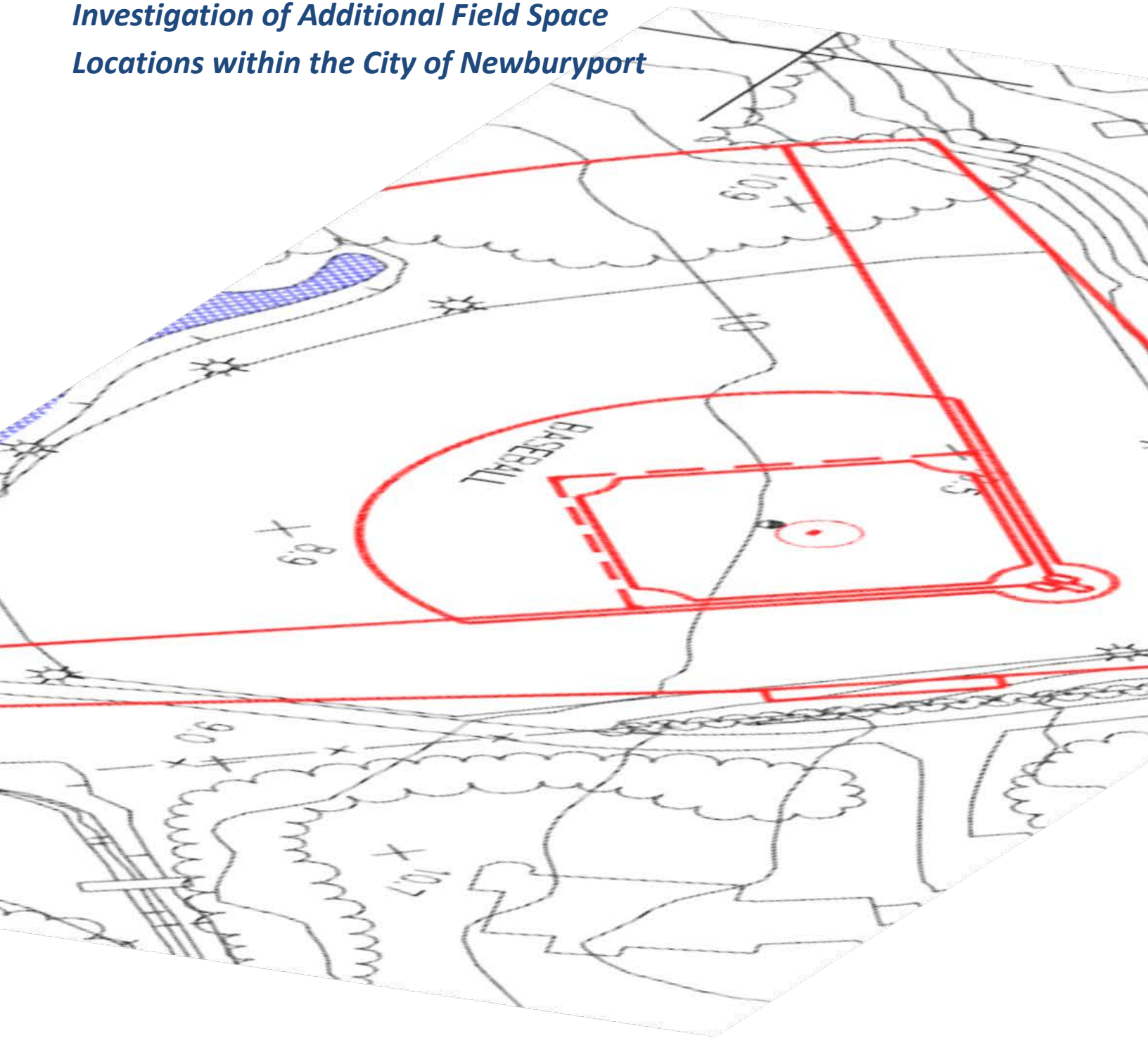


# Findings & Recommendations of the Field Space Task Force

*Investigation of Additional Field Space  
Locations within the City of Newburyport*



January 31, 2013

## Table of Contents

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I.	Introduction .....	2
II.	Needs Assessment .....	2
	2.1 INVENTORY OF CURRENT FIELDS.....	5
	2.2 CURRENT FIELD LOAD .....	8
	2.3 LIST OF FIELD NEEDS.....	14
	2.4 FIELD SIZE REQUIREMENTS.....	14
III.	Task Force Findings .....	17
	3.1 FIELD SPACE SEARCH.....	17
	3.2 RECOMMENDATIONS .....	19
	3.2.1 <i>Improvement of Existing Fields: Specific Sites</i> .....	23
	3.2.2 <i>Improvement of Existing Fields: General Recommendations</i> .....	23
	3.2.3 <i>Addition of New Fields</i> .....	24

## Appendices

APPENDIX 1	CHERRY HILL PLAYING FIELDS PHOTOS AND DRAWINGS
APPENDIX 2	MOSELEY WOODS LAWN PHOTOS
APPENDIX 3	NOCK-MOLIN ATHLETIC FIELDS AND BRADLEY FULLER FIELD PHOTOS
APPENDIX 4	WOODMAN PARK PHOTOS
APPENDIX 5	COOPER LAND PHOTOS
APPENDIX 6	TURKEY HILL FARM PHOTOS
APPENDIX 7	HOPE CHURCH SIDE LAWN PHOTOS
APPENDIX 8	MYETTE PROPERTY 29 HALE STREET PHOTOS
APPENDIX 9	OTHER DRAWINGS AND PHOTOS OF LOWER-PRIORITY OR REJECTED SITES

Findings and Recommendations of the Field Space Task Force's  
Investigation of Additional Field Space Locations  
Within the City of Newburyport  
*DRAFT January 31, 2013*

## I. Introduction

In response to recreation goals highlighted in the city's Open Space & Recreation Plan and a request by Mayor Donna Holaday in July 2011 to identify possible sites for additional athletic fields, the Field Space Task Force was formed to investigate other options for new athletic fields.

The task force includes the following members:

- Lise Reid, Parks Administrator
- Andrew R. Port, Director of Planning & Development
- John Daileanes, Athletic Director, Newburyport Public Schools
- Sean Perkins, Newburyport Parks Commission
- Stephen Sawyer, Newburyport Parks Commission
- Steven Bradbury, Youth Football Commissioner
- Kevin Winn, Newburyport Youth Soccer Association
- Dino Pantelis, Pioneer League, President
- Jeff Johnson, Newburyport Youth Flag Football
- Todd Gustafson, President, Newburyport Youth Lacrosse Association
- Christian Sava, Adult Lacrosse
- Jack Ronan, Council on Aging

## II. Needs Assessment

The group identified the foremost need to be the addition of a 90-foot baseball diamond to accommodate High School games and practices. Furthermore, as confirmed by the 2012 Open Space and Recreation Plan, multi-use fields are also needed to accommodate soccer and football, as well as field hockey, lacrosse, and other field sports. The addition of field space helps alleviate the heavy levels of use carried by the existing fields and allows for certain fields to be dedicated to one type of activity. Limiting a facility's carrying capacity helps reduce wear and tear, lowering maintenance costs in the long term. <sup>1</sup>

### *Baseball*

There has long been a need expressed by the Pioneer League for an additional 90-foot baseball diamond. In 2013 construction of a new model school where the current Bresnahan School is located will exacerbate this need by eliminating the existing 90-foot diamond at that site. Because the NHS varsity baseball team uses the diamond at the High School, JV and Freshman teams are currently seeking a playing space beginning in spring 2013.

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<sup>1</sup> 2012 *City of Newburyport Open Space and Recreation Plan*

Correspondingly, in 2012 Pioneer baseball diamonds were at capacity with youth baseball and softball games, according to Newburyport Pioneer League President Dino Pantelis. Using Cashman and Perkins Ball Fields for games is operationally difficult as it takes two to three strong people to install and remove the mound before and after games. Another multi-use diamond with a mound for baseball, similar to the diamond the Pioneer League constructed at Hawkes-Lepre field (back-right corner at Atkinson Common), that can accommodate both 50/70 games as well as 60/90 games, would accommodate high school baseball needs and swings in enrollment.

According to Pantelis Youth baseball outnumbered youth softball by almost 4:1 on average and the numbers of younger players enrolling is strong, so they expect the number of teams to increase again over the next few years.

### *Softball*

The Newburyport Parks Commission reports having to turn away teams or severely limit field use by adult softball teams interested seeking field use permits due to lack of softball field space.

The Bresnahan school construction will also impact High School freshman softball with the loss of a softball field there. They currently use Cashman (varsity) and the middle school for practices and games. Losing the Bresnahan softball field puts more demand on the Cashman and middle school fields which are already reaching capacity. The High School will be seeking another softball field to use beginning in spring 2013. There is a potential of using Perkins Ball Field, although use of that field entails transportation of players by bus or car.

### *Soccer*

In order for Newburyport Youth Soccer Association (NYSA) to conform to the rules of the Essex County Youth Soccer League, NYSA needs to provide two playing fields for every ten teams within an age group.

Example:

- Spring of 2010 NYSA had 8 - U12 teams. NYSA needed only the field inside the Fuller Field track to meet the demand.
- Fall of 2010 NYSA had 11 - U12 teams. Fall of 2010 they had to use Fuller Field and Cashman Park to meet the demand.
- Fall of 2012 NYSA had 13 - U12 teams. Cashman Park must be available for Youth Soccer to meet current demand and future demand.

If NYSA were to lose a U12 field then they would have to limit registrations to just 9 teams to stay within the Essex County Rules regarding number of fields per players. There are anywhere from 15 to 18 players on a team so that would be approximately 72 kids that would be turned away. This is just one example of limitations placed by reducing available soccer field space.

Cherry Hill Field is at full capacity every Saturday with their In-Town League. They also play one U10 game at Amesbury Sports Park every Saturday night and they recently added the Woodman Park U10 field so they would not have to turn away any In-Town League players.

NYSA has looked at school enrollment, census numbers, and NYSA league participation to determine future growth of the league. Their estimates show the following:

Children eligible to join Youth Soccer:

Current 12 & 13 years old (U14) = 360 (20+ teams)

Current 10 & 11 years old (U12) = 376 (21+ teams)

Current 8 & 9 years old (U10) = 321 (18+ teams)

Current 6 & 7 years old (U8) = 409 (23+ teams)

The current 6 & 7 year old age group indicates that in the next two to five years there will be more teams and a much larger need for field space. The goal of NYSA is to build Cherry Hill in 2013 or 2014, let it rest for one year so the grass can grow, then play on the fields in 2016 when these 409 eligible kids will need the larger fields. Each team is required to have two practices per week, which is a current strain on field space now and will only get worse without the added field space.

#### *Lacrosse*

Lacrosse has a tendency to damage turf, making it difficult for other sports to share field space with them.

Adult lacrosse was denied a permit to play in 2012 due to lack of appropriate field space.

High School and youth football teams are frustrated by the conditions of the school's football fields, due in part to use by lacrosse usage.

A field dedicated to lacrosse or a synthetic turf field which could withstand extreme wear and tear are needed to properly accommodate the sport of lacrosse in Newburyport.

#### *Field Hockey*

The freshman field hockey team and Middle School field hockey team also used Bresnahan so field hockey playing space will need to be addressed with the loss of the Bresnahan fields. The JV/V field hockey team used the field inside the track at Fuller Field and pays for costly rental of the Amesbury Sports Park field for games.

The city needs additional field space to accommodate field hockey.

#### *Ultimate Frisbee*

The Ultimate Frisbee Club has anywhere from 20 to 45 players per season. One or two teams a season have a hard time finding field space. Ideally, they require a soccer or football field, but due to lack of field space they frequently play on a smaller area, finding open space wherever they can be accommodated.

#### *Flag Football*

Newburyport Flag Football played its first season in spring 2012. The Parks Commission and schools could not accommodate them on a playing field, but allowed them to make improvements to the lawn at Moseley Woods and use that space. It was not ideal, but they were able to hold a season of games and practices. They need an actual playing field if the

league is to grow in Newburyport to the extent that it has in Salisbury. Salisbury's fall league grew by more than 100 players in 2012. Based on those numbers they are expecting demand for the Newburyport's spring league to grow also, which will add undue wear and tear on a single field, especially one which is already sub-standard.

The city needs additional multi-use field space to accommodate the growth of a Flag Football League.

## **2.1 Inventory of Current Fields**

Athletic fields provide facilities for organized sports such as baseball, softball, field hockey, football, lacrosse, and soccer. Currently, there are nine (9) city or school properties that contain twenty three (23) athletic fields or approximately 33.5 acres of active field space. This means that there are about of 2.5 acres of athletic fields available per 1,000 residents in this age bracket. Amesbury Sports Park in Amesbury has a turf field that is frequently used by Newburyport sports leagues. However, because these are fee and/or membership based facilities they only help meet public demand for those who can afford the services.

Table 2.1 on the following page inventories the city's existing athletic fields available for each sport.

Table 2.1. Inventory of Current Athletic Fields

Facility Name	Number of fields	Size	Condition	Peak Usage Times Spring	Peak Usage Times Summer	Peak Usage Times Fall
SOCCER						
Bresnahan***	n/a	n/a	n/a	n/a	n/a	n/a
Cashman Park Soccer Fields	3		Good	M-F: 3 pm to dark Sat: 7 am to 5:30 pm Sun: 7 am to 4 pm	Field rests	M-F: 3 pm to dark Sat: 7 am to 5:30 pm Sun: 7 am to 4 pm
Cherry Hill Soccer Fields	2		Good	Mon-F 3 pm to dark Sat: 7 am to 4 pm Sun: 8 am to noon	Field rests	Mon-F 3 pm to dark Sat: 7 am to 5:30 pm Sun: 8 am to noon
Bradley Fuller Field	2		Good			
Molin/Nock	1	Full-size	Good*			
Woodman Park	1	?	Good	M-F: 3 pm to dark Sat: 7 am to 4 pm	Field rests	Sat: 7 am to 5 pm M,W,F: 3 pm to dark
TOTAL SOCCER FIELDS	9					
*Quality of field is diminished when used by lacrosse *** Being eliminated in 2013 due to school building project						
SOFTBALL & BASEBALL						
Bresnahan***	2	90' & 60'	Poor			
Cashman Park Ball Field	1	50', 55', 60'	Good	Sat & Sun: 8 am to 10 pm M-F: 3 to 10 pm	Sat & Sun: 8 am to 10 pm M-F: 5:30 to 10 pm	Sun: 5:30 to 10 pm M-Th: 6 to 10 pm
Molin/Nock	2	60'	Fair			
Newburyport High School	1	90'	Fair**			
Perkins Park Ball Field	1	50', 60'	Good	Sun: 1 to 8 pm Sat: 9 am to 8 pm M,Th: 6 to 8 pm T,W,F: 4 to 8 pm	Sun: 1 to 8 pm Sat: 9 am to 8 pm M-F: 8:30 am to 1:30 pm M,Th: 6 to 8 pm T,W,F: 4 to 8 pm	Sun: 6 to 8 pm M-F: 8:30 am to 4 pm M,W,Th: 8:30 am to 8 pm
Pioneer Fields at Lower Atkinson Common	3	70', 60'	Good			
Woodman Park	1	T-ball	Poor	Sun: 9 am to 8 pm Sat: 3 to 8 pm T, Th: 3 to 8 pm	Field rests	Sun: 9 am to 8 pm Sat: 3 to 8 pm T, Th: 3 to 8 pm
TOTAL BALL FIELDS	11					
** Requires improved ongoing maintenance plan to optimize field potential *** Being eliminated in 2013 due to school building project						

Table 2.1. Inventory of Current Athletic Fields (Continued)

Facility Name	Number of fields	Size	Condition	Peak Usage Times Spring	Peak Usage Times Summer	Peak Usage Times Fall
FOOTBALL						
Newburyport High School	1	Full-size	Poor			
Molin/Nock	1	Full-size	Poor*			
*Quality of field is diminished when used by lacrosse						
LACROSSE						
Molin/Nock	1	Full-size	Poor	Sun: Noon to 7 pm Sat: all day M-F: 4 to 8 pm		
Fuller Field inside track	1	Full-size	Good	Sun: 1 to 6 pm		
FIELD HOCKEY						
FLAG FOOTBALL						
Moseley Woods Lawn	1	0.5 acre	Fair			
ULTIMATE FRISBEE						
Anywhere they can find space						



## **2.2 Current Field Load**

According to the current Open Space and Recreation Plan “fields in Newburyport are in particularly high demand for a variety of reasons: 1) high enrollment in existing field based sports programs; 2) programs that extend over multiple seasons; 3) density of population and lack of available open land; 4) emerging new sports that compete for the same space (such as Ultimate Frisbee, and rugby). “

Presented on the next pages in Table 2.2 is field load data for each sports category collected by the task force.

**Table 2.2 Current Field Load**

Soccer Field Load									
(Fall)									
	Tots	U6	U8	U10	U12	U14	Freshman	JV	Varsity
Participants per season	30	248	248	188	125	94			
Teams per division	1	24	25	14	9	5	2	2	2
Games per division per wk	0	12	12	7	9	5			
Practices per division per wk	1	24	25	28	18	10			
Duration of games (min)	0	45	50	60					
Duration of practices (min)	45	60	60	60					
Field size	25x40	25x40	25x40	40x70					
Number of non-Newburyport NYSA players (excl. Tots)	123								
Number of Total Players	903								
Percent	14%								

Spring (April-May)									
	Tots	U6	U8	U10	U12	U14	Freshman	JV	Varsity
Participants per season	30	203	205	139					
Teams per division	1	19	18	12					
Games per division per wk	0	9	9	6					
Practices per division per wk	1	19	18	24					
Duration of games (min)	0	45	50	60					
Duration of practices (min)	45	60	60	60					
Field size	25x40	25x40	25x40	40x70					
Percent Non-Newburyport	15%								

Summer - proposed (July-Aug)									
Soccer Load (Summer 3 vs.3)									
	Tots	U6	U8	U10	U12	U14	Freshman	JV	Varsity
Participants per season	30	240	200	100					
Teams per division	1	20	16	8					
Games per division per wk	0	10	8	4					
Practices per division per wk	1	0	0	0					
Duration of games (min)	0	60	60	60					
Duration of practices (min)	45	60	60	60					
Field size	25x40	25x40	25x40	40x70					

### Flag Football Field Load

Spring\*

	6 to 8	9 to 11	12 to 15
Participants per season	60	80	60
Teams per division	6	8	6
Games per division per wk	1	1	1
Practices per division per wk	1	1	1
Duration of games (min)	60	60	60
Duration of practices (min)	60	60	60
Field size	90'x210'	90'x210'	90'x210'
Number of non-Newburyport players	15	15	15
Number of Total Players	60	80	60
Percent Non-Newburyport	0.25	0.1875	0.25

\*2012 data available for spring only

### Adult Co-ed Softball Field Load (18+)

(Summer – May to Early September)

	GNSA	NEPTUNE	OTHER
Participants per season	160	105	45
Teams per division	8	7	2
Games per division per wk	8	8	2
Practices per div per wk	n/a	n/a	n/a
Duration of games (min)	120	120	120
Duration of practices (min)	n/a	n/a	n/a
Field size	60' diamond	60' diamond	60' diamond
No. of games weekly played out of town		2	
Number of Total Players	160	105	45

### Adult Co-ed Softball Field Load (18+)

(Fall – September through October)

	GNSA	NEPTUNE	OTHER
Participants per season	160	105	45
Teams per division	8	7	2
Games per division per wk	2	6	2
Practices per div per wk	n/a	n/a	n/a
Duration of games (min)	120	120	120
Duration of practices (min)	n/a	n/a	n/a
Field size	60' diamond	60' diamond	60' diamond
No. of games weekly played out of town			
Number of Total Players	160	105	45

Youth Baseball Field Load

(Spring - April-early July)

	NEBL 10 Year Old NBPT Boys Team	NEBL 11 Year Old NBPT Boys Team	NEBL 12 Year Old NBPT Boys Team	Pioneer SD	Pioneer A	Pioneer B	Pioneer SC	Pioneer C	Pioneer T	Pioneer GA	Pioneer GB
Participants per season	72	72	120	52	65	96	50	50	60	52	48
Total Teams per division	4 to 6	4 to 6	6 to 10	4	5	8	5	5	6	4	4
Games per division per wk	1 to 2	1 to 2	1to 2	1	1	1	1	1	1	1	1
Practices per div per wk	1 to 2	1 to 2	1 to 2	2	2	2	1	1	OPTIONAL	2	2
Duration of games (min)	2.5 hours (Saturday Nights)	2.5 hours (Sunday Mornings)	2.5 hours (Sunday Mornings)	2	2	2	2	2	1	2	2
Duration of practices (min)	90 minutes	90 minutes	90 minutes								
Field size (bases)	70' (46/65)	70' (50/70)	70' (50/70)	90'	70'	60'	60'	60'	60'	SOFTBALL	SOFTBALL
Number non-resident players	0	0	0	0	0	0	0	0	0	0	0

NEBL - Northern Essex Baseball league  
\* Lack of field space decreases practices for this division

Youth Baseball Load			
(Summer - July & August)			
	NEBL	Pioneer Summer Tournament	Division
Participants per season	NEBL does not have a fall league	300	
Teams		25	
Games per division per wk			
Practices per div per wk			
Duration of games (min)		2 hours	
Duration of practices (min)		90 minutes	
Field size		90', 60'	
Number non-resident players		75%	

**Youth Football Field Load**

(Fall)

	U8	U10	U12	U14
Participants per season	30	30	30	30
Teams per division	1	2	1	1
Games per division per wk	1	2	1	1
Practices per div per wk	4	8	4	4
Duration of games (min)	90	90	90	90
Duration of practices (min)	90	90	90	90
Field size	100 yards	100 yards	100 yards	100 yards
Number of non-Newburyport players	0	0	0	0
Number of Total Players	30	30	30	30
Percent Non-Newburyport	100	100	100	100

40 Cheerleaders per season

**Newburyport High School Field Load**

(Spring - March 18)

	Boys Lacrosse JV	Boys Lacrosse Varsity	Girls Lacrosse JV	Girls Lacrosse Varsity	Baseball Freshman	Baseball JV	Baseball Varsity	Softball Freshman	Softball JV	Softball Varsity	Boys Track & Field JV	Boys Track & Field Varsity	Girls Track & Field JV	Girls Track & Field Varsity
Participants per season	26	27	15	15	14	14	14	14	14	14	20	19	15	15
Teams per division														
Games per division per wk														
Practices per div per wk														
Duration of games (min)														
Duration of practices (min)														
Field size														
Number of non-Newburyport players														
Number of Total Players														
Percent Non-Newburyport														

**Newburyport High School Field Load**

(Fall - From August 23)

	Football Freshman	Football JV	Football Varsity	Boys Soccer Freshman	Boys Soccer JV	Boys Soccer Varsity	Girls Soccer Freshman	Girls Soccer JV	Girls Soccer Varsity	Field Hockey Freshmen	Field Hockey JV	Field Hockey Varsity	Girls Cross Country Varsity	Boys Cross Country Varsity	Golf Varsity	Cheerleading Varsity
Participants per season	20	20	20	11	11	11	15	15	15	19	19	19	42	42	27	16
Teams per division																
Games per division per wk																
Practices per div per wk																
Duration of games (min)																
Duration of practices (min)																
Field size																
Number of non-Newburyport players																
Number of Total Players																
Percent Non-Newburyport																

One way to estimate levels of use is to track the participation numbers in recreation programs and organized school sports activities. This information is summarized in Table 2.3 below, where estimated participation numbers are listed by the type of facility. By comparing the total number of program participants with the total number of facilities, it is possible to estimate the demand carried by each individual facility.<sup>2</sup>

**Table 2.3. Total Organized Sports Program Participants by Type of Facility**

<b>Facilities</b>	<b>Quantity</b>	<b>Total # of program participants annually</b>	<b>Estimated # of users per facility</b>	<b>Extent of Use (# of months)</b>
Soccer & multi-use fields	11	2,994	175	7
Baseball (full-size, little league, softball)	11	843	77	7
Football	1	416	416	7

### **2.3 List of field needs**

The following list represents additional field space needed in Newburyport.

1. Two 90-foot baseball diamond
2. Additional full-size soccer field
3. One 50/70 baseball field
4. One additional adult softball field
5. Dedicated space for football practice or synthetic turf field to be shared use
6. Dedicated space for lacrosse or synthetic turf field to be shared use
7. Additional multi-use field for sports including
  - a. flag football
  - b. ultimate Frisbee
  - c. field hockey

### **2.4 Field Size Requirements**

To aid in identifying which potential sites are suitable to a particular sport, Table 2.4 lists size requirements of various sports<sup>3</sup>.

<sup>2</sup> 2012 *City of Newburyport Open Space and Recreation Plan*

<sup>3</sup> *How to Design, Plan & Build Outdoor Sports Facilities*, 1978, Drake Publishers, Inc. New York, NY

Table 2.4 Field Size Requirements by Sport

Facility	Baselines <i>(feet)</i>	Pitching distance <i>(feet)</i>	Distance down foul lines <i>(feet)</i>	Outfield Distance to Center Field <i>(feet)</i>	Home plate to outfield wall <i>(feet)</i>	Court/ field Size <i>(feet)</i>	Buffer	Orientation	Surface type	Grading	Recommended Area	Unit	Special considerations
Bocce Ball Minimum						13 x 78	3 ft each side; 9 ft each end	Long axis NS; minor	turf or sand-clay mix	1% for turf; level for sand- clay	1,824	sq ft	Optional low wooden barrier at either end and/or side of court
Bocce Ball Maximum						19.5 x 92	3 ft each side; 9 ft each end	Long axis NS; minor			2,816	sq ft	
Baseball: Official & Babe Ruth (13-15 & 16-18 yrs)	90	60.5	350	400				Line from home plate to pitchers mount to second base east-northeast	Turf; Infield may be skinned	Baselines and home plate level	3 to 3.85	acres	Pitcher's plate is 10 inches above home plate; backstop 40 to 60 feet behind home plate
Senior League (13-15 yrs)	90	60.5	300	300	300			Line from home plate to pitchers mount to second base east-northeast	Turf; Infield may be skinned	Baselines and home plate level	3 to 3.85	acres	Pitcher's plate is 10 inches above home plate; backstop 40 to 60 feet behind home plate
Baseball (9-12 yrs)	70	48	175	225				Line from home plate to pitchers mount to second base east-northeast	Turf; Infield may be skinned	Baselines and home plate level	1	acres	Pitcher's plate is 6 inches above home plate; backstop 20 feet behind home plate
Soccer, Mens and Boys' standard						195-225 x 330- 360	10 feet on all sides	Preferred long axis northwest- southeast or north south	Turf	Ideally longitudinal crown with 1% slope from center to each side w/underdrainage	1.7 to 2.1	acres	24'h goals at each end
Soccer Tots Field						35 x 65							
Soccer U6 Field						40 x 75							
Soccer U8 Field						70 x 130							
Soccer U10 Field						120 x 180							
Soccer U12 Field						150 x 240							
Soccer U14 Field						220 x 310							



Table 2.4 Field Size Requirements by Sport (Continued)

Touch and Flag Football Standard						120 x 300	6 feet on all sides	Preferred long axis northwest-southeast or north south	Turf	Ideally longitudinal crown with 1% slope from center to each side w/underdrainage	0.94	acres	20'h x 23'w Goal posts and 18" high pylons required
Newburyport Flag Football minimal needs						90 x 210			Turf				
Lacrosse, Men's						159-180 x 330.5	10 feet on all sides with fence or 20 feet without fencing	Preferred long axis northwest-southeast or north south	Turf	Ideally longitudinal crown with 1% slope from center to each side w/underdrainage	1.4 to 1.6	acres	6'h x 6'w goals, 45' in front of each end line
Field Hockey Standard						180 x 300	10 feet on all sides	Preferred long axis northwest-southeast or north south	Turf	Ideally longitudinal crown with 1% slope from center to each side w/underdrainage	1.5	acres	7'w x 12'h goals
Football, Pop Warner Junior League						160 x 360	6 feet on all sides	Preferred long axis northwest-southeast or north south	Turf	Ideally longitudinal crown with 1% slope from center to each side w/underdrainage	1.5	acres	20'h x 23'w Goal posts and 18" high pylons required

## III. Task Force Findings

### 3.1 Field Space Search

The group began by taking a broad look at all the city-owned land, particularly open space, which might more easily accommodate field space needs. Using GIS mapping the group identified 18 parcels, both public and private, which warranted a closer look. (See Table 3.1 on the next page.)

The group considered the following criteria in assessing each site's potential for athletic field use:

- Amount of field potential space gained
- Potential for lighting
- Acquisition or leasing cost
- Development constraints such as wetlands or topography
- Construction costs
- Access
- Impact on neighbors
- Landowner interest
- Concerns of special interest groups

Site walks and further assessment of each site according to the above criteria narrowed the list of spaces which should be looked at more closely for use as additional field space. The task force looked at site options listed in Table 3.2 as potential additional field space. See map on page 22 for a visual rendering of all the sites considered by the task force.

**Table 3.1      Original List of Open Space Identified for Potential Field Space**

Site Name	Owner	Assessor's Map-Lot No.	Street Address	Total Lot Size (Acres)	Reason for rejection
Cooper Land	Allen R. Cooper	97-22 & 97-10	159 Low Street	12.25	n/a
Site abutting landfill	JPBA LLC	98-3	20 Crow Lane	7.08	Acquisition, construction costs, extensive clearing, size constraints
Arrowhead Farm	Dick Chase	115-2 & 115-3	131 Old Ferry Road	19.46	Conservation restriction
Land off Old Ferry Road	Wayne Capolupo	114-2	130 Old Ferry Road	25.1	Acquisition, distance from schools
Colby Land, middle parcel	Jackman Colby	97-16	Crow Lane	0.9	Wetlands
Colby Land, back parcel	Jackman Colby	97-17	13 Crow Lane	5.1	Wetlands
Cushing Park	City of Newburyport	51-42	41 Kent Street	1.8	Too small
Fulton Pit	City of Newburyport	35-79	15 Hill Street	2.73	Too small
Colby Land with Low Street Frontage	Jackman Colby	97-14	183 Low Street	7.5	Wetlands
Rindler Land	Doris Rindler	39-39A	32 Toppans Lane	1.41	Acquisition, sold
Malcolm Hoyt Drive	S A Meredith & K R Harris TRS	84-1-D	23 Hale Street	4.07	Change of use prohibitive; wetlands
March's Hill	City of Newburyport	33-7	33 High Street	5.04	Wetlands, size constraints
Maudslay State Park	Commonwealth of Mass	115-1	Curzon Mill Road	342	Change of use prohibitive
Myette Land	Jere Myette	Multiple	Hale Street	130+	n/a
Land between Frances Dr. & Anderson Lane			Frances Dr. & Anderson Ln.		Wetlands
Rock Ledge	Russell Hussey, Jr.	94-2	25 Crow Lane	16.74	Lack of access; high development cost
Woodman Land	Eleanor and Irving Woodman	98-22	Low Street	21.93	n/a
Woodman Park	City of Newburyport	100-1	132 Crow Lane	9.37	n/a

### **3.2 Recommendations**

The task force identified several ways in which the city can maximize use of existing fields and increase its field space including:

- Improvement of existing fields through reconfiguration, improvement, and increased maintenance (See Table 3.2 on following page);
- Acquisition of additional open space (See Table 3.2 on following page);
- Centralization of field scheduling.

Table 3.2 IMPROVEMENT AND/OR RECONFIGURATION OF EXISTING SITES

Site	Pros	Cons	Usable Lot Size (acres, approx.)	Additional Field Potential & Notes	Owner	Address
Cherry Hill Parcel B	Existing use  Easy access  Parking  City-owned		5.5	Improvement of parcel to include full-size soccer field and reconfiguration of existing parking	City of Newburyport	Daniel Lucy Way
Moseley Woods (72-14)	Easy access  Parking  City-owned		1+	Front lawn currently used for Flag Football Field Improvement required		
Nock School Fields Redesign (38-1)	Large space City-owned Easy access Parking Existing use Potential for multiple fields	High construction cost	7.5	60' Baseball Diamond	City of Newburyport	
Fuller Field Redesign  Fuller Field & Abutting Land (37-1 & 37-11)	City-owned  Proximity to schools  Existing use	High construction cost  Potential neighbor conflicts	10	Small soccer field or baseball diamond or lacrosse	City of Newburyport & Julia Farwell-Clay	
Woodman Park (100-1)	Existing use Large space	Ledge	2+	90' Baseball Diamond	City of Newburyport	132 Crow Lane

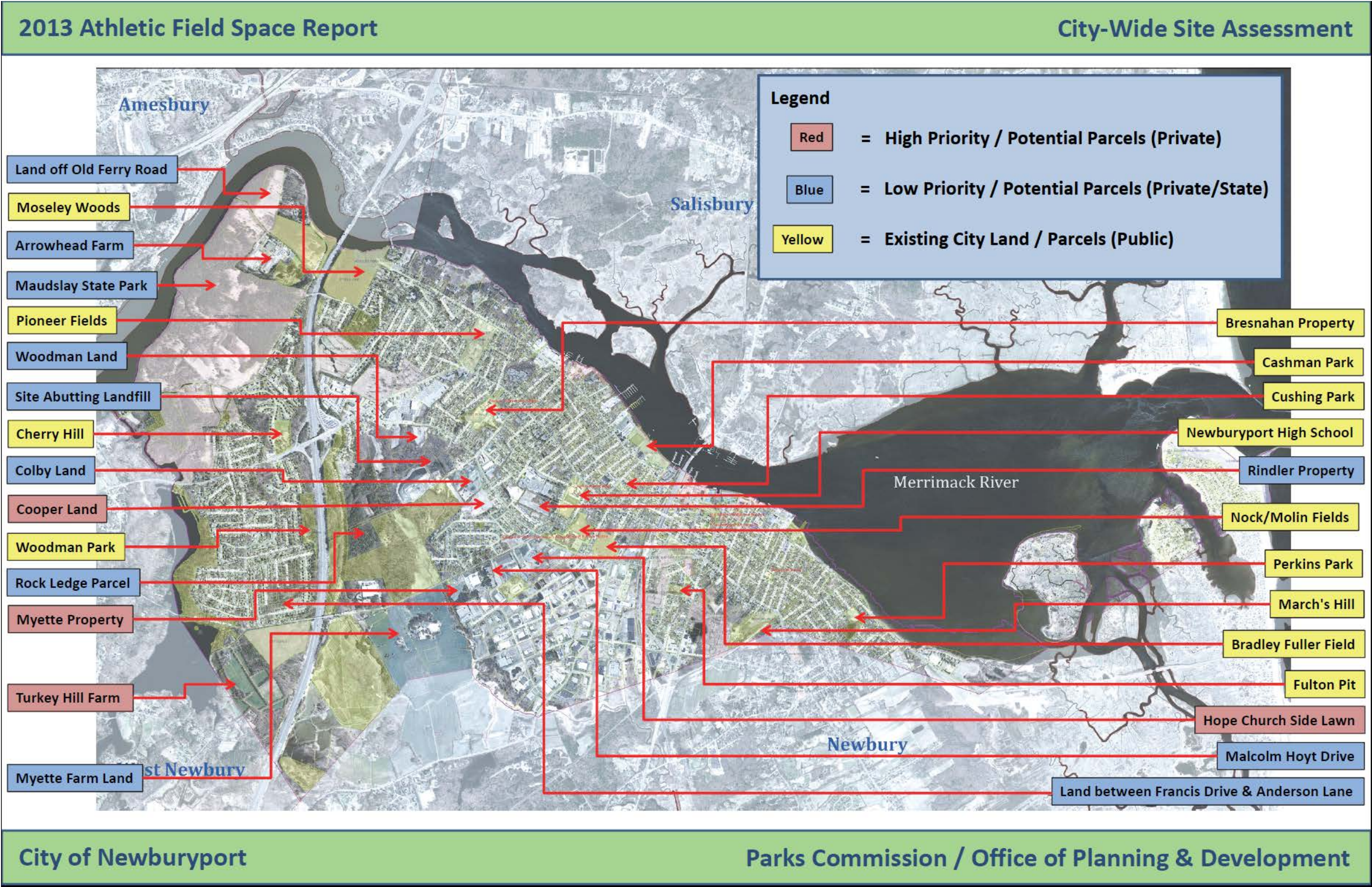
Table 3.2 IMPROVEMENT AND/OR RECONFIGURATION OF EXISTING SITES (continued)

POTENTIAL NEW SITES

Site	Pros	Cons	Usable Lot Size (acres, approx.)	Additional Field Potential & Notes	Owner	Address
Cooper Land (97-22)	Lighting potential Large space	Requires acquisition	12.25		Allen R. Cooper	159 Low Street
Turkey Hill Farm (91-3-A)	Lighting potential Large space Easy access	Requires acquisition  High construction cost Conservation Commission conflict	42	Potential connectivity to City Forest Multiple fields	Jennie M. Maskiewicz	101 Turkey Hill Road & Turkey Hill Road Rear
Hope Church Side Lawn (83-3)	Easy access  Parking Proximity to schools	Requires acquisition	1.4	Size appropriate for Flag Football, Field Hockey, Ultimate Frisbee	First Baptist Church	11 Hale Street
29 Hale Street (84-1)	Large space Lighting potential Potential for multiple fields Easy access	Requires acquisition	10		Jere Myette	29 Hale Street



Figure 3.3 Comprehensive overview of all parcels considered by the Field Space Task Force





### *3.2.1 Improvement of Existing Fields: Specific Sites*

The group recommends the following improvements to existing fields:

#### Cherry Hill Playing Fields

The group recommends support of NYSA initiative to expand and improve the playing facility at Cherry Hill. Addition of a full-size soccer field helps to satisfy the demands of NYSA's growing league and would alleviate NYSA usage of Fuller Field, making that area available to other sports groups (See Appendix 1 for site photos and project description and drawings).

#### Moseley Woods Lawn

The lawn at Moseley Woods accommodated flag football in the 2012 season. It is in disrepair, but the league did their best to make minimal improvements to make it safe and playable. The city-owned site provides parking and restroom facilities. The site is large enough to accommodate a full-size flag football field. The group recommends making basic field improvements and potentially some minor reconfiguration of an existing walkway and amenities to maximize use of this space as a playing field for sports such as Flag Football and Ultimate Frisbee (See Appendix 2 for site photos).

#### Nock-Molin Athletic Fields and Bradley Fuller Field

Reconfiguration of these fields in consultation with School Athletic Director will increase multi-sport usage of these fields. The task force recommends considering a 90' diamond at this location, combined with other multi-use fields. This option keeps the field on existing, city owned property, will potentially make better use of existing fields, and allows high school baseball players to walk to the field rather than being transported to games and practices by bus or private cars. NHS athletic director John Daileanes has indicated that the burden of transporting kids to games and practices is a burden for parents that would likely decrease registration numbers.

Improved drainage at the Bradley Fuller Field would allow for increased use of this existing space. Improved maintenance procedures at both fields including repairs of damaged fields, and turf upkeep would also result in safer fields and maximization of field use (See Appendix 3 for site photos).

#### Woodman Park

The group recommends increasing the size of the existing softball field at Woodman Park to accommodate a second 90' diamond or multi-use Softball-Baseball Field. The field would potentially accommodate NHS girls softball and NHS boys baseball. The field could also accommodate the demands of the Pioneer League for an additional 90' diamond and a 50'-70' diamond. While Woodman Park does not offer the proximity to school grounds that would allow walking to the field, it still provides additional field space on existing city property, without changing the existing use (See Appendix 4 for site photos).

### *3.2.2 Improvement of Existing Fields: General Recommendations*

#### Synthetic Turf Surface

The group recommends installation of synthetic turf surfacing where possible as funding allows. Synthetic surfaces is easier to maintain than natural grass and can greatly increase the ability for



several different sports to share the same field including much-needed accommodation of lacrosse and football usage.

#### Increased Field Lighting

Field lighting can significantly increase the amount of hours during which a field can be used allowing greater programming flexibility. The group recommends considering adding lighting as funding allows wherever it does not conflict with neighbor preference.

#### Increased Maintenance

Poor maintenance was cited by all sports leagues across the board as a limiting factor in field usage as well as a deterrent to putting more resources into improving the fields and sports programs. Youth leagues expressed an interest in contributing financial reserves if they could be assured those funds would be spent directly on improving field maintenance. As one league president put it, because they already pay \$20 per player for use of school fields and don't see those funds being returned to field maintenance, they are not confident additional league funding will be well spent.

### *3.2.3 Addition of New Fields*

The group identified the following sites, listed in Table 3.2, as having the greatest potential to fulfill field space needs and therefore warranting further investigation. The task force makes the following specific recommendations for developing new fields.

#### Cooper Land, 159 Low Street

This land has good size potential to allow for multiple fields and parking. Location may also be amenable to lighting. The land's proximity to the schools makes it within walking distance for school players (See Appendix 5 for site photos).

Though initial outreach to the landowner was not successful, the group recommends further investigation of a use agreement with the landowner for construction of athletic fields.

#### Turkey Hill Farm, 101 Turkey Hill Road

This property is farmland with an existing residential structure. The land is harvested for hay by a local farmer. While the pastoral quality of the land may appear to conflict with athletic field usage, the group feels there is enough space to accommodate fields and still retain much of the bucolic feel and continue to hay a portion of the land.

The group recommends investigation of a use agreement with the landowner for construction of athletic fields (See Appendix 6 for site photos).

#### Hope Church Side Lawn, 11 Hale Street

This property is suitable for a multi-use field which could potentially accommodate flag football, field hockey, and Ultimate Frisbee. Its location directly across Low Street from the Nock Molin school makes it easy for student players to access the field on foot. There is the potential for shared parking with the Hope Church. The group recommends investigation of a use agreement with the landowner for construction of one, multi-use athletic field (See Appendix 7 for site photos).

### 29 Hale Street

The size of this property is ideally suited to multiple athletic fields including multi-use, a baseball diamond, and practice fields for football and/or lacrosse. There is ample space to provide for parking, and the land is easily accessed from Hale Street. Its location away from residential properties makes the space a candidate for field lighting. The group recommends investigation of a use agreement with the landowner for construction of multiple athletic fields (See Appendix 8 for site photos).

**Appendix 1**

**Cherry Hill Playing Fields Photos and Drawings**

## Newburyport Youth Soccer

## *Cherry Hill Athletic Fields*



*October 2012*

HUNTRESS *Sports*

**Proposal for Professional Services  
between  
Huntress Associates, Inc.  
and  
Newburyport Youth Soccer  
for  
Landscape Architectural Services**

**July 2, 2012**

This Agreement is composed of Part I and Part II. Part I includes details of the services to be performed, timing of the services, and compensation. Part II (attached) contains the Terms and Conditions of Agreement, which are proposed general terms of the engagement between Newburyport Youth Soccer called the "client" and Huntress Associates, Inc. (HAI).

**PART I**

**PROJECT DESCRIPTION**

HAI will provide consulting and design services relating to the design and engineering for site, drainage, and landscape improvements to the Cherry Hill Athletic Fields in Newburyport, Massachusetts. The project consists of design and engineering related the introduction of a new soccer field, parking area, tot lot, landscape screening and associated site amenities.

A current existing conditions survey, including property line and wetland delineation to be provided by the client in AutoCAD format prior to the start of work.

**1.0 SCOPE OF WORK**

**A. Design Development Plans and Details**

1. Prepare design development plans for the proposed soccer field, parking lot and tot lot layout.

Design Development shall include the following:

**a. Soccer Field, Parking & Tot Lot**

- (1) One (1) NFHS compliant soccer field including field grading and drainage improvements
- (2) Spectator area/seating
- (3) Expanded parking areas, pedestrian & vehicular circulation plans.
- (4) Provide Tot-lot plans and details
- (5) Landscape Buffer Areas adjacent to Daniel Lucy Way.

2. Present the final plans to the Newburyport Recreation Dept., as requested by client.

**B. Presentation Plans & Renderings**

1. Based on the approved Design Plan, prepare a two-dimensional colored rendering for presentation to potential donors.
2. Provide a bird's eye perspective of the proposed conditions.

**C. Final Design Plan Presentation**

1. Prepare and present a PowerPoint presentation and boards to assist the Owner in presenting Plans.

**D. Construction (Bidding) Documents**

1. When authorized by the Owner, Prepare and Furnish one (1) set of Project Drawings and



- Technical Specifications for a privately bid Project from the approved Design Development Plans and Details. Plans and documents will also be provided in PDF and AutoCAD Format.
2. Two (2) meetings with the Owner are allocated as part of this Phase of the Project to review the design and project budget. Additional meetings, if required and approved, will be considered as additional work.
  3. Prepare drawings that fix and describe the Project in layout and materials.  
Drawings to include the following:
    - a. Site Preparation Plan(s)
    - b. Site Layout & Materials Plan(s)
    - c. Site Grading & Drainage Plan(s)
    - d. Tot-Lot Plans and Details
    - e. Landscape Plan & Details
    - f. Site Details
    - g. Preliminary Irrigation Plan & Details
    - h. Athletic Field and Equipment Details

4. Prepare Technical Specifications and compile the Project Manual for bidding. Specification sections to include the following:

Division 1 – General Requirements

- Section 01010 Summary of work
- Section 01030 Alternates
- Section 01035 Unit Prices
- Section 01200 Project Meetings
- Section 01300 Submittals
- Section 01500 Temporary Facilities
- Section 01700 Project closeout
- Section 01720 Record Drawings
- Section 01740 Warranties

Division 2 – Site Work

- Section 02000 Site Requirements
- Section 02100 Site Preparation
- Section 02370 Erosion and Sediment control
- Section 02722 Storm Drainage
- Section 02810 Irrigation
- Section 02820 Fencing and Protective Netting
- Section 02880 Site Athletic Equipment
- Section 02930 Loam and Seed

**E. Expenses**

Reimbursable Expenses, when approved by the Owner, include only actual expenditures such as, but not limited to, tolls, excess mileage at the current IRS rate, long distance telephone calls, normal reprographic services, postage that are in excess of requirements set forth herein and shall be invoiced with complete backup documentation.

**2.0 COMPENSATION**





HAI will perform the Scope of Services contained in this Agreement and shall be compensated on a fixed fee basis. The total maximum fee for Basic Services indicated in the schedule below:

1.0 Design Development Plans & Details	\$ 8,000.00
2.0 Presentation Plans & Renderings	\$ 3,000.00
3.0 Construction Documents	\$ 3,000.00
<b>TOTAL</b>	<b>\$14,000.00</b>

A Retainer in the amount of \$2,000.00 shall be required upon signing of the contract. The retainer will be applied to the final invoice. Additionally any work beyond the scope of work described herein will be billed on an hourly basis. A flat \$125.00 per hour is billed.

In addition to the labor compensation, HAI shall be reimbursed for expenditures made specifically for the project such as: Application fees, printing and reprographics; travel and subsistence; computer charges; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 10%. Printing and reproduction of bidding / construction documents required for public bid shall be billed as a reimbursable expense.

### **3.0 SCHEDULE**

Huntress Associates, Inc. anticipates performance of phases one services, exclusive of client and agency review to be completed within four (4) weeks, after receipt of notice to proceed from Client. If the client requests that work under this Agreement be stopped, the schedule is subject to renegotiations when written authorization to proceed is received. The schedule is also subject to the payment schedule as noted under Compensation. If work by HAI must be stopped due to failure by you not meeting the payment schedule, then the schedule would be subject to renegotiations.

### **4.0 SERVICES NOT INCLUDED**

- Meetings with town and state officials, boards or representatives beyond those listed herein.
- Municipal or State permitting.
- Topographic Survey & Wetland Flagging
- Application Fees / Filing Fees
- Electrical Engineering.
- Structural Engineering and detailing for retaining walls.
- Construction Administration

Additionally any work by a Landscape Architect beyond the scope of work described herein will be billed on an hourly basis. A flat \$125.00 per hour is billed. In addition to the labor compensation, HAI shall be reimbursed for expenditures made specifically for the project such as: Application fees, printing and reprographics; shipping, postage, and courier service charges; purchase of maps and similar documents, etc. These direct expenses will be billed at cost plus 5%. Any required printing and reproduction of permitting, bidding & construction documents shall be billed as a reimbursable expense.

## **Appendix 2**

### **Moseley Woods Lawn Photos**







**Appendix 3**

**Nock-Molin Athletic Fields and**

**Bradley Fuller Field Photos**







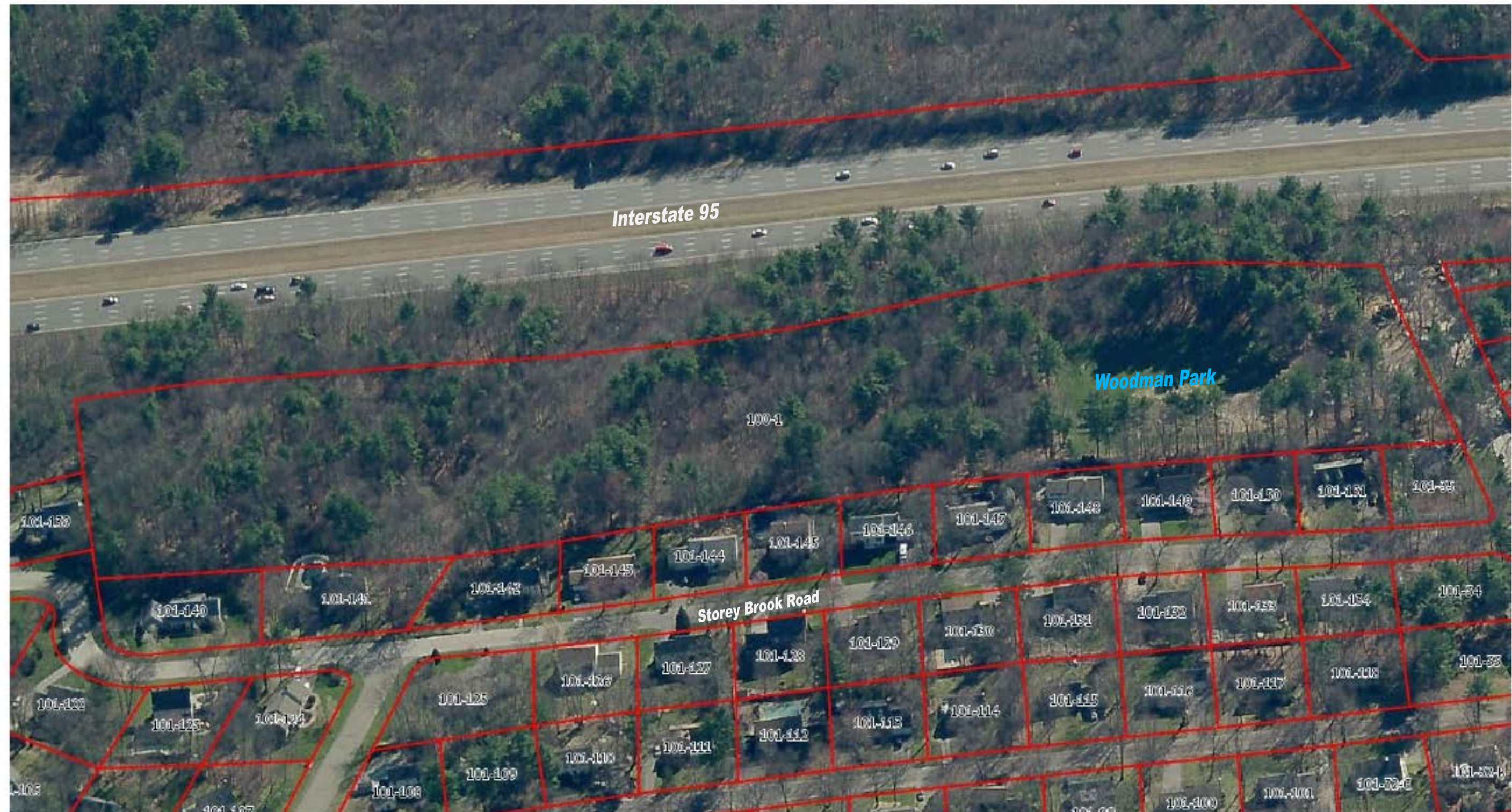




## **Appendix 4**

### **Woodman Park Photos**







## **Appendix 5**

### **Cooper Land Photos**







**Appendix 6**  
**Turkey Hill Farm Photos**







**Appendix 7**

**Hope Church Side Lawn Photos**







**Appendix 8**  
**Myette Property**  
**29 Hale Street Photos**







**Appendix 9**  
**Other Drawings and Photos**  
**Of Lower-priority or Rejected Sites**













































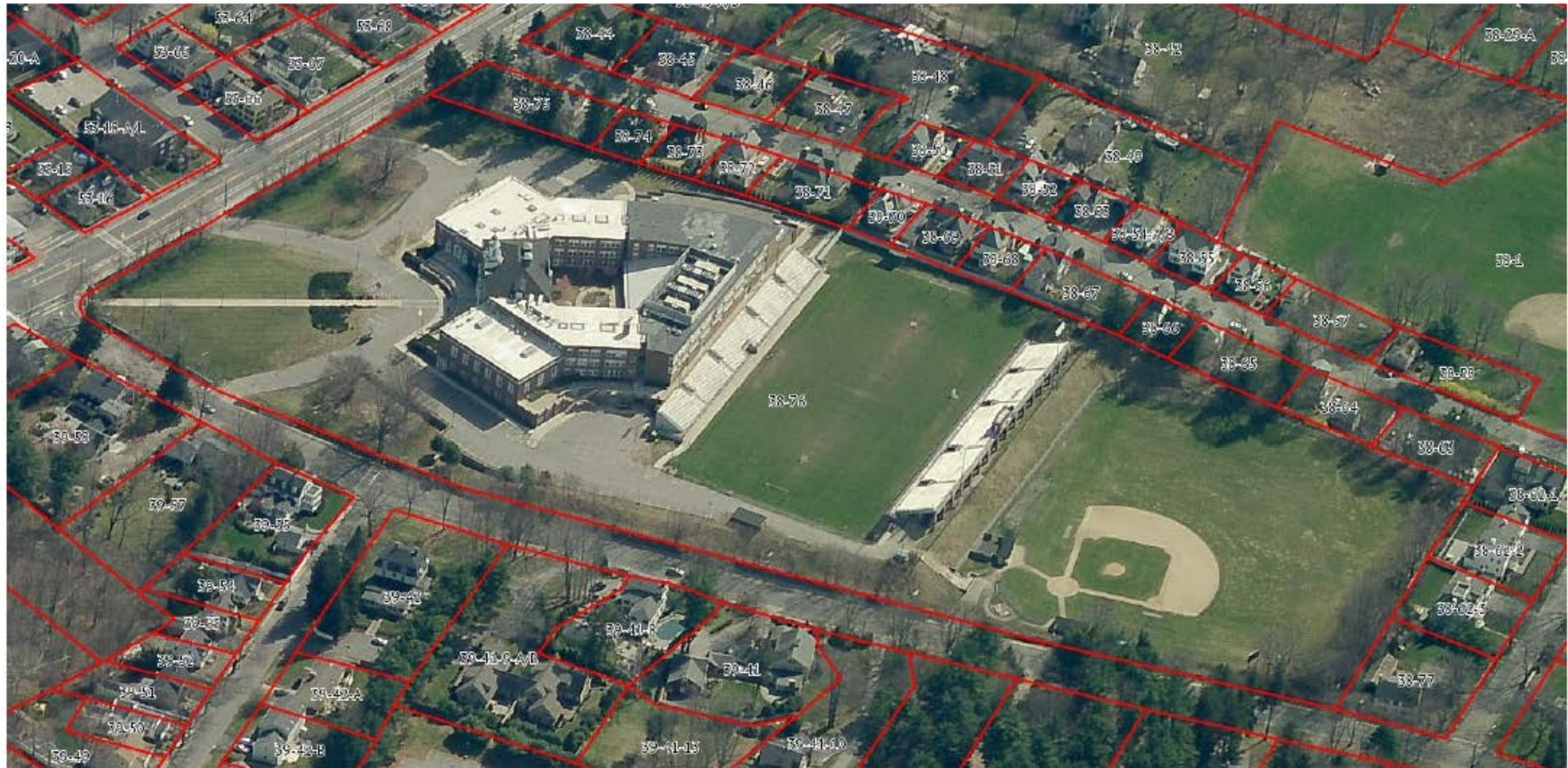


















Perkins Park Rendering of Possible 90' Diamond

