

Park, Open Space and Athletic Field Master Plan Update

Town of Medway

F E B R U A R Y 3 , 2 0 1 6

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Gale JN 715822



PARKS, OPEN SPACE & ATHLETIC FIELD MASTER PLAN UPDATE TOWN OF MEDWAY, MA

SECTION 1.0 - INTRODUCTION, BACKGROUND AND PURPOSE

The Town of Medway (Town) completed a Parks, Open Space and Athletic Field Master Plan in 2013, which provided recommendations for various Town facility improvements. The first project from the Master Plan, located at the Medway High School campus, was completed in the spring of 2015 and included the construction of two (2) new synthetic turf fields.

Gale Associates, Inc. (Gale) was engaged by the Town of Medway (Town) to assist in the development of a Parks, Open Space and Athletic Field Master Plan Update. The purpose of the update was to revisit each of four (4) selected Town park sites, refine their inventories, update the previous needs assessment and identify areas of specific improvements within each site. The original Master Plan included a Needs Assessment Questionnaire and Community Survey that addressed the adequacy, effectiveness and appropriateness of the current recreational facilities, and identified the areas needing improvement based on the perceptions of the Town's recreational constituents. This Master Plan Update (MP Update) will address facility improvements outlined by the Town of Medway Planning Program to meet the recreational needs of the community. The selected facilities included in the MP Update are as follows:

- Medway Middle School
- Choate Park
- Idyllbrook Park
- Oakland Park

The MP Update was completed in three (3) phases, as follows:

- Phase One – Facilities Assessment Confirmation
- Phase Two – Schematic Planning and Cost Estimates
- Phase Three – Master Plan and Phasing Plan Development

SECTION 2.0 - FACILITIES ASSESSMENT CONFIRMATION

The first step in the MP Update was to revisit each of the selected facilities, and re-assess the existing conditions and current site constraints at each of the locations. The previously developed Base Maps and Field Evaluation Forms that were completed as part of the 2013 Master Plan study were verified and updated.

Section 2.1 - Base Plan Development

The base plans for each of the selected facilities, originally created for the 2013 Master Plan, were updated with current aerial imaging. GIS data, property line, topographic and wetland data, FEMA maps and state soil maps were all confirmed. The updated plans do not involve any additional survey work. Although they do provide a suitable platform for the planning efforts of the MP Update, the updated base plans are not suitable for detailed field design.

Section 2.2 - Facility Needs Assessments

In the MP Update, all four (4) of the park, open space and athletic field facilities were re-evaluated for compliance with applicable standards, including the National Federation State High School Association (NFHS) and Massachusetts Interscholastic Athletic Association (MIAA) for the evaluation of high school field layouts and equipment, the Architectural Access Board Guidelines for ADA compliance, as well as the American Sports Builders Association (ASBA) guidelines for assessment of general athletic facility standards. Federal Playground Safety Standards were used to assess play structures and surfacing.

The individual fields in each facility were re-evaluated for general condition, serviceability (i.e., are systems and equipment in good repair and meeting with their intended purposes), geometry, safety and accessibility. The findings within each functional area were documented as they relate to the safety, serviceability and the accessibility of the components.

The 2013 Master Plan concluded a list of assessment findings for each facility. These findings form the basis for the MP Update's short-term serviceability improvements projects. Gale met with Town officials to update the needs, priorities and budgets for each of the sites. Gale re-evaluated the Town's project vision for each of the sites and developed a strategy to meet the Town's long term needs at each parcel. Current assessment findings and recommendations for the redevelopment of each facility are summarized below.

SECTION 3.0 - PROPOSED FACILITY REDEVELOPMENTS

Section 3.1 - Proposed Facility Redevelopment - Medway Middle School (Enclosure 2, SK-1)

Given the Town's athletic facilities shortfall, potential facility enhancements at Medway Middle School play a strategic role in the achievement of the goals of the Town's Planning Program. Gale evaluated the Medway Middle School parcel for its potential for redevelopment, re-organization and/or expansion. The following is a summary list of the strategy for Medway Middle School's redevelopment.

Reconstruction of Two (2) 90' Baseball Facilities. This redevelopment proposes to reconstruct the two (2) existing baseball facilities due to their poor field conditions, as well as a lack of site amenities and serviceability. The reconstructed facilities will remain in their current solar orientations and each are proposed to include the following amenities:

- Subsurface drainage system
- Re-grading for proper surface drainage
- Installation of engineered sand-based root zones
- Permanent outfield fencing
- 300' foul pole distances
- 30' hooded backstops (2)
- Player dugouts (2)
- Spectator seating (4 bleachers)
- ADA compliant access from parking facilities

Tennis Court Reconstruction. This redevelopment proposes to reconstruct the existing tennis facility at Medway Middle School. The existing facility is in very poor condition and has exceeded its useful life. The asphalt paving is experiencing structural deficiencies and is no longer repairable. The fencing is rusted and leaning, and the tennis standards are heaving. The reconstructed facility is proposed to include the following:

- Complete reconstruction of six (6) new courts, including new base, surfacing, tennis standards and windscreens
- Perimeter fencing, (840 lf)
- Court lighting
- Spectator viewing bleachers (7)
- ADA compliant access from parking area to tennis facilities
- ADA compliant pedestrian walkways connecting adjacent campus facilities
- Landscape buffer area between the tennis courts and the existing track/stadium field
- Site lighting along pedestrian walkways, landscaping and seating areas
- ADA compliant pedestrian walkways to adjacent campus athletic facilities

Basketball Court Amenity. Included in the redevelopment will be the installation of 10' backstop fencing at the field end of the existing basketball courts.

Section 3.2 - Proposed Facility Redevelopment - Choate Park (Enclosure 2, SK-2)

Choate Park is a forty (40) acre facility that includes a pond, two (2) tennis courts, a basketball court, a volleyball court, a tennis practice wall and a playground. Choate Park is accessed via Oak Street, or from a new roadway entrance off of Main Street. A fitness path is located at the perimeter of Choate Pond, which is intended for walking, running, jogging and promoting the use of fitness obstacles provided along the path. The park contains an amenities building, offering concessions and restrooms, located at the entrance adjacent to the main parking lot. The parking lot provides approximately fifty (50) parking spaces, including two (2) handicap

accessible spaces. Adjacent to Choate Park is the Cassidy Fields facility, which contains multiple athletic fields. Because of the variety of both active and passive recreational uses, and the multi-generational users, the facility is considered a cornerstone to the Town's recreational assets.

Choate Park's candidate areas for redevelopment, reorganization and expansion are listed below, along with a summary list of recommended improvements.

Main Street Entrance. A formal entrance into Choate Park does not currently exist. To enter the park via car, you either enter from Mechanic Street or from Highland to Oak Street, off of Main Street (Rt. 109). Both entrances are through residential neighborhoods and park related traffic gives rise to neighborhood safety concerns. The proposed automobile entrance, to be located directly off of Main Street, will provide a short access road directly into Choate Park, offering the opportunity to create a "sense of entrance and arrival" at the park. Heavily landscaped with trees and open lawn, masonry and architectural features, the new Choate Park entrance would become an important visual landmark on Main Street and a featured element of the revitalized community. The new entrance off Main Street is proposed to include the following items:

- Low fieldstone walls
- Open lawn areas for viewing into the park
- A white, steepled gazebo at the park's entrance
- Indirect accent lighting along the entrance road
- Tree lined drive from the Thayer Homestead into the Park
- Choate Park entrance identification sign
- Directional signage into the park

Tennis Court Displacement - Parking Expansion. There is a considerable need for additional parking at Choate Park. Moving the existing two (2) tennis courts out of the park and over to the Medway Middle School tennis facility reconstruction would allow for additional parking at Choate Park. The move would also allow for increased use of the court facilities, which are currently limited at Choate Park. To summarize, the proposed enhancements include the following:

- Displace the tennis facility, moving it to the reconstructed Medway Middle School tennis facility
- Remove two (2) existing tennis courts and fencing
- Increase parking capacity at Choate Park by approximately forty-two (42) car stalls
- Provide parking lot lights (4 poles)
- Provide landscaping in/around the parking lot

Open Play Area - A River Edge. The open space, adjacent the smaller parking lot on the south end of the park, is a popular free-play area for children of all ages, including adults. It is used for a variety of active and passive play activities. The space is ravine-like in nature, with an active runnel running through the lower level of the space resembling a 'river's edge'. An open lawn embankment forms the west side of the space, with a steep planted slope on the east. The following enhancements to this area are proposed.

- Re-organize parking to maximize green space, maintaining auto access and stall capacity
- Additional benches for site viewing (4)
- Accent and walkway lighting (7 poles)
- Informational and "story walk" kiosks (3)
- Enhanced pedestrian circulation with ADA accessibility
- Landscaped areas of native plant species

Open Play Area - The Beach. The "beach area" is an open, smoothly graded, unencumbered, water's edge sand lot, which is located in close proximity to the park's tot-lot, picnic areas and facilities building. Its location makes it ideally suited for adult supervision of the surrounding child play areas and water activities. Although there is no boating or swimming at the pond, the benefit of a white sandy beachfront is psychologically cooling and refreshing. The following proposed upgrades to the site would enhance the beach experience.

- Pond grass and weed removal, sand rake on beach
- Redefine edge of sandy beach
- Permanent bench seating on the beach (3)
- ADA compliance for access to beach
- Camp-style activities on the beach
- Scheduled and controlled "fire pit" night
- Removable volleyball area
- Summer display/events (e.g., sandcastle building competition, Providence's "Waterfire")
- Lifeguard stand kiosk
- "Water Edge" experience

Open Play Area - Water Play Area. There is increased interest within the Town to create additional outdoor activities and expand the recreational experience at Choate Park. One such activity is the creation of a Water Play Area for young and middle-aged children. The following items would be typical components of a water park area.

- A designated, hard-surfaced play area with colorful, non-slip surfacing
- A variety of water sprays, streams and jet displays
- ADA compliance for handicap accessibility
- Centrally located for supervision and safety
- Perimeter, water resistant, bench seating (8)
- Interactive water display lights and safety site lighting
- Children's drinking fountain (1)

Open Play Area - Enhanced Exercise Stations. Building on the park's need for additional outdoor recreational activities, a multi-station exercise area is proposed for Choate Park. The existing exercise stations are old and scattered along the pond's perimeter walkway, in no particular order or orientation. They are single stations on worn patches of depleted lawn and compacted subsoil, and are unsuitable during inclement weather. There also is no social interaction at each exercise station. This redevelopment proposes a multi-station exercise area that would be fashioned after an interactive outdoor workout gym. The following items are proposed:

- A multi-exercise workout area, including six to ten (6-10) individual stations, organized for activity and purpose
- The stations would be in close proximity to one another to foster interaction between participants
- The stations would be made of simple, colorful, sustainable, weather-resistant materials
- The stations would be placed on clean, durable, athletic-type surfacing, conducive to all-weather exercise

Volleyball Court Upgrade. The volleyball court at Choate Park is an active area and a unique feature of the park. The general condition of the single court is good and its lawn yard is maintained. The open flat lawn area works well for spectators and team members for viewing and staging. The volleyball court upgrades are proposed to include the following items:

- Additional bench seating (2) and tables (2) for spectators and participants
- Replace volleyball netting and standards
- New walkways and ramps for ADA compliance for handicap accessibility
- Provide facility storage
- Welcoming "arrival" monument or special element for facility identification
- Provide site lighting, poles with fixtures (3)
- Fencing for safety and security

Children's Play Area Renovation. The existing playground and tot-lot area is one of the most heavily used play areas in the park. The children that use the playground range in age from nine months to twelve years, and are accompanied into the play area by adults. Once inside, the children enjoy a variety of opportunities for play, including child-size benches and tables, a large sandbox and a large single play structure. Although the play structure is in good shape, there are safety and security concerns, along with appearance and compliance issues that should be addressed. The following upgrades to the playground and tot-lot are proposed:

- Playground entrance sign, informational sign, rules and regulations posting
- Attractive landscaping
- Bench seating provided inside and at the entrance of the playground (4)
- Site lighting for safety and security, poles with fixtures (5)
- Internal walkways for ADA compliance and accessibility
- ADA compliant mulch bedding in the play area, under the equipment

- ADA compliant sandbox area
- Renovated interior play space for trip hazards
- Perimeter fencing replaced for safety and security of the children
- Improved activity layout within the play lot
- Expanded play equipment for use by a larger age range of children

As illustrated in the Conceptual Schematic Plan, Enclosure SK-2, within Enclosure 2, the children's play area is grouped to be integrated with activity areas that relate to one another. The adjacent areas are the children's water play, the beach, the open green and the children's playground.

Basketball Court Renovation. The existing basketball court is located on the western side of Choate Pond. It is a single court, 50' wide x 75' long, adjacent to the tennis wall and next to the volleyball court. The condition of the court is good. However, the asphalt surfacing is well worn and uneven. Striping on the court is fair. Run-outs are shallow, while the backstop and fencing are old, rusted and need to be replaced. There is no court or site lighting and one (1) bench is provided for spectator seating. The basketball court and seating are not ADA compliant and lack connection to parking or walkways. The redevelopment for the basketball court is proposed to include the following elements:

- New court surfacing and striping
- Selective clearing around the court to increase run-out
- New court hardware, including hoops, backstops and fencing
- Site lighting for safety and security
- Bench seating for spectator and team use
- ADA compliance for handicap accessibility to court, walkways, team and spectator seating

Tennis Practice Court Reconstruction. The tennis practice court is a unique feature of Choate Park. The wall is in good shape and needs only minor repair. The backstop is in poor shape and failing. There is no minor fence to keep practice balls inside the court during play. There is no court lighting or site lighting for safety and security. The court surface is asphalt and in poor shape, uneven, full of cracks, heaves and dips, with loosely defined side edges sloping into grade. The lawn around the court is in poor condition and is full of moss. The run-outs are shallow and there are obstructions on two of the three court sides. There is no seating provided.

Recommendations for the tennis practice court reconstruction include the following:

- ADA compliancy
- Complete reconstruction of the court, including base, surfacing and striping
- New 10' backstop fencing and 3' short fencing along the sides of the court
- Site lighting
- Court lighting
- Selective pruning of existing vegetation to increase run-outs and improve lawn growth

Choate Park Pond Perimeter Walkway. Revitalize and reconstruct the perimeter walkway around Choate Pond to include ADA compliant, hard surfaced paving and access, trail stops, viewing and sitting areas, informational signage, security and plantings. The intended improvements to the existing walkway include the following:

- Reconstruction of the existing pathway to comply with ADA standards for handicap access around the southern edge of Choate Pond
- Re-grading and re-sizing of the existing gravel walkway from the beach and children's play area, past the ball fields, and over the small pedestrian bridge to the volleyball court
- Five (5) trail stop sitting areas, with each designated by a two (2) bench sitting area
- One (1) Informational kiosk with "story time" theme and/or local ecosystem management
- Pedestrian height light poles along the walkway for safety
- Security cameras
- Plantings of native species at each sitting area
- Additional seating for spectators and participants

Choate to High School Trail Improvements. The Choate to High School Trail is a trail that connects Medway High School's athletic campus to Choate Park and was created by an Eagle Scout in 2006. The trail is approximately 0.5 miles in length and is a narrow, graded trail that is in fair to good condition. The trail groundcover is mostly pine-needles and leaves, and no markings are provided. The trail is intended for non-motorized uses and provides a great connectivity link between two recreational assets in the Town of Medway. The trail can be accessed from Medway High School or from the Choate Park/Choate Pond Trail. Intended improvements to the trail are minimal and are proposed to include:

- Selective clearing around trail walkway
- Identification signage, as appropriate
- Bench of park-like timber construction along the path

Section 3.3 - Proposed Facility Redevelopments - Idyllbrook Park (Enclosure 2, SK-4)

The improvements proposed at Idyllbrook Park have been proposed as a means of providing and expanding multi-generational recreation uses available to the public. Idyllbrook Park currently contains a variety of athletic fields and a trail system, and is considered an open space and athletic field asset to the Town.

The MP Update recommends the renovation and reconstruction of the two (2) existing parking lots, the construction of a public use and facility storage building, the construction of two (2) play areas, and ADA compliance for handicap accessibility to site parking, walkways and site facilities. Gale recommends signage to expand the use and public awareness of the new and renovated facilities, as well as the inclusion of open space uses, such as community garden areas and picnic tables, to expand multi-generational use of the Idyllbrook Park facility. Also, Gale recommends the development of a Medway High School to Idyllbrook Walking Trail to

increase usage and inter-connectivity of these recreational asset. The following is a summary of the proposed redevelopment at Idyllbrook Park.

Soccer Field Renovation. The MP Update proposes to displace the current baseball field to the reconstructed Medway Middle School baseball facility and construct one (1) new natural turf soccer field, with dimensions of 240' x 330', at the current location of the youth baseball field. Such dimensions will be adequate for NFHS soccer, lacrosse, field hockey and practice football. The existing youth baseball will be relocated to Medway Middle School. The natural turf field will include subsurface drainage, crowned field grading, installation of an engineered and amended root zone, and perimeter fencing. The Town will provide an operational irrigation system for the playing fields. An irrigation well exists on-site, but may need additional tank storage to provide adequate irrigation coverage.

Building Facility. The MP Update proposes additional active and passive recreational enhancements to Idyllbrook Park to potentially provide additional recreational opportunities and improve the variety of recreational options. Proposed enhancements include:

- Two (2) new playground areas to separately service 2-5 year-olds and 5-12 year-olds
- A public use/facility building to provide restrooms for the park users, as well as designated storage for the children's play areas and the athletic playing field activities
- ADA compliance for handicap accessibility throughout the site
- A reconstructed paved parking lot at Ward Street
- A renovated gravel parking lot at Kimberly Drive
- Timber guardrails
- Paved walkways between fields and parking areas

Parking Lot Redevelopment. This redevelopment proposes to upgrade the two (2) existing parking areas. The parking area at the Kimberly Drive entrance will be re-graded and re-surfaced with loose graded gravel, similar to the existing stone surface. A timber guardrail will be installed along the field edge of the parking lot and the timber telephone poles removed. The parking area off of Ward Lane will be paved to provide ADA compliance for handicapped parking and access to the public service building and new child's play areas. The timber guardrail will be extended from the Kimberly Drive parking lot to the parking lot off Ward Lane, running along the field edge. A paved walkway will run along the guardrail and provide ADA access to both fields and spectator seating. Refer to SK-4 provided within Enclosure 2.

Section 3.4 - Proposed Facility Redevelopment - Oakland Street Park (Enclosure 2, SK-3)

Oakland Street Park is located adjacent to the Senior Center, off of Oakland Street. The complex offers multi-purpose field space, a basketball court, playground and an amenities building. The complex is in fair to good condition, but development expansion is constrained due to adjacent abutters and environmental resource areas. However, the parks affords a mixed use of active and passive recreation, and improvements to the athletic fields will result in a more durable surfaces, which will be able to accommodate additional use in a sustainable manner. The following is a summary of the proposed redevelopment for Oakland Street Park.

- The five (5) playing fields are in good condition, but would benefit from selective cutting/filling to resolve planarity issues (as needed), topdressing and top seeding.
- A public use/facility building to provide restrooms for the park users and designated storage for the children's play areas and the athletic playing field activities
- Two (2) additional child play areas flanking the new facilities building
- The creation of a "peace park" at the entrance of the park, relocating the existing playground to the interior of the park
- ADA compliance for site and facility accessibility, including parking areas, playing fields, site amenities, service buildings, walkways, and player and spectator seating areas
- Provide interior recreation space, inside the new facility building, for Camp Sunshine activities
- Spectator bleachers (8) and player seating facilities throughout the site
- Security fencing at the two (2) new child play areas
- Safety fencing at the three (3) multi-purpose rectangular playing fields
- Additional automobile parking along the south side of the entrance road
- Relocate Camp Sunshine activities to the new facilities building at Oakland Street Park adjacent to Multi-Purpose Field #2
- Prune existing trees adjacent to play, travel and use areas within the park to provide for the safety and welfare of park guests
- Create an "arrival statement" at the entrance of the park
- Provide 300' safety fencing along Oakland Street
- Provide new surfacing and striping on the one (1) existing basketball court
- Provide new 10' backstop fencing around the basketball court
- Provide basketball lighting
- Provide park identification signage and park informational signage
- Provide "story walk" kiosks throughout the park site (12)

Oakland Street Park Trail Extension. To expand the recreational uses of Oakland Street Park, Gale recommends a trail extension to the east of the park facility, through the Town's abandoned railroad bed and connecting to the existing trail network in the south residential developments.

- Selective clearing along the trail walkway
- Identification signage, as appropriate
- Benches of park-like timber construction along the pathway

SECTION 4.0 – PHASING REDEVELOPMENT

Phase 1, Fiscal Year 2015. Phase 1 consists of the Choate Park development's complete build-out. This phase would include the creation of an entrance/arrival area at the new park entrance off of Main Street, a canopy tree-lined access drive from Thayer Homestead into Choate Park, increased parking, a renovated public use/facilities building, a new child's water play area, open lawn and picnic areas, improved child tot-lot and beach areas, aerator spray fountains on the pond, and a



renovated waterside trail walk along the perimeter of Choate Pond that will include benches, signage, lighting, plantings and security cameras, increased exercise stations, enhanced volleyball play, renovated basketball and tennis wall facilities, and local trail improvements.

The cost of the improvements proposed for Phase 1 is approximately \$2,463,400.00.

Phase 2, Fiscal Year 2017. Phase 2 consists of the Medway Middle School improvements, including the reconstruction of the two (2) 90' baseball fields and six (6) reconstructed tennis courts, and amenities that include ADA court and field compliance and accessibility from adjacent parking areas to playing fields, pedestrian seating, new bleachers, athletic and site lighting, and a landscaped buffer between the track field and the tennis courts. The reconstructed tennis courts will remain at their present location, east of the track. Reconstruction of the school's softball field will occur at a later time, as will the proposed 400-m track and stadium field, grandstands and amenities building.

The cost of the improvements proposed in Phase 2 is approximately \$2,285,000.00.

Phase 3, Fiscal Year 2019. Phase 3 consists of the Oakland Street Park development's full build-out. This phase will include the reconstruction of the existing natural turf soccer field, expanding and upgrading two (2) natural turf playing fields, which will result in an additional multi-purpose rectangular field for use by the Town. In addition, there will be a new public use/facilities building, two (2) new children's play areas, one (1) renovated basketball court, including new fencing, bleachers, team seating, lighting, drinking fountain, increased parking, the creation of a "peace garden", a park entrance/arrival area and a new home for Camp Sunshine, the annual summer camp for children with disabilities.

The cost of the improvements proposed in Phase 3 is approximately \$2,318,000.00.

Phase 4, Fiscal Year 2021. Phase 4 includes the redevelopment of Idyllbrook Park. The Idyllbrook Park improvements will include a soccer field reconstruction, renovated and reconstructed parking lots, a public use/facilities building, additional playground facilities, ADA compliancy and trail improvements.

The cost of the improvements proposed in Phase 4 is approximately \$1,515,100.00.

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ENCLOSURE 1

Facility Re-Evaluation Forms



Choate Park

Hard Court Evaluation Form

Name of Venue **CHOATE PARK**

Court Grade:	1.9
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Date of Evaluation	12/7/2015	
Type of Court:	Basketball	
Number of Courts:	One (1)	
Typical age of users	Varies	
Type of Structure	Metal Backstop	
Type of Surfacing	Asphalt - Painted Lines	
Playing Dimensions	Length:	Width:
	75'	50'

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				x	
Condition of Structure and Surfacing (cracks, delamination, etc.)			x		
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)				x	
Striping (Completeness, visibility, condition)			x		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			x		
Court Hardware			x		
Safety (Run-outs, lack of obstructions, etc.).			x		
Support Equipment (bases, batting cages, goals, players benches, etc.)			x		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)		x			
Site Lighting		x			
Spectator Seating (condition, size, accessibility, etc.)		x			
Average Score = 1.9					

Comments/Recommendations

1. Lacks ADA compliance for handicapped access to the facility.
2. Backstop fence is bent and rusted and needs to be replaced.
3. The setting of the court is comfortable but secluded, needs security lighting.
4. There is no team or spectator seating servicing the court.
5. The surface of the court is cracked with dips and needs re-surfacing and re-striping.

Playground Evaluation Form

Name of Venue **CHOATE FIELD**

Playground Grade:	2.0
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Date of Evaluation	12/7/2015
Intended Age Group of Users:	Two (2) - Ten (10) Years
Type of Surfacing:	Children's Playground: Mulch and sand surface
Depth of Surfacing:	Varies

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry	x				
Safety and Security (see attached check list)			x		
Appearance (Welcoming entrance, landscaping/natural surface, special element, e.g. spray park, social gathering space, etc)			x		
General Accessibility (condition of walkways, legibility of signage, clarity of rules, trip hazards, bike corrals)			x		
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, restrooms, and equipment accessible)		x			
Equipment Serviceability (play structures, spray parks, seating, etc.)				x	
Average Score = 2.0					

Comments/Recommendations

1. Playground entrance only has ID Sign only, lacks all other components of entry listed.
2. Paved walkway stops at gate, nothing inside playground.
3. Mulch varies in depth, 0-2". Bare ground along fence edge.
4. Sand lot is compacted.
5. Playground does not comply with ADA standards.

Hard Court Evaluation Form

Court Grade:	2.6
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Name of Venue **CHOATE PARK**

Date of Evaluation	12/7/2015	
Type of Court:	Tennis Court	
Number of Courts:	Double Court setting	
Typical age of users	Varies	
Type of Structure	Metal	
Type of Surfacing	Bit. Conc./Asphalt & Paint	
Playing Dimensions	Length:	Width:
	150' ±	180' ±

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				x	
Condition of Structure and Surfacing (cracks, delamination, etc.)				x	
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)				x	
Striping (Completeness, visibility, condition)				x	
Fencing (Perimeter fencing, backstops, outfield fencing, etc.) Not complete bottom rail, cape			x		
Court Hardware			x		
Safety (Run-outs, lack of obstructions, etc.).			x		
Support Equipment (bases, batting cages, goals, players benches, etc.)	✓				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	✓				
Site Lighting			x		
Spectator Seating (condition, size, accessibility, etc.) Two (2) Benches				x	
Average Score = 2.6					

Comments/Recommendation

1. Surface in good condition, with one (1) long crack - 15' but shallow.
2. The perimeter fence is in missing pieces, leaning and in poor shape.
3. There is no court lighting provided onsite.
4. There is no spectator seating dedicated for the tennis courts.

Hard Court Evaluation Form

Court Grade:	1.2
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Name of Venue

CHOATE PARK

Date of Evaluation	12/7/2015	
Type of Court:	Tennis Practice Court	
Number of Courts:	One (1)	
Typical age of users	Varies	
Type of Structure	Concrete Net Wall, Bituminous Court	
Type of Surfacing	Bit. Conc./Asphalt & Paint	
Playing Dimensions	Length:	Width:
	35' ±	45' ±

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry	x				
Condition of Structure and Surfacing (cracks, delamination, etc.)		x			
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)		x			
Striping (Completeness, visibility, condition)		x			
Fencing (Perimeter fencing, backstops, outfield fencing, etc.) Not complete bottom rail, cape		x			
Court Hardware	x				
Safety (Run-outs, lack of obstructions, etc.).			x		
Support Equipment (bases, batting cages, goals, players benches, etc.)	✓				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	✓				
Site Lighting	x				
Spectator Seating (condition, size, accessibility, etc.) Two (2) Benches		x			
Average Score = 1.2					

Comments/Recommendation

1. The courts surface is in failing condition and needs to be reconstructed.
2. The fence is in poor shape and needs to be replced.
3. There is no court lighing.
4. There is no site lighting.
5. There is no spectator or player seating.

Open Space Evaluation Form

Name of Venue **CHOATE FIELD**

Open Space Grade:	1.8
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Date of Evaluation	12/7/2015
Address	Choate Park
Total Size	
General Description of Use	Volleyball Court with a sand surface

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				x	
Safety and Security (site lighting, clear visibility, fencing, etc.)			x		
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)			x		
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)		x			
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)		x			
Adequate Seating Areas (benches, landscaped seating, tables, etc.)			x		
Average Score = 1.8					

Comments/Recommendations

1. Court netting is worn, replacement is recommended.
2. There is no court lighting or site lighting.
3. There is inadequate team or spectator seating.
4. The lawn skirt surrounding the court is in fair condition and needs only topdressing and topseeding.
5. The space does not meet ADA compliance for handicapped access.



Medway Middle School

Athletic Field Evaluation Form

Field Grade:	1.9
--------------	------------

Name of Venue

MEDWAY MIDDLE SCHOOL

Date of Evaluation	12.17.2015				
Type of Field:	Baseball Field #1				
Number of Fields:	One (1)				
Typical age of users:	varies				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90'	370'	380'	420'	20'

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				x	
Stand of Turf			x		
Infield Condition (Infield material, base paths, etc.)				x	
Planarity (playing surface - lack of dips, heaves, holes, etc.)			x		
Striping (Completeness, visibility, condition)			x		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			x		
Irrigation (condition, coverage, reported adequacy)		x			
Safety (Run-outs, lack of obstructions, etc.).				x	
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			x		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)		x			
Site Lighting		x			
Spectator Seating (condition, size, accessibility, etc.)		x			
Drainage			x		
Average Score =	1.9				

Comments

1. The field, team and spectator seating are non-compliant with ADA standards for handicapped accessibility.
2. The player seating is old and need updating.
3. the turf on the field is in good condition.
4. Spectator seating does not exist and needs to be provided for the field.
5. Safety fencing needs to be installed in the outfield.

Hard Court Evaluation Form

Court Grade:	1.5
--------------	------------

Name of Venue **MEDWAY MIDDLE SCHOOL**

Date of Evaluation	12/17/2015	
Type of Court:	Tennis Courts	
Number of Courts:	6	
Typical age of users	varies	
Type of Structure	Asphalt	
Type of Surfacing	Painted surface	
Playing Dimensions	Length:	Width:
	240' +/-	180' +/-

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				x	
Condition of Structure and Surfacing (cracks, delamination, etc.)		x			
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)		x			
Striping (Completeness, visibility, condition)			x		
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)		x			
Court Hardware		x			
Safety (Run-outs, lack of obstructions, etc.)			x		
Support Equipment (bases, batting cages, goals, players benches, etc.)			x		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)		x			
Site Lighting		x			
Spectator Seating (condition, size, accessibility, etc.)		x			
Average Score = 1.5					

Comments

1. The courts asphalt paving has structural deficiencies and is no longer repairable.
2. The perimeter fence is rusted and leaning and imbedded into vegetation.
3. The tennis standards are heaving.
4. The facility does not comply with ADA standards for handicapped accessibility.



Oakland Street Park

Hard Court Evaluation Form

Court Grade: **1.7**

Name of Venue **OAKLAND STREET PARK**

Date of Evaluation	12/7/2015	
Type of Court:	Basketball	
Number of Courts:	One (1)	
Typical age of users	Varies	
Type of Structure	Metal	
Type of Surfacing	Asphalt - Painted Lines	
Playing Dimensions	Length:	Width:
	75'	50'

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry					
Condition of Structure and Surfacing (cracks, delamination, etc.)			X		
Planarity (playing surface - lack of dips, heaves, holes, correct slopes, etc.)			X		
Striping (Completeness, visibility, condition)				X	
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)			X		
Court Hardware			X		
Safety (Run-outs, lack of obstructions, etc.).			X		
Support Equipment (bases, batting cages, goals, players benches, etc.)		X			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)		X			
Site Lighting		X			
Spectator Seating (condition, size, accessibility, etc.)		X			
Average Score = 1.7					

Comments/Recommendations

1. Lacks ADA compliance to parking and field activities
2. Backstop fencing needs to be replaced
3. The setting of the court is comfortable
4. The basketball court surface is full of cracks, dips and heaves
5. Spectator and team benches need to be updated

Open Space Evaluation Form

Open Space
Grade: **1.3**

Name of Venue **OAKLAND STREET PARK**

Date of Evaluation	12/7/2015
Address	Oakland Street Park
Total Size	varies
General Description of Use	Picnic and Viewing Area

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)			X		
Safety and Security (site lighting, clear visibility, fencing, etc.)		X			
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)			X		
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)		X			
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)		X			
Adequate Seating Areas (benches, landscaped seating, tables, etc.)		X			
Average Score = 1.3					

Comments/Recommendations

1. Backstop fencing is old, needs replacement.
2. No lighting.
3. Inadequate seating.
4. Nice 'feeling' space, good location.
5. Non-ADA compliant.

Open Space Evaluation Form

Open Space Grade:	2.2
----------------------	------------

Name of Venue **OAKLAND STREET PARK**

Date of Evaluation	7/12/2015
Address	Oakland Street Park
Total Size	1
General Description of Use	Playground

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Maintenance (well-maintained, mowed, paths cleared, etc.)				X	
Safety and Security (site lighting, clear visibility, fencing, etc.)			X		
Appearance (Welcoming entrance, landscaping, special element, e.g. monument, gathering space, etc.)				X	
General Accessibility (condition of walkways, legibility of signage, clarity of hours/uses, trip hazards)		X			
ADA Compliance (walkways, ramps at appropriate grades, ADA parking, gates, seating areas accessible)		X			
Adequate Seating Areas (benches, landscaped seating, tables, etc.)				X	
Average Score = 2.2					

Comments

1. Existing picnic tables and benches to be re-located.
2. Existing 3' black c.l.f. to be re-located.
3. Existing playground mulch to be re-used.
4. Existing Playground Equipment to be relocated.

Athletic Field Evaluation Form

Field Grade:	1.9
--------------	-----

Name of Venue

OAKLAND STREET PARK

Date of Evaluation			
Type of Field:	FIELD #1 - Multi-Purpose Rectangular (MPR)		
Number of Fields:	Multiple		
Typical age of users:	varies		
MPR Field Dimensions:	Length:	Width	Run-Out

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				X	
Stand of Turf			X		
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)			X		
Fencing (Perimeter fencing, gates, etc.)		X			
Irrigation (condition, coverage, reported adequacy)		X			
Safety (Run-outs, lack of obstructions, etc.).				X	
Support Equipment (goals, players benches, etc.)		X			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)		X			
Site Lighting		X			
Spectator Seating (condition, size, accessibility, etc.)			X		
Drainage				X	
Average Score = 1.9					

Comments

1. Field needs laser grading, topdressing, topseeding.
2. Spectator seating currently two (2) old wood bleachers, needs updating.
3. Fencing is rusted and inadequate, needs replacement.
4. There is no field lighting.

Athletic Field Evaluation Form

Field Grade:	1.8
--------------	------------

Name of Venue

OAKLAND STREET PARK

Date of Evaluation			
Type of Field:	FIELD #2 - Multi-Purpose Rectangular (MPR)		
Number of Fields:	1		
Typical age of users:			
MPR Field Dimensions:	Length:	Width	Run-Out

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				x	
Stand of Turf			x		
Planarity (playing surface - lack of dips, heaves, holes, etc.)				x	
Striping (Completeness, visibility, condition)		x			
Fencing (Perimeter fencing, gates, etc.)		x			
Irrigation (condition, coverage, reported adequacy)		x			
Safety (Run-outs, lack of obstructions, etc.).				x	
Support Equipment (goals, players benches, etc.)		x			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)		x			
Site Lighting	x				
Spectator Seating (condition, size, accessibility, etc.)		x			
Drainage				x	
Average Score = 1.8					

Comments

1. Fields needs laser grading, topdressing, topseeding.
2. There is no spectator seating.
3. There is no athletic fencing for the field, only failing c.l.f. attached to tree trunks along Oakland Street.
4. There is no field lighting, there is no site lighting.
5. There is no ADA accessibility into the fields.



Idyllbrook Park

Athletic Field Evaluation Form

Field Grade:	2.3
--------------	-----

Name of Venue IDYLLBROOK PARK

Date of Evaluation	12/7/2015				
Type of Field:	Baseball Field - 90' Diamond				
Number of Fields:	One (1)				
Typical age of users:	Varies				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
		300'	310'	350'	25

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				X	
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)				X	
Striping (Completeness, visibility, condition)		X			
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)		x			
Irrigation (condition, coverage, reported adequacy)	✓				
Safety (Run-outs, lack of obstructions, etc.).				X	
Support Equipment (bases, dugouts, batting cages, players benches, etc.)		x			
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	x				
Site Lighting	x				
Spectator Seating (condition, size, accessibility, etc.)	x				
Drainage				X	
Average Score =	2.3				

Comments/Recommendations

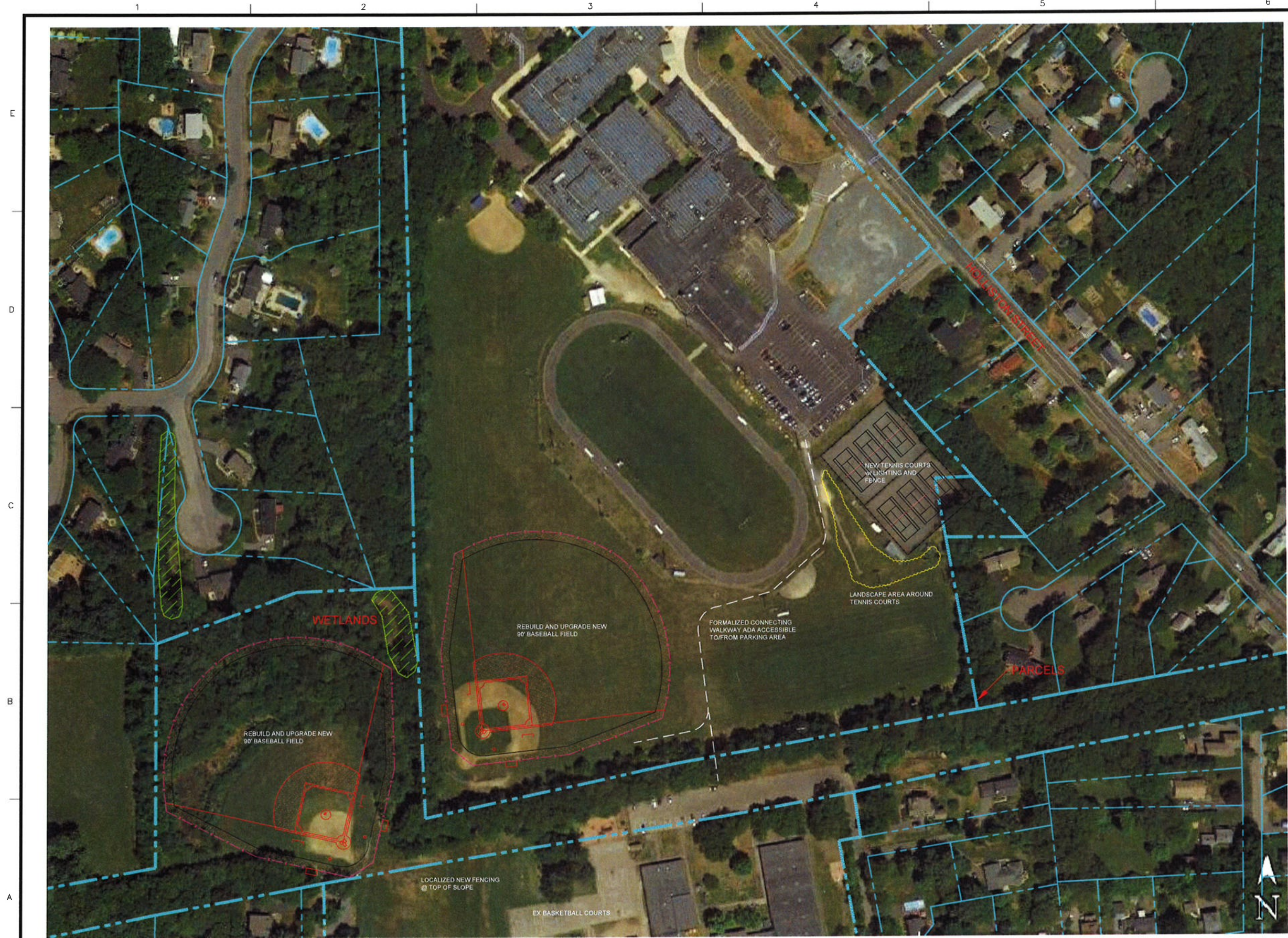
1. The outfield lawn is in good condition but would benefit from minor topdressing and topseeding.
2. There is no formal irrigation system for watering the playing fields.
3. There is lighting on site.
4. The ballfield is not ADA compliant for handicapped access.
5. There are no ballfield amenities provided: bullpen, scoreboard, storage facility, and batting cages.



ENCLOSURE 2

Refined Conceptual Redevelopment Schematics

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MEDWAY MIDDLE SCHOOL



Gale Associates, Inc.
Engineers and Planners
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P 781.335.6465 F 781.335.6467
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PROJECT
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MEDWAY MA
OWNER

REVISIONS		
NO.	DATE	DESCRIPTION

CADD FILE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	10-25-12
DRAWING SCALE	1"=80'-0"

GRAPHIC SCALE	
0	80' 160'

SHEET TITLE
MEDWAY
MIDDLE SCHOOL

DRAWING NO. SK-1	PROJECT NO. T.B.D.
---------------------	--------------------



CHOATE PARK AT CASSIDY FIELD



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Engineers and Planners
163 LIBBEY PARKWAY | WEYMOUTH, MA 02189
P 781.335.6465 F 781.335.6467
www.galeinc.com
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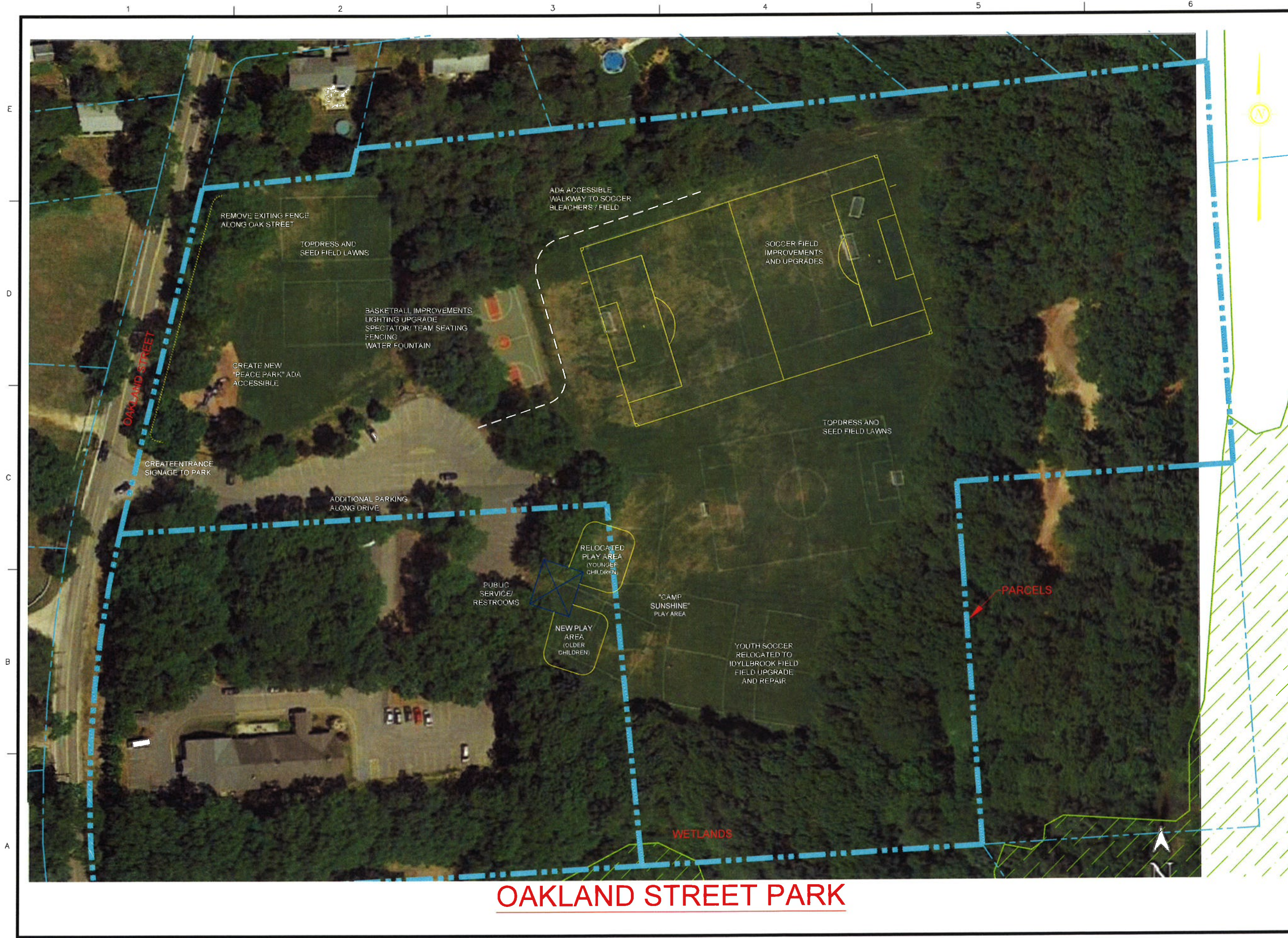
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DRAWN BY	
CHECKED BY	
DATE	10-25-12
DRAWING SCALE	1"=60'-0"
GRAPHIC SCALE	

SHEET TITLE

CHOATE PARK
AT
CASSIDY FIELD

DRAWING NO.	SK-2
PROJECT NO. T.B.D.	

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Engineers and Planners
163 LIBBEY PARKWAY | WEYMOUTH, MA 02186
P 781.335.6465 F 781.335.6467
www.galeinc.com
Boston Baltimore Orlando San Francisco

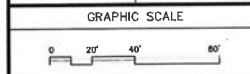
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REVISIONS		
NO.	DATE	DESCRIPTION

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DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	1-4-18
DRAWING SCALE	1"=40'-0"



SHEET TITLE
OAKLAND STREET PARK

DRAWING NO.
SK-3
PROJECT NO. T.B.D.

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IDYLLBROOK PARK



Gale Associates, Inc.
Engineers and Planners
163 LIBBEY PARKWAY | WEYMOUTH, MA 02189
P: 781.335.6455 F: 781.335.6487
www.galinc.com
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NO.	DATE	DESCRIPTION

CADD FILE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	1-4-16
DRAWING SCALE	1"=80'-0"

GRAPHIC SCALE	
0	80' 160'

SHEET TITLE
IDYLLBROOK PARK

DRAWING NO. SK-4	PROJECT NO. T.B.D.
---------------------	--------------------



ENCLOSURE 3

Cost Estimates



**MEDWAY MASTER PLAN UPDATE, SELECTED PARKS
CONCEPTUAL COST ESTIMATES**

<u>Location</u>	<u>Strategy</u>	<u>Cost of Core Items</u>
Middle School	Baseball Field Reconstruction (2)	\$ 750,000.00
\$2,285,100.00	Tennis Reconstruction (6)	\$ 400,000.00
	Site Amenities	\$ 300,000.00
	Athletic - Field Lighting	\$ 280,000.00
	General Conditions, Bonds, Insurances, O/H	\$ 69,200.00
	Subtotal	\$1,799,200.00
	Soft Costs (Engineering Fees, 0.07)	\$ 126,000.00
	<u>Contingency (.20)</u>	<u>\$ 359,800.00</u>
	Total	\$2,285,000.00
Choate Park	Main Street Entrance	\$ 300,000.00
\$2,463,400.00	Open Play Area - A River Edge	\$ 75,000.00
	Open Play Area - The Beach	\$ 30,000.00
	Open Play Area - Water Play Area	\$ 350,000.00
	Enhanced Exercise Station	\$ 120,000.00
	Volleyball Court Upgrade	\$ 30,000.00
	Children's Play Area Renovation	\$ 300,000.00
	Basketball Court Renovation	\$ 55,000.00
	Tennis Practice Court Reconstruction	\$ 30,000.00
	Choate Pond Perimeter Walkway	\$ 310,000.00
	Choate to High School Trail improvements	\$ 15,000.00



**MEDWAY MASTER PLAN UPDATE, SELECTED PARKS
CONCEPTUAL COST ESTIMATES**

<u>Location</u>	<u>Strategy</u>	<u>Cost of Core Items</u>
Choate Park (con't.)	Parking Lot Expansion	\$ 250,000.00
	General Conditions, Bonds, Insurance, O/H	\$ 74,600.00
	Subtotal	\$1,939,600.00
	Soft Costs (Engineering Fees, 0.07)	\$ 135,800.00
	<u>Contingency (0.20)</u>	<u>\$ 388,000.00</u>
	Total	\$2,463,400.00
Idyllbrook Park \$1,515,100.00	Soccer Field Construction, Irrigation	\$ 300,000.00
	Building Facility	\$ 300,000.00
	Children's Playgrounds (2)	\$ 250,000.00
	Parking Lot Redevelopment	\$ 275,000.00
	General Conditions, Bonds, Insurance, O/H	\$ 68,000.00
	Subtotal	\$1,193,000.00
	Soft Costs (Engineering Fees, 0.07)	\$ 83,500.00
	<u>Contingency (0.20)</u>	<u>\$ 238,600.00</u>
	Total	\$1,515,100.00
Oakland Street Park \$2,318,000.00	Playing Field Renovations	\$ 300,000.00
	Building Facility	\$ 600,000.00
	Children's Playgrounds (2)	\$ 300,000.00
	"The Peace Park" - Allowance	\$ 80,000.00
	Basketball Court Renovations	\$ 55,000.00

**MEDWAY MASTER PLAN UPDATE, SELECTED PARKS
CONCEPTUAL COST ESTIMATES**

<u>Location</u>	<u>Strategy</u>	<u>Cost of Core Items</u>
Oakland Street Park (con't.)	Site Amenities	\$ 420,000.00
	General Conditions, Bonds, Insurance, O/H	\$ 70,200.00
	Subtotal	\$1,825,200.00
	Soft Costs (Engineering Fees, 0.07)	\$ 127,800.00
	<u>Contingency (0.20)</u>	<u>\$ 365,000.00</u>
	Total	\$2,318,000.00