

Playing Fields Task Force  
Online Remote Meeting Agenda  
7:45 am – 9 am – Friday, April 14<sup>th</sup>, 2023  
The meeting will be live on local cable TV Comcast 8/Verizon 40  
<https://www.wellesleymedia.org/live-streaming.html>

1. Call to order
2. Citizen Speak
3. Minutes
4. Field Applications
  - a. Spring User Group Applications
  - b. Summer Applications
5. Project updates
  - a. Sprague Bathrooms
  - b. WHS Track and Field
  - c. Lacrosse Wall
  - d. Field Utilization Study
6. General Fields discussion
7. Adjourn

Next meeting: Meetings are generally the 2<sup>nd</sup> Friday of the month at 7:45 am. Meetings are sometimes rescheduled to coordinate with other Board schedules.

REMOTE MEETING PROTOCOL Residents can view the meeting from the Wellesley Media link above. Residents seeking to participate in Citizen Speak or on a particular agenda item should email [recreation@wellesleyma.gov](mailto:recreation@wellesleyma.gov) prior to the meeting and they will be given the Zoom link.

## Chin, Matthew

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**From:** Nicole LeBlanc <nmlleblanc12@gmail.com>  
**Sent:** Monday, April 10, 2023 11:05 AM  
**To:** Chin, Matthew  
**Subject:** Re: updated field request  
**Attachments:** wellesley field request.pdf; Soccer (Week 6)-2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[ **EXTERNAL EMAIL** : This message originated outside of the TOWN OF WELLESLEY mail system. **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Matthew,

I attached the information below please let me know if there is anything else you need. I also provided a link to our website that gives more information about our gym and our goals <https://graysanatomyacademy.com> .

Grays Anatomy Academy We is a strength and conditioning facility located in Needham, MA that offers athletic development training. We are looking to expand our outreach and offer a soccer clinic. Our clinic would run from week runs from 8/21-8/25 from 9-1:30. This sports clinic is a great opportunity for soccer players to work on their skills during the off season. The mornings will consist of footwork and speed and agility games. The afternoon will focus on soccer mechanics including: power output, lateral movement and ball mechanics. Sessions will be run by our youth athlete trainers as well as by a collegiate athlete to assist in sports instruction. Grays Anatomy Academy has experience working with the Needham girls soccer team as well as running several youth athlete classes at our facility. Please let us know if you have any questions!

Thank you,  
Nicole

On Apr 10, 2023, at 10:36 AM, Chin, Matthew <[mchin@wellesleyma.gov](mailto:mchin@wellesleyma.gov)> wrote:

Morning Nicole,

Just following up on the email below and if you're able to pass long an updated application and background info?

We are posting the meeting tomorrow and I will be sending the Task force members their meeting packet on Wednesday.

Any questions, please let me know,  
matt

-----Original Message-----

From: Nicole LeBlanc <[nmlleblanc12@gmail.com](mailto:nmlleblanc12@gmail.com)>  
Sent: Tuesday, April 4, 2023 12:29 PM

To: Chin, Matthew <[mchin@wellesleyma.gov](mailto:mchin@wellesleyma.gov)>

Subject: Re: updated field request

[ EXTERNAL EMAIL : This message originated outside of the TOWN OF WELLESLEY mail system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Matthew,

That sounds great, should I email that information directly to you?

Thanks

Nicole

On Apr 4, 2023, at 10:44 AM, Chin, Matthew <[mchin@wellesleyma.gov](mailto:mchin@wellesleyma.gov)> wrote:

Hi Nicole,

Thanks for the email...

There will be a Playing Fields Task Force meeting on April 14 during the morning, we'll have a decision for you that day. Before that meeting, please provide an updated application and background of your organization and the clinic you are running (brochure/pamphlet works). As a potential new user, it's always good for the PFTF to have information to familiarize themselves with your group, you are also welcome to be on the meeting to speak on your behalf.

Any questions, please let us know.

matt

-----Original Message-----

From: Nicole LeBlanc <[nmleblanc12@gmail.com](mailto:nmleblanc12@gmail.com)>

Sent: Tuesday, April 4, 2023 8:33 AM

To: Chin, Matthew <[mchin@wellesleyma.gov](mailto:mchin@wellesleyma.gov)>

Subject: updated field request

[ EXTERNAL EMAIL : This message originated outside of the TOWN OF WELLESLEY mail system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Matthew,

Grays Anatomy Academy recently submitted a field request but I wanted to decrease the hours. Originally we were looking for 9-3 but we are not only looking for 9-1:30 M-F on the week of 8/21-8/25, do you have a timeframe when we would hear back?

Thank you!

Nicole LeBlanc

774-277-1137

## Chin, Matthew

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**From:** Chin, Matthew  
**Sent:** Thursday, April 13, 2023 9:37 AM  
**To:** Chin, Matthew  
**Subject:** FW: W&S Findings (revised) - for distribution to PFTF  
**Attachments:** W&S PFTF Diamonds -revised 4.2023.pdf

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**From:** Beatrice Bezmalinovic <[bbezmalinovic@wellesley.ma.gov](mailto:bbezmalinovic@wellesley.ma.gov)>  
**Sent:** Wednesday, April 12, 2023 1:44 PM  
**To:** Chin, Matthew <[mchin@wellesley.ma.gov](mailto:mchin@wellesley.ma.gov)>; Laurance Stuntz <[lstuntz@wellesley.ma.gov](mailto:lstuntz@wellesley.ma.gov)>  
**Cc:** Schmitt, Brandon <[bschmitt@wellesley.ma.gov](mailto:bschmitt@wellesley.ma.gov)>  
**Subject:** W&S Findings (revised) - for distribution to PFTF

Hi Matt

I am attaching Weston and Sampson's updated Field and Court Findings for PFTF members. PFTF members are welcome to reach out to either Laurance or me to discuss findings. If there are inaccuracies in the data, please let us know by emailing comments to Brandon. As it turns out, Weston and Sampson had removed the diamonds at Hardy in their field calculations but had not added the U10 field so that is corrected in the attached file.

Weston and Sampson had also completed an initial site visit in June 2022. See the findings in the *Overview of Initial Site Observations* attached. We are compiling site feedback from the community survey as well and will share that later.

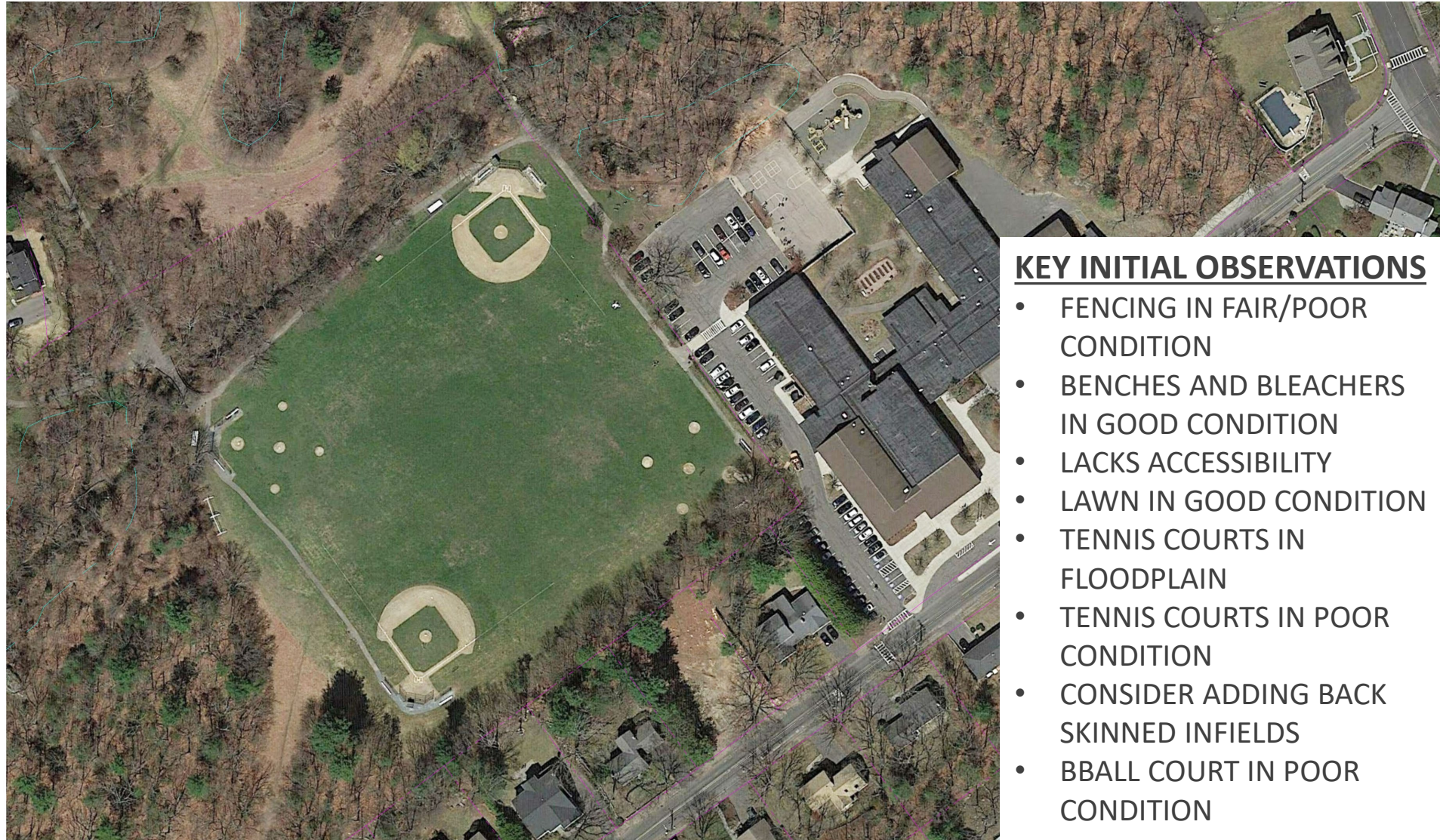
Thanks,

Bea



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- FENCING IN FAIR/POOR CONDITION
- BENCHES AND BLEACHERS IN GOOD CONDITION
- LACKS ACCESSIBILITY
- LAWN IN GOOD CONDITION
- TENNIS COURTS IN FLOODPLAIN
- TENNIS COURTS IN POOR CONDITION
- CONSIDER ADDING BACK SKINNED INFIELDS
- BBALL COURT IN POOR CONDITION

### BATES ELEMENTARY (KELLY) FIELDS



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- FENCE IN POOR CONDITION
- BLEACHERS IN FAIR/GOOD CONDITION
- BENCHES IN FAIR CONDITION
- LACKS ACCESSIBILITY

### BROWN PARK



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- PARKING LOT PAVEMENT IN GOOD CONDITION
- IRREGULAR GRADING AT FIELD
- BBALL HOOPS IN FAIR CONDITION

**FISKE ELEMENTARY SCHOOL**



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

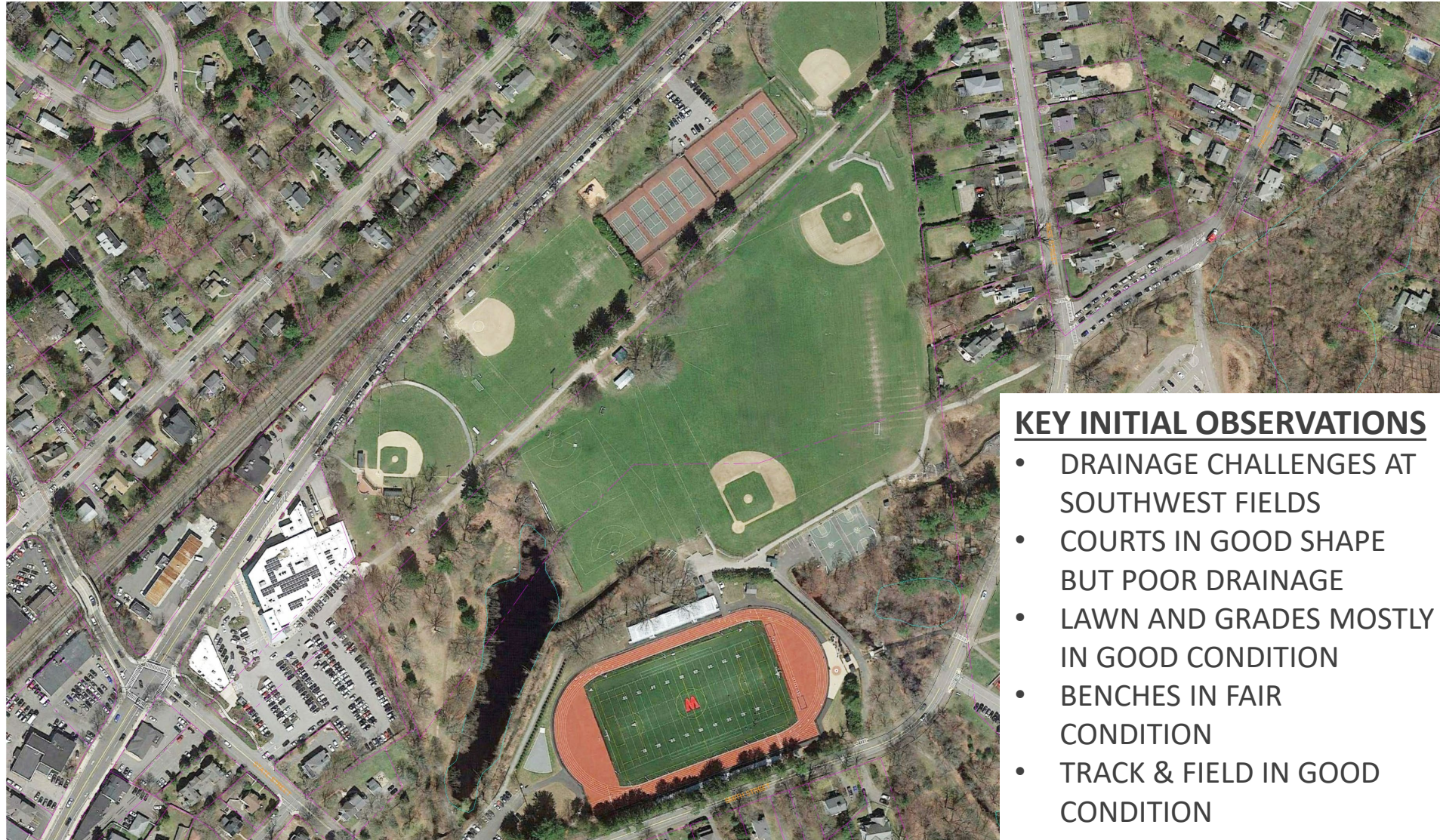
- DRAINAGE CHALLENGES
- FIELDS IN FAIR/GOOD CONDITION
- LAWN HAS WORN PATCHES
- SCHEDULED FOR DEMO

### HARDY ELEMENTARY SCHOOL



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

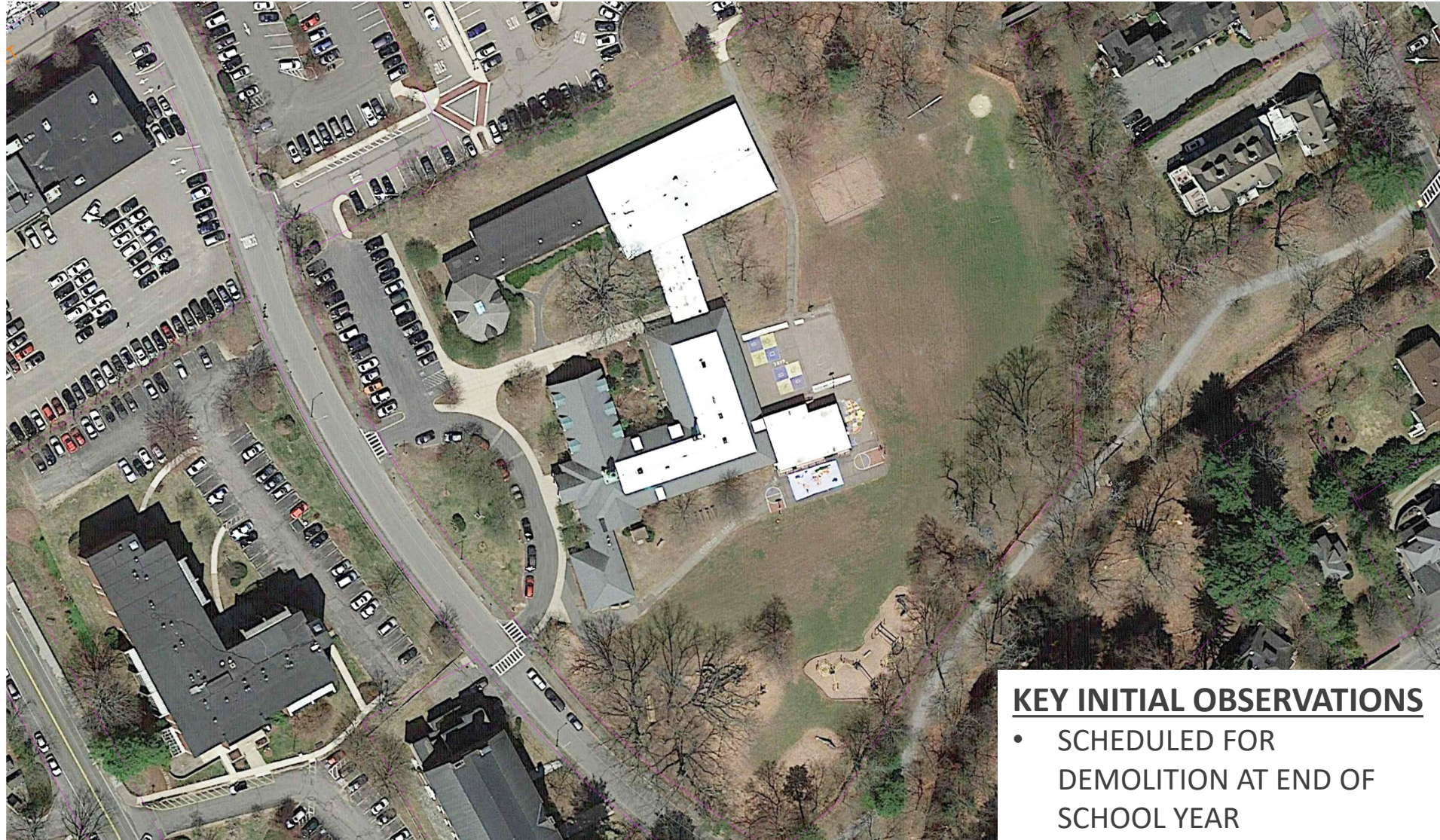
- DRAINAGE CHALLENGES AT SOUTHWEST FIELDS
- COURTS IN GOOD SHAPE BUT POOR DRAINAGE
- LAWN AND GRADES MOSTLY IN GOOD CONDITION
- BENCHES IN FAIR CONDITION
- TRACK & FIELD IN GOOD CONDITION

### HUNNEWELL FIELDS



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- SCHEDULED FOR DEMOLITION AT END OF SCHOOL YEAR

**HUNNEWELL ELEMENTARY SCHOOL**



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



**MACKINNON PARK**

### **KEY INITIAL OBSERVATIONS**

- LAWN IN GOOD CONDITION
- LACKS ACCESSIBILITY



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- LACKS ACCESSIBILITY

## OLLIE TURNER PARK



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### **KEY INITIAL OBSERVATIONS**

- BBALL COURT IN FAIR/POOR CONDITION, LACKS ACCESSIBILITY
- NO DRAINAGE ISSUES AT FIELD, GRADING FAIR

### **OULLET PARK**



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- PAVED PATH IN GOOD CONDITION
- GRADING IS IRREGULAR
- LAWN IN FAIR CONDITION
- BBALL COURT RECENTLY REPAVED, NEW HOOPS

### PERRIN PARK



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- BBALL COURT AND HOOPS IN FAIR/POOR CONDITION
- LAWN IN FAIR/POOR CONDITION

**PHILLIPS PARK**



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- BBALL COURT IN FAIR/POOR CONDITION
- TENNIS COURTS/FENCING IN POOR CONDITION
- AREAS IN FIELD WORN
- PITCHER'S MOUND LOW

### SCHOFIELD ELEMENTARY SCHOOL



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- GRADING IN GOOD CONDITION, SOME DRAINAGE CHALLENGES ON VARSITY FIELD
- FIELDS GENERALLY IN GOOD CONDITION
- FENCING IN GOOD CONDITION
- SOME WATER PONDING ON COURTS

### SPRAGUE ELEMENTARY SCHOOL



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

- BACKSTOP IN POOR CONDITION
- LACKS ACCESSIBILITY
- BENCHES IN FAIR/GOOD CONDITION
- SOME DRAINAGE CHALLENGES
- BBALL COURTS IN POOR CONDITION
- LAWN IN GOOD CONDITION

### UPHAM ELEMENTARY SCHOOL



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### KEY INITIAL OBSERVATIONS

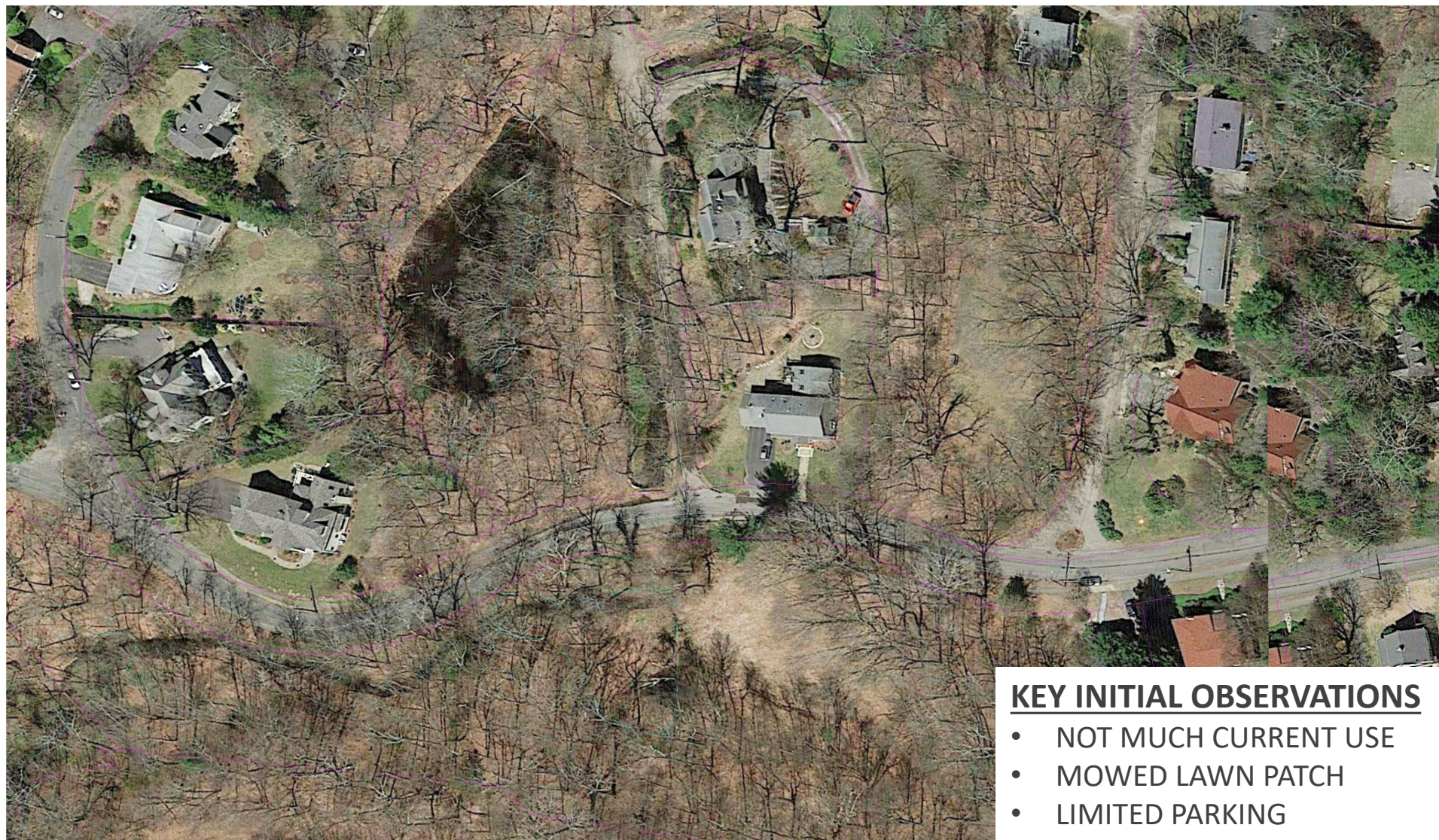
- BBALL COURT NOT ACCESSIBLE
- GRADING CONDITIONS FAIR
- FIELDS ARE NOT REGULATION SIZE

**WARREN PARK**



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY

## PRIMARY TASKS: INVENTORIED FACILITIES & KEY OBSERVATIONS



### **KEY INITIAL OBSERVATIONS**

- NOT MUCH CURRENT USE
- MOWED LAWN PATCH
- LIMITED PARKING

### **YOTZ PARK**





WARREN BUILDING  
90 WASHINGTON STREET  
WELLESLEY, MASSACHUSETTS 02481

DIRECTOR  
MATTHEW G. CHIN

TELEPHONE: 781-235-2370  
FAX: 781-237-3558

DEPUTY DIRECTOR  
BRANDON G. FITTS

### FIELD PERMIT APPLICATION

Name: Tana Dicenso Organization: Wellesley Police  
Mailing Address: 485 Washington Street  
Email: gdicensowellesley.ma.gov Daytime Phone # 781 235 1212  
Field Requested: Hunnewell multi-purpose  
For what activity/sport: softball

DATE (S) – List all

5/18, 5/24  
5/25

Day (s): 5/18 Time: Start 800 pm Finish 930 pm

Rain Date (if needed): N/A

Approximate # of people: TBD # of Wellesley Residents: TBD

#### To Request a field permit:

- Complete this form and submit to: Recreation Director Matt Chin (Address above)
- For Questions contact Matt Chin at 781-235-2370 or [mchin@wellesleyma.gov](mailto:mchin@wellesleyma.gov)
- Requests to use Warren, Brown, Perrin, Phillips, Ouellette & Hunnewell Park (Town Hall Green) will be forwarded to the Natural Resources (NRC) for approval. \*
- Requests to use school fields will be presented to the Playing Fields Task Force and the School Athletic Director for approval. \*
- \* These committees may only meet once a month. Do not expect a quick turnaround for permit approval.
- Requests for fields made by vendors operating summer camps will not be approved until that vendor has satisfied state and local Board of Health requirements.
- SEE BELOW FOR FEES AND POLICIES



# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY



Town of Wellesley,  
Massachusetts

## *TEAM FIELD USE SUMMARY*

April 20th, 2023

Weston & Sampson<sup>SM</sup>



# AGENDA

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



Town of Wellesley,  
Massachusetts

**ATHLETIC FIELD & COURT UTILIZATION STUDY**

Weston & Sampson<sup>SM</sup>



# BASIC PROJECT GOALS



Hunnewell Courts

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



Town of Wellesley,  
Massachusetts

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# PROJECT PROCESS OVERVIEW

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



Town of Wellesley,  
Massachusetts

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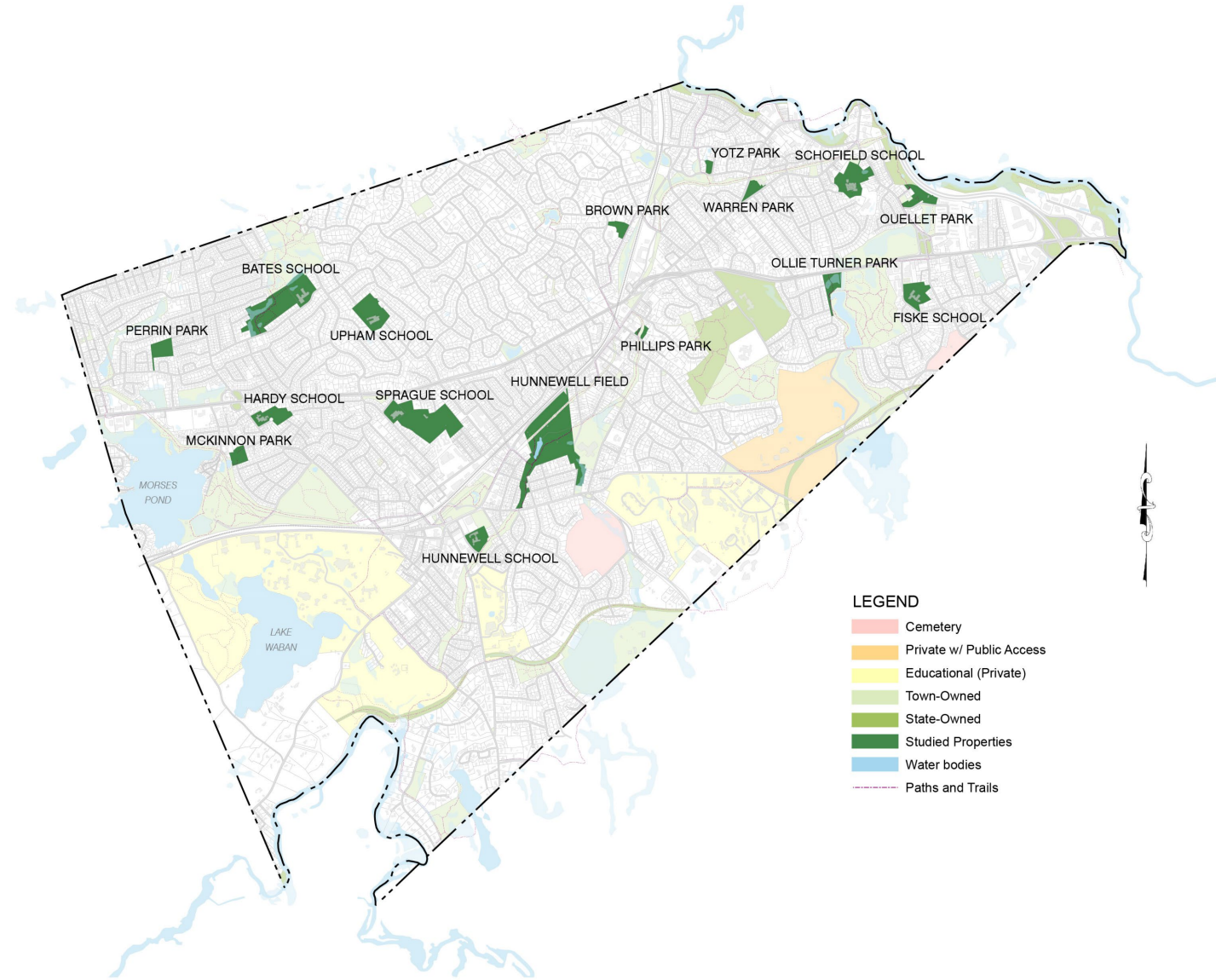
Weston & Sampson<sup>SM</sup>

# FIELD INVENTORY

16 Sites Total

13 Sites with Active Field Use

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



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### Turf Conditions

Overall, in good condition

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

**Drainage issues** present at

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

**Grading issues** present at

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

### Amenities

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

- Fencing
- Netting
- Basketball Hoops
- Benches

### **Lighting**

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

- Both are natural grass fields

### Accessibility

Overall, needs improvement especially at the following sites,

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



# FIELD INVENTORY

How many fields does Wellesley have?

## GRASS DIAMOND FIELDS

- 4 Large Diamonds
- 15 Small Diamonds

## GRASS RECTANGULAR FIELDS

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

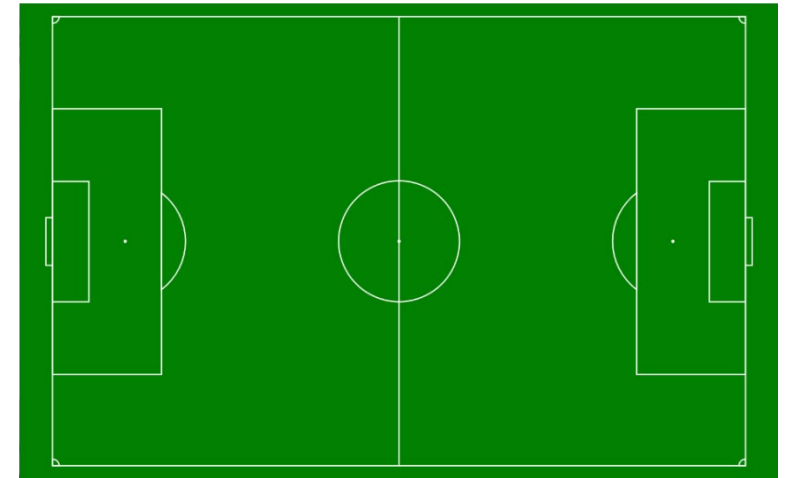
## SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

19

20

3



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# FIELD INVENTORY | ANALYSIS - Field Overlay

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

## GRASS DIAMOND FIELDS

- 2 Large Diamonds
- 8 Small Diamonds

19

10

## GRASS RECTANGULAR FIELDS

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

20

13

## SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

3

3



Town of Wellesley,  
Massachusetts

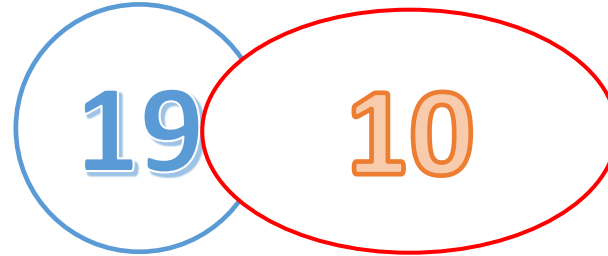
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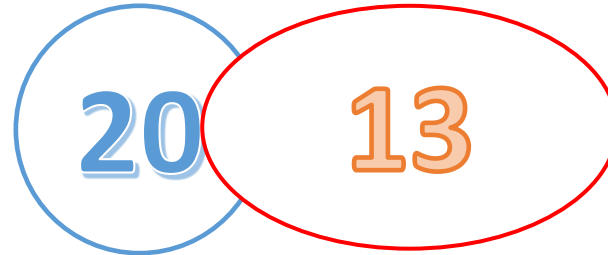
# FIELD INVENTORY | ANALYSIS

Why is there a reduction in numbers?

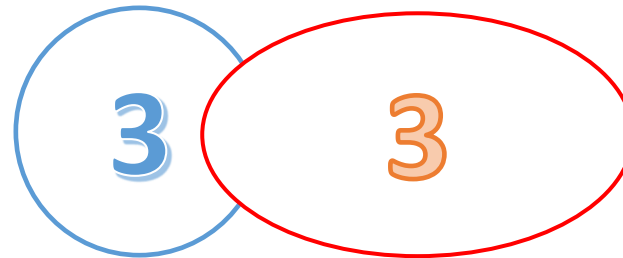
GRASS DIAMOND FIELDS



GRASS RECTANGULAR  
FIELDS



SYNTHETIC TURF FIELDS



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



Town of Wellesley,  
Massachusetts

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# THREE MODELS FOR ESTIMATING ANNUAL FIELD USE HOURS

## RECOMMENDED FIELD USE HOURS

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

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

## NEEDED FIELD USE HOURS\*

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

## PERMITTED FIELD HOURS

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

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

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



# FIELD INVENTORY | ANALYSIS

How do we get the recommended field hours?

## LIVING GRASS DIAMOND FIELDS

- 2 Large Diamonds
- 8 Small Diamonds

10



Recommended  
Annual Hours of Use

800



Total Recommended  
Field Hours

8,000

## LIVING GRASS RECTANGLE FIELDS

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

13



500



6,500

## SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

3



1215



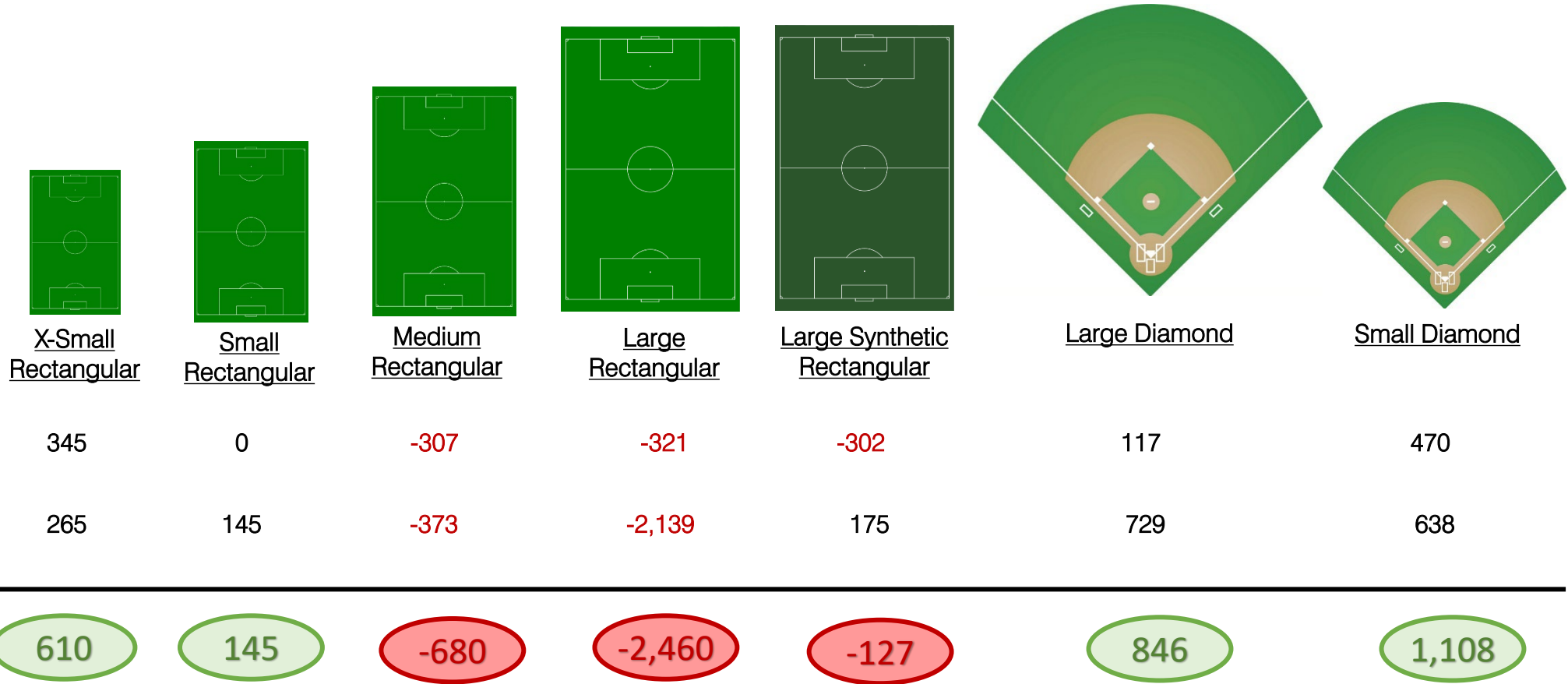
3,645





# SURPLUS/DEFICIT OF FIELD USE HOURS - By Field Type

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



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



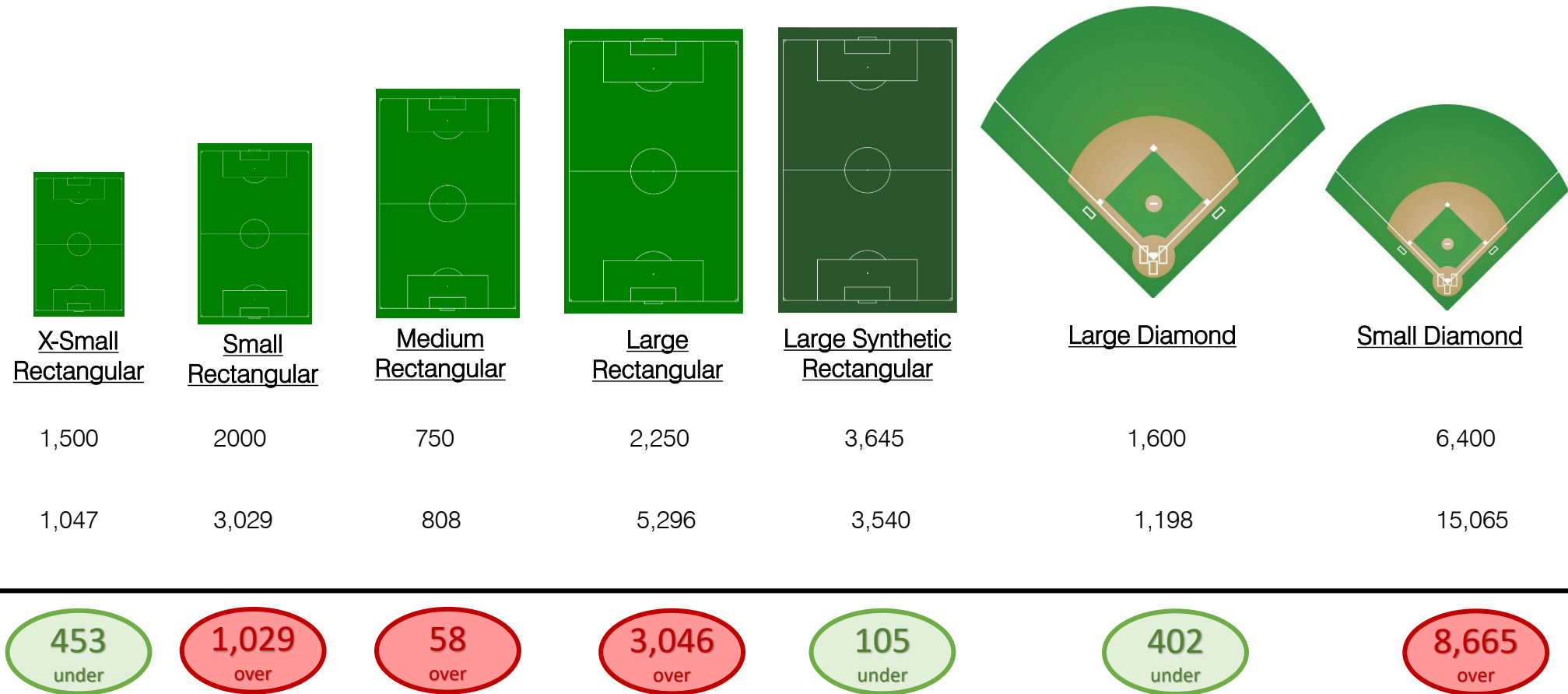
Town of Wellesley,  
Massachusetts

ATHLETIC FIELD & COURT UTILIZATION STUDY

Weston & Sampson<sup>SM</sup>

# PERMITTED VS. FIELD USE HOURS - By Field Type

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



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



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

Spring Field Use Hours Per Sport

Sport		Foot Traffic Hours Needed	Flex Time	*Permitted Use	Permitted Daylight Hours	Surplus/Deficit	Permitted Use of Private Fields	Total Cost of Private Field Use
Soccer	Youth Soccer	2,905		4,551	4,141	1,237	136.5	\$23,000
	HS & MS Soccer- Girls	0		0	0	0	0	
	HS & MS Soccer- Boys	0		84	84	84	0	
Lacrosse	Youth Lacrosse- Girls	477		151	139	(338)	33	\$0
	Youth Lacrosse- Boys	314		956	753	438	70	\$17,500
	HS & MS Lacrosse- Girls	480	41.25	281	281	(200)	0	
	HS & MS Lacrosse- Boys	466	41.25	400	400	(66)	0	
Field Hockey	Youth Field Hockey	48		48	48	0	0	
	HS & MS Field Hockey	0		0	0	0	0	
Football	Youth Football	0		0	0	0	0	
	HS & MS Football	0		0	0	0	0	
	Youth Flag Football	21		0	0	(21)	0	
Softball	HS & MS Softball	468		408	408	(60)	0	
	Adult Softball	60		74	72	12	0	
Wellesley Little League	Youth Softball	1,070		9,060	8,621	6,091	0	
	Youth Baseball	1,460					0	
Baseball	HS & MS Baseball	624		630	630	6	0	
Track	HS Track, Javelin & Discus	889		382	382	(507)	0	
	X-Country	0		0	0	0	0	
Misc.	Terriers	64		154	154	90	0	
	AM Baseball			0	0	0	0	
	Other			20	20	20	0	
Clubs	Little League - Beantown Bombers			49	49	49	0	
	Youth Soccer - James Bede Club			28	28	28	0	
	Gorilla Lacrosse			0	0	0	0	
	Primetime Lacrosse			65	65	65	0	
Total		9,345	82.50	17,338	16,273			

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

\* Does not include private field use

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



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

Fall Field Use Hours Per Sport

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

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

\* Does not include private field use

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





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

Fall & Spring Field Use Hours Per Sport

Sport		Foot Traffic Hours Needed	Flex Time	Permitted Use of Town Fields	Permitted Daylight Hours	Surplus/Deficit	Permitted Use of Private Fields	Total Cost of Private Field Use
Soccer	Youth Soccer	5,882		10,851	7,998	2,117	475.5 (202.5 are in winter)	\$86,500
	HS & MS Soccer- Girls	565	49.50	449	449	(117)	0	
	HS & MS Soccer- Boys	547	49.50	466	466	(82)	0	
Lacrosse	Youth Lacrosse- Girls	529		227	215	(314)	33	\$0
	Youth Lacrosse- Boys	328		956	753	425	140 (70 are in winter)	\$42,000
	HS & MS Lacrosse- Girls	480	41.25	281	281	(200)	0	
	HS & MS Lacrosse- Boys	466	41.25	400	400	(66)	0	
Field Hockey	Youth Field Hockey	206		240	135	(71)	29.5 (16 are in winter)	\$4,425
	HS & MS Field Hockey	584		336	336	(248)	0	
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Misc.	Terriers	65		173	173	108	0	
	AM Baseball (Summer)	0		0	0	0	0	
	Other	0		20	20	20	0	
Clubs	Little League - Beantown Bombers	0		49	49	49	0	
	Youth Soccer - James Bede Club	0		28	28	28	0	
	Gorilla Lacrosse	0		52	52	52	0	
	Primetime Lacrosse	0		65	65	65	0	
	Total	16,805	181.50	29,982	25,066			

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

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# COMMUNITY SURVEY SUMMARY - Fields

## USE TODAY

- 88% participate in outdoor recreation
- 51% participate in organized youth sports
- 45% participate in informal youth sports

### The most frequently used fields are:

- 1 Sprague Fields  
63% reported weekly or monthly use
- 2 Hunnewell Elementary School Fields  
60% reported weekly or monthly use
- 3 Bates Elementary School (Kelly) Fields  
38% reported weekly or monthly use
- 4 Perrin Park  
37% reported weekly or monthly use
- 5 Warren Park  
37% reported weekly or monthly use

## FIELD CONDITIONS

Respondents would like to see the following properties improved:

- 1 Upham School Baseball Field  
67% of respondents
- 2 Upham School Rectangular Field  
67% of respondents
- 3 Yotz Park  
67% of respondents

Respondents would like to see:

- ✓ Improved field drainage
- ✓ Better handicap accessibility
- ✓ Better maintenance
- ✓ More field space available for youth sports
- ✓ Integration of passive uses / non organized sports

## FIELD AMENITIES

Respondents would like to see the following properties improved:

- 1 Warren Park  
67% of respondents
- 2 Bates Elementary School  
65% of respondents
- 3 Riske Elementary School  
62% of respondents

Respondents would like to see:



966

People responded to the online survey



63% are between ages 30-55; 18% were between ages 56 and 64



64% has a household with children under 18



Town of Wellesley,  
Massachusetts

ATHLETIC FIELD & COURT UTILIZATION STUDY

Weston & Sampson<sup>SM</sup>

# COMMUNITY SURVEY SUMMARY - Courts

## USE TODAY

**62%** of respondents use outdoor courts

Respondents report that courts are **well-used** with a **diverse** group of users

The **most frequented** courts are:

- 1 Hunnewell Tennis Courts  
38% reported weekly or monthly use
- 2 Sprague Pickleball Courts  
16% reported weekly or monthly use
- 3 Schofield Tennis Courts  
15% reported weekly or monthly use
- 4 Perrin Pickleball Court  
15% reported weekly or monthly use
- 5 Bates Pickleball Courts  
14% reported weekly or monthly use

## CONDITIONS

Respondents would like to see the following properties improved:

- 1 Bates (Kelly) Memorial Tennis Court  
88% of respondents
- 2 Schofield Basketball Court  
81% of respondents
- 3 Phillips Basketball Court  
76% of respondents

Respondents would like to see:

- ✓ Improvements to court surfacing
- ✓ Standardize and upgrade basketball hoops
- ✓ Better trash cleanup and maintenance
- ✓ Pickleball noise buffered
- ✓ More availability of pickleball courts
- ✓ More availability of tennis courts

## AMENITIES

Respondents would like to see the following properties improved:

- 1 Sprague Tennis Court  
68% of respondents
- 2 Sprague Pickleball Court  
58% of respondents
- 3 Phillips Basketball Court  
57% of respondents

Respondents would like to see:



**966**

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# CONCLUSIONS

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





# NEXT STEPS

Where do we go from here?

- Develop a strategic plan for improving existing facilities and/or constructing new facilities to meet community needs, safety, accessibility, and gender equity
- Outline a potential implementation process to include funding and phasing strategies
- Compare Wellesley's current fee and permitting structure against a curated selection of surrounding communities





# WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY



Town of Wellesley,  
Massachusetts

## *TEAM FIELD USE SUMMARY*

April 20th, 2023





# AGENDA

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





# BASIC PROJECT GOALS



Hunnewell Courts

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



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# PROJECT PROCESS OVERVIEW

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



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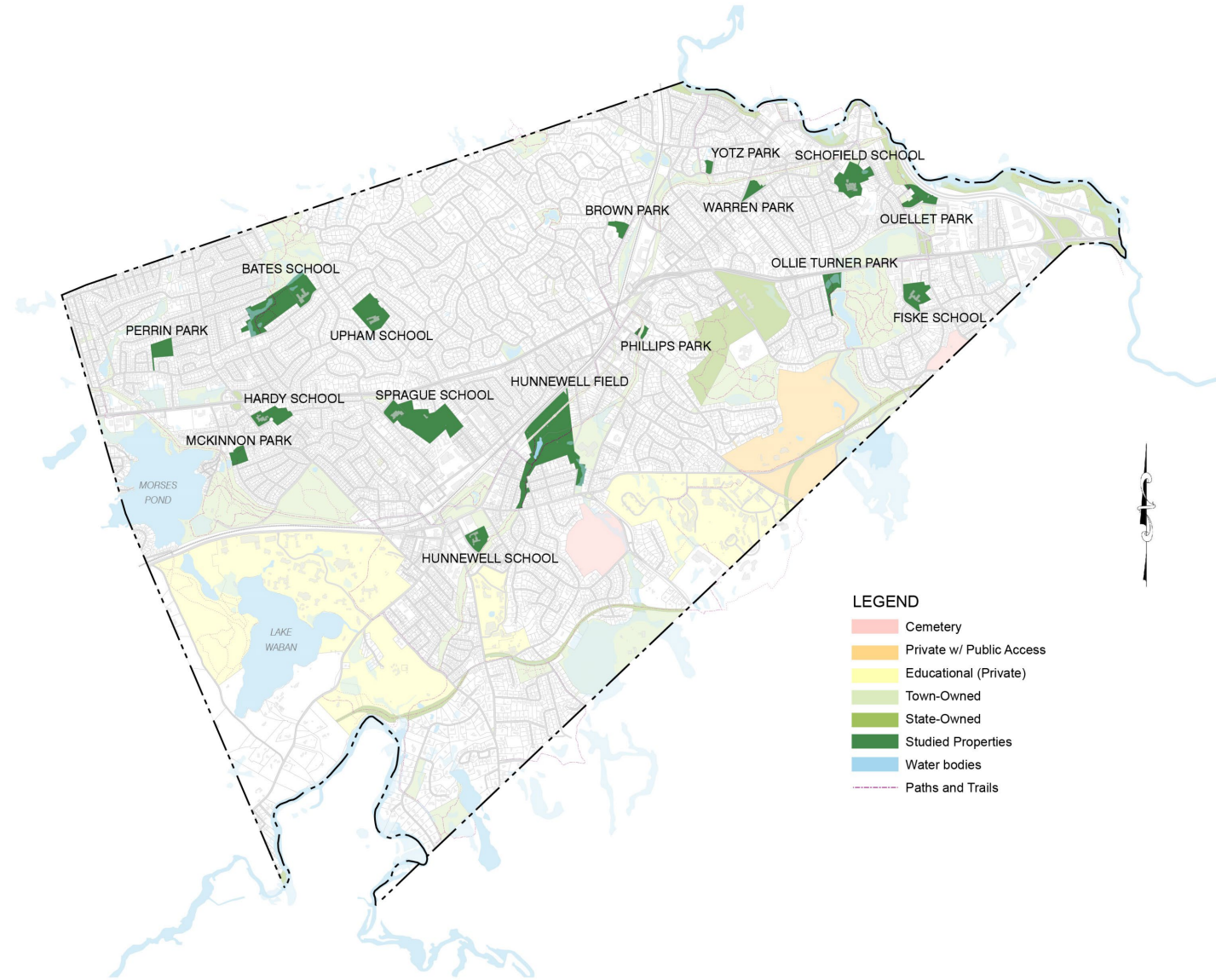


# FIELD INVENTORY

16 Sites Total

13 Sites with Active Field Use

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



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# FIELD INVENTORY -

## Physical Conditions Analysis

### Turf Conditions

Overall, in good condition

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

**Drainage issues** present at

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

**Grading issues** present at

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

### Amenities

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

- Fencing
- Netting
- Basketball Hoops
- Benches

### **Lighting**

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

- Both are natural grass fields

### Accessibility

Overall, needs improvement especially at the following sites,

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





# FIELD INVENTORY

How many fields does Wellesley have?

## GRASS DIAMOND FIELDS

- 4 Large Diamonds
- 15 Small Diamonds

## GRASS RECTANGULAR FIELDS

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

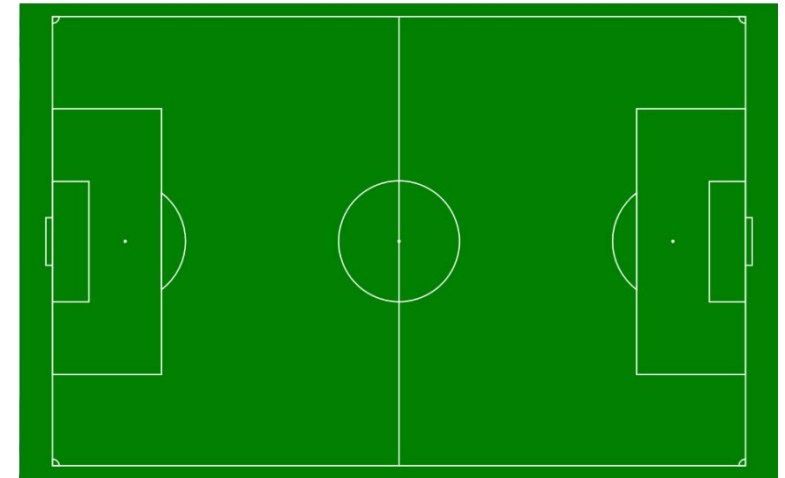
## SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

19

20

3



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# FIELD INVENTORY | ANALYSIS - Field Overlay

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

## GRASS DIAMOND FIELDS

- 2 Large Diamonds
- 8 Small Diamonds

19

10

## GRASS RECTANGULAR FIELDS

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

20

13

## SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

3

3



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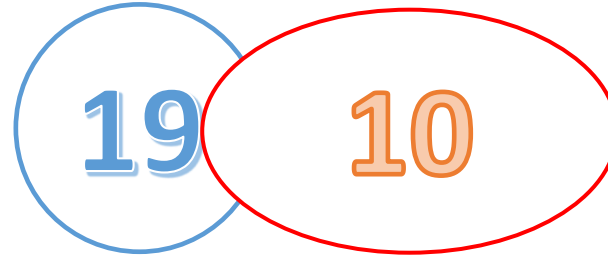
Weston & Sampson<sup>SM</sup>



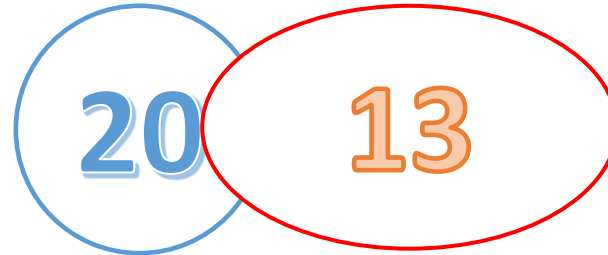
# FIELD INVENTORY | ANALYSIS

Why is there a reduction in numbers?

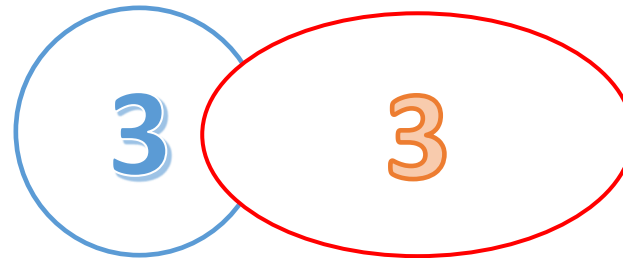
GRASS DIAMOND FIELDS



GRASS RECTANGULAR  
FIELDS



SYNTHETIC TURF FIELDS



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



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# THREE MODELS FOR ESTIMATING ANNUAL FIELD USE HOURS

## RECOMMENDED FIELD USE HOURS

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

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

## NEEDED FIELD USE HOURS\*

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

## PERMITTED FIELD HOURS

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

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

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





# FIELD INVENTORY | ANALYSIS

How do we get the recommended field hours?

## LIVING GRASS DIAMOND FIELDS

- 2 Large Diamonds
- 8 Small Diamonds

10



Recommended  
Annual Hours of Use

800



Total Recommended  
Field Hours

8,000

## LIVING GRASS RECTANGLE FIELDS

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

13



500



6,500

## SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

3



1215



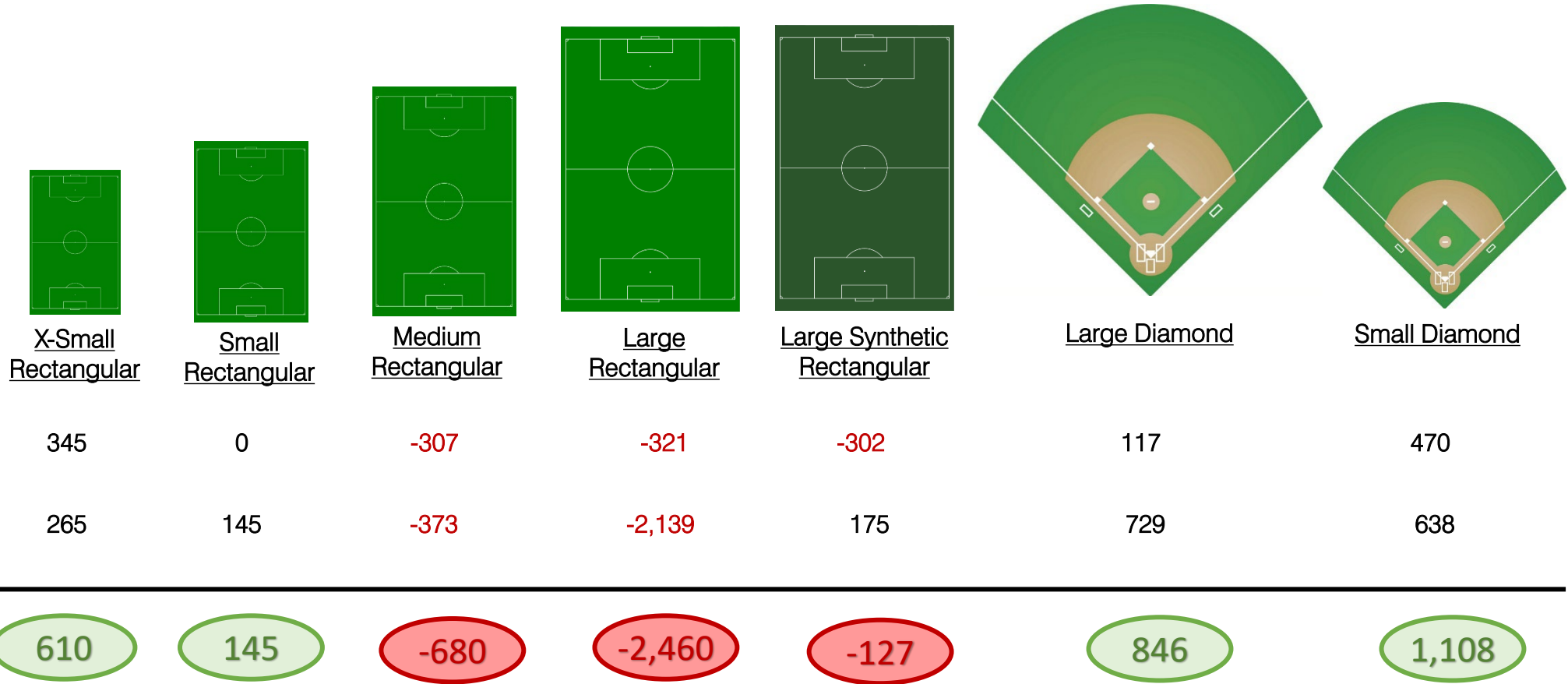
3,645





# SURPLUS/DEFICIT OF FIELD USE HOURS - By Field Type

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



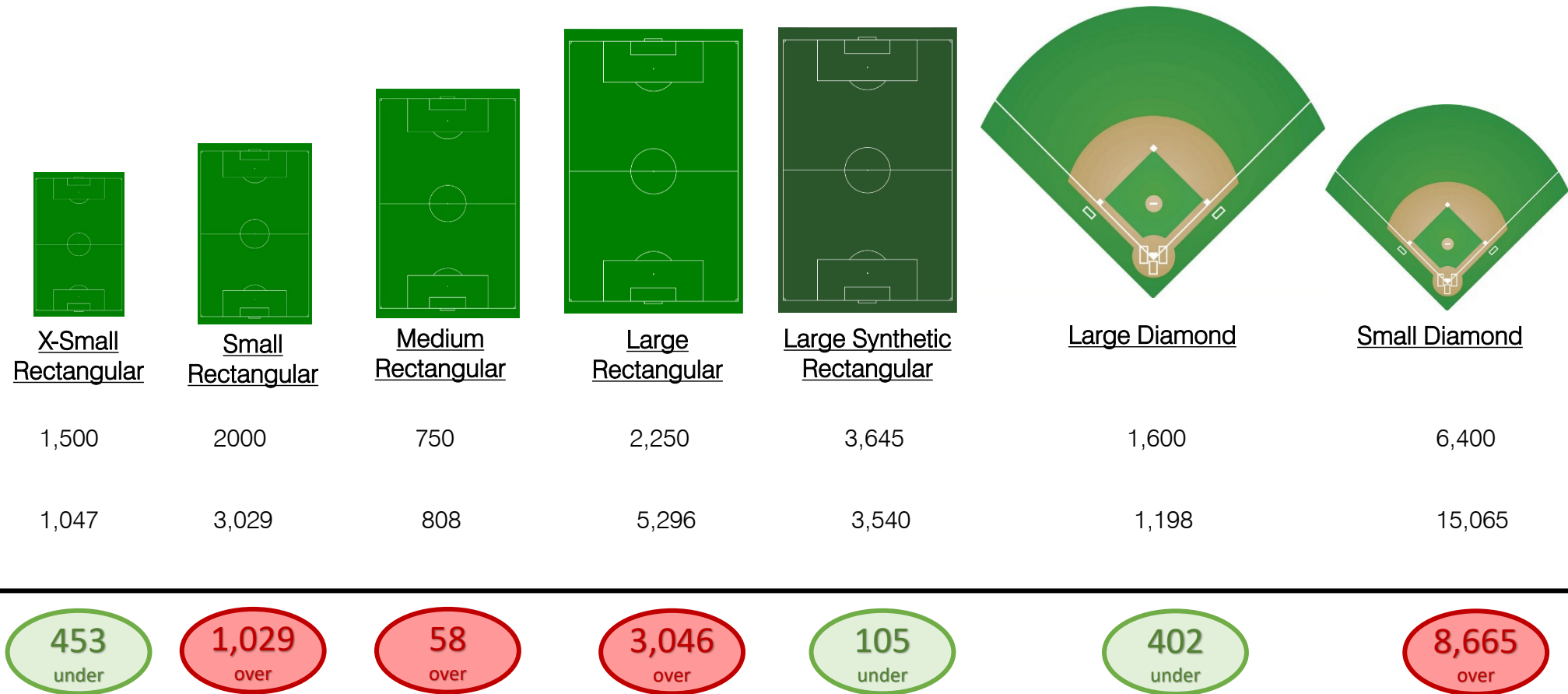
There is a deficiency in available rectangular field hours and a surplus of available diamond field hours





# PERMITTED VS. FIELD USE HOURS - By Field Type

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



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





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

Spring Field Use Hours Per Sport

Sport		Foot Traffic Hours Needed	Flex Time	*Permitted Use	Permitted Daylight Hours	Surplus/Deficit	Permitted Use of Private Fields	Total Cost of Private Field Use
Soccer	Youth Soccer	2,905		4,551	4,141	1,237	136.5	\$23,000
	HS & MS Soccer- Girls	0		0	0	0	0	
	HS & MS Soccer- Boys	0		84	84	84	0	
Lacrosse	Youth Lacrosse- Girls	477		151	139	(338)	33	\$0
	Youth Lacrosse- Boys	314		956	753	438	70	\$17,500
	HS & MS Lacrosse- Girls	480	41.25	281	281	(200)	0	
	HS & MS Lacrosse- Boys	466	41.25	400	400	(66)	0	
Field Hockey	Youth Field Hockey	48		48	48	0	0	
	HS & MS Field Hockey	0		0	0	0	0	
Football	Youth Football	0		0	0	0	0	
	HS & MS Football	0		0	0	0	0	
	Youth Flag Football	21		0	0	(21)	0	
Softball	HS & MS Softball	468		408	408	(60)	0	
	Adult Softball	60		74	72	12	0	
Wellesley Little League	Youth Softball	1,070		9,060	8,621	6,091	0	
	Youth Baseball	1,460					0	
Baseball	HS & MS Baseball	624		630	630	6	0	
Track	HS Track, Javelin & Discus	889		382	382	(507)	0	
	X-Country	0		0	0	0	0	
Misc.	Terriers	64		154	154	90	0	
	AM Baseball			0	0	0	0	
	Other			20	20	20	0	
Clubs	Little League - Beantown Bombers			49	49	49	0	
	Youth Soccer - James Bede Club			28	28	28	0	
	Gorilla Lacrosse			0	0	0	0	
	Primetime Lacrosse			65	65	65	0	
Total		9,345	82.50	17,338	16,273			

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\* Does not include private field use

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

Fall Field Use Hours Per Sport

Sport		Foot Traffic Hours Needed	Flex Time	* Permitted Use	Permitted Daylight Hours	Surplus/ Deficit	Permitted Use of Private Fields	Total Cost of Private Field Use
Soccer	Youth Soccer	2,977		6,300	3,857	880	136.5	23,000
	HS & MS Soccer- Girls	565	49.50	449	449	(117)	0	
	HS & MS Soccer- Boys	547	49.50	382	382	(166)	0	
Lacrosse	Youth Lacrosse- Girls	53		76	76	24	0	
	Youth Lacrosse- Boys	14		0	0	(14)	0	
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Track	HS Track, Javelin & Discus	0		0	0	0	0	
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	Gorilla Lacrosse	0		52	52	52	0	
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67% of respondents
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67% of respondents

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- ✓ Better maintenance
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ATHLETIC FIELD & COURT UTILIZATION STUDY

Weston & Sampson<sup>SM</sup>

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- ✓ Pickleball noise buffered
- ✓ More availability of pickleball courts
- ✓ More availability of tennis courts

## AMENITIES

Respondents would like to see the following properties improved:

- 1 Sprague Tennis Court  
68% of respondents
- 2 Sprague Pickleball Court  
58% of respondents
- 3 Phillips Basketball Court  
57% of respondents

Respondents would like to see:



**966**

People responded to the online survey



63% are between ages 30-55; 18% were between ages 56 and 64



64% has a household with children under 18



Town of Wellesley,  
Massachusetts

ATHLETIC FIELD & COURT UTILIZATION STUDY

Weston & Sampson<sup>SM</sup>



# CONCLUSIONS

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



# NEXT STEPS

Where do we go from here?

- Develop a strategic plan for improving existing facilities and/or constructing new facilities to meet community needs, safety, accessibility, and gender equity
- Outline a potential implementation process to include funding and phasing strategies
- Compare Wellesley's current fee and permitting structure against a curated selection of surrounding communities

