

Recreational Facilities and St. James the Great Site



“A once in a lifetime opportunity”

Wellesley Townsman

**Presentation to
Advisory Committee**

January 8, 2011

ST. JAMES COMMITTEE

St. James Committee



- The St. James Committee includes representatives from the following boards and committees:
 - Board of Selectmen
 - Planning Board
 - Recreation Commission
 - Community Preservation Committee
 - Advisory Committee
 - Department of Public Works
 - Natural Resources Commission
 - Town Counsel

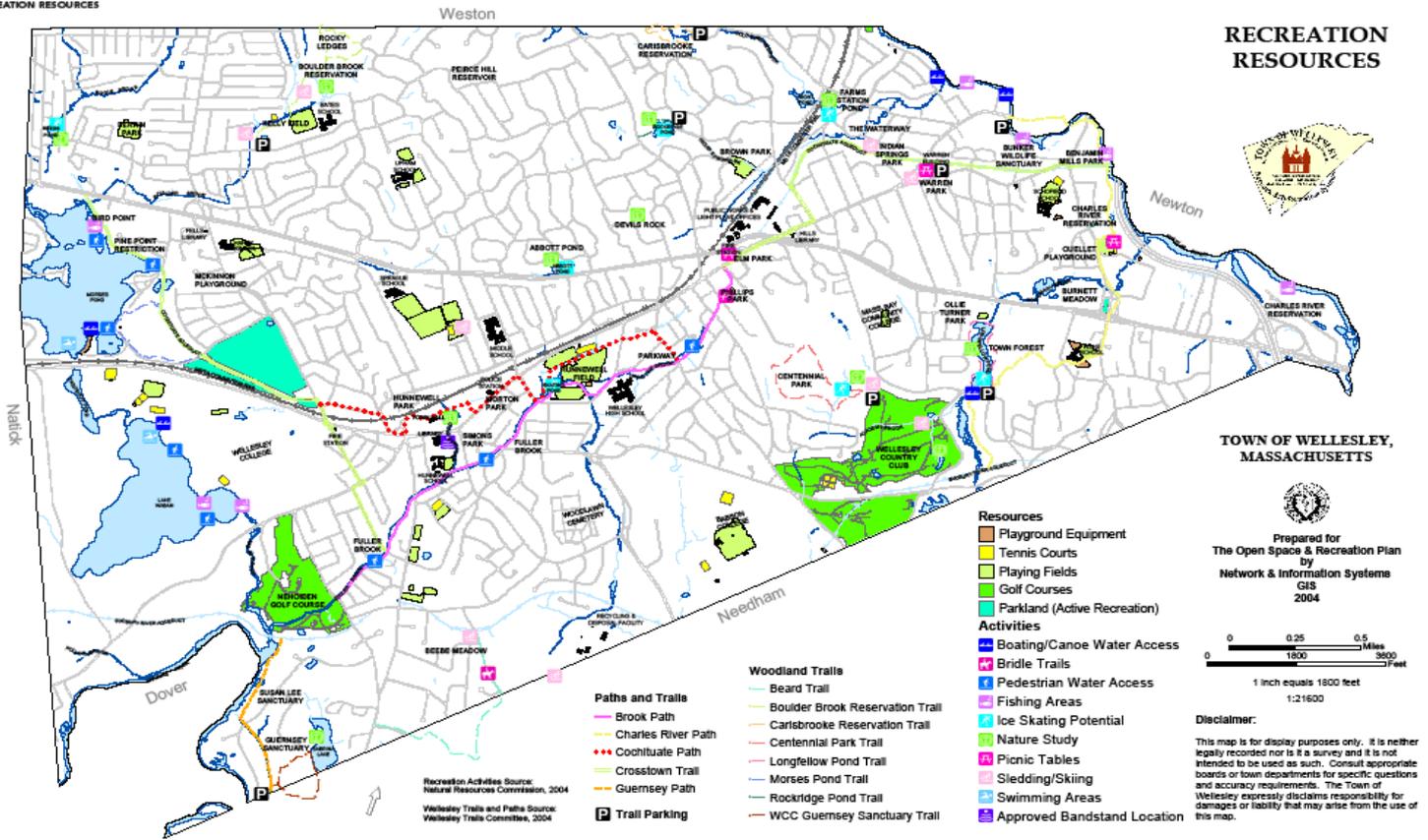
Comprehensive Plan Actions



- Increased use of Wellesley's active recreation land places pressure on natural turf fields in terms of maintenance and preservation.
- Many fields are located on School Department land and construction projects can limit field use.
- St. James Site offers unique opportunity to create a new active recreation site without disturbing existing parkland.
- St. James Site offers a wide variety of recreational opportunities for residents of all ages.

Limited Recreational Areas

FIGURE B-3, RECREATION RESOURCES



Concord Square Study – Why?



- Previous studies including the Comprehensive Plan and West Gateway Study determined St. James site ripe for development.
- Planning Board conducted study to investigate potential land use options for St. James site, should site be sold.
- Three land use options were evaluated and public forums were conducted in February and March 2010.

Concord Sq. Study: Existing Conditions



- Approx 7.9 acres south of Route 9 and east of Dale St.
- Currently occupied by 17,600 sq ft church, 4,200 sq ft rectory and 2.5 acres of parking
- Zoned Single Family 10,000 sq ft
 - Would allow 12 homes (including 3 affordable)
- Within Water Supply Protection District
- Western portion of site is within 100 year Flood Plain
- Wetlands in southwestern portion of site
- Surrounding areas:
 - Residential to south, west and north
 - Office Park to east
 - Morses Pond to southwest

Concord Square Study - Findings



- Possible Alternative Land Uses
 - Retail /Office (More Intense Density)
 - ✦ 4 Buildings (1 retail, 4 office)
 - ✦ Approximately 92,000 s.f. of leasable space
 - Residential (Moderate Density)
 - ✦ 8 Single Family units
 - ✦ 32 Multi-Family or Townhouse units
 - ✦ Reuse of existing church
 - Recreation – Overwhelmingly supported
 - ✦ Fields
 - ✦ Recreational facilities for the community (ice rink, pool)

Concord Square Study-Recreation Plan



Background on Suggested Recreation Use



- **Playing Fields Task Force – Cross Board Committee**
 - **Membership**
 - ✦ Youth Sports (soccer, lacrosse, baseball, football, hockey, etc.)
 - ✦ Recreation, DPW, NRC, Board of Selectmen, John Brown – WPS AD, School Committee etc.
 - **Completed 10 Year Field Requirements Analysis based on**
 - ✦ Schools enrollment projections & only current participation rates
 - ✦ Result - shortage of full size rectangular fields
 - **Additional Higher Priority Unmet Needs**
 - ✦ Youth hockey has limited access to ice in Wellesley–no home games
 - ✦ Long sought town pool
 - WSA and WPS swim teams have minimal access (bad hours, etc.)
 - Inadequate access to swimming times for all ages and abilities

PFTF Basis - Youth Population Growing



- The Comprehensive Plan outlines the growth in the Town's youth population over the past 15 years.
- The number of households with children under age 18 increased from 34% in 1990 to 41% in 2000.
- Current school enrollment has shown a dramatic increase with enrollment increasing by 1005 students (21%) from 2001-2010.
- Town Youth Sports programs have increased consistent with the increase in school enrollment.

Active Recreation Needs – More Fields



- There are currently 10 Town owned playing field sites, including the turf field at Sprague Fields.
- In 2001 there were 3,184 participants in youth league baseball, soccer and lacrosse.
- In 2006 the participation in the same sports increased by 22% and included 3,886 participants.
- In addition Wellesley High School and Middle School teams use the same fields as the youth programs.

Active Recreation Needs – Ice Rink



- Wellesley currently has one rink located at Babson College and has limited usability.
- Current Wellesley Youth Hockey Association (WYHA) enrollment is 535 participants.
- Ice time is used 7 days a week for practices and games.
 - Estimated cost of ice time annually is approximately \$500,000
- High School has 4 hockey teams
 - Boys and Girls Varsity Teams
 - Boys and Girls Junior Varsity Teams
- Middle School has 2 hockey teams
 - Boys and Girls Teams

Active Recreation Needs – Town Pool



- Wellesley currently has no Pool Facility.
- The Town has existing aquatic programs including:
 - High School Boys and Girls Swim Team
 - Youth Swim Team (250 Members)
- New pool would facilitate creation of Middle School Teams.
- Growing Senior population swims either at Boston Sports Club or private facilities in the area.
- Pool would enhance Council on Aging Programs and Recreation Department Programs.

St. James Committee Created



- Concord Square Study piqued interest in feasibility of recreation plan (based on PFTF recommendation).
- Committee first met in May 2010
- In June, CPC authorized \$25,000 to the committee for a fit test and appraisal of the property.
- Gale Engineering was hired to conduct a feasibility study – complete and follows
- Colliers, Meredith and Grew was hired to appraise the property – appraisal complete and **confidential**

Gale Engineering – Fit Test



- **Scope of Work**
 - Background and Site Investigation
 - ✦ Site Constraints Analysis, Environmental Impacts
 - Development of a Base Map
 - Planning Program Development through community outreach
 - ✦ Meetings with Schools, Playing Fields Task Force, Youth Hockey and Swim Communities
 - Schematic Planning and Development Options
 - ✦ Cost Analysis
 - ✦ Phased Construction Options
 - Design a Site Master Plan Development

Gale Associates Fit Test for Uses at St. James



- Results of evaluation of what could “fit at St. James”
 - Full Size Soccer/Football/Lacrosse field
 - ✦ Turf and lighting optimize use
 - Ice Rink
 - ✦ Full size rink with 6 locker rooms and stands for fans
 - ✦ Basic concession stand and equipment shop
 - Pool and Fitness Center
 - ✦ 25 meter, 8 lane pool with diving area
 - ✦ Tot splash area and warm water therapy pool
 - ✦ Fitness area with machines and weights
 - ✦ Locker rooms and stands
 - Access and egress using current Rt. 9 entrances/exits
 - Parking for 200 cars

Gale Developed a Likely Phasing Plan



- A possible phasing plan was developed:
 - Field and parking
 - ✦ Easiest to build
 - ✦ Best understood for permitting
 - Rink with temporary other recreation facilities
 - ✦ Rink Requirements well understood
 - ✦ Potential “Private Funding” promising
 - Pool
 - ✦ Fund raising may take more time
 - ✦ Multiple choices for a facility

Field Specifics, Users, and Traffic



- **Full size field - 70 yds x 120 yds**
 - Turfed and lit to support maximum use
 - Supports many sports
 - ✦ Youth lacrosse (600+ participants)
 - ✦ New Wellesley Pop Warner football (100+)
 - ✦ Youth soccer (2,000+)
 - Provides 43 incremental 90 minute field timeslots
 - ✦ M-F 3:30pm – 10:00pm
 - ✦ Sat-Sun 8:00am – 10:00pm
- **Traffic generation**
 - 40-45 cars / hour based upon Gale Associates estimate

Ice Rink Specifics, Users and Traffic



- 214 ft x 145 ft – approx (31,000 sf) – rink and 1/4 common space
 - 200 x 85 rink, locker rooms , concessions, seating for TBD (parking dependent)
 - Supports WYH (550+ participants), WPS, figure skating, adult league
 - ✦ Primetime** M-F 6am-7am, 3:30pm – 8pm
Sat-Sun 6am – 8pm
 - ✦ Adult hockey at night M-Sun 8pm – 11pm
 - ✦ Lessons, public skate, figure skating, rink rental M-F 8am - 3pm
- Traffic generation
 - 40-50 cars / hour based upon multiple traffic studies
 - Satellite parking needed to support WPS home games

** 90% of Primetime ice purchased by WYH and WPS.

Pool Specifics, Users, and Traffic



- 208' x 140' – (approx 29,000 sf) - Pool and $\frac{3}{4}$ of common space
 - Multi-pool, multi-use facility
 - Fitness equipment area supports membership model
 - Plan based upon 1996 Recreation Study of Town Pool
 - ✦ 8,000 surveys, 1,911 respondents (~25%)
 - ✦ 1,333 respondents want an indoor pool, 1,227 respondents was town funds used
 - Plan also based upon successful Beede Pool in Concord, MA
 - Estimated 5,000+ users - WPS, WSA, seniors, families, entire community
- Traffic generation
 - Peak of 100 cars/hr in early am M-F and evening commute

Is St. James the Best Site for a Town Pool?



- Subcommittee investigated other possible town owned sites for a pool
- Primary sites reviewed include:
 - Hunnewell Park
 - Morton Field
 - Area by Sprague Field Tennis Courts
 - WHS Parking Lot
 - Turner Road – Water Department Land
 - Hardy, Bates, and Schoefield Schools
 - Ollie Turner Field
 - Water Department Land by Charles Street and Oullette Field

Yes -St James is the Best Town-Owned Site



- Many sites had the acreage to accommodate the pool however additional constraints included:
 - Conservation Zoning
 - Parkland Designation
 - Considerable Wetlands
 - Topography
 - Proximity to Town Wells
 - Proximity to Aqueduct
 - Neighborhood Concerns
 - Additional Traffic, Parking, and Lights
- St. James was found to be optimal site.

St James Accommodates Parking Needs

| | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug |
|-----------------------------|-----|-----|-----|------|------|------|------|-----|-----|------|--------|--------|
| Soccer / Lacrosse/Football* | 50 | 50 | 50 | | | | | 50 | 50 | 50 | | |
| Field Summer Camps | | | | | | | | | | | Drop & | leave |
| Wellesley Youth Hockey* | 60 | 60 | 60 | 60 | 60 | 60 | 60 | | | | | |
| WPS practices & camps | | | | | | | | 30 | 30 | drop | and | leave? |
| Pool & Fitness Use* | 60 | 60 | 70 | 80 | 80 | 80 | 80 | 70 | 60 | 50 | 50 | 50 |
| WSA & WPS practices^ | | 20 | 20 | 20 | 20 | 20 | 20 | | | | | |
| Swimming camp | | | | | | | | | | drop | and | leave |
| | | | | | | | | | | | | |
| Total w/o games or meets | 170 | 190 | 180 | 140 | 140 | 140 | 140 | 150 | 140 | less | less | less |
| WPS Varsity games | | | | Upto | 250- | 350 | cars | | | | | |
| WPS / WSA meets | | | | Upto | 200 | cars | | | | | | |
| Satellite Parking needed | | | | | | | | | | | | |

- Fall and Winter are busiest times
- 200 spots is a reasonable number for the St James facility
- Meets and games will require smart scheduling and satellite parking could be met by the use of Haynes lot

Gale: Estimated Costs of Total Project



| | |
|--|------------------------|
| Purchase of the site | (based upon appraisal) |
| Demolition, construct parking and landscaping | \$0.5M |
| Construct field with Sprague turf | \$1.0M |
| Add Lights | \$0.3M |
| Rink construction | \$4.2M |
| Shared space construction (1/4 rink, 3/4 pool) | \$3.7M |
| Pool construction | \$3.5M |
| Soft costs | 7.5% |
| Contingency | 20% |

Funding Overview–Public/Private Partnership



- **Public/private development opportunities**
 - For the land purchase and general site work
 - General Town funds
 - CPA funds
 - Fields
 - ✦ Town to develop using CPA funds
 - ✦ Rejected private partnership with bubble
 - Ice Rink (two possible options)
 - ✦ Youth hockey fund raise and/or borrow the cost of rink
 - ✦ Land lease for private developer to build and operate
 - Pool and Fitness Center (possible options)
 - ✦ Private developers – not likely
 - ✦ Fund raise following Beede Pool Model in Concord MA

Funding Specifics with Best Estimates



| All costs in Millions | Tax Impact | CPA | Private | Total |
|---------------------------------------|---------------|--------------|---------------|---------------|
| Land (unknown but above Concord est.) | \$2.0 | 2.0 | | 4.0 |
| Demo, Parking, Traffic (est.) | 0.4 | 0.5 | | 0.9 |
| Turf (Gale est.) | | 1.0 | | 1.0 |
| Lights (Gale est.) | | | 0.3 | 0.3 |
| Rink (Gale est.) | | | 5.1 | 5.1 |
| Pool (higher than Gale est.) | | | 9.0 | 9.0 |
| Total | \$2 .4 | \$3.5 | \$14.4 | \$20.3 |

- At a land purchase cost of \$4M, tax impact is \$2.4M.
- 8:1 ratio of private funding to tax impact town funding
- 2:1 ratio of private funding town funds (including CPA)

Private Funding Explanations



- **The Rink**

- WYH long-term ice rental commitment (no discount – perhaps premium)
- WPS long-term ice rental commitment (no discount)
- To be developed and operated by a TBD private entity
- Two possible development models:
 - ✦ **Land Lease Option –**
 - Town leases land at minimal rent to developer
 - Developer builds and operates rink
 - Town receives missing recreational amenity
 - ✦ **Fundraising Option (all or partial with some remaining debt)**
 - WYH to fund raise /borrow \$5M and have low cost ice
 - Hire private firm to operate rink

- **The Pool**

- To be fund raised (a la Beede in Concord)
 - ✦ Beede Pool in Concord – (\$9M, 5 yrs, including 1 big donor)
- To be designed and built by private entity* (a la Beede)
- Family membership model creates steady ongoing revenue stream
- Pool operated by town – Beede nets town \$200k+ (after operating expenses)

St James Committee Prep Work Completed



- Developed Fit Test for three uses on the property.
- Gathered immediate neighborhood feedback.
- Completed professional commercial appraisal.
- Confirmed rough development costs.
- Explored public/private partnerships to reduce cost.
- Validated WYH commitment to rink project.
- Explored CPC funding opportunities.
- Considered alternative pool sites.
- Validated parking needs and traffic generation.
- Cursory view of traffic implications.
- Expressed interest to archdiocese

Next Steps



- Obtain your thoughts and questions.
- Await Archdiocese action.
- Prepare acceptable offer for Archdiocese.
- Obtain Town Meeting approval of signed P&S.