

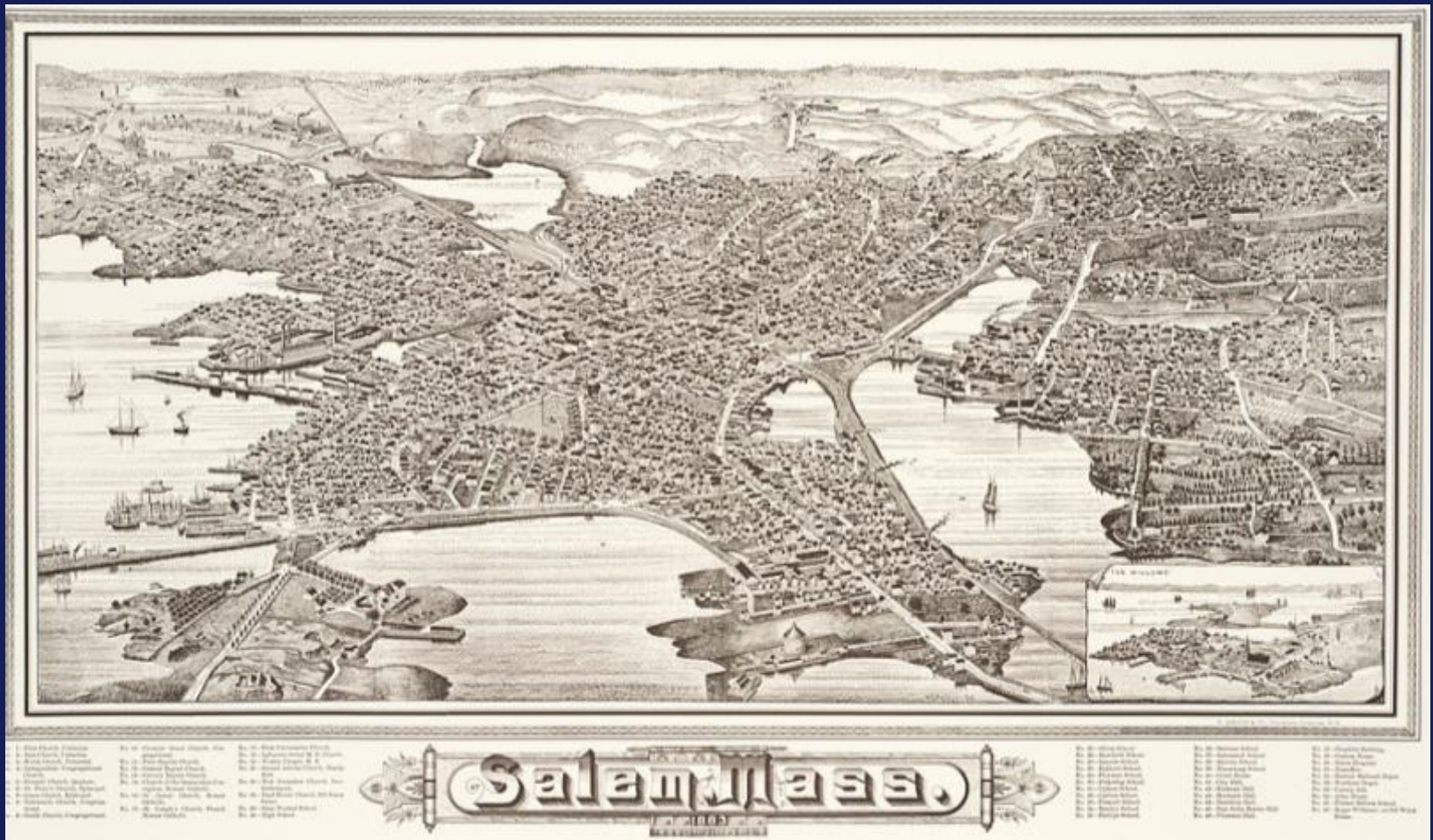
# City of Salem

Recreation Facility Needs Assessment  
Report and Recreational Master Plan

Study Wrap-up Presentation  
March 14, 2016

Eric Q. Roise, ASLA, Project Manager / Landscape Architect





# Topics

RECREATION NEEDS ASSESSMENT REPORT  
AND MASTER PLAN

# Goals and Objectives

*Recreation Facility Study / Open Space & Recreation Plan Update*

## Accurate Data Collection

- Parks Base Mapping
- Facility Evaluations
- Recreation Program Inventory
- Recreation Demand Evaluation

## Community Involvement

- Public Meetings / Public comment
- Perceptions Survey (Online)

## Recreation Master Planning

- Address facilities demand
- Schematic Site Plans
- Achievable Project Phasing
- Cost Estimates

## Recreation Maintenance

- Staffing Evaluations
- Organization
- Operations/Practices
- Realistic Recommendations

## Report and Recommendations

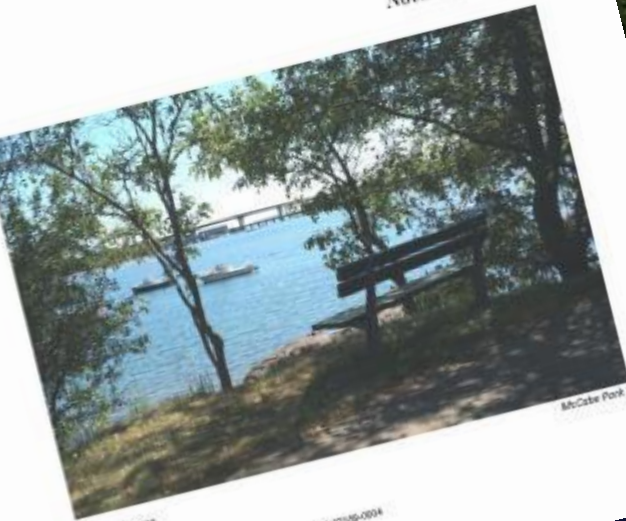
- Concise Documentation
- Usable Recommendations
- Reference / Planning Document

## Open Space & Recreation Master Plan Update

- Update 2007-2012 report
- Meet State Filing Requirements

# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

**Volume 1**  
Parks Master Planning and Needs  
Assessment Report  
City of Salem,  
Massachusetts  
November 2015



McCabe Park

Gale JV 716790  
Gale Associates, Inc.  
163 Liberty Pkwy. | P.O. Box 590189 | Weymouth MA 02189-0904  
P 781.335.0445 F 781.335.0487 www.galeinc.com

# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

**Volume 2**  
Community Input  
City of Salem,  
Massachusetts

April 2015



Mock Park

8-0094

# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

**Volume 3**  
Park & School Athletics  
Demand & Programming  
City of Salem,  
Massachusetts

April 2015



Forest River Little League

# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

**Volume 4**  
Park Evaluations  
City of Salem,  
Massachusetts

October 2015



Leahurst Area of Park



# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

## Volume 4 Park Evaluations

City of Salem,  
Massachusetts

*October 2015*



*Leslie's Retreat Park*

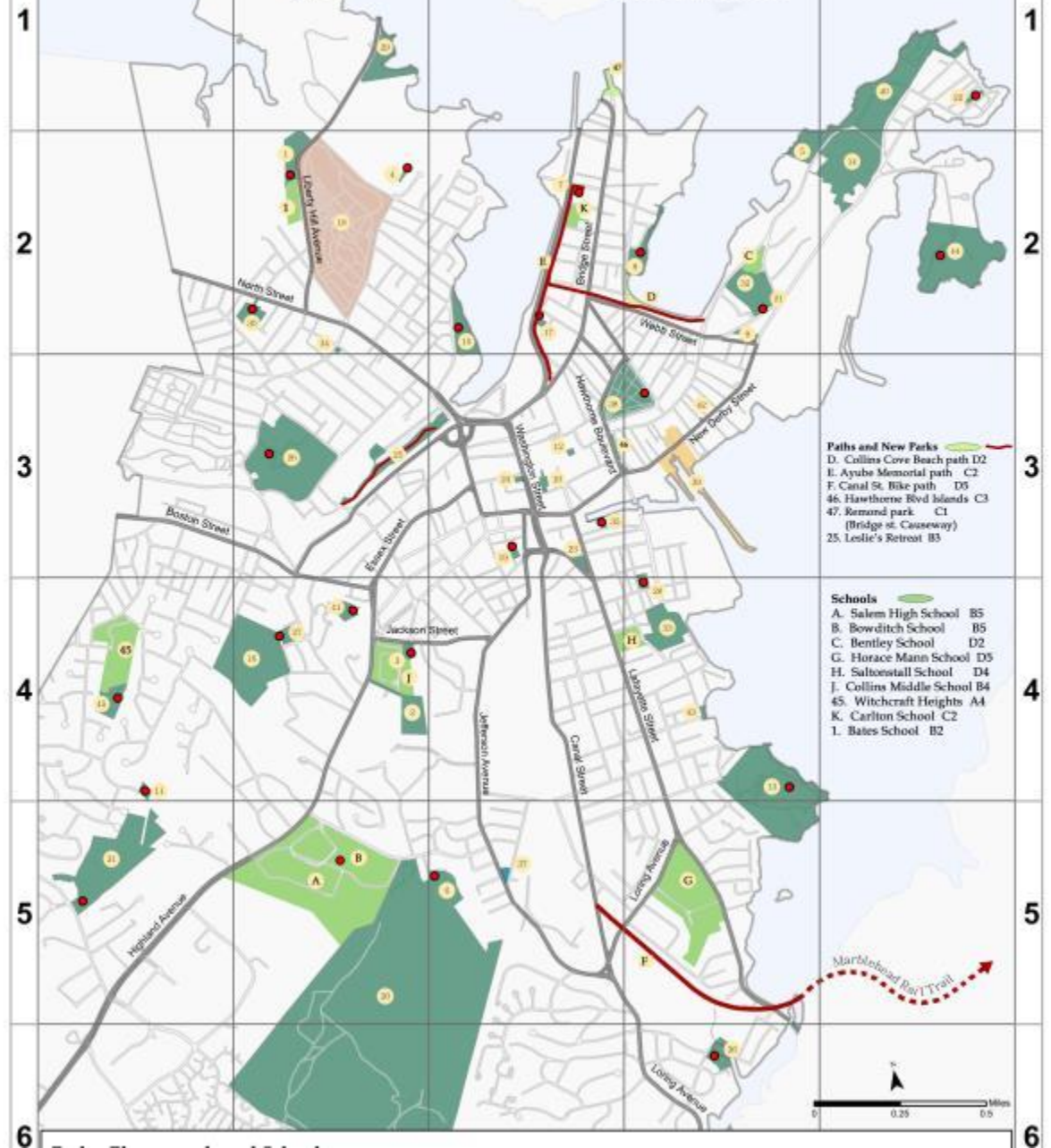
Gale JN 716760

**Gale Associates, Inc.**

163 Libbey Parkways | P.O. Box 890189 | Weymouth MA 02189-0004  
P 781.335.6465 F 781.335.6467 [www.gainc.com](http://www.gainc.com)

A	B	C	D	E
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100



				Outdoor Recreation L=Lighted 0=Not Functional										Park Amenities 0= Not Functional							Water Access		Specialties				Rec. Programs		Dogs																	
Park Name	Park ID number	Map Location	Park Address	Baseball Field	Softball/Ult. League	Football	Soccer/Multi-purpose	Athletic Lighting	Tennis Court	Basketball Court	Track & Field	Open Field	Swimming Pool	Volley Ball	Playground	Parking	Restrooms	Park Poty	Shelter	Benches	Walking Path	Trails	Picnic Area	Concession	Water fountain	Boat Launch	Memorial Pier	Beach	Swimming Beach	Camping	Golf	Bird Shell	Historical Marker	Rental Area	Community Garden	Farmers Market	Community Programs	Disability Programs	Dog Park	Dogs Allowed						
Bates School	1	B2	55 Liberty Hill Ave.						X						X	X				X																						Rental permits are available for Salem Common. Salem Common Gazebo and the Salem Willows Shell. Parks close at sunset unless otherwise noted For questions or information on any of the notes see the Parks and Rec website: salem.com/Pages/SalemMA_Recreation Other Notes				
Bertram Field	2	B4	1 Powder House Ln.		L	L	X			L					X	X																										1,000 seat + Bleacher, Pressbox, Ticket booths, team building				
Broad Street Park	3	B4	29 Highland Ave.						X						X	X		X	X																											
Cabot Farm	4	B2	2 Kemwood St.						X						X			X	X				X		0																					
Camp Naumkeag	5	D8	85 Memorial Dr.								X				X		X				X																					Reserved access only; for rental info call Dave @ 978-745-9436				
Castle Hill Playground	6	C5	14 Story Rd.		X		X		X						X	X			X	X					0																		High School Field Hockey Field			
Charles R. Curtis Memorial Park	7	C2	19 Marsh St.						X	X					X			X	X																											
Collins Cove Play ground	8	D2	31 Collins St.		X			0							X			X	X						0		X																			
David J. Beattie Park	9	D8	4 Fert Ave.																	X																	X					Farmers Market Thursdays 3-7pm June-October: salemmainstreets.org				
Derby Square	10	D3	32 Front St.																																											
DiBlasi Park	11	A4	4648 Dell St.							1/2					X					X					0																					
East India Square	12	C3	158 Essex St.																																									Fountain and Pool		
Forest River Park	13	D4	38 Clifton Ave.		L		X	2	L	X					X	X	X	X	X	X	X	X	X	X	X	3		X																\$20 resident parking pass required for auto parking (pass good for two years)		
Fort Lee	14	B4	100 Memorial Dr.													X					X							X																		
Futong Park	15	C2	20 Franklin St.		X				X	X	X				X			X	X	X								X																		
Gallows Hill Park	16	B4	53 Hanson St.	X	X		X		X	X					X			X	X	X					0																					
Gonyea Park	17	C3	41 Northey St.												X	X				X																										
Greenlawn Cemetery	18	B2	57 Crane Street																	X	X													X									City owned and maintained: salem.com/Pages/Salem MA Cemetery			
High Street Park	19	C3	2 High St. Court					0	X						X	X			X	X																										
Highland Park/Salem Woods	20	B5	75 Wilson St.												X						X																							Golf fee info on park website. Salem Woods info: www.salemwoods.org/		
Irzyk at Memorial Park	21	D8	17 Rort Ave.	See Bentley School																																										
Juniper Park and Playground	22	E1	28 Beach Ave.							X					X			X	X						0																				X	
Lafayette Park	23	C3	124 Lafayette St.								X																																			
Lapin Park	24	C3	112 Washington St.																	X							X																	X		
Leslie's Retreat Park	25	B2	71 North St.							X						X		X	X	X																								Fenced dog park access requires yearly \$23 pass		
Mack Park	26	B1	2937 Grove St.		L		X		X	X	X				X	X		X	X	X	X				0																				X	High School Softball Field
Mansell Park	27	B4	56 Proctor St.							X	X														0																				X	
Mary Jane Lee Park	28	D4	41 Palmer St.							1/2					X	X		X	X	X					X																			X	Spray Park	
McCabe Park and Marina	29	B1	24 Kemwood St.								X					X	X			X	X	X	X	X	X		X	X																X	\$20 resident parking pass required for auto parking (pass good for two years)	
McGlew Park	30	B2	2011/2 North St.		X			0	X						0				X						0																				X	
McGrath Park	31	A5	46 Marlborough Rd.				2		X						2	X	X	X	X	X																								X	Storage containers	
Memorial Park	32	D8	17 Rort Ave.	See Bentley School																																										
Palmer Cove	33	D4	30 Leavitt St.		L		X	X	0	L	X					X		X	X	X								X																	X	High School Baseball Field
Patten Park	34	B3	41 Bulfinch St.																	X																										
Peabody Street Park	35	C3	15 Peabody St.												X			X	X	X					X																			X		
Pickman Park	36	D6	20 Lincoln Rd.					0	X	X					X			X	X								X																		X	
Saint Anne's Park	37	C3	279 Jefferson Ave.							X																																			Owned by St Anne's Parish: stannesale.com	
Salem Common	38	D3	Washington Sq						X	X					X			X	X	X					2													X	X	X					X	
Salem Maritime Historic Site	39	D3	193 Derby St.															X	X	X	X				X																			Run by NPS: nps.gov/sama		
Salem Willows Park	40	E1	200 Fort Ave.						L	X	X				X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X					X	Memorial Day to Oct 1st; park closes 11:30pm		
Spline Park	41	B4	23 May St. (rear)		X				X						X			X	X	X																								X	Renovation completed spring 2014	
Swinnoch Park	42	D3	128 Derby St.																		X																									
Willow Beach	43	D4	24 Willow Ave.																									X																		
Winter Island Park	44	B2	50 Winter Island Rd							X					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X				X	CAMPING, MARINA, HANGER BUILDING, BARRACKS, RENTAL ROOM		
Witchcraft Heights	45	A4	1 Frederick St.		X		X		X						X																														X	
Hawthorne Blvd Islands	46	C3	Hawthorne Blvd																	X																									Salem Spins rental station	
Salem High School	A	B5	77 Wilson St				X		5	X						X																														
Bentley School	B	D2	79 Wilson St				X								X	X																														
Collins Cove Beach & Path	C	E9	Collins Cove																		X				0		X																	X		
Ayube Memorial Bike Path	D	C5	Bridge St. Bypass																		X																									
Canal Street Bike Path	E	D5	@ Salem State																			X																								
New Bridge St. Park (Remond Park)	F	C1	Bridge Street													X				X	X						X																	X	Under construction 2013	





Gale Associates, Inc.  
 Engineers Planners

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 www.gale.com

Boston Baltimore Orlando San Francisco

## PARKS AND OPEN SPACE INVENTORY CITY OF SALEM

GALLOWES HILL PARK/37 HANSON ST. & BEMIS ST  
 CITY OF SALEM  
 SALEM, MA

PROJ. NO:

716760

DRAWN

BTC

REVIEWED

EQR

CADD FILE

Salem Parks 11-20

DATE: 7/15/15

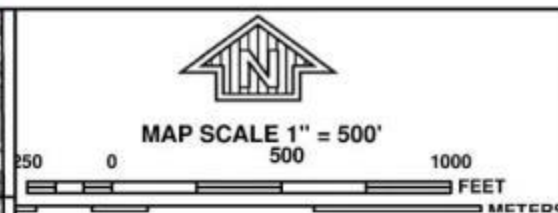
SCALE: 1"=200'

REVISION:

GALLOWES HILL

SHEET OF





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0418G

## FIRM

FLOOD INSURANCE RATE MAP  
ESSEX COUNTY,  
MASSACHUSETTS  
(ALL JURISDICTIONS)

PANEL 418 OF 600  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

### CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
FEARBODY, CITY OF	250095	0418	G
SALEM, CITY OF	250102	0418	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
25009C0418G  
MAP REVISED  
JULY 16, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

# Summary Form

## 16-Gallows Hill Park

Address: With Hill Road & Handson Street

Size: 21.83 Acres

General Description: Large Park hosting several active and passive rec areas. The upper park area is separated by a steep forested corridor. Trails connect the upper and lower area. Mansell Park is immediately adjacent to the park and is considered by many to be the same park

Overall Grade:	<b>2.0</b>
----------------	------------

Date of Evaluation 1/20/2015

### Facility Type and Grades:

General Site Conditions	1.50
Softball Field - 60'	2.00
Baseball Field - 90'	1.89
Hard Courts - Basketball Upper	2.33
Hard Courts- Skate Park	1.50
Playground	2.80
<b>Average Score</b>	<b>2.00</b>

### Grading Legend

- 1 = Inadequate  
2 = Poor  
  
3 = Good  
4 = Excellent

### Site Inventory:

	Rectangular Field	X	Skate Park		Dog Park (Off-Leash)
X	Baseball / Softball Field		Community Garden	x	Dog Park (On-Leash)
	Pool		Spray Park	x	Water fount. (abandoned, conc)
X	Basketball Court	x	Table and Chairs		Restrooms / Porta Potty
X	Building/Structure		Tennis Courts	X	Playground
X	Open Space		Lighting	x	Designated Parking
x	Bike Parking	x	Monument	x	Skate Park

### General Site Conditions:

Score	N/A	Inadequate (1)	Marginal (2)	Good (3)	Excellent (4)
<b>Safety and Security</b> (site lighting, fencing, play surfacing/structures, etc.)			X		
<b>Appearance</b> (Welcoming entrance, landscaping/natural surface, special element, e.g. spray park, social gathering space, etc.)		X			
<b>General Accessibility</b> (condition of walkways, legibility of signage, clarity of rules, trip hazards, bike corrals)			X		
<b>ADA Compliance</b> (walkways, ramps at appropriate grades, ADA Parking, gates restrooms and equipment accessible)		X			
<b>Equipment &amp; Serviceability</b> (furnishings, play structures, water fountain, buildings, restrooms, furnishings, trash and recycling bins, sports equipment, site drainage, athletic lighting.				X	
<b>Average Score = 1.5</b>					

### RECOMMENDATIONS:

Site is generally outdated.  
Renovate baseball diamonds, fencing and facilities  
Maintain play equipment/transitions and fencing  
Maintain/amend wood chip safety surface  
Remove outdated play equipment & swings (upper)  
Pathways require clearing, repair walkways.  
Parking area is in need of renovations.

# Athletic Field Evaluation Form

## 16-Gallows Hill Park

Field Grade:	<b>2.0</b>
--------------	------------

Date of Evaluation	1/21/2015				
Type of Field:	60' Softball Field				
Number of Fields:	1				
Typical age of users:	Youth Softball Leagues				
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	60'	220'	200'	220'	Poor Condition

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				X	
Stand of Turf			x		
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)		X			
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)	X				
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.)		X			
Support Equipment (bases, dugouts, batting cages, players benches, etc.)	X				
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting			X		
Spectator Seating (condition, size, accessibility, etc.)			X		
Drainage			X		
Average Score =	2.0				

Comments	Recommendations
	Complete renovation, fencing, field and facilities



# Athletic Field Evaluation Form

## 16-Gallows Hill Park

Field Grade:	<b>1.9</b>
--------------	------------

Date of Evaluation	1/21/2015				
Type of Field:	Baseball 90' baseline				
Number of Fields:	1				
Typical age of users:					
Baseball/Softball Dimensions:	1st & 3rd Base	L Field	R Field	C Field	Backstop
	90'	283'	333'	340'	Yes

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
Geometry				X	
Stand of Turf				X	
Infield Condition (Infield material, base paths, etc.)				X	
Planarity (playing surface - lack of dips, heaves, holes, etc.)		X			
Striping (Completeness, visibility, condition)	X				
Fencing (Perimeter fencing, backstops, outfield fencing, etc.)		X			
Irrigation (condition, coverage, reported adequacy)	X				
Safety (Run-outs, lack of obstructions, etc.)		X			
Support Equipment (bases, dugouts, batting cages, players benches, etc.)			X		
Athletic Lighting (reported adequacy, lack of spill / glare, general condition, etc.)	X				
Site Lighting	x				
Spectator Seating (condition, size, accessibility, etc.)		x			
Drainage			X		
Average Score =	1.9				

Comments	Recommendations
Outdated, marginal facility w/ poor solar orientation. Fencing and backstop in poor condition	Complete renovation, field, fencing and facilities

# Hard Court Evaluation Form

## 16-Gallows Hill Park

Court Grade:	1.5
--------------	-----

Date of Evaluation	1/21/2015	
Type of Court:	Skate Park	
Number of Courts:	1	
Typical age of users	All Ages	
Type of Structure	N/A	
Type of Surfacing	Asphalt with precast concrete 'events'	
Playing Dimensions	Length:	Width:
	N/A	N/A

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
<b>Geometry</b>	X				
<b>Condition of Structure and Surfacing</b> (cracks, delamination, etc.)				X	
<b>Planarity</b> (playing surface - lack of dips, heaves, holes, correct slopes, etc.)		X			
<b>Striping</b> (Completeness, visibility, condition)	X				
<b>Fencing</b> (Perimeter fencing, backstops, outfield fencing, etc.)		X			
<b>Court Hardware</b>	X				
<b>Safety</b> (Run-outs, lack of obstructions, etc.).		X			
<b>Support Equipment</b> (bases, batting cages, goals, players benches, etc.)	X				
<b>Athletic Lighting</b> (reported adequacy, lack of spill / glare, general condition, etc.)	X				
<b>Site Lighting</b>	X				
<b>Spectator Seating</b> (condition, size, accessibility, etc.)	X				
<b>Average Score = 1.5</b>					

Comments	Recommendations
lips at concrete/asphalt transition make park unusable	Minor maintenance needed to pick up trash and repair
Older type park, lips and settling at transition between concrete and asphalt	Maintain lips at pavement transitions

# Playground Evaluation Form

## 16-Gallows Hill Park

Playground Grade:	2.8
----------------------	-----

Date of Evaluation	1/21/2015
Intended Age Group of Users:	6-12
Type of Surfacing:	Wood Chips, stone edging
Depth of Surfacing:	3+ Inches

	N/A	Inadequate (1)	Poor (2)	Good (3)	Excellent (4)
<b>Safety and Security</b> (see attached check list)		x			
<b>Appearance</b> (Welcoming entrance, landscaping/natural surface, special element, e.g. spray park, social gathering space, etc)					X
<b>General Accessibility</b> (condition of walkways, legibility of signage, clarity of rules, trip hazards, bike corrals)					X
<b>ADA Compliance</b> (walkways, ramps at appropriate grades, ADA parking, gates, restrooms, and equipment accessible)		x			
<b>Equipment Serviceability</b> (play structures, spray parks, seating, etc.)					X
<b>Average Score = 2.8</b>					

Comments	Recommendations
Safety surface (wood chips) have settled and are inadequate both from a safety and accessibility standpoint	Maintain/supplement wood chip surface



# Playground Safety Evaluation Form

## 16-Gallows Hill Park

### Legend:

P	= Passing Condition
X	= Inadequate Condition
	= Feature not present (blank box)

<b>1</b>	<b>General</b>		<b>Equipment continued...</b>
x	Free of trip hazards (holes, rocks)	<b>c)</b>	<b>Slides</b>
P	Free of broken glass/litter	P	Free of loose steps or rails
P	Good drainage / free of ponding	P	Adequately smooth surfaces
P	Good play area visibility	P	Free of loose screw/bolts
	Adequate perimeter fencing	P	Free of broken parts
	Adequate Lighting	P	Free of entanglement hazards
P	Adequate Shade / Sun protection	P	Free of exposed footings
P	Hardware in good condition	x	Adequate surfacing below
P	Capped ends / Free of sharp ends	<b>d)</b>	<b>Swings</b>
P	Free of pinch, crush, or shearing points	P	S-hooks are closed
P	Free of equipment greater than 7ft high	P	Adequate chains/seats/hangers
<b>2</b>	<b>Equipment</b>	P	Free of broken parts
<b>a)</b>	<b>Composite Play Structures</b>	P	Equipment is stable
P	Smooth surfaces	<b>e)</b>	<b>Spray Parks / Water Features</b>
P	Free of metal rust/wood rot		Adequate non-slip surfaces
P	Equipment is Stable/secure		Free of excessive slopes / slip hazards
P	Free of head entrapment		Free of electrical equipment nearby
P	Free of loose handholds/rails		Free of sharp objects / broken glass, etc.
P	Free of loose nuts/bolts		Good visibility for supervision
P	Free of loose step/ring/rung		Free of standing water of 2" or greater
P	Free of missing/broken parts		Free of mold / signs of bacteria
P	Free of protrusions		
P	Adequate lubrication		
P	Free of worn/frayed cables		
x	Adequate surfacing		
<b>b)</b>	<b>Climbing Apparatus</b>		
P	Free of loose nuts/bolts		
P	Anchors and footings are secure		
P	Smooth surfaces		
P	Adequate handhold size		
x	Adequate Surfacing		
		0.696	% Score (Passing / Total) shown as decimal
		<b>32.0</b>	<b>Score out of 4 (% Score X 4)</b>



Pavilion at upper Gallows



Pavilion and basketball - upper



Out of date swings- upper



Basketball upper



Parking on street – Upper



Concrete pad and flagpole - upper



Ball Fields - lower



Skate Park - Lower



Parking looking west - lower



Parking looking east - lower



Playscape - lower



Playscape - lower

All pictures April, 2015 and July 21, 2015



				Outdoor Recreation L=Lighted 0=Not Functional										Park Amenities 0= Not Functional							Water Access		Specialties				Rec. Programs		Dogs																
Park Name	Park ID number	Map Location	Park Address	Baseball Field	Softball/Ult. League	Football	Soccer/Multi-purpose	Athletic Lighting	Tennis Court	Basketball Court	Track & Field	Open Field	Swimming Pool	Volley Ball	Playground	Parking	Restrooms	Park Poty	Shelter	Benches	Walking Path	Trails	Picnic Area	Concession	Water fountain	Boat Launch	Memorial Pier	Beach	Swimming Beach	Camping	Golf	Bird Shell	Historical Marker	Rental Area	Community Garden	Farmers Market	Community Programs	Disability Programs	Dog Park	Dogs Allowed					
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Broad Street Park	3	B4	29 Highland Ave.						X						X	X		X	X																										
Cabot Farm	4	B2	2 Kemwood St.						X						X			X	X				X		0																				
Camp Naumkeag	5	D8	85 Memorial Dr.								X				X		X				X																					Reserved access only; for rental info call Dave @ 978-745-9436			
Castle Hill Playground	6	C5	14 Story Rd.		X		X		X						X	X			X	X					0																		High School Field Hockey Field		
Charles R. Curtis Memorial Park	7	C2	19 Marsh St.						X	X					X				X	X																									
Collins Cove Play ground	8	D2	31 Collins St.		X			0							X				X	X					0		X																		
David J. Beattie Park	9	D8	4 Fert Ave.																	X																	X					Farmers Market Thursdays 3-7pm June-October: salemmainstreets.org			
Derby Square	10	D3	32 Front St.																																										
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Fort Lee	14	B4	100 Memorial Dr.													X					X																								
Futong Park	15	C2	20 Franklin St.		X				X	X	X				X				X	X	X							X																	
Gallows Hill Park	16	B4	53 Hanson St.	X	X		X		X	X					X				X	X	X				0																				
Gonyea Park	17	C3	41 Northey St.												X	X				X																									
Greenlawn Cemetery	18	B2	57 Crane Street																	X	X													X									City owned and maintained: salem.com/Pages/Salem MA Cemetery		
High Street Park	19	C3	2 High St. Court					0	X						X	X			X	X																									
Highland Park/Salem Woods	20	B5	75 Wilson St.												X							X																					Golf fee info on park website. Salem Woods info: www.salemwoods.org/		
Irzyk at Memorial Park	21	D8	17 Fort Ave.	See Bentley School																																									
Juniper Park and Playground	22	E1	28 Beach Ave.							X					X			X	X						0																			X	
Lafayette Park	23	C3	124 Lafayette St.								X																																		
Lappin Park	24	C1	112 Washington St.																	X							X																X		
Leslie's Retreat Park	25	B2	71 North St.							X						X		X	X	X																							X	Fenced dog park access requires yearly \$23 pass	
Mack Park	26	B1	2937 Grove St.		L		X		X	X					X	X		X	X	X	X				0																			X	High School Softball Field
Mansell Park	27	B4	56 Proctor St.							X	X														0																			X	
Mary Jane Lee Park	28	D4	41 Palmer St.							1/2					X	X			X	X					X																		X	Spray Park	
McCabe Park and Marina	29	B1	24 Kemwood St.							X						X	X			X	X	X	X	X	X		X	X															X	\$20 resident parking pass required for auto parking (pass good for two years)	
McGlew Park	30	B2	2011/2 North St.		X			0	X						0				X						0																			X	
McGrath Park	31	A5	46 Marlborough Rd.				2		X						2	X	X		X	X																							X	Storage containers	
Memorial Park	32	D8	17 Fort Ave.	See Bentley School																																									
Palmer Cove	33	D4	30 Leavitt St.		L		X	X	0	L	X					X		X	X									X																X	High School Baseball Field
Patten Park	34	B3	41 Bulfinch St.																	X																									
Peabody Street Park	35	C1	15 Peabody St.												X				X	X	X				X																			X	
Pickman Park	36	D6	20 Lincoln Rd.					0	X	X					X				X	X							X																	X	
Saint Anne's Park	37	C8	279 Jefferson Ave.							X																																		Owned by St Anne's Parish: stannesalem.com	
Salem Common	38	D3	Washington Sq						X	X					X				X	X	X				2												X	X	X				X		
Salem Maritime Historic Site	39	D8	193 Derby St.															X	X	X	X				X																			X	Run by NPS: nps.gov/sama
Salem Willows Park	40	E1	200 Fort Ave.						L	X	X				X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X				X	Memorial Day to Oct 1st; park closes 11:30pm		
Spline Park	41	B4	23 May St. (rear)		X				X						X				X	X	X																						X	Renovation completed spring 2014	
Swinnoch Park	42	D9	128 Derby St.																		X																								
Willow Beach	43	D4	24 Willow Ave.																									X																	
Winter Island Park	44	B2	50 Winter Island Rd							X					X	X	X		X	X	X		X	X	X	X	X	X	X	X	X	X	X	X			X	X				X	CAMPING, MARINA, HANGER BUILDING, BARRACKS, RENTAL ROOM		
Witchcraft Heights	45	A4	1 Frederick St.		X		X		X						X																													X	
Hawthorne Blvd Islands	46	C1	Hawthorne Blvd																	X																								Salem Spins rental station	
Salem High School	A	B5	77 Wilson St				X		5	X						X																													
Bentley School	B	D2	79 Wilson St				X								X	X																													
Collins Cove Beach & Path	C	E9	Collins Cove																		X			0		X																	X		
Ayube Memorial Bike Path	D	C5	Bridge St. Bypass																		X																								
Canal Street Bike Path	E	D5	@ Salem State																		X																								
New Bridge St. Park (Remond Park)	F	C1	Bridge Street													X				X	X						X																X	Under construction 2013	

**Journal of Management Inquiry**

Budget Inventory and Analysis Page 3 of 3

Salem City Parks & Open				PARK DATA		Park Evaluation					
Park ID Number	Park Name	Park Address	Size (acres)	Description	Park Inventory	Site Evaluations					
8	Colts Cove Playground	20 Collins St.	3.47	A modern open-air neighborhood park on the edge of the core. This park is mostly used in grade is a popular softball field.	Softball field, with chain link backstop, fencing and 5 row bleacher Basketball Court, Asphalt with color striping, metal backstop Tennis Court, asphalt surfacing, with color strip, perimeter suite and gate, chain link fence Playground newer plastic and metal with wood chip surface and plastic edging Order 6 place setting set, surrounded with wood chip surface Water fountain (Concrete (landscaped)) 200ft shade shelter (painted masonry block columns with wood roof structure) Open Lawn Area	Bike Rack Metal Picnic benches metal benches with backbr Chain link fencing (galvanized) Stone masonry columns and chain link fence at street On street parking Seawall/retention beach	Stone columns at street need repointing/repair Chain link fence between columns in poor condition, needs replacement Basketball court asphalt in poor condition, cracked and faded, backstop rusted in the condition Tennis court in poor condition, discolored, fence rusted, and damaged. Asphalt cracked and discolored, needs mowing Play equipment in need of repairs, parts replacements, being missing. SAFETY: MUSHWOODCHIPS, BELOW REQUIRED DEPTH Shade shelter as wood in poor condition, in need of repairs and paint Lawn cover and landscape in fair condition. Some need to be cut, over seeding and weed control Chain link fence at several, rusted, with bare posts and missing rails - poor condition.	Playground: RENOVATE SAFETY: MUSHWOODCHIPS Repair play equipment/Signs Tennis: Complete Resurface Install new court and fence Basketball: repair pavement and equipment, replace backstop Fence and Columns at street Replace fence with new, repair columns Furnish: Bench Repairs	Immediate: Play area SAFETY: MUSHWOODCHIPS Immediate: Play equipment & being replaced/being replaced Immediate: Tennis Court Resurface/Resurface Near Future: Fencing upgrades for whole park Near Future: Repairs and paint to shade structure Furnish: Bench Repairs	3	
9	David L. Swartz Park	4 Park Ave	0.70	Small Neighborhood pocket park in garden path. Park does not contain any active recreational elements. Park has a water easement running through its length.	Open Lawn area Ornamental Landscaping (shrub areas and Flagpole) Benches, Plastic, Wood & Concrete, Laminated Fence (Chain Link) Drop Park: On-looker	Off street parking (gravel) for 5-6 cars Perimeter Fence Pressure treated lumber, 2 in. Walkway: Stone dust	Lawn cover and plantings are in generally good condition Benches and Tables are in good condition Wood walk fence is in good condition, needs minor repairs and paint Off street parking area is mud and gravel and could use pavement and a storm drain Gravel path is in good condition.	Off Street Parking Repair	Near Future: Off street parking renovations	3	
10	Deity Square	20 Front St.	0.10	A paved urban pocket park square and gathering space that is part of Salem's Historic Downtown Corridor, and includes Salem's Old City Hall. Parts of the square include old city squares, and the southern portion of the square is developed as a minimal street/urban/urban/gathering space.	Old City Hall Building Benches, Seating and tables, various, both food and non-food. Metal & Metal & wood Walkways: Mostly brick some concrete Ornamental: Kiosk - for flyers	Trash receptacles, Blue Bins Pedestrian Lighting No Parking (On Street)	Brick and concrete has some heaving, some missing brick Concrete accent panels are soiled in places and need repoint Tables have gridded top options - need about evaluation Ramp at old town hall entry may present tripping hazard (no rail) Some seating has also been empty (1)	Install trees at the city Consider hand rails at ramps Replace missing trees Repair damaged brick and concrete walkways	Immediate: Repair trees and concrete walkways Near Future: Replace missing trees Furnish: Consider rails at ramps	3	
11	Deane Park	40-42 Oak St.	0.47	A small, wooded, neighborhood park on a dead end road, that appears well used.	Recreational Hall Court, Asphalt surface Open Lawn area, woodchip surface, some exposed large rock Open play area with wood chip surface and plastic edging Benches: concrete with wood tops Water fountain, Concrete, (landscaped)	Playground is well used and needs replacement (SAFETY: DISC) Park sign is broken down, and needs to be replaced Basketball backstop in good condition, but needs repair and paint Fence in good condition, good color, few needs No fence at street No parking	SAFETY: Play area: MUSHWOODCHIPS Repair Sign Water Fountain Consider fence at street	Immediate: Play area: MUSHWOODCHIPS & resurfacing Repair Sign	3		
12	East India Square	100 Essex St.	0.19	A popular urban square/park that is part of the popular Essex Street Pedestrian Mall. The historic square was developed in 1870, and contains a large fountain (planned after the city) as well as bordering shops and restaurants.	Paved open areas and ornamental gardens Walkways: brick with concrete accent panels Benches: Metal with wood slats Fountain and pool system, currently closed	Pedestrian lighting: Metal, historic Trash receptacles Ornamental: Laminated Interpretive: Essex Page	The existing fountain is a popular summer time destination, and is in fair condition. Some minor summer repair and cleaning is needed. Fountain structure has some exposed reinforcement/bricks Brick surface has low rising/gridded bricks that need repair, settling has caused some gaps (change between concrete accents and bricks, especially east). Ornamental lighting poles are in need of paint, rail control Parking beds are compacted, missing paintings and are in need of general rejuvenation.	Walkways: Repair settling in walkways that cause tripping hazards, repair spaced concrete.	Immediate: Walkways: Repair tripping hazards of concrete and brick Near Future: Fountain: Make minor repairs to prevent continued damage Furnish: Painting beds: General rejuvenation/repainting	3	
13	Fanned River Park	38 Cotton Ave.	38.37	A large, well-used destination park that contains a variety of year round uses, open spaces, nature trails, walking paths, water views, athletic facilities, play areas and activities for every type of citizen.	A City League baseball field, lighted, fenced with pressurized & slats Fenced open lawn areas, Varsity tennis, but also a large Basketball Court, Asphalt with colored surface, metal backstop Pool: Olympic size public pool, yellow pool and 20's are concrete pool building facilities. Tennis courts: Asphalt with surfacing, cracked, with old, using chain link fencing Various benches: Plastic, Concrete & Wood, Metal, and aluminum Walkways: Asphalt, not heaving in places, various conditions Basketball: South-facing north end wall, what looks like elsewhere Should build fence/enclosure around Building: Masonry block wall, with restrooms and storage Parking: Asphalt drive with lot slats, no striping. Play equipment: Large newer playground with wood mulch chips	Breaker newer lot playground with wood chips Being set a place with wood chips Habitat drive and concrete side structure Water fountain of baseball (concrete filled PVC pipe) (Coville) Water fountain (2 adjacent) at park with a fountain (Coville) (Coville) Water fountain at pool (concrete filled PVC pipe) (Coville) Site Radio (2) at pool and at the league	Breaker newer lot playground with wood chips Being set a place with wood chips Habitat drive and concrete side structure Water fountain of baseball (concrete filled PVC pipe) (Coville) Water fountain (2 adjacent) at park with a fountain (Coville) (Coville) Water fountain at pool (concrete filled PVC pipe) (Coville) Site Radio (2) at pool and at the league	Parking areas: Poor condition, are congested with some large rocks, some for reworking and paving Walkways: Asphalt is in generally good condition, some minor damage/repainting that needs repair Benches: Various variations, generally good, some paint and board replacement needed Picnic benches: Good to fair condition. Need new wood and paint. Some in very poor condition, in danger of collapse North Beach: good condition, no swimming, keep no closer to accessibility, asphalt at beach covered & slatted South Beach: good condition, no swimming, on-grade access to walkways Golf course: Many large mature trees, some dead trees and large dead branches. Landscape in general needs maintenance/updates for future health Habitat: Stone - good condition, but very hard to see, consider doing more Play equipment: Good condition. (Shade roof), remove low stone surface Pool building: Poor condition, needs complete renovations, updates & upgrades Pool nearby renovated, perimeter chain link fence rusted & in fair condition Tennis Courts: Poor condition, cracked, average over with chain link fence and rails (landscaped) Maintenance building & restrooms: Poor condition, vandalized and outdated fixtures & services Basketball backstop (Coville) & look portable (Coville) in various conditions, hazardous, not on level grade Basketball in fair condition, asphalt cracked, but maintainable, faded surfacing. Fading, but mostly functional Entry walk and masonry: In need of repairs and masonry work	Consider opening roadway and parking driveway to pool building Close/Fence Habitat: Stone Play a machine and Play equipment repair Fencing renovations Maintenance and Pool Building Perimeter Furnish: Bench Repairs	Immediate: Habitat: Stone Immediate: Play equipment surfacing updates Immediate: Pool: Bench Repairs Near Future: Maintenance & Pool Building Furnish: Fencing area renovations Furnish: South Beach Access renovations	3



# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

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## Volume 3

Park & School Athletics  
Demand & Programming

City of Salem,  
Massachusetts

*April 2015*



*Forest River Little League*

Gale JN 716760

**Gale Associates, Inc.**

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### **Section 3.0 Demand Programming Introduction**

A critical component of any athletics and recreation master plan is to identify who is using an inventory of fields, and how often are they using them. For planning purposes there are two major goals of the demand determination calculations. The first goal is to determine raw field usage and document which athletic programs are using which fields, and how much. This data will affect how priorities are rated, and how fields scheduling is accommodated. The second goal is to determine how that usage of the fields affects maintenance requirements. Each sport wears a field differently. Football wears a field more than baseball, and Lacrosse wears a field differently than field hockey.

No study can hope to document every field use, or every specific type of usage, or the exact degree of wear on that field associated with a specific use. Youth sports use fields differently than adult sports, soccer wears a field differently than football, practice wears a field differently than a game. To attempt to measure that difference in wear between sports Gale Associates applies usage multipliers to the raw scheduling data in order to estimate the amount of wear on a field caused by those uses. The goal of this exercise being to confirm which fields are being overused, specifically fields that are being over used to a point of not being able to sustain a viable growth of turf.

The industry standard for the limits of being able to maintain a viable stand of grass, on a municipal maintenance budget, is between 200 and 250 uses per year. A 'use' being defined as a game, 2 hours long, with 11 players per team. Between 200 and 250 uses per year is considered borderline sustainable. The viability of the turf on that field is highly dependent on the quality of maintenance provided. Over 250 uses per year is considered unsustainable for growing turf for municipal fields maintained with typical municipal budgets.

The following volume consists of a narrative, methodology, recommendations, a Field Usage Summary Table and A Field Usage Summary Table with Multipliers. The Field Usage Summary Tables document the field Uses per field per year in a graphical manner, both with and without usage multipliers. This volume further includes explanations of the methodology used in this volume.

### **Section 3.1 Fields and Amenities Demand Methodology**

For the purposes of evaluating field demand, turf wear, degradation and needed maintenance the amount of USE a field receives provides a measure of its condition. A field 'USE' is considered 2-hour game or practice involving two teams or approximately 22 athletes using a field for 2 hours. It is worth noting that a synthetic turf field can withstand any amount of use that can be effectively

The field usage numbers only identify two facilities that receive more than 250 uses per year: Bertram Field, which is synthetic and is not affected by the heavy use and both fields at McGrath Park which is heavily used by Youth soccer programs.

***The usage data points to the following:***

*Softball and Little league fields* seem to be in good supply – all softball and little league usage numbers are well within sustainable level, however there is some indication that baseball uses softball fields when smaller baseball fields (with grassed infields) are not available.

*Baseball fields (at Palmer Cove, Gallows Hill, and Memorial field)* are in great demand, but usage numbers indicate that they well within sustainable levels.

The majority of the MPR fields in the city are undersized for adult play. In addition the majority of the fields are isolated and are not configured to for large sports programs. (e.g. limited parking or the inability to use multiple fields at once.) The only exceptions to this in the city is McGrath Park and Bertram field.

It is also useful to look at the type of field and size of field to determine why fields are being used or not used. The following tables provide the calculation of the demand and a breakdown by uses.

**Table 1 - Inventory Analysis**

Inventory	Qty	Comments
Total Fields	20	
Informal/partial fields	-5	Bowditch School, Splaine, Forest river practice infield, Salem Willows, Mansell Playground
<b>Dedicated Usable Total</b>	<b>15</b>	Dedicated natural and synthetic turf fields Baseball, softball and rectangular

The City inventory of athletic fields totals 16 usable fields, including 1 synthetic turf field to serve a population of 41,340 (2,584 citizens per field)

**Table 2 - Field Types**

Existing Field Type	Qty.
Multi-Purpose Fields	11
Informal/partial fields	4
Combined Diamond/ Multipurpose Fields	7
Synthetic Turf Field	1
60' Diamond Softball	7
60' Diamond Little League	2
90' Diamond	3
(combination fields counted separately– will not total to 20)	

**Table 3 – Use-by-Type Analysis**

<b>Demand Type</b>	<b>Qty. of Uses</b>
Softball Uses	894
Multi-Purpose Uses	771
Synthetic field Uses	268
60' baseball uses	240
90' baseball uses	112
<b>Total</b>	<b>2045</b>

Multi-purpose uses (771) plus synthetic turf multi-purpose uses (268) almost matches the combined usage numbers of baseball or softball programs. This must be taken into consideration in the calculation of the Planning Program. It should be noted that the one 60' baseball diamond at Forest Park received 240 uses, and the same type of field at Splaine park received 102 uses. Almost all of the other little league baseball uses were on 60' softball diamonds.

### **Section 3.2 – Field Usage Summary Tables**

The attached field summary tables, provides a summary of the total uses of each facility in the City of Salem. The color coding of columns to the left and right hand sides of the sheet represent the following:

Red	Greater Than 250 Uses Per Year*
Yellow	200 – 250 Uses Per Year
Green	Less Than 200 Uses Per Year

(\*synthetic turf use is limited only by scheduling and, as such, it's high usage should be disregarded)

*Refer to Table 3 – Field Usage Summary Table (Exhibit E, Volume 1)*

#### **Section 3.2.1 Field Usage Summary Table with Multipliers**

While the number of scheduled team uses is important to gain an understanding of field space adequacy and turf quality, it can be misleading, as scheduled uses do not always correlate to damage to the turf condition. High school football play is more deleterious to turf condition than Little League baseball, as larger, more competitive athletes cause higher stress loads, divots and damage on a natural turf playing surface. Also, different sports cause damage to turf in different areas. For example, football causes turf to wear mostly in the center of the field between the hash marks, while soccer and lacrosse cause wear at the goals, at center field and along the sidelines. As a result, planners must also account not only for the number of uses, but for the type of use and age of the participants. We do this by applying an impact factor (multiplier) to the raw field use data.

Gale as typically assigned an impact factor of 1.0 to mens & women's soccer as the average activity in terms of field impact and deterioration. Adult football is twice as damaging to the turf and, as such, assign it a 2.0 impact factor. Similarly, Little League level baseball has less impact on turf condition and is assigned an impact factor of .75. Other impact factors for various sports were assigned accordingly and multiplied by the number of scheduled uses for each type of activity to



yield 'equivalent' team uses in terms of turf damage and impact. The results are included on the second table attached to the end of this volume 'Field Usage Summary with Multipliers'.

While this approach is subjective and somewhat imprecise, it more accurately accounts for differences in the impact on turf condition depending on the type of use on the athletic fields across the City. The modified use data for fields which are routinely used for high impact sports, such as lacrosse or football, tend to be higher than actual scheduled uses; while those for fields which are routinely used primarily for baseball and softball will be less. Curiously the modified usage numbers are very close to the unmodified numbers, due to the balance in baseball uses (0.75 multiplier), to high impact uses (football 2.0 and Lacrosse 1.75).

The resulting field Modified demand data does not change substantially from the raw usage data, it only accents the overuse of parks. Especially both McGrath fields which show modified usage of over 300 uses per year.

Unfortunately the usage (both raw and modified) data does not document uses that are displaced because of lack of availability (e.g. Soccer uses that are scheduled out of town, because regulation size Salem fields are not available). The usage data also does not fully reflect uses that are occurring on substandard fields because regulation fields are not available. (for example the report does show that little league played roughly 413 games on softball fields, but no equivalent data exists on the many substandard size rectangular fields in the city.).

### **Section 3.3 – Field Usage Summary**

The results of the field usage data reflects some of the public comment gathered in other volumes of this report: The fields at McGrath are in need of improvement (due to overuse), and the City needs more little league fields.

A facility similar to McGrath (with multiple full size fields, with amenities) is needed in the city to relieve the pressure at McGrath, or improvements to McGrath could be considered that would accommodate the high usage (e.g. synthetic turf and lights).

For little league, there are many lightly used, dedicated, softball fields in the city that could be easily converted to a little league use (aka construct a grassed infield), without significantly impacting softball uses. Little League game fields do have specific requirements (e.g. fencing, dugouts and flagpoles) that need to be constructed, as well as field amenities such as available parking, lighting and irrigation that will make use of the field more desirable.

The field demand and programming evaluation also reveals some of the following:

- That many of the multipurpose rectangular fields in the city are relatively isolated (as single field facilities) and are undersized for adult/regulation play. As isolated fields they are not usable for larger youth programs that split coaches between fields (e.g. McGrath)
- Out of 11 multipurpose rectangular fields, only 5 are larger than the minimum size for Jr. High School Soccer (300'x165'). Bentley School (aka Memorial), Salem High Upper, Bertram Field, and McGrath, upper and lower.
- Out of 11 multipurpose rectangular fields in town 7 are shared with a baseball or softball use – limiting spring rectangular field play (lacrosse, soccer) to three fields.
- Out of the seven softball fields in the city only two fields have usage of more than 100 uses per year: McGlew and Mack (lighted). Indicating there seems to be some excess

in softball field availability, or that field conditions are so bad that use is being shifted to other fields. It should be further noted that many of the uses for these two fields are little league baseball using softball fields (inappropriately).

The parks inventory and evaluation, is intended to provide the city with easy to digest information on the usage of each park so that parks staff can evaluate and prioritize what improvements needs to be made to city fields. The usage data is one tool to document both under-used facilities as well as facilities that are in high demand and overused. The ultimate decision on where and how to improve fields will include a balance of considerations such as existing parking, existing amenities, proximity and improvements that can increase the ability of a field to sustain a greater level of use, such as synthetic turf, irrigation or lighting.



FIELD USAGE SUMMARY TABLE																		SUMMARY SHEET										
Salem Recreational Needs Assessment and Master Plan																		Green	Less than 200 events per year									
Adjusted with multipliers (see individual sheets)																		Yellow	Between 200 and 250 events per year									
MPRF Multi-Purpose Rectangular Field																		Red	Greater than 250 events per year									
All numbers based on a "Normal" event: (2) 11 player teams on a field for 2 hours																		REFI	Inappropriate use (e.g. baseball on a softball diamond)									
Facility/Fields	Approx. Field Size (feet)	TOTALS	Baseball school V, JV & F	Softball School V & JV	Boys Soccer V & JV	Girls Soccer V & JV	Football School V, JV & Fresh	Boys LAX F, JV & V	Girls LAX F, JV & V	Field Hockey School	Salem Little League	Salem Youth Soccer	Salem Youth Football	Youth Lacrosse	Mens Softball League	Women's Softball League	Rotary & VFW Softball	Seniors Baseball	Salem Charter	Various (weddings, fast athletics, etc)	Special Olympics	North Shore Rugby	Whole Foods	Charity Defense	TOTALS			
SCHOOLS																												
LF/RF																												
Bentley School / AKA Memorial Field																												
90' Diamond / MPRF 310x310		200x325	48.0											15.0									33.0		48.0			
Collins Middle School fenced, lighted																												
Bertram Field Synthetic MPRF		380x225	288.0		40.0	39.0	42.0	44.0	45.0	37.0			8.0	15.0											288.0			
Salem High School																												
Bowditch School Field		185x300	0.0																						0.0			
Lower Field (S)		210x330	51.0					11.0	22.0	18.0															51.0			
Upper Field (N)		170x270	93.0		34.0	33.0	26.0																		93.0			
Witchcraft Heights																												
60' (no diamond) / MPRF		215x170	102.0								102.0														102.0			
PARKS																												
Castle Hill Playground																												
60'-diamond/Field Hockey 200+		270x150	10.0																		10.0				10.0			
Collins Cove Playground																												
Softball Field 60'-diamond 170x190		190x145	90.0	20.0							10.0				8.0	20.0	12.0	2.0	9.0	9.0					90.0			
Common																												
Field Space		-	62.0																		62.0				62.0			
Forest River Park																												
Baseball Field 60' Diamond 185x185		-	240.0								240.0														240.0			
Baseball Practice Infield 60' base path/no diamond --		-	0.0																						0.0			
Furlong Park (fenced outfield)																												
Softball Diamond 60' Diamond 200x200			97.0								97.0														97.0			
Gallows Hill Park																												
Baseball MPRF 90'-diamond / MPRF 300x300		290x190	137.5	42.0																					137.5			
Softball Field 60' Diamond 200x200			74.0	74.0									48.5							47.0					74.0			
Mack Park (fenced, lighted)																												
Softball Field 60' Diamond 200x200		-	158.0	58.0							102.0														158.0			
Mansell Playground (@ Gallows Hill)																												
Practice Field Informal Field 180x110			5.0																				5.0	5.0				
McGraw Park																												
Softball Field 60' Diamond 200x200		-	102.0								102.0														102.0			
McGrath Park																												
Upper Fields (N)		315x200	250.0									243.0		42.0							8.0				250.0			
Lower fields (S)		315x205	250.0									244.0									8.0				250.0			
Memorial Park aka Bentley School																												
See Bentley School																												
Palmer Cove Park																												
Baseball MPRF 90'-dia. / MPRF 310x310		290x190	90.0	22.0										68.0											90.0			
Salem Willows Park																												
Soccer MPR Rugby 279x220			11.0																			11.0			11.0			
Splaine Park*																												
Baseball Field 60' Diamond 155x150		-	102.0								102.0														102.0			
TOTAL			2285.5	84	130	74	72	68	55	67	55	0	755	487	54.5	140	8	20	12	2	9	128	16	11	33	5	2285.5	
*Young kids only at Splaine																												

\*Young kids only at Splaine

# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

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## Volume 2

Community Input

City of Salem,  
Massachusetts

*April 2015*



Gale JN 716760

Mack Park

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# Community Input

*Recreation Facility Study / Open Space & Recreation Plan Update*

## Community Meetings

- February - April
- Open meeting - Advocacy
- Schedule

## Community Input

- Online Survey (survey monkey)
- February

## Community Input

- Working Group Meetings
- Demand Determination
- Schematic Site Plans
- Cost Estimates

## Maintenance Evaluation

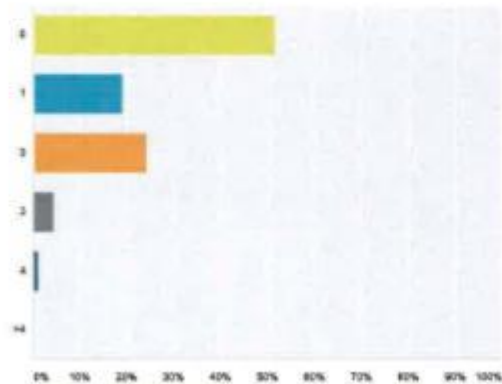
- Existing Conditions
- Existing Staffing
- Equipment & Practices

## Meeting Documentation

- Minutes
- Recording

**Q6 How many children under the age of 18 are currently living in your household?**

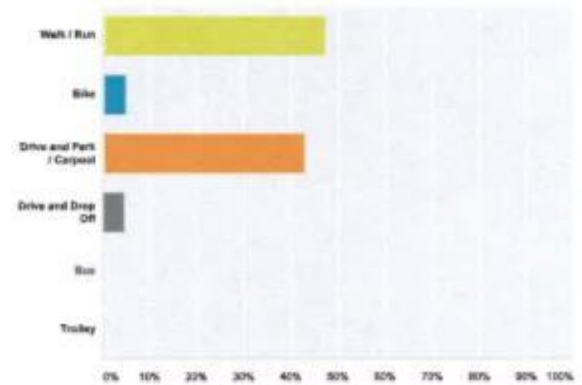
Answered: 451 Skipped: 3



Answer Choices	Responses	
0	51.46%	232
1	19.07%	86
2	23.95%	108
3	4.43%	20
4	1.11%	5
>4	0.00%	0
<b>Total</b>		<b>451</b>

**Q7 If you or your family members use any of the parks, open spaces or athletic facilities within the City of Salem, please indicate what method of transportation is used to get to these facilities? (Choose one)**

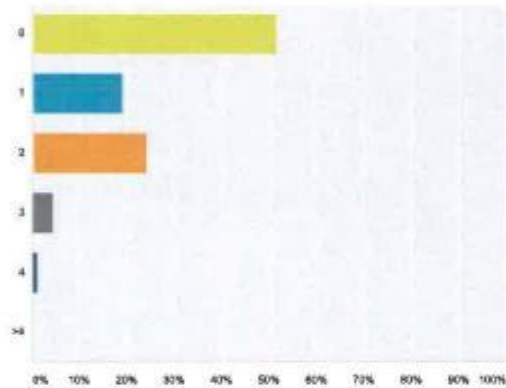
Answered: 449 Skipped: 5



Answer Choices	Responses	
Walk / Run	47.22%	212
Bike	4.90%	22
Drive and Park / Carpool	42.78%	190
Drive and Drop Off	4.68%	21
Bus	0.22%	1
Trolley	0.22%	1
<b>Total</b>		<b>449</b>

**Q6 How many children under the age of 18 are currently living in your household?**

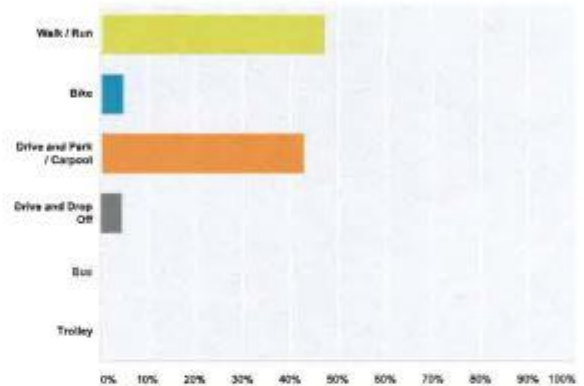
Answered: 451 Skipped: 3



Answer Choices	Responses	
0	51.44%	232
1	19.07%	86
2	23.55%	106
3	4.43%	20
4	1.11%	5
>4	0.00%	0
<b>Total</b>		<b>451</b>

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## **CONCLUSIONS AND RECOMMENDATIONS**

With over 450 responses, the Salem Parks, Open Space and Athletic Field Survey provides valuable insight into the perceptions of the various recreational constituencies and stake holders. The quantity of responses is typical for this type of study in a city the size of Salem. The conclusions made from this study however, may be somewhat skewed, given the narrow demographics of the participants. This was evidenced by a nearly a 50% split between respondents with children and those without, as well few responses from adults under the age of 27.

### **Specific Conclusions:**

- Respondents were mature (working age) Salem residents.
- Households without children were slightly more represented than households with children in the survey.
- Electronic media is the preferred method of notifications.
- Walking or driving to parks is equally popular.
- Residents typically do not use public transportation to get to parks.
- Passive recreational activities are the most popular.
- The majority of respondents use open spaces and beaches the most, while more active recreational activities are used by a smaller portion of residents.
- 50% of the survey respondents have at least one family member participating in organized sports.
- The majority of respondents cited trails (walking and multi-use) and athletic fields (rectangular and 60' diamonds) as requiring improvements.
- Forest River, the Willows, Mack Park and Collins Cove were the most noted parks requiring improvement. Other parks frequently mentioned included Winter Island, Palmer Cove, the Common, Gallows Hill, the Point and McGlew.
- Respondents thought playgrounds, tennis, basketball courts, running areas (tracks, courses), trails, spray parks/pools and dog parks were the priority facilities that need to be improved/developed.
- Most respondents agreed that maintaining the City's current parks and recreation assets is important, and even more important than developing new facilities.
- Respondents are concerned with the use of pesticides/herbicides at city parks.
- Respondents feel that it is very important for the city to manage trees on public properties.
- Approximately 90% of respondents think an indoor recreational space should be a priority, if a justifiable need can be demonstrated.
- A solid majority of respondents think more needs to be spent on parks, open spaces and athletic facilities.
- Survey respondents are overwhelmingly in favor of the prudent spending of tax dollars to acquire open space.

### Summary of Conclusions

The survey assessed attitudes, opinions and priorities in a number of different ways. From question to question, the trends and conclusions were fairly consistent. As a result, we believe there is strong consensus, at least within the sampled group, regarding the following conclusions:

- The most important perceived recreational need throughout the City of Salem is for additional open space and passive recreational uses, especially walking, biking, running, hiking, and fitness. In response to several questions concerning current unmet recreation needs and potential priorities for development, the survey revealed that trails and paths is an unmet need. It is recommended that a multi-purpose trail/path network be considered as part of any new recreational park development. Additionally, the City should look into the renovation and possible expansion of existing trail facilities.
- Though only a select demographic responded to questions concerning active recreation, the second most important recreational need throughout the City appears to be for more or improved athletic fields, specifically for multi-purpose use. The existing population of fields appears to be inadequate to effectively meet current demands. This demand is consistent with that of other communities, as the popularity of youth soccer increases and new sports (e.g., lacrosse) become more widely played.
- While additional fields were indicated as a priority for development, the use of synthetic turf and athletic lighting as a means to increase use of existing fields seems to remain an option. Based on the results indicating support for synthetic turf, we feel that the incorporation of synthetic turf or lighting could be considered to meet demand, in lieu of developing new fields.
- It is apparent, through both survey responses and results of the sensing sessions, that there is a perception that maintenance and upkeep of athletic fields and parks is not sufficient. There also appears to be the perception that the lack of maintenance is affecting serviceability of the City's field inventory. In response to open ended questions, there is a perception that additional maintenance is required, rather than new or improved facilities.
- Questions concerning city spending on parks reveals a perception that not enough is being done to maintain existing parks, and that respondents are in support of additional municipal spending for maintenance, as well as open space acquisition.
- Maintenance of existing city trees and landscape was rated overwhelmingly as very important to the respondents.

The Salem Parks, Open Space and Athletic Fields Survey, as well as community meetings and input, are intended as tools to allow the City to document the views of city residents in a way that can be used to formulate policy and capital planning for the city parks. This survey is only single component of a larger Open Space and Recreation Master Plan effort for Salem's parks. The results of this survey will be used in that report to help formulate a program of proposed improvements, as well as prioritize those improvements over the coming years.

One of the next steps in the master planning process is to determine the extent of unmet needs and suggest solutions related to maintenance, renovation strategies, redistribution of demand and recreational program enhancements that will better meet the needs of the recreation users in the City of Salem.





# RECREATION FACILITY NEEDS ASSESSMENT AND OPEN SPACE MASTER PLAN

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## Volume 1

Parks Master Planning and Needs  
Assessment Report

City of Salem,  
Massachusetts

*November 2015*



*McCabe Park*

*Gale JN 716760*

Gale Associates, Inc.

163 Libbey Parkways | P.O. Box 890189 | Weymouth MA 02189-0004  
P 781.335.6465 F 781.335.6467 [www.gainc.com](http://www.gainc.com)

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Section 1.3	Park and School Athletics Demand and Programming (Volume 3 summary)
Section 1.4	Park Evaluations – Methodology & Results (Volume 4 summary)
Section 1.5	Athletic Field Maintenance Practices and Benchmarking (Appendix A summary)
Section 1.6	Planning Recommendations (General)
Section 1.7	Parks Master Planning Summary & Recommendations

### VOLUME 2 – Community Input

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Enclosure 1:	Salem Online Community Survey Results – Parks, Athletic Field and Open Space Master Plan
Enclosure 2:	Input Meeting Minutes Community Meeting 1 – 02/23/15 Community Meeting 2 – 03/9/15 Maintenance Interview – 02/20/15 Recreation Community Presentation – 01/20/15

### VOLUME 3 – Park & School Athletics Demand & Programming


Section 3.1	Fields & Amenities Demand Methodology
Section 3.2	Field Usage Summary Tables
Section 3.3	Field Usage Summary

### VOLUME 4 – Park Evaluations

Section 4.0	Park Evaluations Introduction & Methodology
Section 4.1	Parks Evaluations and Mapping Individual site mapping for each park (46+ parks) Aerial Photo & notes FEMA flood mapping location Evaluation Sheets Photo Sheets

## appendices and illustrations

(all appendices attached to Volume 1) (all exhibits 11"x17")	
Appendix A	Athletic Field Maintenance Evaluation
Appendix B	Park Recommendations Summary
Appendix C	Select Parks - Schematic Design
Exhibit A	City Wide Parks Map
Exhibit B	City Parks Inventory List
Exhibit C	Inventory and Evaluation Summary Table
Exhibit D	Athletic Fields Evaluation Summary Table
Exhibit E	Field Usage Summary Table



## Volume 1 – Parks Master Planning & Needs Assessment

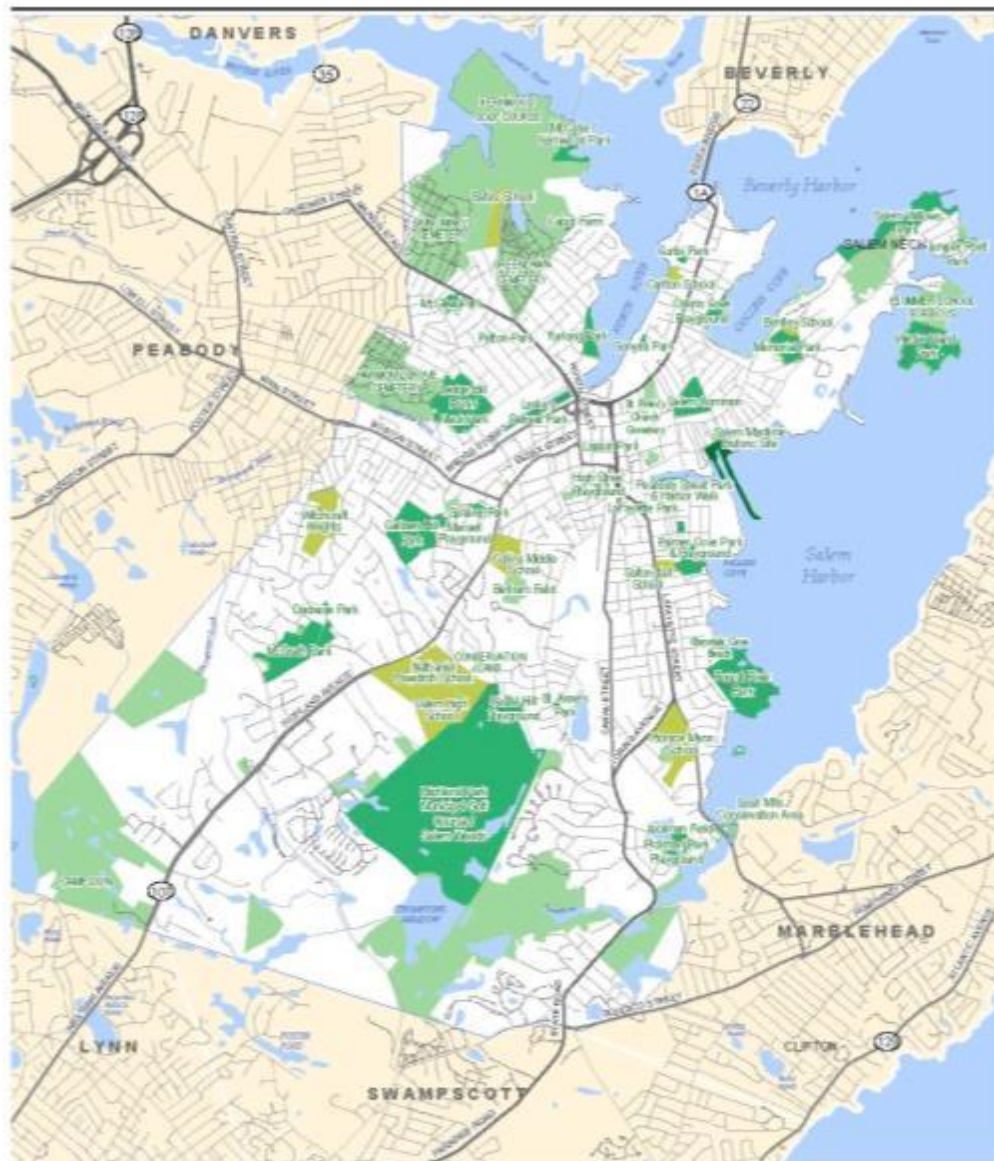
### **Section 1.0 Introduction, Background and Purpose**

During the winter of 2014/2015, Gale Associates, Inc. (Gale) was engaged by the City of Salem to assist with the development of a Recreation Facility Needs Assessment and Open Space Master Plan for the City of Salem, MA. The focus of the master plan effort was the development of a parks inventory and assessment of parks recreation facilities and athletic facilities throughout the city. The scope of this study includes evaluations, assessments and master planning for all of the city playgrounds, parks, athletic fields, hard court facilities, school yards, and similar types of recreation facilities. The scope of this study includes the following:

- To complete a facilities inventory and assessment to identify the adequacy of existing facilities, including parks, and athletic fields, and to identify opportunities for improvements.
- To complete a needs assessment, through sensing sessions, questionnaires and community surveys, to determine the adequacy, effectiveness and appropriateness of current recreational offerings and make recommendations based on perceptions of constituents as they relate to parks, open spaces and athletic fields.
- To develop a Planning Program for the City, to better meet the recreational needs of the community as they relate to athletic fields.
- To review current maintenance practices and offer recommendations regarding the level maintenance budgeting and resources that should be allocated for the existing and proposed inventory of athletic facilities.
- To identify priority projects, programs and areas for improvement, of parks and open spaces, to better meet the needs of the community.
- To prepare a Master Plan of facility and program enhancements to better meet the recreational needs of the City's stakeholders.
- To prepare phasing plans and capital improvement budgets consistent with the Master Plan recommendations.

The main goal and purpose of this Master Planning study is to provide the city with a clear vision for its parks and athletic fields, so that budgeting and planning efforts can be done in a clear and coordinated way. Part of this goal includes the documentation of the communities wants and needs (volume 2 of this report), and a large part is the inventory and evaluation of the existing parks, athletic fields and park amenities (volume 3 & 4). Volume 1 consists of the narrative and articulation of the master planning recommendations, and how those recommendations were arrived at. These volumes contain a lot of detailed information about the parks in Salem. The attempt has been made to make these volumes as user friendly as possible so city staff can





#### Legend

- City Parks
- National Parks
- Protected and Recreational Open Space
- Schools



0 500 1,000 2,500 Feet

City of Salem Open Space and Recreation Plan Update 2015

#### Salem Open Space and Recreation Plan

#### Map 6

#### Open Space Inventory

Data Sources:  
City Parks - City of Salem  
Protected and Recreational Open Space - MassGIS



### **Section 1.3 (Volume 3 Summary) Park and School Athletics Demand and Programming**

Volume three of the report focuses exclusively on the athletic fields at city parks and schools. Going into the master planning process, and community input phases of the report there was a perception that the existing fields in the city are overused, under maintained, and are inadequate in number to provide for the needs of the public. Subsequent comments from the community, as well as evaluations of the fields themselves confirms these perceptions. The following summary outlines the findings of Volume 3 of the master plan, which focuses on the existing fields in the city, who uses them and how much.

Fields Inventory: (Table 1.3A) ♦=Diamond, MPR=Multipurpose rectangular

<b>FACILITY/PARK</b>	<b>FIELD TYPE &amp; quantity</b>	<b>FIELD SIZE</b>	<b>MAIN USERS</b>
2. Bertram Field	Stadium Multipurpose	225 X 360 400M track	High School Varsity
5. Castle Hill Playground (Softball/MPR)	Combined Softball/Field Hockey	60' x200'+♦ 150'x270' MPR	Youth, adult and High School Field Hockey
8. Collins Cove	Combined Softball/MPR	60'x170/190'♦ 145'x190' MPR	Youth
13. Forest River Park	Baseball	60' x 185'	Little League
15. Furlong Park	Softball	60'x 200;' ♦	Youth
16. Gallows Hill Park	Combined Softball & baseball/MPR	90'x300'♦ 60'x 200+♦ 190'x290'MPR	Youth & Adult
21/32/C. Irzyk Park/Memorial /Bentley School	Combined Baseball (90'bl)/MPR	90'x310'♦ 200'x325'	Youth/HS JV/Youth
26. Mack Park (Ledge Hill)	Softball	60'x200'♦	High School Varsity
30. McGlew Park	Softball	60'x200'♦	Youth & adult
31. McGrath Park	Soccer (2)	200'x315' up 205'x315' dwn	Youth
33. Palmer Cove Park	Combined Baseball/MPR	90'x310'+♦ 180'x290' MPR	HS Varsity Baseball
41. Splaine Park (t-ball/softball)	Softball	60' x 155'♦	Youth (undersized)
45. Witchcraft Heights	Combined Softball/MPR	60'x200'+♦ 170'x215'MPR	Youth
A. Salem High School	Multipurpose Rectangular	210'x330' lower 170'x270' upper	HS. Soccer
B. Bowditch School	Multipurpose Rectangular	165'x300'	School use (middle)

Field Types (table 1.3C)

Existing Field Type	Qty.
Dedicated Multi-Purpose Field	6
Informal/partial fields	5
Combined Multipurpose/Diamond Fields	6
Synthetic Turf Field	1
60' Diamond Softball	8
60' Diamond Little League	1
90' Diamond	3
(some combination fields counted separately– will not total to 20)	

### Section 1.3.3 Field Usage Summary

The low usage numbers for some of the fields, along with comments from the community input section of this report seem to suggest that there is an unmet need for Multipurpose Rectangular (MPR) fields in the city. From the usage numbers, site evaluations and community comments we have documented that the facilities and conditions at many of the city fields are poor. It is suspected that players and leagues are going elsewhere to play because Salem fields are constrained by small field sizes, poor field conditions, lack of parking or lack of amenities. This shifting of use would not be reflected in the usage numbers and would be difficult to quantify without further, detailed study.

McGrath and the Forest river little league field are the only fields in the City that approach or are above the recommended maximum of 250 events per year that is sustainable with municipal level maintenance. Both these parks have the amenities and infrastructure (parking, fencing, amenities) to make high usage possible.

This information suggests that at least one larger Multipurpose Rectangular Field is needed in the city, along with improving conditions and infrastructure at existing fields, to make them more accessible, and usable.



Bertram Field

### Section 1.4 Park Evaluations–Methodology & Results (Volume 4 Summary)

For Volume 4 – Park Evaluations, each of the 45 actively developed parks listed on the towns website, in addition to schools which had a park or recreation component as well as less formally

## Appendix A

### Athletic Field Maintenance Evaluation



### **1.12 – Recommended Maintenance Budgets for Existing or New Fields**

The following anticipated maintenance costs are based on the tasks listed above. These costs have been gathered from Massachusetts municipalities over the past ten years and

Maintenance Activity	Annual Qty for municipal level Rectangular field	Annual Qty for municipal level Diamond	Annual Task Cost (\$)	Annual Maintenance Cost Rectangular	Annual Maintenance Cost Diamond
Equipment Maintenance, service, inventory, training, etc	1	1	\$2,850	\$2,850	\$2,850
Spring Inspection\sampling	1	1	\$850	\$850	\$850
Fertilization	1	1	\$1,254	\$1,254	\$1,254
Spring Clean-up	1	1	\$1,316	\$1,316	\$1,316
Pesticide/herbicide Application	2	2	\$363	\$726	\$726
Cut grass, empty trash, restripe, rake infield	0	18	\$444	\$0	\$7,992
Cut grass, empty trash, restripe,	18	0	\$375	\$6,750	\$0
Aerate	2	2	\$288	\$576	\$576
Topdress	1	1	\$1,504	\$1,504	\$1,504
Overseed	1	1	\$963	\$963	\$963
Irrigation	18	18	\$35	\$630	\$630
Lime Ph Adjustment	1	1	\$574	\$574	\$574
Winterization/leaves/irrigation	1	1	\$1,638	\$1,638	\$1,638
** maintenance activities based on recommended municipal level regimen					
**Operational costs include resources, manpower or equipment and materials			<b>Total Per field</b>	<b>\$19,631</b>	<b>\$20,873</b>



### 1.14 – Recommended Turf Maintenance Summary

Using these basic estimated per-field unit costs, the implementation of a typical maintenance budget for existing and proposed fields has been calculated.

<b>ATHLETIC FIELD FACILITY</b>	<b>Recommended. Maintenance. Budget</b>
Bertram Field	\$5,000
Bowditch School Field	\$19,631
Castle Hill Playground	\$20,873
Collins Cove Playground	\$20,873
Forest River Park	\$20,873
Furlong Park	\$20,873
Gallows Hill Park	\$20,873
Mack Park	\$20,873
Mansell Playground Field	\$19,631
Memorial Park (Bentley School)	\$20,873
McGlew Park	\$20,873
McGrath Lower	\$19,631
McGrath Upper	\$19,631
Palmer Cove Park	\$20,873
Salem Willows Park	\$19,631
Splaine Park	\$19,631
Witchcraft Heights	\$20,873
Salem High School Upper Field	\$19,631
Salem High School Lower Field	\$19,631
<b>Total Recommended Budget:</b>	<b>\$365,800</b>

## **2.4 – Maintenance Budget Summary**

Though actual city parks budget data is not broken out in a way that strictly isolates athletic field maintenance tasks, a comparison of the recommended field maintenance budget, and the current Parks Department budget for ALL city parks and facilities reveals how under funded the Parks department currently is. The recommended budget for JUST the athletic fields of approximately \$366,000 exceeds the actual budget for ALL parks and facilities, including paved areas, pools and playgrounds by over \$100,000 dollars.

This underfunding is evident and was noted by the public during the community meetings, working group meetings and the on-line survey of this report. Over 70% of respondents to the online answered negatively to the question “Do you feel the City of Salem is currently investing enough resources and/or money into its parks, open spaces and athletic fields?” The conditions of the City parks are clearly a concern that the public recognizes.

## Appendix B

### Park Recommendation Summaries



**9. David J. Beattie Park ..... 4 Fort Ave.:**

Description: Small Neighborhood 'pocket park' or 'garden park' that does not contain any active recreational elements. Park has a water easement running through its length

Possible Improvements:

- *Consider replacing wood fence with more durable option.*
- *Consider paving and curbs at parking areas east.*
- *Maintain:*
  - *Gravel paths*

**10. Derby Square ..... 32 Front Street:**

Description: A paved urban pedestrian square and gathering space that is part of Salem's Historic Downtown Corridor, and includes Salem's Old City Hall. Parts of the square include old alley spaces, and the southern portion of the square is developed as an informal amphitheater/seating/performance space.

Possible Improvements:

- *Consider ramp at amphitheater (south) does not have rail, is steeper than code.*
- *Consider ramp at old town hall entry may present tripping hazard (no rail)*
- *Consider replacing missing trees (Some existing tree pits are empty (2)).*
- *Maintain:*
  - *Brick and concrete: heaving and changes in grade*
  - *Concrete accent panels: spalling and cracked*
  - *Girdled root systems at trees*

**11. Dibiase Park ..... 48 Dell Street:**

Description: A small, isolated, Neighborhood park on a dead end road, that appears little used.

Possible Improvements:

- *Consider abandonment/removal of under-used features (e.g. play equipment, half court, water fountain)*
- *Maintain:*
  - *Planting beds are compacted, missing plantings and are in need of general rejuvenation.*
  - *Play mulch is settled and needs replenishment (SAFETY ISSUE)*
  - *Park sign is broken down, and needs to be reinstalled*

**12. East India Square ..... 158 Essex Street:**

Description: A popular urban square/park that is part of the popular Essex Street Pedestrian mall. The historic square was developed in 1976, and contains a large fountain (shaped after the City) as well as bordering shops and restaurants.

Possible Improvements:

- *Maintain:*
  - *Planting beds are compacted, missing plantings and are in need of general rejuvenation.*
  - *Brick surface has few missing/cracked bricks that need repair, settling has caused minor grade changes between concrete accents and bricks, especially east. Ornamental lighting poles are in need of paint, rust control.*
  - *Some minor masonry repair and cleaning is needed, Fountain structure has some exposed reinforcement/cracks*



**13. Forest River Park..... 38 Clifton Street:**

Description: A large, varied use, waterfront destination park that contains a variety of year round uses, open spaces, mature trees, walking paths, water views, athletic facilities, play areas and walkways for every type of citizen.

## Possible Improvements:

- *Historic Slide: good condition, but very hazardous: consider closing/reuse.*
- *Playscapes: Replace peastone surfaces with wood chip safety surfacing*
- *Consider paving parking area for better organization and increased efficiency.*
- *Consider opening vehicular access & developing parking adjacent to pool building.*
- *Consider redeveloping or abandoning tennis courts at this site (too remote from parking)*
- *Consider renovations to pool building for accessibility and code upgrades.*
- *Consider renovation of maintenance building (north) for accessibility.*
- *Pool: Replace rusted fencing*
- *Little League: remove broken bleachers and bleachers on sloped surfacing (unsafe)*
- *Consider enhancements to entry sequence to park (e.g. entry walls, masonry & signage)*
- *Maintain:*
  - *Repair picnic benches, wood and paint*
  - *Repair water fountains at pool and baseball. Remove other water fountains*
  - *Repair walkways adjacent to beaches, improve beach access north.*
  - *Trees: Many large mature trees, some dead trees and large dead branches.*
  - *Landscape in general needs rejuvenation/upgrades for future health*
- *Basketball Court: asphalt cracked, faded surfacing. Rusting, but usable backstops.*

**14. Fort Lee ..... 100 Memorial Drive:**

Description: A piece of undeveloped, forested land immediately south of Salem Willows Park. This park is undeveloped except for single track foot paths, historic earthworks and a gravel parking area on the east side that is used for Salem Willows overflow parking and snow storage.

## Possible Improvements:

- *Consider clearing east side of park to restore historic views.*
- *Consider developing historic features of this site.*
- *Consider removal of underbrush and invasive species*

**15. Furlong Park ..... 20 Franklin Street:**

Description: Furlong park is a medium size, waterfront neighborhood park with a popular softball field that draws users from throughout the city. Furlong was recently fully renovated, with landscape, facilities and interpretive signage and is in generally excellent condition.

## Possible Improvements:

- *Consider widening street for additional parking width*
- *Basketball Court, Tennis and shade structure- newer and in great condition*
- *Maintain:*
  - *Supplement and maintain settled wood chip surface and Play Equipment*
  - *Benches and picnic benches, newer some chips in powder coating, good condition*
  - *Walks and Pavements - newer in good condition*

## Appendix C

### Schematic Design





Opinion of Budget Costs:

Item	Cost
Athletic Field Renovations & new Parking	\$562,000
Playscape & Basketball Improvements	\$316,000
<b>TOTAL</b>	<b>\$878,000</b>





**Opinion of Budget Costs – Palmer Cove:**

Item	Cost
Athletic Field	\$701,000
Street hockey	\$343,000
Park and Playscape NE	\$292,000
Walkways and Connections	\$557,000
<b>TOTAL</b>	<b>\$1,893,000</b>





Appendix C – Select Parks – Schematic Design



Appendix C – Select Parks – Schematic Design

Gallows Hill Park Renovations:

Opinion of Budget Costs:

Item	Cost
Athletic Field Renovations	\$786,000
New Parking & Skate Park	\$953,000
Upper Gallows Improvements	\$532,000
Mansell Field	\$312,000
Walkways, lighting and Linkages	\$790,000
<b>TOTAL</b>	<b>\$3,373,000</b>



Questions?

