



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding
Due no later than 4:00pm on Friday, September 21, 2018

Applicant: Concord Public Works

Co-Applicant (if applicable): _____

Project Name: Emerson Field Improvements

Project Location/Address: 26A Stow Street, Concord, MA 01742

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 510,000
 Amount from Other Funding Sources: \$ 510,000
 Total Project Budget: \$ 1,020,000
 (If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|---|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Timeline * |
| <input checked="" type="checkbox"/> Map (if applicable) | <input type="checkbox"/> Architectural plans, site plans, photographs
(if appropriate) |
| <input checked="" type="checkbox"/> Narrative * | <input type="checkbox"/> Copy of Audit or most recent Financial
Information (<u>Non Profit Organizations Only</u>)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input checked="" type="checkbox"/> Feasibility Assessment | |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) | |

* Required Documentation

The Contact Person for this Project is: Richard Reine

All Correspondence should be mailed to: Richard Reine, 133 Keyes Road, Concord, MA 01742

The Contact Person can be reached by phone at: (978) 318-3206 or by email at: rreine@concordma.gov

Signature of Applicant: 

Signature of Property Owner (if different): _____

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

2. Project Summary

Concord Public Works was fortunate to gain the support of the Community Preservation Committee during the 2018 Community Preservation Act application process in which partial funding for the proposed improvements at Emerson Field was secured. The \$200,000 in CPA funding committed through that process, as well as previously identified funds remain available and Concord Public Works is waiting to commence the improvement project until additional funding can be secured.

Concord Public Works with support from Concord Recreation is seeking \$510,000 in CPA funding for the proposed Emerson Field improvements through the 2019 application process. Due to the current construction climate, we have seen significant escalation of construction costs so the original budget for the project has been adjusted to reflect market conditions. In some cases, cost estimates for civil type work have increased 25%. To alleviate the impact of these increased costs, Concord Public Works and Concord Recreation have been able to identify additional funding sources to help fund the project. While the budget has increased as time has passed, the objective of the project remains the same: to improve the condition of Emerson Field.

The goal of the proposed infrastructure improvements at Emerson Field is to identify, prioritize, and improve key areas within the complex. The proposed improvements highlighted in this application include irrigation system upgrades, on-site water supply well redevelopment or replacement, infield and outfield renovations for the two baseball fields and one softball field, and sustainability and operational improvements to the spray fountain. In addition, the project scope will include pathway installation and ADA upgrades, replacement of backstops and player bench areas, and potential improvements/enhancements to the seasonal winter ice skating rink. The proposed total budget for this project is \$1,020,000; \$510,000 is requested in additional CPA funding which will be supplemented by the \$200,000 received in CPA funding during the 2018 application process, \$200,000 from CPW capital funding, an estimated \$50,000 which has been tentatively committed toward this project from sports groups, and in-kind contributions totaling \$60,000 from CPW Operations and Engineering staff. Upon receipt of funding, engineering design and outreach is planned for 2019 with construction anticipated to be completed in 2020.

While the infrastructure improvements included in this application will result in a significant upgrade of Emerson Field, it only covers some of the updates needed. Additional funding requests may be considered in the future to continue to enhance the facility. An example of items not included in this application are the resurfacing of the basketball and tennis courts for which Concord Recreation is pursuing other funding sources.

3. Maps

Attached is the original plan for Emerson Playground from 1923, the plan from 1926, and a map which shows the locations of proposed improvements included in this application.

4. Project Narrative

History

Emerson Field, also historically known as Emerson Playground, has been a treasured resource for many years. In a recent search of Annual Town Reports dating back to the 1920's, the value Concord placed on this precious complex almost 100 years ago is very clear and this sentiment continues today.

Emerson Field is comprised of three parcels acquired by the Town between 1887 and 1924 totaling approximately 14 acres. In 1887, a 4-acre parcel was given to the Town for the sum of \$1.00 by the Emerson Family. A small section of this parcel was used to develop Stow Street which left approximately 3.5 acres remaining for Emerson Playground. The second parcel, 7.65 acres, was acquired for the sum of \$7,000 from M. Louis Everett, Florence E. Tuttle, and the Trustee for George A. Everett. The final parcel, 3.5 acres, was a gift to the Town from Edward W. Emerson.

While this land was acquired to construct a playground, it had several uses initially and was developed slowly as funding allowed. Some of the uses for this land other than recreational purposes included providing land used to grow war gardens during World War I and to store materials such as gravel for road maintenance activities or to stockpile collected brush. Efforts began in 1922 to clean up the land and improve its condition. During that year, two tennis courts were constructed which were expected to cost \$150 for maintenance in 1923. At that time, there was a recommendation to construct a baseball field during the following year which was projected to cost \$3,000. A basic plan, as shown in the attached, was drawn in January 1923 and illustrates the initial layout of the various parcels. Several years passed and the Road Commissioners, who were responsible for the maintenance of the playground at the time, were unable to secure funding to move forward with the construction of the baseball field. In 1925, at the Town Meeting, it was voted to call these fields Emerson Playground. Funding was secured at the Town Meeting held in 1926 to continue with improvements to Emerson Playground. It was at this meeting when voters approved an appropriation of \$500 for procuring services to develop plans for Emerson Playground and the Playground at Concord Village. They also approved an appropriation of \$5,000 for the development of Emerson Playground. These funds were the first significant investment into the infrastructure at Emerson Playground. The attached plan dated April 14, 1926, shows a more formal design for the facility which included baseball fields, tennis courts, a track, a football field, a fist ball court, a pond, and an area for ice hockey. According to the report of the Playground Committee included in the 1926 Annual Town Report, the first need of Emerson Playground was a new baseball field. On May 10, 1926, a contract was awarded to Greenough Construction Company of Acton, Massachusetts in the amount of \$4,000 for the construction of a baseball field. Construction of that field was completed by the end of July of that year with the exception of the seeding, which was done in late summer. The next priority was the construction of tennis courts, which had to be delayed due to the early snow and cold weather that arrived in late 1926. In 1927, three new tennis courts were constructed and opened for play on September 10 of that year. On April 13, 1928, a contract was awarded to Peter Salvucci of Waltham in the amount of \$5,400 for the construction of a football field and running track. This work consisted of regrading approximately 4.5 acres and constructing a quarter mile cinder running track. Work was completed quickly and the field was accepted on July 12th of that year. In 1929, a five foot fence was constructed along Stow and Everett Streets around the baseball field. An area of the playground opposite the Peter Bulkeley School was regraded and seeded that year as well. In 1930, the fist-ball and basketball courts were constructed and portable stands were purchase to accommodate spectators of baseball and football games. In 1931, the "girl's area" was reseeded, the basketball courts were finished and fencing erected around them, the approach to the memorial flagpole from Everett Street was graveled, and permanent posts and cables on either side of the football field were erected. The focus in 1932 was to install piping for a brook to flow though the south westerly section of Emerson Playground from Thoreau Street to Everett Street. It was mentioned in the Report of the Playground Committee included in the Town Report of 1932 that the pond which was included in the engineering plan from 1926 was considered impractical since it would require a continuous supply of water. Instead they recommended the area be developed differently to provide more playing space. They did mention in that report that they wanted to reserve an area for ice hockey; a feature CPW has offered when the weather has permitted in recent years with much

popularity. Concord Public Works treasures the rich history surrounding Emerson Field and has taken into consideration the wishes of the donors and the votes taken at Town Meetings regarding the intended use of this land and is confident the proposed improvements are in line with both.

Throughout the years, the Town of Concord has strived to maintain Emerson Field and to invest in improvements. This includes multiple track resurfacing projects undertaken and the playground replaced several times. Some of the larger scale projects of note are the installation of the pool and spray fountain in 1990 and the wells and irrigation system installed in 1999. Based on historical research it was difficult to pin point the exact timeframe when the infields and baseball appurtenances were completely reconstructed or replaced (beyond CPW's general maintenance efforts) but CPW is confident in our position that the infrastructure is well beyond its useful life showing signs of significant deterioration and deficiencies.

Proposed Project

Concord Public Works proposes to utilize CPA funds in addition to other funding sources as identified to address the aging infrastructure at Emerson Field. There are a number of key areas that need to be improved. The backstops and adjacent fencing for the baseball fields and softball fields are deteriorated and inadequate. The two baseball fields have developed "lips" at the interface of the infields and outfields, along with substantial grading issues from years of use without a comprehensive field reconstruction, relying solely on annual maintenance. The Emerson Field facility upgrade project proposes to reconstruct the two baseball fields and one softball field to eliminate these safety concerns which will include new backstops, player benches and ADA accessibility improvements. If feasible and as available budget allows, spectator area improvements will be included.

The spray fountain, located near the pool, currently draws from the irrigation well to operate whenever it is in use. The fountain, installed in 1990, discharges water directly into the Town's stormwater drainage system. This not only puts excess demand on the well system but also has impact to the ground water supply and drainage infrastructure. The Emerson Field facility project proposes to install a water recirculation system that would reuse the water for this incredibly popular feature. Based on an estimated 15 gallons of water used per minute by the spray fountain, intermittent use throughout the day estimated at 4 hours total, and 92 days of use during the months of June, July, and August, the spray fountain uses approximately 331,200 gallons of water per season. The proposed system upgrades aim to drastically reduce the unnecessary consumption of water.

The 47 zone irrigation system for this complex is serviced by three wells manifolded together that provide water to the turf throughout the complex. Since only one zone can be run at a time, it is difficult to provide sufficient irrigation when the fields are not in use; which is limited to overnight hours. Redevelopment or reconstruction of the wells is included in this project which will provide additional capacity for the water supply and allow for adequate irrigation for proper cultivation of the turf. The irrigation system is prone to leaks and has been challenging through the years. This project proposes to include replacement of this system. The removal and replacement of the turf inside the track is included in this application which will provide an improved surface for soccer and lacrosse.

5. Selection Criteria

The proposed infrastructure improvements at Emerson Field fall in the category of "remodel, reconstruct or repair (extraordinary, not maintenance) to make property functional for intended use" for Recreational Land under CPA legislation.

Goals from the 2005 Comprehensive Long Range Plan:

- **Goal R-1:** Provide active recreational programs on fields and facilities that are well maintained and remain responsive to the changing needs of the community.
 - **Objective R-1.1:** Provide an adequate number of quality playing fields, basketball courts, tennis courts and playgrounds for the Town’s organized sport activities and residents’ recreational needs.
 - **Action R-1.1.8:** Use CPA funds to acquire, create, preserve and rehabilitate recreational fields and facilities.
 - **Objective R-1.2:** Support a program to adequately maintain our recreational fields to enhance usability and extend their life.
 - **Action R-1.2.2:** Develop a program for expanded irrigation of present fields to improve quality and usability.

6. Budget

The total budget for the project is has been increased since the last application due to anticipated increases in construction costs making the updated estimated total of the project \$1,020,000. Funding sources include a \$510,000 request of CPA funds for Recreation Rehabilitation which will be supplemented by \$200,000 in CPA finding secured through the 2018 application process, \$200,000 from CPW’s capital budget and encumbrances, \$50,000 (est.) from sports groups, and in-kind contributions from CPW Operations and Engineering staff valuing \$60,000.

Project Costs:

Reconstruction of 90’ baseball infield:	\$228,000
Reconstruction of 50’/70’ baseball infield:	120,000
Reconstruction of softball infield:	120,000
Remove/replace sod on field inside track:	72,000
Well replacement/redevelopment:	120,000
Irrigation system upgrades/replacement:	120,000
Replace basketball backboards (to be funded by: Rec.)	0
Spray fountain water recycling system:	60,000
Engineering design and construction management:	<u>180,000</u>
Project total:	\$1,020,000

90’ Baseball Infield Reconstruction Budget Detail:

Backstop, netting, and fencing:	\$38,400
Team area fencing and hard surface area:	18,000
ADA access:	3,600
Infield renovations:	126,000
Partial outfield renovations (to correct grading to infield):	15,840
Spectator areas:	6,720
Irrigation system replacement for infield area:	13,200

Equipment (benches, bases, etc.):	<u>6,240</u>
Total = \$228,000	

50'/70' Baseball Infield Reconstruction Budget Detail:

Backstop, netting, and fencing:	\$19,800
Team area fencing and hard surface area:	11,400
ADA access:	3,600
Infield renovations:	57,600
Partial outfield renovations (to correct grading to infield):	7,920
Spectator areas:	7,200
Irrigation system replacement for infield area:	9,480
Equipment (benches, bases, etc.):	<u>3,000</u>
Total = \$120,000	

Softball Infield Reconstruction Budget Detail:

Backstop, netting, and fencing:	\$19,800
Team area fencing and hard surface area:	11,400
ADA access:	3,600
Infield renovations:	57,600
Partial outfield renovations (to correct grading to infield):	7,920
Spectator areas:	7,200
Irrigation system replacement for infield area:	9,480
Equipment (benches, bases, etc.):	<u>3,000</u>
Total = \$120,000	

Remove/Replace Sod on Field Inside Track Budget Detail:

The project budget allows \$36,000 per acre for the removal, grading, and replacement of the sod on the field inside the track. This field is approximately 2 acres.

Well Replacement/Redevelopment Budget Detail:

The current irrigation system is supplied by three wells manifolded together. The current water supply allows for only one zone to function at a time. With 47 zones, this is insufficient so additional capacity is needed to properly maintain the facility. The \$120,000 budget will allow for either the existing wells to be redeveloped or replaced if needed. Included in this project will be energy efficient well pumps to aid in the reduction of energy needed to operate the system.

Irrigation System Upgrades/Replacement Budget Detail:

The \$120,000 budgeted for irrigation system upgrades will allow for the components that service the multipurpose field areas to be replaced. This will aid in the reduction of water lost through aging irrigation heads and leaking pipes. CPW has already updated the irrigation controller which will include a flow meter so the system can be closely monitored.

Replace Basketball Backboards Budget Detail: Funding for replacement of the basketball backboards was included in the 2018 CPA application. This request has since been removed from the project and will be funded by Recreation – eliminating \$10,000 from the project total.

Spray Fountain Water Recycling System Budget Detail: This allows \$60,000 for the design and installation of a system to recycle water used by the spray fountain. As mentioned earlier, this is

expected to significantly reduce the water needed to operate this system which is estimated at 331,200 gallons.

Engineering Survey and Design Budget Detail:

The budget includes \$180,000 for engineering services to complete instrument survey, design, and construction management for this project.

7. Feasibility

The Recreation Facilities Strategic Plan completed in 2014 highlights the need for sports fields in Concord. This report made recommendations on the number of recreational amenities which should be provided based on Concord's population. It did not include fields on school property. It was recommended that the Town have 2.08 90' baseball fields which reflects a slight shortage since there are 2 of these fields in the Town's recreational facilities, it recommended that there should be 5.05 60' baseball fields and there are 5, and there should be 1.77 youth softball fields and at the time of the report there are 0 indicated but there is now one field at Emerson and one field at Rideout. It is worth noting that the softball field at Rideout is shared with the 50'/70' program. There is a deficit of regulation soccer/football/lacrosse fields; 8.83 recommended with 7 in place, and youth soccer fields with 4.42 recommended and 3.0 in place.

In 2003, Weston and Sampson Engineers, Inc. conducted an assessment of the condition of the playing fields in Concord. A copy of their report regarding Emerson Field is included in this application which highlights the need for repair/replacement of fabric on backstops, the grading issues found on the infields, the lack of modern, computerized controls on the spray fountain, and the lack of accessible paths. It is worth noting that almost 15 years has passed with no comprehensive capital investments into this complex.

Concord Carlisle Youth Baseball/Softball has highlighted the significance and impact of the substandard infields located at Emerson to their programs. The 90' baseball field at Emerson provides great value because it can be used while the other baseball and softball fields are in use. This is not the case at Rideout since the 90' baseball field at that complex cannot be used simultaneously when the other baseball fields are in use because they share outfield areas. Given the proximity to the High School, the Emerson 90' baseball field is used occasionally by the school for practice. The 50'/70' infield is a newer concept for youth baseball and is designed to aid young athletes in transitioning between the 60' infield and the 90' infield. This is one of two used by CCYB with the other one at Rideout that is shared with the softball program. The softball program serves a large population of players and places extremely high demands on the use of the softball field at Emerson.

Concord Carlisle Youth Soccer and the High School use Emerson Field extensively for soccer. During the fall, the boys' and girls' High School teams practice daily at these fields. There is a significant difference in the impact soccer and lacrosse games and practices have to the turf surface versus baseball. The foot traffic from these two sports causes stress and additional wear on the turf which requires additional care through overseeding, aeration, and fertilization.

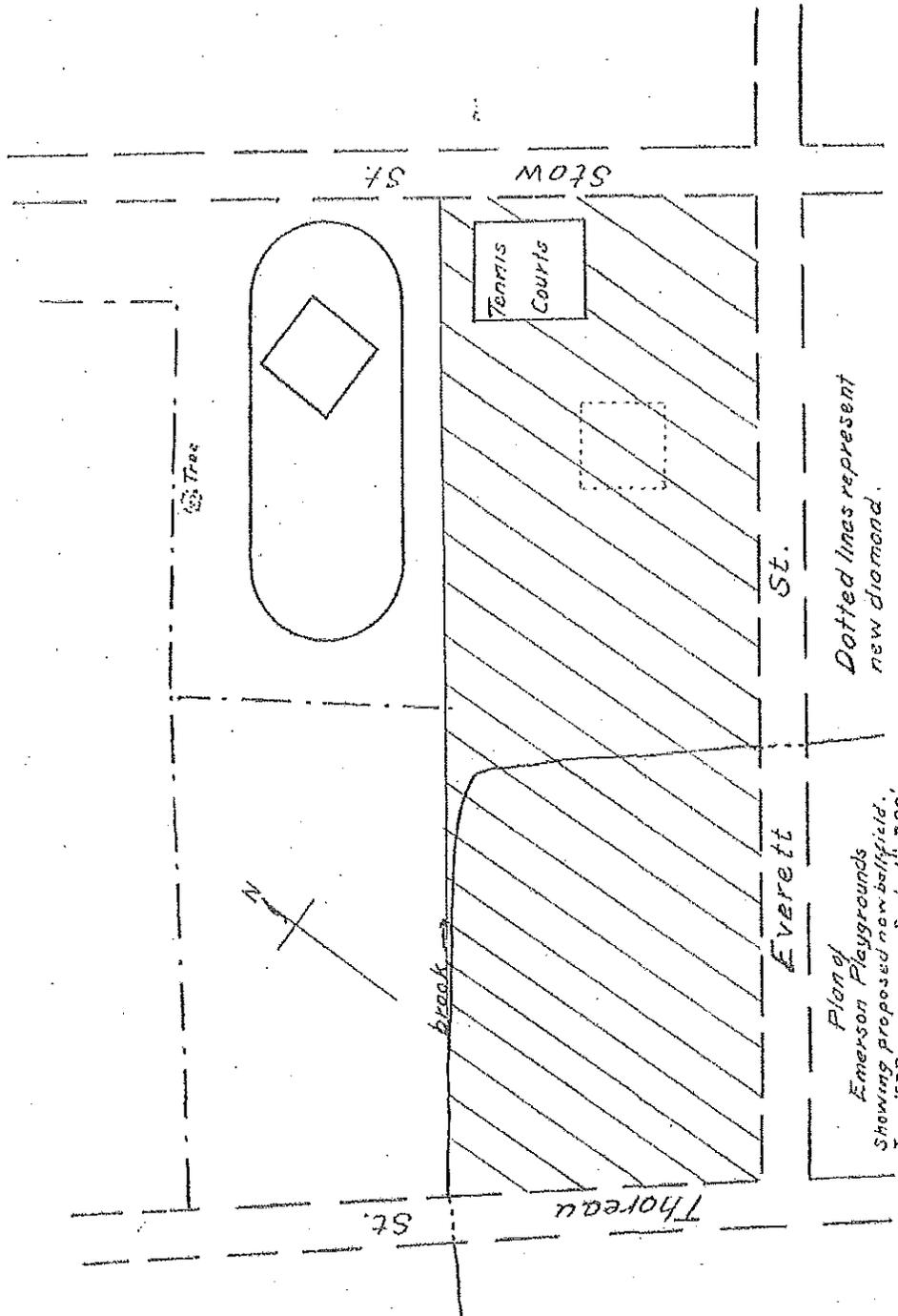
8. Sustainability

Sustainability will be a key focus of this project. Wherever possible, earth materials removed during the demolition process will be stockpiled and reused on this project or at other projects in Town. This includes infield clay and loam. Irrigation component removed during construction will be recycled and any reusable parts retained for future repairs. Fencing and backstops removed will be appropriately recycled. If well pumps are replaced, variable speed pumps will be used to reduce energy consumption. The water recycling system proposed for the spray fountain will greatly reduce the demand on the wells and the ground water supply. In keeping with CPW's strong agronomic program, drought tolerant grass seed blends will be used to reduce irrigation needs. This program, which includes aerating, overseeding, soil testing, and fertilizing and liming based on the results of soil tests is key to CPW's ability to not use pesticides on Town fields; something we should all be proud of.

In an effort to conserve water and to better manage the irrigation systems throughout Town, CPW has been replacing irrigation controllers with modern controllers that can be adjusted and controlled remotely by any computer, smart phone, or tablet connected to the internet. CPW has already completed this at Emerson Field and will be installing a flow sensor soon which will monitor how much water is used and will send an alert if an issue is sensed with the system.

9. Timeline

Upon receipt of funding, engineering design and outreach is planned for 2019 with construction anticipated to be completed in 2020 with coordination of field users.

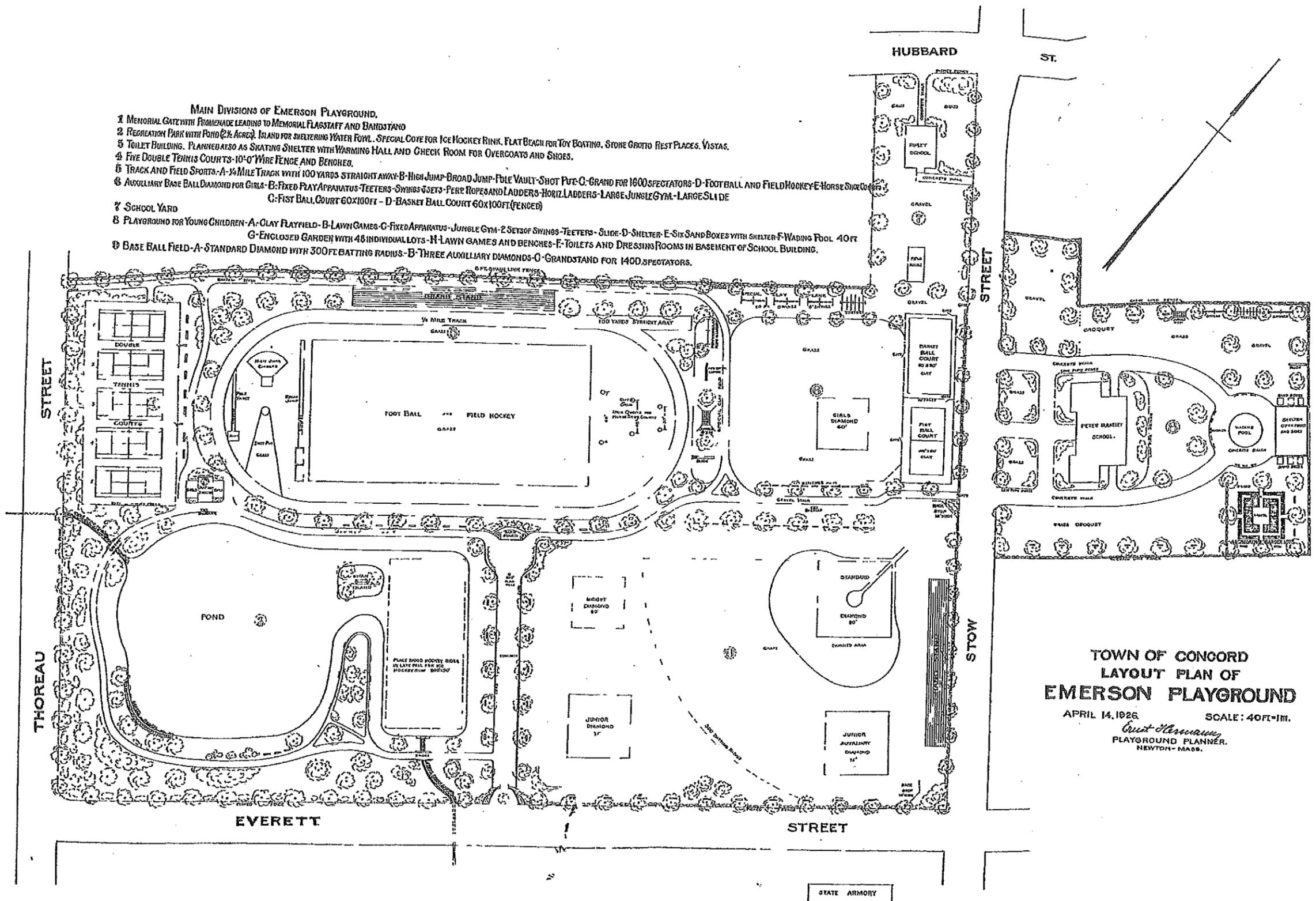


Dotted lines represent
new diamond.

Plan of
Emerson Playgrounds
Showing proposed new ballfield.
Jan. 1923. Scale 1"=300'

ORIGINAL 1923 PLAN

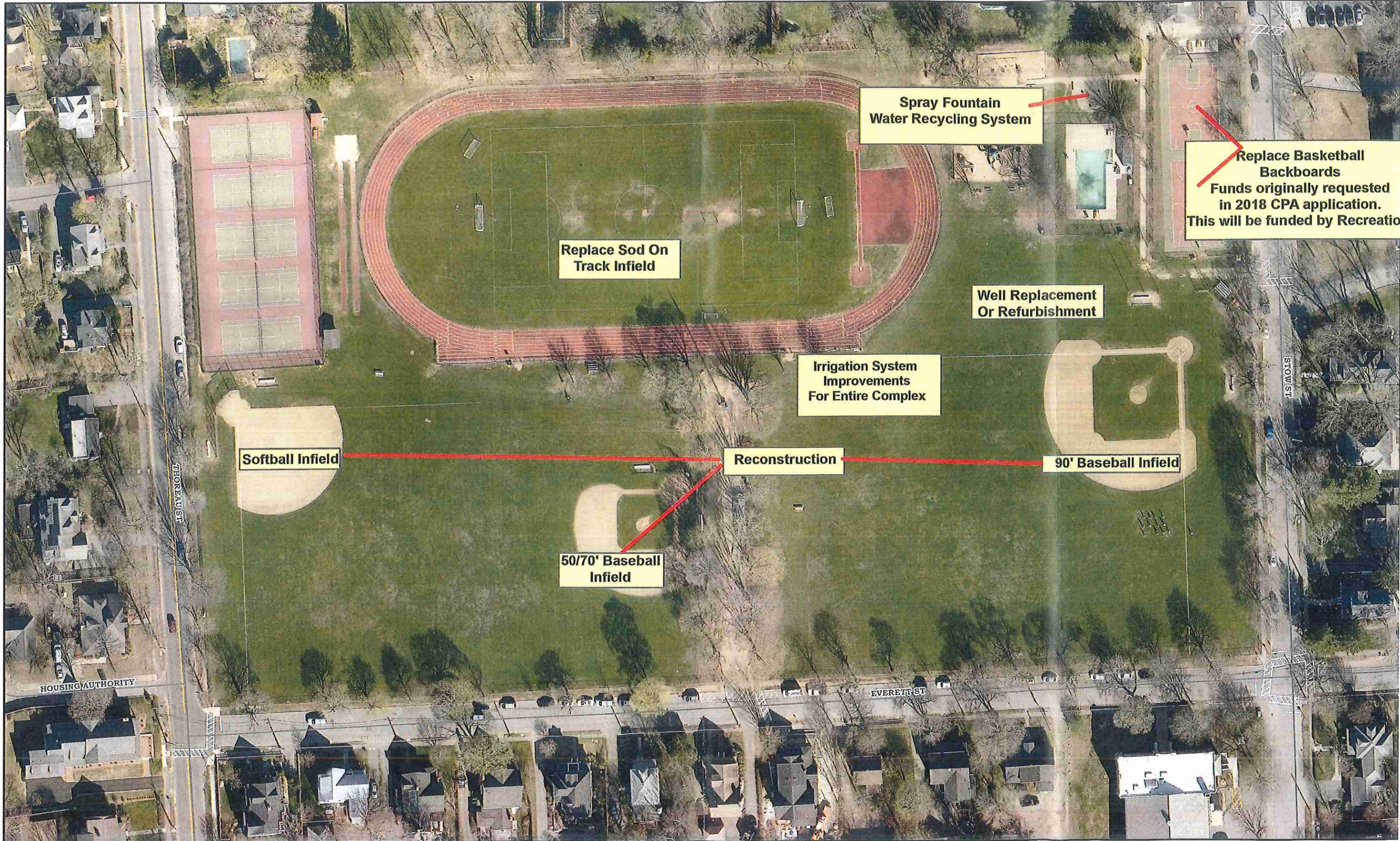
- MAIN DIVISIONS OF EMERSON PLAYGROUND.**
- 1 MEMORIAL GATE WITH PROMENADE LEADING TO MEMORIAL FLAGSTAFF AND BANDSTAND
 - 2 RECREATION PARK WITH POND (2 1/2 ACRES). ISLAND FOR SHELTERING WATER FOWL. SPECIAL COVE FOR ICE HOCKEY RINK. FLAT BEACH FOR TOY BOATING. STONE GROTTA REST PLACES. VISTAS.
 - 3 TOILET BUILDING. PLANNED ALSO AS SKATING SHELTER WITH WARMING HALL AND CHECK ROOM FOR OVERCOATS AND SHOES.
 - 4 FIVE DOUBLE TENNIS COURTS-10'0" WIRE FENCE AND BENCHES.
 - 5 TRACK AND FIELD SPORTS-A-1/4 MILE TRACK WITH 100 YARDS STRAIGHT AWAY-B-HIGH JUMP-BROAD JUMP-FIDE VAULT-SHOT PUT-C-GRAND FOR 1600 SPECTATORS-D-FOOTBALL AND FIELD HOCKEY-E-HORSE SHOE COURTS
 - 6 AUXILIARY BASE BALL DIAMOND FOR GIRLS-B-FIXED PLAY APPARATUS-TEETERS-SWINGS-SETS-PERR-ROPE AND LADDERS-HORIZ.LADDERS-LARGE JUNGLE GYM-LARGE SLIDE
C-FIST BALL COURT 60X100 FT - D-BASNET BALL COURT 60X100 FT (FENCED)
 - 7 SCHOOL YARD
 - 8 PLAYGROUND FOR YOUNG CHILDREN-A-CLAY PLAYFIELD-B-LAWN GAMES-C-FIXED APPARATUS-JUNGLE GYM-2 SETS OF SWINGS-TEETERS-SLIDE-D-SHELTER-E-SIX SAND BOXES WITH SHELTER-F-WADING POOL 40 FT
G-ENCLOSED GARDEN WITH 48 INDIVIDUAL LOTS-H-LAWN GAMES AND BENCHES-F-TOILETS AND DRESSING ROOMS IN BASEMENT OF SCHOOL BUILDING.
 - 9 BASE BALL FIELD-A-STANDARD DIAMOND WITH 300 FT. BATTING RADIUS-B-THREE AUXILIARY DIAMONDS-C-GRANDSTAND FOR 1400 SPECTATORS.



TOWN OF CONCORD
 LAYOUT PLAN OF
EMERSON PLAYGROUND
 APRIL 14, 1926 SCALE: 40 FT. = 1 IN.
Ernest Hermann
 PLAYGROUND PLANNER.
 NEWTON - MASS.

STATE ARMORY

Proposed Emerson Field Improvements



Spray Fountain
Water Recycling System

Replace Basketball
Backboards
Funds originally requested
in 2018 CPA application.
This will be funded by Recreatio

Replace Sod On
Track Infield

Well Replacement
Or Refurbishment

Irrigation System
Improvements
For Entire Complex

Softball Infield

Reconstruction

90' Baseball Infield

50/70' Baseball
Infield

Section 4.2 Emerson Field

Stow Street, Concord, Massachusetts

4.2.1 Introduction

Emerson Field is a multi-use neighborhood recreational facility. It is bounded on the Northwest by Stow Street and residential housing; on the Southeast by Everett Street and residential housing; on the Southwest by Thoreau Street and residential housing; and on the Northwest by residential housing. Alcott Elementary School and Concord-Carlisle Regional High School are nearby to the Southeast. The field is irrigated using well water.

4.2.2 Existing Conditions

Site Feature Summary

Feature	Quantity
Baseball 60'	2
Baseball 90'	1
Water Spray Area	1
Multi-Use Soccer	1 Spring, 5 Fall
Basketball	2 Full Court
Tennis	5
Swimming Pool Complex	1
Drinking Fountain	3
Parking	1
Play Area	1 Play Structure 1 Swing set 1 Tire Swing
Running Track with Field Event Areas	1

Baseball 60'

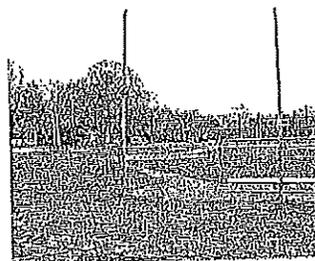
- The site contains two fields, each consisting of a canopy backstop, players benches for each team, and 6' high protective chain link fencing in front of the players benches.
- The infield contains low spots, making an abrupt grade transition between the lawn and the infield area and the adjacent turf, creating trip hazards during game conditions. Some work is required to repair depressions in the pitcher's area.



- The Backstops exhibit wear to the fabric from game and ball practice use. The fabric is stretched and bulging in places, with gaps between fabric sections beginning to appear.
- No paved or stone pedestrian/player paths exist around the backstop or players benches to channel pedestrian flow and minimize maintenance.
- Only one field has a bleacher (five row) placed beside it.
- Field Turf is in good condition overall.
- No lighting for night play.

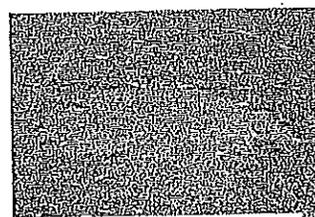
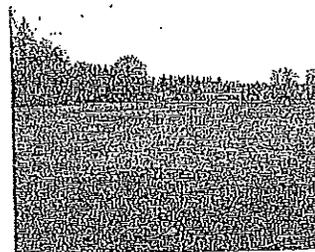
Baseball 90'

- The site contains one field for High School age play, consisting of a canopy backstop, players benches for each team, 6' height protective chain link fencing in front of the players benches, and a 30' height by 20' long protective net adjacent to first base.
- The infield contains low spots, making an abrupt grade transition between the lawn and the infield area and the adjacent turf, creating trip hazards during game conditions. Some rehabilitation of the pitcher's mound is necessary.
- No paved or stone pedestrian/player paths exist around the backstop or players benches to channel traffic flow and minimize maintenance.
- The backstop fabric shows the same signs of wear as the 60' baseball fields and requires maintenance or replacement.
- Field turf is good condition.
- No lighting for night play.



Multi-use Soccer

- In the fall season three (3) multi-use soccer fields exist on site. In the spring, one multi-use field exists inside the running track oval.
- The multi-use Soccer field shares the turf of the 90' Baseball and 60' Baseball outfield turf.
- Turf condition is the same as that for the baseball fields -- good.



Basketball

- Two full court basketball courts exist on site, located adjacent to Stow Street and Recreation

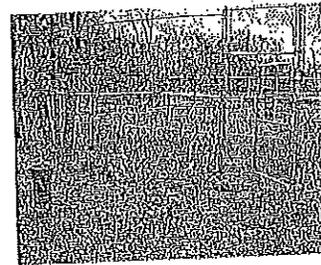


Department offices. The courts are laid out end to end. The area is fenced with 4' height black vinyl chain link fencing on three sides and 4' height ornamental steel fence (adjacent to the Recreation building).

- Two park benches are located within a grass strip. The benches are not connected to the entry or the court by a paved accessible walk or placed on paved pads.
- Access at either entry to the basketball court is via a dirt path, and is not technically H.P. accessible.
- The court pavement is free of cracks with the color sealcoating and striping appears to be of recent installation.
- Several of the court security lights are broken and require repair.

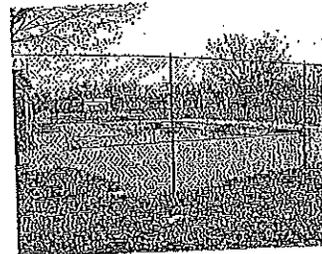
Tennis

- Five tennis courts exist on site, located adjacent to Thoreau Street. The area is fenced with 10' height chain link fencing. The court playing surface is in good condition, but invasive trees and weeds are growing up through the perimeter fence.
- The tennis court complex is not H.P. accessible.



Swimming Pool Complex

- The pool complex contains a recreational sized pool (not appropriate for competition swimming events), a storage building, shade arbor and 8'-10' height perimeter black vinyl chain link fence. The complex has one point of entry, a five-foot wide gate, which is kept secured when the pool is not in active use.
- The pool complex was in good condition in all aspects, as far could be observed through the perimeter fence.



Drinking Fountains

- Three drinking fountains exist on site; one near the Tennis courts, one near the basketball court and one near the Running Track. None of the drinking fountain is an H.P. accessible design nor is it adjacent to an accessible walkway.



Parking

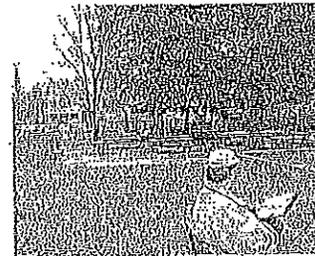
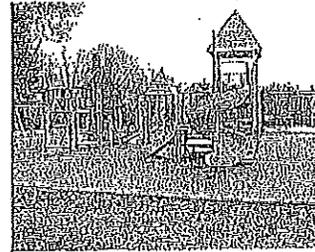
- The only dedicated parking is a small area of 90-degree spaces constructed within the Thoreau Street Right of Way. All other parking is On-Street parking along the adjacent town streets. Trees along Everett Street are

being compromised by parking along the playground; tree roots are exposed due to the parking.

- No potential-new parking locations are apparent.

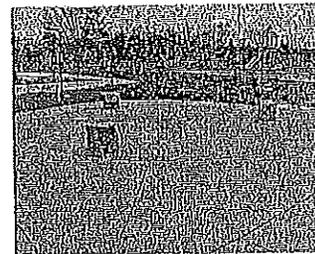
Play Area

- The play area consists of one four-place swing set (2 tot seats and 2 regular seats), one large play structure for 5-12 year old children, and one tire swing. The play area is edged with wood timber edging and in-filled wood mulch safety surfacing. A cement concrete paved walkway leads from the play area to Stow Street. Several benches and picnic tables are located around a tree to the side of the play area. However, they are not connected or adjacent to a pedestrian walkway.
- Play equipment is in good condition.
- Several of the edge timbers were split and splintered.
- The wood mulch safety surface contains depressions, which should be replenished.
- The bench/table area should be connected to the other site features via a paved path to emphasize linkage and provide handicap accessibility.



Water Spray Area

- Adjacent to the swimming pool complex, a small water spray area is located. The area, paved with cement concrete and bricks, is intended for use by very young children, too small for the adjacent pool on a seasonal basis. The spray is activated by a mechanical push button.
- Sufficient space exists to upgrade the area to more modern, computer controlled equipment.



Running Track

- The running track is a new facility. It consists of a multi-lane rubberized track surface (striped for various track events), a rubberized infield area (for pole vault and other track events), and a grassed multi-use field area. The multi-use field is to striped for soccer at this time. The track and field are drained by a shallow grassed swale around the entire inside edge of the track. The swale is then drained by small area drains connected via pipe to leaching basins located at various points. The entire track complex is

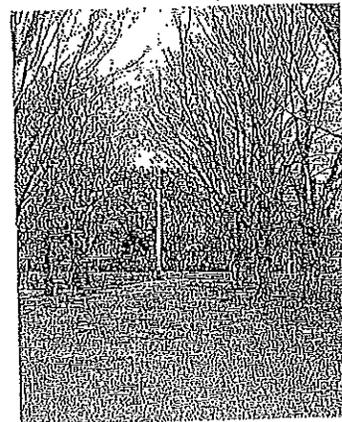


enclosed by a 3' height black vinyl chain link fence. Cement concrete Shot Put and Hammer Throw pads are located outside of the track area near the Tennis courts.

- Several "Divots" or holes in the rubberized track surface were identified, which require repair.
- The grassed multi-use field turf is worn, contains depressions, and requires renewal. The field is irrigated could not be ascertained.
- Sections of the perimeter fence are damaged and require repair. The pedestrian gates are out of alignment and require repair.
- A sign is posted on the track's perimeter fence that reads "no chairs are to be placed on the track surface." The need for a raised bleacher system to accommodate spectators should be explored.

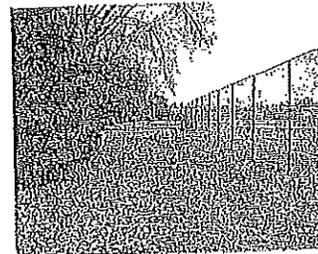
Memorial Flag & Alley

- The site contains a large flagpole and memorial stone with plaque located at the end of long alley of trees. The path to the flagpole is paved with stone dust. A drinking fountain is nearby, as well as several picnic tables and benches.
- The ragged stone dust path edge lacks definition. It leads up to, but does not encircle the flagpole.
- The benches and picnic tables do not appear logically placed or in complementary configurations to the memorial area.
- Due to a lack of pedestrian paths, the area turf is spotty and worn; tree roots are exposed.



Miscellaneous

- No field lighting exists on site.
- Overall, the field turf on site is in good condition. Some major rejuvenation and overseeding in high use areas is necessary, with routine turf maintenance in others.
- Some of the trees on site require minor structural pruning or limbing.
- No sidewalks exist along the street Rights of way. Dirt path pedestrian routes are clearly evident.
- None of the site features areas linked together or to entrance by paved and accessible paths, except near the pool complex, making viewing games difficult for handicap patrons.
- Some of the park perimeter fence is damaged and requires repair.



4.2.3 Proposed Improvements

All Baseball and Softball Fields

- Replenish skimmed infield mix as necessary to provide smooth grade transitions between the infield and adjacent turf.
- Rebuild or repair pitcher's mounds as necessary.
- Install loam and seed at all worn edges.
- Provide paved or stonedust pedestrian paths in front of players benches and around the backstop to minimize maintenance and provide clear pedestrian routes.
- Several of the fields have open areas to one side that would accommodate a dedicated bleacher on a paved pad. All permanent bleachers should be placed on paved pads adjacent to H.P. accessible walks; temporary bleachers should be also placed adjacent to H.P. accessible walks.
- Repair or replace fabric on backstops and fences as required.

Multi-Use Soccer

- Implement major turf rejuvenation programs at all multi-use fields.

Basketball

- Connect the existing benches to the adjacent pedestrian routes.
- Connect the entrances to an H.P. accessible walkway.
- Repair security lighting.

Tennis

- Connect the court to an H.P. accessible walkway.

Swimming Pool Complex

- Routine maintenance only.

Drinking Fountains

- Replace the existing fountains with H.P. accessible fountains.

Parking

- Routine maintenance only.

Play Area

- Replace damaged timber edges and replenish wood mulch safety surfacing.
- Consider installing resilient rubber safety surfacing below high wear features (swings, slides, etc.)
- Add paved pads below features and paved access walks for H.P. utilization.

Water Spary Area

- Study equipment upgrades to enhance use and play experience.

Running Track

- Repair divot in track surface.
- Implement major turf rejuvenation program at multi-use field.
- Repair fences and gates. Add appropriate spectator seating to protect track surface.

Memorial Flag & Alley

- Redesign pathway and placement of furnishings to emphasize flagpole the dominant focal point, and highlight the inherent drama and majesty of the memorial and alley of trees. Locate memorial plaque/stone in more prominent and logical location. Improve path edge definition.

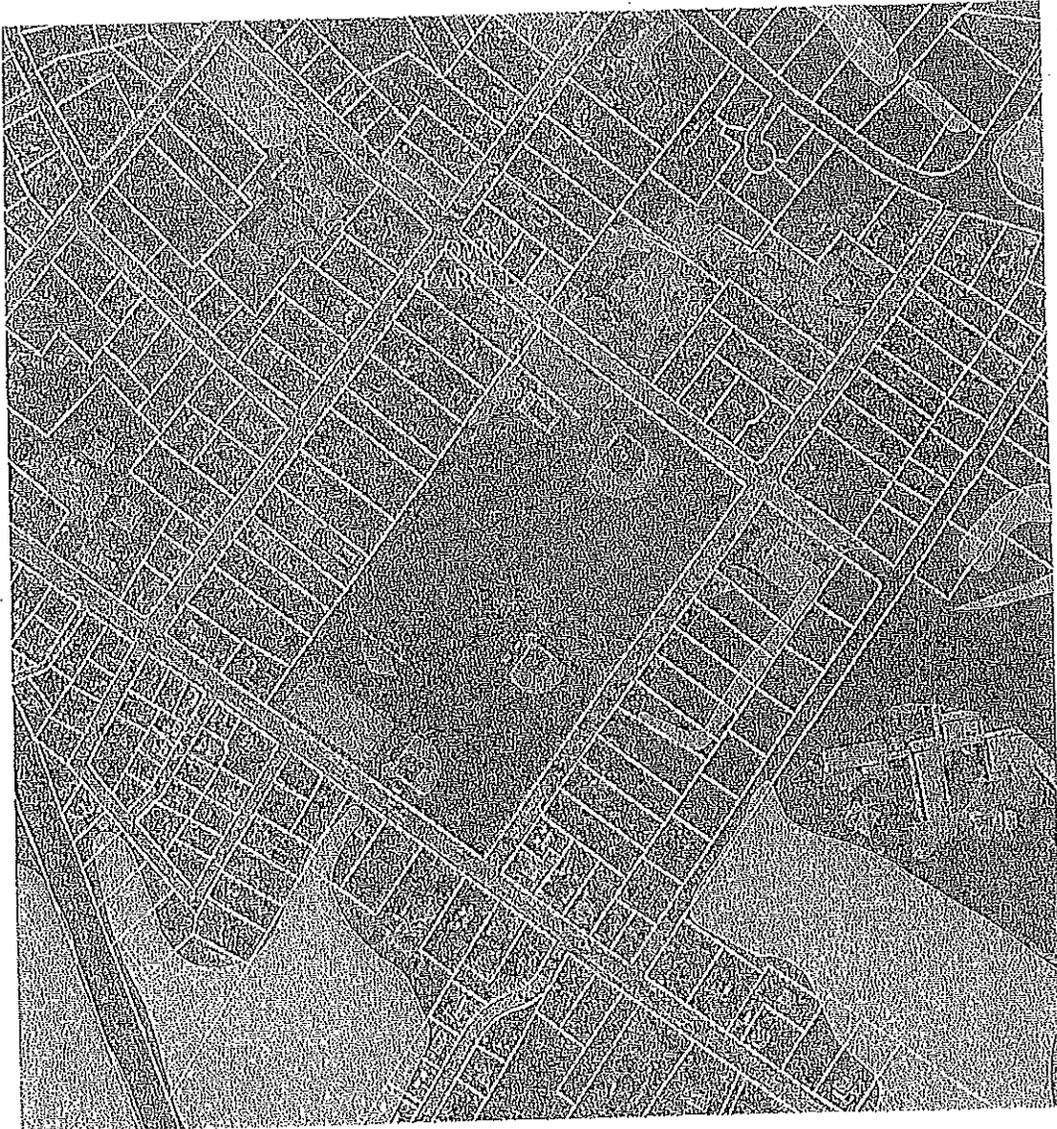
Miscellaneous

- Replace any dead plant material.
- Prune trees as necessary.
- Consider field lighting to extend hours of play and maximize field use.
- Install an H.P. accessible loop path to all site features. This will also allow area patrons to use the site for walking and exercise instead of the town roads.
- Repair perimeter fences as necessary.

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Figure 4.2-1 EmersonField - Concord GIS Dept. Orthophoto and Parcel Property Lines



- Parcelswithdata.shp
- Easements.shp
- Wetlandconserv.shp
- Rivers_ponds.shp
- Floodconserv.shp



Figure 4.2-2 EmersonField - Concord GIS Dept. Orthophoto, Parcel Property Lines, Wetland Conservation Areas, and Flood Conservation Areas.

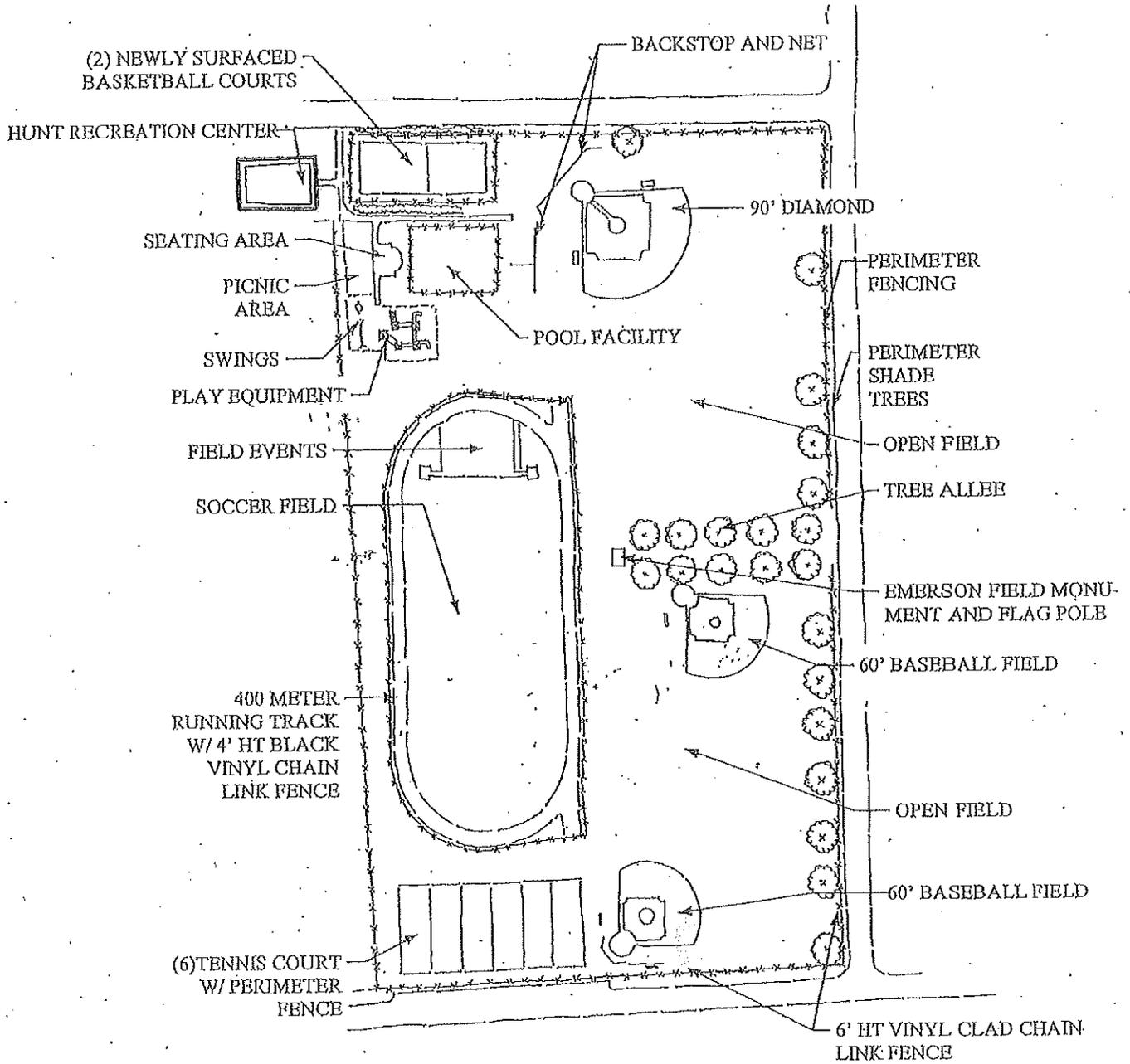


Figure 4.2-3 Emerson Field Existing Conditions Plan
Not to Scale.