

Article 3 Rt. 1A Field Appropriation

- **\$1,500,000 from Free Cash to offset expected borrowing costs for the construction of new playing fields located along the Norfolk Town Border on Route 1A.**



Article 3 Rt. 1A Field Appropriation



* note- approx. 3.5 acres cleared on Rt. 1A land as part of Memorial Pond dredging project

Article 3 Fields – Route 1A Parcel

- **2008 - Walpole Commissioned a Field Report that inventoried Walpole's current fields and provided recommendations for expanded field space and improvements that could be made. The report identified a shortage of fields in and urged the Town to "look to other, undeveloped public and private lands in order to develop playing venue, all in an effort to reduce the burden on existing facilities".**
- **2013 - Spring Town Meeting voted to authorize the Selectmen to purchase 64.5 acres for \$25,800 from the State for active and passive recreation purposes.**
- **2015 – Town took ownership of the property with a restriction to limit the use of the land to active and passive recreation use.**
- **2017 – Fall Town Meeting appropriated \$500,000 to design and lay out the fields and other amenities for this site.**
- **2018 - The Selectmen voted to award the design contract Weston and Sampson. It is expected that the space will be completely designed and the Town will have construction bids in hand prior to the May 2019 Town Meeting.**
- **Fall 2018 - Selectmen(3-2-0), Finance Committee (12-0-1), Capital Budget Committee (5-1-0) and the Recreation Commission (5-0-0) all voted to support Article 3.**

Article 3 Fields – Background

Many of the existing fields are limited from expansion or treatment due to existing infrastructure or conservation/wetland restrictions. Areas such as Johnson Middle School and Jarvis Farm are restricted by the DEP due to their proximity to Walpole's wells.

A number of fields in town aren't on this list (Restaino, Mylod, fields at the Agricultural High School) – because they are owned, operated, and maintained by private leagues, organizations, or other entities



Johnson Fields



Current Field Inventory

FIELD / DIAMOND	ACRES	TYPE	GROUPS / LEAGUES
Turco (main)	4.0	Multi-Purpose Synthetic Field	HS Sports, WYF, Lacrosse, Youth Soccer
Turco (upper)	2.0	Field Hockey / Modified Lacrosse	HS Sports, Field Hockey, Lacrosse
Turco (lower)	5.0	Multi-Purpose / Javilin / Discus / 90' Diamond	HS Sports, Babe Ruth, WYF
Jarvis Farm		Multi-Purpose Field / Baseball Diamonds	Little League, Recreation Dept.
Plimpton Field	0.8	60' Diamond (not regulation)	
Bird Field (V)	7.6	Multi-purpose / soccer	HS Sports, Walpole Youth Soccer
Bird Field (JV)	Incl.	Multi-purpose / soccer	HS Sports, Walpole Youth Soccer
Bird Field (Fr)	Inc.	Multi-purpose / soccer	HS Sports, Walpole Youth Soccer
Eldracher Field	Incl.	90' Diamond	HS Baseball, Babe Ruth, American Legion
Carty Field	Incl.	90' Diamond	HS Baseball, Babe Ruth
Smith Field	Incl.	60' Softball - skinned infield	HS Softball, Walpole Girls Softball
Johnson Middle	5.5	Multipurpose	Walpole Youth Football, Lacrosse
90' Diamond	Incl.	90' Baseball	HS Baseball, Babe Ruth
60' Diamond 1	Incl.	60' Softball - skinned infield	HS Softball, Walpole Girls Softball
60' Diamond 2	Incl.	60' Softball - skinned infield	Walpole Girls Softball
Stone Field	2.1	Multipurpose	Walpole Youth Football, Recreation Dept.
Stone Diamond	Incl.	60' Softball - skinned infield	Walpole Girls Softball, Recreation Dept.
Morgan Field	0.8	60' Little League Field	Walpole Little League, Recreation Dept.
Boyden School	1.0	60' Little League Field (skinned infield)	HS Softball, Little League
Fisher School	2.0	Multi-purpose / Modified Soccer & Lacrosse	Walpole Youth Soccer, Walpole Lacrosse
OPR School	1.8	60' Little League Field (skinned infield)	Little League

Article 3 Fields – By the Numbers

Approximately 750 High School athletes use the fields each year (Football, Soccer, Field Hockey, Cross Country, Lacrosse, Cheerleading, etc.)

Approximately 910 youth league athletes use the fields annually (Walpole Youth Soccer, Walpole Youth Football, Boys' Lacrosse, Girls' Lacrosse, Little League, Babe Ruth, American Legion, Girls' Softball)

Another 1,100 Recreation Department registrants use the fields as part of the soccer, t-ball, flag football programs, ect.

~2,770 athletes town-wide use the fields from age 2 to senior year of High School, in addition to the number of coaches, parents, and families that also depend on town-owned fields



*Walpole High School Field Hockey
2016 Division 1 State Champions*

Demand for Multi-Purpose Fields

2018	BOYS & GIRLS LACROSSE	WALPOLE YOUTH FOOTBALL	WALPOLE YOUTH SOCCER (SPRING)	WALPOLE YOUTH SOCCER (FALL)
LEAGUE INFORMATION				
- Total number of players using town fields (2018 roster)	392	150	84	284
- Total number of teams (2018 roster)	26	5	8	37
- Number of levels	7	5	9	7
- Current number of Walpole public fields used	3	4	1	4
- Current Number of Walpole private fields used	0	0	6	6
- Regulation field size	110 x 60 yds	120 x 55 yds	Varies by Age	Varies by Age
CURRENT USE **TOWN OF WALPOLE FIELDS ONLY**				
- Total Number of Game & Practice Slots per Week	23	18	3	12
- Duration per game or practice (hours)	1.5	2	1.5	1.5
- Total Number of Hours per Week (current)	34.5	36	4.5	18
DESIRED USAGE PER WEEK				
- Total number of game & practice slots per week	78	18*	46	35
- Duration per game or practice (hours)	1.5	2	1.5	1.5
- Total number of hours per weeks (desired)	117	36	69	52.5

*Walpole Youth Football not looking for looking for additional game/ practice times, but additional field space to alleviate overcrowding and to accommodate the number of players playing at once.

Fields Comparison

In comparison to other communities in the region, Walpole lacks a concentrated field complex that could host tournaments and accommodate other athletic events and activities taking place simultaneously



*Pond Street Fields,
Norfolk*



*Westwood High School
Attleboro*



*Poncin Hewitt Field,
Attleboro*



*Coakley Middle,
Norwood*

Route 1A Parcel

- **The most recent renderings detail build-out of about 18-20 acres of the parcel with room for expansion**
- **Includes**
 - **Multi-use playing fields for football, soccer, and lacrosse**
 - **Overlapping baseball and softball fields**
 - **Basketball Courts**
 - **Walking paths**
 - **Access driveways on Main Street**
 - **Parking lot to accommodate tournaments and large-scale events**
 - **Field ancillary facilities, a playground, and other amenities**
- **Room for expansion at the site for a later time**

Route 1A Parcel – Estimated Project Timeline

- **Fall 2018 – Design Development Phase. File for necessary permits with Walpole Land Use Boards**
- **February/March 2019 – Bid documents finalized and project placed out to bid.**
- **April 2019 – Bid documents received and open**
- **May 2019 – Final project request figures presented and requested to Town Meeting**
- **May/June 2019 – Project Awarded by the Board of Selectmen**
- **Summer 2019 – Estimated Construction start**
- **Fall 2020/Winter 2021 – Project Completed**

August 2018 Estimated Costs

Estimated Budget:	
- Site Preparation	\$ 560,000
- Synthetic Multi Use Field #1	\$ 1,245,000
- Synthetic Multi Use Field #2	\$ 1,245,000
- Natural Turf Fields	\$ 1,350,000
- Courts	\$ 145,000
- Parking Lot and Access	\$ 590,000
- Site Amenities and Walkways	\$ 761,000
- Support Building	\$ 480,000
- Utilities	\$ 260,000
- Landscape/planting	\$ 160,000
- Mobilzation,Overhead&Profit	\$ 815,000
<u>Contingency 20%</u>	<u>\$ 545,000</u>
TOTAL	\$ 8,156,000

Potential Alternates and/or items to be considered at a later date:	
Paving	\$ 475,000
Lighting for Synthetic Turf	\$ 420,000
Lighting for Grass Fields	\$ 560,000
Playground Splash Area	\$ 400,000
Mobilzation,Overhead&Profit	\$ 815,000
<u>Contingency 20%</u>	<u>\$ 545,000</u>
TOTAL	\$ 2,858,000

Fields Funding Plan

Fall 2017	\$500,000	appropriated for design
Fall 2018	\$1,500,000	request from Free Cash
Spring 2019	\$6,500,000	anticipated borrowing authorization request
Spring 2019	\$195,000	re-appropriation of older borrowing authorizations
Funds on Hand	\$375,000	Gifts/funds as of Fall 2019

**Total Anticipated Available Town Funds
June 2019 - \$9,070,000**

Rt 1A Fields Current Conditions and Current Plan

