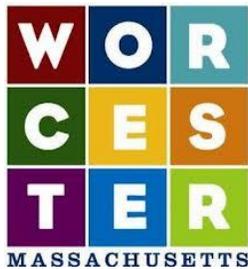


# **SOUTH WORCESTER PLAYGROUND (MALONEY'S FIELD) MASTER PLAN UPDATE**

**February, 2015**



**City of Worcester  
Department of Public Works & Parks  
Parks, Recreation & Cemetery Division  
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Additionally, we are grateful for the support provided by the South Worcester Neighborhood Center who hosted the community meetings, and provided support in soliciting community involvement and neighborhood coordination. We would like to acknowledge the neighborhood residents, and representatives of various community organizations for their interest and input throughout the master planning process. Their support and participation was essential to the successful creation of a functional, appropriate, and attainable Master Plan that is fulfilling to the diverse recreational needs of the community.

## 2.0 INTRODUCTION

The BSC Group, Inc. began working with the City of Worcester Department of Public Works and Parks (DPW&P) in November of 2014 to prepare a Master Plan update for improvements to South Worcester Playground (Maloney's Field). Funding for the improvements identified in this report will be provided through a combination of tax levy, grants, capital budget and private donations. Furthermore, the master plan identifies specific projects that may be implemented in phases to correspond to available funding.

*Figure 2-1 Oblique North View of South Worcester Playground*



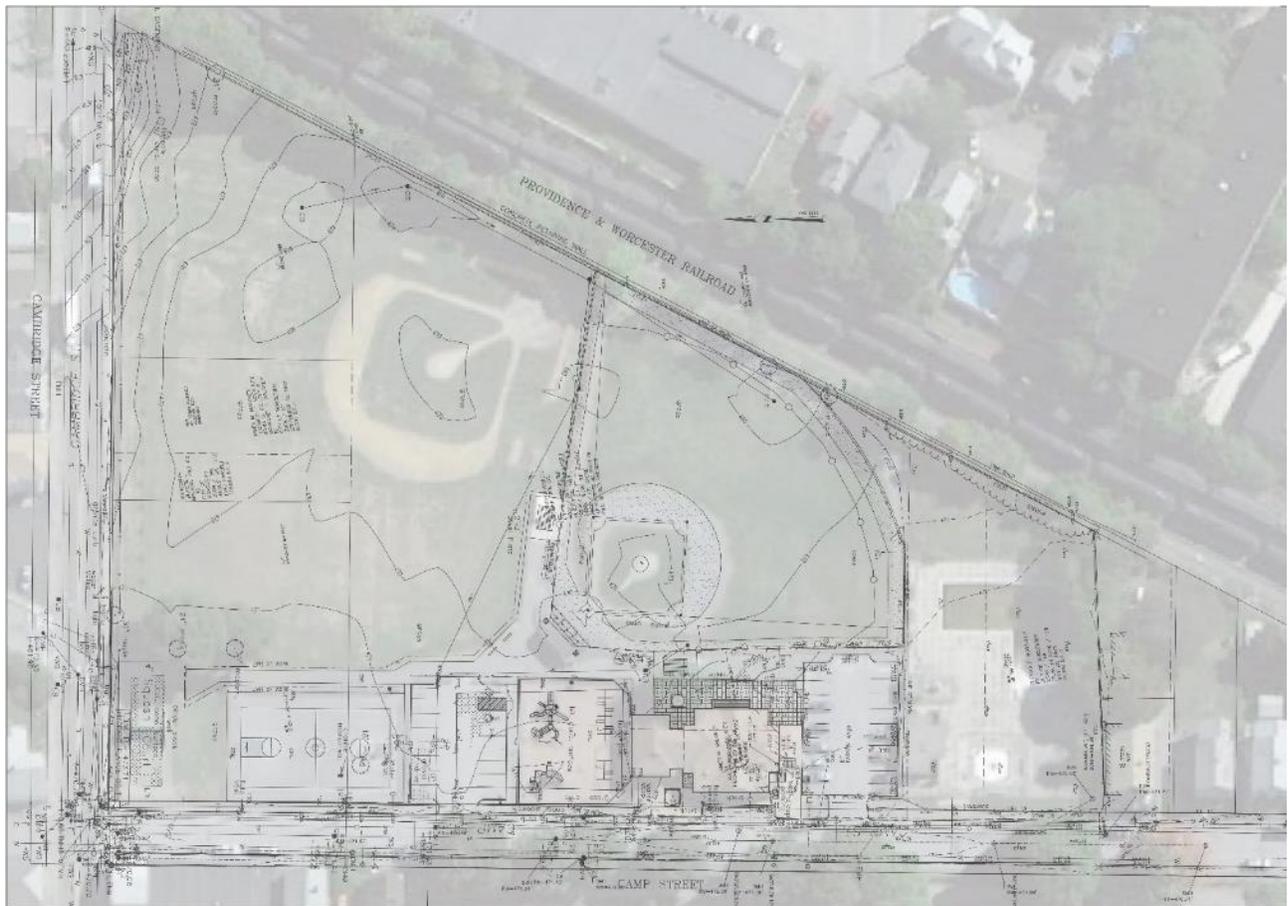
The purpose of this planning effort was to solicit community input regarding existing facilities within the park that need to be improved, as well as new elements and uses that should be integrated into the park. This master plan update was needed due to the removal of the in-ground public swimming pool and support building previously located in the southern section of the park which then provided land for the expansion of existing facilities and/or introduction of new facilities. Though the focus of the master plan update was to be the vacated pool area, the planning effort did address all park facilities and take into consideration all community comments. The only park facility that was not addressed through this planning process was the interior of the existing South Worcester Neighborhood Center building.

Since November 2014, the DPW&P and BSC Group worked with representatives from the South Worcester Neighborhood Center (SWNC), neighborhood residents, and other community development groups and interested parties to solicit community input, to develop design options and agree on a preferred master plan for the park. The preliminary conceptual plans were generated based upon initial community input obtained from comments submitted to the DPW&P, SWNC and

discussion of the needs, wants, desires and concerns of the neighborhood during two public forums. Following community and DPW&P review of these options, the preliminary plans were then refined into a final preferred Master Plan. BSC Group also updated a previous topographic and boundary survey of the approximately 4.8 acre park in order to best assess the condition of the park and site resources, as well as identify property line.

The Master Plan update, which was presented to the Parks Commission on February 5, 2015 represents the collaborative efforts of the DPW&P, SWNC and community to re-invigorate this park by providing safe and balanced active and passive recreation areas, and creating a positive neighborhood identity. The Master Plan addresses the critical concerns and needs of this diverse community in the most practical and efficient way possible, while understanding that the proposed improvements will be implemented in a phased manner. Descriptions of the community's goals, specific site improvements, and a proposed phasing plan are outlined in further detail in this report. This Master Plan serves as a guide book for improvements to South Worcester Playground. Improvements will follow recommendations in this report, but will be refined and adjusted as needed to meet actual site conditions and funding.

**Figure 2-2** Existing Conditions Survey Exhibit



### 3.0 BACKGROUND

The South Worcester Playground site has a long and important history serving the needs of the community in a variety of ways.

It is important that every neighborhood has a park that provides beauty and recreational opportunities for its users. South Worcester Playground, also known as Maloney's Field, is this asset for the neighbors around Camp and Cambridge Streets. Presently, the park provides local residents and users with open green views, a variety of recreational activities and a dynamic community center. The park consists of the following facilities: Baseball and Little League fields, basketball and handball courts, playground with swings, and some walking paths. There is also a building that is home to the South Worcester Neighborhood Center, run by the SWNIC (The South Worcester Neighborhood Improvement Corporation), which provides social services to the neighborhood since 1969. In this building and surrounding grounds, children engage in Summer Programs and afterschool activities. South Worcester Playground has a special status for local residents and the City.

*Figure 3-1 Early photos of South Worcester Neighborhood Center summer activities*



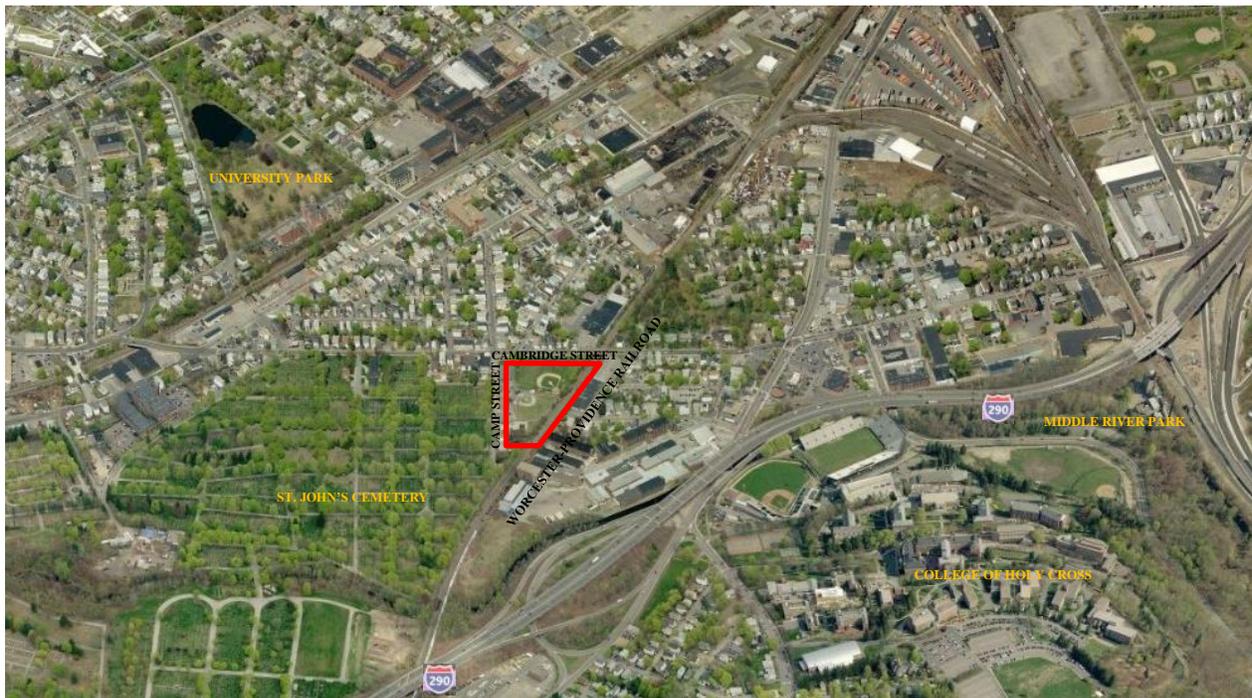
## 4.0 EXISTING CONDITIONS

BSC Group began the master planning process by performing an on-the-ground survey of the site property to understand and evaluate the existing conditions and resources of the park. Specific park elements are described later in this section. (Refer to Existing Conditions Exhibit in the Appendix.)

### 4.1 Neighborhood Context

South Worcester Playground is located at the intersection of Cambridge Street and Camp Street. It is bounded by Cambridge Street to the north, Camp Street to the west, the Worcester-Providence Railroad to the east, and a residential property to the south. The site is located within a mixed-use neighborhood containing commercial, institutional, and residential uses. The predominant land use within a quarter mile of the park is multi-family residential. Immediate abutters to the park include multi-family residential buildings and railroad tracks, as well as St. John's Cemetery across Camp Street. Other open spaces located within a one mile radius of South Worcester Playground include University Park within a half a mile (10 minute walk to the northwest) and Middle River Park within a half a mile (10 minute walk to the east). To the east of the property, within a mile, you can find the College of the Holy Cross.

*Figure 4-1 Aerial Oblique illustrating Neighborhood Context*

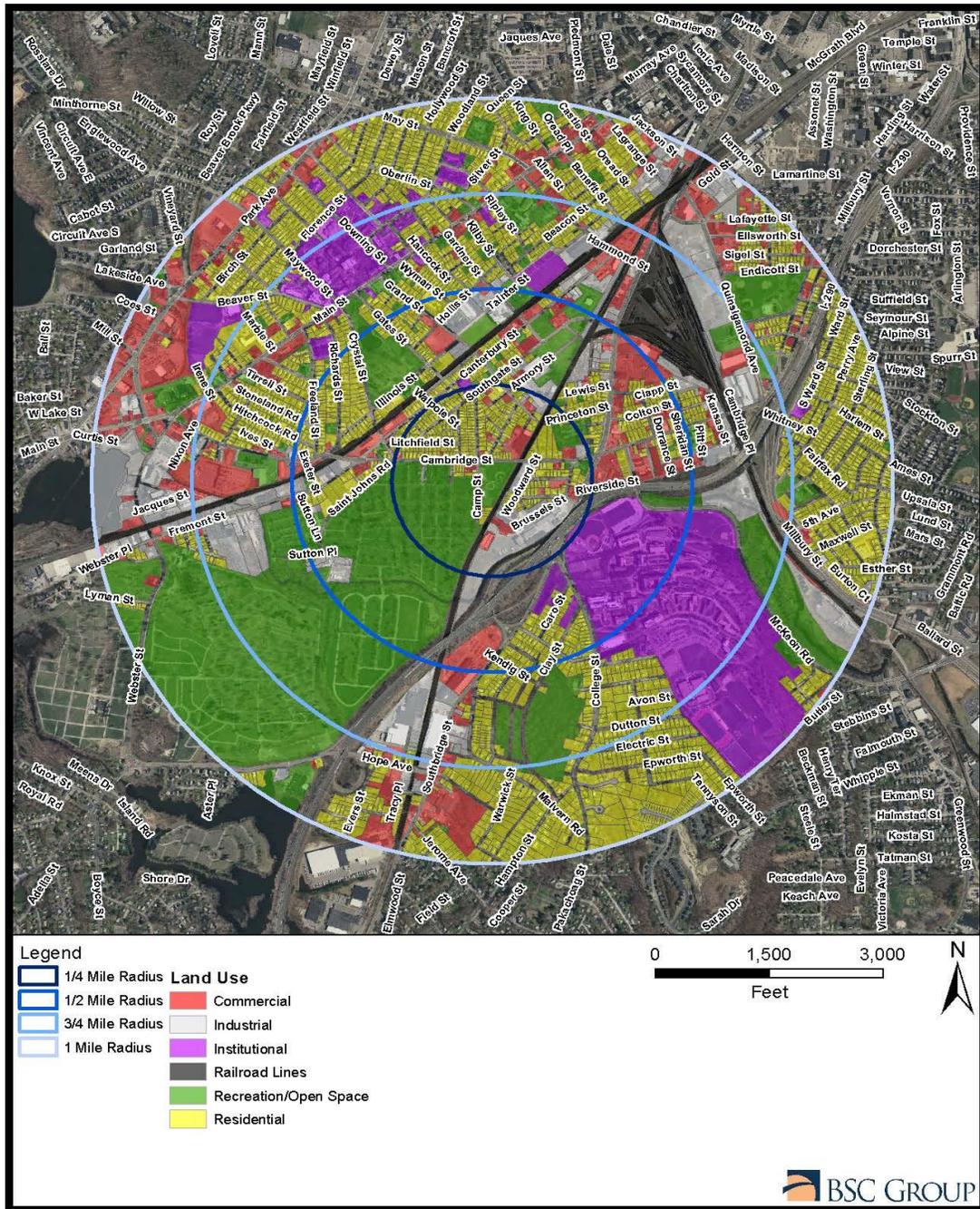


South Worcester Playground is of a size and location that most facilities, with the exception of the handball courts, mainly serve the needs of residents, students and workers in the neighborhoods within a quarter mile walk of the park. As such, the park serves a diversified demographic, which primarily consists of families with children, and senior citizens who have lived in the

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City of Worcester, Massachusetts

neighborhood for decades. Since handball courts are not found in many parks throughout the City, the park's current handball court also draws from a larger geographic area than just the immediate neighborhood. Furthermore, since there are a lot of commercial uses abutting and within close proximity to the park, potential users also include business employees and possibly customers too. Consequently, the park master plan must consider the multi- generational and multi-cultural interests of the community.

Figure 4-2 Community Context Land Use Plan



*Figure 4-3 Existing Edge conditions Around the park.*



## 4.2 Site Utilities

Existing site utilities include drainage, sewer, water, gas and electrical services. Most of these utility connections service the community building, with water also servicing the concession building and field irrigation. The electrical lighting is limited to the perimeter streetscape, consisting of cobra lights on the sidewalks. There is no internal lighting at the park. There are some lights around and attached to the community building, however some of these lights are damaged and/or not functioning making it difficult to see any activity around the building, at night. There is an electrical service feed box outside the side stair entrance to the Neighborhood Center.

Survey records shows a water connection from Camp Street into the previous pool area. However, the water service was not tested to evaluate if it still is functional.

There is a surface drainage system around the ballfields and within the parking lots that connect to Camp Street. Both Camp and Cambridge streets have all utility services.

**Figure 4-4** Electrical Box & Light Fixtures around the South Worcester Neighborhood Center



**Figure 4-5** Non-ADA compliant drainage structure example



### 4.3 Access and Circulation

South Worcester Playground is located on a generally level terrain. The only significant difference in elevation is found at the northeast corner of the site where there is a difference of 10 feet in elevation. This topographical change, in addition to the fact that Cambridge Street is a major through road, makes universal accessibility limited to the northwest-west side of the property boundary.

**Figure 4-6** Survey close-up showing Northeastern Corner of the site



Presently, public access to South Worcester Playground is primarily via Camp Street for both pedestrian and vehicular modes of circulation. There are two informal pedestrian circulation access is through Cambridge Street but they are currently not ADA compliant.

*Figure 4-7 Informal pedestrian connection along Cambridge Street*



*Figure 4-8 Second Pedestrian crosswalk and entrance along Cambridge Street*



Vehicular access to South Worcester Playground is on Camp Street. There are two parking lots on each side of the South Worcester Neighborhood Center. These parking lots are both dead end and consist of 16 and 17 parking stalls each, making a total of 33 parking spaces for park users.

There is limited on-street parking along Castle Street. This mainly serves the residential abutters and a few local businesses.

**Figure 4-9 Existing Parking options**



*First parking lot adjacent to playground and courts*



*Second parking adjacent to Neighborhood Center*



*On-street parking along Camp St.*



*Dead end of Camp St.*



*Parallel Parking along Camp St and existing accessible ramp*

The photographs above illustrated the need to invest in better accessibility for both pedestrians and vehicles. Better, safer connections and circulation are necessary in order to provide adequate service and use of this neighborhood park.

The interior pedestrian pathway is limited to one: a connection from activity to activity with no areas designated for rest. Public feedback during community meetings and throughout City wide survey have expressed the need for pedestrian access and circulation to and within parks and open spaces. Specifically, loop paths to promote other means of exercise and recreation with intervals of shaded seating and social gathering spaces for the enjoyment of open green views, are recommended for physical and mental well-being.

*Figure 4-11 Walkway between Little League Concession building and playground.*



*Figure 4-10 Walkway between Community Building and Little League Field*



#### **4.4 Site Amenities & Recreational Uses**

In addition to a community building, South Worcester Playground contains a variety of active recreational uses such as 2 handball courts, a basketball court, a baseball field, a Little League Field, and a playground for 2-12 year olds. Though it does have a paved plaza area around the building, the park lacks in “passive recreation” or unstructured recreational opportunities such as picnic area, gathering/seating areas and a walking loop. The previous pool area was closed and demolished during the City’s initiative to upgrade non-compliant facilities. This new open lawn area provides a larger space where communities can bring forth their needs and desires for a usable passive recreation space.

The following is a summary of the existing condition and limitations of each of the park facilities.

##### **Handball Courts**

The handball courts are located in the northwest corner of the park. The handball courts are configured to have walls intended to support two games simultaneously, however, only one side of the courts has been observed to be used the most. The handball courts lack a universally accessible route and entry point. There are no player benches near these courts, nor a pedestrian entrance/gateway into the park. Reconfiguring the handball courts would allow for a more welcoming entrance.

**Figure 4-12 Existing Park and Handball Court Entrance**



The general location of the handball courts is adequate. An active handball league exists in Worcester and Central Massachusetts in general. They have provided feedback on optimum layout and design of handball courts to improve and upgrade these facilities throughout the City. Any planned improvements to South Worcester Playground will include at least two handball courts in the current location and with a new configuration.

**Figure 4-13 Existing Handball Courts**



### **Basketball Court**

The basketball court is located adjacent to the handball courts. The court pavement surface is 50' x 94' with an approximately 10' wide clear perimeter area. The basketball court is surrounded by a black vinyl chain link fence which is in poor conditions (see photo below). The basketball standards are in fair to poor conditions. The basketball court surface has some cracking, and paint discoloring, otherwise it is in relatively good condition. The court is heavily utilized by older children to adults

Figure 4-14 Existing Basketball Court and Standards



**Baseball Field**

The baseball field is has a distance of approximately 245' to the right field foul pole. The distance to the left field foul pole is less than 220'. Currently, the field has no warning track and all amenities are in desperate need of repair: Backstop, bleachers, and team benches need replacement.

*Figure 4-15*     **Baseball Field**



## **Little League Field**

Little League Field or Maloney Field is intensely used during the season. The Little League Field is in good conditions: fencing seems to be well kept, bleachers and dugouts need replacement and so does the skinned infield.

**Figure 4-17 Little League Field**



**Figure 4-16 Backstop, concession building, fencing and bleachers**



## **Playground**

The existing playground is located adjacent to the Neighborhood Center and a parking lot. It is intensely used by residents, nearby childcare centers and playground users who drive to the park.

**Figure 4-18 Playground Location**



The safety surface is engineered wood fiber mulch and it is edged with plastic. The edging material was not placed flush with the surfacing and bottom of the fence, making it a tripping hazard and not ADA compliant. Furthermore, in some areas it is encroaching into the required safety zone of the play equipment.

**Figure 4-19 Edging and surfacing conditions**



The condition of the play equipment is relatively fair to poor and should be replaced, especially the swing components.

The community would like to have a larger playground at the park, with separate age group areas and fully accessible elements. The community suggested that the two age group playing areas and wings should be centrally located and in proximity to the main recreational activities, so that parents and caregivers can easily supervise.

**Figure 4-20 Existing conditions of playground components**



### **South Worcester Neighborhood Center**

The South Worcester Neighborhood Center building is used daily by members of the SWNIC and other community events. Presently, universal access is via a chair lift. An updated and more accessible entrance is desired. Residents and building administrators have expressed a concern with night vandalism around the outside of the building due to the lack of lighting. The porch area has been of a concern since it has unobservable areas for illicit activity and the wall pack lighting has been vandalized every time it is replaced.

**Figure 4-21 South Worcester Community Building- facing Camp Street and parking lot**



**Figure 4-22 South Worcester Community Building- facing park**



### **Miscellaneous Site Amenities**

The north and east portion of the north property lines are defined by an existing chain link fence. The condition of the fence is good to fair with rusted portions and several holes, disconnected fabric and leaning poles along its length.

Wood posts and chain limits vehicle access from the parking lots into the pedestrian circulation entrances and pathways.

There are few park benches in poor condition and without shade from intense summer sun. Park users have requested the need for shade trees and seating spaces, especially for caregivers around children’s recreational activities and along the walkways and adjacent to activity areas.

Another consistent request to improve safety and lower vandalism within the park has been the need for pedestrian lights. In the words of a resident and park user: “You can do anything to improve the park, but if you do not include lighting, it will be just the same”.

Figure 4-23 Existing Site Amenities



## 5.0 SITE OPPORTUNITIES AND GOALS

To better understand issues and opportunities within and abutting South Worcester Playground and in order to set master plan goals, BSC conducted its own site evaluation of the park and surrounding context. In addition, BSC facilitated discussion during the public meetings in order to understand neighborhood concerns and site constraints.

Although consensus is often difficult to achieve in a public setting, where community members have different perceptions and priorities, there was agreement on many issues that need addressing at South Worcester Playground. Major site issues and opportunities were summarized into the following categories:

- Safety and security concerns are major issues that need to be taken into consideration for all park improvements. Pedestrian level lighting is needed throughout the park, and needs to be as vandal-proof as possible. Security cameras were also suggested. In addition, the community building porch area that faces the park has a 3' high solid lower wall on both sides of the stairs that screens visibility to portions of the porch that allows people to sit or crouch down so as not to be visible from the park. It was suggested that this lower wall be opened-up to allow full visibility onto the porch.
- Visibility: the park is open and visible from both Cambridge Street and Camp Street during daylight hours. Lighting is needed to extend this visibility into nighttime hours. Proposed improvements need to maintain and improve visibility into the park.
- Maintenance is a key concern, proposed improvements need to be of design and materials to be easily maintained by parks maintenance staff.
- Diverse Demographic: The park facilities should address the needs of the surrounding neighborhood's mix of ages, abilities, interests and cultures. There is a present initiative to increase activities for local youth, and increase the current mix of active recreational facilities to support a number of youth sports was requested, for example volleyball and soccer. However, activities for all ages need to be included, such as walking paths, shaded areas of rest and social gathering spaces.
- Accessibility: The Park is easily accessible by pedestrians from both Cambridge and Camp Streets. Pedestrian circulation within the park needs to be improved and expanded where possible. New improvements will have to consider ADA compliant accessibility throughout. This pedestrian access and circulation system needs to be maintained, improved and accentuated. The park is also accessible by vehicles via Camp Street. There is on-street parking on the opposite side of Camp Street. However, during heavy park use some people try to park on the park side of Camp Street also, causing traffic congestion and safety concerns. This is an enforcement issue as there are signs prohibiting parking on the park side of Camp Street.

- **Parking:** There was much discussion about parking – how much, where it should be located in the park, proximity to the recreational facilities, etc. In general, a more efficient parking lot layout and circulation is required.
- **Site identity.** The park is highly visible from Cambridge Street, but the high chain link fence along this street does not provide an inviting view into the park. Improvement need to create an inviting view into the park, with an identifiable pedestrian entrance and signage to enhance park identity.
- **Community Gardening:** With the removal of the swimming pool there has been an interest in introducing community gardening into the park. Some test garden plots have been tried, and there is interest in expanding the number of garden plots in the park. If accommodated, they would be funded and managed by a non-profit organization.

Once the major site constraints and topics of concern were identified, the discussion was ultimately transitioned into a discussion of the ways to resolve and work around these limitations, consequently resulting in a series of general Master Plan focus areas that include the following goals and objectives:

- Create a park identity and welcoming view through site improvement along Cambridge Street as well throughout the park, by adding trees and unifying elements such as signage, paving, benches, etc.
- Cluster and rearrange activities in a way to appropriately locate the active and passive recreational elements in the park so as to enhance the functionality and capacity of each element without hindering the experience of other park users or abutting residences.
- Cluster and rearrange activities in a way to maintain and enhance visibility to all elements to enhance sense of safety and security.
- Provide flexibility in the design in order to accommodate various types of people and inevitable future changes in park use.
- Rejuvenate and supplement existing site amenities.
- Develop an overall site security plan, incorporating lighting.
- Design so as to enhance the park aesthetics with minimal maintenance requirements.

In summary, the community and the Parks Division recognize the potential and value of this City park and is confident that the implementation of the Master Plan and associated improvements will further create a desirable amenity within the City that can be used in many different and positive ways that enlighten, improve health and strengthen community ties.

## 6.0 COMMUNITY PARTICIPATION

In order to understand and assess the current condition of South Worcester Playground, the demographic of park users, recreational needs of the community, and to discuss what the priorities of the Master Plan should be, the Parks Division and BSC Group conducted two (2) public input meetings culminating in a presentation to the Worcester Parks and Recreation Commission.

The South Worcester Neighborhood Center (SWNC) hosted the public meetings and played a key role in encouraging attendance at the meetings. (meeting notes and attendee lists are located in the Appendix for reference). In addition, both the SWNC and the Parks Division received comments from individuals and groups who could not attend the meetings and voiced these comments at the community meetings. The public outreach process involved:

1. To encourage attendance at the public meetings the Parks Division sent 400 meeting notifications to mainly park abutters and residents in surrounding neighborhoods. These public hearing notices (post cards) were sent out 2½ to 3 weeks prior to public hearing.
2. Public hearing notices (post cards) are fluorescent green for high-visibility and contrast from typical mail envelopes.
3. For each meeting, an additional 250 postcards were provided to the SWNC for distribution.
4. Public hearings are posted as part of the City Council Agenda.
5. Public hearings are posted on City Clerk’s website.
6. The public hearings were held at the South Worcester neighborhood center which is located within South Worcester Playground.
7. South Worcester Playground is located within an Environmental Justice Neighborhood. (See Appendix F)
8. South Worcester Playground is in the Minority Status Area surrounded by Minority and Income status to the south and east and Minority, Income and English

*Table 6-1 Schedule of Public Meetings*

<b>Date</b>	<b>Location</b>	<b>Meeting Objective</b>
November 3, 2014	South Worcester Neighborhood Center	Project Introduction, Input Regarding Issues, Opportunities, Desires
December 1, 2014	South Worcester Neighborhood Center	Present Conceptual Master Plan Alternatives
February 5, 2015	50 Skyline Drive	Present Draft Master Plan to Parks and Recreation Commission

At the first public meeting, BSC and the Assistant Commissioner of Parks introduced the project goals, explained existing site conditions, opportunities / constraints to attendees as well as providing an outline of the Master Planning process moving forward. Comments were then solicited from the community on issues and ideas for improvements and park enhancements. Based on the goals and the development program discussed during the community meeting and confirmed by City

representatives, BSC generated two conceptual master plan alternatives indicating various options for combining the following preferred elements of a renovated South Worcester Playground:

- Upgrade existing basketball court in its current location and add lighting.
- Rebuild regulation handball courts with run out zones, 16' high court wall, fencing and lighting. (One concept option had 2 courts, second option had 4 courts).
- Expand playground to accommodate two separate age groups (2-5, 5-12) with adjacent patio, benches and picnic tables.
- Shift orientation of baseball field to maximize outfield, included new backstop, dugouts, warm-up area and batting cage
- Minor improvements to Little League Field – bleachers, rebuild infield, storage trailer
- Add a community garden area
- Replace and expand paved plaza around community building
- Add ADA ramps to porch with a door into community building
- Architecturally open up views into porch area by modifying/replacing lower wall
- A paved walking loop path/baseball warning track
- Pedestrian lighting along walkways
- Reorganize parking into one large lot which is not dead-ended and includes accessible parking spaces
- Pedestrian access from Cambridge and Camp Streets
- Refurbishment of lawn and addition of shade trees
- Improved safety

The conceptual Master Plan alternatives were displayed to the community at the second public meeting where BSC and Parks Division staff presented a summary of input received at the first meeting followed by a discussion with attendees about what they liked and disliked about the two alternative plans. Based on community feedback at this meeting, a preliminary preferred master plan that combined the development program defined throughout the previous public input meetings was prepared for presentation to the Parks and Recreation Commission.

This public input process was instrumental in setting the program of elements to be included in the redesign of the park and help set priorities for the phased construction of these improvements.

## **7.0 MASTER PLAN SPECIFIC SITE IMPROVEMENTS**

(Refer to the Master Plan and Site Plan Exhibits in the Appendix)

With the basic goals in mind and particular requests from the Parks Division and the community, a comprehensive South Worcester Playground Master Plan has been developed which includes site improvements ranging from specific recreational components to general park-wide enhancements. The Master Plan proposes retaining the existing active uses in the park, with general upgrades and

additions to lighting, circulation, security, shade, and seating. The Master Plan also proposes adding a couple of new elements, such as community gardens and volleyball court.

The various site improvements as identified, are intended to be a guide for future development and are subject to change as specific implementation plans are commenced. The Master Plan site improvements have been broken into ten different categories as described below.

## 7.1 Handball Courts



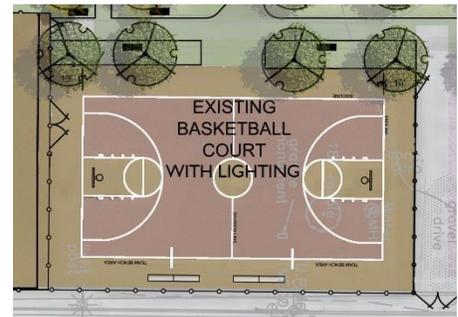
A very active handball community exists in Worcester and Central Massachusetts, in general. The quantity of courts available for players in this area is comparatively small relative to the large population of handball enthusiasts.

The current handball courts are located at the Cambridge/Camp Street intersection which has proven to be a good location due to their visibility. Four new regulation sized courts are proposed in the same location, sharing a single 16' high concrete wall with sports netting on top of the wall to prevent balls from leaving the court. The courts are enclosed by a 10' high chain-link fence. Access to the courts occurs a gates to the sidewalks along Cambridge and Camp Street, and an opening in the fence between the basketball and handball courts, which links to the primary pedestrian path through the park.

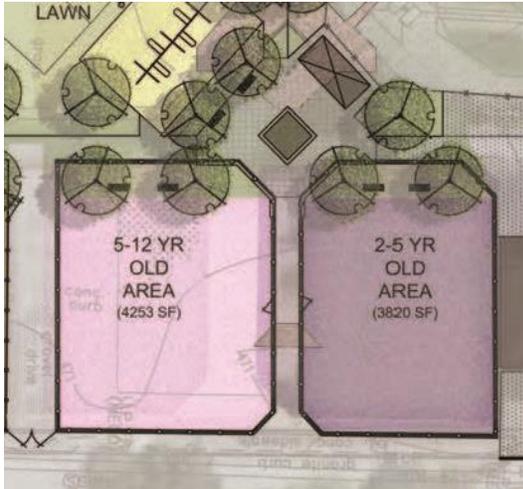
## 7.2 Basketball Court

The existing basketball court will be renovated in its current location. Renovation will include 50'x94' full depth reconstruction of the court surface, new fencing, new supports, backboards and hoops.

Sports lighting will be installed and set on automatic timers controlled by the Parks Division. The lighting will integrate a safety light that turns on approximately 15 minutes prior to the sports lights shutting off, allowing visitors to safely navigate their way out of the park. The sports lighting will include shields to direct lighting toward the court surface and away from adjacent properties.



### 7.3 Playground



A top priority of the improvement program for South Worcester Playground is the complete renovation and expansion of the children’s playground. The community voiced the need for a new and expanded playground, with updated and varied play equipment, appropriate for various age groups and abilities. The expanded playground area will utilize the existing playground footprint and the adjacent parking lot area. The playground design will incorporate an entry walkway through the middle of the two fenced playground spaces which will create a welcoming gateway into the park from Camp

Street. A secondary entrance area between the playground and basketball court will allow for maintenance vehicle access into the park.

Shade trees and benches will be placed inside each play area and at the central park node providing a place for parents and caregivers to sit and monitor child play and other recreation activities. Specific playground design features will be determined as design plans for the playground are advanced.

### 7.4 Central Area with Swings, Volleyball and Picnic



A central gathering space is being created between and to support the courts, ballfields and playground areas. This central space will also incorporate the existing concession building. Elements to be included in this central space include a shade shelter, shade trees, picnic tables, swings, benches and lighting. As part of the public meeting process a request was made to designate a location for a volleyball court. Therefore park’s central gathering area will include synthetic turf area that could accommodate a volleyball court, and when not in use, this turf area can also provide for informal play and relaxation.

## 7.5 Multi-Purpose Ballfield



The park's current baseball field has a large outfield lawn area that supports a variety of uses, not just baseball. The outfield area has been used for small youth size soccer fields. In addition, if the infield is reduced in size from a baseball infield with 90 foot base paths to a softball infield with 60 foot base paths, the size of the outfield lawn area would increase, providing more options for multi-use youth soccer or other lawn games.

A low retaining wall will be added in the right outfield to provide a larger, flatter right field area. Irrigation will also be added to the field.

## 7.6 Little League Field



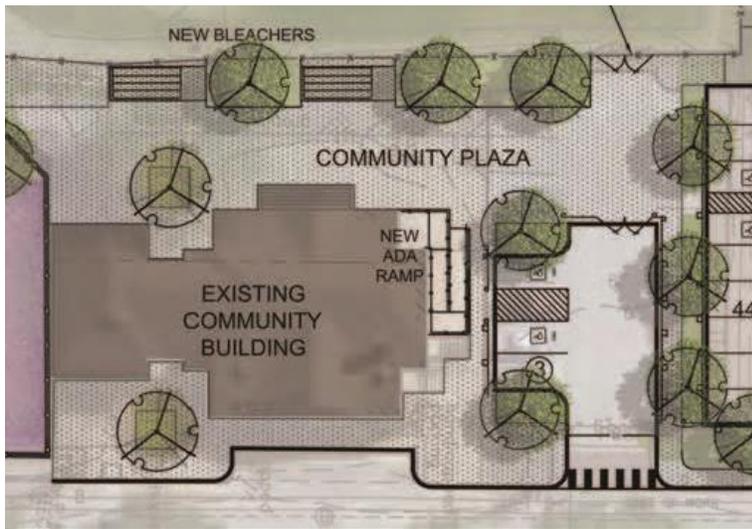
The Little League Field is in pretty good condition. Only a few improvements are needed which include new bleachers, maintenance access gate, rehabilitation of the existing irrigation system and rehabilitating the infield lawn and base paths.

## 7.7 Community Gardens

A new use being proposed for the park is a community garden area. A space for approximately 58 garden plots, measuring 4'x8' each, has been designated in the south east section of the park. A private group will be responsible for developing this space with garden plots, storage units, an area for tables and benches and ADA compliant access. Fencing with a pedestrian gate have been included in this master plan to secure the garden area, as well as vehicular access gates for delivery of materials into the garden area.



## 7.8 Community Building Porch and Plaza



Currently, the area surrounding the community building consists of concrete unit pavers, creating a hardscape plaza and walkway space. However, the paver area is full of weeds, and pavers are buckling creating an uneven walking surface. The entire area needs to be rebuilt.

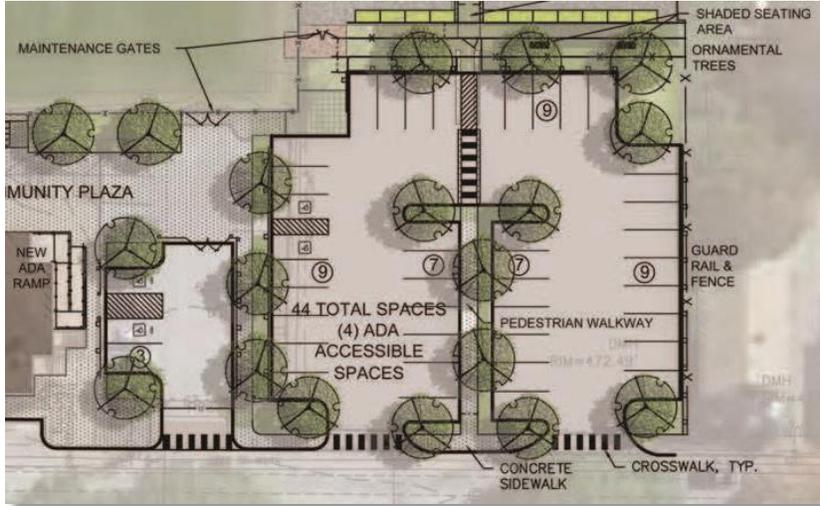
The plan calls for the plaza area to be expanded slightly and repaved with concrete. The larger plaza area will help support outdoor programs offered by the SWNC.

A ramp will be built to provide access from the plaza to the community building porch area. The main door into the building from the porch will also be replaced to be fully accessible. This will provide a proper entrance into the building, not through the kitchen area as the building is now accessed. The lower 3' high walls on the porch will be removed and replaced with open railings, providing visibility into the porch area.

A portion of the plaza will be striped for handicap parking. When not in use for parking, these ADA parking spaces will appear as plaza space. These spaces will provide close, safe and direct access to the ramps into the building as well as the new, level and safe plaza and walkways that provide access

to all park elements. In addition, the plaza provides a paved access route for maintenance vehicle access to the park and Little League Field.

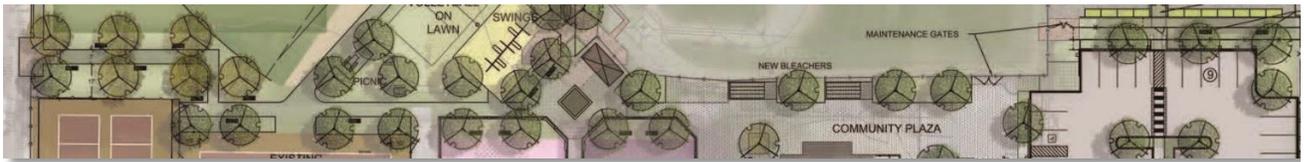
## 7.9 Parking



Parking will be consolidated into one larger lot south of the community building. This lot will accommodate 41 parking spaces, 8 more than the total of the current two parking lots. Combined with the 1 staff and 2 handicap spaces in the plaza area by the community building the total number of parking spaces within the park will increase to 44, or 11 more than the current two parking lots provide.

The new parking lot has been designed to allow vehicles to drive through the lot while entering, exiting and looking for available parking spaces. This will provide for easy drop-off when needed, and police will be able to pull through the parking lot to monitor park use. Lighting will be added, shade trees will soften the appearance of this new parking lot, and a central landscape island will also accommodate a pedestrian path into the park from Camp Street.

## 7.10 Park Amenities



A number of amenities will be added to the park for the comfort and safety of park users, as well as park aesthetics. These include:

- Site Furniture: benches, bike racks, trash receptacles.
- Shade Trees
- Walkways providing access to all park facilities, as well as a perimeter walking path for exercising
- New perimeter fencing

- Signage: Park sign, park rules, and ADA complaint signs.
- Safety: pedestrian lighting, sports lighting, security cameras, emergency call boxes.
- Utilities: Drainage, Water (*not* drinking fountain), and Electrical service improvements.

## 8.0 PHASING AND IMPLEMENTATION

From the beginning of the master planning process it was indicated and understood that all of the desired improvements would not be economically feasible in a single capital improvement project. The goal is to implement the most logical and immediately necessary improvements that would be acceptable to the neighborhood. Currently, the highest priority is the playground area.

## 9.0 PRELIMINARY COST ESTIMATE

General order of magnitude costs were developed for the elements shown in the draft Master Plan.

**(Refer to Appendix F for cost estimate spreadsheets)**

Note: total estimated cost based on February 2015 construction costs.

★ Soft costs are equal to approximately 10% of the total construction costs and typically include engineering, project management services, permitting, printing and advertising. An additional 10% includes a construction contingency . ★

# Appendix A - F

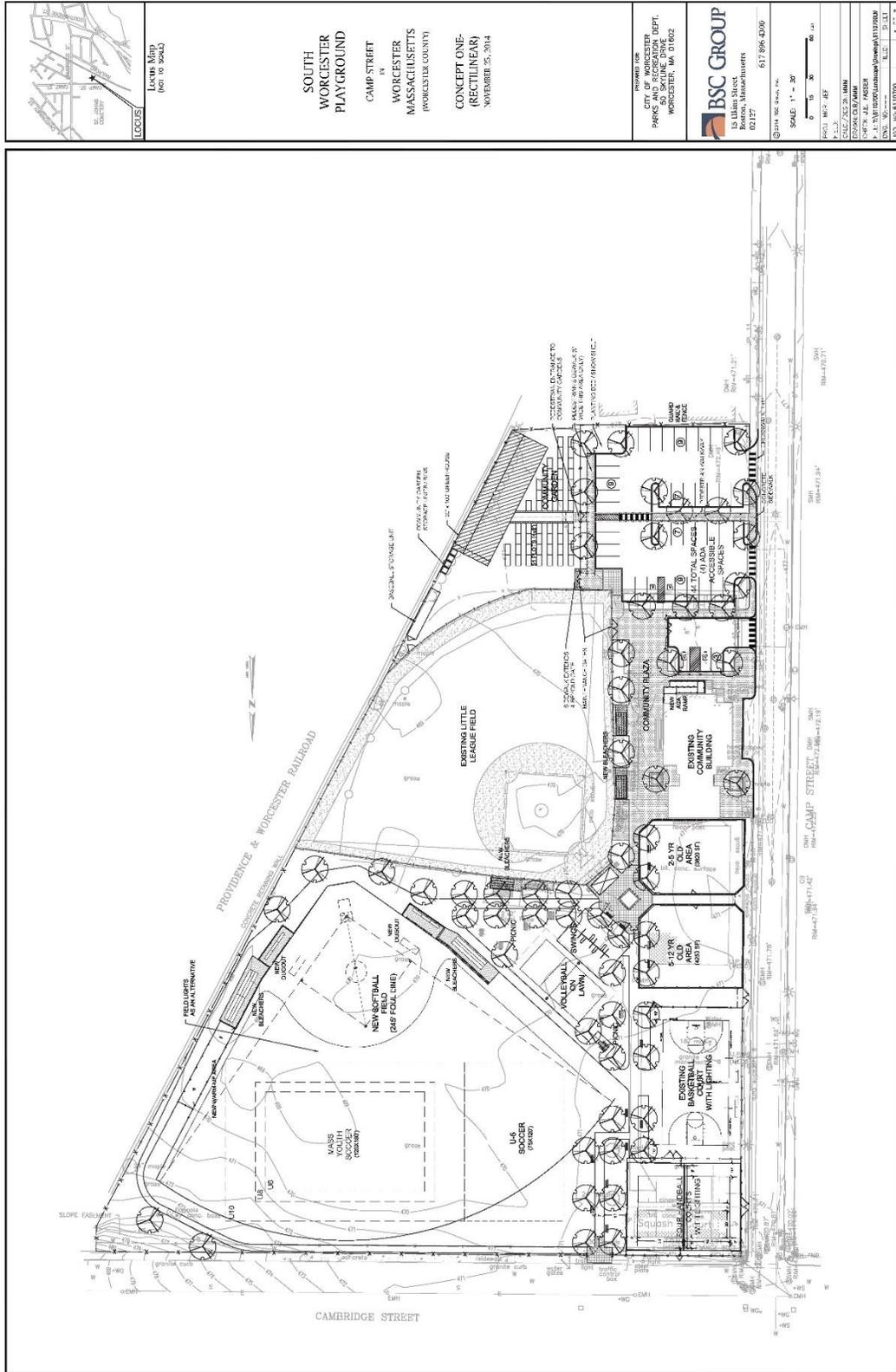
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APPENDIX C:

SITE PLAN EXHIBIT





## MEETING MINUTES

15 ELKINS STREET, BOSTON, MA 02127 ■ [www.bscgroup.com](http://www.bscgroup.com)

TEL 617-896-4300 ■ 800-268-8123 ■ FAX 617-896-4301

**To:** City of Worcester DPW, Div. of Parks & Rec **Date:** November 4, 2014  
**From:** Mariana Mariscal **Proj. No.** 61107.00  
**Re:** First Community Meeting Feedback  
**Date of Meeting:** November 3, 2014 **Time:** 6:30-8:30pm  
**Place of Meeting:** Community Building- South Worcester Playground  
**Purpose:** Get community input for Master Plan update  
**List of Attendees:** See attached list

- Soccer practices – public requested online schedule for ball games- to be accessible to other park users- (PROGRAM- RA)
- Games on Saturday- all day 8:00 AM – Early Evening (Coach)
- More info will be posted online and coordinated with DPW, Div. P&R
  
- More benches needed, especially in the playground area (amenities)
- Sidewalk in need of repair throughout
- Walking path/track around the park
- Sports light for basketball court is needed
- Handball court users bring a lot of parking lot conflicts.
- On senior league field- lighting is a priority. Also for Safety
- 13 – 16 Year old – Target to this Community.
- Vandalism is an issue
- Lighting - Both pedestrian and sports lighting
  - To use courts.
- Community Building Porch is a vantage point for vandalism. Needs to be lit.
- Community Building Porch is the only shade for summer program. (Address issues with enclosure and shade. Consider motion sensor lighting).
- Pedestrian flow – Edge of tracks – Needs & safety.
- 20 Teams on Saturday – 1 hour games.
- Parking gets congested:
  - Possibility of using sidewalk along St. John's Cemetery? (RA to find out)
  - Seasonal problems- related to games
- Drain for permit – RA to look
- Drinking fountains – Vandalized, misused (RA). Consider water bottle filter (pump) as an option.
- Open Lawn – Tennis Courts/ Spray Park
- Strong request for Community Gardening – ½ AC per. 50 plots: 3' ht. raised beds. (4' x 8')
  - Urban Farm
  - Full Community Involvement.
  - Support > 30 Families.
- Soccer: 4 – 6 year olds
  - Shared with community gardens or ballfields
- How to get parents involved?
- Rob – get teens to involved sooner
- (600 + last year)
- One Soccer in open area?

#### ACCURACY NOTICE

We have sought to record accurately the minutes of this meeting. If any of the above items do not agree with your understanding, please contact us within seven (7) days from the date of this document.

- Space games throughout week to alleviate parking congestions.
- U-6 or U-8 for warmup and kid games
- U -10 at Baseball Field?
- Balance activities – Currently there are only 3 Parks with Community Gardens in the entire City.
- Community Garden – For Healthy Eating.
- Little League is used consistently
- Baseball- look at possibilities.
- Handball & Basketball Court – good use. Possible Backboard & Rims Donated.
- Playground – enlarge size. Use poured-in-place resilient surfacing (PIP). Improve entrance and seating in the facilities.
- Playground – Swings ? – Separate Swings from playground?- Not too far away.
  - - Research options.
  - - Musical Features – Drums & Chimes.
  - - Location of Playground? Ok.
  - - Near Courts.
  - - Near Fields.
  - - Move parking lot to pool & expand Playground.
- Bleachers – In the middle of the sun, need shade. Located at 1st & 3rd.
- Space for Art – Sculptors
- Signage - Sheet Metal - Changeable. (Made every 5 years)
  - - Made at Community Building.
  - - Could be along railroad.
- More shade throughout
- Shade play structure?
- Remove Porch at Community Building?
  - -Provides good Shade.
  - - Provides Storage.
  - - Open it, similar to Elm Park.
- Lighting – Priority for vandalism & security.
- Consider Security Cameras?
- Crossing at Douglas St? not safe for pedestrians.
- Bump-outs? How to slow down traffic
- Pedestrian come into field.
- Share parking with cemetery?
- Sidewalk – Not biked safe and not in good condition. Wider?
- Get Maloney Field as a name– for historical significance.

cc: Rob Antonelli & Cesar Valiente (DPW, Divisions of P&R)  
Jef Fasser (BSC Group)

**To:** City of Worcester DPW, Div. of Parks & Rec      **Date:** December 2, 2014  
**From:** Mariana Mariscal, RLA      **Proj. No.** 61107.00  
**Re:** Second Community Meeting Feedback  
**Date of Meeting:** December 1, 2014      **Time:** 6:30-8:30pm  
**Place of Meeting:** Community Building- South Worcester Playground  
**Purpose:** Get community input for Master Plan Concepts  
**List of Attendees:** See attached list

- Request for Volleyball. Informal game- on lawn area
- Discussion on Parking lot location and playground expansion. One gentleman from public preferred the old parking lot location. BSC group explained the safety concerns (cars pulling in and out between courts, ball fields and playground activities, caregivers supervision taking place from the parking lot versus from within the playground) and the limiting footprint was a concern. In addition, there was a unanimous requests for the much needed and requested playground expansion location to be central, because of safety and logistic for both children and caregivers.  
As part of the functional and aesthetic improvements of the park, the proposed parking lot at the South west end of the park would combine the two existing parking lots into a larger, more efficient and safer parking lot, as shown on the 2 master plan concepts options.
- Discussion on Community Gardens- scope extended to possibly include a building. (This will not be included in the master plan concept. Garden plots are only illustrated to show footprint capacity, but they are the responsibility of Community Garden organization and thus not included in the cost estimate).
- Discussion on budget. RA: budget will be the deciding factor between the 2 Mater plan Concept options. Construction and implementation of improvements will be carried out in Phases.
- Discussion on permeable surfaces versus impermeable. RA: permeable pavers have issues with ADA compliance., maintenance and longevity.

**cc:** Rob Antonelli & Cesar Valiente (DPW, Divisions of P&R)  
Jef Fasser (BSC Group)

**ACCURACY NOTICE**

We have sought to record accurately the minutes of this meeting. If any of the above items do not agree with your understanding, please contact us within seven (7) days from the date of this document.

# DPW & Parks - Parks, Recreation and Cemetery Division



## South Worcester Master Plan Public Hearing # 1

South Worcester Neighborhood Center - Monday, November 03, 2014 @ 6:30 PM

Robert C. Antonelli Jr., Assistant Commissioner

	Name	Address	Phone No.	Affiliation/Resident
1	Thomas Purdy			Homeowner, Resident
2	ALDEN LASICA			
3	OMAR & REBECCA LONDONO			Homeowner / Resident
4	Patricia Beardow			Homeowner
5	CHRISTY DELGADO			RESIDENT
6	JEFF FASSAC	BSC GROUP		
7	MARIANA MARISCAL	" "		
8	Daniel Donahue			State Rep
9	TOM LEWIS			South Worcester Sports / Resident
10	JINA CARUSO			South Worcester Sports / RES
11	Debi Barker			South Worcester Sports
12	Amanda Barker	Nuestro Huerto		
13	Hannah Converse			Nuestro Huerto
14	JOHN LAURING			resident
15	PAUL GORHAM			Home owner
16	LYN CHAMBERLAIN			chamberlain
17	Janelle Wilson Keremichis Inn			Jeremichs Inn
18				
19				
20				

# DPW & Parks - Parks, Recreation and Cemetery Division



## South Worcester Master Plan Public Hearing # 2

South Worcester Neighborhood Center - Monday, December 01, 2014 @ 6:30 PM

Robert C. Antonelli Jr., Assistant Commissioner

	Name	Address	Phone No.	Affiliation/Resident
1	ROXCHARITTE			Director - Slave
2	Jackie Beebe			Nuestro Huerto
3	Amy Whithead Ploux			Neighborhood Resident/MA Dept. of Early Ed. - (dnt)
4	Thomas Purdy			purdy.thomas@ci.wor.ohio.us
5	Amanda Barker			Nuestro Huerto
6	JEFF FASSAC	BSC GROUP		
7	MARIANA MARISCAL	" "		
8	Jane Hasek			Board Member
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## City of Worcester

DPW and Parks - Parks, Recreation and Cemetery Division

Date: February 05, 2015 Time: 6:30 PM

Place: Parks and Recreation Commission Meeting  
Meeting Room A  
50 Skyline Drive, Worcester, MA 01605

### A Master Plan for South Worcester Playground - Public Hearing # 3

Topics will include: *This hearing will be the first item on the Parks and Recreation Commission meeting agenda and will complete the discussion of existing conditions, site constraints and alternative designs. The Department will display the updated/preferred concept plan (s) incorporating all information gathered during the past public hearings. The Master Plan is designed to meet the needs, wants & desires of the neighbors, citizens, and organizations that currently use the facility. The Parks and Recreation Commission will allow an open public discussion / question and comment period on the information presented. All information will result in a community endorsed "guidebook" that would include a synthesized plan of phased improvements.*

## REMINDER

All are Invited and Encouraged to Attend.

Phone: (508) 799-1190

Fax: (508) 799-1293

E-Mail: [parks@worcesterma.gov](mailto:parks@worcesterma.gov)

Call (508) 799-1294 in the event of severe weather, for up-to-date meeting status.

The City of Worcester does not discriminate on the basis of disability. The Parks, Recreation and Cemetery Division will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to persons with disabilities upon advance request. Please contact the Parks Division at [parks@worcesterma.gov](mailto:parks@worcesterma.gov), or Phone (508) 799-1190 or The City ADA Coordinator at [disabilities@worcesterma.gov](mailto:disabilities@worcesterma.gov).

CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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

Paul J. Moosey, P.E.  
Commissioner



Robert C. Antonelli, Jr., CPRP  
Assistant Commissioner

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

Edward M. Augustus, Jr., City Manager

Parks & Recreation Commission

Thursday, February 5<sup>th</sup> 2015

Sign-in Sheet

(PRINT ONLY)

	<u>Name</u>	<u>Address</u>	<u>Item of Interest</u>
1.	Dolly VAZQUEZ		Aug Rest
2.	Sam ROSARIO		Aug Rest
3.	Amanda Barker		SW Playground
4.	Nancy (O'Neil)		SW playground
5.	Wendy (O'Neil)		SW playground
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**CITY OF WORCESTER**

**DEPARTMENT OF PUBLIC WORKS AND PARKS**

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

**Paul J. Moosey, P.E.  
Commissioner**



**Robert C. Antonelli, Jr., CPRP  
Assistant Commissioner**

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

**Edward M. Augustus, Jr., City Manager**

**Parks & Recreation Commission**

**Thursday, February 5<sup>th</sup> 2015**

**Sign-in Sheet**

**(PRINT ONLY)**

	<u>Name</u>	<u>Address</u>	<u>Item of Interest</u>
1.	William McCre		SW Playground
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# CITY OF WORCESTER

DEPARTMENT OF PUBLIC WORKS AND PARKS

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

Paul J. Moosey, P.E.  
Commissioner



Robert C. Antonelli, Jr., CPRP  
Assistant Commissioner

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

Edward M. Augustus, Jr., City Manager

## Parks & Recreation Commission

### Thursday, February 5<sup>th</sup> 2015

### Sign-in Sheet

**(PRINT ONLY)**

	<u>Name</u>	<u>Address</u>	<u>Item of Interest</u>
1.	Jacklyn Beebe		South Worcester Playground
2.	Seth Stokes		Nvestin Avenue
3.	Paul/Barbara Gorham		South Worcester Playground
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**APPENDIX E: COST ESTIMATE**

**DESIGNERS OPINION OF PROBABLE COST**



33 Waldo Street  
Worcester, MA  
Ph: 617.896.4300 Fx:

Project: South Worcester Playground- Maloney Field  
Location: Cambridge and Camp St.  
Subject: Preferred Option Master Plan

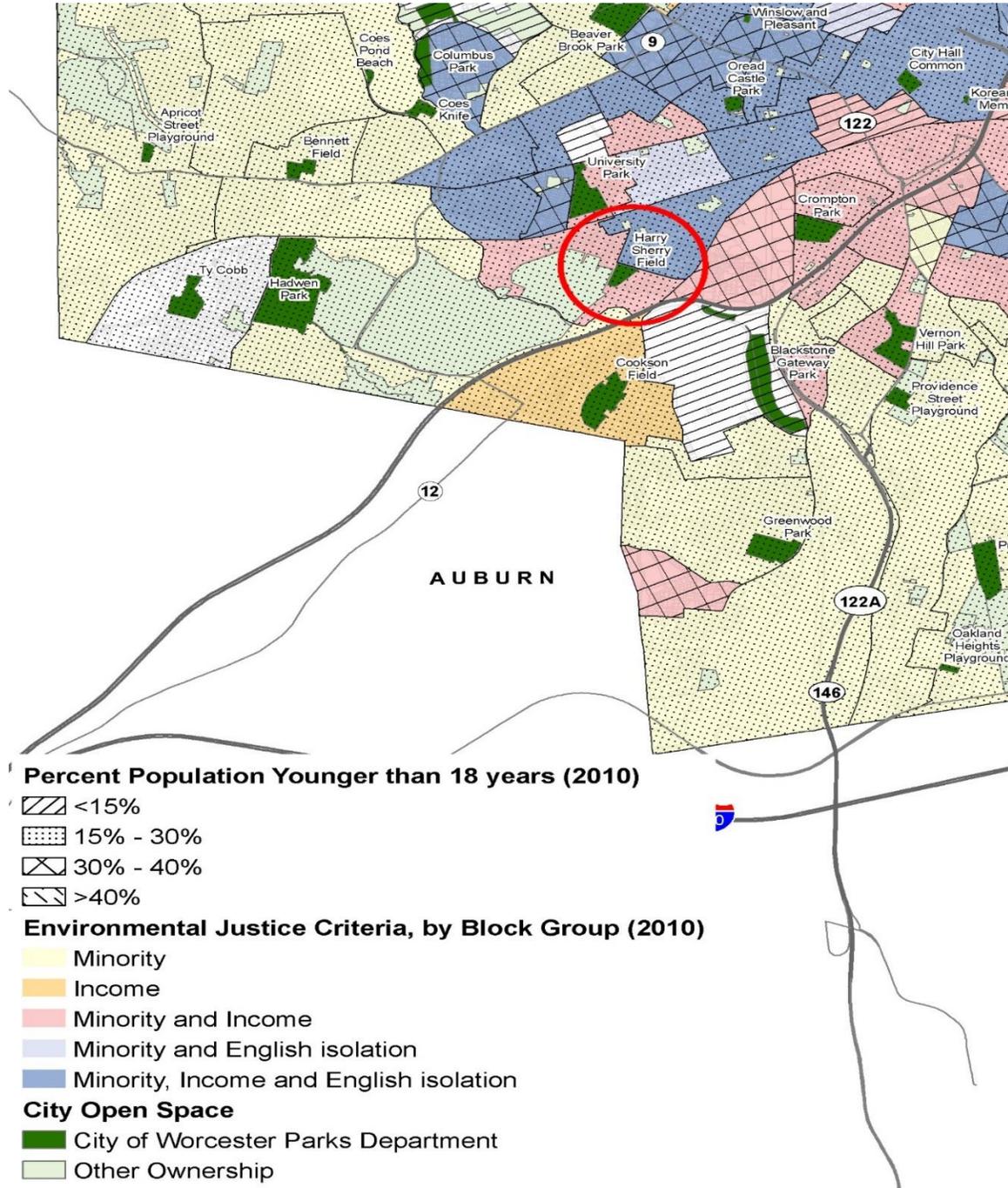
Calc.: CB  
Checked: JEF  
Date: Feb/04/2015  
Revised: 10/29/2015

Item No.	Item Description	Quantity	UOM	Unit Cost	Subtotal	Notes
<b>A</b>	<b>PREPARATION AND DEMOLITION</b>					
				<b>Subtotal</b>	<b>\$ 54,000.00</b>	
<b>B</b>	<b>DRAINAGE</b>					
				<b>Subtotal</b>	<b>\$ 35,000.00</b>	
<b>C</b>	<b>GENERAL IMPROVEMENTS</b>					
1	Handball Court					(DOUBLE HANDBALL COURT PER 10/29 REV)
				<b>Subtotal</b>	<b>\$ 150,366.38</b>	
2	Basketball Court					
				<b>Subtotal</b>	<b>\$ 152,836.00</b>	
3	2-12 yrs. Old Playground Areas					
				<b>Subtotal</b>	<b>\$ 523,400.00</b>	
4	Central Area: Swing Set, Volleyball and Picnic					
				<b>Subtotal</b>	<b>\$ 189,050.00</b>	
5	Multipurpose Ballfield					
				<b>Subtotal</b>	<b>\$ 615,502.00</b>	
6	Little League Field					
				<b>Subtotal</b>	<b>\$ 196,900.00</b>	
7	Community Garden					
				<b>Subtotal</b>	<b>\$ 46,625.00</b>	
8	Community Building Porch & Plaza					
				<b>Subtotal</b>	<b>\$ 573,785.00</b>	
9	Parking Lot					
				<b>Subtotal</b>	<b>\$ 120,190.50</b>	
10	Park Amenities					
				<b>Subtotal</b>	<b>\$ 682,050.00</b>	
	<b>MOBILIZATION AND DEMOBILIZATION</b>					
	Mobilization, Bonding, etc. 5%		LUMP		\$ 183,238.00	
	Contingency and Inflation, etc. 10%		LUMP		\$ 333,970.39	

	\$	3,856,912.27
<b>Soft costs 10%</b>	\$	385,691.23
	\$	4,242,603.49
	\$	4,250,000.00

**APPENDIX F:**

**ENVIRONMENTAL JUSTICE MAP**



Master Plan Approved by  
**Worcester Parks and  
Recreation Commission**

February 5, 2015

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Master Plan Approved by  
**Worcester  
City Council**

February 23, 2016

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