



City of Worcester Department of Public Works and Parks
Parks, Recreation and Cemetery Division

November 2014

Weston & Sampson
environmental/infrastructure consultants



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Acknowledgements

We recognize the residents of the City of Worcester, especially those representing the Holmes Field neighborhood, and the surrounding community whose participation at various public meetings helped forge this master plan. The recommendations and priorities that are established within this document address the needs of the Holmes Field community, and the needs of various other stakeholders that make use of the important recreational amenities located at the property. Master plan solutions are intended to be pragmatic, and are intended to recognize the basic fact that municipal governments like Worcester, must continue to provide a high level of service in a time of great financial uncertainty. To this end it becomes essential that residents, who enjoy the benefits of this important park, continue to advocate on its behalf and continue to be diligent custodians in a way that helps to encourage maximum appropriate use and in doing so discourages abuse by others.

Holmes Field is an important park and open space resource and this master plan is intended to strike the right balance by providing renovated or new facilities that meet the needs of the three main constituent groups identified below:

- Neighborhood
- City Sports Leagues
- General Public

When implemented, the improvements identified within the master plan will provide enhanced opportunities for public use and enjoyment. Holmes Field will be a place where residents of the city and city sports league participants can come to enjoy passive and active recreational opportunities.

The Holmes Field of the future will be filled with park patrons of all ages engaged in positive activities that help to maintain good health, good will and good cheer within our community and larger society.

We also wish to express our appreciation to members of,

Worcester City Council:

Joseph M. Petty, Mayor

Morris A. Bergman
Anthony J. Economou
Michael T. Gaffney
Konstantina B. Lukes
Philip P. Palmieri

Sarai Rivera
Gary Rosen
Frederick C. Rushton
George J. Russell
Kathleen M. Toomey

Worcester Parks and Recreation Commission:

William T. Daring, Chairperson

Eric Goldstein
Lisa Markarian Labossiere
Meg Mulhern

Steven Sabacinski
George Sedares
Jared Swerzenski

City Administration:

Edward M. Augustus, Jr., City Manager

Paul J. Moosey, P.E., Commissioner of Public Works and Parks

Robert C. Antonelli, Jr., CPRP, Assistant Commissioner of Public Works and Parks

Worcester Statehouse Delegation, Worcester City Manager's Office, and other committed public and private servants who contributed to the development of this Master Plan.

Thank you,

The Weston & Sampson Project Team

Introduction | Executive Summary

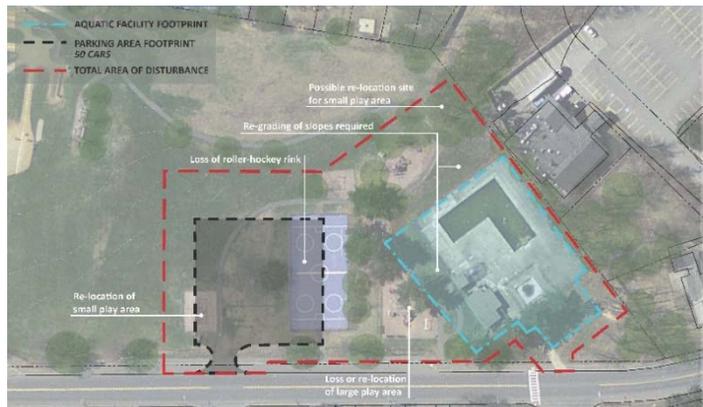
In 2011, the City of Worcester Department of Public Works and Parks- Parks, Recreation and Cemetery Division engaged Weston & Sampson and began collaboration with community stakeholders to develop this comprehensive master plan for Holmes Field.

From 2011 to 2013, representatives of the Worcester Department of Public Works and Parks - Parks, Recreation and Cemetery Division and Weston & Sampson developed conceptual and final master plans, which were generated in response to the expressed needs and desires of residents around Holmes Field and various city sport leagues. A workshop was held with members of the park community and several general public hearings were also held at Skyline Drive meeting room A. At the meetings, opinions were voiced on a wide range of topics that included:

- The condition of existing site features and facilities
- Programming protocols / requests and discussions
- Security matters
- Maintenance concerns
- Trash generated by baseball and multipurpose field uses
- Parking and pedestrian circulation system needs
- Lighting needs



Current field activities observed (2013)



Layout Analysis to consider a parking area within the park

With input from the various park stakeholders, the designers established a series of concept plans aimed at addressing the needs and priorities of those stakeholders and other known users of the park. The final preferred master plan, as represented in this document, is to be presented to the Worcester Parks & Recreation Commission at a public hearing on May 29, 2014. The plan represents the preferred alternative, but might also be called the “consensus plan” as it matches the goals and aspirations of the majority of the individuals that participated in the planning process as well as the city administrations assessment of park and community needs. It is understood that the plan will be implemented over a period of time and when improvements are fully realized it will have achieved a number of primary community objectives including:

- Upgrade Multi-use and Baseball field (with new related amenities)
- New Children’s playground facilities
- Add two new Tennis court facilities with lighting
- Improved and accessible pedestrian circulations systems

- Improved current on-street parking
- New sports and pedestrian lighting improvements
- Park edge enhancements to include fencing, sidewalk, and curb upgrades
- Tree plantings and other landscape improvements
- Improved aesthetics throughout the site
- A cleaner, safer park
- A “greener” park
- A setting that is diverse, and multi-generational and ADA compliant



Existing Baseball field, view north

The preferred master plan, which is described in detail later in this report, includes several major initiatives that would bring significant positive change when compared to current conditions. These big ideas or major themes of the preferred plan are summarized below.

- **Field Complex-** The field complex is to remain in the same location, but will be improved to incorporate the following: a baseball field and a 360’ x 200’ multipurpose rectangular field. For the baseball field, a new infield and outfield will be laid out with a new backstop, new player’s benches, formal and informal options for spectator seating, and new irrigation drainage systems. A new sports field lighting system is also included.
- **Courts-** new tennis courts and roller hockey court with amenities will be constructed.
- **Playground-** A refurbished and expanded children’s playground to include a more diverse range of equipment geared to children of all ages and abilities, with a new picnic area integrated in the middle of this playground.
- **Develop better pedestrian circulations** – ADA compliant with loop paths for walking or jogging and new pedestrian lighting system.

- **Landscape Enhancements-** to meet the hopes and desires of many stakeholders, the plan envisions aesthetic enhancements throughout the property to include new shade tree plantings and the installation of park furnishings like benches and trash receptacles.



The preferred master plan showing field improvements with new and refurbished bleachers, dugouts and sports field lighting, new tennis courts with lighting, renovated pathways with pedestrian lighting, new expanded play facility, and other site park enhancements.

This report represents the culmination of the master planning process. The document contains narrative and graphic depictions of the preferred master plan with relevant sections dedicated to identifying the full extent of potential improvements, potential phasing scenarios and implementation strategies. The overall goal was to improve facilities and programming opportunities, foster community interaction, improve park aesthetics, and improve environmental stewardship.

Implementation of the improvements outlined in this master plan will require significant effort. The Funding Opportunities section of the report identifies potential granting agencies, non-profit entities and other sources of capital dollars or in-kind services that might help with the refurbishment of various spaces and facilities.

It is important to note that a “Master Plan” is typically general and that recommendations are not “cast in stone”. It is fully intended and anticipated that as particular projects are implemented the actual, detailed scope of improvements will generally follow the recommendations contained in this report, but they will be refined or adjusted in order to meet actual site conditions and funding availability.

Project Background

This master plan was undertaken on behalf of the Worcester Department of Public Works and Parks - Parks, Recreation and Cemetery Division and on behalf of the residents of the Holmes Field constituent community. The master plan was written by our core team of landscape architects and park planners with contributions from Parks, Recreation & Cemetery Division representatives. The specific tasks that were accomplished included:

- Deed research, utility compilation and field survey work to provide complete and recordable property line and topographic/detail base mapping of Holmes Field
- Inventory of all existing site facilities, features and conditions
- Participation in a public outreach process through the hosting of a series of public hearings and stakeholder interactions
- Development of preliminary and final master planning documents
- Presentation of the finished master plan to the Worcester Parks Commission and Worcester City Council

The master plan addresses the entire Holmes Field parcel, which encompasses approximately 8 acres of land. The park is currently made up of:

- Open baseball and multipurpose field to the southwest
- Hockey and children’s playground to the east
- Undeveloped open green area (formerly a pool complex) to the northeast

Developed sections of the park contain the following major facilities:

| Holmes Field - Major Facilities |
|---|
| Multi-purpose Field and Baseball Field |
| Children’s Playgrounds with Picnic areas |
| On-street Parking along Plantation Street |
| Pathway systems |
| Roller Hockey court |

Community Participation

In order to develop a master plan that met the recreational needs of the surrounding neighborhood, Worcester residents at large and a variety of other community organizations; the Department of Public Works and Parks- Parks, Recreation and Cemetery Division conducted a series of public hearings to present ideas and receive community input. Over the course of six months, the Department of Publics Works and Parks- Parks, Recreation and Cemetery Division met with residential and institutional abutters, as well as other interested parties to present concept plans for the property, receive comments, and address a variety of concerns. Following is a listing of the major public forums that were held.

| Public Input Meetings | | |
|-----------------------|-----------------------------|--|
| Date | Public Hearing Location | Meeting Purpose / Participants |
| 06.21.2012 | 50 Skyline Drive, Worcester | Introduction to the master planning process |
| 10.04.2012 | 50 Skyline Drive, Worcester | Presentation of initial opportunities, reactions from meeting participants to the concepts, other general public input |
| 12.20.2012 | 50 Skyline Drive, Worcester | Present final preferred master plan |
| 10.29.2015 | 50 Skyline Drive, Worcester | Present final preferred master plan |

It should be noted that attendance at the various meetings was somewhat sparse, and included mostly those affiliated with the park and a handful of neighborhood residents. Attendance notwithstanding, several consistent lines of conversation and observations became clear from the various interactions as summarized below:

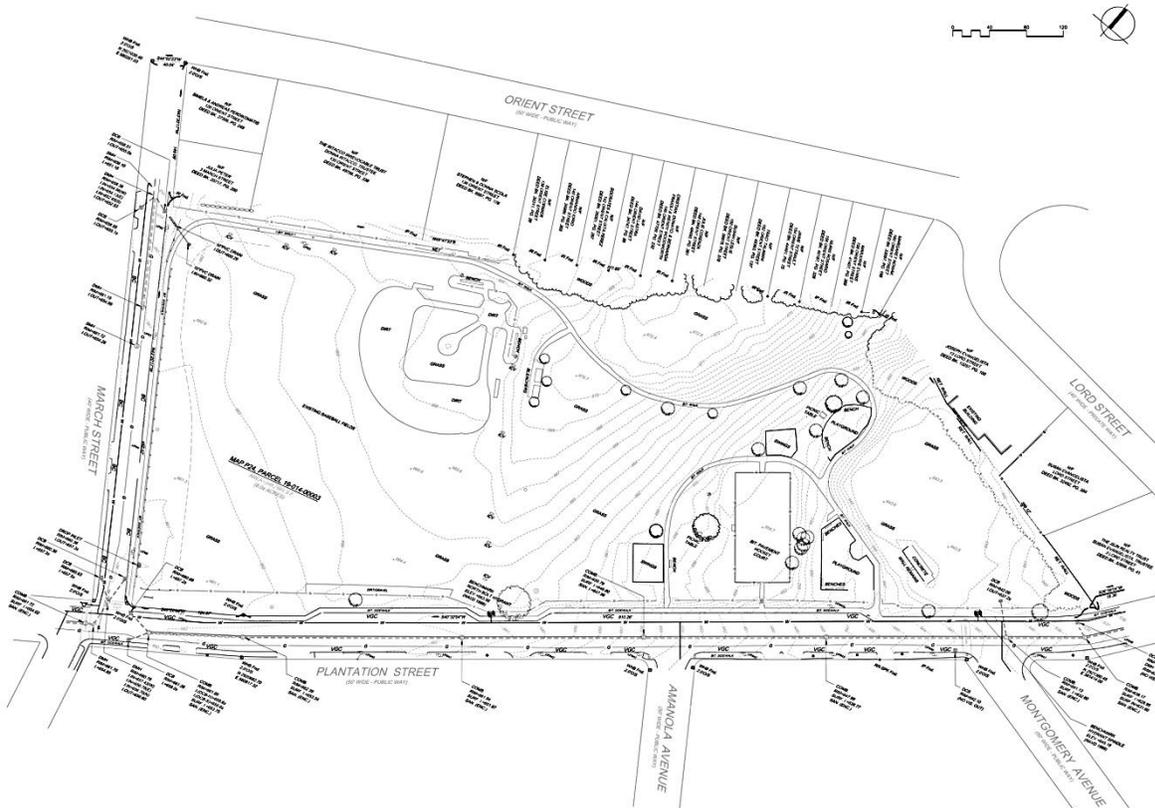
- The fair to poor physical condition of the two basic recreational elements (ball fields and playgrounds) may discourage broader use by neighborhood and community residents.
- The need to incorporate more **court amenities** that are in demand with users of the park and in harmony with abutting neighbors.
- Limited **parking** has been an issue when leagues make use of the sports fields.
- The possibility of incorporating a **parking lot** area within the park was presented to the participants in public meetings, but on later community meetings, the idea was abandoned due to the large footprint that would be need to be sacrificed in order to accommodate the additional parking spaces.
- A **water play/spray area** was supported by some however, Design concepts for a Splash pads were explored and presented to the community, but rejected.

The factors referenced above have driven the design elements that have been incorporated into the preferred master plan. It was generally agreed that the function and performance of all existing facilities must be improved, and new recreational offerings must be offered in order to build a strong constituent stakeholder base. In this way, new park stewards from the neighborhood and city sports community will have been established. The best way to protect future investments at this property is through the creation of formal and informal recreational offerings that attract residents of all ages to the property in the pursuit of activity and enjoyment. Proper uses during all seasons of the year and all times of the day will help to discourage the inappropriate uses that often compromise public safety and enjoyment within parks and open space properties like Holmes Field.

The master plan attempts to address the challenges referenced above by identifying a series of phased improvements that provide maximum recreational benefit to the various stakeholders. In the end, the master plan represents a balance between active and passive recreation, and between neighborhood and city-wide needs.

Existing Conditions

During the early stages of the project, representatives of Weston & Sampson gathered all available mapping and plan information to support the master planning study and development efforts. The city provided GIS mapping for the property and aerial photography was obtained for the development of all conceptual master plans and drawings. Weston & Sampson staff also completed deed research and performed on the ground property line and topographic surveys of the site. The plans that were yielded through these efforts will be suitable for development of construction documents for all future improvement programs of this property. A copy of the survey is included below.



Weston & Sampson representatives also undertook a considerable amount of field reconnaissance work to observe how facilities are used, to better understand the physical characteristics of the site and to record the conditions of all natural and man-made features at the property. The following is a summary of our findings.

Topography

The park lies on a hillside, with a steeper slope on the north side of the park, sloping down to the east. The change in elevation is about 32 feet from the highest to lowest point. This park's topography makes it unique since it will allow for informal winter recreation activities such as sledding, a very popular activity amongst Worcester's residents. The existing sport fields are on the higher, relatively flat, west end of the park.



Examples of existing landform (around the playground and at a park edge). A rock outcrop used as a playground element

Other interesting topographical features of this site is the rock outcroppings, and slopes. These rock outcrops, as well as the landforms, are beneficial when they are incorporated into the play areas.

Elevations from select locations of the park are indicated below:

| Representative Park Location | Elevation |
|--|------------|
| Northwest corner at abutters of Orient Street | + 661 FT |
| East corner at Plantation Street | + 640 FT |
| South corner at March Street and Plantation Street | + 661 FT |
| Southwest corner at sport fields | + 662 FT |
| Highest elevation | + 672.8 FT |
| Existing Roller Hockey Court | + 654.7 FT |
| Existing Baseball Diamond | ± 667 FT |



The image above highlights (see yellow oval) the elevated corner of the park, at the north. There is a 32' drop from here to the east corner of Plantation Street (as indicated by the orange arrow).

Vegetation

Existing vegetation at the Holmes Field property is characterized and summarized as follows:

- Deciduous shade trees planted around the perimeter of the multi-use and baseball field and scattered around the edges of the park.
- Evergreen pine tree groupings around the playground and hockey court area.
- Overall, there is very limited plant diversity.

As future projects are planned, it will be essential to include new, strategic tree plantings and selective tree removals to provide a safer, more functional, and attractive park landscape for future generations. Tree plantings are critical elements in any park setting as they provide:

- Shade for those seeking relief from the hot summer sun
- A place for a picnic or social gathering
- Aesthetic qualities that benefit a neighborhood
- Refuge for birds/wildlife
- Visual screening to reduce impacts of various park activities to surrounding properties
- Health benefits by improving air and water quality



Evergreen trees around the playground and hockey court and deciduous shade trees at the north edges of the property. The sparsely planted deciduous trees along Plantation and March Street could be reinforced to create a shaded sidewalk, thereby enticing people to walk to the park or use the edges as a walking loop.

Neighborhood Setting

Holmes Field is located approximately on the central west part of Worcester, on District 2, and approximately 2.3 miles from City Center (City Hall), just 1.3 miles from I-290E. It is surrounded by residential areas on two sides as follows:

Orient and March St- both primarily residential streets that connect to Plantation Street.

Lord St- a short, driveway into a commercial /residential parking lot.

Plantation Street- A major thoroughfare, Plantation Street is a two-way street that eventually connects to Boston Post Road (Route 9) to the north and Grafton Street (Route 122) to the south.



The image above shows surrounding neighborhood context for Holmes Field: Plantation Street (to the south, south east of the park) is a major transportation corridor with mixed uses, but mostly residential in this area. Residential units abut to the north-west and north-east side of the park and March St. along the south west border is also residential in character.

There are hundreds of city residents living within a very short walk of the Holmes Field property. The city is looking to form and maintain partnerships with local park stewards in order to achieve the basic goals of a cleaner and safer Holmes Field park. The preferred master plan seeks to improve use and access to the park and visibility from both within the park looking out and from outside the park looking in.

From a demographic perspective, residents' incomes within the immediate vicinity of the park are in Worcester's average to high income range. This residential area has 15-30% of the population younger than 18 years of age and a significant minority population consisting of Hispanics and some Asian and African American racial groups (source: Mass GIS). The passive and active recreational amenities to be provided at Holmes Field will therefore be of critical importance to residents who likely possess a variety of recreational needs and interests.

Parking and Pedestrian Access and Park Circulation

On-street Parking | Parking is currently limited and has been an on-going discussion among abutting residents and members of the community. A parking study for Holmes revealed the following:

The off-street parking along Plantation Street is parallel parking near the sports field area, consisting of 35 total spaces, including one accessible parking space which is close to a park entrance.

Other limited parking could be secured on area streets, although the on-street parking on the three closest streets is permitted/not permitted as follows:



Parallel parking areas along Plantation Street

Orient Street- not specifically prohibited, yet the narrower width along this residential street and lack of clear access into the park makes parking unlikely.

March Street- prohibited. Park users that attempt to Parallel Park in various locations (both sides) create further narrowing of the roadway.

Plantation Street- parallel parking is permitted in areas designated (see above aerial and below photo).



Parking at March Street.



Parking at Plantation Street.



Residential Parking at Orient Street.

In short, parking (on-street only) is limited at Holmes Field. Thus, by default it serves the immediate residential community. At present, parking has only been noticed along Plantation Street and occasionally along March Street.

For normal park activities, the parking area has sufficient capacity however, parking problems occur at peak park use periods during baseball / soccer games, for example.

Pedestrian Access | Pedestrian access into Holmes Field property is available from March Street and Plantation Street. Pedestrian access is provided as follows:

Plantation Street- pedestrian access is found at five locations along Plantation Street, three of which are universally accessible (with a wheel chair ramp, detectable warning strip and in two cases, a crosswalk connection).



A crosswalk across to Montgomery Avenue (left photo) and designated handicapped parking space (right photo) along Plantation St. Both pedestrian access points have wheel chair ramps and detectable warning pads (in yellow).



Crosswalk and accessible entrance at the corner of March and Plantation Streets (left photo). Sidewalk on March Street ends up integrating into the park, continuing around the sports field (right photo).



View of the staircase that provides access into the Roller Hockey court from Plantation Street (left photo). View of Orient Street abutting neighbors, illustrating a lack of access or easement (see dense vegetation) into the park (right photo).

Park Edges

As shown in the above referenced photos, Holmes Field is a highly visible park to the public because it has few edge constraints along two of its property boundaries. It is bordered by two public streets and has nine residential abutters to the northeast and northwest of the property. These park edges that are formed by residential properties which have with no formal access or right of way between the park and Orient Street. Park edges have few scattered tree plantings, mostly along Plantation Street and none at March Street.



Views from Plantation Street looking south showing few mature trees along the edge and an old chain link fence enclosing the children's play area (photo on the left). Entrance to the Hockey court with steps and tree wells illustrate the grade change from Plantation Street level to the park (photo on the right).

Recreation Facilities

The chart below identifies conditions summaries for the major facilities and features that are located at Holmes Field. In general, conditions of most park facilities are fair or poor, and suffer from a lack of recent capital improvements and deterioration that is beyond what can be corrected through on-going maintenance efforts by city parks forces. The children’s playground and the pathways were noted to be in the fair to poor condition.

| Facility | Condition Assessment |
|----------------------------|--|
| Multi-use Field | The infield is in good condition, the outfield grass areas are in good condition. Some wear due to heavy use. The backstop is in generally good condition and players’ benches are in poor condition. Bleachers are in fair condition. |
| Playground | The children’s playground is in fair-poor condition and all equipment requires replacement. City representatives have announced plans to significantly upgrade children’s play facilities. |
| Pedestrian Pathway Network | Asphalt pathways are in generally fair or good condition with some signs of deterioration evidenced by surface cracking. They are not ADA compliant as the existing slopes are too steep. |
| Site Furnishings | Benches, fences and other site furnishings vary in condition from generally good and to be retained to poor and in need of removal and replacement. Additional site furnishings are desirable in order to support daily use and special events at the park site. |

Following are a series of photographs that serve to document the existing conditions of various park facilities and furnishings.



The multi-use field amenities (players’ bench, and soccer goals are in fair to poor conditions). There is a need for adequate spectator seating.



Play equipment is in fair to poor condition: surfacing and edging do not meet current safety standards.



Pedestrian walks with cracks on pavement. There is no ADA compliant seating area around the hockey court or at the playground.



Play areas are scattered throughout instead of providing a linear corridor of subsequent events; they seem to be isolated from each other.

Preferred Master Plan Recommendations

There is a great opportunity to improve passive and recreational facilities and other site features at Holmes Field so that the neighborhood and the city as a whole can benefit and be better served. This section of the master plan identifies the basic scope of recommended park improvements. It is important to note that the range of these improvements has been validated by public interaction and comment from the public hearing process.

The improvements identified in the preferred master plan address the following basic needs, which were all identified within the collaborative master planning process:

- The need to provide new recreational opportunities to attract a wider audience and to build the next generation of park stewards
- The need to improve visibility at night throughout the property in an effort to discourage inappropriate park activities.
- The need to provide upgraded recreational facilities
- The need to provide upgraded playground facilities into a cohesive space but with separate user areas.
- The need to address safety issues related to the children's play equipment.
- The need to provide improved on-street parking.
- A need to provide new and improved/expanded outdoor gathering spaces to support community functions like a picnic area, for passive recreation and better spectator areas, for active recreation.
- A need for public restroom facilities
- A desire to upgrade overall park aesthetics
- A critical need to design all future facilities in a way that recognized the city's ever evolving ability to provide strategic and specifically targeted maintenance and upkeep services

Master planning process participants recognized that the cost for major renovation efforts is well beyond the financial means of the city at this time, and that under the best of scenarios improvements must be prioritized and implemented under many phases. A time frame of 5-10 years will likely be needed to accomplish the full breadth of desired park improvements through a continuing collaborative process that includes the Worcester Department of Public Works & Parks - Parks, Recreation and Cemetery Division and other partners.

Specific Site Improvements

The narratives that follow describe the basic scope of improvements to be undertaken within the Holmes Field property. It is important to note that the potential scope of improvements has been presented to the public at numerous forums. The master plan itself represents a good-faith attempt to provide new and refurbished recreational improvements in a manner that improves conditions and opportunities for enjoyment to the residential abutters and other park users alike. The narratives describe and support graphic plan images that are included throughout the section. These plans are conceptual in nature and likely to be refined and expanded upon during future final design and implementation phases of work.

The overall Holmes Field preferred master plan is presented on the following page. The plan shows the preferred and recommended range of improvements for the entire property. We then use excerpts from that plan to identify and describe in more detail the full range of intended improvements. An 8 ½ x 11 inch version of this plan is contained in the Appendix.



The plan above represents the final, preferred master plan with a range of improvements that best meet the wants, needs and aspirations of the Holmes Field neighborhood and the city as a whole.

Recreation Facilities | Fields

Primary recommendations for the multi-use field complex include complete reconstruction of the infield and outfield areas. The field will continue to be programmed for adult baseball and will have a new overlay multipurpose field (360' x 200') for soccer and other related activities which presently occur at this park. The baseball field remains in the same basic location, with the addition of new dugouts with canopies and bleacher refurbishment. There will be installation of new sport lighting that will extend the daily and seasonal use of these facilities to accommodate for the high demand.

These specific improvements that are likely to be part of a major field renovation project and are listed as follows:

- New backstop and perimeter fencing improvements
- New player's benches/dugouts with canopies
- Grading improvements throughout
- New removable goals for soccer
- New football goal posts
- New ball netting systems
- New drainage systems
- New irrigation systems
- Improved pathway connections to existing park entrances and new facilities
- New Athletic field and pedestrian lighting



The field improvements will allow for more flexible programming opportunities and support a wider array of sports league and neighborhood use.

Recreation Facilities | Children’s Playground

There is a need to implement a new series of playground initiatives to replace outdated and unsafe play equipment while integrating the play areas that are currently in place at Holmes Field. The city plans to embark on the first playground improvement initiative as this master plan continues through the approval process. Basic goals, as depicted in a very conceptual way on the adjacent plan excerpt, will include the following:



- Establishment of a dynamic and highly interactive series of play pods that are integrated along a new pathway system. This encourages movement between spaces and a more exciting and collaborative play environment that is also focused on exercise and associated health benefits.
- Incorporation of both traditional (using manufactured play equipment) and non-traditional play experiences (using other landscape features) that promote creative play, use of imagination and provide enjoyment for children of varying of ages and abilities.
- Establishment of tree plantings, a gathering picnic area, and other park furnishings that support parents, grandparents and supervisors and a range of outdoor activities.

The master plan excerpt above identifies a variety of play pods branching off from a main circulation loop path.

It is anticipated that these integrated playground zones and ancillary spaces would support the general neighborhood users and other community members, and will include the following basic amenities:

- Age appropriate play equipment for children with differing abilities
- Age appropriate and other regulatory signage
- Access ramps, walks and transfer stations for ADA and playground safety compliance
- Resilient safety surfacing
- Gathering spaces and nodes with shade, benches, tables, trash receptacles and other site furnishings
- Landscaping and related site amenities

Recreation Facilities | New Tennis/Volleyball Courts and Roller Hockey Court

Recognizing the need to introduce new active recreational opportunities to support the city and neighborhood use, the master plan identifies the potential for constructing two standard size tennis courts with dual line striping for volleyball and reconstructing the existing roller hockey court that will include the following features:



- Paved court surfaces
- Color sealcoating to denote playing zones
- Netting and other appurtenances
- Standard safety fencing
- Surrounding planting with shaded seating areas for spectators
- Court lighting system

Other Park Improvements | Entrances & Edges



As part of park improvement undertakings it is recommended that park entrances be upgraded to be more conducive and attractive, designed in a manner that alerts passersby that there is a major park resource located beyond the entrance. The preferred master plan identifies the need to upgrade the pedestrian arrival experience at the various entrance locations through the installation of simple amenities that might include:

- New pavements treatments and stairs (where applicable)
- New wood guardrail fencing and protective field fencing
- Replacement of existing fencing along the property lines
- New painted crosswalks
- Tree plantings along some of the park edges
- New park signage at every entrance
- Other landscape enhancements
- Upgrading of the city sidewalk that parallels Plantation St
- Increasing parking spaces along Plantation St/March St
- Locations for portable restrooms or a permanent restroom structure- only if managed by non city agencies/partners



Other Park Improvements | Pathway Systems

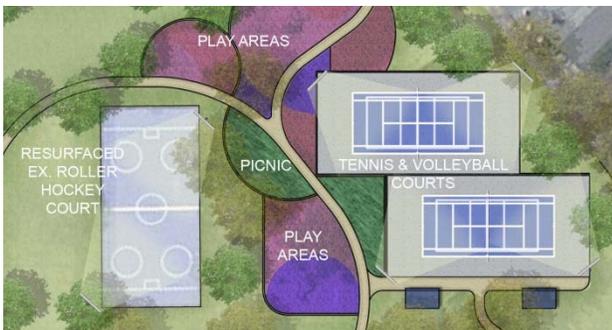
Interior Paths | A new realignment of the existing pathway is proposed to accommodate the new playground and picnic area. The path/warning track around the perimeter of the multi-use field will accomplish the following:

- Add a new recreational element (loop path) to encourage exercise by members of the surrounding neighborhood and other park users.
- Provide an ADA compliant access and path that will connect to all new and existing facilities of the park
- New pathway lighting for improved pedestrian comfort, security, and safety.
- Provide linkage to the pedestrian park entrance at Plantation and March Street

The path would be surfaced with asphalt for maximum use flexibility and ease of maintenance. Park benches along with shade trees would be strategically located around the loop pathway system at pedestrian nodes to provide a meeting place or place for rest.

Other Park Improvements | Gathering Spaces

Inherent to any successful park are gathering areas that help to support a wide range of park activities and community events that foster social interaction and camaraderie among park stakeholders. The preferred master plan suggests establishing a simple series of gathering and spectator spaces near new and improved facilities. A picnic area is situated around the core of the play pods. This larger proposed seating and green space would be situated at the major park crossroads, central to the hockey court and the tennis courts. In particular, the location of the picnic area is intended to offer an outdoor socializing venue for the community to simultaneously supervise kids, view games, meet up, or just take a snack break from the activities during nice weather. Specific improvements within picnic gathering area are likely to include the following:



- Furnishings such as benches and picnic tables
- Pavement treatments under picnic tables for universal access
- Shade shelters or shade tree plantings to protect park patrons during hot and sunny periods of use

Other Park Improvements | Landscape Enhancements

While major master plan recommendations are discussed in detail above, there are other miscellaneous improvements that, if incorporated into various park improvement initiatives, would help to dramatically transform the overall look, feel and function of Holmes Field. These improvements include:

- Installation of new shade trees at select locations
- Installation of new park furnishings including benches, picnic tables, a shade shelter, trash receptacles, bike racks, fences and informational signage

Summary

Through the community process it became evident that:

- Holmes Field is underused and under serves both the neighborhood and larger communities/other park permitted sports groups
- A new generation of park stewards must be established to help protect the park as future improvements are implemented
- The city is committed to upgrading the park through a series of capital improvement programs
- Improvements will help to establish or reestablish a wide range of passive and active recreational amenities that meet the current and future needs of the Holmes Field park community
- The full renovation of Holmes Field will take numerous phases and between five and ten calendar years to be fully realized

A successful Holmes Field aims to host residents of all ages and backgrounds. Improvements will help to establish and maintain a diverse park environment that supports a variety of uses and therefore tends to discourage inappropriate use. This way, Holmes Field will foster a safe and healthy environment for the use of all members of the community.

Budgets and Phasing

The Budget Summary included below identifies the initial breakdown of costs associated with the various improvement programs. All costs are in current (2014) dollars, have been rounded and are estimated based on the preferred master plan designs that has been developed for the community.

| Park Improvement Element | Budget Cost | Notes |
|--|--------------------|-------|
| Contractor's General Conditions | \$250,000 | |
| Demo & Site Prep | \$80,000 | |
| Field Improvements | \$410,000 | |
| Athletic Field Lighting | \$280,000 | |
| Tennis Courts (2) w/ Volleyball Lines | \$240,000 | |
| Tennis Court Lighting | \$100,000 | |
| Tennis Court Retaining Walls | \$40,000 | |
| Tennis Bleachers | \$20,000 | |
| Utility Services | \$100,000 | |
| Pathway/Edge Improvements | \$100,000 | |
| Picnic Areas (3) | \$70,000 | |
| Playground Area | \$500,000 | |
| New Roller Hockey Court | \$44,000 | |
| Roller Hockey Lighting | \$50,000 | |
| Shade Shelter (4) | \$60,000 | |
| Benches, trash receptacles, bike racks & other amenities | \$15,000 | |
| Pedestrian Lighting | \$80,000 | |
| Single Swing Gates | \$24,000 | |
| Wood Guardrail/ Fencing | \$60,000 | |
| Trees/Landscaping | \$40,000 | |
| Subtotal | \$2,563,000 | |
| Contingency (10%) | \$256,300 | |
| Soft Costs (20%) | \$512,600 | |
| Grand Total | \$3,331,900 | |
| Say: | \$3,500,000 | |

*Soft costs equal approximately 20% of the total construction cost and typically include engineering and project management services, public hearings, permits, printing and advertising, etc. and other efforts associated with implementation of a project

Funding Considerations

There are many potential sources of funding from both public and private entities that could help to pay for potential improvements to Holmes Field. Donations, both large and small, can be lumped together to create the financing needed to undertake meaningful improvements. The Worcester Department of Public Works and Parks - Parks, Recreation and Cemetery Division will aggressively pursue a variety of funding and implementation strategies that could include:

- **Traditional Public Bidding-** Develop plans, specifications and estimates for the desired improvements, publicly advertise, receive bids and award a construction contract to the lowest qualified bidder. Projects typically range from small (say \$50,000 or so) to very large (many hundreds of thousands of dollars).
- **In-kind Services-** Implement improvements making use of city labor forces, materials and equipment. This method is typically appropriate for projects that are limited in scope, such as the construction of a parking area or driveway, or refurbishment of adjacent city sidewalks. As funding, material, equipment and human resources permit, other minor improvement efforts can be planned and undertaken. The removal of dead or diseased trees, pruning of healthy trees, and the installation of other limited site or utility elements are examples of work efforts that can sometimes be completed by using city forces and materials.
- **Donations / Corporate Sponsorships / Community Build-** Implement improvements for projects through a variety of means that might include, construction of a children’s playground by a corporation or community group or construction of a park feature or facility with funding generated through linkage or mitigation arrangements (often originating from the approval of a large area development). In certain cases, improvements can also be undertaken by contractors looking to donate their services.

For consideration, a number of potential funding sources and mechanisms have been identified. Many of the governmental sources identified allocate millions of dollars per year for parks, open space and athletic facility improvement programs, but competition is intense. The actual improvements are then implemented through a public design, bid and construct process.

Partnerships

Partnerships can also play an important role in the overall plan to improve, manage and maintain various park properties. As an example, there are many privately managed sports leagues in Worcester with a history of supporting certain maintenance and capital improvement initiatives. Cities and Towns are increasingly relying on these types of public/private partnerships to create the types of facilities and related playing conditions that are needed to support sports programming.

Commonwealth of Massachusetts - Division of Conservation Services (DCS)

This state agency has funded hundreds of park, open space and recreation projects throughout Massachusetts over the past several decades. Each June, the agency receives applications from municipalities for improvements to parks, playgrounds, athletic facilities or assistance in the acquisition of open space properties. DCS administers several programs including the “**LAND**” program, which generally funds acquisitions and limited enhancements to open space properties. The funds for acquisitions are designed to protect natural resources by eliminating threatened development for conservation. The “**PARC**” program typically funds the purchases and the renovations of parks, playgrounds and athletic facilities in larger communities that have fewer outlets for recreation. Demographics play a role in the grant award process. Communities that are more urban in nature with high percentages of low-income residents tend to fair better

in the decision-making process as compared to smaller communities or larger communities with higher income levels. Worcester has a very successful track record in applying for and receiving funding from both of these long established programs.

DCS also receives Federal Land and Water Conservation Funds for distribution to communities that are considering park improvements or land acquisitions as described above. The allocation for Massachusetts for the upcoming year has not been determined, although the funds, when available, may be used to supplement both the **LAND** and **PARC** programs.

Massachusetts Department of Transportation (MassDOT) Ch. 91 Funding

Worcester and every other city and town in Massachusetts receives annual Chapter 91 funding through MassDOT. This funding is intended to pay for the restoration of local streets and roadways. Chapter 91 funding could be considered for the March streetscape enhancements and parking improvements along Plantation Street, which forms an integral part of this city street.

Other Alternative Methodologies for Implementing Improvements

The City of Worcester, through the Department of Public Works and Parks - Parks, Recreation & Cemetery Division, receives annual quotations for a variety of public improvements that can be ordered on an as-needed basis. The installation of fencing, asphalt pavements for roadways/parking areas, and curbing are examples. As deemed appropriate, ordering work through this method could be used to complement or support other improvements that are accomplished through other means.

Holmes Field Master Plan

APPENDIX



Holmes Field



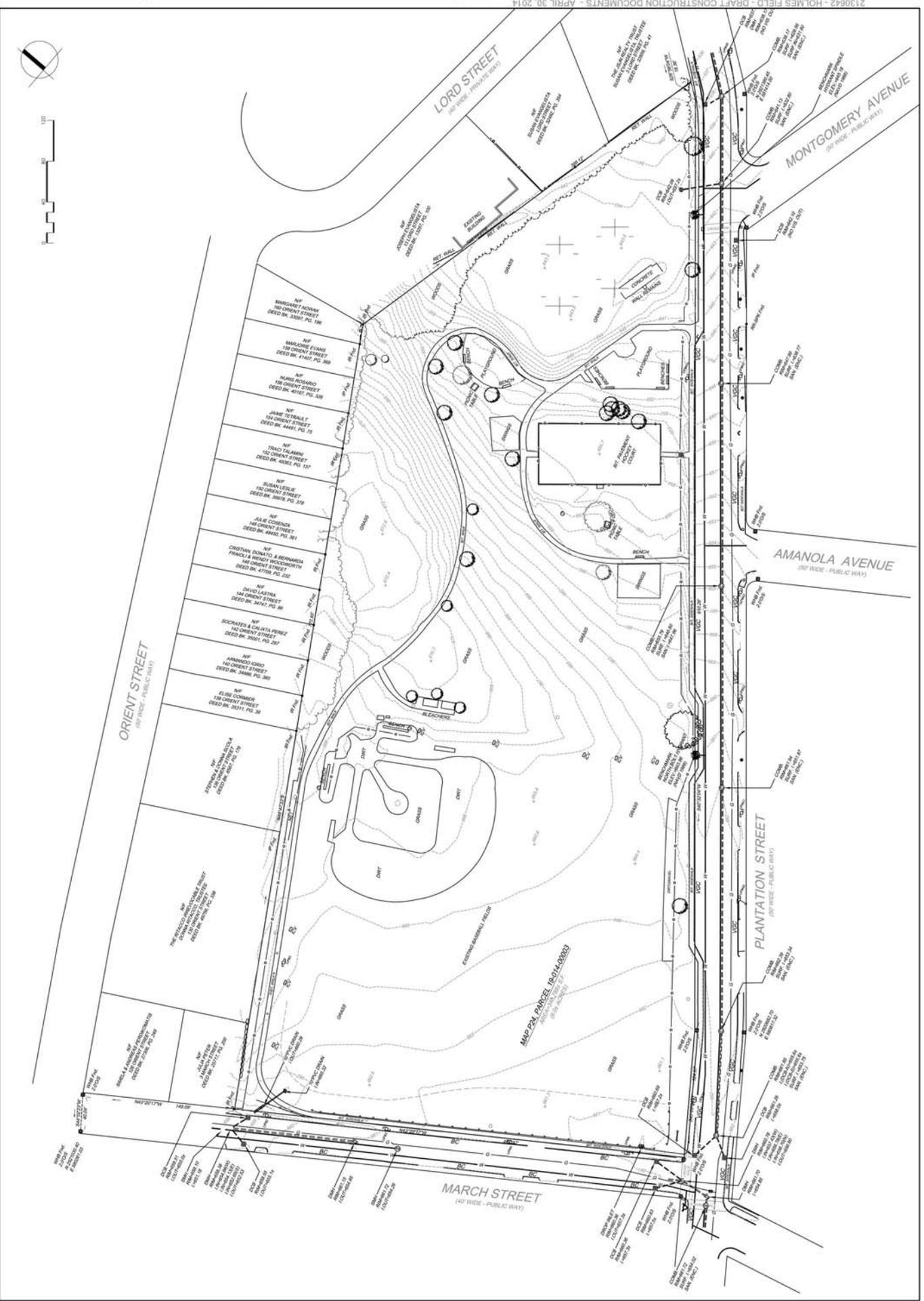
City of Worcester, Massachusetts

| not to scale

Weston & Sampson
When it's essential, it's Weston & Sampson

| Rev. | Date | Description |
|------|------|-------------|
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| | | |

Scale:



2130842 - HOLMES FIELD - DRAFT CONSTRUCTION DOCUMENTS - APRIL 30, 2014

My commission expires July 6, 1928
Rec'd Oct. 7, 1924 at 12h. 18m. P. M. Ent'd & Ex'd.

* * * * *

I, Maurice I. Williams, alias M. Williams holder of a mortgage from Tessie Okin to me dated September 26, 1924 recorded with Worcester District Registry of Deeds being instrument number 30594 A S S I G N said mortgage and the note and claim secured thereby to Max Feiga, W I T N E S S my hand and seal this seventh day of October 1924 M Williams (seal)

Williams

to

Feiga

Mortgage in Book 2348, Page 67

Commonwealth of Massachusetts
Worcester, ss. Oct. 7, 1924. Then personally appeared the above named Maurice I. Williams and acknowledged the foregoing instrument to be his free act and deed, before me

Wilfred B. Feiga Notary Public
My commission expires Oct. 10, 1927

Rec'd Oct. 7, 1924 at 12h. 38m. P. M. Ent'd & Ex'd.

* * * * *

George Duquette and Tony Colongelo both of Southbridge, Worcester County, Massachusetts being married, for consideration paid, grant to Frank E. Letendre and Bertha A. Letendre, as tenants by the entirety, the survivor to take the whole, both of said Southbridge, with W A R R A N T Y covenants the land in said SOUTHBIDGE, with the buildings thereon, situate in the westerly part of said Town and upon both sides of the highway leading from the house of James Mason to the Village of Westville, bounded and described as follows, to wit:- On the north by the land of the Heirs of Lewis Morse, late of said Southbridge; on the west by the highway leading past the schoolhouse and by the Sylvanus Chamberlain home place; on the south by land formerly of Sylvanus Chamberlain and land formerly of Vernon Chamberlain, and on the east by land formerly of Vernon Chamberlain, containing about sixty one acres of land, be the same more or less. Meaning and intending to convey and hereby conveying the same premises that were conveyed to us by Denis Tisdale et ux., by deed dated September 19, 1921, recorded with Worcester District Registry of Deeds. The grantees hereby assume and agree to pay the taxes levied or assessed on said premises for the current year only.

Duquette et al.

to

Letendre et al.

2-\$3.00 Stamps
1-50¢ Stamp
Cancelled

I, Tony Colongelo covenant that I am a single man.
I, Aline Duquette, wife of said George Duquette release to said grantees all rights of D O W E R and H O M E S T E A D and other interests therein.

W I T N E S S our hands and seals this ninth day of September 1924
W.W.Buckley
George Duquette (seal)
Aline Duquette (seal)
Tony Colongelo (seal)

Commonwealth of Massachusetts
Worcester, ss. September 30, 1924. Then personally appeared the above named George Duquette and acknowledged the foregoing instrument to be his free act and deed, before me

William W. Buckley Justice of the Peace
My commission expires April 25, 1925.

Rec'd Oct. 7, 1924 at 12h. 39m. P. M. Ent'd & Ex'd.

* * * * *

City of Worcester.

ORDERED: That whereas the City Council of the City of Worcester, by an order adopted on the ___th day of September, 1924, did vote that, public necessity and convenience required the taking in fee, by eminent domain, for playground purposes, of a certain tract of land, including all trees upon said land and structures affixed thereto, situated on Plantation Street, in the City of WORCESTER, hereinafter described, and did by said vote authorize the taking in fee by eminent domain of said land for said purposes, which said vote and order was duly approved by the Mayor of said City on the 29th day of September, 1924. And whereas an appropriation was duly made for said purpose by a two thirds vote of the City Council.

Dana

to

City of Worcester

N O W T H E R E F O R E, be it O R D E R E D that the City of Worcester, by the Aldermen of said City, by virtue of the provisions of Section 2 of Chapter 79 of the General Laws, and all and every other power and authority it enabling, does hereby take in fee, by eminent domain for playground purposes, a certain tract of land, including all trees upon

said land and structures affixed thereto, situated on Plantation Street, in the City of Worcester, supposed to belong to E. Beaman Dana of said Worcester, containing eight (8) acres, more or less, being bounded and described as follows: Beginning at the intersection of the northwesterly line of Plantation Street and the northeasterly line of March Street. thence northeasterly by the northwesterly line of Plantation Street, one thousand fifty four (1054) feet, more or less, to land of Godfrey Fournier Heirs. thence westerly by land of Godfrey Fournier Heirs, four hundred three (403) feet, more or less, to land of Freda Awad. thence southwesterly by land of Freda Awad, Anthony and Mary Warner, Anthony Warner, Norman W. Whittlesey Heirs, Nicholas Carlo Heirs and of Nicola J. Wiona Heirs and Mary A. Wiona, seven hundred seventy seven and eight tenths (777.80) feet, more or less, to the northeasterly line of March Street. thence southeasterly by the northeasterly line of March Street, four hundred forty one and ninety one hundredths (441.91) feet, more or less, to the place of beginning, containing 8 acres, more or less. All as delineated on plan annexed hereto. And the Board of Aldermen hereby awards damages sustained by persons in their property by reason of such taking as follows: E. Beaman Dana, Twenty Thousand Dollars, \$20,000.00. The expense to be charged to the account of Parks and Recreation Commission (New Memorial Playground).

In Board of Aldermen
 Order adopted, by a yea and nay vote of 9 yeas to no nays.
 Sept. 29, 1924
 William H. Pratt, Clerk
 Michael J. O'Hara, Mayor
 William H Pratt City Clerk

Approved, Sept. 30, 1924

A copy. Attest:
 I hereby certify that the foregoing is a true copy of an order of taking adopted by the Board of Aldermen of the City of Worcester, September 29, 1924, and approved by the Mayor of said City September 30, 1924.

William H Pratt
 Clerk of Board of Alderman of the
 City of Worcester

Rec'd Oct. 7, 1924 at 12h. 39m. P. M. Ent'd & Ex'd.

* * * * *

Clinton Co-op.
 Bank

to

Unknown

KNOW ALL MEN BY THESE PRESENTS that the Clinton Co-operative Bank, the holder of a mortgage given by Walter J. Kane dated June 12th A.D. 1924 recorded with Worcester District Registry of Deeds, Book 2336, Page 595 acknowledges S A T I S F A C T I O N of the same. IN WITNESS WHEREOF the said Clinton Co-operative Bank has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Charles L. Stevens, its Treasurer, and this discharge to be approved by William L. Hubbard, Pres. designated by the Board of Directors, this 7th day of October A.D. 1924.

Signed and sealed in presence of

 Clinton Co-operative Bank (corporate seal)
 By Charles L. Stevens Treasurer
 Approved William L. Hubbard Pres

Commonwealth of Massachusetts
 Worcester, ss. Oct 7th 1924. Then personally appeared the above named Charles L. Stevens Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Clinton Co-operative Bank, before Henry W. Pickford Justice of the Peace
 My commission expires Aug 27th 1926

Rec'd Oct. 7, 1924 at 12h. 58m. P. M. Ent'd & Ex'd.

* * * * *

Kane

to

People's Sav.
 Bank

SEE RECORDS
 B. 4532 P. 125

KNOW ALL MEN BY THESE PRESENTS, that I, Walter J. Kane, (being unmarried), of the City of Worcester, in the County of Worcester and Commonwealth of Massachusetts, for consideration paid, grant to the People's Savings Bank a corporation duly established under the laws of the Commonwealth of Massachusetts and located at Worcester, Worcester County, Massachusetts, with M O R T G A G E covenants to secure the payment of Sixty five Hundred (6500) Dollars on demand with six (6) per cent interest per annua, payable semi-annually as provided in a note of even date, and also to secure the performance of all agreements herein contained, a certain parcel of land, with the buildings thereon, and all the privileges and appurtenances thereto belonging; situated in said WORCESTER on the easterly side of Vernon Street, and bounded and described as follows: Beginning at the south-

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

Parks, Recreation and Cemetery Division 50 Skyline Drive Worcester, MA 01605-2898

Robert L. Moylan, Jr., P.E.
Commissioner



Robert C. Antonelli, Jr., CPRP
Assistant Commissioner

(508) 799-1190
(508) 799-1293 FAX

Michael V. O'Brien, City Manager

Parks & Recreation Commission
Sign-in Sheet
June 21, 2012

Name

Address

Martha Ginnery
Rose Marie Rocco
Vivian Galak
Tim Hylas
Carolyn Borrelli

~~East~~ Holmes Field

~~Robert~~

George L. Conato
Mrs Maura Boucher
Patricia Austin

Holmes Field
Holmes Field
Pool
Holmes Field

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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Michael V. O'Brien, City Manager

Parks & Recreation Commission
Sign-in Sheet
June 21, 2012

Name

Address

Item of Interest

Maureen Norton

Elm Park.

P. Little Laconate

Holmes Field
Pool

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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Michael V. O'Brien, City Manager

Parks & Recreation Commission
Sign-in Sheet
June 21, 2012

Name

Address

Item of Interest

Jo Hlub

LENNY CIUFFREDO

Sheila Sposato

John Spornato

Grace Sposato

Baldemar Ferreira

Marie F. Ferreira

Madelaine Comstock

MARC TROTTO

STEPHEN PITCHER

Marcus Ohanesian

Dolly Diazquez

SAM ROSARIO

HOLMES FIELD

Open Road Festival

Latin Fest

Latin Fest

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

Parks, Recreation and Cemetery Division 50 Skyline Drive Worcester, MA 01605-2898

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Commissioner



Robert C. Antonelli, Jr., CPRE
Assistant Commissioner

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Michael V. O'Brien, City Manager

Parks & Recreation Commission Sign-in Sheet June 21, 2012

Name

Address

Item of Interest

Janece Crowley

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

Parks, Recreation and Cemetery Division 50 Skyline Drive Worcester, MA 01605-2898

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Assistant Commissioner

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Michael V. O'Brien, City Manager

Parks & Recreation Commission
Sign-in Sheet

October 4, 2012

Name

Address

Item of Interest Holmes Field
PARK

Carolyn Borrelli

Rose Marie Roxson
Marie Walsh

Holmes Field
Holmes Field

JANICE CORAZZINI

Robert Cuzzinè

HOLMES FIELD
HOLMES FIELD

Pauletta Lacoste

Holmes

George P. Certo
Carol Warfield

Holmes

Bob Warfield

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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Assistant Commissioner

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Michael V. O'Brien, City Manager

Parks & Recreation Commission Sign-in Sheet

October 4, 2012

| <u>Name</u> | <u>Address</u> | <u>Item of Interest</u> |
|--------------|----------------|-------------------------|
| Luca Lorio | | park updates |
| Judy Deimo | | park update |
| Rick G. emme | | Holmes Field |

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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Commissioner



Robert C. Antonelli, Jr., CPRP
Assistant Commissioner

(508) 799-1190
(508) 799-1293 FAX

Michael V. O'Brien, City Manager

Parks & Recreation Commission Sign-in Sheet

December 20, 2012

Name

Address

Item of Interest

Janet Castle
Bob Pine
Paulette Lacroste
Richard Gammie

Rockwood
Holmes field
Holmes "
Holmes "

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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Commissioner



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Assistant Commissioner

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Michael V. O'Brien, City Manager

Parks & Recreation Commission
Sign-in Sheet

December 20, 2012

Name

Address

Item of Interest

Shah Sposato
John Sposato
Julia Lorio

Holms Field
Holms Field
Holmes Field

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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Michael V. O'Brien, City Manager

Parks & Recreation Commission
Sign-in Sheet

December 20, 2012

Name

Address

Item of Interest

Rose Marie Rowena

Holmes Field

Laura M Bellens

Holmes Field

Dirk Baker

Rockwood

James Czajzin

Carolyn Borrelli

JAY EVANGELISTA

OWNER OF DINO'S
NOT NOTIFIED P

Margaret R Foste -

John Meany

Rockwood

Carolyn Borrelli -

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

Parks, Recreation and Cemetery Division 50 Skyline Drive Worcester, MA 01605-2898

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Commissioner



Robert C. Antonelli, Jr., CPRP
Assistant Commissioner

(508) 799-1190
(508) 799-1293 FAX

Edward M. Augustus, Jr., City Manager

PARKS AND RECREATION COMMISSION MEETING Sign-in Sheet

Thursday, October 29, 2015
6:30 p.m.

(PRINT ONLY)

| | <u>Name</u> | <u>Address/Organization</u> | <u>Item of Interest</u> |
|-----|-------------------|-----------------------------|-------------------------|
| 1. | MARC TROTTO | | Holmes F. |
| 2. | DANIEL GALLO | | Holmes F. |
| 3. | DANIEL GALLO | | HOLMES F. |
| 4. | CAROL ANN CARLSON | | Holmes Field |
| 5. | BOB CARLSON | | Holmes Field |
| 6. | | | |
| 7. | | | |
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| 19. | | | |
| 20. | | | |
| 21. | | | |

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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Commissioner



Robert C. Antonelli, Jr., CPRP
Assistant Commissioner

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(508) 799-1293 FAX

Edward M. Augustus, Jr., City Manager

PARKS AND RECREATION COMMISSION MEETING Sign-in Sheet

Thursday, October 29, 2015
6:30 p.m.

(PRINT ONLY)

| | <u>Name</u> | <u>Address/Organization</u> | <u>Item of Interest</u> |
|-----|------------------|-----------------------------|-------------------------|
| 1. | BRIAN MCCARTHY | | Worc |
| 2. | Sheila Ryan | | Worc |
| 3. | Bob Alexhas | | Worc |
| 4. | Rose Marie Rose | | Worc |
| 5. | clarence Kannel | | Worc. |
| 6. | Tedi Altis | | Worc 01604 (Holmsfield) |
| 7. | Faye Thornhill | | Worc. M (Holmesf.) |
| 8. | Donna Scola | | Worcester MA |
| 9. | JANICE CORAZZINI | | Worc 01604 |
| 10. | CAROLYN BARRELLI | | Worc |
| 11. | Debra A Vuona | | Worcester MA 01604 |
| 12. | | | |
| 13. | | | |
| 14. | | | |
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| 17. | | | |
| 18. | | | |
| 19. | | | |
| 20. | | | |
| 21. | | | |

Master Plan Approved by Worcester Parks Commission
December 20, 2012

Master Plan Approved by Worcester City Council
February 23rd, 2016

City of Worcester Department of Public Works and Parks

Weston&Sampson[®]
environmental/infrastructure consultants