

TOWN OF BARNSTABLE, MASSACHUSETTS COMPREHENSIVE ATHLETIC FIELDS & COURTS STUDY





Town of Barnstable Comprehensive Athletic Fields and Courts Study | 2018

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Working on behalf of the Town of Barnstable Department of Public Works, Weston & Sampson assessed and analyzed the recreational demands of the town to understand the overall projected needs of its users over the next 20 years. The purpose of the study is to determine the types of athletic fields and courts that will be needed in the future, based on demographic trend and input from user groups, integrating this information into the inventory and condition of existing fields and available parcels for future development. The result is a suggested plan for capital expenditure and recommendations for future field and court development. This effort serves as an outgrowth of the recently drafted Open Space and Recreation Plan, specifically addressing the Action Plan's Objective Section 9.3, Goal 3, to "Provide diverse recreational opportunities and access throughout Barnstable and ensure that current and future needs of all user groups are appropriately met".

A Needs Assessment has been prepared and is based on information gathered during a series of meetings with key user groups and stakeholders, online survey results, and meetings with town officials. Refer to Section 3 of the study for the full Needs Assessment report. As work progressed, the following needs became clear:

- Maintenance concerns were prevalent among all the key user groups. Many of these organizations felt that field maintenance was not meeting the needs of the users. Uneven playing surfaces, poor drainage, firm surface conditions, access, and fencing concerns for safety of the users and spectators were among some of the issues users expressed.
- There are not enough dedicated playing venues to meet the current school and recreational demands of the Barnstable community. Refer to Section 3 of the study for the Needs Assessment Report and to Section 4 of for more information on field use data.
- Most existing venues do not meet state and local requirements for access, as stipulated in the Americans with Disabilities Act (ADA). Improved access, as well as walking trails at designated properties should be considered as an integral part of improvements to the fields and courts in the study.
- Some fields are extensively over-used, while others are significantly under-used. A comprehensive tracking and management plan is needed to better distribute use and wear from activities and events.
- Shifting national trends and Barnstable's aging demographic makeup is moving demand away from several traditional youth sports programs and increasing demand for adult and senior recreation activities such as adult pickleball, softball, and baseball.

This study provides a comprehensive inventory and analysis of existing conditions as well as a series of recommendations for improving or adding new field and court venues throughout the Town of Barnstable. Weston & Sampson focused specifically on the fields that the town owns and operates, while considering properties under the jurisdiction of the town's Public Schools, Department of Public Works, and other town and private properties for possible additional field and court development.

Continuing to operate some of the facilities in their current condition leaves the Town of Barnstable at an elevated level of risk. Many facilities exhibit safety concerns including compacted and uneven playing surfaces, lack of safety fencing standards at dugouts, field sidelines and backstops, as well as trip hazards. One outcome of the implementation of this study will be to protect the town's users, specifically children, and to protect the town from liability implications. The current safety and liability issues are compounded by the town-wide lack of adequate accessible routes to the playing fields. Recent litigation in other communities has resulted in settlements to injured athletes making use of public sports and recreation facilities and users unable to reach these facilities due to inadequate accessible routes.

The following chart is a list of all the properties by village that were evaluated with their associated overall “Grade”. Each existing property was evaluated and graded based on a site visit and analysis performed by Weston & Sampson. Conditions evaluated ranged from orientation of the fields and courts, to access, to the turf and soil conditions on the fields. A detailed turf condition analysis was performed by Tom Irwin Advisors for the study. The grades below represent a compilation of the overall conditions at each facility, 1 being poor to very poor conditions, 5 being very good to excellent condition. A field scoring a 3 or higher meets minimum safety and access criteria. Refer to the Field, Court and Use Matrix in Section 4, Appendix B, and C of the study for additional information on existing conditions.

SITE	GRADE*
Barnstable High School	2.5
St. John Paul II High School	1
McKeon Field	2.5
Barnstable Community Horace Mann Public Charter School- Lorusso Complex	4
Barnstable Intermediate School	1.75
Hyannis West Elementary School	1.75
Marshall J. Lopes, Jr	3
Bay Lane Recreation Field	2.5
Centerville Recreation Main Street Park	1
Osterville Bay Elementary School (Former)	1.5
Cape Cod Collaborative	3
Marstons Mills Elementary School (Former)	1.75
Barnstable United Elementary School	2
West Villages Elementary School	2.25
Ellen A McBarron Recreation Field	3
Burgess Park	1
Waldorf School	2.5
Lowell Park	4
Barnstable West Barnstable Elementary School	2.25
Lombard Field	2
Barnstable Hollow Field	1

** GRADE IS AN OVERALL SCORE BASED ON FIELDS AND COURTS CONDITIONS FOR EACH SITE.*

Weston & Sampson compiled all the fact-finding information generated during the public outreach process and existing field condition analysis. This effort, with assistance from the Evaluation Committee, has produced a strategic implementation plan, which encompasses the town’s current and expected athletic field and court needs for the next 20+ years. The implementation plan is divided into five phases, each occurring over a four-year period that includes all 21 evaluated properties. Through the integration of a series of thoughtful and achievable enhancements, members of the community will benefit from the diverse range of recreational improvements and opportunities. Please refer to Section 5 of the Comprehensive Athletic Fields and Court Study for the conceptual site plans and Section 6 for the Strategic Implementation Plan.

The Strategic Implementation Plan should be used as a flexible guide during future field and court improvements. Improvement strategies must be able to match the town’s capacity to maintain the field and court improvements and be implemented pragmatically to meet both expected and unexpected changing demands and needs of Barnstable’s community.

The following list is a summary of recommendations:

- The Town should look for opportunities to implement improved playing venues at key existing properties first, including re-allocation of strategic field assets. Without these improved field conditions and the reallocation of fields at several town venues, improved playing conditions throughout the town will unlikely be attained due to continued overuse of fields, further deteriorating conditions for access and play.
- The town should set aside funds for capital improvements to renovate and then maintain fields at existing sites. Improvements can be accomplished through a traditional public design, bid, and construction process or through other creative means that provide cost benefits. Refer to Section 7 of the Comprehensive Athletic Fields and Court Study for funding opportunities.
- The town should aggressively pursue other traditional state and federal funding sources for proposed renovations to reduce the financial burden on residents. The town should also use local funding authorizations to leverage other funds from both public and private sources.
- The town should set aside additional funds to increase the general maintenance of fields and courts town-wide. Improved maintenance at fields town-wide will show significant improvements to field and court quality and playability that will further alleviate over-use at key improved facilities.
- As the Town does not have a 'Parks and Recreation Department' responsible for the maintenance and management of all fields and courts, a system of coordination and cooperation between Schools, the Department of Public Works, and third parties (little league, cape league, etc.) for maintenance is needed. Alternately, the town could consider the creation of a single entity to coordinate use and maintain these town assets.

We invite you to review the larger document that follows and to actively participate in this endeavor to provide improved field and court-based recreational and athletic opportunities to all residents of the Town of Barnstable and its seven villages.

We recognize and thank the residents of the Town of Barnstable, town administration and staff members, various committees, individuals representing a variety of user groups, and those whose participation at meetings helped forge this master plan. Their ability to understand Barnstable’s most critical athletic facility and recreational needs, to create solutions that address those needs, and to develop realistic strategies for implementing the actual improvements will help yield positive benefits to all future users as key parts of the master plan are implemented in the years to come. The recommendations and priorities established within this document address the needs of the Barnstable community and stakeholder groups who rely on town recreation facilities for use and enjoyment. Master plan recommendations are intended to be pragmatic and recognize that municipal governments like Barnstable will continue to provide a high level of service, even in times of financial uncertainty.

Special thanks to the Town’s Evaluation Committee, with representatives from the Department of Public Works, Community Services, Community Preservation Committee and Public Schools for their assistance in providing key background data, meetings coordination with key stakeholder groups and town officials, and for their sage advice during the development of all aspects of this plan. Thanks to the many residents and members of the Barnstable sports community who attended the informational and public meetings and expressed their likes, dislikes, and wishes regarding the past, present, and future use of the various athletic facilities/properties. Thanks also to the many representatives of other town entities, including the Town Council, Town Manager’s Office, and Procurement Office, who provided critical knowledge and insight. The recommendations contained in this master plan represent our best professional judgments and expertise, tempered by the unique perspectives of each of the participants in the process.

Eugene R. Bolinger, RLA
Vice President

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Project Landscape Architect

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Project Landscape Architect

June 2018



In 2017, the Town of Barnstable retained Weston & Sampson to complete this Comprehensive Athletic Field and Court Study for their fields and courts. The Community Preservation Committee funded the project with the primary goal of assessing all public field and court properties to confirm existing and future demands. These facilities provide critical outlets for athletic competition and recreational enjoyment for residents of all age groups in the community.

As part of our approach, we thoroughly analyzed previous studies and other information the town had compiled for various properties. At the earliest stage of project planning, we reviewed the list of project sites and examined town documents and GPS information of existing facilities. With our partners from the town, we hosted a series of public outreach sessions to garner opinions and information about the project sites.

It is important to note that outdoor recreation needs relate not just to the sports/athletic programs that make use of them, but also to less formal recreational pursuits by individuals not aligned with a specific organization. For instance, the neighborhood kids who seek a pickup game of football, baseball, or soccer, a senior citizen looking for a game of pickleball or other recreational opportunity, or parents who seek a comfortable, pleasant place for a stroll with their children. In addition, recreation is multi-generational. Through the information gathered during the needs assessment process strategies for improving recreational opportunities for those of all ages, including seniors, were considered.

As demand for available recreational resources increases, pressures mount to establish and maintain playing venues in good condition and to offer enough facilities to support the desired level of use while also providing gender equity. This study proposes improvement plans and strategies for each property, and considerable gains would be yielded if implementation is achieved.



The image above identifies an aerial view of Barnstable High School and Barnstable Intermediate School. The vast majority of playing field venues that are controlled by the school department typically experience heavy use and the inevitable scheduling conflicts that occur between school athletic programs and town-based youth/recreational sports leagues.

This study will serve as a guide for the future upkeep and entrancement of Barnstable’s fields and courts as well as a tool to secure funding from various private and public sources.

The specific scope of work tasks that Weston & Sampson performed, included:

- Visiting each site for the purposes of completing a comprehensive inventory of assets, conditions, opportunities, (current and future) constraints, risks etc.
- Recording and reporting on all existing conditions at each property.
- Conducting public outreach sessions and identifying the most critical field needs by tabulating the current use of each facility. This included field sizes, solar orientation, accessibility, other regulatory requirements, parking, neighborhood concerns, etc.
- Developing conceptual plans for each property that respond to known community needs and preferences.
- Establishing capital and maintenance budgets, phasing, funding and implementation strategies for all desired property enhancements.
- Developing and publishing the final, Strategic Plan to serve as a guide for the next 20 years.

During the past several months, representatives from Weston & Sampson have developed conceptual and final “preferred” master plans for each of the designated field and court facility properties. The master plans were generated in response to the needs of the town as expressed by various user groups and others in the town administration and school department who are responsible for the programming and maintenance of the various sites. At the outset of the process and in conjunction with the master planning work, Weston & Sampson and Tom Irwin representatives frequently toured the properties to assess the existing conditions of all field facilities, identifying current limitations, safety and maintenance issues and potential opportunities for providing improved facilities and improved user experience. Existing conditions have been summarized identifying five (5) key factors that were generally observed at most of the study properties. Existing conditions assessments are included in the form of a series of photographs, plans and narrative descriptions contained later in this document.

Conceptual master plans for each property were presented to the Field and Courts Study Evaluation Committee in October 2017, February 2018, and to residents at a public meeting held on March 19, 2018. Plans were then refined in response to the comments received at these interactions.

In addition to identifying capital improvement priorities for each site, this study also identifies important considerations pertaining to the establishment of a fields use policy. If approved, these updates will help to communicate when fields are available for use and when they are closed due to inclement weather, the need to “rest” turf, or for other maintenance or refurbishment efforts.

Participants expressed a strong desire to enhance playing conditions at all locations so that competition could be held at facilities that meet minimum organizational standards and that are safe, attractive and comfortable for both users and spectators. In short, the prevailing opinion is to establish field and court playing venues that the town can take pride in. This report represents the culmination of the planning process in that regard.

Significant effort was made to accommodate the multi-generational needs of the Barnstable community at many of the venues. Elements such as walking paths, spectator viewing areas, fitness stations, shade shelters, and improved accessibility were incorporated into the recommendations as much as feasible.

This report contains narrative and graphic depictions of the preferred conceptual plans with descriptions of recommended and potential improvements, potential expansion scenarios and implementation strategies. In addition to identifying new and refurbished facilities that meet the needs of various programs and activities, there was an attempt to identify other important initiatives that might improve the overall performance of a

property/facility including, improved site access and circulation, multi-generational use elements, court signage, improved playing courts, renovated or proposed playing fields, restroom facilities, improved ancillary features and landscape qualities that establish the characteristics inherent to first-class field and court facilities. Implementation of the improvements outlined in this master plan will require significant cost. The Funding Opportunities section of the report identifies potential granting agencies, non-profit entities and other sources of capital dollars or in-kind services that might help with refurbishment of one or more of the properties.

It is important to note that a “master plan” is typically general and dynamic; and as such, the recommendations are not “cast in stone”. It is fully intended that, as particular projects are implemented, the actual scope of improvements contained in this report will again be validated or refined to best meet user needs through a continuing dialogue with stakeholders.



Fields at Barnstable United Elementary School Complex



Bay Lane Recreation Fields

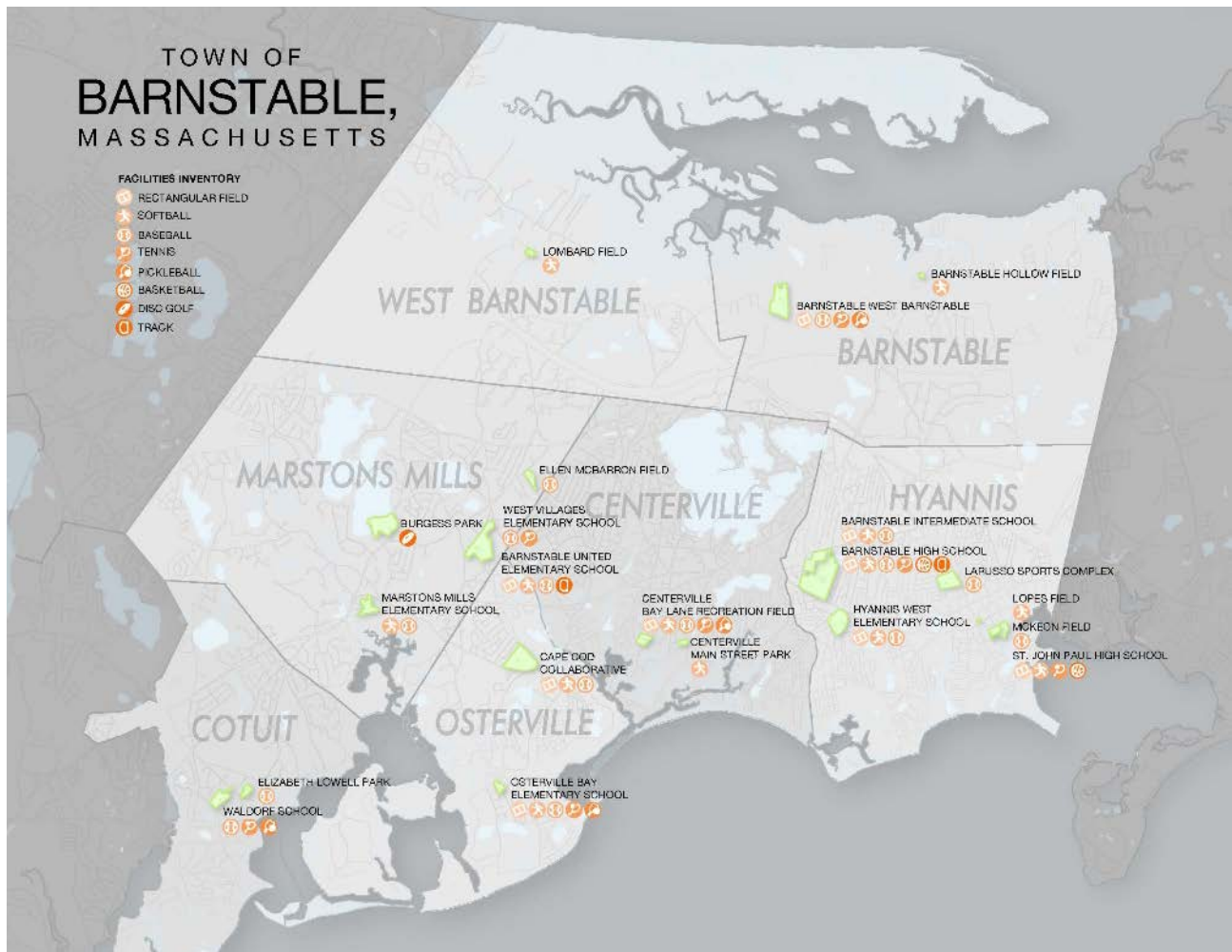


Marshall Lopes Softball Field

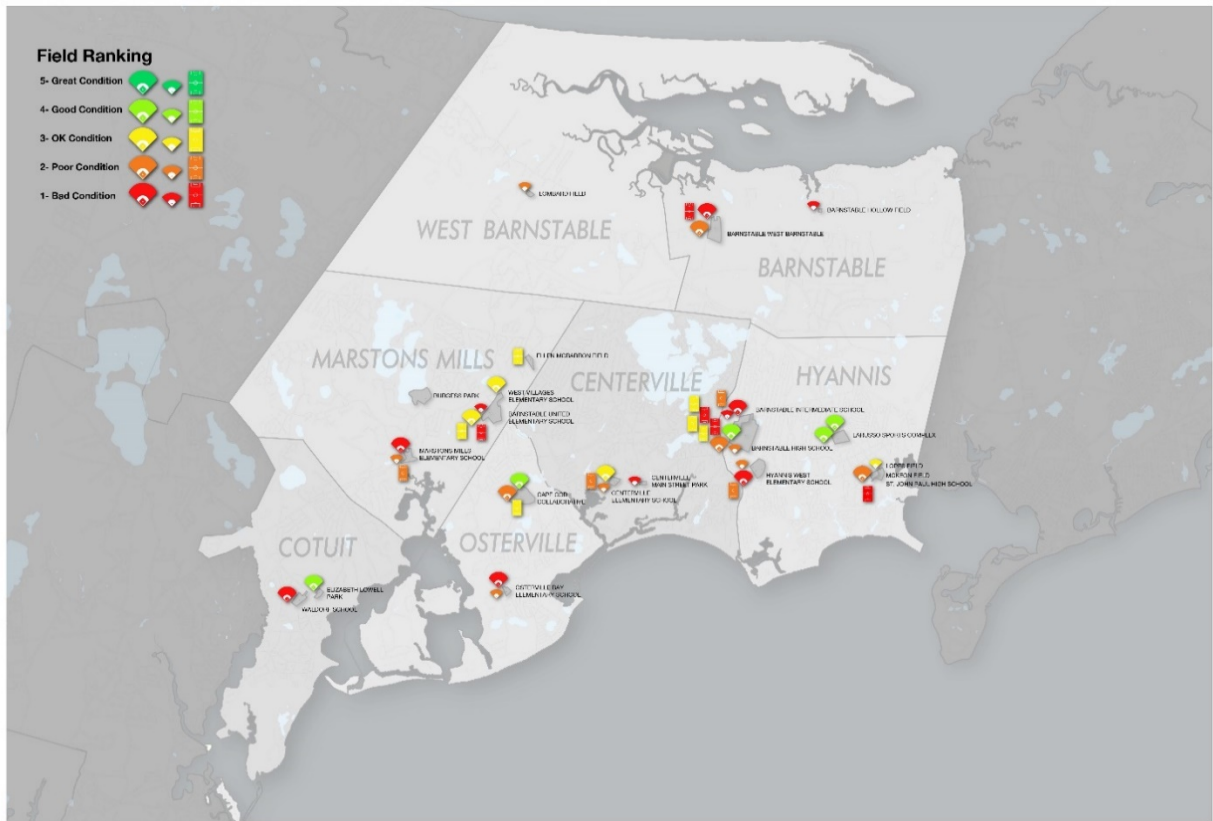
Background

The master plan focuses primarily on 21 public, town-controlled and operated playing field venues located within the Town of Barnstable. The list of properties is outlined in Section 1 – Executive Summary. The master plan does not examine field or court properties that are privately operated and maintained.

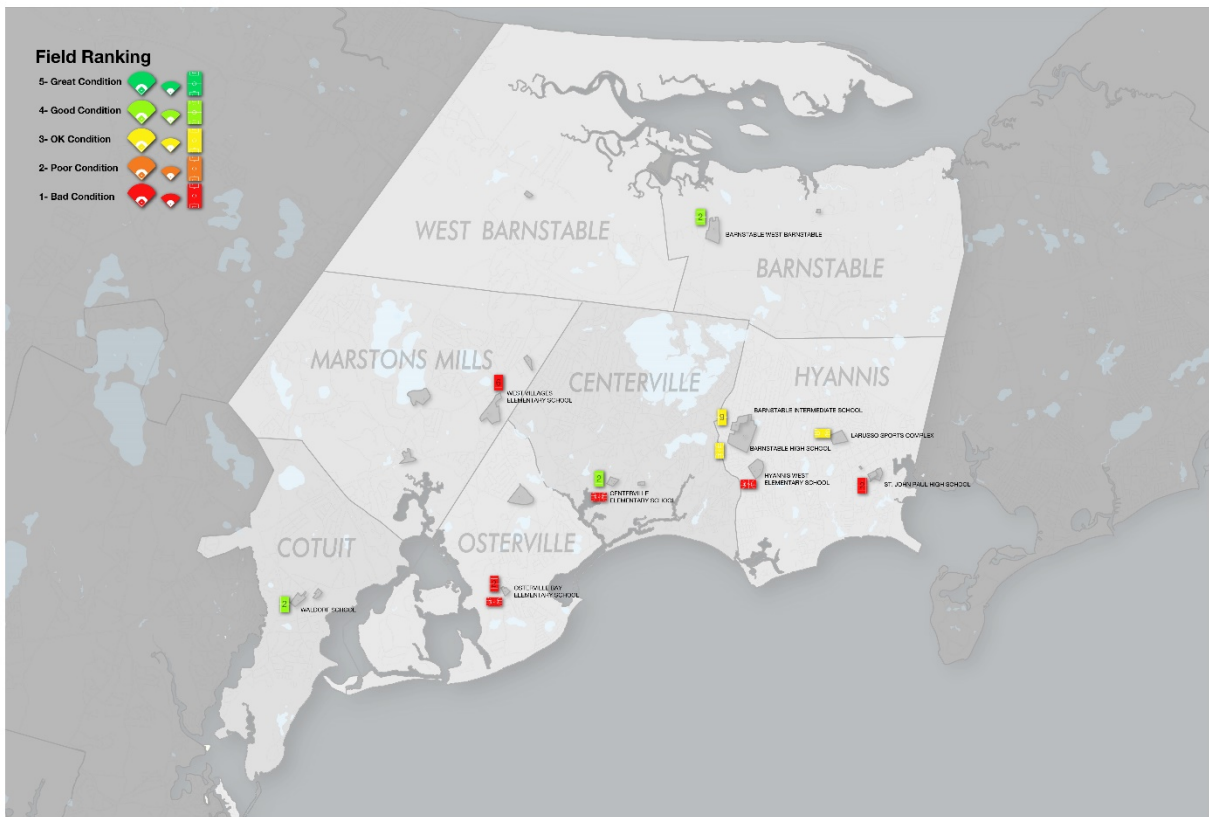
To understand the field and court needs of the Barnstable community it was important to recognize major properties that provide important field/court-based playing venues and recreational amenities. The diagram below separates the town into the seven villages and identifies specific field and court facilities at each property.



The image above identifies an aerial view of the Town of Barnstable. The locations of the properties are indicated. Note the sites are separated into 7 villages that will be studied throughout the project.



The image above identifies the location of the properties throughout the 7 villages and the ranked condition of the existing fields.



The image above identifies the location of the properties throughout the 7 villages and the ranked condition of the existing courts.

Inventory of Fields and Courts Facilities at Study Sites

The following is an inventory of the fields and courts at the study sites in town. Please note that many of multi-use rectangular fields, baseball fields and softball fields overlap and, if added together, the total quantity number listed below would not reflect the total number of fields in town. Also note that the number of basketball courts is 6, not including a half-court basketball facility at the Cape Cod Collaborative School. Refer to Section #4 – Field and Court Assessments and Appendix B & C for a detailed list of facilities per property.

FIELD/ COURT FACILITY INVENTORY	Quantity
Tennis Courts	25
Pickleball Courts	8
Softball Fields	13
Baseball Fields	17
Rectangular Fields	16
Basketball Court	6
Total	85



Lorusso sports Complex in Hyannis is an example of a well-maintained, well-invested athletic field in Barnstable.



The Waldorf School in Cotuit is an example of an under-maintained Under-invested field in Barnstable



Barnstable West Barnstable School Complex – under maintained and under invested fields in Barnstable Village.



The Marshall Lopes Field in Hyannis is an example of a suitably maintained and under invested field.

Basic Goals and Objectives

The basic goals of the master planning process in relation to the properties referenced above included the following:

- Engage major stakeholders of field and court programs in an organized and thought-provoking dialogue in order to develop an understanding for usage and conditions so that the appropriate refurbishment, redevelopment and/or expansion of all designated properties.
- Analyze current town sports programming offerings and participation, identify shortages and limitations, and develop a strategy for providing new and refurbished facilities to specifically meet the burgeoning needs of various user groups, leagues and activities.
- Providing universal, ADA accessibility to all facilities and features located within a given property. Improvements will provide new opportunities for all patrons, especially for the senior aged users within the community.
- Proposing new amenities and facilities that are well-designed and self-sustainable; that are durable, long lasting, well maintained in accordance with the quality and uses, accounting for limiting resources, economically feasible venues that may be implemented by using a combination of capital improvement funds and in-kind/volunteer services and donations.
- Developing plans that provide upgraded ancillary facilities such as shade shelters, pedestrian accessibility, restroom facilities, and safe viewing vantage points.

Informational Meetings and Public Comment

The master planning process included a series of informational and public comment sessions, with primary meetings identified in the chart located below.

<i>Meeting</i>	<i>Subject</i>	<i>Date</i>
<i>Project Kick-off Meeting</i>	Project kick-off meeting, outline scope of work, review project schedule requirements	April 26, 2017
<i>Recreation Committee Meeting</i>	Presentation of the Master Plan process,	June 5, 2017
<i>Town Department Meeting with DPW, Planning & Development, Recreation Division, School Facilities, Barnstable Senior Center</i>	Discussed information gathering from each department, sharing of town documentation, Master Planning process, school field use information	August 2, 2017
<i>Stakeholder Information Session #1</i>	Open discussion with Key stakeholder user groups, determine needs and wants, restrictions, field conditions	August 16, 2017
<i>Stakeholder Information Session #2</i>	Open discussion with Key stakeholder user groups, determine needs and wants, restrictions, field conditions	September 5, 2017
<i>Meeting with Town Athletic Field Study Committee with Town Manager and Asst. Town Manager</i>	Present current master plan status, online survey results, review key stakeholder user information,	September 12, 2017

<i>Public Information Session</i>	Open discussion with Key stakeholder user groups, determine needs and wants, restrictions,	September 21, 2017
<i>Meeting with Town Athletic Field Study Committee</i>	Present current master plan status, updates on concept plans at each property, strategic thinking process	October 11, 2017
<i>Meeting with School Facilities and DPW Grounds Division</i>	Discussion on field usage, maintenance budgets, Field of Dreams	October 20, 2017
<i>Meeting with Town Administration</i>	Discussion on field improvements and operations and maintenance consideration as part of the Master Plan, McKeon Field discussion	October 25, 2017
<i>Meeting with Town Athletic Field Study Committee with Town Manager and Asst. Town Manager, other town departments</i>	Present draft strategic phasing plan, updates to existing condition reports, Needs Assessment	February 8, 2018
<i>Meeting with Town Athletic Field Study Committee with Town Manager and Asst. Town Manager, other town departments</i>	Present draft improvement plans, receipt of comments and suggestions for moving forward	February 28, 2018
<i>Joint CPC and Recreation Committees Public Meeting</i>	Power Point Presentation Update of draft Comprehensive Athletic Field and Court Study	March 19, 2018

Large-scale colored plans were used to communicate master plan findings, recommendations and concept diagrams for each of the properties. Feedback from each meeting was generally constructive and positive with most participants expressing keen interest in achieving dramatic improvements to sports fields and courts to provide enhanced conditions for all users.

Before adopting a specific strategy for improving the physical conditions of fields and courts, the needs and preferences for current and future users within the Town of Barnstable were established. To better understand and identify these current and expected needs, usage numbers for applicable school, youth, and adult recreation leagues were collected, organized, and analyzed, then compared to local and national demographic and sports trends. The intent was to quantify the number of teams, number of games and practices, seasons of use, and standard other characteristics of town-wide fields and courts current usage and need. The collected data informs whether the type, number, and quality of existing physical assets (fields and courts) are sufficient to meet those needs of the town now and in the future.

In addition to the needs of the school department and community sports and recreation groups, it is important to understand other, less formal field and court needs for activities such as recess, physical education and walk-on/ informal use for pickup games.

Key Stakeholders and Needs

The following entities were consulted to confirm current levels of usage, pertinent field conditions and other information:

- 18+ Baseball League
- 40+ Baseball League
- American Legion Baseball
- Barnstable Babe Ruth Baseball League
- Barnstable Department of Public Works (DPW)
- Barnstable Little League
- Barnstable Police Department
- Barnstable Recreation Division
- Barnstable School Department
- Barnstable Council on Aging
- Barnstable Silver Bullets Youth Football
- Barnstable Youth Lacrosse
- Barnstable Youth Soccer
- Boston Field Hockey Club
- Cape Cod Strippers Baseball (Amateur Athletic Union)
- Cape Cod Evangelical Church League
- Cape Cod Riptides Softball
- Cotuit Kettleers
- DPW Structures and Grounds Division
- Hyannis Harbor Hawks
- St. John Paul II High School
- Sturgis East High School
- Sturgis West High School
- Team Cape Cod Baseball
- Cape Cod Softball League
- Cape Cod Youth Flag Football League
- Law Enforcement Softball
- Massachusetts Junior Classical League
- Radish Softball Group
- Special Olympics
- Spirit of America Marching Band
- UKSD (United Kidz Soccer Development)
- USAPA Pickleball

The Needs Assessment summarizes and synthesizes information gathered through various means, including:

- Data gathered from the above groups through email exchanges, phone conversations, and in-person discussions during two open-house meeting days in Barnstable.
- Phone calls made and received through public outreach from June 2017 through January 2018.
- Information obtained at five meetings with key stakeholder groups, including recreation sports groups and organizations, residents, the school department, and senior citizen community representatives.
- Advice and information from town staff members responsible for the maintenance and operation of these facilities, including key departments such as the Department of Public Works, Town Manager’s Office, Recreation Division, and School Department.

- Data gathered during the master planning process, including a publicly available on-line survey conducted from August and September 2017. This survey was distributed to all major user groups and key town departments, including the Barnstable Council on Aging, Town Manager’s Office, Recreation Division, and School Department, and was posted on the town website homepage and pushed through social media. 211 responses were recorded.
- Previous studies and findings, including the Barnstable Open Space and Recreation Plan (2010), Lesco Needs Assessment (2006), Report of Recreation Commission Road Trip Subcommittee (2012), Aging in Place in the Town of Barnstable (2015), and the Field of Dreams Update (2015).
- Comparison to state, regional, and national recreation facilities and standards including the Massachusetts SCORP (Statewide Conservation and Recreation Plan), Trust for Public Land, the City Parks Alliance, and the Physical Activity Council’s 2017 Participation Report.
- Use of recognized park and recreation-related standards and requirements as outlined in the 2017 NRPA (National Recreation and Parks Association) Field Report, and Sports Turf Managers Association’s standards for field use.
- Use of recognized local, state, and national demographics information, including the U.S. Census Bureau, Massachusetts Health and Human Services Data Management, and information from prior reports by and for the Town of Barnstable, including the Open Space and Recreation Plan Update, and the Barnstable School Department.
- Analysis and inventory of existing facilities and conditions throughout the Barnstable school properties and recreation system. A comprehensive inspection was conducted at each of the 21 town-owned school and recreation system properties to inventory the quantity of various facilities and to assess their conditions. The results and details of the facility inspections will be covered more extensively in Section 4, Fields and Courts Assessments.

Current Sports and Demographic Trends

Nationally, many organized sports are seeing a resurgence in participation after participation declines between 2009 and 2014. Since 2010 lacrosse and rugby have seen yearly participation growth of almost 8%. Field hockey has seen growth of 6%, as has flag football since 2015. Baseball, softball, and football have had more moderate growth after years of declining enrollment nationally. These numbers are largely based on the 2015 and 2017 Sports & Fitness Industry Association (SFIA) participation reports, as well as NRPA reports.

Current costs for playing sports have also been increasing, making the need for accessible recreation spaces to play and practice even more important in communities nationwide. These trends are mirrored in state and regional participation, and are supported by the information received during discussions and meetings with various youth level sports leagues in Barnstable.

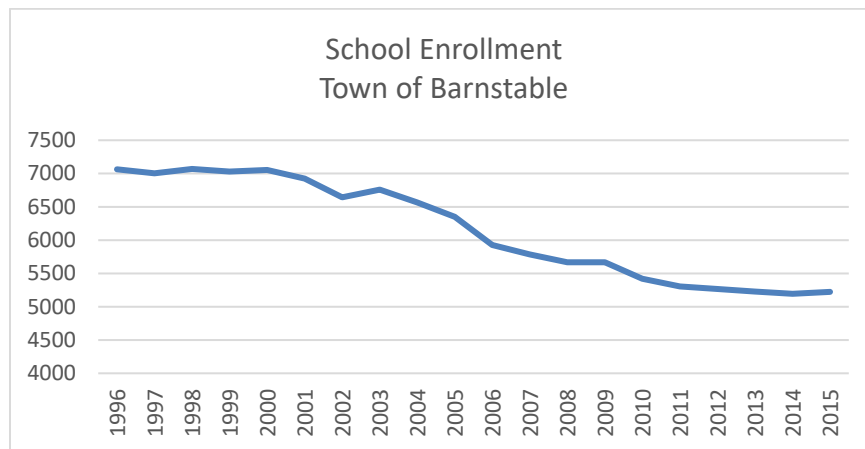
Discussions with these various youth leagues have shown increased participation in youth lacrosse and soccer, with minor decreases in youth baseball (down approximately 2% per year), and significant decreases in youth softball participation. In contrast, there is growing participation in adult baseball and softball leagues, as well as pickleball. Lacrosse has experienced

Sport	2009 (,000)	2014 (,000)	6-17 yr. olds % Change
Baseball	7,012	6,711	-4.30%
Basketball	10,404	9,694	-6.80%
Field hockey	438	370	-15.50%
Football (tackle)	3,962	3,254	-17.90%
Football (touch)	3,005	2,032	-32.40%
Gymnastics	2,510	2,809	11.90%
Ice hockey	517	743	43.70%
Lacrosse	624	804	28.80%
Rugby	150	301	100.70%
Soccer (indoor)	2,456	2,172	-11.60%
Soccer (outdoor)	8,360	7,656	-8.40%
Softball (fast-pitch)	988	1,004	1.60%
Softball (slow-pitch)	1,827	1,622	-11.20%
Track and field	2,697	2,417	-10.40%
Volleyball (court)	3,420	2,680	-21.60%
Volleyball (sand/beach)	532	652	22.60%
Wrestling	1,385	805	-41.90%

Source: 2015 SIFA Trends in U.S. Team Sports Report

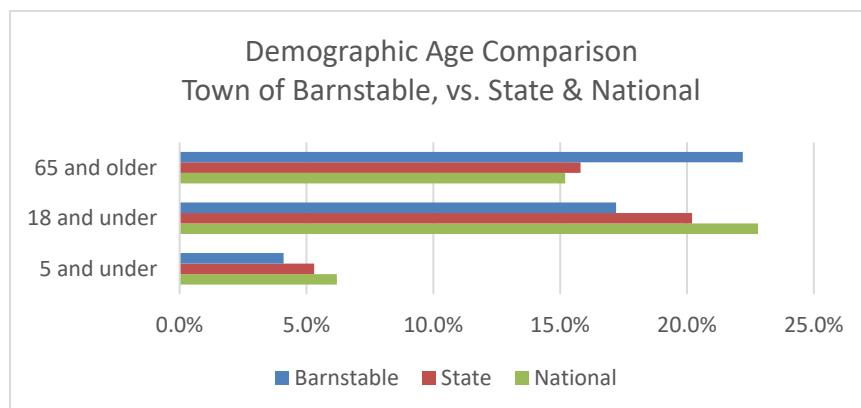
incredible growth in many New England communities, including Barnstable, over the past eight years. The town hosts many divisions of boys' and girls' lacrosse at the high school level for all four of the high schools in town. Despite this, the town lacks the facilities to adequately accommodate the boys' and girls' youth lacrosse programs at the recreational level. These programs use private facilities in Barnstable for their practices and games, or use facilities outside of the town. Soccer continues to maintain great popularity with more than 800 participants every season.

Barnstable's demographic trends may also have a significant impact on participation levels in recreation and school sports. In 2000, roughly 24% of Barnstable's population was under 20 years old. By 2030 it is projected to be around 16%. Conversely, in 2000, residents who were 65 or older made up roughly 20% of the population and by 2030 this is projected to increase to roughly 34% of the town's population. Public school enrollment has declined from more than 7,000 students in 1996 to 5,224 in 2015. However, the current enrollment in kindergarten and first grade in the town is 404 and 383 students, respectively, while freshmen enrollment in high school is 377 students, indicating a stabilization in enrollment across the system. The current stabilization and inherent population flux make future youth population trends in Barnstable hard to determine. Current school department projections for enrollment are based on current enrollment and the assumption that a stable school-aged population will be maintained in the foreseeable future, indicative of the difficulty in forecasting future trends, and of the recent stabilization in school enrollment.



Source: Gina Hurley – Barnstable School Department

In terms of Barnstable's overall demographic trends, the town strives to be a sustainable, attractive location to raise a family. This should have positive impacts on future school enrollment, as well as field and court users. While Barnstable is aging, it will be critical for the town to provide for and adapt to the recreational and field needs of an evolving youth, adult, and senior population.



Source: U.S. Census Bureau/ Neighborhoodscout.com Barnstable Population Statistics

TABLE 1: KEY DEMOGRAPHIC AND INCOME STATISTICS	Town of Barnstable	Barnstable County	Massachusetts
Total population	44,591	214,766	6,784,240
Median age	48.4	51.3	39.3
Persons under 18 years	8695 (19.5%)	39,300 (18.3%)	1,609,340 (23.7%)
Persons 65 years and older	9,898 (22.2%)	58,115 (27%)	979,015 (14.4%)
Median household income	\$59,711	\$63,251	\$68,563

Source: U.S. Census Bureau/ American Community Survey 2011-2015 Estimates

Needs Assessment Factors

Using the information gathered from the referenced sources, as well as the national and local demographic trends, Barnstable’s recreational needs can be categorized through four factors: scheduling; maintenance; access, safety, and amenities; and the need for additional facilities.

Needs Factor: Scheduling

Information compiled during the public outreach meeting process, at meetings with key stakeholder groups and town staff members, and through the on-line survey proved critical in determining the needs of the community. Although facilities at dedicated school properties meet much of the town’s playing field needs, the Needs Assessment addresses the inherent scheduling difficulties associated with prioritizing school-related activities/events in conjunction with the Barnstable Recreation Division field needs. Town youth sports league events must accommodate and be programmed around school schedules. This subject is covered in detail in Section 4.

While Barnstable currently has enough fields for most sports, scheduling does not spread the impacts of use evenly across the system. For example, McKeon Field is used more than 1,000 hours annually, which is more than double the 400-600 hours of recommended annual use for a natural turf field of this caliber, as estimated by Sports Turf Managers Association (STMA) (See Section 4). If the estimated 17,600 scheduled hours of total town-wide use were spread evenly across every field, each field would incur just under 400 hours of use. Of the 46 fields analyzed (Burgess Park was not included), the following five (5) fields had more than 800 estimated hours scheduled:

Field	Use (hours)
Leo Childs Football Field (Synthetic)	1893
Barnstable Intermediate School Rectangular Field	1315
McKeon Field	1058
Barnstable Intermediate School Baseball Field	916
Barnstable Intermediate School Softball Field	885

These usage numbers do not include events such as private rentals, passive recreation, or other informal/special events which often occur. If the hours of these 5 fields are removed from the above estimate, the average yearly hours per existing field would be closer to 280. This usage data indicates that with improved scheduling and management, as well as the redevelopment of surplus ball fields to accommodate rectangular field uses, the Town of Barnstable can provide an adequate supply of facilities to meet the current and anticipated future demands for recreational fields and courts.

One scheduling factor is the shared use of fields by school and recreational users. Future scheduling considerations need to account for these excessive use hours which may require implementation of a town Field Use Policy. The table below breaks down the current uses of these fields:

	Barnstable High School (hours)	Barnstable Intermediate School (hours)	Recreational Department Use (hours)
Leo Childs Football Field (Synthetic)	1783	-	110 (est.)
Barnstable Intermediate School Rectangular Field	-	755	560
Barnstable Intermediate School Baseball Field	-	755	156
Barnstable Intermediate School Softball Field	57	755	78

Needs Factor: Maintenance

The physical condition of a facility is often a strong indicator of the degree of use or overuse. Extensive wear and tear exhibited at a field identifies a need, whether for additional facilities to accommodate the sheer number of users, for proper construction methods and details, or for a need to improve field maintenance procedures. Properly constructed fields are easier to maintain, allow for more use, perform better, and are more aesthetically pleasing than improperly constructed and maintained fields, which may have poor soil structure and a host of other potential physical deficiencies. Poor soil structure leads to compaction and excessive weed growth, and soils that are overly compacted do not receive the essential water, nutrients, and air necessary for survival, nor provide the desired safety of play for the field users.

In assessing the needs of the town resulting from the information gathered during the Needs Assessment it became clear that a pressing need is the implementation of a systematic maintenance program for both school facilities and the Barnstable Recreation Division facilities. Currently the maintenance of these facilities is performed by the School Facilities Department and the Department of Public Works (DPW) Structures and Grounds Division. The School Facilities Department handles the maintenance at all the school properties. The DPW Structures and Grounds Division maintains the recreation division facilities. Maintenance procedures by the school department and DPW are consistent across every field, yet many of the fields' use levels are vastly different. The level of use and play is vital in determining the maintenance performed at each field. If over-utilized fields and under-utilized fields receive the same level of maintenance, it creates performance issues which are not currently being addressed throughout the town.

Due to personnel and budget limitations, at times school property facilities are not maintained and users contact the recreation division asking for assistance. The DPW Structures and Grounds Division personnel are stretched beyond their capacity and are typically unable to provide the maintenance required for these requests at school facilities. Many times, private entities are hired (or donate their time) to maintain these fields. Sharing expertise, personnel, and equipment between the School Facilities Department and the DPW Structures and Grounds Division may help alleviate sudden shortfalls on maintenance for school and town properties. It was suggested during the public outreach process the Town of Barnstable has individuals not employed by the School Facilities Department and the Department of Public Works (DPW) Structures and Grounds Division, who have the knowledge and experience that could help implement the type of maintenance strategies the town requires. The Town should invoke upon other, well positioned stakeholder groups or individuals to provide or enlist their qualifications, resources, and expertise.



Former Osterville Bay Elementary School Field- DPW maintained



Lorusso Field- privately maintained

The DPW Structures & Grounds Division’s current annual budget for maintenance of their respective areas in town is roughly \$75,000, with an additional \$10,000 for materials. The grounds’ crew is responsible for mowing almost one million square feet of grass (including athletic fields) on this budget. The grounds crew responsible for labor is one full-time foreman and two (2) seasonal workers devoting 80% of their time. Approximately 75 hours of maintenance per year occurs at each of the fields DPW maintains for the Recreation Division. This is far below the recommended budget needed to maintain these field facilities, let alone other town-owned land which falls under their maintenance. Added to this budget, the school facilities department budget is roughly \$75,000 to maintain most of the school fields and facilities. Together this amounts to roughly \$150,000 for the yearly maintenance of 67.5 Acres of land between the two town entities, or \$2,200/acre. In contrast, a minimum recommended maintenance budget would be roughly \$850,000, or \$12,500.00/acre. A recommended budget for a preferred level of maintenance would be roughly \$1,250,000, or \$18,000/acre.

Existing Maintenance Budgets and Proposed Budget Recommendations					
	Acres	Current Yearly Budget (est.)	Budget (per Acre)	Minimum Recommended Yearly Budget* (\$12,500 per acre)	Preferred Recommended Yearly Budget* (\$18,000 per acre)
Total Area	67.5	\$150,000	\$2,200	\$843,750	\$1,215,000
School Maintained Fields	51	\$75,000	\$1,500	\$637,500	\$918,000
DPW Maintained Fields	16.5	\$75,000	\$4,500	\$206,250	\$297,000

* Budget does not include irrigation costs or secondary maintenance outside of the fields themselves.

Needs Factor: Access, Safety, and Amenities

Of the fields and courts inventoried, roughly 5 of every 6 did not have adequate accessible routes to meet ADA guidelines, and roughly 4 of every 6 had no formal access pathways or routes at all. Two thirds of the 30 baseball, softball, and little league fields did not have backstops and dugouts that would be considered acceptably safe for use.

It’s important to note that many respondents to the online user survey and other key stakeholders expressed an interest in seeing the re-development or improvement of existing facilities. These facility improvements included the addition of ancillary features such as restrooms, shade shelters, sports lighting, irrigation, benches and tables, as well as improvements to accessibility and safety.

Passive recreational opportunities were also requested from a high percentage of the online respondents. National trends suggest incorporation of more passive recreational opportunities are needed at open space locations. These trends don't address the conflict that occurs when passive recreation is located on school properties and the resulting restrictions that limit public usage. Over 50% of the active recreational space within the Town of Barnstable resides at school properties. Restrictions affecting utilization of passive recreational opportunities on school properties needs to be addressed in the Town of Barnstable, especially when the senior citizen population makes up a significant percentage of the overall town population. This age group would be the primary users of these passive recreational opportunities during school hours.



Mckeon Field lacks accessible routes to any of the field amenities, including bleachers, concessions building, or the field.

Needs Factor: Additional Facilities Needs

In addition to the scheduling, maintenance, and amenity drivers, the needs assessment found that the town has an un-met demand for the following additional recreational facilities:

1. At least one dedicated rectangular-shaped field for the exclusive use of football, lacrosse, soccer, and other similar athletic programs. Eight of the 16 rectangular-shaped fields in town overlap with either baseball, softball, or little league diamonds. Of the other eight dedicated fields, five are located at two of the high school properties. (Barnstable High School [4] and St. John Paul II High School [1]) Town and Recreation Division sports programs that require rectangular-shaped fields often make use of "multi-use" fields which physically overlap baseball, softball, or little league field footprints. The overlapping nature of these multi-use fields creates both scheduling conflicts if two activities occur at the same time, and use conflicts as outfields are used year-round, while putting the facilities in extremely high demand during all playing seasons. (with no time to rest the field and let the turf re-establish) Additionally, most of the schools in town use their respective athletic field facilities for extra-curricular sports, recess, and physical education classes in addition to scheduled practices and games. These intensive use habits cause conditions to deteriorate at many of the fields. Maintaining turf under high-demand, multi-use configurations becomes a major challenge. Some town sports programs at the recreational level currently play on private, leased land due to access issues and/or quality of the town-owned fields.
2. One full size adult softball league field. Currently there are three adult softball-sized fields in Barnstable to meet the demand of seven or more adult softball leagues. The three softball fields are located at: Lombard Field (currently under construction), Marshall J. Lopes Field (dimensionally short in left field), and the Hyannis West Elementary School. Hyannis West has excessive wear due to extracurricular sports, recess and gym classes in addition to scheduled league practices and

games. Through public outreach meetings, it was learned that there are several adult softball teams from Barnstable that no longer use town-owned softball fields due to poor quality and inadequate dimensions.

3. One 90-foot diamond baseball field outside of a school property. There are a total of six baseball (90-foot diamonds) fields in town, four of which are located on school properties. Seven non-school baseball organizations in Barnstable require baseball fields with 90-foot diamonds, putting great demand on the two non-school 90-foot diamond baseball fields. The two baseball fields not on school properties are also used by the Cape Cod Baseball League teams: McKeon Field, used by the Harbor Hawks and Elizabeth Lowell Field, used by the Cotuit Kettleers. These two fields support heavy use by Cape Cod Baseball League teams and the other seven baseball user groups. McKeon Field, located at St. John Paul II High School, is used approximately 1060 hours/year, which far exceeds the recommended 400 hours/year that a field of this quality can sustain. Lowell Field is used approximately 568 hours/year which is on the higher side of hours for a field in its current condition and maintenance level. Volunteers devote the time and effort to maintain both fields but they do not have the proper equipment or expertise needed to provide the necessary maintenance for Cape Cod Baseball League level of playing fields. Of the other four 90-foot diamond baseball fields located at school properties, two are at Barnstable High School, one at the Intermediate School, and one at Barnstable United Elementary School. These four fields also serve multi-sport programs, thus increasing the hours used on an annual basis. The field usage at each exceeds the 400 – 600 hour/year recommended for the intended level of play and quality.
4. At least six dedicated pickleball courts. The Needs Assessment found that the Town of Barnstable lacks dedicated pickleball facilities to accommodate the increasing popularity of the sport in town. National statistics show that pickleball has become the fastest growing court sport within the senior aged population in Barnstable, as well as on Cape Cod and nationally. The town currently has 8 pickleball courts, all of which are mixed use, sharing space on existing tennis courts. These mixed-use courts are located at the Barnstable West Barnstable Elementary School, the Waldorf School, Centerville Elementary School, and the former Osterville Bay Elementary School. With all courts currently located at school sites, scheduling conflicts and restrictions are prevalent for pickleball users.

The Town of Barnstable has 25 public tennis courts. National Recreation and Park Association (NRPA) shows nationally that 10 tennis courts would be recommended for the town of Barnstable based on the current population. However, based on the Needs Assessment it was found that the town of Barnstable’s demand requires more courts than the national standards suggest. Based on the Needs Assessment 10 of the 25 courts pose safety concerns, are unused, or underutilized. The 25 tennis courts in town should be able to accommodate the tennis programs for the public high school, the two Charter high schools and one private Catholic high school. Currently only the public high school makes regular use of the existing tennis courts. Of the 15 useable tennis courts, six accommodate both tennis and pickleball, leaving a total of nine dedicated solely to tennis use.



Needs Assessment Summary

In summary, we have identified Barnstable’s basic field and court needs, as indicated below:

BARNSTABLE’S PLAYING FIELD & COURT NEEDS

- Additional annual funding for basic field maintenance, improvements, and repairs
- Appropriate staffing levels to maintain fields
- Additional pickleball courts, dedicated rectangular and adult league fields
- Improved access to facilities
- Improved ancillary facilities (Irrigation systems, bleachers, backstops, etc.)
- Re-allocation of existing venues to accommodate usage trends
- Opportunities to schedule and rest fields systematically
- New capital funding for major improvements at targeted field properties
- Funding for appropriate maintenance at renovated/reconfigured venues

There is some expectation the town may require additional facilities, beyond what is recommended in this master plan, to meet the current and continued changes in demographics and participation rates in various sports, as well as unforeseen changes in national, regional, and local trends. However, based on our evaluation of the field use calculated in the Study Facilities Matrix (Appendix A), evaluation of athletic leagues that play on leased land, and input from the public outreach meetings, the town needs at a minimum, one two-acre rectangular multi-use field (preferably synthetic turf with sports lighting), one full-size baseball field, one adult size softball field, and six dedicated pickleball courts. The “preferred” plans developed for each of the athletic field sites attempt to address the needs that are most pressing on a site-by-site level basis as determined by the general and specific feedback received.

	EXISTING FIELDS AND COURTS (2017)	PROPOSED FIELDS AND COURTS 2018-2026 (0-8 YR)	PROPOSED FIELDS AND COURTS 2027-2038 (9-20 YR)
Tennis Courts	25	26 (+1)	26
Pickleball	8	20 (+12)	20
60' Baseball	11	9 (-2)	11 (+2)
90' Baseball	6	7 (+1)	7
Softball	9	8 (-1)	5 (-3)
Adult Softball	4	5 (+1)	5
Rectangular- Overlap	8	6 (-2)	6
Rectangular- Single Use	8	9 (+1)	10 (+1)
Basketball Courts	6	7 (+1)	7
Total	85	97 (+12)	97

The graph above represents the overall projected trends anticipated for fields and courts for the Town of Barnstable. In Section 4 and 5 specific information for each property is provided. Future trends, proposed improvements and interactions of other fields and courts, demographics, field usage and level of field conditions based on level of play is addressed. Analysis and projections for the Barnstable High School Field of Dreams project are also provided with a description of the level of improvements anticipated and the resulting impacts on other facilities athletic programs.

Weston & Sampson (W&S) visited the sports field sites between June 2017 and August 2017 to complete an inventory and analysis of all relevant conditions. W&S identified issues and opportunities for improvement at each of the field sites. The focus of our work was aimed at playing fields and courts, although we did review other recreation elements that included related amenities.

Based on these findings and Town input, we have developed a site analysis and existing conditions summary for each of the individual fields at the properties identified by the Town of Barnstable. These existing conditions will be provided in specific detail with proposed improvement recommendations in Section 5. Analysis covered field geometry and orientation, intensity of use, condition of turf, infield materials, court surfaces, and types and condition of all ancillary features and facilities (backstops, benches, spectator seating, fencing etc.). In addition, topography, drainage, utilities and irrigation, pedestrian and vehicular access, circulation, ADA accessibility, parking, and other design elements were evaluated.



Little League Field at the Horace Mann Public Charter School



Softball Field at Centerville Recreation

W&S staff members undertook extensive field reconnaissance work to observe how properties are used, to better understand the physical characteristics of the land and to document the existing conditions of the natural and man-made features of each property.

Through this master planning effort Weston & Sampson and Tom Irwin representatives, with the assistance of Town of Barnstable user group representatives, assessed the Town and School owned and maintained athletic facilities. This effort provided a unique opportunity to analyze the uses and activities throughout the Town and to develop a list of thoughtful and achievable enhancements at each of the facilities that will provide benefits to all members of the community.

Overall Summary

During the completion of the site analysis efforts at all the field properties and in discussions with Tom Irwin representatives, it became evident that there are five (5) existing condition elements that were shown to be consistently poor and/or lacking. These components were; Fencing, (including backstops) Turf Grass conditions, Infield conditions and materials, Access, (notably ADA accessibility) and Maintenance. Summaries of each are provided below.

Fencing:

The fencing conditions were consistently poor throughout the properties evaluated. In many cases safety concerns were paramount in the evaluations. Actively used fields lacked some of the basic safety fencing elements needed to protect the players and spectators. Backstops in poor conditions and lacking current field use design standards, damaged fence posts and mesh leaving sharp edges, non-existent or sub-standard dugout area protection, and inadequate delineation of player vs. spectator areas were observed and identified. (Refer to the Overall Matrix graphic in Section #5 and Existing Condition Reports as part of Appendix B & C of this Study)



Backstop at Barnstable West Barnstable School



Backstop at the Varsity Baseball field at the High School

Turf Grass:

Generally poor conditions relative to turf grass of the playing field areas were prevalent in the evaluations at most properties. Turf grass germination was inconsistent and in low percentages in terms of overall vegetation observed. Weed germination has overrun many of the playing field surfaces and has crept into the infield areas at many of the baseball\softball diamonds. Surface undulations and inconsistent surface gradients were identified in heavy wear areas and across many of the field surfaces. Heavily compacted turf grass areas were observed impacting surface water infiltration rates that directly relate to grass germination.

Soil type and quality play a vital role in the establishment of good turf grass germination. Based on the soil evaluations performed many of the fields rated as sub-standard for recreational fields based on the surface quality test results. Yet the soil profile characteristics, in general, showed average to better than average qualities which would typically provide quality turf growing capabilities at the surface. This contradiction of surface quality and soil characteristics therefore seems to suggest that proper maintenance procedures are not being performed on the fields. (Refer to Appendix C for soil evaluation results)



Turf condition at Hyannis West Elementary School



Turf conditions at Barnstable United School

Infields:

Except for a handful of ballfield diamonds, most of the infield material installed is decomposed granite or better known as stonedust. Stonedust is known to be abrasive, hard, dusty, and compactable material making it unrecommended for infield usage. Low spots have formed in many locations, particularly around home plate and near the bases. Weed growth within the infield material was observed in many locations mostly along the infield edges. Dimensionally many of the infields were not properly laid out based on the type of usage, in some cases being far larger or smaller than the standards recommend, directly impacting play. This is also relevant to the locations of the backstops in relationship to homeplate. It was observed at many fields that the backstops are located too close to home plate. On a field by field basis, the distance between the backstop and home plate should be determined based on the primary field use.



Stonedust Infield at Osterville Bay Elementary School



Softball Infield at Barnstable Intermediate School

Access:

In general, the athletic fields in the Town of Barnstable do not meet the Americans with Disability Act (ADA) requirements for access to athletic field complexes. Stabilized paths are required for each field location on the property. Included in these requirements is the need for accessible viewing and seating opportunities at each field and accessible parking locations on each property for the intended athletic field usage. Except for the Elizabeth Lowell Field and the Lorusso Complex at the Horace Mann Public Charter School property, the minimum accessibility requirements were not observed at any of the other 19 properties.

Maintenance:

As documented in many portions of this Master Plan, maintenance procedures, equipment, staff qualifications, are well represented. The Department of Public Works Grounds Division and the Schools Facilities staffs are stressed in performing the basic minimum maintenance needed for this many field complexes. The number of staff and finances plays a key role in the lack of adequately maintained athletic field complexes. This is particularly evident at the elementary school locations where the recreational fields display poor to very poor field surface conditions that suggest safe play and adequate field conditions are compromised due to maintenance. Maintenance procedures can be determined directly by the type of field quality and the level of play. Standard maintenance procedures found in many communities are based on these two components. Yet the fields in Barnstable are maintained in the same manner regardless of the quality of the field and the level of play.

Across the country, we are experiencing a heightened focus on athlete and child safety; this increased awareness has resulted in increased scrutiny of all potential contributors to injury. People using athletic fields and courts are inherently exposed to some risk of injury; however, the risk of head injuries is a major concern.

Most concussions are the result of athlete-to-athlete collisions, but approximately 15 - 20% of concussions in sports are caused by head-to-surface contact. When a player falls on a field, the impact is absorbed by the playing surface and the player's body. The "harder" the surface, the greater the amount of impact that is absorbed by the player's body and this situation increases the probability that a fall will result in serious injury. Reduction or elimination of hard turf playing surfaces can greatly reduce the risk of injury. We support the premise that a properly constructed and properly maintained field can help reduce injury risk.

Here are some sobering facts:

- In 2012, 329,290 children (age 19 or younger) were treated in US emergency departments for sports and recreation related injuries that included a diagnosis of concussions or Traumatic Brain Injuries. That is more than double what was reported on 2002. – Center for Disease Control. (CDC)
- 1 in every 5 concussions in sports and recreation occur from head to surface impact. Among High School aged players, the percentage is slightly higher at 21.5%. CDC estimates that between 1.6 and 3.8 million concussions occur in sports and recreation every year. Therefore, contact with the playing surface may account for between 350,000 and 817,000 concussions per year in the United States.
- 3.5 million children under age 14 receive medical treatment for sports related injuries – Safe Kids, 2007
- 50% of these injuries are preventable – Brenner, 2007; Safe Kids, 2007.

TOWN OF BARNSTABLE, MASSACHUSETTS
 COMPREHENSIVE ATHLETIC FIELD AND COURTS STUDY
 EXISTING CONDITIONS MATRIX



Town Field	Site	Address	Type / Use	Overall Score (1-5)	Parking	ADA Access	Backstop Condition	Dugout Condition	Maintenance	Field Turf Conditions (TIA)	Yearly Hours-	
Hyannis												
1	1	Barnstable High School -	744 W Main Street, Hyannis, MA 02601	Softball	2	2	1	3.5	3	2	2	280
2			744 W Main Street, Hyannis, MA 02601	90' Baseball- (closest to road)	2	2	1	2	2	3	1	104
3			744 W Main Street, Hyannis, MA 02601	90' Baseball	1.5	1	1	3	1	2	2	100
4			744 W Main Street, Hyannis, MA 02601	Rectangular- Soccer (near baseball)	3	1	1	-	-	2	3	311
5			744 W Main Street, Hyannis, MA 02601	Rectangular- Lacrosse/Soccer (lower)	3	1	1	-	-	2	3	177
6			744 W Main Street, Hyannis, MA 02601	Multi-use Rectangular field	1.5	1	1	-	-	1	1	293
7			744 W Main Street, Hyannis, MA 02601	Rectangular- football	1	1	1	-	-	1.5	1	337
8			744 W Main Street, Hyannis, MA 02601	Rectangular- Football synthetic	3	3.5	1.5	-	-	1.5	3	1893
8.1			744 W Main Street, Hyannis, MA 02601	Basketball Court	3	3	3	-	-	2	-	
9	2	Saint John Paul High School	120 High School Road, Hyannis, MA 02601	Softball- Field	1	4	1.5	2	3	1	1	293
10			120 High School Road, Hyannis, MA 02601	Rectangular- Lacrosse/ Soccer	1	2	1	-	-	2	2	195
10.1			120 High School Road, Hyannis, MA 02601	Tennis Courts (2)	1	2	1	-	-	1	-	
11	3	McKeon Field	120 High School Road, Hyannis, MA 02601	90' Baseball	2.5	3	1	4	1	1	2	1057
12	4	Barnstable Community Horace Mann Public Charter School (Lorusso Sports Complex) -	165 Bearses Way, Hyannis, MA 02601	60' Baseball- Little League	4	3	4	4.5	4	4	3	340
13			165 Bearses Way, Hyannis, MA 02601	60' Baseball - Little League	4	3	4	4.5	4	4	3	340
13.1			165 Bearses Way, Hyannis, MA 02601	Basketball Court (2)	3.5	3	4	-	-	4	-	
14	5	Barnstable Intermediate School -	895 Falmouth Rd, Hyannis, MA 02601	Softball- (closest to Cape Maid)	1	2.5	1	1	1	1	2	885
15			895 Falmouth Rd, Hyannis, MA 02601	90' Baseball- (near tennis courts)	1	2	1	1	1	1	2	916
16			895 Falmouth Rd, Hyannis, MA 02601	Multi-use Rectangular field	1.5	2	1	-	-	1	2	1315
16.1			895 Falmouth Rd, Hyannis, MA 02601	Tennis Courts (9)	3.5	5	2	-	-	2.5	-	
17	6	Hyannis West Elementary School -	549 W. Main Street, Hyannis, MA 02601	Softball Youth BB	2	2.5	1	1	1	1	1	322
18			549 W. Main Street, Hyannis, MA 02601	60' Baseball- Little League	1	3	1	1	1	1	1	174
19			549 W. Main Street, Hyannis, MA 02601	Rectangular- Youth Soccer	2	2.5	1	-	-	1	2	260
19.1			549 W. Main Street, Hyannis, MA 02601	Basketball Court (1)	1	2.5	1	-	-	1	-	
20	7	Marshall J Lopes Jr. Field	400 Old Colony Road, Hyannis, MA 02601	Softball- Adult	3	1	1	3	3	3	3	351
Centerville												
21	8	Bay Lane Recreational Fields-	658 Bay Lane, Centerville, MA 02632	Softball- Youth Baseball	3	2.5	1	2	2	3	2	335
22			658 Bay Lane, Centerville, MA 02632	Softball- Youth Baseball	2	1	1	1	1	2	3	0
23			658 Bay Lane, Centerville, MA 02632	Multi-use Rectangular field	2	1	1	-	-	2	2	0
23.1			658 Bay Lane, Centerville, MA 02632	Tennis courts 2	4	2.5	3	-	-	3	-	
23.2				Basketball Court (1)	1	2	2	-	-	1	-	
24	9	Centerville Main Street Park / Field of Dreams	524 Main Street, Centerville, MA 02632	Softball- Youth and Adult Softball	1	3	1	1	1	1	2	202
Osterville												
25	10	Osterville Bay Elementary School (closed)	W Bay Road & 1st Ave, Osterville, MA 0265	Softball- Girls Softball	2.5	2	1	3	2	3	2	65
26			W Bay Road & 1st Ave, Osterville, MA 0265	60' Baseball Little League	1	2	2	1	1	1	2	200
27			W Bay Road & 1st Ave, Osterville, MA 0265	Multi-use Rectangular field	1	1	1	-	-	1	2	26
27.1			W Bay Road & 1st Ave, Osterville, MA 0265	Basketball Court	1	1	1	-	-	1	-	
27.2			W Bay Road & 1st Ave, Osterville, MA 0265	Tennis Courts (2)	1	1	1	-	-	1	-	
28	11	Cape Cod Collaborative (formerly Osterville Elementary School) -	418 Bumps River Road, Osterville, MA 0265	Softball- Youth Baseball	4	3	4	4	4	4	1	52
29			418 Bumps River Road, Osterville, MA 0265	60' Baseball Little League	2.5	3	3	3	2	3	1	104
30			418 Bumps River Road, Osterville, MA 0265	Multi-use Rectangular field	3	3	3	-	-	3	1	
Marstons mills												
31	12	Marstons Mills Elementary School (closed)	2095 Main Street Marston's Mills, MA 0264	Softball (Youth Baseball)	2	2	1	1	1	2	2	300
32			2095 Main Street Marston's Mills, MA 0264	60' Baseball- Little League	1	2	1	1	1	1	2	26
33			2095 Main Street Marston's Mills, MA 0264	Multi-use Rectangular field	2	2	1	-	-	2	2	0
34	13	Barnstable United Elementary School (formerly Horace Mann) -	730 Osterville West Barnstable Road, Mars	90' Baseball	3	3	1	2	3	3	1	623
35			730 Osterville West Barnstable Road, Mars	60' Baseball	1	3	1	3	3	2	3	525
36			730 Osterville West Barnstable Road, Mars	Multi-use Rectangular field	3	3	1	-	-	3	2	637
37			730 Osterville West Barnstable Road, Mars	Rectangular soccer/lacrosse/track	1	1	3	-	-	2	1	98
38	14	West Villages Elementary School	760 Osterville West Barnstable Road, Mars	60' Baseball- Little League	3	1.5	1	1	1	2	2	590
38.1			760 Osterville West Barnstable Road, Mars	Tennis Courts (6)	1.5	2	3	-	-	1	-	
39	15	Ellen McBarron Field	940 Old Falmouth Road, Marston's Mills, M	Rectangular Youth Soccer	3	4.5	3	-	-	3.5	2	350
39.1			940 Old Falmouth Road, Marston's Mills, M	Rectangular Youth Soccer	3	4.5	3	-	-	3.5	2	350
39.2			940 Old Falmouth Road, Marston's Mills, M	Rectangular Youth Soccer	3	4.5	3	-	-	3.5	2	350
40	16	Burgess Park	554 Cotuit Road, Marston's Mills, MA 0264	-	1	4	1	-	-	1	2	
Cotuit												
41	17	Waldorf School	140 Old Oyster Road, Cotuit, MA 02635	60' Baseball- Little League	1	2	1	1	1	1	1	160
41.1			140 Old Oyster Road, Cotuit, MA 02635	Tennis Courts (2)	4	4	3	-	-	4	-	
42	18	Elizabeth Lowell Park	10 Lowell Ave, Cotuit, MA 02635	90' Baseball- Kettleers	4	5	4.5	5	5	4	3	568
West Barnstable												
43	19	Barnstable West Barnstable Elementary	2463 Main Street West Barnstable, MA 026	60' Baseball- Little League	1	3	1	1	1	2	1	256
44			2463 Main Street West Barnstable, MA 026	60' Baseball- Little League	2	3	1	2	2	2	2	256
45			2463 Main Street West Barnstable, MA 026	Multi-use Rectangular field	2	3	1	-	-	2	1	256
45.1			2463 Main Street West Barnstable, MA 026	Tennis Courts (2)	4	3	2	-	-	4	-	
46	20	Lombard Field	2265 Meetinghouse Way, West Barnstable	Softball- Adult	2	3	1	1	1	1	2	309
Barnstable Village												
47	21	Barnstable Hollow Field	3330 Main Street, Barnstable, MA 02630	Softball- Adult	1	1	1	1	1	1	1	138

Tennis Courts **25**
 60' Baseball **11**
 90' Baseball **6**
 Softball **9**
 Softball-Adult **4**
 Multi Use Rectangular (overlap) **8**
 Rectangular- Single Use **8**
 Basketball **6**

KEY	
5- Great	Few improvements recommended
4- Good	Minor improvements recommended
3- OK	Usable, but improvements recommended
2- Poor	Improvements needed
1- Bad	Improvements strongly needed

NOTE: Weston & Sampson's review of the sites includes a series of site-specific grading of all aspects of the facilities. Tom Irwin Advisors review of the sites was specific to turf conditions including infiltration, turf quality, compaction, and other specific traits.

Based on the Needs Assessment (Section 3) and the existing Field and Court Assessments (Section 4) Weston & Sampson developed an existing conditions summary and proposed improvement plan for each of the identified properties. The proposed improvement plans recommend improved field geometry, orientation, access, and ancillary features and facilities based on the existing conditions summary and town-wide needs. These conceptual designs can be viewed as a menu of improvements for the field and court properties identified by the town. Phasing strategies for each property is discussed in Section 6.

Weston and Sampson developed conceptual improvement plans for each of the 21 sites that illustrate recommended overall improvements that balance the site, community, and the town's needs. Conceptual plan refinements were made after several meetings with Recreation, School, Public Works, and Town Administration members, and cost estimates were developed based on the vetted plans as a general guide to the expected expense for capital improvements.

These plans do not cover the recommended improvements to the general maintenance and operations of the existing fields. Addressing the five (5) systematic deficiencies found in the existing conditions summary cannot only be accomplished through capital improvements on a site-by site basis but must include system-wide improvements to operations and maintenance at all the sites. Improving turf conditions, safety, fencing, infield conditions, access, and general maintenance can only be accomplished through expanding the operations and maintenance budgets, as discussed in Section 3. These improvements can already be seen in some properties in the Town, and a more systematic improvement to all the properties can be modeled from lessons learned at these sites.

Fencing:

Improvements to fencing, including backstops, safety fencing for players' benches, and outfield fencing can be improved through focused intensive operational budget allocation at sites deemed most needed, through a multi-site capital improvement contract, or as needs require. Improvements should focus on safety for players, spectators, and casual users.



Poor Fencing, Osterville Bay School



Good Fencing, Marshall J. Lopes Field

Turf Grass:

Turf grass quality can be improved with aeration, nutrient amendments, seeding, and periods of focused rest. A turf grass management plan should be included with all new capital improvement projects. Properties phased later in the strategic plan would benefit from many of the management plan recommendations and should be applied as budgets allow before capital level improvements occur.



Turf at Osterville Bay



Turf at Elizabeth Lowell Field

Infields:

Stone dust infields need to be replaced as they wear out through the course of normal use. When the end of the infield life is met, replace the stone dust infield material with clay-based mixes. This, along with proper drainage and grading of the infield, will lead to safer, easier to maintain, and more playable infields.



Stone dust Infield, Osterville Bay Elementary School



Clay infield, Barnstable United School

Access:

Provide accessible routes from parking areas to every field and court venue, making sure to meet ADA guidelines. Players benches, spectators’ benches, access gates, and other amenities should all have an accessible route.



No Access to Fields, Barnstable West Barnstable Elementary



Accessible Route to Courts, Barnstable West Barnstable Elementary

Maintenance:

Improved staffing and equipment budgets will help mitigate many of the conditions listed above. Coordination between school and recreation assets, or possibly combining these departments into one entity will further help meet the continued and widespread maintenance needs of the town. Many communities across the state have adopted a combined department strategy to maintain all the open space and recreation facilities. A Town the size of Barnstable with the volume of athletic facilities, open space, results from the Needs Assessment, and Existing Condition analysis, all point to combining the maintenance departments.

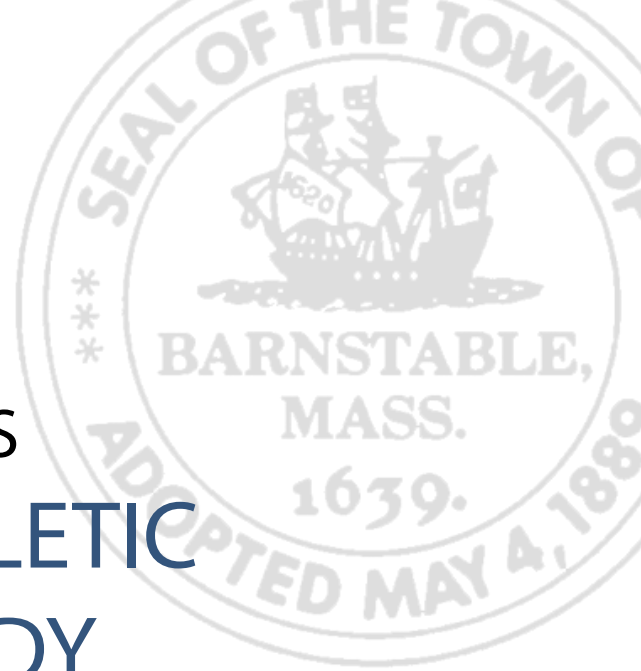


Little League Field, Barnstable Community Horace Mann Public Charter School (Lorusso Sports Complex)



Little League Field, Marstons Mills Elementary School

TOWN OF BARNSTABLE, MASSACHUSETTS COMPREHENSIVE ATHLETIC FIELDS & COURTS STUDY



VILLAGE OF HYANNIS

Barnstable High School - Existing

Basic Site Description and Location

Barnstable High School is located at 744 West Main Street, and 27.2 acres of the 68.0 acre site is used for fields. The site is surrounded by residential areas to the east, south, southwest sides. Barnstable Intermediate School sits to the north of the property. The image to the right shows an aerial view of the Barnstable High School site. The site includes:

- 2 baseball fields
- 1 multi-use soccer field (180' x 210')
- 1 multi-use lacrosse field (195' x 345')
- 2 softball fields
- 1 multi-use stadium field
- 2 multi-use practice football fields (160' x 360', 165' x 300')
- 9 tennis courts



Programmed Uses

- Barnstable Varsity and JV Baseball Teams
- Barnstable Varsity and JV Soccer Teams
- Barnstable Varsity and JV Lacrosse Teams
- Barnstable Varsity and JV Softball Teams
- Barnstable Varsity and JV Football Teams
- Barnstable Varsity and JV Tennis Teams
- Summer Recreation programs and unsanctioned/informal use by a variety of youth sports programs
- Barnstable Pop Warner and Flag Football

Summary of Existing Conditions

The Barnstable High School site is widely used by the entire community. Due to its location and relation to the schools, multiple school groups and a wide range of user groups vie for use of the BHS facilities with a high demand for field time. The primary issues of concern for this site include:

- The fields are overused, and this usage exceeds some fields use capacity.
- The site's overall drainage and turf conditions are poor.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- The fields experience year-round use because of their affiliation with multiple users, leaving minimal time for turf rest and regrowth.
- Some fields have poor orientation.
- Overlapping fields creates scheduling conflicts and raises safety concerns.

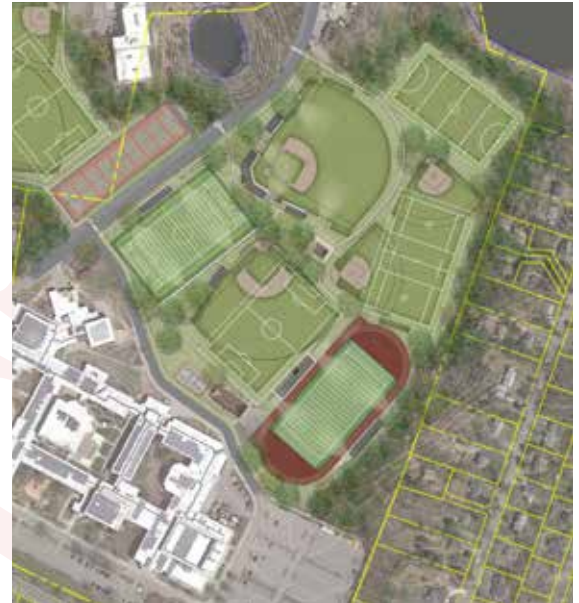


VILLAGE OF HYANNIS

Barnstable High School - Proposed

Recommended Improvements

The recommended improvements are developed directly from the “Field of Dreams” report provided to the town by CDM Smith, and include adding a lit synthetic turf field, relocating multiple softball fields and adding connecting pathways throughout the site. These improvements will increase accessibility and playability to all fields and also allow for longer duration of play time.



Recommendations Summary

- Add a new synthetic turf multi-use field in the location of the existing varsity baseball field; field will include a 300' x 195' soccer field and field lighting.
- Renovate the existing JV baseball field and include 360' x 210' multiuse field in the outfield.
- Add 2 new softball fields where the practice football field and the soccer field is (north of the running track).
- Renovate the existing turf for a 360' x 210' multiuse field to fit in between the 2 new softball fields and add root zone mix and a subdrainage system
- Renovate the existing varsity baseball field and add new bleachers, a press box and field lighting.
- Renovate the existing multiuse lacrosse field and add root zone mix and a subdrainage system.
- Add new stadium seating at the running track/ football field.
- Add a new JV and freshman baseball field where the baseball field was at the intermediate school.
- Add a new softball field north of the new baseball field at the intermediate school.
- Renovate the existing turf at the Intermediate school to allow for a 360' x 210' multiuse field in the outfield of the baseball and softball field.
- Add an ADA-compliant multi-generational pathway looped around fields at the Intermediate School.
- Install a new restroom building inbetween the renovated JV baseball field and Varsity Baseball field at the High School.
- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- Upgrade the irrigation system for efficient, comprehensive watering of all turf areas
- Upgrade the entrances with attractive signage.
- Integrate trees throughout the site to provide shade
- Renovate the existing parking lot and add parking along the main drive.

Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 1	Cost
Bleacher Improvements	\$950,000
Phase 1	\$4,500,000
Phase 2	\$3,000,000
Synthetic Turf and Basketball courts improvements	\$1,000,000
Phase 3	\$2,000,000

VILLAGE OF HYANNIS

Saint John Paul II High School - Existing

Basic Site Description and Location

Saint John Paul High School is located at 120 High School Road, and 4.0 acres of the 10.2 is used for athletic fields. St. Francis Xavier Prep School borders the site to the north and residential neighborhoods to the west and northwest. McKeon Field and Marshall J. Lopes Jr. Field are to the east and north east of the site. The image to the right shows an aerial view of the Saint John Paul High School site. The site includes:

- 1 softball field
- 1 multi-use rectangular field (160' x 300')
- 2 tennis courts
- 1/2 basketball court



Programmed Uses

- High school softball / football practices, Sturgis High School softball practices on the softball field
- High school soccer and lacrosse practices on the rectangular fields
- High school tennis uses off-site facilities due to courts poor and unsafe conditions.
- All high school games played off-site.

Summary of Existing Conditions

These fields are primarily used by the school. Sturgis High School temporarily uses the softball field due to the on-going construction of Lombard Field. The primary issues of concern at the Saint John Paul High School site include:

- The fields are typically underused which is in part due to the overall poor conditions.
- Compaction and infiltration rates at both fields fall in the poor to very poor categories. (see Appendix C)
- The site's overall drainage conditions are poor due to lack of maintenance and low lying area close to wetlands.
- The tennis courts overall condition is very poor. Fence netting is loose, torn, and damaged which poses safety hazards, court surfacing is filled with cracks and is in disrepair, trees branches overhang playing surface.
- The fields do not comply with ADA regulations and lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.



VILLAGE OF HYANNIS

Saint John Paul II High School - Proposed

Recommended Improvements:

The recommended improvements include renovation of the tennis courts and replacing the half basketball court with 6 handball courts, renovating the multi-use rectangular field, and providing paved walkways and viewing areas to all of the facilities. These improvements will increase accessibility to all fields and courts, also allowing for safer use and longer duration of playing time.



Recommendations Summary

- Renovate the existing multiuse field and add root zone mix and a subdrainage system.
- Add new ADA accessible bleacher seating.
- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- Demolish the existing tennis courts and replace with 2 new tennis courts and two tennis bounce boards.
- Add 3 handball courts on back of tennis bounce board.
- Add ADA accessible parking spaces near practice softball field and multiuse field.
- Add new players benches at the softball field with accessible walkways
- Integrate trees throughout the site to provide shade
- Standard maintenance program for practice softball/multi-use field.

Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 2	Cost
Site Preparation / Demolition	\$137,222
Parking & Circulation	\$34,896
Multiuse Field	\$170,333
Drainage, Site Work & Planting	\$185,894
Mobilization, Overhead & Profit (10%)	\$52,835
Contingency, Design, Administration (25%)	\$132,086
TOTAL	\$713,267

Town Phase 5	Cost
Site Preparation / Demolition	\$93,847
Parking & Circulation	\$52,621
Ammend Softball Field	\$60,000
Courts	\$306,055
Drainage, Site Work & Planting	\$43,333
Mobilization, Overhead & Profit (10%)	\$55,586
Contingency, Design, Administration (25%)	\$138,964
TOTAL	\$750,405

VILLAGE OF HYANNIS

McKeon Field - Existing

Basic Site Description and Location

McKeon Field is located at 120 High School Road. Saint John Paul High School borders the site to the southwest and the high school's multiuse field runs along the southern border of the site. Marshall J. Lopes Jr. Field is to the northeast. The image to the right shows an aerial view of the McKeon Field site. The field contains:

- 1 90' diamond baseball field

Programmed Uses

- Cape League Baseball Games and Practice
- High School Baseball Games and Practice
- Summer Baseball Leagues
- Evening Baseball Leagues
- High School Soccer Practice (outfields)



Summary of Existing Conditions

The primary issues of concern at McKeon Field include:

- The field is overused, and this usage exceeds its capacity.
- Existing paved surfaces are in poor condition.
- The field lacks safe spectator seating options.
- There is no ADA access to the field and facilities.
- There are no acceptable handicapped viewing areas.
- Awkward slopes and drainage issues across the field make semi-pro level play challenging.
- Turf compaction B, infield D, Turf infiltration E, infield E



VILLAGE OF HYANNIS

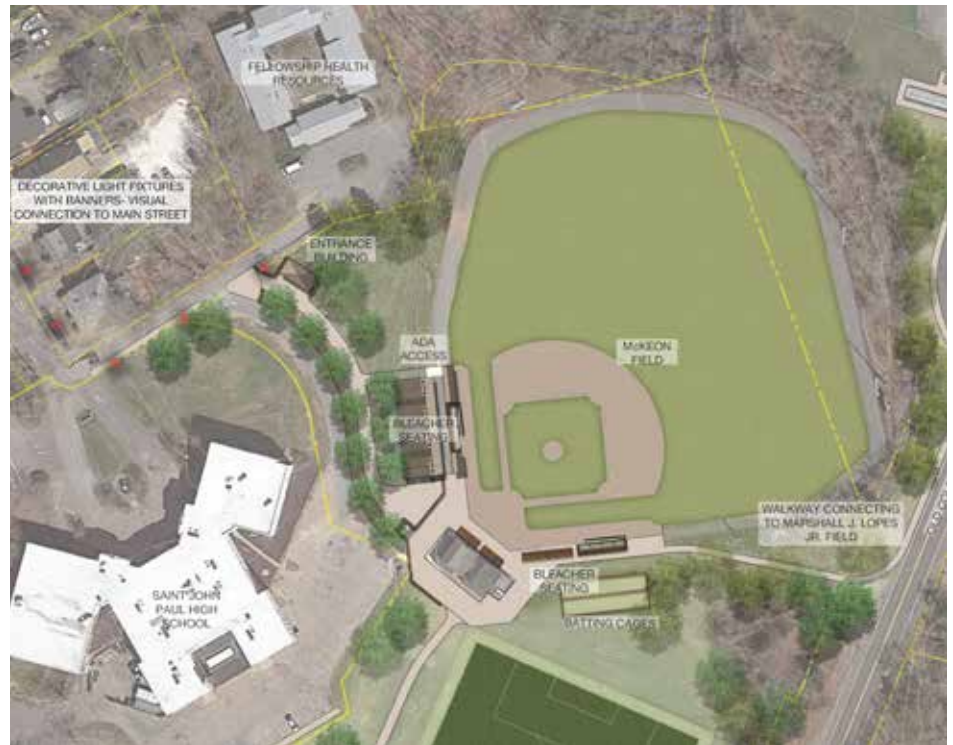
McKeon Field - Proposed

Recommended Improvements:

The recommended improvements include creating paved ADA access and viewing areas to the field and between adjacent sites. Additional improvements include creating a formal entrance and visual connection to Main Street, as well as regrading the field and portions of the site, field drainage, new accessible bleachers, raised dugouts, new infield and pitchers mound.

Recommendations Summary

- Add a new Entrance/ Shade shelter and ticket office.
- Field improvements, including grading and drainage
- Add a paved ADA access walk existing press box building behind the backstop.
- Add a paved surface around the building and out to the bleachers along the right foul line.
- Add ADA access to the proposed bleachers and patio spaces along the left foul line.
- Relocate the existing batting cage away from the first base dugout and add a second one adjacent.
- Create ADA compliant connections to the Saint John Paul High School multiuse field and north along Old Colony Road to Marshall J. Lopes Jr. Field.
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

ITEM	COST
Site Preparation / Demolition	\$420,090
Parking & Circulation	\$202,250
Field Improvements	\$607,160
Drainage, Site Work & Planting	\$233,000
Mobilization, Overhead & Profit (10%)	\$146,250
Contingency (10%)	\$146,250
TOTAL	\$1,755,000

VILLAGE OF HYANNIS

Barnstable Community Horace Mann Public Charter School - Existing

Basic Site Description and Location

Barnstable Community Horace Mann Public Charter School is located at 165 Beares Way and 4.4 acres of the 19.4 acre site is used for fields. The Charter School is surrounded by residential areas to the north, east and west sides. The Barnstable Recreation Department borders the site to the south. The image to the right shows an aerial view of the Barnstable Community Horace Mann Public Charter School site. The school yard contains:

- 2 little league fields (both with field lighting)
- 1 mini field (not in scope of report)
- 2 basketball courts



Programmed Uses

- Barnstable Little League Teams
- Informal use by a variety of user groups including school events.
- Soccer development programs on the basketball courts

Summary of Existing Conditions

The primary issues of concern at the Barnstable Community Horace Mann Public Charter School site include:

- Existing paved surfaces are not fully ADA compliant.
- The fields lack accessible spectator seating options.
- There is no ADA parking area near to the fields.
- There is no accessible route from the existing parking lot to the fields.
- Turf Compaction E/C, infield C/E, Turf infiltration E/D, infield A/B



VILLAGE OF HYANNIS

Barnstable Community Horace Mann Public Charter School- Proposed

Recommended Improvements

The recommended improvements include adding an ADA accessible route through the site and adding a shade shelter between the two little league fields. These improvements will increase accessibility and create a gathering space for families and spectators.



Recommendations Summary

- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- Renovate the existing maintenance access into the site.
- Add a shade shelter/ picnic area between the little league fields.
- Create ADA accessible viewing areas for each field.
- Create an accessible path from the existing parking lot to the fields.
- Renovate the existing turf in the outfields.
- Upgrade the irrigation system for efficient, comprehensive watering of all turf areas

Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 4	Cost
Site Preparation / Demolition	\$59,974
Parking & Circulation	\$111,492
Support Building	\$40,000
Drainage & Planting	\$94,980
Mobilization, Overhead & Profit (10%)	\$30,645
Contingency, Design, Administration (25%)	\$76,611
TOTAL	\$413,701

VILLAGE OF HYANNIS

Barnstable Intermediate School - Existing

Basic Site Description and Location

Barnstable Intermediate School is located at 744 West Main Street, and 5.4 acres of the 16.5 acre site is used for fields. The site is surrounded by residential areas to the north and west. Barnstable High School sits to the south east of this property. The image to the right shows an aerial view of the Barnstable Intermediate School site. The school yard contains:

- 1 baseball field
- 1 softball field
- 1 multiuse rectangular field

Programmed Uses

- Barnstable Rec
- Barnstable Freshman Softball
- Women's Flag Football
- Barnstable Little League
- Human Services Softball
- Summer Recreation programs and unsanctioned/informal use by a variety of youth sports programs



Summary of Existing Conditions

The Barnstable Intermediate School site is widely used by the entire community. Due to its location and relation to the schools, multiple school groups and a wide range of user groups vie for use of the facilities with a high demand for field time. The primary issues of concern for this site include:

- The fields are overused, and this usage exceeds their capacity.
- Existing paved surfaces are in poor condition
- The site's overall drainage and turf conditions are poor.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- The fields experience year-round use because of their affiliation with the school, leaving minimal time for turf rest and regrowth.
- Overlapping fields creates scheduling conflicts and raises safety concerns.
- Grading issues create safety hazards on the fields.
- Turf compaction D/D/D, Infield C/D, Turf infiltration E/E/E, infield A/B



VILLAGE OF HYANNIS

Barnstable Intermediate School - Proposed

Recommended Improvements

The proposed improvements, from the “Field of Dreams” plan provided by CDM Smith include improved orientation and grading of the fields as well as access and pathway improvements on site. These improvements will allow this site to become accessible to all as well as improve play conditions and duration.

Recommendations Summary

- Expand and re-align the existing softball field in a south west orientation, making the backstop and dugouts to become easily accessible from the parking lot.
- Expand and re-align the existing baseball field in a north east orientation allowing for a larger outfield.
- Add new backstops, dugouts, foul poles and bases at both the baseball and softball fields.
- Regrade to allow for a fully functioning 210' x 360' multi-use rectangular field
- Creating an ADA compliant loop path and access to surrounding amenities
- Integrate trees throughout the site to provide shade in spectator areas.



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 1	Cost
Bleacher Improvements	\$950,000
Phase 1	\$4,500,000
Phase 2	\$3,000,000
Synthetic Turf and Basketball courts improvements	\$1,000,000
Phase 3	\$2,000,000

VILLAGE OF HYANNIS

Hyannis West Elementary School - Existing

Basic Site Description and Location

Hyannis West Elementary School is located at 549 West Main Street, and 5.5 acres of the 22.2-acre site is used for fields. The site is surrounded by residential areas. The image to the right shows an aerial view of the Hyannis West Elementary School site. The school yard contains:

- 1 little league diamond
- 1 softball field
- 1 multiuse field
- 1 basketball court

Programmed Uses

- Barnstable Little League Teams
- Sturgis East/West athletics
- Human Services Softball League
- School Recess

Summary of Existing Conditions

The Hyannis West Elementary School site is widely used by the entire community. Due to its location and relation to the school, multiple school groups and a wide range of user groups vie for use of the facilities. The primary issues of concern for this site include:

- The fields are overused, and this usage exceeds their capacity.
- Existing paved surfaces are in poor condition
- The site's overall drainage and turf conditions are poor.
- The fence netting is loose, torn, and damaged, which poses safety hazards.
- Issues with the layout and disrepair of the backstop and dugouts create player safety concerns.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal accessible viewing areas.
- The fields experience year-round use because of their affiliation with the school, leaving minimal time for turf rest and regrowth.
- Compaction turf B/C/C, Infiltration E/D/E, Compaction infield D/D, infiltration F/F



VILLAGE OF HYANNIS

Hyannis West Elementary School - Proposed

Recommended Improvements

The proposed improvements include expanding, re-orienting and improving the existing fields to improve playability of all three. ADA accessible paths, including a walking loop, will provide useable spaces for all ages.

Recommendations Summary

- Renovate and re-orient the softball field in a northern orientation to create 275' outfield.
- Renovate and re-orient little league baseball field in a north east orientation to create 225' outfield.
- Add new backstops, fencing, foul poles and bases at both the softball field and the little league field.
- Add ball netting along the right foul line on the softball field and the left foul line of the little league field to prevent fly balls.
- Renovate and expand the multi-use rectangular field to a 210' x 360' field and add root zone mix and a subdrainage system.
- Create accessible paths to all fields, including spectator viewing spaces.
- Add ADA accessible bleacher seating at both the softball field and the little league field
- Renovate the existing basketball court
- Add parking along the main entrance road with ADA accessible parking spaces.
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 3	Cost
Site preparation/ Demolition	\$156,452
Parking & Circulation	\$251,842
Softball Field & Irrigation	\$177,775
Little League Field & Irrigation	\$151,925
Multiuse Field & Irrigation	\$118,680
Court	\$43,767
Drainage, Site Work & Planting	\$206,440
Mobilization, Overhead & Profit (10%)	\$110,688
Contingency, Design, Administration (25%)	\$276,720
TOTAL	\$1,494,290

VILLAGE OF HYANNIS

Marshall J. Lopes Jr. Field - Existing

Basic Site Description and Location

Marshall J. Lopes Jr. Field is located at 400 Old Colony Road, and 1.3 acres of the 4.4 acre site is used for fields. The site is surrounded by residential areas to the north, Saint John Paul High School to the west and McKeon Field to the south. The image to the right shows an aerial view of the Marshall J. Lopes Jr. Field site. The site contains:

- 1 softball field

Programmed Uses

- Centerville Dental
- Human Services League
- Sturgis E/W field hockey and softball

Summary of Existing Conditions

The primary issues of concern for Marshall J. Lopes Jr. Field include:

- Existing surfaces are not ADA accessible.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- Overall site drainage is poor.
- Compaction turf B, infield E, Infiltration turf C, infield C



VILLAGE OF HYANNIS

Marshall J. Lopes Jr. Field - Proposed

Recommended Improvements

Recommended improvements to Marshall J. Lopes Jr. Field include improvements of accessibility to the site and site facilities and re-installation & renovation to the nets in left field. These improvements will allow the field to be accessed by all which can open many possibilities for play and duration of use.

Recommendations Summary

- Add ADA accessible pathway from Old Colony Road to the bleachers and third base dugout.
- Add/improve the net system in left field.
- Address the drainage issues in the field and around the players benches.
- Renovate the existing gravel road
- Upgrade the entrances with attractive signage.



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 4	Cost
Site preparation/ Demolition	\$20,000
Parking & Circulation	\$40,309
Softball Field renovations	\$52,175
Mobilization, Overhead & Profit (10%)	\$11,248
Contingency, Design, Administration (25%)	\$28,121
TOTAL	\$151,854

VILLAGE OF CENTERVILLE

Bay Lane Recreation Fields - Existing

Basic Site Description and Location

Centerville Elementary School is located at 658 Bay Lane, and 3.6 acres of the 7.8 acre site is used for fields. The site is surrounded by residential areas to the north, south, and west sides. The elementary school building sits to the east of this property. The image to the right shows an aerial view of Centerville Elementary School site. The site includes:

- 2 softball fields
- 1 un-used rectangular field
- 2 tennis / pickleball courts



Programmed Uses

- Little League Baseball Practices and Games
- Centerville Elementary School recess/after-school activities
- Summer Recreation programs
- Unsanctioned/informal use by a variety of youth sports programs
- Practice by Cotuit Kettleers
-

Summary of Existing Conditions

Centerville Elementary School is used mainly for active recreation and school play. The primary issues of concern for this site include:

- The site is not being utilized to its full potential for recreational use.
- Current parking layout creates access and safety issues.
- The overall turf conditions at the site are poor.
- The fence netting is loose, torn, and damaged, which poses safety hazards.
- Issues with the layout and disrepair of the backstop and dugouts create player safety concerns.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- The fields experience year-round use because of their affiliation with the school, leaving minimal time for turf rest and regrowth.
- Compaction turf C/D, infield E. Infiltration turf B/D infield A/F



VILLAGE OF CENTERVILLE

Bay Lane Recreation Fields - Proposed

Recommended Improvements

The recommended park improvements include refurbishing the south softball field, replacing the little league field, consolidating and formalizing the parking areas, and improving access and safety for pedestrians.

Recommendations Summary

- Re-orient the upper softball field to a northern orientation with 300' outfield for mens softball
- Redesign the existing lower softball field into a little league field with a 200' outfield.
- Add new backstops, dugouts, foul poles and bases at both the softball and the little league fields.
- Add ball netting along the right foul line of both the softball and little league fields to prevent fly balls from entering the road.
- Renovate the remaining turf with a root zone mix
- Add a picnic area in center of site
- Create an ADA-compliant pathway throughout the site that service and emergency vehicles can share
- Implement a new irrigation system for efficient, comprehensive watering of all turf areas
- Renovate and re-orient the existing parking lot
- Add a new basketball court where the existing basketball court is.
- Upgrade the entrances with attractive signage.
- Add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 2	Cost
Site Preparation & Demolition	\$129,381
Parking & Circulation	\$49,833
Softball Field & Irrigation	\$361,020
Drainage, Site Work & Planting	\$41,333
Mobilization, Overhead & Profit (10%)	\$58,157
Contingency, Design, Administration (25%)	\$145,392
TOTAL	\$785,117

Town Phase 3	Cost
Site Preparation & Demolition	\$197,167
Parking & Circulation	\$8,129
Courts	\$72,750
Drainage, Site Work & Planting	\$26,667
Mobilization, Overhead & Profit (10%)	\$30,471
Contingency, Design, Administration (25%)	\$76,178
TOTAL	\$411,362

Town Phase 4	Cost
Site Preparation & Demolition	\$130,796
Parking & Circulation	\$252,580
Little League Field & Irrigation	\$344,232
Support Building	\$37,000
Electrical	\$50,000
Drainage, Site Work & Planting	\$86,667
Mobilization, Overhead & Profit (10%)	\$90,127
Contingency, Design, Administration (25%)	\$225,319
TOTAL	\$1,216,721

VILLAGE OF CENTERVILLE

Centerville Main Street Park - Existing

Basic Site Description and Location

Centerville Main Street Park is located at 524 Main Street and 0.8 acres of the 2.7 acre site is used for fields. The site is surrounded by residential areas to the north, south, and west sides. The Town Rec. Center building sits to the east of this property. The image to the right shows an aerial view of Centerville Main Street park. The park includes:

- Softball field
- Centerville playground
- Town Rec. Center



Programmed Uses

- Barnstable Little League
- Barnstable Rec. leisure programs

Summary of Existing Conditions

Centerville Main Street Park is used mainly for recreation. The primary issues of concern for this site include:

- The site is not being utilized to its full potential for recreational use.
- Existing softball field in unacceptable condition, in need of remediation/ improvements prior to further use.
- The site's overall drainage conditions are poor.
- Issues with the layout and disrepair of the backstop and dugouts create player safety concerns.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- There is no irrigation or lighting.
- There is a close abutter located behind the backstop.
- Lack of Pedestrian access from Main St.



VILLAGE OF CENTERVILLE

Centerville Main Street Park - Proposed

Recommended Improvements

The recommended park improvements include removing the Softball field and creating a rectangular Multi-Use field, as well as improving access, safety, and amenities for park users.

Recommendations Summary

- Demolish the softball field and add a new 200' x 140' rectangular field
- Renovate the remaining turf with a root zone mix
- Add picnic area, shade shelter and bocce court
- Create an ADA-compliant loop pathway throughout the site that service and emergency vehicles could share
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 4	Cost
Site Preparation/ Demolition	\$30,000
Parking & Circulation	\$23,053
Multiuse Field & Irrigation	\$103,440
Support Building	\$40,000
Drainage & Planting	\$68,900
Mobilization, Overhead & Profit (10%)	\$26,539
Contingency, Design, Administration (25%)	\$66,348
TOTAL	\$358,281

Town Phase 5	Cost
Site Preparation/ Demolition	\$10,000
Parking & Circulation	\$3,842
Bocce Court	\$20,000
Drainage & Planting	\$15,944
Mobilization, Overhead & Profit (10%)	\$4,979
Contingency, Design, Administration (25%)	\$12,447
TOTAL	\$67,212

VILLAGE OF OSTERVILLE

Osterville Bay Elementary School - Existing

Basic Site Description and Location

Osterville Bay Elementary School and Community Center (under demolition) is located at W Bay Road & 1st Ave. 2.4 acres of the 5.4 acre site is used for fields and courts. The site is surrounded by commercial and residential development to the north and East, and residential areas to the south and west. The elementary school building and community center have been, or are scheduled to be demolished within the property. The site includes:

- 1 softball field
- 1 little league baseball field
- 1 un-used rectangular field
- 2 tennis courts
- 1 basketball court

Programmed Uses

- Little League Baseball Practices
- UKSD Soccer
- Barnstable Recreation Softball

Summary of Existing Conditions

- The site is not being utilized to its full potential for recreational use.
- Existing paved court and walking surfaces are in poor condition
- Current informal parking creates access and safety issues.
- The site's overall drainage conditions are poor.
- The overall turf conditions at the site are poor.
- The backstop and fence netting is loose, torn, and damaged, which poses safety hazards.
- Issues with the layout and disrepair of the backstop and dugouts create player safety concerns.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- Turf compaction C, infield C, Turf infiltration F, Infield F/C.



VILLAGE OF OSTERVILLE

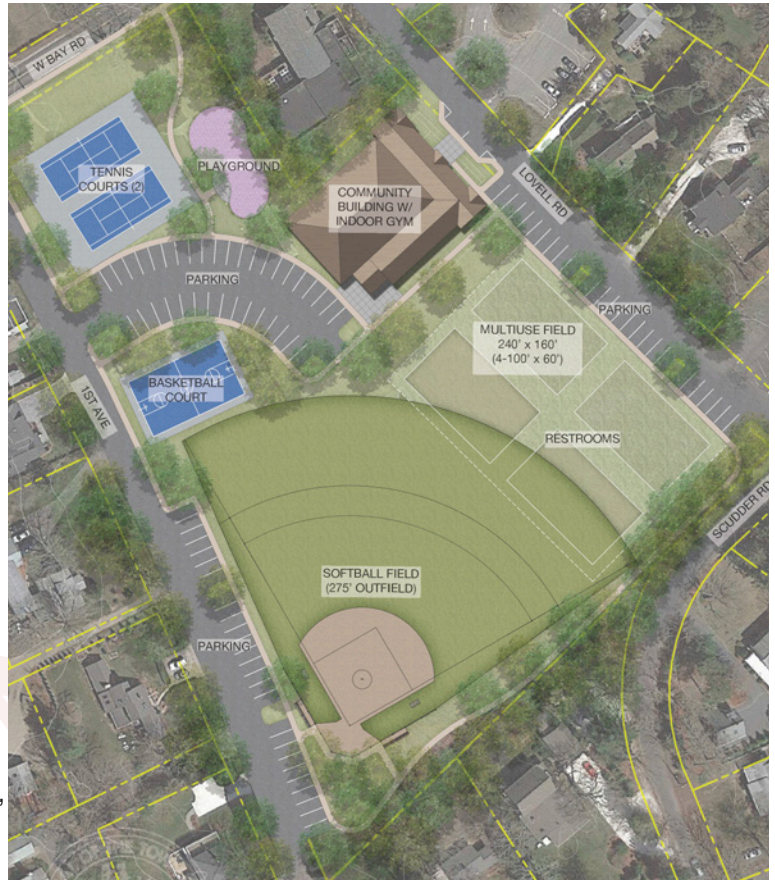
Osterville Bay Elementary School - Proposed

Recommended Improvements

The recommended park improvements include refurbishing the softball field, re-orienting and expanding the multi-use rectangular field, consolidating and formalizing the parking areas, and improving access and safety for pedestrians to the fields, courts, and planned community center.

Recommendations Summary

- Demolish the existing softball and little league fields and replace them with a new 275' outfield softball field.
- Add a new backstop, dugouts, foul poles and bases to the newly renovated softball field.
- Demolish the upper little league field and add an expanded rectangular field overlapping the right field of the softball field
- Formalize on-street and off-street parking
- Add new courts along 1st Ave
- Demolish the old basketball court and add a new, lit court in new location.
- Renovate the remaining turf with a root zone mix
- Add picnic areas
- Add a new playground adjacent to the tennis courts
- Implement a new irrigation system for efficient, comprehensive watering of all turf areas
- Add ADA accessible walkways through out the site to all fields and facilities
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. Playground costs may differ depending on the play elements and the age range the playground is designed for. All costs have been rounded and are estimated based on our previous experience with similar projects.

Town Phase 1	Cost
Site Preparation & Demolition	\$71,870
Parking & Circulation	\$85,824
Courts	\$123,440
Drainage, Site Work, & Planting	\$16,667
Mobilization, Overhead & Profit (10%)	\$29,780
Contingency, Design, Administration (25%)	\$74,450
TOTAL	\$402,032

Town Phase 1	Cost
Site Preparation & Demolition	\$101,549
Parking & Circulation	\$47,267
Multiuse Field & Irrigation	\$175,000
Courts	\$68,340
Drainage, Site Work, & Planting	\$43,333
Mobilization, Overhead & Profit (10%)	\$43,549
Contingency, Design, Administration (25%)	\$108,872
TOTAL	\$587,911

VILLAGE OF OSTERVILLE

Cape Cod Collaborative - Existing

Basic Site Description and Location

The Cape Cod Collaborative School is located at 418 Bumps River Road, Osterville, MA 02655. 2.4 acres of the 5.4 acre site is used for fields and courts. The site is surrounded by commercial and residential development to the north and East, and residential areas to the south and west. The site includes:

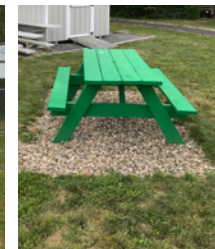
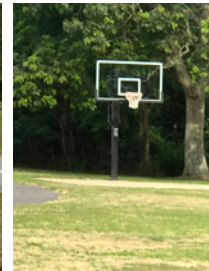
- 1 softball field
- 1 little league baseball field
- 1 multi-use rectangular field
- 1 T-ball field (not in scope)
- All fields overlapping

Programmed Uses

- Cape Cod Challenger Club
- Barnstable Little league
- School Recess

Summary of Existing Conditions

- The site's overall drainage conditions are poor.
- The overall turf conditions at the site are poor.
- The site is not being utilized to its full potential for recreational use.
- Existing paved court and walking surfaces are in poor condition.
- Issues with the layout and disrepair of the backstop and dugouts create player safety concerns.
- Fencing conditions are generally fair.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- Turf compaction D/D infield D/D, Turf infiltration A/A, infield F/F



VILLAGE OF OSTERVILLE

Cape Cod Collaborative - Proposed

Recommended Improvements

The recommended park improvements include refurbishing the softball field, adding bleacher seating, adding a 1/2 size basketball court and improving access and safety for pedestrians to the fields and court.

Recommendations Summary

- Renovate and relocate the existing softball field.
- Add new backstops, dugouts, foul poles and bases to the newly renovated softball field and existing little league field.
- Add a new 1/2 basketball court behind the new softball field.
- Add new ADA accessible bleacher seating at the new softball field and the existing little league field.
- Renovate the remaining turf with a root zone mix
- Implement a new irrigation system for efficient, comprehensive watering of all turf areas
- Add ADA accessible walkways through out the site to all fields and facilities
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 5	Cost
Site preparation/ Demolition	\$52,054
Parking & Circulation	\$10,873
Softball Field & Irrigation	\$222,675
Court	\$16,586
Drainage & Planting	\$29,680
Mobilization, Overhead & Profit (10%)	\$33,187
Contingency, Design, Administration (25%)	\$82,967
TOTAL	\$448,023

VILLAGE OF MARSTON MILLS

Marstons Mills Elementary School - Existing

Basic Site Description and Location

Marstons Mills Elementary School is located at 2095 Main Street, and 3.1 acres of the 12.6 acre site is used for athletic fields. Marstons Mills Community Church borders the site to the north and residential neighborhoods to the west and east, while the site offers an additional entrance to the south connecting to Falmouth Rd (route 128). The image to the right shows an aerial view of the Marstons Mills Elementary School. The site includes:

- 1 softball field
- 1 little league field
- 1 multi-use field
- open space/playground



Programmed Uses

- Sturgis West softball
- Little League Baseball

Summary of Existing Conditions

The primary issues of concern at the Marstons Mills Elementary School site include:

- The site is not being utilized to its full potential for recreational use.
- Existing softball fields in unacceptable condition, in need of remediation/ improvements prior to further use.
- The site's overall drainage conditions are poor.
- Issues with the layout and disrepair of the backstop and dugouts create player safety concerns.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- There is no irrigation or lighting.
- There is a close abutter located behind the backstop.
- Lack of Pedestrian access from Main St.
- Fencing conditions are generally poor.
- The grade for these fields were rated as: Turf compaction C/C, infield E/D, Turf infiltration E/E, infield C/F



VILLAGE OF MARSTON MILLS

Marstons Mills Elementary School- Proposed

Recommended Improvements:

The recommended improvements include demolition of the existing elementary school building, a new baseball field, pickleball courts, tennis courts, playground and providing paved walkways and viewing areas to all of the facilities. These improvements will increase accessibility to all fields and courts, allowing for safer use and longer duration of playing time, making this a multigenerational premier recreation complex.



Recommendations Summary

- Demolish the existing elementary school building and Add a new baseball field with a 350' outfield.
- Add a new backstop, dugouts, foul poles, bases and a batting cage at the new baseball field.
- Add ADA accessible bleacher seating at the baseball field.
- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- Add 6 pickleball south of the baseball backstop.
- Renovate the access drive from Falmouth Road and extend the drive through the site to Main Street.
- Add a parking lot by the pickleball courts and off street parking by the playground and basketball court.
- Add 3 tennis courts to the right of the renovated access drive.
- Add 1 basketball court north of the baseball field.
- Add a picnic / playground area with two shade shelters inbetween the baseball field and the parking.
- Create an ADA accessible loop path around the entire site.
- Renovate the remaining turf with a root zone mix
- Implement a new irrigation system for efficient, comprehensive watering of all turf areas
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade

Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects.

Town Phase 2	Cost
Site Preparation / Demolition	\$310,250
Parking & Circulation	\$552,899
Little League Field & Irrigation	\$303,675
Play Area, Fitness, Picnic, Etc.	\$429,823
Courts	\$202,268
Drainage, Site Work & Planting	\$194,540
Mobilization, Overhead & Profit (10%)	\$199,345
Contingency, Design, Administration (25%)	\$498,364
TOTAL	\$2,691,164

VILLAGE OF MARSTON MILLS

Barnstable United Elementary School - Existing

Basic Site Description and Location

Barnstable United Elementary School is located at 730 Osterville W. Barnstable RD, and 8.5 acres of the 20.7 acre site is used for athletic fields. Barnstable United Elementary School is surrounded by residential and wooded areas, and borders West Villages Elementary School. The image to the right shows an aerial view of the Barnstable United Elementary School. The site includes:

- 1 baseball field
- 1 multi-use field rectangular field
- 1 track field
- 1 running track



Programmed Uses

- Barnstable United PE
- Barnstable Recreation
- Barnstable Babe Ruth League
- Barnstable Little League Baseball
- Sturgis East & West Athletics
- Latham Center
- Liverpool Football Academy

Summary of Existing Conditions

The primary issues of concern at the Barnstable United Elementary School site include:

- The site is being over utilized except the track field that is not used.
- Existing softball field is in unacceptable condition, in need of remediation/ improvements prior to further use.
- The site's overall drainage conditions are poor.
- The running track surface is in poor condition with tripping and safety concerns
- There is poor circulation around the entire site
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- There is no irrigation or lighting.
- There are ruts and bare spots present throughout all fields
- The grade for these fields were rated as: Turf compaction D, infield D, Turf infiltration D, infield F
- Fencing conditions are generally poor to fair



VILLAGE OF MARSTON MILLS

Barnstable United Elementary School - Proposed

Recommended Improvements:

The recommended improvements include reorienting and renovating the existing baseball field, adding a softball field, demolishing the existing track and replacing it with a new running track and a synthetic turf field. These improvements will improve the quality of play at these fields as well as improve functionality.



Recommendations Summary

- Demolish the existing baseball field and add a new baseball field with a northern orientation.
- Add a softball field to the left of the baseball field with a northern orientation.
- Add a new backstop, dugouts, foul poles and bases at the new baseball field and softball field.
- Renovate the turf in the outfields to create a 330' x 180' multiuse field .
- Demolish the existing running track and field and replace with a new 6 lane running track with a 225' x 360' synthetic turf multiuse field.
- Add ADA accessible bleacher seating at the baseball field.
- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- Renovate the remaining turf with a root zone mix
- Implement a new irrigation system for efficient, comprehensive watering of all turf areas
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade

Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects.

Town Phase 2	Cost
Site Preparation / Demolition	\$177,259
Synthetic Turf Field & Running Track	\$1,253,550
Electrical	\$350,000
Drainage, Site Work & Planting	\$13,333
Mobilization, Overhead & Profit (10%)	\$179,414
Contingency, Design, Administration (25%)	\$448,536
TOTAL	\$2,422,092

Town Phase 3	Cost
Site Preparation / Demolition	\$190,685
Parking & Circulation	\$58,286
Baseball Field, Multiuse Field & Irrigation	\$214,255
Softball Field & Irrigation	\$129,175
Support Building	\$40,000
Drainage, Site Work & Planting	\$278,698
Mobilization, Overhead & Profit (10%)	\$91,110
Contingency, Design, Administration (25%)	\$227,775
TOTAL	\$1,229,983

VILLAGE OF MARSTON MILLS

West Villages Elementary School - Existing

Basic Site Description and Location

West Villages Elementary School is located at 760 Osterville W. Barnstable RD, and 2.1 acres of the 17.7 acre site is used for athletic fields. West Villages Elementary School is surrounded by residential and wooded areas and borders Barnstable United Elementary School. The image to the right shows an aerial view of the West Villages Elementary School. The site includes:

- 1 Little League Baseball Field
- 6 Tennis Courts

Programmed Uses

- Little League Baseball
- St Pope John Paul Tennis
- School Recess/ Gym Class

Summary of Existing Conditions

The primary issues of concern at the West Villages Elementary School site include:

- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- There is no irrigation or lighting.
- Tennis courts have been abandoned, with the overall condition being very poor. Fence netting is loose, torn, and damaged which poses safety hazards, court surfacing is filled with cracks and weeds spread throughout.
- Backstop and scoreboard are damaged and dated.
- Existing paved surfaces are in poor condition
- The site's overall drainage and turf conditions are poor.
- The little league fence netting is loose, torn, and damaged, which poses safety hazards.
- The field experiences year-round use because of it's affiliation with the school, its leaving minimal time for turf rest and regrowth.



VILLAGE OF MARSTON MILLS

West Villages Elementary School - Proposed

Recommended Improvements:

The recommended improvements include renovate the existing little league field, add accessible walking paths to all fields and facilities and renovate the existing courts. These improvements will improve the quality of play at the field and courts as well as improve functionality and accessibility of the site.

Recommendations Summary

- Renovate the existing little league field with root zone mix, new skinned infield and new irrigation system.
- Add a new backstop, dugouts, foul poles and bases at the newly renovated little league field.
- Add ADA accessible bleacher seating at the little league field.
- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- Renovate the remaining turf with a root zone mix
- Add ADA parking spaces by the courts and the little league field.
- Add a shade shelter by the little league field, a shade shelter/ picnic area between the parking and the courts and a shade shelter with benches by the new Lumbert Mill Road parking lot.
- Renovate and expand the existing courts into 4 tennis courts and 6 pickleball courts.
- Add a new parking lot off of Lumbert Mill Road for additional access to the courts.
- Add a storage shed and players benches on the left side of the courts.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects.

Town Phase 1	COST
Site Preparation / Demolition	\$121,707
Parking & Circulation	\$319,378
Support Building	\$37,000
Courts & Lighting	\$979,950
Drainage, Site Work & Planting	\$46,667
Mobilization, Overhead & Profit (10%)	\$150,470
Contingency, Design, Administration (25%)	\$376,175
TOTAL	\$2,031,348

Town Phase 4	COST
Site Preparation / Demolition	\$132,091
Parking & Circulation	\$278,408
Little league Field & Irrigation	\$363,000
Support Building	\$25,000
Drainage, Site Work & Planting	\$90,000
Mobilization, Overhead & Profit (10%)	\$88,850
Contingency, Design, Administration (25%)	\$222,125
TOTAL	\$1,199,474

VILLAGE OF MARSTON MILLS

Ellen McBarron Field - Existing

Basic Site Description and Location

Ellen McBarron Field is located at 340 Old Falmouth RD, and 4.3 acres of the 10.6 acre site is used for athletic fields. Ellen McBarron Field is surrounded by residential and wooded areas. The image to the right shows an aerial view of the Ellen McBarron Field site. The site includes:

- 2 multi-use field rectangular field
- 1 large open space

Programmed Uses

Barnstable Youth Soccer

Summary of Existing Conditions

The primary issues of concern at Ellen McBarron Field include:

- The site is not being utilized to its full potential for recreational use
- The fields lack spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- There is no lighting.
- The grade for these fields were rated as: Compaction C, infiltration F



VILLAGE OF MARSTON MILLS

Ellen McBarron Field - Proposed

Recommended Improvements:

The recommended improvements include renovating the existing field, add accessible walking paths to all fields and facilities and adding workout areas along the existing loop trail around the field. These improvements will improve the quality of play at the field as well as make it a more multigenerational site.

Recommendations Summary

- Renovate the existing field with root zone mix, creating one large 240' x 360' multiuse field and a smaller 240' x 140' multiuse field.
- Renovate the remaining turf with a root zone mix
- Add picnic area around the existing support building
- Add a shade shelter between the parking lot and the loop trail path.
- Add five workout areas along the existing loop path.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects.

Town Phase 4	Cost
Site Preparation / Demolition	\$98,280
Parking & Circulation	\$82,510
Multiuse Field	\$382,720
Workout Areas	\$335,738
Additional Site Work & Planting	\$94,000
Mobilization, Overhead & Profit (10%)	\$99,325
Contingency, Design, Administration (25%)	\$248,312
TOTAL	\$1,340,885

VILLAGE OF MARSTON MILLS

Burgess Park - Existing

Basic Site Description and Location

Burgess Park is located at 554 Cotuit Rd, and 3.0 acres of the 30.1 acre site is used for athletic fields. Burgess Park is surrounded by residential and wooded areas and borders Hamblin Pond. The image to the right shows an aerial view of the Burgess Park site. The site includes:

- Disk Golf Course
- Sand Volleyball Court
- Multi Use rectangular field

Programmed Uses

- Disk Golf
- Sand Volleyball
- Field Use

Summary of Existing Conditions

The primary issues of concern at Burgess Park include:

- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- Large gravel parking lot is not ADA accessible.
- There is no irrigation or lighting.
- Volleyball posts and net are damaged and present a safety concern to players.
- Field is underused



VILLAGE OF MARSTON MILLS

Burgess Park - Proposed

Recommended Improvements:

The recommended improvements include renovating the existing parking lot, adding accessible pathways to all facilities and fields and incorporating bocce courts. These improvements will improve the functionality of the site as well as make it a more multigenerational site.

Recommendations Summary

- Formalize the existing parking with paved surfaces and handicap accessible parking spaces.
- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- Renovate the remaining turf with a root zone mix
- Add a shade shelter by the parking and the bocces courts.
- Add a disc golf kiosk by the paved disc golf entrance.
- Renovate the lawn adjacent to the bocce courts for horseshoe.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects.

Town Phase 5	Cost
Site Preparation / Demolition	\$68,350
Parking & Circulation	\$192,322
Support Buildings	\$60,000
Bocce Courts	\$40,000
Drainage, Site Work & Planting	\$44,400
Mobilization, Overhead & Profit (10%)	\$40,507
Contingency, Design, Administration (25%)	\$101,268
TOTAL	\$546,847

VILLAGE OF COTUIT

The Waldorf School - Existing

Basic Site Description and Location

The Waldorf School is located at 140 Old Oyster Road, and 2.1 acres of the 13.4 acre site is used for fields. The site is surrounded by residential areas to the north, south, east, and west sides. This site is part of the larger property belonging to the Waldorf School. The image to the right shows an aerial view of the Waldorf School site. The School Yard contains:

- 1 little league field
- 2 tennis/pickleball courts

Programmed Uses

- Little League Baseball Practices and Games
- Mixed use courts for Tennis and Pickleball
- Summer Recreation programs
- Unsanctioned/informal use by a variety of youth sports programs



Summary of Existing Conditions

The Waldorf School is used mainly as a schoolyard and active park space. The primary issues of concern for this site include:

- The space is not utilized to its full potential and lacks multi-generational facilities for community-wide use.
- The site's overall drainage conditions are poor.
- The overall turf conditions at the site are poor.
- The fence netting is loose, torn, and damaged, which poses safety hazards. Fencing around field in general is poor
- Issues with the field layout and disrepair of the backstop and dugouts create player safety concerns.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- There is no safe, demarcated crossing from the school to the field.
- The fields experience year-round use because of their affiliation with the school, leaving minimal time for turf rest and regrowth.
- Field orientation is poor.
- The grade for these fields were rated as: Turf compaction D, infiltration C, Infield compaction D infiltration C.



VILLAGE OF COTUIT

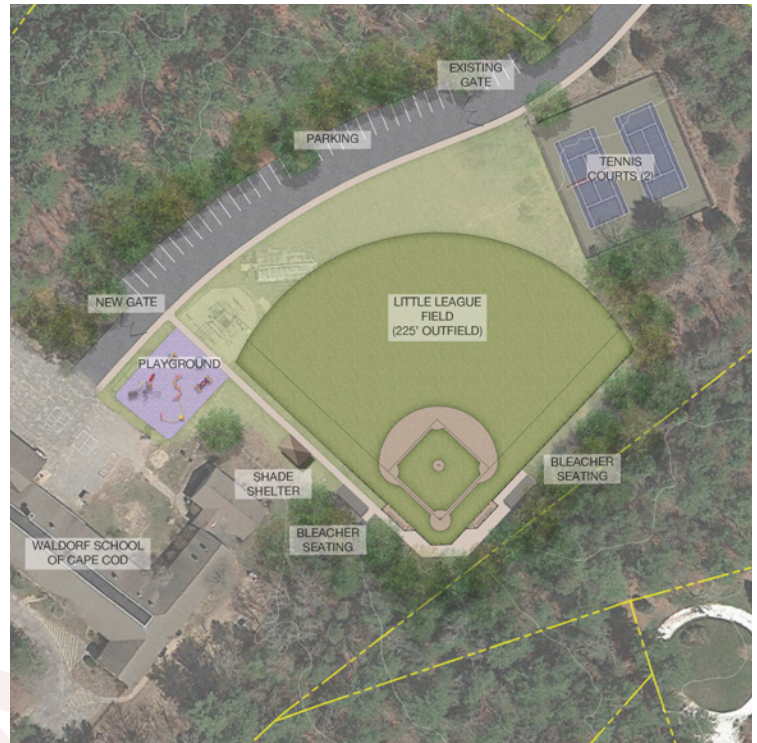
The Waldorf School- Proposed

Recommended Improvements

The recommended park improvements include renovating and reorienting the little league field , updating and relocating the playground, adding parking along the main entrance and creating ADA access to all facilities. These improvements will allow the site to be utilized to its full potential and give access to those who could not use the site before.

Recommendations Summary

- Demolish the existing little league field and add a new little league field in a north-south orientation with 225’ outfield, new backstop, dugouts, foul poles and plates.
- Create an ADA accessible pathway wide enough for emergency vehicles from the street parking to the dugouts.
- Renovate the remaining turf with a root zone mix
- Add a shade shelter between the little league field and the school.
- Implement a new irrigation system for efficient, comprehensive watering of all turf areas.
- Update and relocate the existing playground to be out of the field of play.
- Add ADA accessible bleacher seating on both sides of the little league field.
- Add additional parking along the main entrance road into the school.
- Add a second gate to access the school parking lot.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. Playground costs may differ depending on the play elements and the age range the playground is designed for. All costs have been rounded and are estimated based on our previous experience with similar projects.

Town Phase 5	Cost
Site Preparation/ Demolition	\$73,370
Parking & Circulation	\$198,355
Little league Field & Irrigation	\$178,825
Support Building	\$40,000
Play Area	\$246,806
Drainage & Planting	\$100,560
Mobilization, Overhead & Profit (10%)	\$83,792
Contingency, Design, Administration (25%)	\$209,479
TOTAL	\$1,131,186

VILLAGE OF COTUIT

Elizabeth Lowell Park - Existing

Basic Site Description and Location

Elizabeth Lowell Park is located at 10 Lowell Ave, and 3.1 acres of the 5.5-acre site is used for fields. The field is slightly visible from Lowell Ave, with wooded areas to the north, west and east sides of the field. The image to the right shows an aerial view of the Waldorf School site. The site contains 1 baseball field with a 90' diamond.



Programmed Uses

- Kettler Baseball Practices and Games
- Summer Recreation programs
- Unsanctioned/informal use by a variety of youth sports programs

Summary of Existing Conditions

Elizabeth Lowell Park is used mainly for active recreation. The primary issues of concern for this site include:

- The field is used beyond its capacity
- Drainage issues behind home plate
- The overall turf conditions at the site are fair.
- The existing paved surfaces are in poor condition.
- No walking track
- New bleachers and amenities buildings



Recommendations Summary

The recommended master plan for Elizabeth Lowell Park includes:

- Repave the existing parking area
- Add warning track in the baseball outfield
- Improve skinned infield conditions
- Address drainage issues
- Turf compaction B, infield D, Turf Infiltration B, infield B

VILLAGE OF WEST BARNSTABLE

Barnstable West Barnstable Elementary - Existing

Basic Site Description and Location

West Barnstable Elementary School is located at 2463 Main Street, and 2.6 acres of the 31.8 acre site is used for fields. The site is surrounded by residential/ wooded areas to the south, east, and west sides. The image to the right shows an aerial view of West Barnstable Elementary School site. The fields and facilities include:

- 2 overlapping little league fields
- 1 multi-use rectangular field
- 2 tennis/ pickleball courts

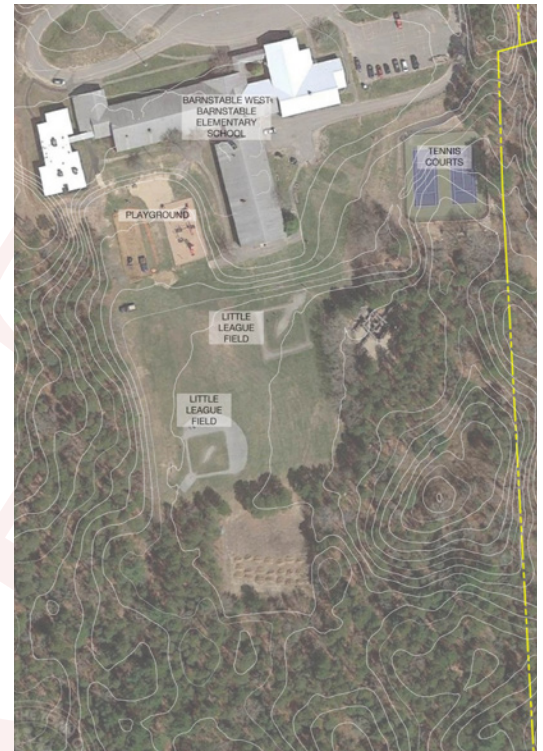
Programmed Uses

- Summer Recreation programs
- Pickleball/Tennis programs
- Practice space for a variety of youth sports programs
- Unscheduled and informal uses by sports programs, neighbors, and other community members.

Summary of Existing Conditions

West Barnstable Elementary School is used mainly for active recreation and school play. The primary issues of concern for this site include:

- The site is not being utilized to its full potential for recreational use.
- Unrestricted pedestrian and student movement across the site affects the turf quality in various locations.
- Existing paved surfaces are in poor condition
- The site's overall drainage conditions are poor.
- The overall turf conditions at the site are poor.
- The backstops have loose and torn mesh, damaged and missing components, and exposed footings, all of which pose safety hazards. Fencing in general near fields is poor
- The current backstops do not provide any safety for dugouts or spectators.
- The fields lack spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- The fields experience year-round use because of their affiliation with the school, leaving minimal time for turf rest and regrowth
- The grade for these fields were rated as: Turf compaction C/C/C, infield D/D, Turf infiltration B/B/B, infield F/C



VILLAGE OF WEST BARNSTABLE

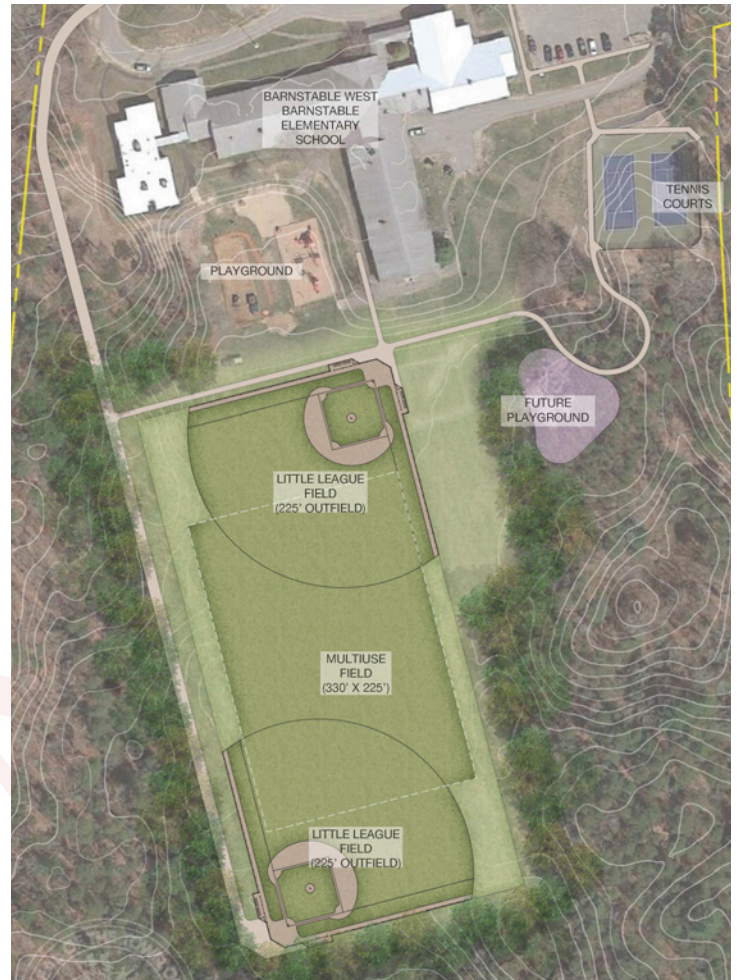
Barnstable West Barnstable Elementary - Proposed

Recommended Improvements

The recommended park improvements include relocating both little-league fields, expanding the multi-use rectangular field to fully activate the usage on site, and improving access and safety on site.

Recommendations Summary

- Demolish the little league fields and add 2 new little league fields with similar orientations, but shifted over and down to allow for a larger multiuse field.
- Install new backstops, dugouts, foul poles and bases to improve safety and playability of fields.
- renovate the outfields and additional lawn space in between the outfields to allow for a 330' x 225' multiuse field.
- Renovate the remaining turf with a root zone mix
- Create an ADA-compliant pathway throughout the site that service and emergency vehicles could share
- provide specatator and pedestrian amenities such as benches and bleachers along the accessible routes to the fields.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species.



Cost Considerations

The following pre-design program budget summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. All costs have been rounded and are estimated based on our previous experience with similar projects, and do not necessarily factor site-specific information into the estimate.

Town Phase 3	Cost
Site preparation/ Demolition	\$160,729
Parking & Circulation	\$86,212
Little league Field 1 & Irrigation	\$156,325
Little league Field 2 & Irrigation	\$133,325
Multiuse Field & Irrigation	\$83,957
Drainage & Planting	\$174,120
Mobilization, Overhead & profit (10%)	\$79,467
Contingency, Design, Administration (25%)	\$198,667
TOTAL	\$1,072,802

VILLAGE OF WEST BARNSTABLE

Lombard Field - Existing

Basic Site Description and Location

Lombard Field is located at 2377 Meetinghouse Way/Rte 140, and 2.0 acres of the 4.7 acre site is used for fields. The site is surrounded by residential/ wooded areas to the south, east, and west sides. The image to the right shows an aerial view of the Lombard Field site. The fields at Lombard Field are currently under construction and facilities include:

- 1 Softball Field

Programmed Uses

- Sturgis West Softball
- Human Service League
- Multiple Rec League and Business League Softball Teams

Summary of Existing Conditions

Lombard Field is used mainly for active recreation and school play. The primary issues of concern for this site include:

- Softball facilities including backstop, fencing and netting is old and damaged
- The fields spectator seating options are not code compliant
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- The site has no irrigation structures
- The site has poor drainage in select areas, resulting in soggy grass and soil erosion.
- Existing paved surfaces are in poor condition



VILLAGE OF WEST BARNSTABLE

Lombard Field - Proposed

Recommended Improvements

The recommended improvements are developed directly from the master plan provided to the town by SMRT Architects and Engineers, and include renovating the existing softball field, parking lot, walking path connections and playground. These improvements will increase accessibility and playability to all facilities and also allow for longer duration of play time.

Recommendations Summary

- Renovate the existing softball field with root zone mix and irrigation.
- Add a new backstop, dugouts, foul poles, bases and bleacher seating at the renovated softball field.
- Add field lighting at the softball field.
- pave and formalize the parking areas and include handicap accessible parking spaces.
- Integrate ADA compliant walking paths through out the site to allow access to all fields and facilities.
- relocate and renovate Luke’s Love Playground.
- Renovate the remaining turf with a root zone mix
- Upgrade the entrances with attractive signage.
- Integrate trees throughout the site to provide shade



Cost Considerations

This project is currently under construction.

Town Phase 1	Cost
Lombard Field	By Town

VILLAGE OF BARNSTABLE

Barnstable Hollow Field - Existing

Basic Site Description and Location

Hollow Field is located at 3330 Main Street, and x acres of the x-acre site is used for fields. The site is surrounded by residential areas to the north, east, and west sides. The Barnstable Unitarian Church is to the south of this property. The image to the right shows an aerial view of the Hollow Field site. The site contains:

- 1 softball field

Programmed Uses

- Little League Baseball Practices and Games
- Summer Recreation programs
- Unsanctioned/informal use by a variety of youth sports programs

Summary of Existing Conditions

Hollow Field is used mainly for active recreation. The primary issues of concern for this site include:

- The site is not being utilized to its full potential for recreational use.
- The site's overall drainage conditions are poor.
- The overall turf conditions at the site are poor.
- The fence netting is loose, torn, and damaged, which poses safety hazards.
- Issues with the layout and disrepair of the backstop and dugouts create player safety concerns.
- The fields lack safe spectator seating options.
- There is no ADA access to these facilities, and there are no formal handicapped viewing areas.
- There is no safe, demarcated crossing from the school to the field.
- The fields experience year-round use because of their affiliation with the school, leaving minimal time for turf rest and regrowth.



VILLAGE OF BARNSTABLE

Barnstable Hollow Field - Proposed

Recommended Improvements

The recommended park improvements include renovating the softball field into a little league field, creating an ADA pathway to all facilities and improving access and safety for pedestrians. These improvements will allow the field to be utilized to its full potential and give access to those who could not use the site before.

Recommendations Summary

- Demolish the softball field and add a new little league field with 170' outfield, new backstop, dugouts, foul poles and plates.
- Add a new scoreboard beyond the outfield
- Create an ADA accessible pathway wide enough for emergency vehicles from the street parking to the dugouts.
- Renovate the remaining turf with a root zone mix
- Add a shade shelter by the entrance and adjacent to the existing playground.
- Implement a new irrigation system for efficient, comprehensive watering of all turf areas.
- Upgrade the entrances with attractive signage, add new native plantings, and remove diseased, damaged, or invasive plant species
- Integrate trees throughout the site to provide shade



Cost Considerations

The following pre-design program Budget Summary is an example estimate and identifies the initial breakdown of costs associated with the planned program. Playground costs may differ depending on the play elements and the age range the playground is designed for. All costs have been rounded and are estimated based on our previous experience with similar projects.

ITEM	COST
Site Preparation / Demolition	\$61,560
Parking & Circulation	\$48,750
Little League Field & Irrigation	\$317,320
Support Building	\$33,000
Electrical	\$50,000
Drainage, Site Work & Planting	\$74,350
Mobilization, Overhead & Profit (10%)	\$58,498
Contingency (10%)	\$58,498
TOTAL	\$701,976

The Comprehensive Athletic Field & Court Study effort presents a unique opportunity to strategize how best to implement the completed field and court existing condition assessments at each property. Through the integration of a series of thoughtful and achievable enhancements, members of the community will benefit from the diverse range of recreational improvements and opportunities.

The prior phases of this process have identified the critical need for new and refurbished athletic fields and courts to better support the myriad of sports programs that operate within the community. Based on participation rates for various activities, the Town of Barnstable does not currently have enough dedicated rectangular fields, dedicated pickleball courts, and 90' baseball diamonds to accommodate the substantial number of users. In contrast, the town currently has adequate little league baseball and abundant softball fields spread throughout it's villages.

However, many of the existing facilities that should meet the current and expected future needs of the town, lack the fundamental elements today's users require. Several Massachusetts towns have moved aggressively to expand their field-based playing venues due to increased rates of participation in traditional sports programs, emerging sports programs, and the expanding participation rate of women and girls in general. There is a chronic need for improved maintenance, safety components, and access at many of these existing facilities. Through distributed and site-specific recommended improvements and increased operations and maintenance budgets, many of these sites may not need capital investment at all.

Finally, evenly distributing field usage will be key to protecting the capital investments currently on-going. Field use distribution should help will minimize over-use and limit damage to these existing sites and allow for the increased maintenance (above) to have a greater impact across the town's assets.

By dividing the improvements across the five (5) phases from the recommended strategic phasing plan, the Town of Barnstable can meet the immediate needs for un-met usage and begin the planning process for future recreation needs. Supplemental to meeting current and future field and court use, improvements such as access, ancillary amenities, and maintenance can commence at later phased projects as budgets allow.

Phase 1: Current Improvements / 2018-2022 Improvements

Phase 1 Institutes recommendations that begin to meet the immediate unmet needs in the Town of Barnstable. These improvements, including Lombard Field, the Barnstable High School Field of Dreams project, (Phases 1-3, the Bleacher and Backstop Improvements project, and the Synthetic Turf Improvements project) a dedicated pickleball venue and renovated tennis courts at the West Villages Elementary School property, and additional general operations funding, should begin fulfilling immediate town needs. Key to this is the shared utilization by school and recreation users of the proposed synthetic turf multi-use field as part of Phase I at Barnstable High School. With the greater use hours available from the installation of the new synthetic turf field, scheduling of the space between the Recreation Division and the School Department will be the limiting factor for use on this field. Improvements to McKeon Field, and the former Osterville Bay Elementary School property will further alleviate over-use of other fields and courts.

Phase 2: 2023-2026 Improvements

Phase 2 continues to alleviate the demand for missing field and court components that currently exist and are projected based on the town's needs. These improvements include a dedicated synthetic turf rectangular

field and regulation running track at the Barnstable United Elementary School property, redevelopment of the underutilized multi-use field area at Bay Lane Recreation Fields, access and field improvements for the rectangular field at Saint John Paul II High School, and redevelopment of the former Marstons Mills Elementary School property. Improvements here can serve the towns athletic field needs with the addition of a 90 ft baseball diamond field and provide open space and additional recreational opportunities. The conceptual improvements for this property as shown in Section 5 include ample off-street parking, a playground, dedicated tennis and pickleball courts, one basketball and bocce court, open lawn areas, and a circuitous pedestrian pathway.

Phase 3: 2027-2031 Improvements

Phase 3 focuses capital improvements toward four current elementary schools. Redistribution of the lower fields at Barnstable United Elementary School, full field and court improvements at the West Elementary School in Hyannis, enlargement of the playing surface at Barnstable West Barnstable Elementary School, access, parking and walkway improvements at Bay Lane Recreation Fields and full renovation of the existing basketball court at Centerville Elementary School.

Increasing operations and maintenance funding suggested in phase 1 and phase 2 should allow for improved access, safety and playability before this phase and the other two Strategic Plan phases are fully implemented.

Phase 4: 2032-2035 Improvements

Phase 4 focuses on capital improvements to several properties that require either full field renovations, access improvements, minor field quality and court upgrades. Renovation and conversion of the smaller softball field at Bay Lane Recreation fields, removal of the existing soils and replacement with quality soil material at the Ellen A McBarron soccer fields, redistribution of the play field at Centerville Main Street Park, and little league field renovation, improved parking and pedestrian access at the West Villages Elementary School. Minor field and access improvements at Marshall J Lopes Field and little league fields behind Barnstable Community Horace Mann Public Charter School round out this phase of conceptual improvements.

Phase 5: 2036-2039 Improvements

Phase 5, like phase 4, touches on various recommended improvements at these properties. Full field renovations and reconstruction of the ½ sized basketball court at the Cape Cod Collaborative School, reconstruction of the tennis courts, addition of hand ball courts and softball field improvements at Saint John Paul II High School property, parking, access and improved secondary amenities at Burgess Park, minor field and drainage improvements at the Elizabeth Lowell Park Field, redevelopment of the baseball field at the Waldorf School, formerly the Cotuit Elementary School, and the addition or a bocce court at the Centerville Main Street Park property.

COMPREHENSIVE ATHLETIC FIELDS AND COURTS STUDY
STRATEGIC PHASING PLAN -DRAFT
 2/29/2018



Site	Town	Field #	Proposed/ Existing Inventory	W&S Existing Conditions Score (See Matrix)	Estimated Construction Cost	Estimated ADDITIONAL Yearly Costs (Includes Mowing)	Estimated ADDITIONAL Yearly Schools O&M Costs (Includes Mowing)	Estimated ADDITIONAL Yearly DPW O&M Costs (Includes Mowing)	Fiscal Year of Implementation (Estimated)	Comments
PHASE 1: 0-4 Years (Projects under construction, under development, and highest priority)										
West Barnstable		20	Lombard Field - under construction	46	60' Softball (280' outfield)	2.0	\$0	\$23,500	2017	Under Construction. Key field in the overall Master Plan due to future user potential.
Hyannis		1	Barnstable High School	8	Bleacher Improvements and 90' Backstop replacement	2.0	\$0	\$0	2018	Under Construction
Marstons Mills		14	West Villages Elementary School	38	60' Baseball- Little League	3.0	\$1,986,000	\$2,000	2019	Conversion of two tennis courts to six (6) dedicated pickleball courts. Renovated tennis courts provides future user potential
				38.1	Tennis Courts (4)	1.5				
					Pickleball Courts (6)					
Hyannis		1	Phase 1: Barnstable High School/ Intermediate School (Field of Dreams Plan)	2	90' Baseball Syn. Turf Varsity field	2.0	\$4,500,000	\$11,000	2019	Includes restroom and parking improvements
				7	Overlapping Multiuse Rectangular field (300'x195')					
Hyannis		3	McKeon Field:	11	90' Baseball Field	2.5	\$1,755,000	\$46,000	2019	Under agreement for renovations. Recommended baseball use only
Osterville		10	Osterville Bay Elementary School (closed)	25	Softball (275' outfield)	2.5	\$400,000	\$2,000	2019	Reallocation of two tennis and pickleball courts
				26	Overlapping Rectangular (150'x250')- Outfield of softball					
				27.1	Basketball Court	1.0				
				27.2	Tennis/Pickleball Courts (2)	1.0				
Hyannis		1	Phase 2: Barnstable High School/ Intermediate School (Field of Dreams Plan)	3	90' Baseball JV field	2.0	\$3,000,000	\$131,500	2020	Field of Dreams BHS and Intermediate School. High priority in town. When completed these fields will support many user groups to offset closed fields during other Phase of the Master Plan.
				4	Overlapping rectangular multi-use field					
				1	Softball- varsity field	1.5				
					Overlapping rectangular multi-use field	3.0				
					Softball java softball field NE					
					Softball Varsity and JV practice field SE	3.0				
Hyannis		1	Barnstable High School	8	Rectangular Synthetic football field	2.0	\$1,000,000	\$7,000	2020	Refurbishment of existing field and court
				8.1	Basketball Court					
Osterville		10	Osterville Bay Elementary School (closed)	25	Softball (275' outfield)	2.5	\$1,225,000	\$30,500	2020	Reallocation of fields and courts providing safer conditions, various ancillary amenities and accessibility
				26	Overlapping Rectangular (150'x250')- Outfield of softball					
				27.1	Basketball Court	1.0				
				27.2	Tennis/ Pickleball Courts(2)	1.0				
Hyannis		1	Phase 3: Barnstable High School/ Intermediate School (Field of Dreams Plan)		90' Baseball JV/Freshman field		\$2,000,000	\$100,000	2021	Redistribution of the fields and adding one (1) softball field
					90' Baseball JV/Freshman softball field					
				6	Overlapping rectangular multi-use field					
					Dedicated rectangular multiuse field					
Town-wide			General Operations and Maintenance Budget Increase		Increased funding for town-wide fields and courts maintenance and needs-based improvements			\$75,000	2019	
					\$15,866,000	\$297,500	\$131,000		(not including inflation)	

COMPREHENSIVE ATHLETIC FIELDS AND COURTS STUDY
STRATEGIC PHASING PLAN -DRAFT
 6/15/2018



Site	Town Field #	Proposed/ Existing Inventory	W&S Existing Conditions Score (See Matrix)	Estimated Construction Cost	Estimated ADDITIONAL Yearly Costs (Includes Mowing)	Estimated ADDITIONAL Yearly Schools O&M Costs (Includes Mowing)	Estimated ADDITIONAL Yearly DPW O&M Costs (Includes Mowing)	Fiscal Year of Implementation (Estimated)	Comments	
PHASE 2: 5-8 Years										
Centerville	8	Bay Lane Recreational Fields	21	60' Little league (200' outfield)	3.0	\$1,200,000		\$24,500	2023	Renovating\reallocating existing softball field for improved youth and adult recreation users
			22	Softball (300' outfield)	2.0					
			23	Multiuse	2.0					
			23.1	Tennis courts (2)	4.0					
			23.2	Basketball Court (1)	1.0					
Marstons Mills	13	Barnstable United Elementary School (formerly Horace Mann)	34	90' Baseball (350' outfield)	3.0	\$2,077,000	\$7,000		2023	Future needs for recreation and high school use could be utilized. Adding lights and synthetic turf would significantly increase future usage hours
			35	60' Baseball (200' outfield)	1.0					
			36	Overlapping Multiuse (330'x180')- Outfield of softball & baseball	3.0					
			37	Dedicated Syn. Turf Multiuse (225'x360')- 6 Lane Running Track	1.0					
Marstons Mills	12	Marstons Mills Elementary School (closed)	32	90' Baseball (350' outfield)		\$2,142,000		\$32,500	2024	Provides a needed 90' baseball diamond. Adds tennis, pickleball, and basketball courts, and ancillary facilities for future users.
				Pickleball Courts (6)						
				Tennis Courts (3)						
				Basketball Court (1)						
Hyannis	2	Saint John Paul II High School	9	Softball- Field	1.0	\$545,000	\$32,000		2025	SJP primary user. Future needs for recreational use could be utilized here
			10	Multiuse (210'x330')	1.0					
			10.1	Tennis Courts (2)	1.0					
				Handball Courts (3)						
Town-wide		General Operations and Maintenance Budget Increase		Increased funding for town-wide fields and courts maintenance and needs-based improvements			\$25,000	\$25,000	2023	
				\$5,964,000	\$64,000	\$82,000	(not including inflation)			

COMPREHENSIVE ATHLETIC FIELDS AND COURTS STUDY
STRATEGIC PHASING PLAN -DRAFT
 6/1/2018



Site	Town Field #	Proposed/ Existing Inventory	W&S Existing Conditions Score (See Matrix)	Estimated Construction Cost	Estimated ADDITIONAL Yearly Schools O&M Costs (Includes Mowing)	Estimated ADDITIONAL Yearly DPW O&M Costs (Includes Mowing)	Fiscal Year of Implementation (Estimated)	Comments	
PHASE 3: 9-12 Years									
Hyannis	6	Hyannis West Elementary School	17	Softball (275' outfield)	2.0	\$1,325,000	\$63,500	2027	Sturgis heavily uses these fields. In close proximity to BHS\MS which could serve high school sports programs.
			18	60' Little league (225' outfield)	1.0				
			19	Dedicated Multiuse (210'x360')	2.0				
			19.1	Basketball Court (1)	1.0				
Marstons Mills	13	Barnstable United Elementary School (formerly Horace Mann)	34	90' Baseball (350' outfield)	3.0	\$1,200,000	\$54,000	2028	Heavily used lower fields. 90 ft. baseball field supports many recreation programs
			35	60' Softball (200' outfield)	1.0				
			36	Multiuse (330'x180')- Outfield of softball & baseball	3.0				
			37	Syn. Turf Multiuse (225'x360')- 6 Lane Running Track					
West Barnstable	19	Barnstable West Barnstable Elementary	43	60' Little league (225' outfield)	1.0	\$950,000	\$47,500	2029	Expand field footprint, adding more space and less overlap for all 3 footprints
			44	60' Little league (225' outfield)	2.0				
			45	Multiuse (330'x225')- Outfields of little league fields	2.0				
			45.1	Tennis Courts (2)	4.0				
Centerville	8	Bay Lane Recreational Fields	21	60' Little league (200' outfield)	3.0	\$75,000	\$2,000	2030	Improvements to existing tennis and basketball courts and better access.
			22	Softball (300' outfield)	2.0				
			23.1	Tennis courts (2)	4.0				
			23.2	Basketball Court (1)	1.0				
Town-wide		General Operations and Maintenance Budget Increase		Increased funding for town-wide fields and courts maintenance and needs-based improvements		\$25,000	2027		
				\$3,550,000	\$198,000	\$27,000		(not including inflation)	

COMPREHENSIVE ATHLETIC FIELDS AND COURTS STUDY
STRATEGIC PHASING PLAN -DRAFT
 2/29/2018



Site	Town Field #	Proposed/ Existing Inventory	W&S Existing Conditions Score (See Matrix)	Estimated Construction Cost	Estimated ADDITIONAL Yearly Costs	Estimated ADDITIONAL Schools O&M (Includes Mowing)	Estimated ADDITIONAL Yearly DPW O&M Costs (Includes Mowing)	Fiscal Year of Implementation (Estimated)	Comments		
PHASE 4: 13-16 Years											
Centerville	9	Centerville Main Street Park / Field of Dreams	24	Multiuse (200'x140')	1.0				Replace softball field with small rectangular\multi use field better meeting the recreation users		
				Bocce Court (1)		\$300,000		\$27,000	2031		
Barnstable Village	21	Barnstable Hollow Field	47	60' Little League (170' outfield)	1.0	\$702,000		\$8,100	2031	Converting softball infield to 60' baseball infield. Irrigation can be provided, lacks ADA access.	
Marstons Mills	14	West Villages Elementary School	38	60' Baseball- Little League	3.0	\$773,000	\$12,500		2032	Renovating baseball field and providing accessibility	
			38.1	Tennis Courts (4)	1.5						
				Pickleball Courts (6)							
Hyannis	7	Marshall J Lopes Jr. Field	20	Softball- Adult	3.0	\$135,000		\$27,000	2032	Minor improvements	
Centerville	8	Bay Lane Recreational Fields	21	60' Little league (200' outfield)	3.0	\$525,000		\$14,000	2033	Renovating entire field with improved parking and access. Converting softball infield to 60' baseball infield	
			22	Softball (300' outfield)	2.0						
			23.1	Tennis courts (2)	4.0						
			23.2	Basketball Court (1)	1.0						
Hyannis	4	Barnstable Community Horace Mann Public Charter School (Lorusso Sports Complex)	12	60' Baseball- Little League	4.0	\$367,000	\$35,000		2033	Accessibility needs to be reviewed and provided.	
			13	60' Baseball - Little League	4.0						
			13.1	Basketball Court (2)	3.5						
Marstons Mills	12	Marstons Mills Elementary School (closed)	32	90' Baseball (350' outfield)		\$250,000			2034	Provides a needed 90' baseball diamond. Adds tennis, pickleball, and basketball courts, and ancillary facilities for future users.	
				Pickleball Courts (6)							
				Tennis Courts (3)							
				Basketball Court (1)							
Marstons Mills	15	Ellen McBarron Recreational Facility	39	Multiuse (240'x360')	3.0	\$1,192,000		\$49,600	2034	Reconstruction of fields needed due to poor soil conditions. Added recreation nodes to ex walking path for future passive recreation use	
			39.1	Multiuse (240'x140')	3.0						
			39.2	Multiuse (240'x140')	3.0						
Town-wide		General Operations and Maintenance Budget Increase		Increased funding for town-wide fields and courts maintenance and needs-based			\$25,000		2031		
						\$4,244,000		\$72,500		\$125,700	(not including inflation)

COMPREHENSIVE ATHLETIC FIELDS AND COURTS STUDY
STRATEGIC PHASING PLAN -DRAFT
 6/1/2018



Site	Town Field #	Proposed/ Existing Inventory	W&S Existing Conditions Score (See Matrix)	Estimated Construction Cost	Estimated ADDITIONAL Yearly Schools O&M Costs (Includes Mowing)	Estimated ADDITIONAL Yearly DPW O&M Costs (Includes Mowing)	Fiscal Year of Implementation (Estimated)	Comments		
PHASE 5: 17-20 Years										
Cotuit	18	Elizabeth Lowell Park	42	90' Baseball- Kettleers	4.0	\$500,000		\$0	2035	minor field improvements
Cotuit	17	Waldorf School	41	60' Little league (225' outfield)	1.0	\$1,004,500	\$16,000		2036	Renovated field offers flexibility for use and improved playground and access
			41.1	Tennis Courts (2)	4.0					
Osterville	11	Cape Cod Collaborative (formerly Osterville Elementary School)	28	Softball- Youth Baseball	2.5	\$398,000		\$21,500	2037	Under-utilized fields, Large field footprint provides future options for additional recreation users.
			29	60' Baseball Little League	4.0					
			30	Multi-use Rectangular field- Outfield of softball	3.0					
				Basketball Court (1)- Half Size						
Hyannis	2	Saint John Paul II High School	9	Softball- Field	1.0	\$645,000	\$16,200		2038	Handball, tennis, and softball backstops with secondary ADA access to all.
			10	Multiuse (210'x330')	1.0					
			10.1	Tennis Courts (2)	1.0					
				Handball Courts (3)						
Marstons Mills	16	Burgess Park	40	Bocce Courts (2)	1.0	\$486,000		\$500	2038	Parking/ Access, and secondary amenities
Centerville	9	Centerville Main Street Park / Field of Dreams	24	Multiuse (200'x140')	1.0	\$48,000		\$2,000	2038	Added boocce court for future use
				Bocce Court (1)						
Town-wide		General Operations and Maintenance Budget Increase		Increased funding for town-wide fields and courts maintenance and needs-based improvements				\$25,000	2035	
				\$3,081,500	\$32,200	\$49,000	(not including inflation)			

Maintenance	O&M Price/Acre	Mowing Price/Acre
Basic	\$6000/acre	\$7,500
Standard	\$8000/acre	\$7,500
Improved	\$10000/acre	\$7,500
Synthetic	\$4000/acre	\$0

Operations and Maintenance Considerations

When new fields are developed or on existing fields that just need a little TLC, the town should internally work to prepare an operation and maintenance plan for the established and newly constructed synthetic and natural turf fields. To minimize adverse field conditions due to maintenance issues and to protect the towns investment, as a general outline we recommend that all fields be maintained to the Sports Turf Managers Association (STMA) and Turf Magazine industry standards listed below.

A budget of \$6000 to \$8000 an acre per year for each natural turf field and \$4,000 to \$6000 an acre per year for each synthetic turf field should be established for maintenance of these and existing properties to maintain a safe and high level of quality turf on the fields. Please see the sheets following this section for examples of high, medium, and low maintenance operations and maintenance plans.

Beginning of Season Conditions:

The town should make every effort to begin each playing seasons with 100% turf coverage on the fields and well-groomed infields.

Soil Testing:

Perform at least once every three to five years to determine nutrient deficiencies. This allows fertilization to be tailored to each field's individual needs.

Fertilization:

As a rule of thumb, fertilizers should be applied mid-spring, early June, mid-September, late October, and mid to late December.

Aeration:

Perform in late March to early April, after school is out in June, and in late August before fall school sports begin. Aeration reduces ground hardness and compaction of soil, allowing roots to breathe and grow more easily, and making turf more resilient for falling players. This is the single most important maintenance element. Without it, all others are futile.

Mowing:

Perform twice a week March through October and as needed from October to November. Turf maintenance professionals emphasize that mowing schedules should not be reduced when fields are resting, or otherwise inactive, as regular mowing helps to ensure thick and vigorous turf growth.

Irrigation:

Complete coverage, 1 inch per week.

Lime:

As needed to maintain a ph of 6.0-6.7

Seeding:

Weather conditions make August to mid-September the preferred time of year to seed field areas. The method of seeding (slice seeding, hand seeding, hydroseeding) can be determined to fit the condition and size of the field being restored.

Field Lining:

Before each game or as otherwise needed.

Pest Control:

Any pest problems that are detected should be resolved using cultural practices. It is important to note that fields treated with pesticides must be taken out of play to avoid contact with players and children. This requires extra fields to accommodate relocated play. As part of the maintenance program and Integrated Pest Management (IPM) program should be developed.

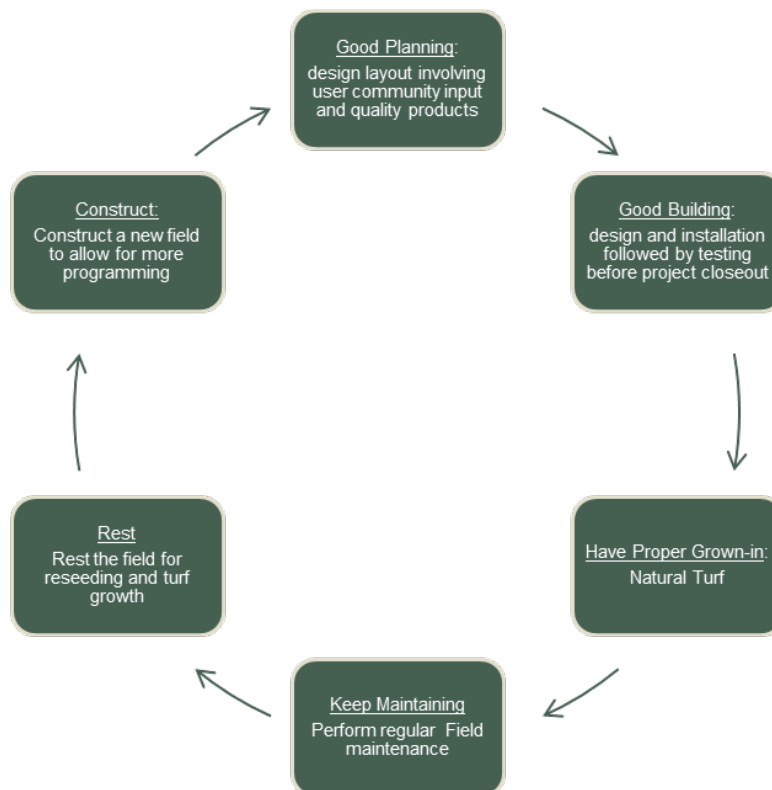
Excess Thatch Removal:

Performed in June when soil is dry.

Rolling:

Perform three times per year when the ground is soft. This will help to keep playing surfaces from becoming inconsistent, uneven and lumpy, and improve player safety.

The standards need to be codified into a written plan to govern maintenance operations that all field maintenance personnel use and reference. The plan should be supported by sufficient labor savings equipment to allow implementation of all aspects of the plan.



Recommended Field Use Policy

During discussions with town officials and youth and adult organizations, it became apparent that the Town of Barnstable needs to establish a Field Use Policy. Town representatives have identified that factors involved in determining field usage have created conflicts with varying athletic programs. Among these factors, scheduling agreements for field usage at the school, and town facilities, procedures for fields to be opened or closed and established protocols for determining when play should stop should conditions change, fees and penalties for field usage, are among the concerns.



The Town should establish a field use policy that encompasses the following criteria such that conflicts can be reduce or eliminated:

- Clearly define the application process and fee structure to permit out a field.
- Bring fair and equitable treatment to all user groups.
- Control usage of fields during poor weather conditions (note that good field and turf conditions can be drastically deteriorated by a single use/event held during bad weather).
- Protect recent/future field improvements.
- Maintain better field conditions overall.
- Reduce pressure on, and help protect decision makers by adopting a clearly articulated and evenhanded use policy that is widely published and understood.
- Clearly establish the town's and school's rules and regulations, post these on the Town's website, social media sites and at all athletic facilities.

Field use policies have become critical tools in establishing basic order and in protecting the significant investments that have been made at field complexes throughout the region. In fact, it is the desire to maintain superior playing conditions once major capital projects have been completed. That desire has motivated many communities to establish use protocols.

Weston & Sampson has consulted many officials in Massachusetts communities regarding their field use policy (including Framingham, Needham, Newton, Walpole, Worcester, Waltham and Westwood). There are practices that other communities have adopted that we suggest being included in Barnstable's Field Use Policy. We recommend the following:

- Town officials will not rush the opening of a new field facility until maximum grow-in (turf establishment) has been achieved. In this way, they are protecting their significant capital investments by preventing use until facilities can withstand play.
- Fields should be closed for short periods of time for minor renovation efforts (seasonal aeration and slice seeding operations). This inconveniences user groups, but the need to maintain good playing conditions takes precedent.
- In many communities, fields that are plagued by heavy, wet soils that are slow to drain can be closed for several days until drier conditions allow for use without risk of excessively damaging the turf and underlying soil structure.

The town should communicate their field use policy to all the groups in the community and continue to reiterate these policies through seasonal field use meetings. These meetings lead by the Recreation & Parks Director, School Department Facilities Supervisor and Athletic Director ensuring that groups are on the same page and understand the expectations for each season.

As Barnstable considers making capital improvements to various playing field venues, it is critical to a comprehensive field use policy to protect future improvements and to maintain desirable playing conditions. Even without new capital improvements, a field use policy is needed to help protect and improve current playing conditions at all playing venues. It takes considerable resources (town funds for labor, materials, equipment, etc.) to maintain the magnitude of fields in the Town of Barnstable.

It is important to note that the adoption of a clearly articulated, comprehensive field user policy in Barnstable is not the sole avenue to better playing field conditions. As demonstrated throughout the master planning process, conditions will only improve by:

- Earmarking additional funds through the annual budgeting process for additional public works and school's maintenance staff hires, materials and equipment such that basic improvements can be undertaken without the need to go through a costly and cumbersome public bidding process.
- At field facilities that require major refurbishment efforts authorize capital expenditures to design, bid and construct the desired facilities. This might include the upgrading of existing facilities or the development of new facilities within undeveloped sections of existing field properties.
- It is evident that Barnstable has a shortage of dedicated field and courts. The conflicts and pressures are documented throughout this study. It is critical to establish new playing venues at other Town-owned properties (developed or undeveloped) that are suitable for field development.

As old fields are refurbished, and new fields are developed, the field user policy becomes a mechanism for protecting fields and to maintaining better playing conditions overall for all users.

More specific recommendations, on a site-by-site basis are included in Section 5.

Many potential sources of funding from both public and private entities could help to pay for improvements to field/court properties in Barnstable. In addition, donations, both large and small, can be combined to help offset the city's responsibilities in undertaking these meaningful improvements. The Town of Barnstable will aggressively pursue a variety of funding and implementation strategies that could include:

- **Traditional Public Bidding** – Develop plans, specifications, and estimates for the desired improvements and then publicly advertise, receive bids, and award a construction contract to the lowest qualified bidder. The costs for these types of projects can range from \$50,000 for small-scale work to hundreds of thousands of dollars, or even multiple millions for large-scale projects.
- **In-House Services** – Implement improvements making use of the town's own labor forces, materials, and equipment. This method is typically appropriate for projects that are limited in scope, such as the construction of a parking area, driveway, or sidewalk or refurbishment of a baseball infield or sections of a soccer field (e.g., goal mouths, center field areas, etc.). As funding, materials, equipment, and human resources permit, other minor improvement efforts can be planned and undertaken as well; examples of these minor enhancements include removing dead/diseased trees and pruning healthy trees around field perimeters and installing player's benches, small bleacher systems, trash receptacles, limited fencing runs, and signage.
- **Donations/Corporate Sponsorships/Community Build** – Implement improvements for projects through a variety of means that might include construction of a field or ancillary facility with funding generated through linkage or mitigation arrangements. These types of arrangements often originate from the approval of a large in-town development. In certain cases, we can also implement improvements using contractors who seek to donate services, equipment, or materials. User groups may be able to parlay donations and corporate sponsorships into meaningful funding for a specific field or court improvement.

Partnerships

Partnerships must play a vital role in the overall plan to improve, manage, and maintain park properties. For example, some of the sports team organizations in Barnstable have impressive track records of supporting certain maintenance and capital improvement initiatives for numerous facilities. More and more, communities are relying on public/private partnerships to create facilities and maintain the desired playing conditions needed to support town-wide sports programming.

Public Funding

For your initial consideration, we have identified several potential funding sources. Many of the governmental sources identified allocate millions of dollars a year for parks, open space, and athletic facility improvement programs, but competition for these funds is intense. If selected to receive these funds, the actual improvements are implemented through a public design, bid, and construction process.

Commonwealth of Massachusetts - Division of Conservation Services (DCS)

DCS has funded hundreds of park, open space, and recreation projects throughout Massachusetts over the past several decades. In June/July, the agency receives applications from municipalities for improvements to parks, playgrounds, and athletic facilities or for assistance in acquiring an open space property to help support community open space and recreation goals. DCS administers several programs, including the **Parkland Acquisition and Renovations for Communities (PARC)** program, which generally funds acquisitions of parkland, as well as the construction of new parks and renovation of existing parks to a maximum of \$400,000. Funds

tend to be earmarked to communities with greater than 35,000 residents that have fewer outlets for recreation, however if a community can demonstrate that a project has regional interest it may be considered for the grant. Demographics play a role in the grant award process, though. Communities that are more urban in nature with high percentages of low-income residents tend to fare better in the decision-making process compared to smaller communities with fewer low-income residents. For projects in communities like Barnstable, the PARC funding application would need to make a solid case that the sought-after funding is for a project of regional significance. Larger field complexes, with the ability to host regional events, would likely meet these criteria.

DCS also receives federal **Land & Water Conservation Funds** for distribution to communities that are considering park improvements or land acquisitions as described above. The allocation for Massachusetts for the upcoming year has not yet been determined; however, the funds, when available, may be used to supplement funding from the PARC program.

Community Preservation Act Funding

The Community Preservation Act, which allows cities and towns to generate funds through an added property assessment for improvements related to affordable housing, historic preservation, and certain types of park/open space acquisitions and enhancements. With this act, locally generated funding is matched up to 35%-40% with state dollars, and more than 100 communities in the Commonwealth, such as Barnstable, have already adopted the legislation. In Barnstable this funding will be an important source of local capital funding for the implementation of some of the recommended improvements identified in this study.

Additional Funding Alternatives

For your consideration, we have also identified the following alternative funding sources:

- **U.S. Soccer Foundation** – The U.S. Soccer Foundation has awarded grants to over 600 non-profit organizations since 1995. They support soccer programs and field-building initiatives across the country with a goal of promoting healthier, safer, and more active communities. They award two types of grants each year. The first grant is called *Safe Places to Play*, which assists grantees with synthetic turf fields, lighting, irrigation, and sports courts. Stipulations may apply, such as the use of specific products. Funding under this source may need to be done by a private entity. The second grant is a *Program Grant*, which assists with equipment and operating costs. Visit <http://www.ussoccerfoundation.org> for further information and to read the requirements of each grant.
- **Baseball Tomorrow Fund** – The BTF awards approximately 55 grants per year, distributing an average of more than \$1.8 million in funds annually. Their mission is to promote and enhance youth participation in baseball and softball. They fund programs, renovations, and construction of baseball and softball fields, equipment and other selected program expenses. For more information on the BTF and their application process, visit: [http://web.mlbcommunity.org/index.jsp?content=programs&program=baseball tomorrow fund](http://web.mlbcommunity.org/index.jsp?content=programs&program=baseball%20tomorrow%20fund)
- **United States Tennis Association** – USTA's mission is to promote and develop the growth of tennis in the United States. To achieve their mission, they have developed a USTA Facility Assistance program, which assists grantees with anything from tennis court repairs to new court/facility construction. For further requirements and details, visit http://www.usta.com/About-USTA/Tennis-in-the-Parks/Tennis_In_The_Parks/