

DCR Public Meeting Draft Daly Field Complex Leasing and Renovation Proposal



**Wednesday, September 25, 2013, 6:30 p.m. - 8 p.m.
Community Rowing Boathouse, Brighton, MA**



Commonwealth of Massachusetts

Governor

Deval L. Patrick

Energy and Environmental Secretary

Richard K. Sullivan, Jr.

Department of Conservation and Recreation Commissioner

John P. Murray

dcr
Massachusetts



DCR Mission Statement

*To protect, promote and enhance our
common wealth of natural, cultural
and recreational resources for the
well being of all.*

Purpose of Public Meeting

- DCR seeking public input on draft leasing and renovation proposal for the Daly Field complex
- Presentation by Allston Brighton Friends of Daly Field, Inc.





Daly Field Restoration

Brighton/Newton, Massachusetts

DCR Listening Session
September 25, 2013

Presented by: Fort Point Associates, Inc.
For: Friends of Daly Field



Daly Field Restoration

Brighton/Newton, Massachusetts

Meeting Topics

- **Who We Are**
 - Purpose and Need
 - Structure
- **What We Heard**
- **EOEEA/Massachusetts Environmental Policy Act (MEPA)**
 - **Single Environmental Impact Report**
 - Wetlands/Chapter 91
 - Article 97 Compliance/Public Access
 - Project Description
 - Stormwater Management
 - Greenhouse Gas/Sustainability
 - Transportation/Parking Management
 - **Public Meetings**
 - **Proposed Project Timelines**
 - **Questions/Comments**

Who We Are

Brighton High School



BRIGHTON
HIGH SCHOOL

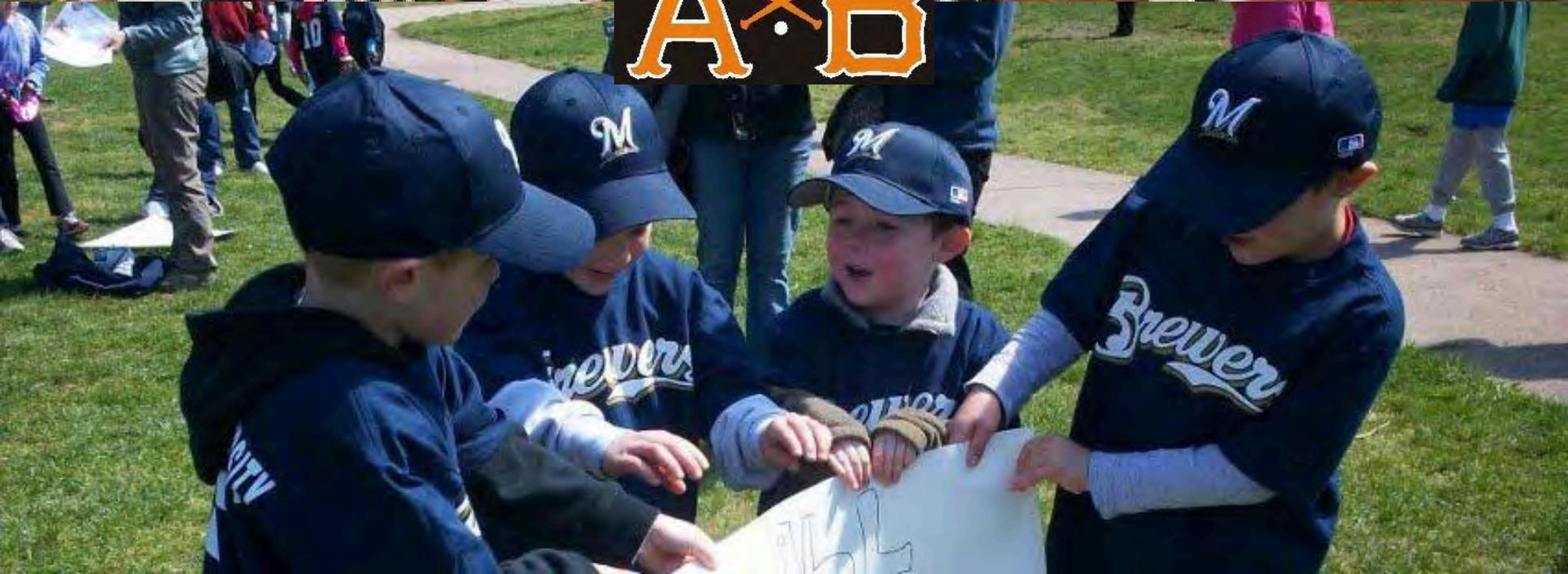
ESTABLISHED IN 1841

Who We Are

Allston-Brighton
Little League



A × B



Who We Are

Simmons College



Who We Are

Surrounding
Neighborhoods



Purpose and Need



Purpose and Need



What We Heard

An aerial photograph of a sports complex, likely a university campus. The image shows several large athletic fields, some of which are surrounded by trees. There are several large buildings, possibly dormitories or administrative buildings, and a parking lot. A road or highway runs along the right side of the complex. The overall scene is a mix of greenery and built-up areas.

- Environmental Impacts associated with new and restored athletic fields
 - Stormwater
 - Synthetic turf temperature and materials
- Existing challenges with shared parking
- Future challenges with shared parking and traffic impacts
- Visual impacts from lighting and increased uses on Daly Field

What We Heard

An aerial photograph of a park area. In the foreground, there is a large, open field with some trees scattered around. In the background, there are several large buildings, possibly a school or government complex, and a road. The overall scene is a mix of natural and built environments.

- Public input into the DCR lease and field scheduling
- Maintain/Protect public access to fields and riverfront
 - Current and Future DCR Permit Holders
 - General Public
- Consistency with Charles River 2002 Master Plan
- Fair value associated with the lease negotiations

Massachusetts Environmental Policy Act (MEPA)

- State-level review of Projects requiring a “state action” and meeting or exceeding certain thresholds
- Article 97 of the Amendments to the Massachusetts Constitution provides that lands taken or acquired for natural resources purposes require 2/3 vote of the Legislature to change use **or** convey property.
- Single EIR (SEIR) will consider public and agency input, and respond to comments on the EENF.
- DCR/DCAMM participation in DCR Listening Sessions ensures public participation in the environmental review process

Single Environmental Impact Report (SEIR)

CONTENTS

- Project Description
- Article 97 Compliance/Proposed Schedule of Uses
- Chapter 91/Wetlands
- Stormwater Management
- Greenhouse Gas/Sustainable Design
- Transportation/Traffic/Parking
- Utilities/Infrastructure
- Mitigation Commitments/Construction Schedule
- Responses to Comments on the Expanded Environmental Notification Form

Chapter 91/Wetlands

Charles River



HHWM - DEP, 1913 Presumptive Line

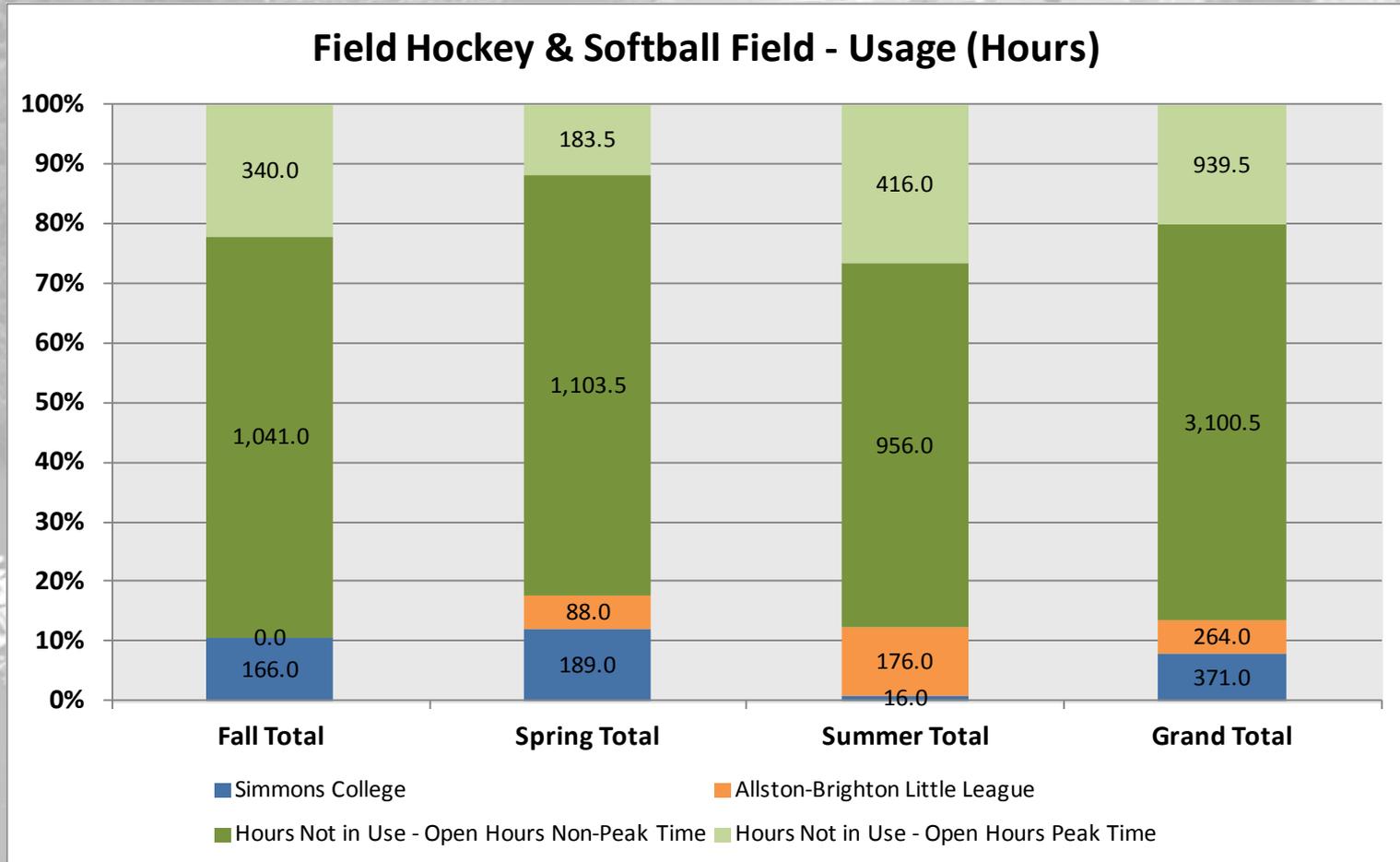
Article 97 Compliance/Public Access

- Open public access to the facility at all times, consistent with other DCR parks
- Field use permitted by DCR like other parks
- Restored fields and new tennis courts will accommodate informal sports and recreation
- New field house will provide public restrooms

Article 97 Compliance/Public Access

- Paths, benches and grassy open picnic areas will be added
- Continuous walking and jogging path and Opened views along the Charles
- No change to existing bike paths
- Financial investment will include design, construction, and maintenance

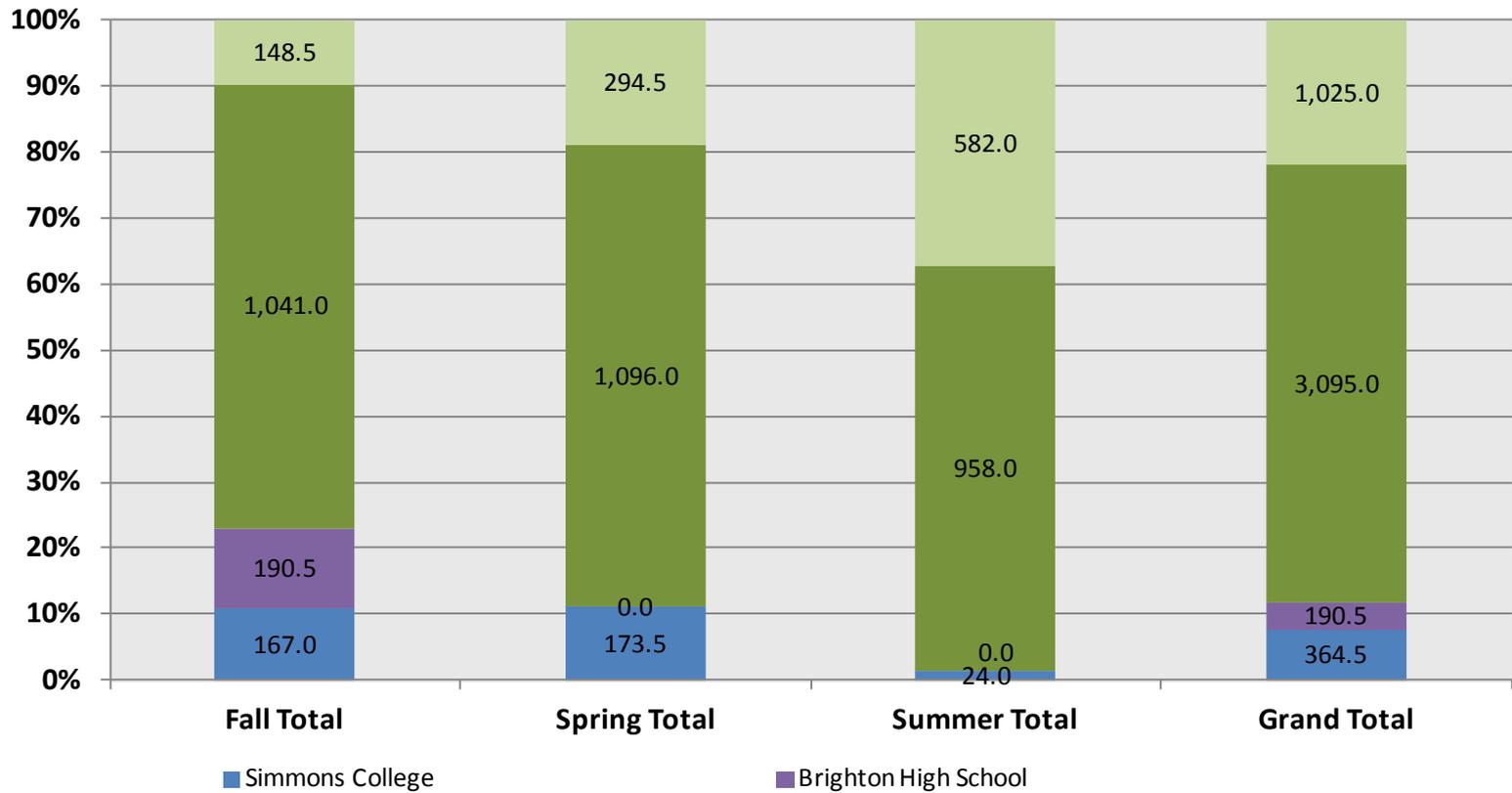
Article 97 Compliance/ Proposed Schedule of Use



*Peak time defined as:
 September, October, first half of November, April, May, June, July and August.
 Weekdays: 4pm-10pm.
 Weekends: 9am-5pm.*

Article 97 Compliance/Proposed Schedule of Use

Soccer, Lacrosse and Football Field - Usage (Hours)



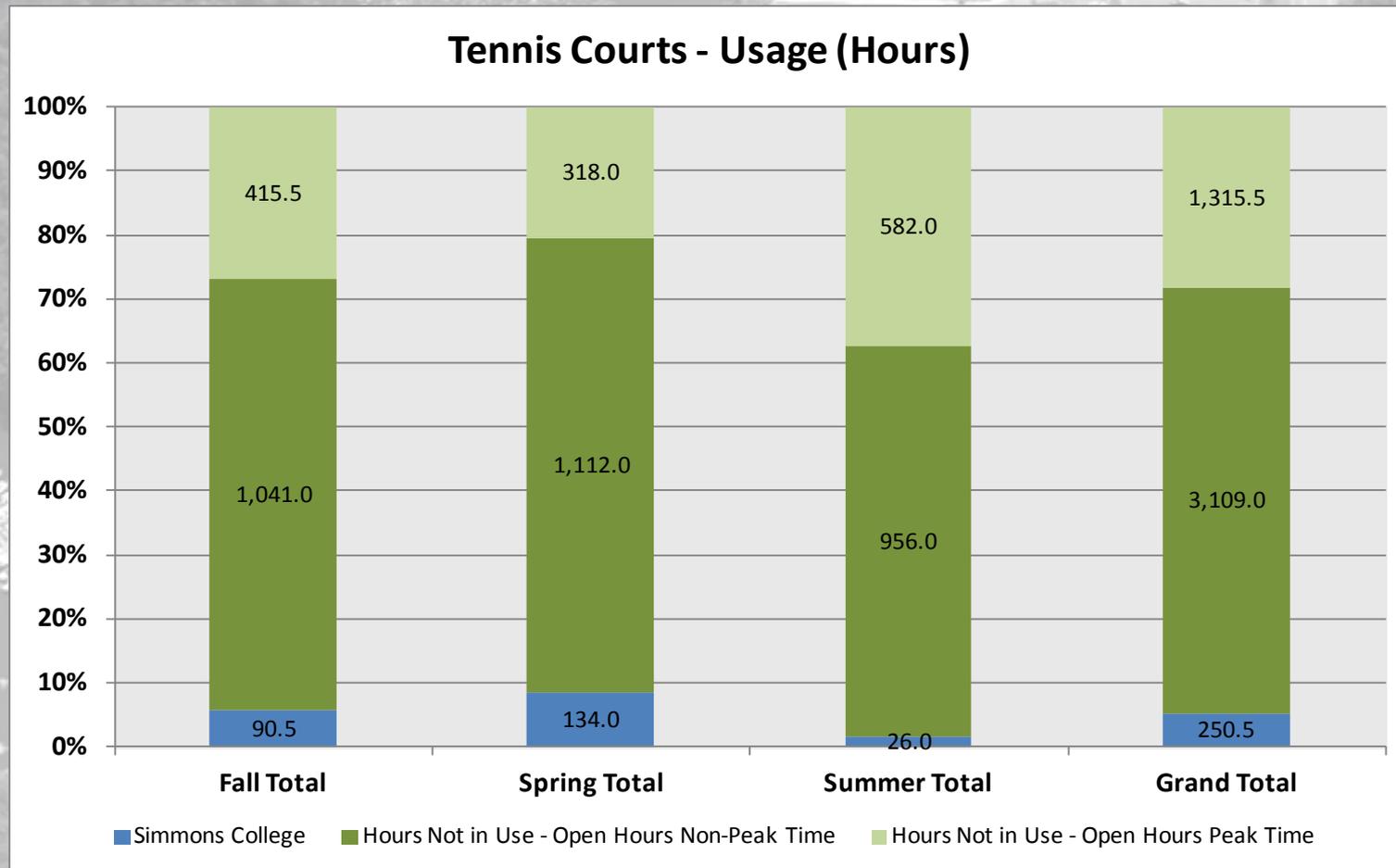
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Article 97 Compliance/ Proposed Schedule of Use



Peak time defined as:

September, October, first half of November, April, May, June, July and August.

Week days: 4pm-10pm.

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Project Description



Project Description

- Football/soccer/lacrosse synthetic turf field
- Field hockey synthetic turf field
- Softball field
- Six tennis courts
- Walking and jogging path along the Charles
- Upgraded site lighting, new benches and landscape features
- Spectator seating and Game Box
- New field house, including public restrooms, team locker rooms, and storage
- Storm drainage improvements
- Shared parking facilities with CRI and Daly Rink

Project Description



Allston - Brighton Friends of Daly Field

Daly Field Renovation

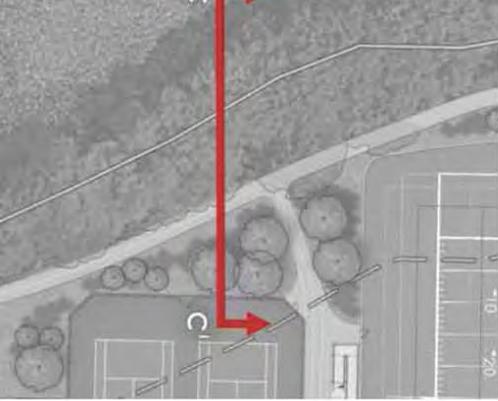
activitas

Planning | Landscape | Athletic Facilities

16 School Street
Dedham, Massachusetts 02026-4310
www.activitas.com

Project Description

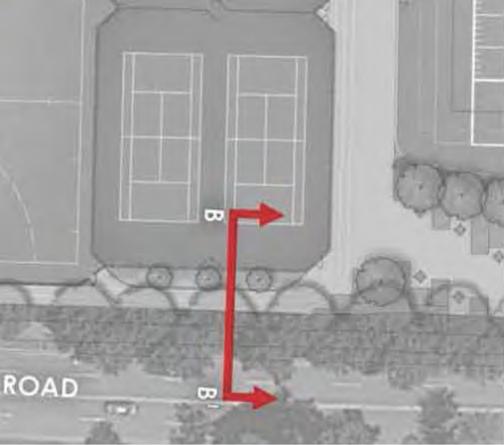
Section C-C'



Allston - Brighton Friends of Daly Field
Daly Field Renovation

Project Description

Section B-B¹



Allston - Brighton Friends of Daly Field

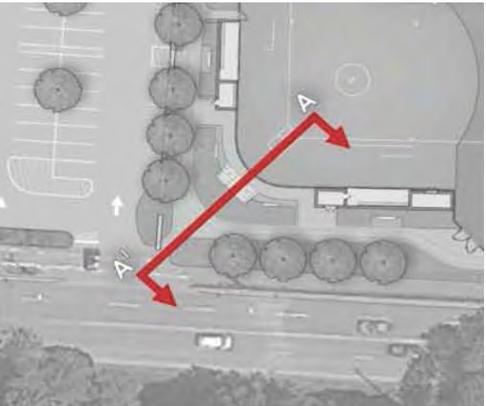
Daly Field Renovation

activitas
Planning | Landscape | Athletic Facilities

10 School Street
Dedham, Massachusetts 02024-4310

Project Description

Section A-A'



Allston - Brighton Friends of Daly Field
Daly Field Renovation

Project Description

Synthetic Turf Options

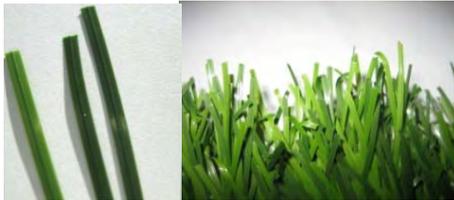
1 Fiber – Traditional Slit Film



2 Fiber – Parallel Slit Film



3 Fiber – Monofilament - Spine



4 Fiber – Monofilament - Shape



Infill – Recycled SBR



Infill – Sand(s)



Infill – Organic



Infill – TPE



Backing – PP & PE



Pad – Panel/Roll



Backing – PP & PU

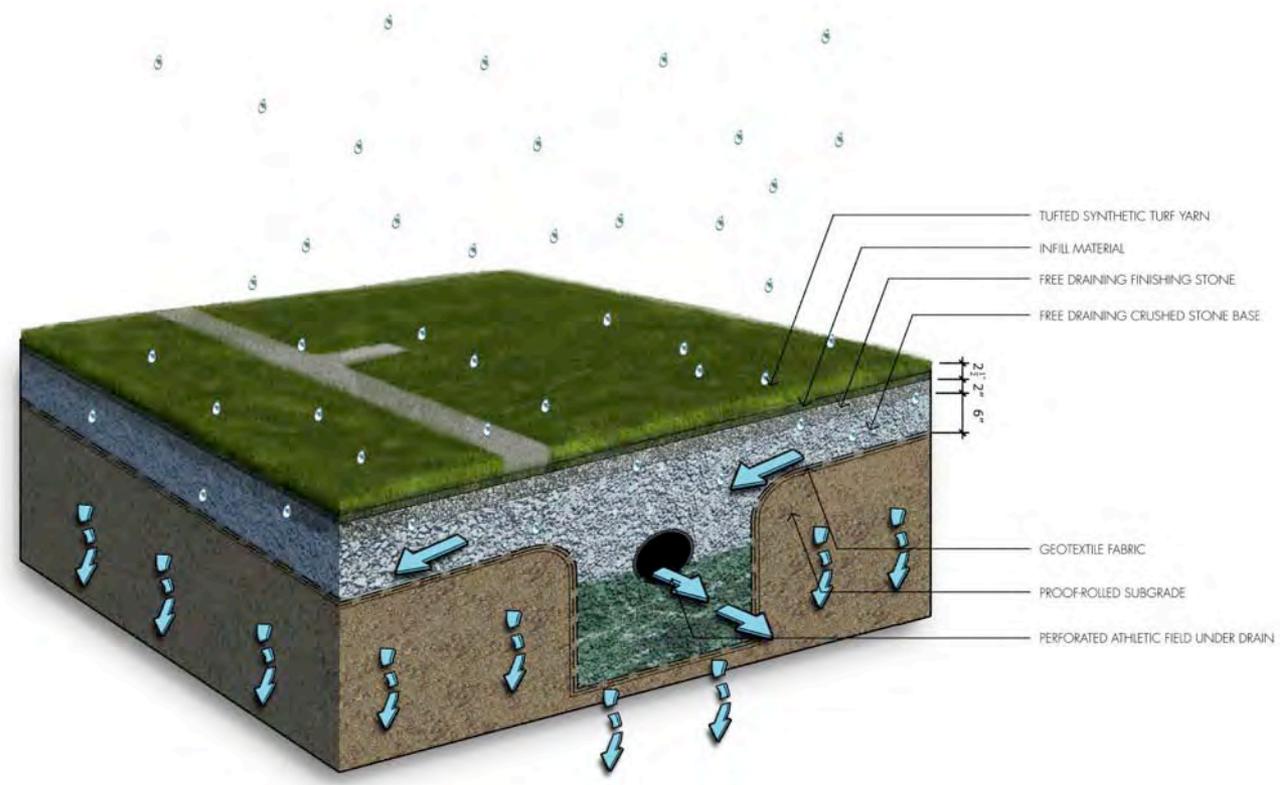


Pad – E-Layer



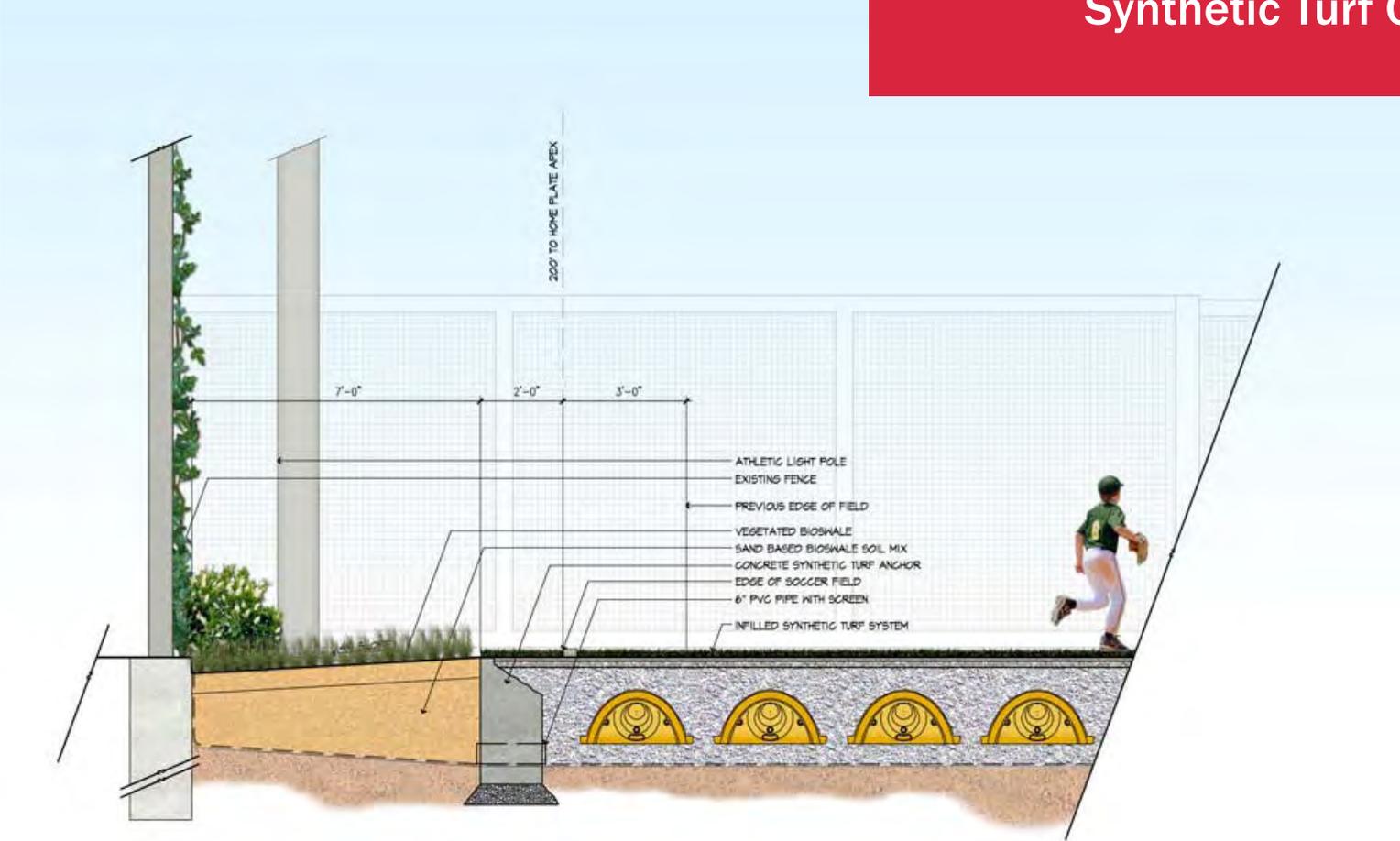
Stormwater Management

Synthetic Turf Overview



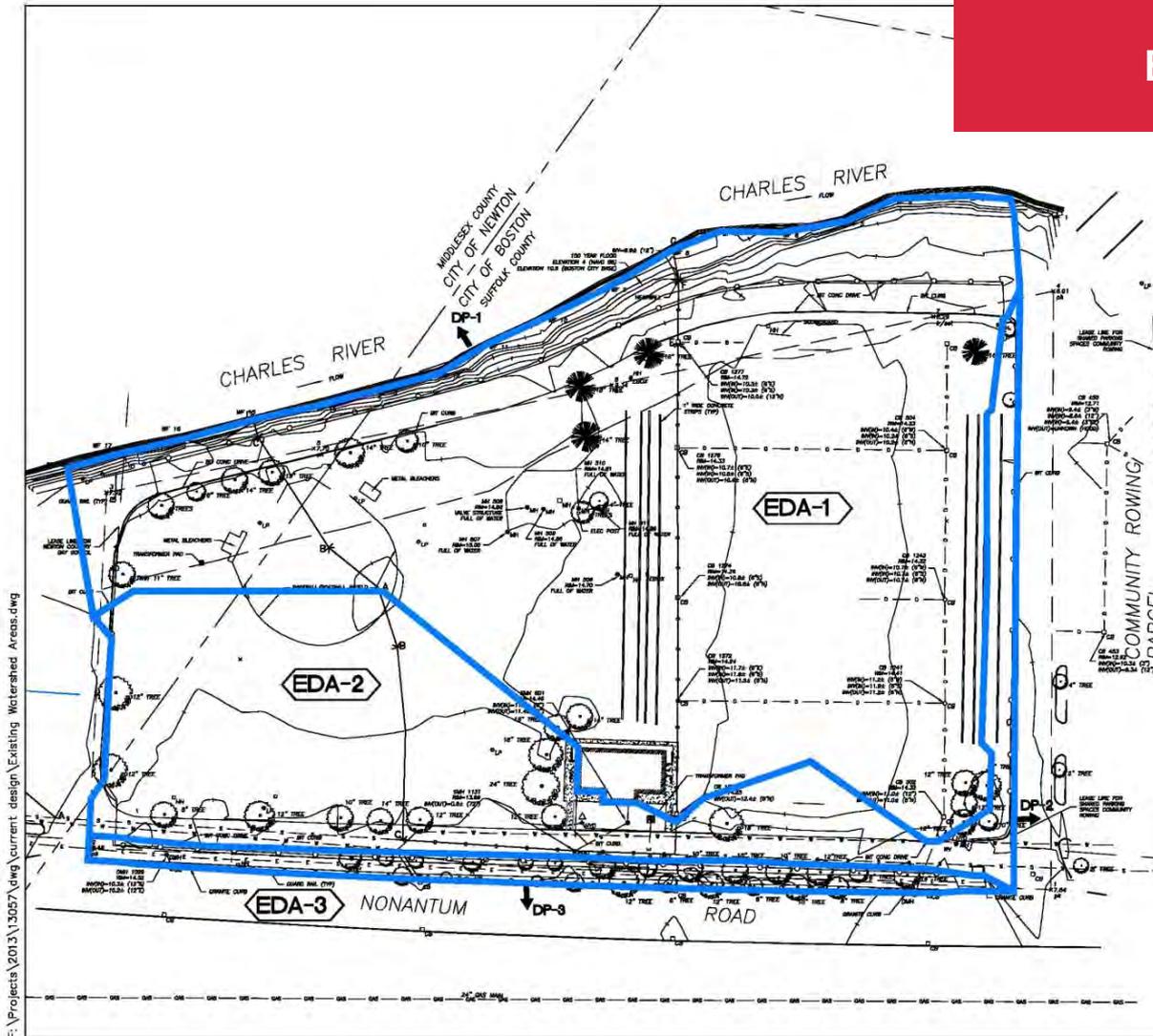
Stormwater Management

Synthetic Turf Overview



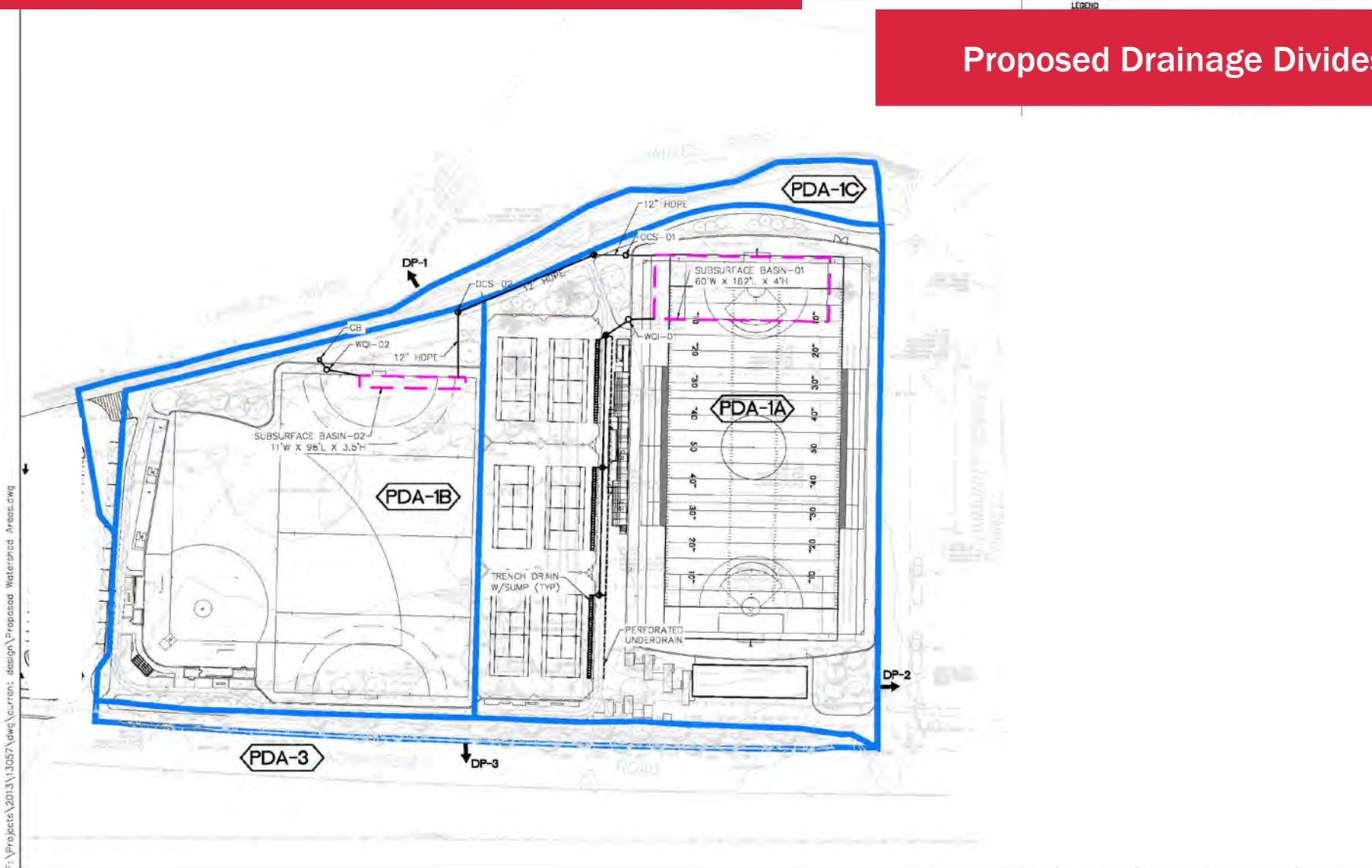
Stormwater Management

Existing Drainage Divides



Stormwater Management

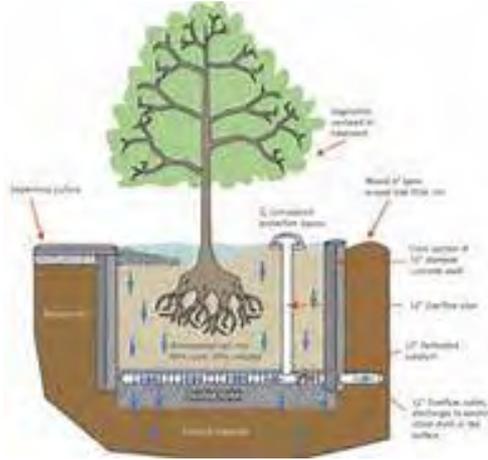
Proposed Drainage Divides



Greenhouse Gas/Sustainability



Low-Flow Fixtures



Tree Box Filters



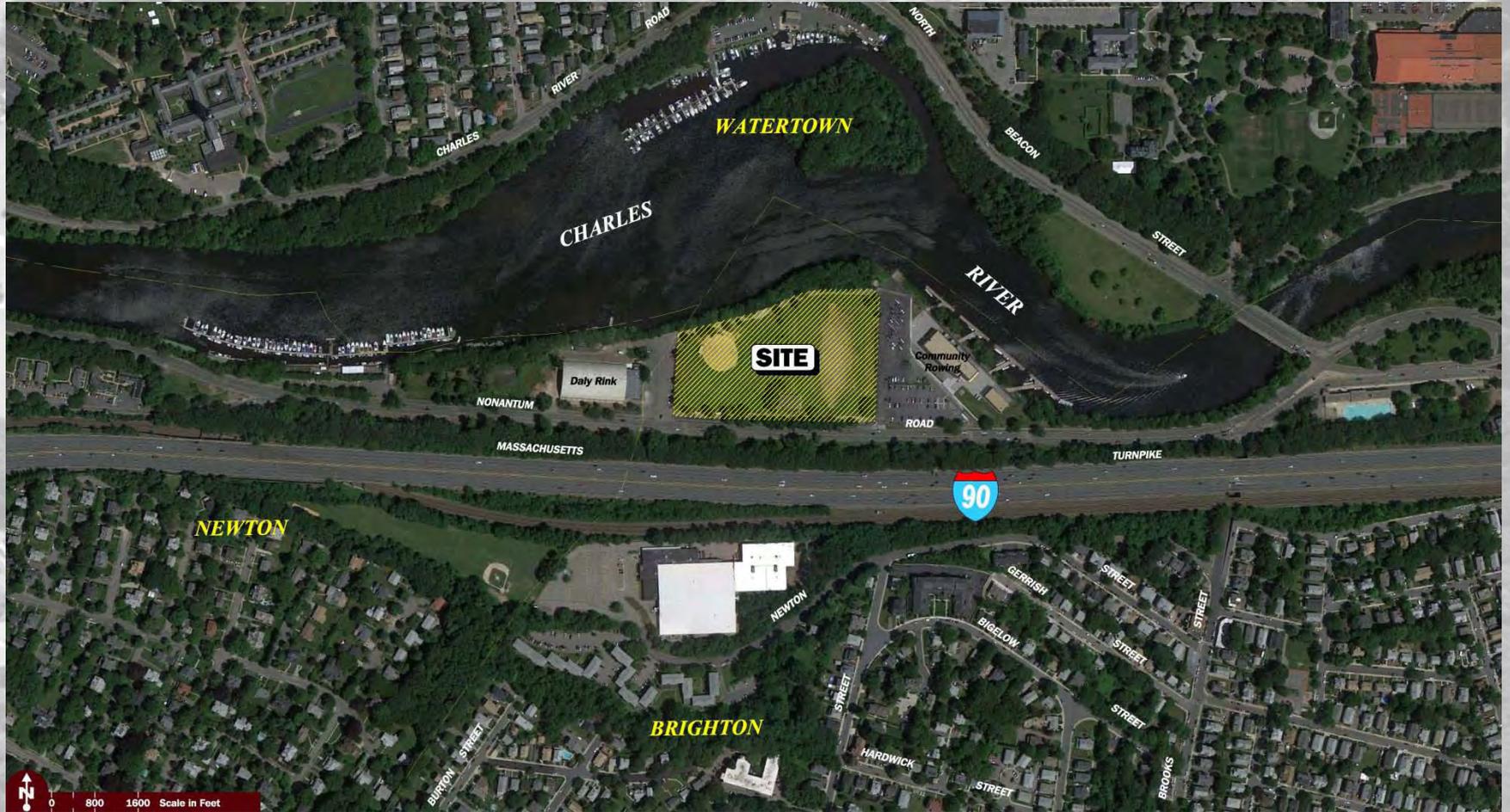
Energy-Efficient Stadium Lighting



Greenhouse Gas/Sustainability



Transportation/Traffic Study



Daly Field Trip-Generation Summary

Vehicle Trips

Time Period/Direction

Typical Use Day^a

Peak Use Day^b

Average Weekday Daily:

Entering

7

37

Exiting

7

37

Total

14

74

Weekday Evening Peak Hour:^c

Entering

3

30

Exiting

0

3

Total

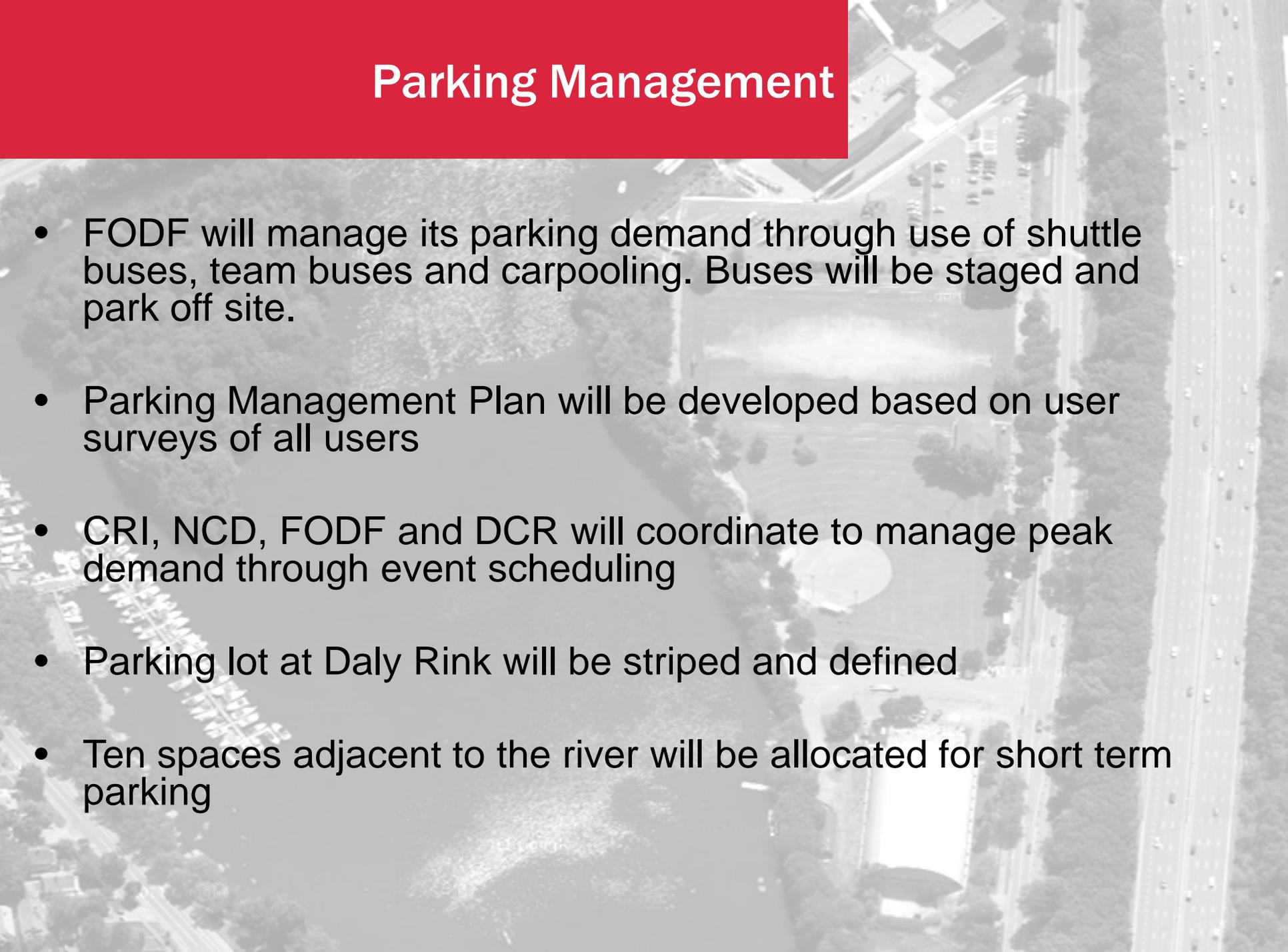
3

33

(3) Simmons College sports teams practicing. Average weekday daily trip-generation was determined by applying the ratio of the average weekday trip rate to the weekday evening peak-hour trip rate for ITE Land Use Code 488, *Soccer Complex*, to the weekday evening peak-hour trip generation, and increased by 10 percent to account for miscellaneous trips.

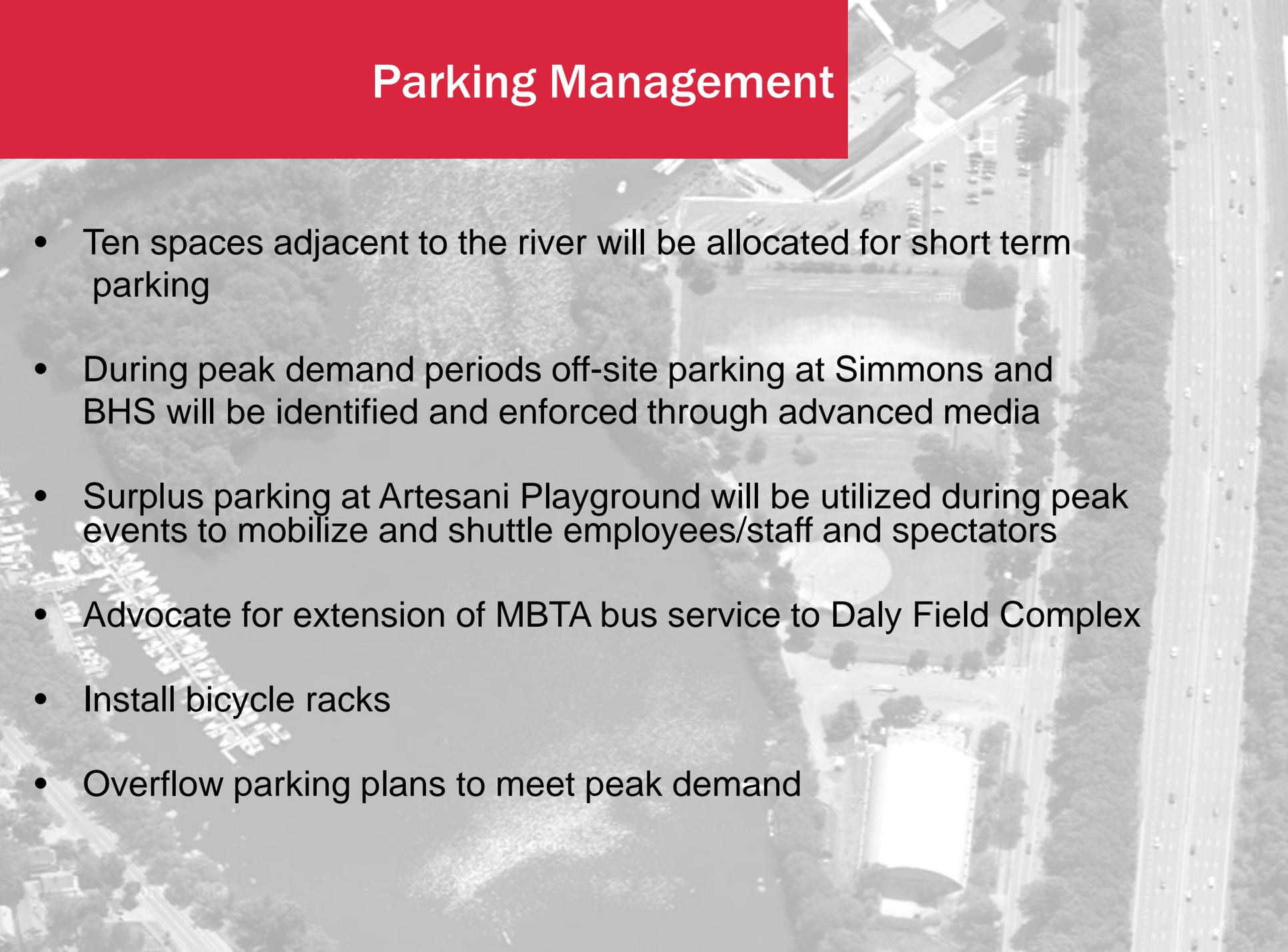
(2) Simmons College sports teams practicing and a Friday night Brighton High School football game. Average weekday daily trip-generation was determined by applying the ratio of the average weekday trip rate to the weekday evening peak-hour of generator trip rate for ITE Land Use Code 488, *Soccer Complex*, to the weekday evening peak-hour trip generation for the Simmons College Soccer Complex (vehicle trips), increasing the resultant value by 10 percent to account for miscellaneous trips, and then adding 60 vehicle trips to account for trips associated with the Brighton High School football game. Information provided by Simmons College and Brighton High School. Assumes

Parking Management

An aerial photograph of a city area, likely San Francisco, showing a river (the San Francisco River) flowing through the center. The river is bordered by trees and buildings. To the right, a multi-lane highway (likely the Golden Gate Bridge approach) runs parallel to the river. The background shows a dense urban area with various buildings and streets. The image is overlaid with a semi-transparent red banner at the top left containing the title 'Parking Management'.

- FODF will manage its parking demand through use of shuttle buses, team buses and carpooling. Buses will be staged and park off site.
- Parking Management Plan will be developed based on user surveys of all users
- CRI, NCD, FODF and DCR will coordinate to manage peak demand through event scheduling
- Parking lot at Daly Rink will be striped and defined
- Ten spaces adjacent to the river will be allocated for short term parking

Parking Management

An aerial photograph of a stadium complex, likely the Dalys Field Complex, showing the stadium, surrounding parking areas, and nearby roads. The image is overlaid with a red title bar at the top left containing the text 'Parking Management'.

- Ten spaces adjacent to the river will be allocated for short term parking
- During peak demand periods off-site parking at Simmons and BHS will be identified and enforced through advanced media
- Surplus parking at Artesani Playground will be utilized during peak events to mobilize and shuttle employees/staff and spectators
- Advocate for extension of MBTA bus service to Daly Field Complex
- Install bicycle racks
- Overflow parking plans to meet peak demand

Public Meetings

- Community Meeting held March 5, 2013 at Brighton High School
- MEPA Site Visit conducted May 3, 2013 at Community Rowing
- DCR Listening Session I held May 30, 2013 at Community Rowing
- DCR Listening Session II held September 10, 2013
- **DCR Listening Session III September 25, 2013 at Community Rowing**

Proposed Project Timeline

- **Expanded Environmental Notification Form**
 - Submitted April 16, 2013
 - 45 Day comment Period
 - Certificate Issued June 14, 2013
- **Single Environmental Impact Report**
 - Planned submittal September 30, 2013
 - 30 Day comment period
 - Certificate issues November 15, 2013
- **Orders of Condition** from Boston and Newton Fall/Winter 2013
- **Execute Lease** with DCR/DCAMM Winter 2013
- **Construction** Spring 2014 – Fall 2014

MEPA

- Single Environmental Impact Report
 - Planned submittal September 30, 2013
 - Noticed in the Environmental Monitor October 9, 2013
 - Copies available from: jkohn@fpa-inc.com
 - 30 Day comment period ends November 8, 2013
- Send comments to:

Secretary Richard K. Sullivan, Jr

Executive office of Energy and Environmental Affairs

Attn: MEPA Office

100 Cambridge Street, Suite 900

Boston, MA 02114

MEPA Website:

<http://www.mass.gov/eea/agencies/mepa>

DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE [DCAMM]

Supports state agencies with expertise in the delivery of strategic integrated facilities management, construction, and real estate services.

CHAPTER
223 OF
THE ACTS
OF 2012

The appraisal shall include an examination of:

- the value of the physical capital improvements to be constructed by Simmons College;*
- the relative value associated with the exclusive private use of the improvements by Simmons College; and*
- the relative value associated with use of the improvements by the general public to be scheduled by [DCR].*



Additional Information

Public Comments to DCR

If you have questions or concerns:

Email: dcr.updates@state.ma.us, entering “Daly Field” in the subject line.

Write: Department of Conservation and Recreation, Office of Public Outreach, 251 Causeway Street, Suite 600, Boston, MA 02114

Note: Public comments submitted to DCR by email or letter will be posted on the DCR website in their entirety, and no content, including personal information, will be redacted.

Questions/Comments?

