



# Site Selection for Proposed Turf

Wayland Recreation



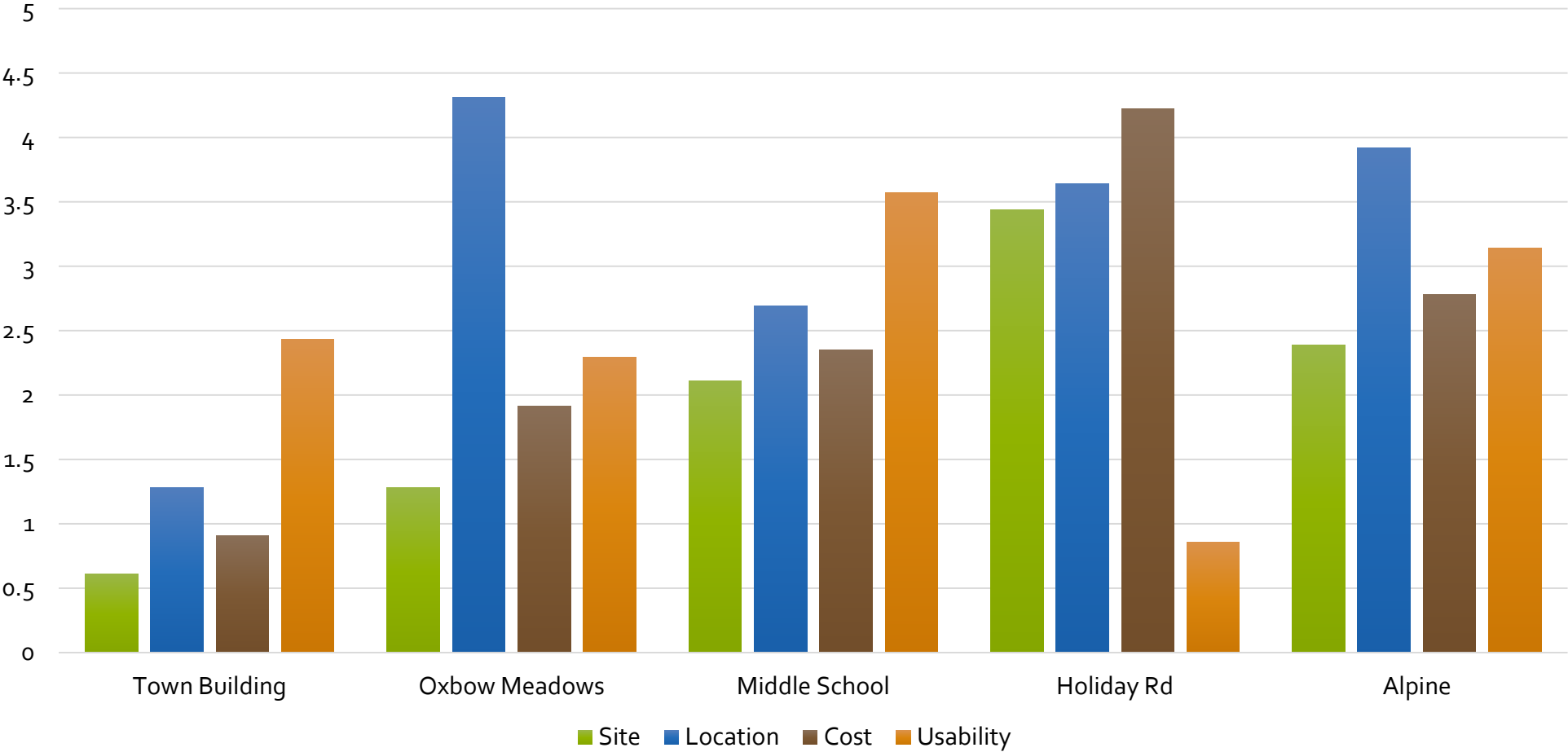
# Criteria to Assess Properties

1. **Site Index** – Measures overall feasibility of the physical characteristics of sites
  - *Who owns the property? Does a field fit? Is it available and accessible? Does it have restrictions? Are permits needed?*
2. **Location Index** – Measures overall impact on abutters
  - How close are the nearest abutters? How close is it to major roadways? Will it be an eyesore? Is it walkable? Traffic?
3. **Cost Index**
  - Are additional costs needed to make this site work? Some sites have more advantages and/or challenges than others.
4. **Usability Index** – Measures usefulness of new turf
  - Is it accessible on school days? Can it be illuminated? Measure of the benefits accomplished by converting grass to turf.

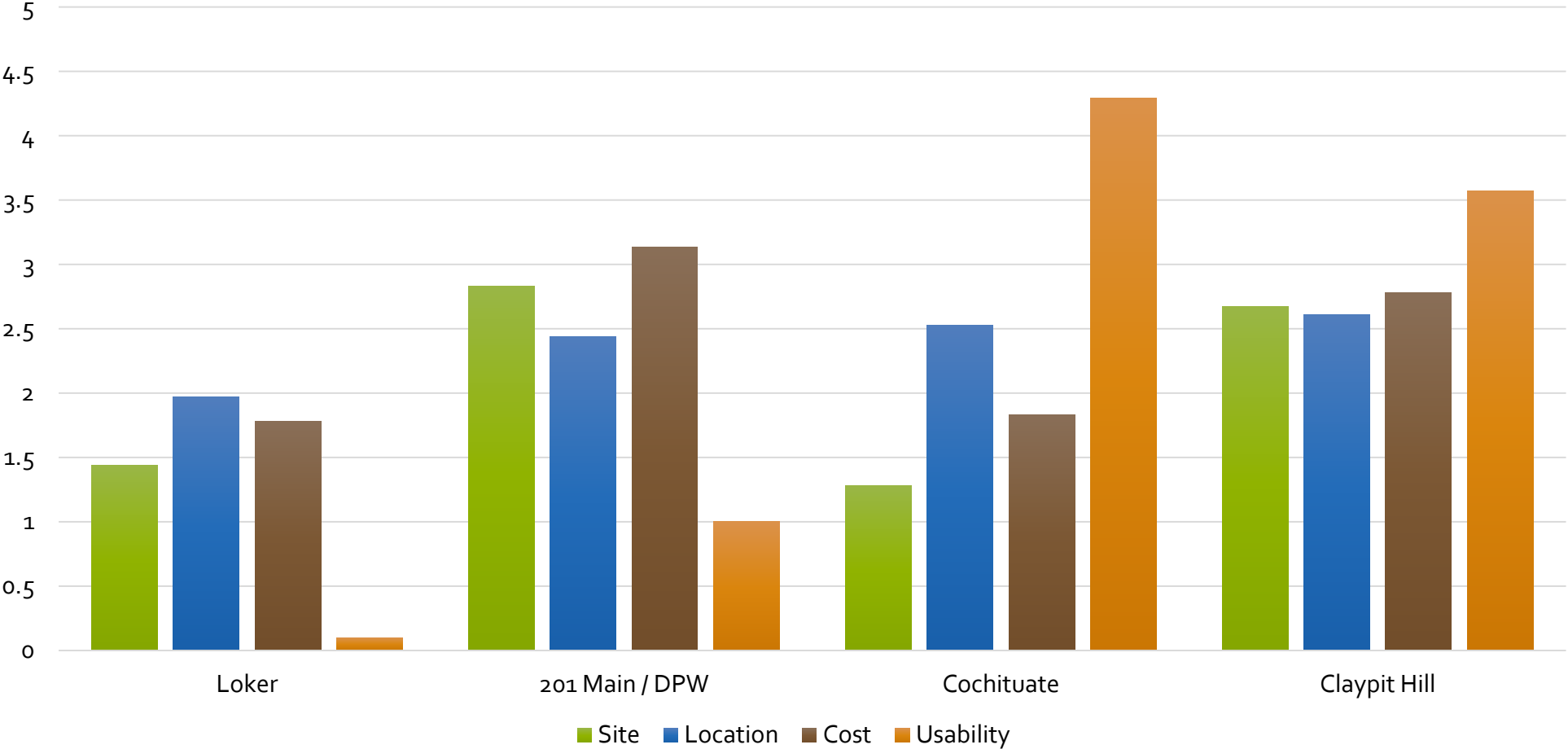
# Site Index Narrative

	SITE	LOCATION	COST	USE
<b>LOKER CONSERVATION &amp; RECREATION AREA</b>	Abandoned 20 years, Vacant, designed & studied (soil, traffic, historical, stormwater), in the Care, Custody and Control of Recreation, Some tree removal, electrical service possible; parking area mostly clear, possible vernal pools, opportunity to enhance trails	Few abutters, close to major roads, heavily wooded, low visibility	Expensive because of topography, but savings as an access road already exists, and parking area mostly cleared	Currently vacant, add maximum use potential, because it adds an additional footprint without restriction (if lit)
<b>TURF TOWN BUILDING FIELD</b>	Currently a grass field, recently refurbished, in Care, Custody, Control of Recreation, little to no tree removal, irrigation present, but Wetlands buffer, parking exists	Few abutters, center of Town, footprint already exists, high visibility	Inexpensive because land is clear, recently refurbished (\$300k)	Add some usage in evenings if the field was lit, already used daily until dusk
<b>DEVELOP MAIN ST / OLD DPW SITE</b>	Former burn dump, environmental concerns, in Care, Custody, Control of the BoPW, on school property, limited tree removal, some parking needed	Close abutters limits light potential, on main roadway, high visibility	Earthwork inexpensive because land is mostly clear, expect high costs for environmental remediation	Currently vacant, high use potential, only limited by school days
<b>OXBOW MEADOWS (convert grass fields)</b>	Recently installed grass field, in Care, Custody, Control of Recreation, little to no further tree removal, irrigation present, restricted from lights, current parking exists	Remote, away from center of town and abutters, footprint already exists, low visibility	Just spent \$4,000 to install sod/grass field, question if prudent to turf	Adds very little additional usage, because of light restriction.
<b>TURF COCHITUATE BALL FIELDS</b>	Currently highly used two grass baseball fields, recently refurbished one, in Care, Custody, Control of Recreation, little to no tree removal, irrigation present, parking would need to be expanded	Footprint already exists, close to major roads, abutters very close, high visibility	Earthwork inexpensive because land is mostly clear, would lose 2 baseball fields, possible playground and basketball court	Displaces the need for two baseball fields (used 8am-10pm daily) and potentially playground/basketball court
<b>MIDDLE SCHOOL (convert grass fields)</b>	Existing several grass fields, in Care, Custody, Control of school dept., 24 micro fields, conservation/historical concerns on back field; limited tree removal, parking exists	Close abutters limits light potential, on main roadway, lower visibility than old DPW site	Earthwork inexpensive because land is mostly clear	Add some usage in evenings if the field was lit, already used daily until dusk, limited by school days
<b>CLAYPIT HILL SCHOOL FIELDS</b>	Currently overused grass fields, in Care, Custody, Control of school dept., challenging layout, no irrigation exists, parking exists	Small footprints already exist, close to center of Town, near main roadways, lower visibility	Potentially expensive, as would have new layout to fit 11v11	Add some usage in evenings if the field was lit, already used daily until dusk, likely to lose some field footprints, limited by school days
<b>HOLIDAY RD / ORCHARD LN</b>	A vacant wooded area, in Care, Custody, Control of Town/BOS, extensive tree removal, no access/parking	Remote, away from center of town, some nearby abutters, access and parking needed	Potentially expensive studies and tree removal, potentially expensive access /parking lot	Currently vacant, add maximum use potential, because it adds an additional footprint without restriction (if lit)
<b>ALPINE FIELD</b>	Highly utilized grass field, in Care, Custody, Control of school dept., irrigation exists, small parking exists, historically significant area	Remote, away from center of town and major roadways, some nearby abutters, footprint already exists	Earthwork inexpensive because land is mostly clear, need historical evaluation, potentially lose 1 tee-ball fields, possible playground	Add some usage in evenings if the field was lit, already used daily until dusk

# Rating System is on a scale from 0 to 5 (Lower scores indicate more desirable location for turf)

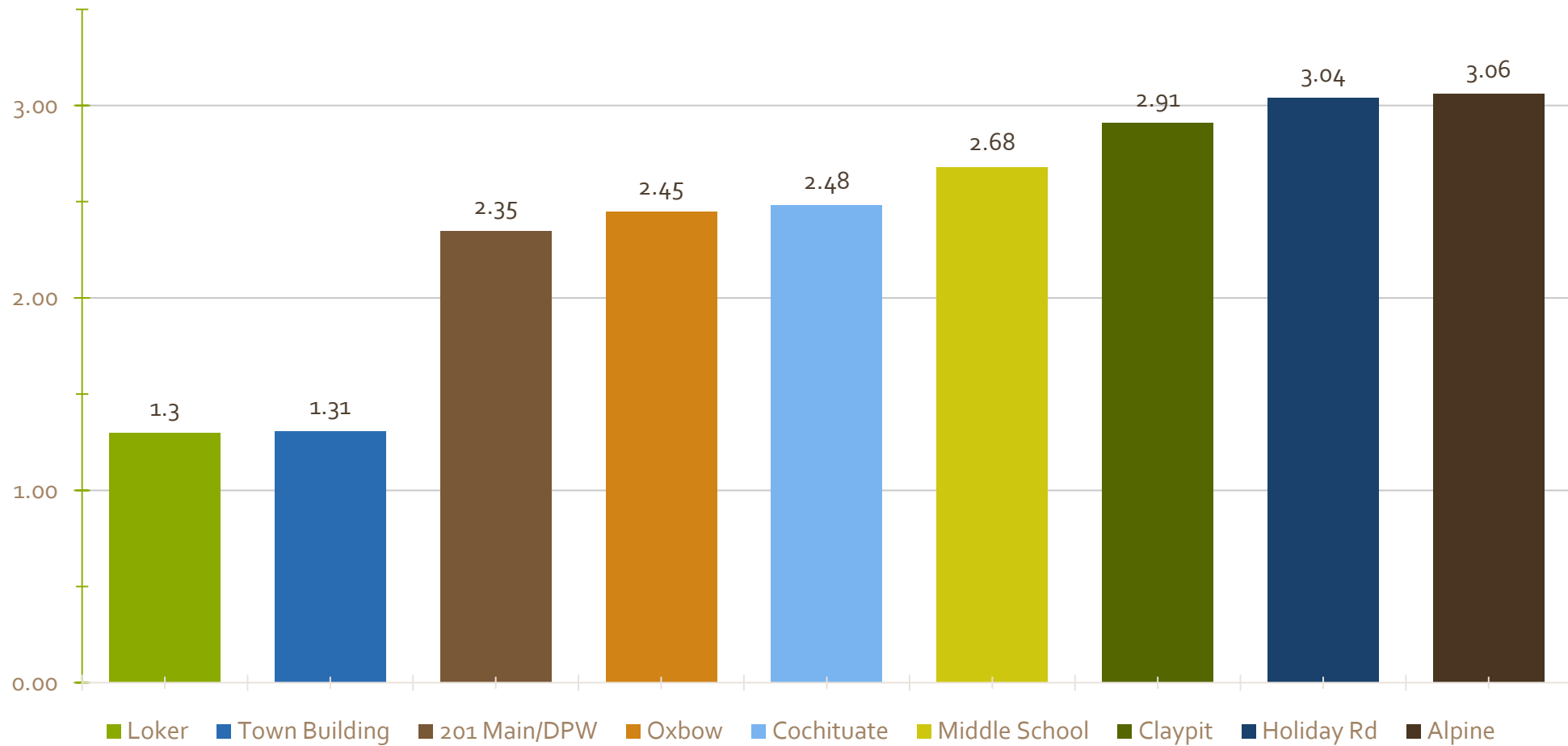


# Rating System is on a scale from 0 to 5 (Lower scores indicate more desirable location for turf)



# Weighted Scores (0 to 5)

Lower scores indicate more desirable location for turf



# Conclusion

Wayland Recreation seeks to develop a new playing field to meet the current demand of field users and alleviate over-usage of existing grass fields. Specifically, seeking a vacant Recreation controlled parcel, that is in close proximity to major roadways, with convenient access and adequate parking; while reconciling or mitigating the impact on abutters and the environment. Further, the aim is to provide a synthetic surface with sports lighting to offer maximum utility for cost.

