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**TOWN OF WESTON  
ATHLETIC FIELDS MASTER PLAN COMMITTEE**

October, 2005

# Charge to the Committee

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To develop a master plan for the Town of Weston for the creation, use and maintenance of fields and facilities to be used for recreational purposes.

# Background

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- The Athletic Fields Master Plan Committee was formed in the first quarter of 2004 to study the present and future state of recreational fields and facilities in the Town
- The last time recreational infrastructure needs were addressed across the Town was the Wacker study in 1984
- There has been significant change since that time:
  - New Town library, renovated Middle, HS & elementary schools, new Community Center
  - The number of children in the Town has increased significantly since 1974
  - Participation in recreational sports has more than doubled thanks to Title 9 and Baby Boomers continuing to play sports well into adulthood
  - The number of sports programs played has increased at least 33% (lacrosse, softball, volleyball and more)
- Meanwhile the Town's recreational infrastructure hasn't kept pace with the changes:
  - Seven to eight frequently used recreational fields were lost due to Town and School construction
  - Fields and facilities are overused, in dire need of repair and are cramped
  - Budget cuts have led to a modest ability to adequately maintain fields and facilities
  - Many fields are scattered over Town; there lacks a sense of community
- A gap exists between the quality of Town facilities and Town recreational assets

# Committee Progress

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- Representatives from the caretakers (School and Town) and users (sports clubs and leagues) participated in the Athletic Fields Master Plan Committee
- Symmes, Maini, McKee Associates, an architectural and engineering firm with experience in sports and recreational facilities planning, was contracted to assist in the evaluation
- The Athletic Fields Master Plan Committee has reached a unanimous recommendation

# Master Plan Recommendation – What Is Included?

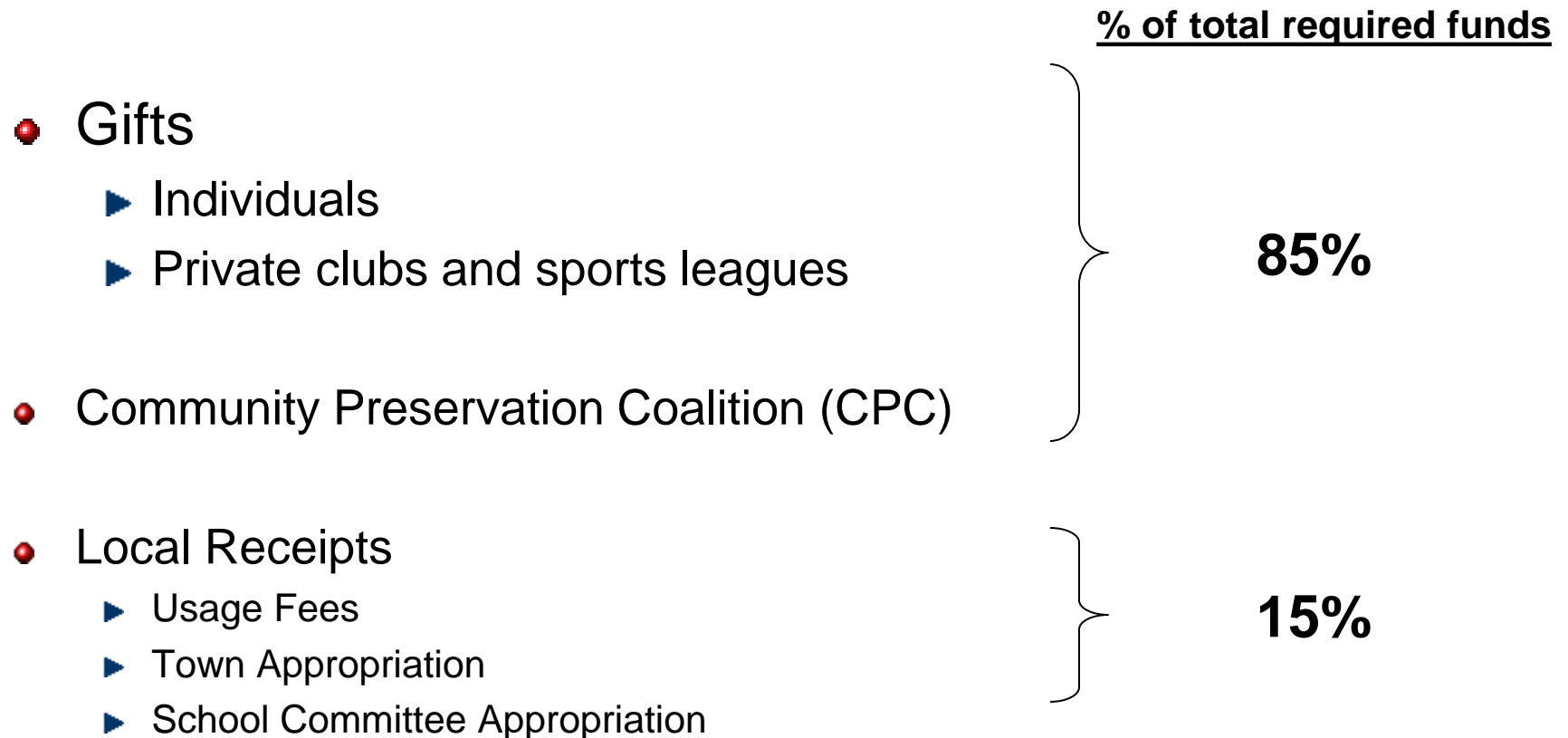
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- **Phase I – Upgrading and maintaining existing fields**
    - ▶ Design and construction of upgraded fields and facilities
    - ▶ Maintenance for all fields and facilities for 10 years
    - ▶ Sharing programs with private partners (Rivers, Meadowbrook, Cambridge School, etc.)
    - ▶ Consideration adding bathroom facilities where appropriate
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- **Phase II – Recapturing lost field capacity**
  - ▶ Repurposing existing Town land for recreation
  - ▶ Acquiring incremental new property in Weston (a last resort only if absolutely necessary based upon supply and demand)

# Anticipated Funding Sources for Master Plan

It is anticipated that over 85% of the funds for the Master Plan will come from private gifts and donations



# Estimated Cost of the Master Plan Over 10 Years

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- The scope of the Master Plan is 10 years
- There are two types of costs:
  - ▶ One-time capital improvements spread over 3-4 years
  - ▶ On-going maintenance spread over 10 years
- The estimated costs for each Phase are:
  - ▶ Phase I
    - ▶ \$5 – 6 million for one-time capital improvements (over 3-4 yrs)
    - ▶ \$3 – 4 million for on-going maintenance (over 10 yrs)
  - ▶ Phase II
    - ▶ TBD capital and maintenance costs

# 10 Year Master Plan Summary

| Phase | Description   | Major Initiatives   | Estimated Timeframe   | Estimated Cost | Funding Source(s)   |
|-------|---|---|-----------------------|----------------|---|
| I     | Upgrade and maintain existing fields and facilities<br>3 Stages (A,B,C) | <ol style="list-style-type: none"> <li>1) Replace football stadium bleachers and add storage</li> <li>2) Renovate HS gym (replace floor and bleachers)</li> <li>3) Create temporary multi-use regulation softball field</li> <li>4) Add 3 new in-fill turf fields at HS, MS &amp; Alphabet</li> <li>5) Add 3 new and major renovation of 7 baseball &amp; softball fields</li> <li>6) Create new grass multi-purpose field at TBD site</li> <li>7) Rebuild 16 tennis courts at College, HS and MS (add 3-4 new)</li> <li>8) Renovate/upgrade 15+ soccer, lacrosse, field hockey fields</li> </ol> | June 2006 – June 2008 | \$8-9M         | <ul style="list-style-type: none"> <li>• Private gifts</li> <li>• CPC</li> <li>• Existing maintenance appropriations</li> </ul> |
| II    | Recapture, repurpose & acquire  | <p>Address lost field capacity due to Town and School construction through:</p> <ul style="list-style-type: none"> <li>• Repurpose existing Town land for a multi-purpose recreational site</li> <li>• Acquire additional land for future recreational use</li> </ul>   | TBD                   | TBD            | <ul style="list-style-type: none"> <li>• Private gifts</li> <li>• CPC</li> </ul>  |



# Fields Steering Committee Charter

## *A 10 Year Plan for Improving Weston Recreational Assets*

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- Develop a detailed, prioritized schedule for the creation, upgrade, maintenance, repurpose, and acquisition of all town and school recreational fields and facilities based on the adopted Master Plan
- Communicate the prioritized Master Plan schedule to the community, including potential funding sources and special interest groups
- Oversee the implementation of the schedule, including bidding and construction
- Serve as a single focal point for recreational use and improvements for Town and School properties

# Next Steps?

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- October/November: Town Selectmen and School Committee review, discuss and adopt Master Plan
- Communicate adopted Master Plan to the Weston community
- Selectmen and School Committee jointly form and appoint a Steering Committee to begin the implementation process as funds become available

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**Handout Backup Information**  
**For School Board Committee and**  
**Weston Board of Selectmen Only**

# Phase I and Estimated Costs

| Stage | Projects  | Capital Cost | Maintenance Cost                       |
|-------|---|--------------|--|
| A     | Stadium bleachers, storage, HS gym floor & bleachers, build softball field (HS/MS), 3 in-fill turf fields (Alphabet, Bus Barn, HS #10)  | \$4,250,000  | \$700,000                              |
| B     | Renovation of Campion, Cherrybrook, Bogle, Malone, Burt, Field Sch., Woodland & Country, HS/MS fields (#13, Wildcat, 15A, 16), build large practice field (TBD) for overflow, field resting, sharing agreements with Rivers, Meadowbrook, Cambridge & Regis | \$945,000    | \$1,825,000                            |
| C     | Renovation of HS/MS fields (#1,2,3,4,7,9,14) & Brook, rebuilding 16 tennis courts (MS/HS, College), picnic gazebo, resurface HS, Viles & Cherrybrook outdoor basketball courts  | \$630,000    | \$650,000                              |
|       | <b>TOTAL = \$9M</b>   | \$5,825,000  | \$3,175,000<br><i>(55% of Capital)</i> |

# Phase I Stage A Beneficiaries

| Field Name or Number | Improvements                      | Current Use             | School Use | Town Use |  | Recess | Baseball | Softball | Soccer | Lacrosse | Basketball | Tennis | F. Hockey | Volley/BI | Football | Track |
|----------------------|-----------------------------------|-------------------------|------------|----------|--|--------|----------|----------|--------|----------|------------|--------|-----------|-----------|----------|-------|
| HS/MS # 8            | New Bleachers and Storage         | Football, Soccer, Track | X          |          |  |        |          |          | X      | X        |            |        |           |           | X        | X     |
| HS GYM               | New Floor & Bleachers             | Basketball              | X          | X        |  |        |          |          |        |          | X          |        |           | X         |          |       |
| HS/MS Septic         | New Softball Field and Open Field | Overflow Space          | X          | X        |  |        |          | X        |        |          |            |        |           |           |          |       |
| HS/MS # 4A Bus Barn  | New In-fill Turf Field            | Soccer, Lacrosse        | X          | X        |  |        |          |          | X      | X        |            |        |           |           |          |       |
| HS/MS # 10           | New In-fill Turf Field            | Field hockey, Lacrosse  | X          |          |  |        |          |          |        | X        |            |        | X         |           |          |       |
| Alphabet # 23        | New In-fill Turf Field            | Soccer                  |            | X        |  |        |          |          | X      |          |            |        |           |           |          |       |

# Phase I Stage B Beneficiaries

| Field Name or Number     | Improvements   | Current Use                  | School Use | Town Use |  | Recess | Baseball | Softball | Soccer | Lacrosse | Basketball | Tennis | F. Hockey | Volley Bl | Football | Track |
|--------------------------|--|------------------------------|------------|----------|--|--------|----------|----------|--------|----------|------------|--------|-----------|-----------|----------|-------|
| HS/MS # 13               | Minor Renovation (1) Irrigation system   | Baseball, Field hockey       | X          |          |  |        | X        |          |        |          |            |        | X         |           |          |       |
| HS/MS # 15 Wildcat       | Resolve Drainage Issues, Minor Renovation(1); upgrade 90' baseball diamond; 11V11 & 2/ 6V6 | Soccer                       | X          | X        |  |        | X        |          | X      |          |            |        |           |           |          |       |
| HS/MS # 15A              | Resolve Drainage Issues, Minor Renovation(1) Softball Infield Renovations                  | Baseball, Softball           | X          | X        |  |        | X        | X        |        |          |            |        |           |           |          |       |
| HS/MS # 16               | Resolve Drainage Issues, Minor Renovation(1) Baseball Infield Renovations                  | Baseball                     | X          | X        |  |        | X        |          |        |          |            |        |           |           |          |       |
| Country # 24             | Medium Renovation (2) Behind Playground, Baseball Use                                      | Recess, PE                   | X          |          |  | X      | X        | X        |        |          |            |        |           |           |          |       |
| Woodland Mini # 25       | Medium Renovation (2) (AT?)  | Soccer, Recess, PE           | X          | X        |  | X      | X        |          | X      |          |            |        |           |           |          |       |
| Field School # 26        | Medium Renovation (2) (AT?)  | Soccer, Baseball, Recess, PE | X          | X        |  | X      | X        | X        | X      |          |            |        |           |           |          |       |
| Bogle # 30               | Minor Renovation (1) Refurbish infield, Parking Issues                                     | Baseball                     |            | X        |  |        | X        |          |        |          |            |        |           |           |          |       |
| Gail Road / Burt # 31    | Minor Renovation (1) Refurbish infield,  | Baseball                     |            | X        |  |        | X        |          |        |          |            |        |           |           |          |       |
| Drabbington / Malone #32 | Minor Renovation (1) Refurbish infield, Parking, Raise Grade 5'                            | Baseball                     |            | X        |  |        | X        |          |        |          |            |        |           |           |          |       |

# Phase I Stage B Beneficiaries (cont.)

| Field Name or Number   | Improvements   | Current Use                 | School Use | Town Use |  | Recess | Baseball | Softball | Soccer | Lacrosse | Basketball | Tennis | F. Hockey | Volley Bl | Football | Track |
|------------------------|--|-----------------------------|------------|----------|--|--------|----------|----------|--------|----------|------------|--------|-----------|-----------|----------|-------|
| Brook / Viles # 33     | Minor Renovation (1) Resurface Basketball court, parking Issues              | Open, Basketball            |            | X        |  |        |          |          |        |          | X          |        |           |           |          |       |
| Cherrybrook # 35       | Minor Renovation (1) Refurbish infield                                       | Baseball                    |            | X        |  |        | X        |          |        |          | X          |        |           |           |          |       |
| College / Campion # 37 | Resolve Drainage Issues,Minor Renovation(1) 2- Baseball Infield Renovations; | Soccer, Baseball, Recess,PE |            | X        |  | X      | X        |          | X      |          |            | X      |           |           |          |       |
| Large Practice Area    | New flat area with parking as overflow and rest field area, 4-5 acres        | Soccer,Baseball             |            | X        |  |        | X        |          | X      |          |            |        |           |           |          |       |
| Rivers School          | Create long term written agreement   | Baseball fields             |            | X        |  |        | X        |          |        |          |            |        |           |           |          |       |
| Meadowbrook School     | Create long term written agreement   | Baseball field              |            | X        |  |        | X        |          |        |          |            |        |           |           |          |       |
| Cambridge School       | Create long term written agreement   | Baseball fields, Soccer     |            | X        |  |        | X        |          | X      |          |            |        |           |           |          |       |
| Regis College          | Create long term written agreement   | Softball field              |            | X        |  |        |          | X        |        |          |            |        |           |           |          |       |

# Phase I Stage C Beneficiaries

| Field Name or Number         | Improvements   | Current Use                | School Use | Town Use |  | Recess | Baseball | Softball | Soccer | Lacrosse | Basketball | Tennis | F. Hockey | Volley Bl | Football | Track |
|------------------------------|--|----------------------------|------------|----------|--|--------|----------|----------|--------|----------|------------|--------|-----------|-----------|----------|-------|
| MS # 5 Tennis Courts         | Resurface or <u>Complete</u> Renovation; add 5th court               | MS Tennis some overflow    | X          |          |  |        |          |          |        |          |            | X      |           |           |          |       |
| HS # 11 Tennis Courts        | Major cracks starting, Light Issues                                  | HS, Regis, Town            | X          | X        |  |        |          |          |        |          |            | X      |           |           |          |       |
| HS # 12 Basketball           | Complete renovation  | Town, School               | X          | X        |  |        |          |          |        |          | X          |        |           |           |          |       |
| Cherrybrook basketball court | Completely renovate  | Open, Basketball           |            | X        |  |        |          |          |        |          | X          |        |           |           |          |       |
| Brook / Viles # 33           | Minor Renovation (1) Resurface Basketball court, parking Issues      | Open, Basketball           |            | X        |  |        |          |          |        |          | X          |        |           |           |          |       |
| Brook School #21A            | Relocate Tennis Courts to College, replace with more parking, gazebo | Tennis                     |            | X        |  |        |          |          | X      |          |            | X      |           |           |          |       |
| HS/MS # 1                    | Minor Renovation (1)   | Soccer, Lacrosse           | X          | X        |  |        |          |          | X      | X        |            |        |           |           |          |       |
| HS/MS # 2                    | Minor Renovation (1)   | Soccer, Lacrosse           | X          | X        |  |        |          |          | X      | X        |            |        |           |           |          |       |
| HS/MS # 3                    | Minor Renovation (1) Irrigation system                               | Field hockey, Lacrosse     | X          | X        |  |        |          |          |        | X        |            |        | X         |           |          |       |
| HS/MS # 4                    | Minor Renovation (1) Refurbish infield                               | Field hockey, Lacrosse     | X          | X        |  |        |          |          |        | X        |            |        | X         |           |          |       |
| HS/MS # 7                    | Resolve Drainage Issues, Minor Renovation(1)(AT?)                    | Football, Soccer, Lacrosse | X          |          |  |        |          |          | X      | X        |            |        |           |           | X        |       |
| HS/MS # 9                    | Medium Renovation (2) (AT?)  | Football                   | X          |          |  |        |          |          |        |          |            |        |           |           | X        |       |
| HS/MS # 14                   | Resolve Drainage Issues, Minor Renovation(1)(AT?)                    | Soccer, Lacrosse           | X          | X        |  |        |          |          | X      | X        |            |        |           |           |          |       |
| Brook School #21             | Resolve Drainage Issues, Minor Renovation(1) 11V11, Parking Issues   | Soccer                     | X          | X        |  |        |          |          | X      |          |            |        |           |           |          |       |



# Stage A Estimated Costs and Funding Sources

| Project  | Capital Cost | Maintenance Cost | Capital Funding                   | Maintenance Funding* |
|--|--------------|------------------|-----------------------------------|----------------------|
| Football stadium bleachers and storage                               | \$400,000    | Incl.            | Gifts                             | Gifts                |
| High School Basketball Court replacement & bleachers                 | \$300,000    | \$100,000        | Gifts                             | Gifts                |
| New Softball/Multi-use Field between MS and HS                       | \$750,000    | \$100,000        | CPC                               | Gifts                |
| New In-fill Turf Fields at HS Field #10, Bus Barn and Alphabet Field | \$2,800,000  | \$500,000        | Gifts,<br>CPC (Alphabet drainage) | Gifts                |
| <b>TOTAL = \$4,950,000</b>   | \$4,250,000  | \$700,000        |                                   |                      |

\*Assumes utilizing existing maintenance budgets of Town and Schools allocated to field maintenance

# Stage B Estimated Costs and Funding Sources

| Project                                 | Capital Cost     | Maintenance Cost   | Capital Funding  | Maintenance Funding* |
|---|------------------|--------------------|------------------|----------------------|
| College/Campion #37 (fields)            | \$150,000        | \$220,000          | Gifts, CPC       | Gifts, Town          |
| Cherrybrook #35 (fields)                | \$10,000         | \$35,000           | Gifts            | Gifts, Town          |
| Drabbington/Malone #32                  | \$10,000         | \$20,000           | Gifts            | Gifts, Town          |
| Gail Road/Burt #31                      | \$15,000         | \$30,000           | Gifts            | Gifts, Town          |
| Bogle #30                               | \$15,000         | \$30,000           | Gifts            | Gifts, Town          |
| Field School #26                        | \$20,000         | \$40,000           | Gifts            | Gifts, School, Town  |
| Woodland Mini #25                       | \$15,000         | \$30,000           | Gifts            | Gifts, School, Town  |
| Country #24                             | \$10,000         | \$20,000           | Gifts            | Gifts, School, Town  |
| HS/MS #16                               | \$120,000        | \$240,000          | Gifts            | Gifts, Town, School  |
| HS/MS #15A                              | \$120,000        | \$240,000          | Gifts, CPC       | Gifts, Town, School  |
| HS/MS Wildcat #15                       | \$110,000        | \$220,000          | Gifts            | Gifts, Town, School  |
| HS/MS #13                               | \$50,000         | \$100,000          | Gifts, CPC       | Gifts, Town, School  |
| Large Flat Practice Overflow Area (TBD) | \$300,000        | \$600,000          | Gifts, Town, CPC | Gifts, Town          |
| Rivers School                           | N/A              | N/A (Trade)        | N/A              | N/A (Trade)          |
| Meadowbrook School                      | N/A              | N/A (Trade)        | N/A              | N/A (Trade)          |
| Cambridge School                        | N/A              | N/A (Trade)        | N/A              | N/A (Trade)          |
| Regis College                           | N/A              | N/A (Trade)        | N/A              | N/A (Trade)          |
| <b>TOTAL = \$2,925,000</b>              | <b>\$945,000</b> | <b>\$1,825,000</b> |                  |                      |

\*Assumes utilizing existing maintenance budgets of Town and Schools allocated to field maintenance

# Stage C Estimated Costs and Funding Sources

| Project   | Capital Cost     | Maintenance Cost | Capital Funding  | Maintenance Funding*             |
|---|------------------|------------------|------------------|----------------------------------|
| MS Tennis Courts; Complete renovation, add 5 <sup>th</sup> court  | \$90,000         | \$20,000         | CPC, Gifts       | Gifts, Schools                   |
| HS #11 Tennis Courts; Complete renovation, lights                 | \$100,000        | \$20,000         | CPC, Gifts       | Gifts, Schools, Sharing partners |
| Relocate Brooks tennis courts to Campion, build 6 courts & gazebo | \$120,000        | \$20,000         | Gifts, CPC, Town | Gifts, Sharing partners, Town    |
| Cherrybrook outdoor basketball ct.                                | \$10,000         | \$5,000          | Gifts            | Gifts                            |
| Viles outdoor basketball court                                    | \$10,000         | \$5,000          | Gifts            | Gifts                            |
| HS #12 Outdoor Basketball Court replacement                       | \$10,000         | \$5,000          | Gifts            | Gifts                            |
| HS/MS #1  | \$10,000         | \$20,000         | Gifts            | Gifts, School                    |
| HS/MS #2  | \$10,000         | \$20,000         | Gifts            | Gifts, School                    |
| HS/MS #3  | \$10,000         | \$20,000         | Gifts, CPC       | Gifts, School                    |
| HS/MS #4  | \$10,000         | \$20,000         | Gifts            | Gifts, School                    |
| HS/MS #7  | \$190,000        | \$375,000        | Gifts            | Gifts, School                    |
| HS/MS #9  | \$30,000         | \$60,000         | Gifts            | Gifts, School                    |
| HS/MS #14   | \$20,000         | \$40,000         | Gifts, CPC       | Gifts, School                    |
| Brook School #21  | \$10,000         | \$20,000         | Gifts, CPC       | Gifts, Town                      |
| <b>TOTAL = \$1,125,000</b>  | <b>\$630,000</b> | <b>\$650,000</b> |                  |                                  |

\*Assumes utilizing existing maintenance budgets of Town and Schools allocated to field maintenance