

A Revised Master Plan for Improvements to

Mulcahy Field

Worcester, Massachusetts



**City of Worcester
Department of Public Works & Parks
Parks, Recreation, and Cemetery Division
50 Skyline Drive
Worcester, MA 01604**

June 2019



Acknowledgments

Worcester City Council:

Joseph M. Petty, Mayor

Morris A. Bergman

Khrystian E. King

Konstantina B. Lukes

Candy F. Mero-Carlson

Sarai Rivera

Sean M. Rose

Gary Rosen

George J. Russell

Kathleen M. Toomey

Matthew E. Wally

Worcester Parks & Recreation Commission:

Scott Cashman

Nicholas D. Chacharone

Mary Ann Dube

Eric Goldstein

John P. Lauring

Meg Mulhern

George Sedares

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

Introduction

The original master plan for Mulcahy Field was approved in 2014, and is now being revised. This park is located in the Union Hill neighborhood of Worcester, and is approximately 3.4 acres in size. It is bordered by Dorchester Street on the north, Acton Street and residential buildings on the south, residential buildings to the west, and both commercial and residential structures on the east side.

This master planning process is a continuation of the Parks Division's initiative to prepare master plans for each of its properties, in order to best identify, maintain, manage, and prioritize the critical needs of its parks. The master plan is used as a general guide for future improvements. All improvements outlined in the master plan are recommendations only and are subject to refinement and adjustment as necessary to meet actual site conditions and funding availability.

Existing Conditions

Mulcahy Field currently includes a baseball field, batting cage, softball field, small basketball court, playground, park building (with restrooms and concessions), and 9-space parking lot. Dugouts and a bleacher pad for the baseball field were installed in 2018. The site is relatively flat, except for the southern portion that slopes down to Acton Street. In addition, there are scattered trees around the edges of the property, and the site is mostly enclosed with old chain-link fencing. Access to the park is currently via the parking lot off Acton Street and an opening in the fence adjacent to the sidewalk on Dorchester Street.

Community Participation

In order to best understand and assess the current conditions of Mulcahy Field, the demographics of the park, the recreational needs of the community, and to discuss what the priorities of the master plan should be, the Parks Division and EarthDesign Landscape Architecture LLC conducted a series of community engagement meetings. Over a period of two months, the project team met with interested parties. The initial meeting was to introduce the project and solicit ideas, concerns, and comments from the group. At the second meeting, The Parks Division and EarthDesign presented two alternative concept plans based on input from the attendees, objectives, and preliminary goals derived from the first meeting. A preliminary (preferred) master plan was then developed based on input received at the previous meeting, and the Parks Division presented this plan at a third public meeting.

Schedule of Public Meetings		
Date	Location	Meeting Objective
December 13, 2018	Addison Apartments Community Room (2 Addison Street)	Project introduction
January 24, 2019	Addison Apartments Community Room (2 Addison Street)	Presentation of master plan concepts
February 7, 2019	Worcester East Middle School (420 Grafton Street)	Presentation of preliminary (preferred) master plan
June 27, 2019	50 Skyline Drive	Presentation of master plan to Parks & Recreation Commission

- 600 public hearing notices (post cards) were sent out 2.5 to 3 weeks prior to each public hearing.
- Public hearing notices are fluorescent green for high-visibility and contrast from typical mail envelopes.
- Public hearing notices were sent out to homeowners within the Mulcahy Field neighborhood area.
- Public hearings were posted as part of the City Council Agenda.
- Public hearings were posted on the City Clerk’s website.
- Public hearings # 1 and # 2 were held at the Addison Apartments Community Room (2 Addison Street), which is located less than one-half mile from Mulcahy Field. Public hearing # 3 was held at Worcester East Middle School (420 Grafton Street), located across the street from the Dorchester Street entrance to Mulcahy Field.
- Mulcahy Field is located in an Environmental Justice (Minority status) area.

Proposed Master Plan

The proposed master plan includes a new baseball field with 60’ and 70’ base options (in the same location as the existing field); a new batting cage; a multi-use rectangular field that can be rotated to 3 different layouts (for even wear on turfgrass); a pickleball court; a multi-use court (accommodating 4 half-basketball courts, futsal, and floor hockey); a full-size basketball court; a new playground; a walking path, fitness stations; picnic areas; and expanded parking. The courts, fields, walking path, and parking lot will be lighted. New fencing is proposed to be installed along the property boundaries, and a retaining wall is proposed along the southeastern property lines. New trees are proposed behind the retaining walls at the south end of the site, and in other locations near the edges of the park. Access areas are proposed at the existing parking lot off of Acton Street, and at two locations on Dorchester Street.



MASTER PLAN CONCEPT

Mulcahy Field Improvements



Scale: 1" = 30'

June 2019

City of Worcester, Massachusetts

earthdesign



Enlarged View of Master Plan

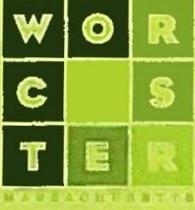
Estimated Construction Costs

The following costs have been estimated for the construction of Mulcahy Field Improvements. Each of the first four categories includes grading/earthwork associated with that particular facility.

Facilities:	Cost Estimate:
Lighted Athletic Fields (baseball and rectangular fields):	\$870,000
Lighted Courts (basketball, multi-use, and pickleball):	\$580,000
Playground:	\$380,000
Fitness Stations:	\$76,400
Surveillance Camera System (not including conduit/handholes):	\$190,900
Other Site Improvements (not associated with a particular facility):	
Removal of various existing items:	\$100,500
Erosion controls & other temporary measures:	\$48,200
Grading & earthwork:	\$74,100
Storm drainage:	\$176,400
Retaining walls:	\$135,000
Property line fencing, guardrails, & gates:	\$164,400
Walkways and parking lot expansion:	\$85,000
Lighting (for parking & walkways), electrical work, & infrastructure for surveillance system:	\$246,400
Site amenities (picnic areas, benches, signage, etc.):	\$40,900
Landscaping/seeding:	\$22,700
Contractor Mobilization, Overhead, & Profit (10%):	\$319,100
Subtotal:	\$3,510,000
Soft Costs and Project Contingency (20%)*:	\$702,000
Total Estimated Cost (June, 2019):	\$4,212,000

*Soft costs equal approximately 10% of the total construction cost and typically include engineering design and project management services, construction administration, printing and advertising, and other efforts associated with implementation of a project. The project contingency covers unanticipated additional construction costs, and typically equals 10% of the construction costs.

Public Hearing Notices



City of Worcester
DPW and Parks - Parks, Recreation and Cemetery Division
Date: December 13, 2018 **Time:** 6:30PM
Place: Addison Apartments, Community Room
2 Addison Street, Worcester, MA 01604

A Master Plan Revision for Mulcahy Field - Public Hearing # 1

Topic to include:
The presentation of the existing conditions, existing uses and existing approved Master Plan of **Mulcahy Field**. This presentation will be followed by an open public discussion, question and comment period to allow the Department to better understand and ascertain the needs, wants and desires of the neighbors, citizens and organizations that currently use this facility. The information and public comments will be synthesized to develop a Master Plan Redesign, to guide all future community/neighborhood endorsed improvements.

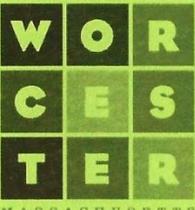
INVITATION

All are invited and Encouraged to Attend. 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.

Phone: (508) 799-1190
Fax: (508) 799-1293
E-Mail: parks@worcesterma.gov

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

Please contact the Parks Division at parks@worcesterma.gov, or Phone (508) 799 -1190 or The City ADA Coordinator at disabilities@worcesterma.gov.



City of Worcester
DPW and Parks - Parks, Recreation and Cemetery Division
Date: January 24, 2019 **Time:** 6:30PM
Place: Addison Apartments, Community Room
2 Addison Street, Worcester, MA 01604

A Master Plan Revision for Mulcahy Field - Public Hearing # 2

Topic to include:
The continued discussion of the existing conditions, existing uses, existing approved Master Plan and site constraints for this facility. Followed by the presentation of ideas and preliminary plans (based on the first public hearing comments) developed to meet the needs, wants and desires of the neighbors, citizens and organizations that currently use this facility. All presented information and subsequent public comments will be synthesized to develop a Master Plan Redesign, to guide all future community/neighborhood endorsed

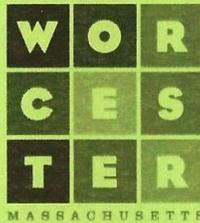
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City of Worcester

DPW and Parks - Parks, Recreation and Cemetery Division

Date: February 7, 2019 Time: 6:30PM

Place: Worcester East Middle School
420 Grafton Street, Worcester, MA 01604

A Master Plan Revision for Mulcahy Field - Public Hearing # 3

Topic to include:

The continued discussion of the existing conditions, existing uses, existing approved Master Plan and site constraints for this facility. Followed by the presentation of ideas and preliminary plans (based on the previous public hearing comments) developed to meet the needs, wants and desires of the neighbors, citizens and organizations that currently use this facility. All presented information and subsequent public comments will be synthesized to develop a Master Plan Revision, to guide all future community/neighborhood endorsed improvements.

INVITATION

All are Invited and Encouraged to Attend.

Phone: (508) 799-1190
Fax: (508) 799-1293
E-Mail: parks@worcesterma.gov

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

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City of Worcester

DPW and Parks - Parks, Recreation and Cemetery Division

Date: June 27, 2019 Time: 6:30 PM

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

A Master Plan Revision for Mulcahy Field Public Hearing # 4 Rescheduled

This hearing will be at 7:00 PM on the Parks and Recreation Commission meeting agenda and will complete the discussion of existing conditions, existing uses, existing Approved Master Plan and site constraints and alternative designs. The Department will display updated concept plans incorporating all information gathered during the past public hearings. These revised plans are 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 to the facility.

*** REMINDER ***

All are Invited and Encouraged to Attend.

Phone: (508) 799-1190
Fax: (508) 799-1293
E-Mail: 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, or Phone (508) 799 -1190, or The City ADA Coordinator at disabilities@worcesterma.gov.

Meeting Attendance Sheets

Meeting 1: 12/13/18

 DPW & Parks - Parks, Recreation and Cemetery Division Mulcahy Field Master Plan Revision Public Hearing No. 1 Addison Apartments, Community Room, 2 Addison St, Worcester, MA 01604 Robert C. Antonelli Jr., Assistant Commissioner December 13, 2018 @ 6:30 PM				Name (PLEASE PRINT)	Address	Phone No.	E-Mail Address
1	Love Bethel						
2	Kathy P' Connor						
3	Margaret Cappabianca						
4	Janet S. Vargano						
5	Sheila Trampuso						
6	Linda McCall						
7	George RUSSELL						
8	Luis SUAREZ						
9	ANTHONY CENTE						
10	Jim O'Brien						
11	MATT DIAR						
12	Phil GIARUSSO						
13	ST NICK (MAX ROSEN)						
14							
15							
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 DPW & Parks - Parks, Recreation and Cemetery Division Mulcahy Field Master Plan Revision Public Hearing No. 2 Addison Apartments, Community Room, 2 Addison St, Worcester, MA 01604 Robert C. Antonelli Jr., Assistant Commissioner January 24, 2019 @ 6:30 PM				
	Name (PLEASE PRINT)	Address	Phone No.	E-Mail Address
1	Shelia Trupasso			
2	MARCO BALANCE			
3	Greg Rissell			
4	GARY ROSEN			
5	Linda McCall			
6	Margaret Cappabianca			
7	Kathy O'Carroll			
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 DPW & Parks - Parks, Recreation and Cemetery Division Mulcahy Field Master Plan Revision Public Hearing No. 3 Worcester East Middle School, 420 Grafton Street, Worcester, MA 01604 Robert C. Antonelli Jr., Assistant Commissioner February 7, 2019 @ 6:30 PM				
	Name (PLEASE PRINT)	Address	Phone No.	E-Mail Address
1	Linda McGill			
2	John Fresolo			
3	ANTHONY CONTE			
4	Mary Anne Abraham			
5	GEORGE RUSSELL			
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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 AND RECREATION COMMISSION MEETING
Sign-in Sheet**

Thursday, June 27, 2019

6:30 p.m.

(PRINT ONLY)

<u>Name</u>	<u>Address/Organization</u>	<u>Item of Interest</u>	<u>Email</u>
1. <i>Sheila Trupasso</i>			
2. <i>Hetherine O'Connor</i>			
3. <i>Margaret GRANATA</i>			
4.			
5. <i>George Russell</i>			
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"Serving Our Community"

"Pride In Our Parks"

Council Order

cm2019nov01015737

CITY OF WORCESTER

ORDERED: That

The City Council does hereby approve the Revised Master Plan Initiative for improvements to Mulcahy Field.

In City Council

April 21, 2020

Order adopted by a yea and nay vote of Eleven Yeas and No Nays

A Copy. Attest:



Nikolin Vangjeli
City Clerk

cm2019nov01015737

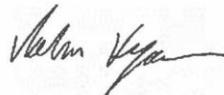
CITY OF WORCESTER

In Committee

April 14, 2020

The Committee on Veterans' Memorials, Parks And Recreation to whom was referred November 19, 2019 the Communication of the City Manager Transmitting informational communication relative to the revised Mulcahy Field Master Plan; having considered the same, most respectfully reports recommending adoption of the accompanying Order.

For the Committee



Clerk

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

June 20, 2013

Revised Master Plan
Approved by
**Worcester Parks &
Recreation Commission**

June 27, 2019

Master Plan Approved by
Worcester City Council

February 23, 2016

Revised Master Plan
Approved by
Worcester City Council

April 21, 2020