



Prepared For:

Westerly Athletic Facilities Master Planning

Site Analysis and Evaluation

Volume One of Three

September 2017





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**Volume Two: Site Analysis and Evaluation Supplementary Data -
Field Evaluations, Photo Sheets, Soil Testing, Needs Assessment, and Recommendations**
Volume Three: Master Planning





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Westerly Recreation Department

This report recognizes the work and dedication of the Westerly Recreation Department to provide a safe and diverse environment for recreation. See the website at <http://westerlyri.myrec.com/info/default.aspx> for further information.

Introduction and Overview

Introduction

At the beginning of 2017, the Town of Westerly engaged BSC Group, Inc. to develop the master plan for publicly-owned recreation and athletic facilities within the Town of Westerly. The initial vision of town staff is to learn the status of existing athletic facilities in town, discuss the development of new and existing facilities, and to plan for present and future needs of the citizens of Westerly.

A master planning process for recreation within the Town of Westerly will create a process for gathering community input, a plan for future development, and a list of action items that the town can use for implementing improvements in a deliberate manner. This “action plan” is not intended to be implemented all at once, but is intended to provide the Town of Westerly with a firm action plan for improvements over the next five to ten years.

The Town of Westerly has a vibrant history and is a center for industry, granite production, and tourism in Southwest Rhode Island. Citizens of Westerly have the luxury of living minutes from the oceanfront. With easy access to Route 1/Route 1A and Interstate 95, the town is within commuting distance to nearby towns such as Charlestown, Newport, Narragansett, and Mystic, Connecticut, as well as larger cities such as Providence, Rhode Island and New London, Connecticut.

Master Planning Schedule and Process

The Master Planning Process consists of three distinct parts: Site Evaluation and Inventory, Community Input, and the Master Plan for site development. The Site Evaluation and Inventory phase includes a detailed list of features and facilities at each site, with an assessment of conditions of these facilities. The Community Input phase includes conducting and analyzing an informational survey that is open to public comment. Community input was also recorded and considered at public meetings. Finally, during the Master Planning phase, a carefully developed master plan was created for future improvements at each site. It was also determined if other locations should be developed into new athletic facilities.

The Study Planning Group coordinated the work, in conjunction with public input meetings and an on-line public survey in 2017. The first public meeting occurred on June 27, 2017. The second meeting was held on August 10, 2017, and the final master plan was presented at the third meeting on October 24, 2017. Meetings were spaced far enough apart intentionally to allow time for community input and avoid the summer vacation season.

How to Use This Report

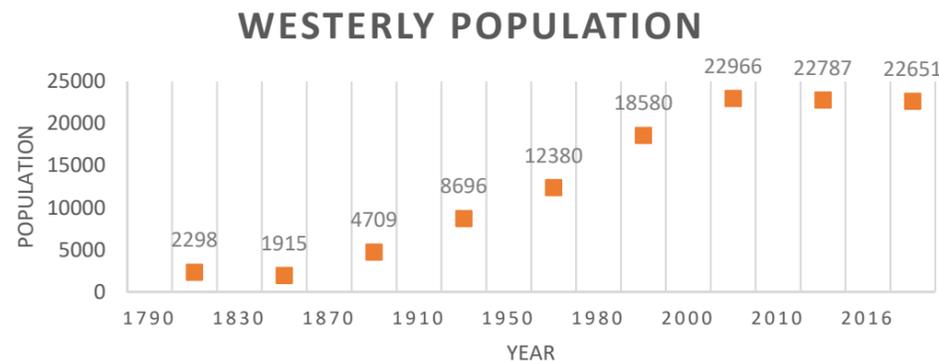
The Inventory and Analysis Report is intended to be a tool for town staff for assistance with planning and management of the reviewed facilities. This report comes in three volumes which vary in detail. Volume One represents the general site analysis and mapping for each site. It is intended for those unfamiliar with the locations or those who require more information about properties, layout, or inventory as of the Fall of 2017. Each site is broken into a large-scale map that shows areas of wetlands, setbacks, and general circulation, as well as a smaller-scale map that shows site elements and notations in greater detail. Soil testing was performed at each site and is shown along with a site aerial map and a Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM). The soil testing done at each site was gathered by BSC Group on June 27, 2017, and samples were sent to the University of Connecticut Soil Nutrient Analysis Laboratory for testing. Samples were tested for soil texture, nutrients, and pH, and suggestions were received for lawn care at each location based on the levels in each sample.

Volume Two presents more specific information of existing site information and recommendations for improvements. This volume serves as the informational backup for the report.

Volume Three shows the detailed recommendations and is intended for administrative staff and town use in making decisions in planning and funding for large-scale improvements within town.

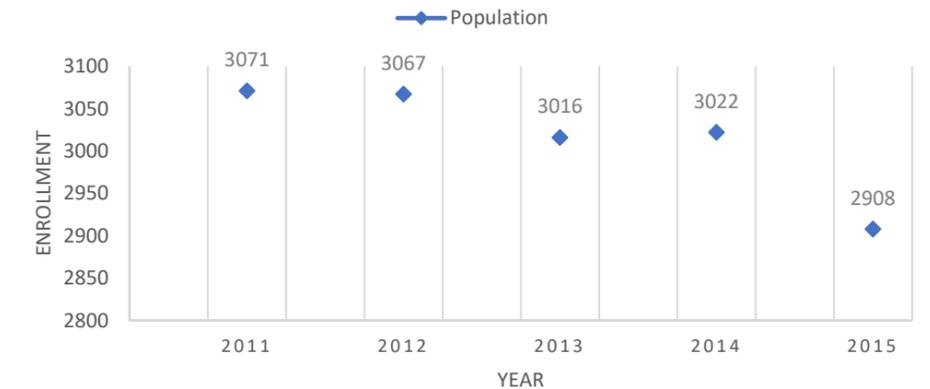
Demographics

Studying certain aspects of the population of Westerly will start painting the picture of athletic and recreation needs for the present and future citizens. We can tell that from the middle of the nineteenth century until its peak at the 2000 census, Westerly’s population was growing steadily. The largest expansion was from 1950 to 1980, when the population grew by more than 6,000 people. After 2000, the population had decreased from its peak at almost 23,000 people to the current population of under 22,700, for a net loss of about 300 people.



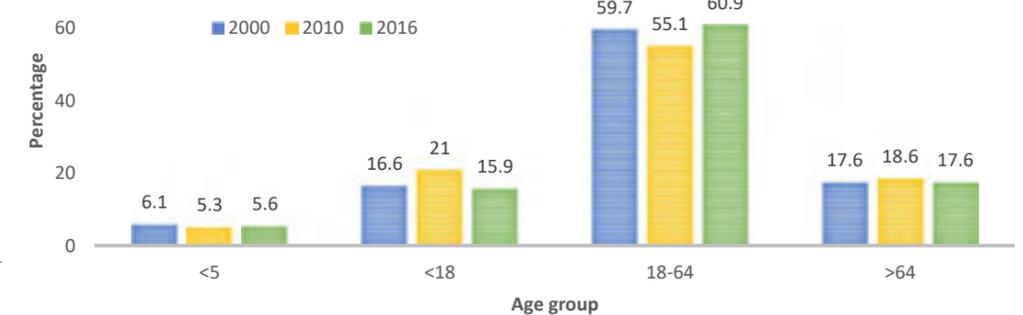
This net loss has been reflected by the number of children enrolled in Westerly schools. In 2011, there were 3,071 children enrolled in schools, and this number dropped through 2013 to 3,016. There was a miniscule increase to 3,022 children in 2014, only to be followed by a drop of 114 children in 2015. This drop was the largest drop during these five years and could be a fluke, but this coupled with the drop in total population suggests a trend of a decreasing population in town.

SCHOOL ENROLLMENT



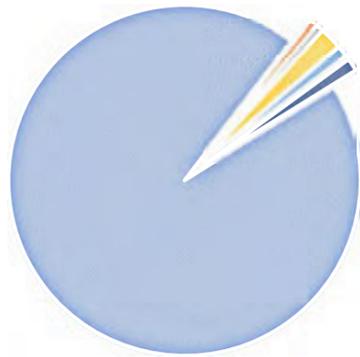
The age groups in Westerly have fluctuated slightly over the past seventeen years. In the 2000 census, children under five totaled 6% of the population, children 5–17 totaled 16.6%, and adults over 65 totaled 17.9%. By the 2010 census, children under five totaled 5.3%, children 5–17 totaled 21%, and adults over 65 totaled 18.6%. Most current data from 2016 shows children under five totaling 5.6%, children 5–17 totaling 15.9%, and adults over 65 totaling 17.6%. These numbers have not drastically changed, with the remaining total of adults 18-65 hovering around 58% of the total population.

AGE TRENDS



Other aspects of the population are the racial breakdown (represented by the chart on the following page), the gender breakdown, higher education percentages, the number of veterans in the community, and the average household income for Westerly. Females have made up 52% of the population since the 2000 census. The percentage of people with high school diplomas is 89.7% and bachelor degrees is 31.6%. About 7% of the total population are veterans of various ages. The average household income is \$61,500, with the average per capita at \$35,694. Generally these demographics closely mimic

RACIAL BREAKDOWN



- 95% ■ White
- 0.7% ■ African American
- 0.6% ■ Native American
- 2% ■ Asian
- 0.3% ■ Hispanic/Latino
- 1% ■ Other
- 1.2% ■ 2 or more

the state of Rhode Island, except Westerly income is significantly higher than the state average and the town is less diverse racially than the state average. These aspects are important tools to consider for the development of the final master plan.

Scope of Study

There are eight public facilities within the Town of Westerly that are used for active recreation and athletics.

These facilities are individually evaluated in this report in the following order:

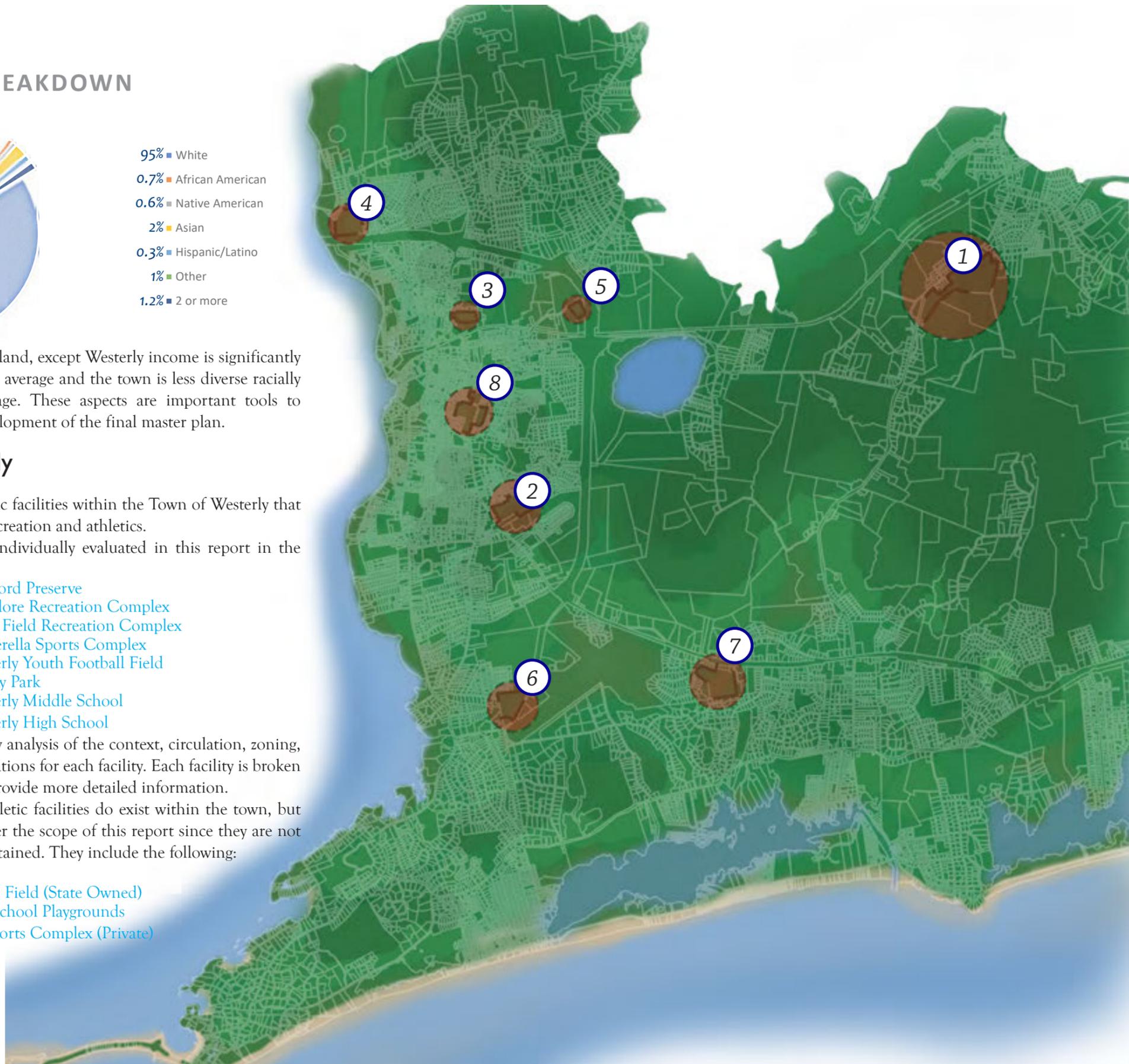
1. Bradford Preserve
2. Cimalore Recreation Complex
3. Craig Field Recreation Complex
4. Gingerella Sports Complex
5. Westerly Youth Football Field
6. Rotary Park
7. Westerly Middle School
8. Westerly High School

This report will show analysis of the context, circulation, zoning, soils, and field evaluations for each facility. Each facility is broken down into parts to provide more detailed information.

Other fields and athletic facilities do exist within the town, but are not covered under the scope of this report since they are not town-owned or maintained. They include the following:

- Airport Road Field (State Owned)
- Elementary School Playgrounds
- Trombino Sports Complex (Private)

Source: RIGIS



Westerly Athletic Facility Map

Introduction and Overview

Context and Circulation

Points of Interest in Westerly

1. **Gingerella Sports Complex**
2. *Springbrook Elementary School*
3. **Westerly Youth Football Field**
4. **Craig Field Recreation Complex**
5. *Amtrack Train Station*
6. *Wilcox Park / YMCA / Public Library*
7. **Westerly High School / Babcock Middle School**
8. *State Street School / Westerly Senior Center*
9. **Cimalore Recreation Complex**
10. **Rotary Park**
11. *Airport Road Field*
12. *Westerly State Airport*
13. *Winnapaug Country Club*
14. **Westerly Middle School**
15. *Weekapaug Golf Course*
16. *Napatree Point Conservation Area*
17. *Watch Hill Point*
18. *Misquamicut State Beach*
19. *Westerly Town Beach*
20. *Weekapaug Point*
21. *Paul E. Trombino Sports Complex*
22. *Newton Swamp Management Area*
23. **Bradford Preserve**
24. *Woody Hill Management Area*
25. *Shelter Harbor Golf Course*

Not Shown on Map:

- Dunns Corners Elementary School*
- Bradford Elementary School*
- Tower Street Community Center*
- Grills Preserve (Bradford)*
- Bradford River Landing (DEM)*
- Chapman Road Boat Launch (DEM)*
- Santo Algiere Conservation Area*
- Town Forest*
- Town Boat Launch (Main St.)*

*Sites discussed in this report are highlighted in **GREEN**.

Context

The Town of Westerly is the most southwestern town in Rhode Island and borders both Connecticut and the Atlantic Ocean. The town of Hopkinton borders Westerly to the north and the town of Charlestown borders Westerly to the east. Westerly can be easily accessed via Interstate 95 or Route 1/1-A. There are several villages and fire districts in Westerly, including Watch Hill, Weekapaug, and Bradford (see Context Map).

The Pawcatuck River serves as the border between Westerly and both Hopkinton and Stonington. The Pawcatuck River begins at its source at Worden's Pond in South Kingston, Rhode Island, and flows along the northern and eastern boundaries of town into Long Island Sound at Little Narragansett Bay, west of Watch Hill.

The athletic fields and recreation facilities in Westerly are shown on the Context Map, along with other related points of interest in Westerly. This section will assess the existing athletic fields and recreation facilities (shown in green) with relation to the other points of interest (shown in blue).

Much of the town consists of medium density residential neighborhoods, with few buildings or structures exceeding three stories in height. Westerly State Airport is located near the center of town.

Commerce and industry generally follow Route 1 through Westerly, and are surrounded by the Route 78 by-pass that directs traffic from the north and east, around the "business" center of town, to the beaches. The majority of business and industrial uses are concentrated in the western third of town (west of Route 78), as well as along the beach areas to the south of Route 1. Many of the publicly-owned recreation facilities in Westerly are also found in the more populated western section of town. Bradford Preserve and Westerly Middle School are the only facilities located east of the Route 78 bypass.

Westerly's most notable recreational feature are the town and state beaches which draw seasonal populations to the shoreline and beach traffic along Routes 1 and 78. Most of the tourist population is concentrated in and around the shoreline, at Misquamicut, Watch Hill, and Weekapaug.

There are several short hiking trails in town: Avondale Farm Preserve Trail, Champlin Glacier Park Trails, Grills Preserve Trail, Riverwood Preserve Trail, Mastuxet Brook Greenway (connects at Rotary Park), and Wahaneeta Preserve Trail. The High School cross country team also uses the trails at Bradford Preserve. More information and mapping for each of these trails can be found on the Westerly Land Trust website.

Vehicular Circulation

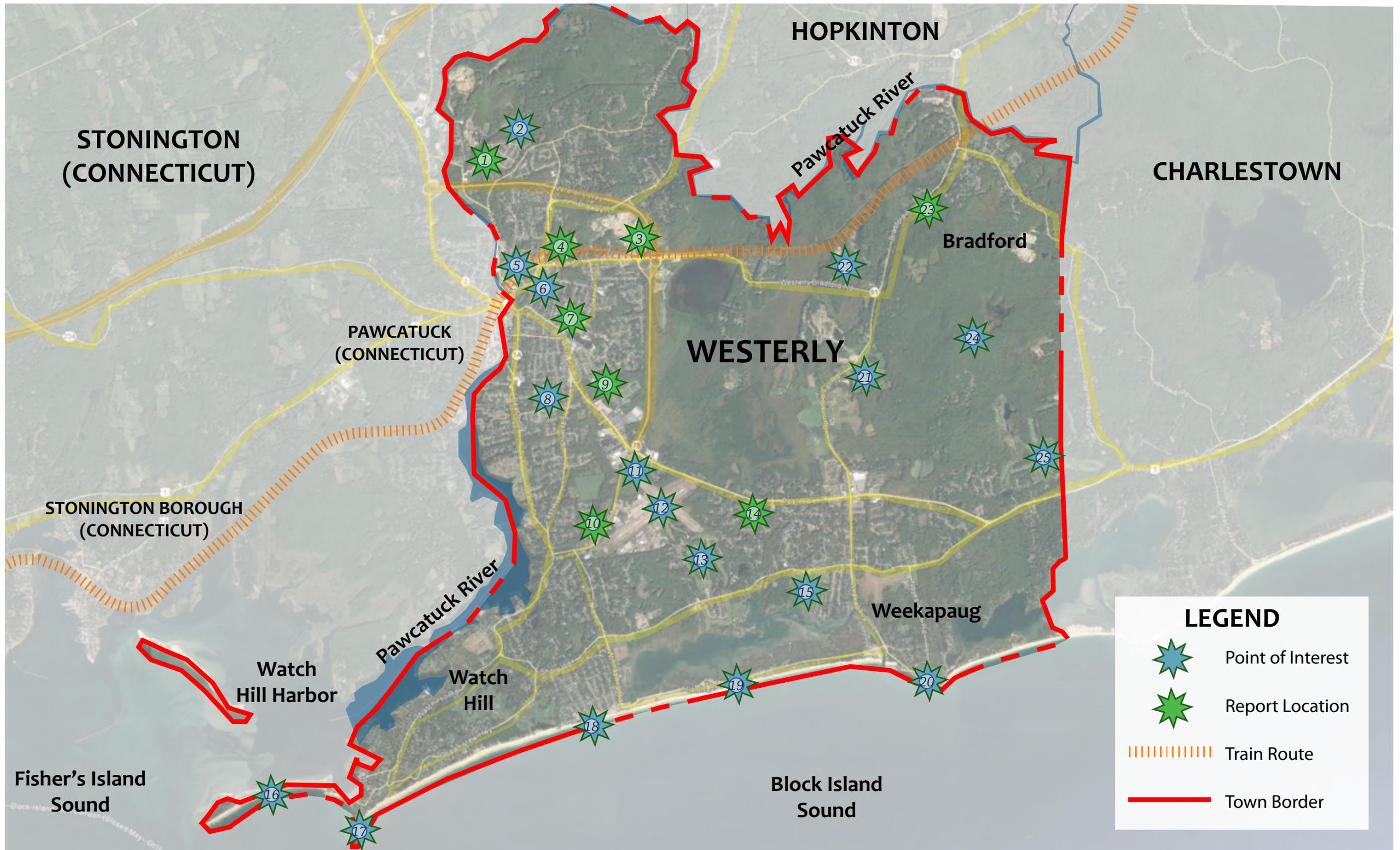
The major routes for traffic passing through Westerly are Route 1 and Route 78, both of which handle traffic moving east-west along the shoreline and are seasonally affected by beach traffic. Traffic from Route 1 is redirected around the "business" center of Westerly on Route 78 which connects the shoreline with Connecticut Route 2, which leads to Interstate 95 and the casinos to the north. Route 1 is the largest (four-lane undivided) road in town. Other major routes (less affected by seasonal traffic) include Route 1A (Beach Street), which runs north-south along the Pawcatuck river and east-west along Shore Road; Route 91, which connects the "business" center of town to eastern portions of town to the north; and Dunns Corners Road, which runs north-south on the eastern half of town.

The majority of vehicular circulation is concentrated toward the retail areas south of the "business" center of town on route 1 between the intersections of East Avenue to the west and Duns Corners to the east.

Bicycle circulation is not formally provided for along roadways, however, many of the more major roadways have a significant shoulder for bicycle use.

Pedestrian Connections

Along many major local roadways pedestrian circulation is accommodated for through paved sidewalks; however, these sidewalks do not typically continue through more suburban neighborhoods. This causes pedestrians to walk along the shoulders of the roads, which can cause conflict between vehicular and pedestrian traffic. Following suit with the roadways, pedestrian crossings are generally provided at most large intersections, yet are lacking at smaller intersections.



Source: Google Earth

Town Context Map

General Recommendations and Considerations

General Considerations

In addition to the specific recommendations for each park, the town should consider more global policies relating to the development of its parks and playgrounds. The following are for the town's consideration:

Americans with Disabilities Act (ADA): Federal and local regulations require all facilities to be accessible to the handicapped and less able. Where accessibility is not possible, accessibility to similar facilities needs to be provided. Removing barriers to accessibility should be a priority for renovations. Some barriers noted in this report include elements such as changes in grade, lack of accessible parking and signage, lack of accessible walkways, and accessible features such as gate latches, seating areas, or water fountains. Other accessible considerations include gate widths, dugouts, and concessions areas.

Title IX Requirements: Title IX of the United States Education Amendments Act of 1972 generally requires any education program receiving federal funds to provide equal access to programs for both girls and boys. Though Title IX requirements are typically associated with schools, Westerly schools use parks athletic facilities for both games and practice. Title IX should be considered when updating these facilities to provide equivalent facilities for both girls and boys.

Athletic Facilities and Trends: Youth sports continues to be very popular. Lacrosse, formerly a fringe sport, is now the fastest growing sport in the country. As youth sports programs grow, so does the demand for quality fields. A successful youth facility requires multiple fields, good parking, and concessions. Parks with multiple fields allow a minimum of supervision staff, and parks with multiple facilities provide parents and siblings with alternative activities while children are playing. While the diverse multi-field facilities such as these thrive, nearby single fields will be empty because they are less usable for a large sports program. Lighted facilities are also very popular as they allow play in off-hours and off-season and allow working parents to participate. Lighting technology is now very efficient and has a minimum of "spill" that can affect neighbors. The town should consider these when planning for new facilities.

Tennis Courts: Tennis Courts require specific care and maintenance to remain playable and attract players. For a tennis facility to be used for community programs or competition, a minimum of 5 courts is recommended. Multiple courts allow multiple games simultaneously, with a minimum of coaching/officials staff. In this regard, the town should consider removal of single court facilities at parks and schools in favor of focusing on select facilities (e.g., Rotary Park). Most tennis players will get in a car to drive to a quality facility and skip over lesser quality courts. Gingerella, Craig, Bradford Elementary and Tower Street Community Center all have either a single court or remains of a single court.

Green Initiatives: Westerly recognizes the efficiency that can be realized in current construction techniques, sustainable products, and methods that preserve the environment and character of the town. Green initiatives, products, and techniques should be considered as part of any improvement proposed for Westerly Parks.

Basketball Courts: Similar to tennis, older basketball players are willing to drive for a quality or a lighted court. Multiple courts allow simultaneous games and better accommodate community programs and pick-up games. The town should consider adding courts where space is available to double-up on available basketball courts (e.g., Gingerella, Craig).

Irrigation: Currently all of the town field facilities have an automatic irrigation system that is supplied by city water. The sum of water bills for these systems is between \$60,000 and \$80,000 per year. Conservation efforts are important to save money on water bills. The town may want to consider converting some irrigation systems to well-fed systems to save costs. Typically, a well, shed, and associated mechanical equipment to feed a field is between \$60,000 and \$70,000 for a well with a good supply. Consulting with a local well driller familiar with water availability in town on a case-by-case basis will allow the town to evaluate the feasibility of well supply at the parks.

Play Areas and Play Equipment: The town has significant play areas at Cimalore, Craig Field, Gingerella, and Rotary Park. The play surfacing at these parks consists of woodchips. Woodchips are easily displaced at the bottom of slides or under swings and needs to be monitored closely and amended regularly to maintain the depth necessary for safety. The town should consider installing resilient tiles under high-wear areas to limit displacement and maintenance. In play areas with very high usage, the town may want to consider a rubberized play surface in lieu of woodchips to limit maintenance and improve appearances. (Rubberized surfacing can be relatively expensive to install.)

Pavillion Structures: Existing pavillion structures (roof on columns without walls) at Gingerella, Craig, and Cimalore parks are constructed of wood frame with asphalt shingle roofs. Each pavillion is of the same basic construction type and present on-going maintenance tasks for the town. The town should consider replacing each of these pavillions with more modern, low-maintenance, "park like" pavillions as the opportunity presents itself.

Developing Recreational Trends: New amenities are becoming popular with changes in population, demographics, and technology. Some new trends the town should be aware of and consider for addition to the parks include pickleball, a form of paddle ball that can be overlaid on a tennis court, which is popular with snow-birds returning from down south; futsal, a form of soccer played on a court-sized facility; and splash-pads, which offer a summer cool-off opportunity without the need for a lifeguard or full-time supervision.

Executive Summary

Athletic Fields Site Analysis (Volume One) and Athletic Fields Needs Assessment (Volume Two)

This report looked in detail at eight of Westerly's athletic facilities, took a detailed inventory, documented existing conditions, and recommends detailed improvements in order to improve conditions and use of Westerly's active recreational parks. The detailed information that is spread across three volumes of this report contains data and analysis that was assembled by BSC Group in 2017 with the assistance of Westerly Parks and Recreation, the Westerly School Department, community input, and recent, similar reports by the Parks Committee and the Westerly Recreation Board. The intent of this report is to provide town staff with a document that addresses both large-scale and small-scale improvements that can be addressed over time. The detailed information and tables included in Volume One and Two will allow staff to easily identify, prioritize, and select specific (small-scale) improvements and updates as budget money becomes available. The larger-scale planning improvements are outlined in Volume Three: "Recommendations," which discusses potential projects that are intended to address town-wide deficiencies and would require a greater level of budget, planning, and approval.

A major component of the Westerly Athletic Facilities Master Plan is an Athletic Fields Needs Assessment that documents how much each field in the Westerly Parks and Schools inventory gets used and who is using them. This assessment was based on scheduling and use data provided by the town, schools, and community sports groups for each field included in the scope of this report. The results of that assessment (see detailed analysis in Volume Two) indicate that the Quad field, the Westerly Middle School soccer field, and the large fields at Gingerella are over-used beyond the point of being able to maintain a viable, safe stand of natural grass. Review of the fields in town also indicate that there are only two rectangular fields that can support an adult-sized soccer field (210' width or greater): the Quad or Gingerella. The analysis indicates that Westerly needs to add three or four youth fields and two

natural turf rectangular multipurpose fields that can be used for high school soccer play. Adding these fields would help to reduce overuse on fields at Gingerella and the High School Quad. Additional fields will allow maintenance costs to remain at their current levels, improve turf quality, and allow fields to be rotated out of use for renovations and "resting."

This demand for field usage can be met partially by renovations to Gingerella that would allow construction of additional youth fields on the site west and northeast of the existing fields. Unfortunately, there is not developable, unused space at any of the other parks included in the scope of this report that are large enough to allow development of a full-size rectangular multipurpose field facility. That leaves the town with two options: either acquiring and developing additional land for natural turf fields or converting some existing fields to synthetic turf in order to realize the additional usage that synthetic turf can provide. From a planning perspective, a synthetic turf field can account for twice the usage of a natural turf field with significantly less maintenance costs. With lighting added, synthetic turf can be the equivalent of almost three natural turf fields in terms of scheduling and usage. By taking advantage of the high usage potential of synthetic turf, field usage can be shifted from over-used fields, rather than building new.

It should be noted that a new, single-field athletic campus requires a property with a minimum of six acres of relatively flat, developable land located close to a road in order to construct a field with parking and amenities. A larger property is preferred so multiple fields can be developed and used by larger sports programs. Preferably, this property would be located in or near the town population center and would be surrounded by either commercial or industrial land to minimize

opposition of further development or intensification of usage. This type of land is typically in high demand for other types of development and has the highest associated cost.

If existing, developable land is not available for construction of natural turf fields, converting existing natural fields to synthetic turf is another option. Costs associated with land procurement, demolition, and development of amenities such as driveways, parking, restrooms, irrigation, and utilities make new development less desirable. Converting facilities to synthetic turf that already have existing infrastructure (parking, lighting, bleachers, etc.) is more cost effective, takes best advantage of existing investments in infrastructure, and avoids costs for constructing amenities that are already available elsewhere. For this reason, Gingerella, the Westerly Youth Football facility, and the high school fields provide the best locations for considering synthetic turf due to a combination of existing parking, lighting, bleachers, or proximity that make these sites most desirable.

The final decision of how the excess usage will be distributed, whether with new facilities or modifying existing facilities, is for the town to make and will be based on a number of factors, including these outlined above. This report is also intended to assist that process.

Refer to the Detailed Backup information included in:

Westerly Athletic Facilities Master Planning Volume Two: Detailed site evaluations and inventory as well as the detailed usage analysis.

Westerly Athletic Facilities Master Planning Volume Three: "Recommendations," which includes detailed site recommendations for improvement as well as costs.

Existing Conditions

Site Analysis and Evaluation

Order of Locations

1. Bradford Preserve
2. Cimalore Recreation Complex
3. Craig Field Recreation Complex
4. Gingerella Sports Complex
5. Westerly Youth Football Field
6. Rotary Park
7. Westerly Middle School
8. Westerly High School

Bradford Preserve

Site Introduction and Site Data

Introduction

Bradford Preserve is located in the northeastern portion of Westerly, in the historic district of Bradford. The property is 57 acres, with the fields area closest to Bradford Road. The rest of the property is forested wetlands. The property is known for its trails used by the high school cross country team. The area of the fields was converted from farmland and has never been actually developed as a sports pitch. As a result, the soil and turf conditions are uneven and inconsistent. The fields are surrounded by forest to the south and east and a small suburban neighborhood to the north and west.

The only vehicular access to the preserve is from Route 91/Bradford Road, which runs along the western edge of the property. There is driveway access to an undeveloped grass parking area that is used for the fields and adjacent open space access. Pedestrian access via sidewalk is available from the western side of Bradford Road for about a mile north, however the sidewalk only continues south for a quarter of a mile.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.

Soils

The majority of the soils on site are listed as having moderate constraints on development. According to RIGIS, wetlands and wet soils are found over most of the southern portion of the site, making it undesirable for development. Wetland soils are also found in the forested area between the two open fields. There are steep slopes in the area to the north and east of the parcel, which are also difficult for development. Though wetland areas are shown in the areas of lawn/fields, wet field conditions that would limit play were not reported by users.

		Below Optimum	Optimum	Above Optimum
Calcium	1413 lbs/acre	[Bar chart showing 100% in Below Optimum]		
Magnesium	169 lbs/acre	[Bar chart showing 100% in Below Optimum]		
Phosphorus	41 lbs/acre	[Bar chart showing 100% in Above Optimum]		
Potassium	216 lbs/acre	[Bar chart showing 100% in Above Optimum]		

* Excessive only defined for Phosphorus (>40 lbs/acre)

North Field Soil Test Results

		Below Optimum	Optimum	Above Optimum
Calcium	910 lbs/acre	[Bar chart showing 100% in Below Optimum]		
Magnesium	160 lbs/acre	[Bar chart showing 100% in Below Optimum]		
Phosphorus	15 lbs/acre	[Bar chart showing 100% in Above Optimum]		
Potassium	112 lbs/acre	[Bar chart showing 100% in Above Optimum]		

* Excessive only defined for Phosphorus (>40 lbs/acre)

South Field Soil Test Results

Regulatory

This parcel is zoned under MDR-30 (Medium Density Residential). The permitted uses for this zone are uses such as single-family residential, cluster development, conservation, and accessory parking. Government use is permitted by special permit, but all other uses are not permitted. This parcel is not near any delineated flood zones.

Bradford Preserve Property Card Data

Location	187-235 Bradford Road
Owner	Westerly Municipal Land Trust
Mailing Address	45 Broad Street
Map Block	043-040
Zone Use	R-30
Land Use	Municipal
Acreage	57.08
Available Utilities	Public Water / Gas
Buildings	N/A
Improvements	N/A
Outbuildings	N/A
Land Value	\$2,600,000

Bradford Preserve Zoning Bulk and Dimensional Requirements

	Zone
	MDR-30 Residential
Minimum Acreage	30,000 sf
Minimum Frontage	120'
Front Yard Setback	35' / 30' Corner
Side Yard Setback	20'
Rear Yard Setback	40'
Max. Building Height	35' - P / 20' - A
Max. Impervious	22.50%

LEGEND

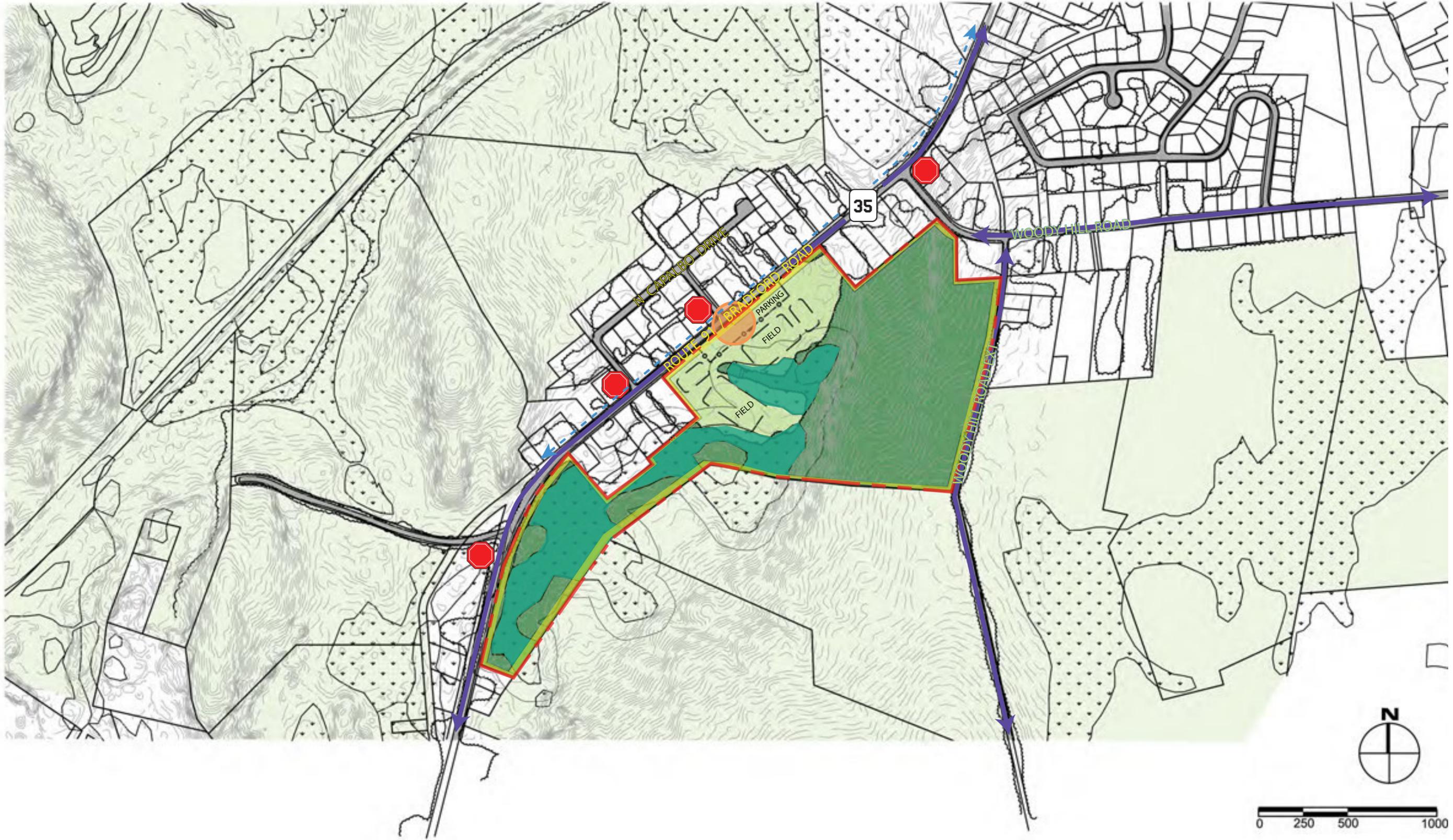
	PROPERTY LINE
	MAJOR VEHICULAR
	PEDESTRIAN
	PARK ENTRANCE
	SIGN CONTROLLED STOP
	POSTED SPEED LIMIT
	WETLANDS
	ZONING SETBACK
	TOWN OWNED PARCEL / OPEN SPACE



Site Signage



Site Entrance



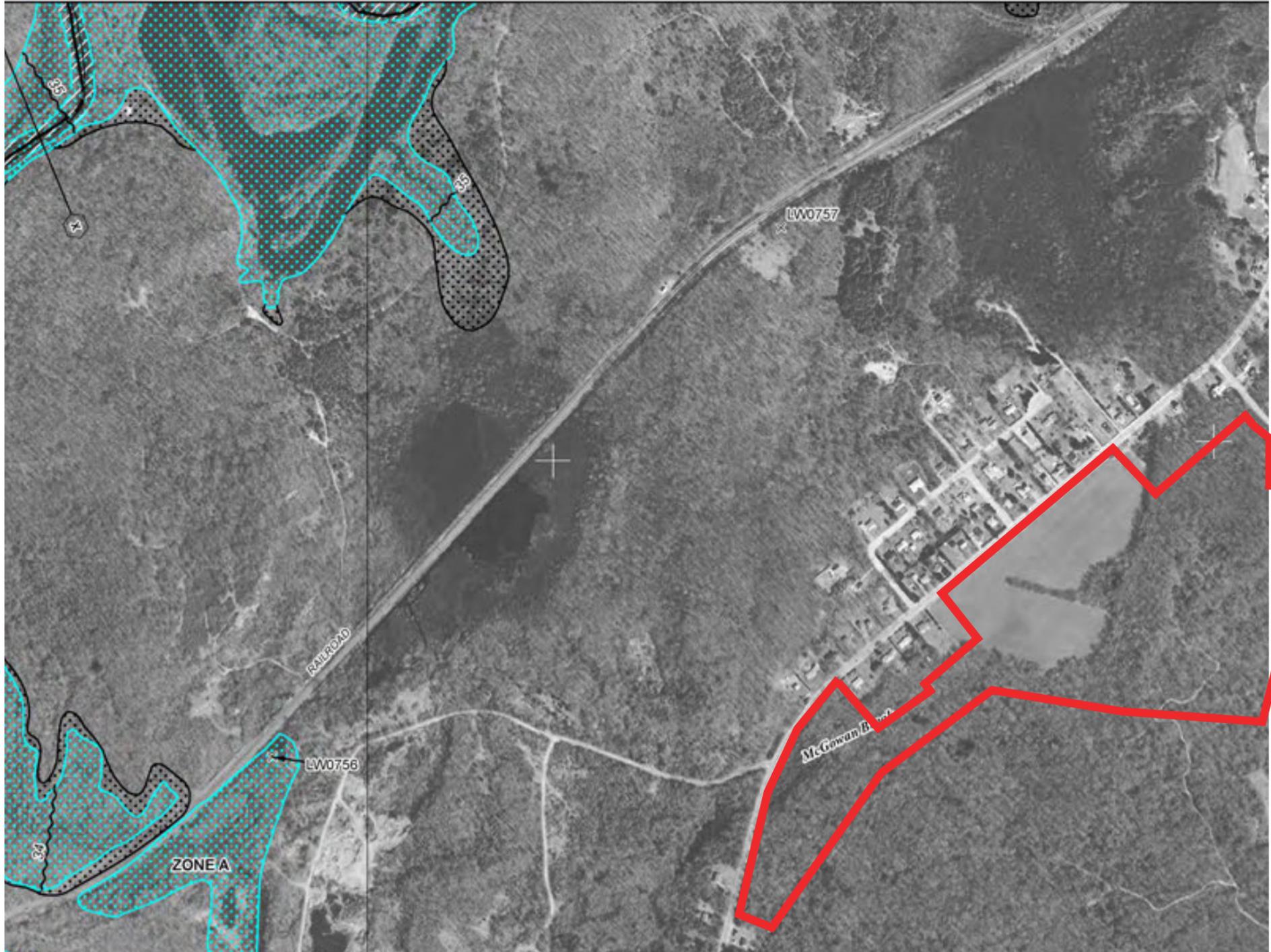
Source: RIGIS

Bradford Preserve Parcel Map

Bradford Preserve



Site Aerial and Federal Emergency Management Agency (FEMA) Mapping



Bradford Preserve FEMA Flood Insurance Rate Map (FIRM)

Source: FEMA, RIGIS



Source: Google Earth, RIGIS

Bradford Preserve Aerial Map

Bradford Preserve

Site Analysis

Introduction

The fields at Bradford Preserve were formerly farmland and are now used almost exclusively by Westerly youth lacrosse teams. There are two larger fields and two small youth fields. The fields are open grass fields with undulating topography and turf with much clover and crabgrass. Edges of both fields are shaded by trees to the east. A parking area is provided at the undeveloped entrance along Bradford Road and is partially enclosed by wooden guardrails. There is no drainage or utilities (other than electrical service) provided at the site. Though wetlands are shown on the area of the fields, users have not reported wet conditions that would limit play. There is a small storage box located near the treeline to the east of the north field, and porta-potties provided between the north and south fields. A stream runs in the wooded area east of the treeline and can be heard from the fields. Trails run into the woods at this location. The trails at this location are used by the high school cross country team for meets, and some have noted these trails as the “Best in the State.”



Parking Area



Storage Area

North Field

The grass at the north field is patchy with wear spots evident at highly-trafficked areas. The field has an east-west orientation, and the grade of the playing surface is uneven and falls off abruptly on the east edge of the field. This is indicative of a field that has been converted from farmland and that was never formally graded as a field.



South Field

The conditions at the south field are similar to the north field. The grass is patchy with wear spots evident at highly-trafficked areas. The field has a north-south orientation and the grade of the playing surfaces undulates. This is indicative of a field that has been converted from farmland and that was never formally graded as an athletic field.

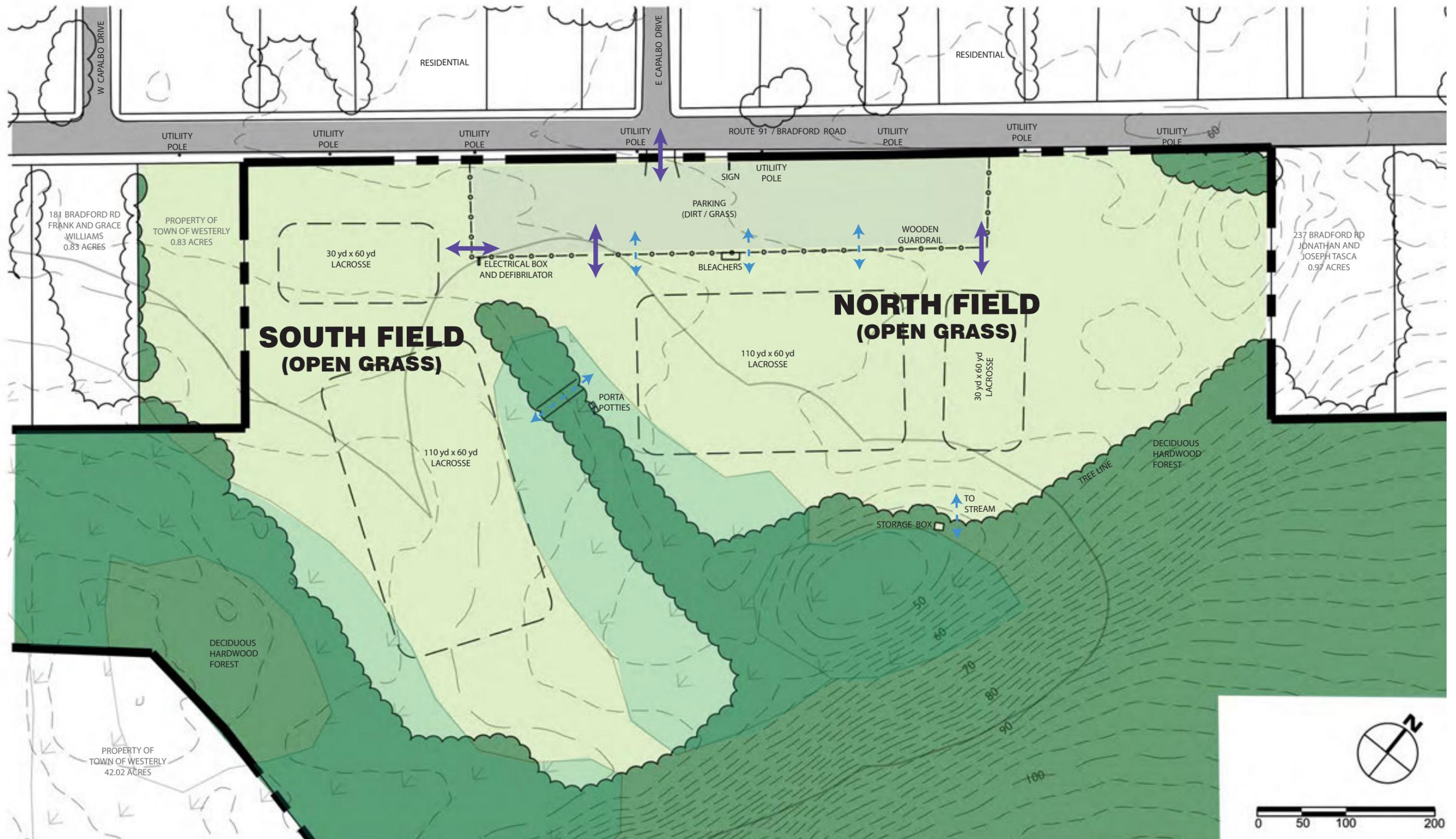


LEGEND

	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS

Summary: Bradford Preserve

Bradford Preserve is a former farm field that is used exclusively for lacrosse. To be a functional, competition-level athletic field, the site needs to be extensively re-graded and re-seeded. Adjacent wetlands and conservation land, abutters, and its relatively remote location present challenges to any additional development of the property. If further developed as athletic fields, this site would benefit from an automatic irrigation system, fencing at the street to limit vehicle access, a shade/rain pavilion, a storage building, and a porta-potty “corral” to screen portable toilets. This property could also benefit from aesthetic improvements at the street (e.g., a formal entryway, ornamental fencing, and signage) to identify this as a valued town property. See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.



Source: RIGIS

Bradford Preserve Field Map

Cimalore Recreation Complex

Site Introduction and Site Data

Introduction

Cimalore Recreation Complex is located just off Franklin Street (Route 1) in the western portion of Westerly. The complex is the town's largest venue for baseball and softball and has a variety of amenities. The baseball and main softball fields are utilized as the high school "home" fields. The property is 25.4 acres, with two thirds of the area developed as park and parking. The entrance to the complex is at the end of Wilson Street in a suburban neighborhood. Residential properties abut the park property to the west, north, and east. The property has forested wetland areas on the western third of the property. Open space properties to the south are also forested wetlands with limited development potential.

The baseball field is the first field you see upon entering the complex. A playground, basketball courts, and pavilion are located on the north side of the complex, along with a practice softball infield area (the "little league" field). A softball field is adjacent to the second, central parking lot, and two softball fields are located at the lower field ("the pit"). The driveway leads to a paved parking lot or an access drive that brings you to the center of the complex. There is a sanitary pump station and generator surrounded by chain link fence in the parking area near the park entrance.

Pedestrian access via sidewalk is available along Franklin Street, however there are no sidewalks provided for a tenth of a mile down Wilson Street. The complex is less than a mile from Westerly High School, where there are no baseball or softball fields.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.

Soils

The soils in the forested region of the site are listed as hydric soils with severe constraints on development, with areas of seasonal high water. The two lower fields are also affected by these types of soils. The remaining portions of the

		Below Optimum	Optimum	Above Optimum
Calcium	935 lbs/acre			
Magnesium	155 lbs/acre			
Phosphorus	7 lbs/acre			
Potassium	374 lbs/acre			

* Excessive only defined for Phosphorus (>40 lbs/acre)

Baseball Field Soil Test Results

		Below Optimum	Optimum	Above Optimum
Calcium	1746 lbs/acre			
Magnesium	279 lbs/acre			
Phosphorus	7 lbs/acre			
Potassium	328 lbs/acre			

* Excessive only defined for Phosphorus (>40 lbs/acre)

Main Softball Field Soil Test Results

		Below Optimum	Optimum	Above Optimum
Calcium	1360 lbs/acre			
Magnesium	237 lbs/acre			
Phosphorus	7 lbs/acre			
Potassium	290 lbs/acre			

* Excessive only defined for Phosphorus (>40 lbs/acre)

"Little League" Field Soil Test Results

		Below Optimum	Optimum	Above Optimum
Calcium	1141 lbs/acre			
Magnesium	167 lbs/acre			
Phosphorus	3 lbs/acre			
Potassium	224 lbs/acre			

* Excessive only defined for Phosphorus (>40 lbs/acre)

Lower Softball Fields Soil Test Results

site contain soils listed as posing moderate constraints on development.

According to RIGIS, wetlands and wet soils are found over the undeveloped portions of the property, making these forested areas undesirable for development. The topography for this parcel is typically gently sloping or flat, however some steep slopes occur to the south of the baseball field and to the northeast of the lower fields.

Regulatory

This parcel is zoned under OSR (Open Space Recreation). The permitted uses for this zone include wildlife preserves, athletic fields, playgrounds, and golf courses. Select government use is allowed by special permit, but all other uses are not permitted. There are no flood zones indicated near this site.

Cimalore Recreation Complex Property Card Data

Location	3 Wilson Street
Owner	Louis J Cimalore Recreation Complex
Mailing Address	3 Wilson Street
Map Block	078-174
Zone Use	OSR
Land Use	Municipal
Acreage	25.43
Available Utilities	Public Water / Sewer
Buildings	N/A
Improvements	N/A
Land Value	N/A

LEGEND

	PROPERTY LINE
	MAJOR VEHICULAR
	PEDESTRIAN
	PARK ENTRANCE
	SIGN CONTROLLED STOP
	POSTED SPEED LIMIT
	WETLANDS
	ZONING SETBACK
	TOWN OWNED PARCEL / OPEN SPACE

Cimalore Recreation Complex Zoning Bulk and Dimensional Requirements

	Zone
	OSR Open Space Rec
Minimum Acreage	0
Minimum Frontage	0
Front Yard Setback	50'
Side Yard Setback	20'
Rear Yard Setback	30'
Max. Building Height	35'
Max. Impervious	37.00%

* Structures are permitted by special permit only. Setbacks are based off most restrictive surrounding zone.



Park Entrance



Source: RIGIS

Cimalore Recreation Complex Parcel Map

Cimalore Recreation Complex



Site Aerial and Federal Emergency Management Agency (FEMA) Mapping



Cimalore Recreation Complex FEMA Flood Insurance Rate Map (FIRM)

Source: FEMA, RIGIS



Source: Google Earth, RIGIS

Cimalore Recreation Complex Aerial Map

Cimalore Recreation Complex

Site Analysis

Parking Lots and Complex Entrance

The main parking lot and baseball field are the first things you see upon entering the complex. As you continue along the access drive, you enter the second parking area by the softball fields. Both lots are in disrepair with inefficient layouts. The paved areas are striped.



Main Parking Area

Play Area and Pavilion

There is one main play structure with an accessory structure and two swing sets. There is an adjacent wooden pavilion to the east of the structures. These elements are in good condition.



Play Structure

Basketball Courts and Little League Field

Two asphalt basketball courts are found to the north of the site next to the “Little League” field. The asphalt courts are in fair condition and there is no padding on the standards. This field is commonly called the “Little League” field, however, it should be noted it is not constructed to “Little League” standards and is not set up for baseball use (no pitchers mound).

The “Little League” field grass is in good condition, while the infield shows signs of drainage issues. The outfield is truncated at left and right field. The players’ areas are in disrepair. There are two small bleachers provided.



Basketball Court



Little League Field



Baseball Field

Baseball Field

The grass at the baseball field is in good condition and the field is generally flat, despite a few dips. There are dugouts, bleachers, drinking fountains, a scoreboard, a batting cage, and a press box located at the field. The field has an east-west orientation and there is sports lighting.

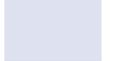
Softball Field

The grass is in good condition and the field is generally flat. There are dugouts, bleachers, drinking fountains, a scoreboard, a batting cage and bullpen, and a press box. The field has a north-south orientation and there is sports lighting.

Lower Softball Fields

These fields are furthest from parking. Both fields share a common outfield. The southeast field is older and is in fair condition with outdated amenities and an undersized backstop. The grass is in good condition. The northern field is mainly used for softball and has dugouts and bleachers, while the southern field used to be a hardball field and has benches. The fields have an east-west orientation.

LEGEND

-  VEHICULAR
-  PEDESTRIAN
-  PARKING AREA
-  WETLANDS



Softball Field



Lower Softball Fields

Summary: Cimalore Recreation Center

Cimalore is a popular park that has evolved over time as one of Westerly’s hubs for baseball and softball. The property is fully developed. Surrounding properties, slopes, and wetland areas prevent development of additional fields or amenities. The main issue with this park is the poor condition of the parking areas, which leads to inefficient parking and circulation issues. This park could benefit from a focused program to replace dated or damaged amenities. Some recommended improvements include removing the lips from the edges of infields, replacing older, non-compliant bleachers, increasing visibility to play areas, and renovating of other dated amenities (e.g., lights, fencing, backstops, batting cages).

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.



Source: RIGIS

Cimalore Recreation Complex Field Map

Craig Field Recreation Complex

Site Introduction and Site Data

Introduction

Craig Field Recreation Complex is located just off High Street (Route 3) in the northwestern portion of Westerly. The main entrance is located along Mountain Avenue, a suburban roadway with no outlet. The driveway connects to an upper and lower paved parking lot. A second vehicular entrance leads to a grass parking area enclosed by wooden guardrails. A pedestrian entrance is located on High Street, with an ornamental memorial entry way and drop-off that is rarely used. There are continuous sidewalks along both sides of High Street, yet sidewalks do not continue up Mountain Avenue.

The property is 7.8 acres and the southeastern corner of the property is forested. Residential properties and streets abut the properties on the west, north, and east. Property to the south is wooded open space that is mostly wetlands and has limited development potential. Train tracks run nearly 350' to the south of the property.

The softball field is the main component of the complex. A play area and pavilion is located to the east of the main entrance, along with an asphalt basketball court. The field, parking area, and related amenities are in need of renovation and updates.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.

Soils

The soils for the majority of the site are listed as having moderate constraints to development. According to RIGIS, more hydric soils and wetlands are found just south of the southern property line. The topography for this parcel is typically rolling, with steep slopes along Mountain Avenue. Play area and field soils are moderately compacted and could benefit from aeration and topdressing maintenance.

		Below Optimum	Optimum	Above Optimum
Calcium	935 lbs/acre	<div style="width: 20%;"></div>		
Magnesium	155 lbs/acre	<div style="width: 40%;"></div>		
Phosphorus	7 lbs/acre	<div style="width: 80%;"></div>		
Potassium	374 lbs/acre	<div style="width: 90%;"></div>		

* Excessive only defined for Phosphorus (>40 lbs/acre)

Baseball Field Soil Test Results

		Below Optimum	Optimum	Above Optimum
Calcium	1746 lbs/acre	<div style="width: 20%;"></div>		
Magnesium	279 lbs/acre	<div style="width: 40%;"></div>		
Phosphorus	7 lbs/acre	<div style="width: 80%;"></div>		
Potassium	328 lbs/acre	<div style="width: 90%;"></div>		

* Excessive only defined for Phosphorus (>40 lbs/acre)

Main Softball Field Soil Test Results

Regulatory

This parcel is zoned under OSR (Open Space Recreation), a zone which permits uses such as wildlife preserves, athletic fields, playgrounds, and golf courses. Select government use is allowed by special permit, but all other uses are not permitted. No flood zones are indicated near the property.

Craig Field Recreation Complex Property Card Data

Location	1-17 Mountain Avenue
Owner	Craig Field Recreation Complex
Mailing Address	1-17 Mountain Avenue
Map Block	047-122
Zone Use	OSR
Land Use	Municipal
Acreage	7.86
Available Utilities	All - Public
Buildings	N/A
Improvements	N/A
Land Value	N/A



Main Site Entrance and parking



Second Site Entrance

LEGEND

	PROPERTY LINE
	MAJOR VEHICULAR PEDESTRIAN
	PARK ENTRANCE
	SIGN CONTROLLED STOP
	POSTED SPEED LIMIT
	WETLANDS
	ZONING SETBACK
	TOWN OWNED PARCEL / OPEN SPACE

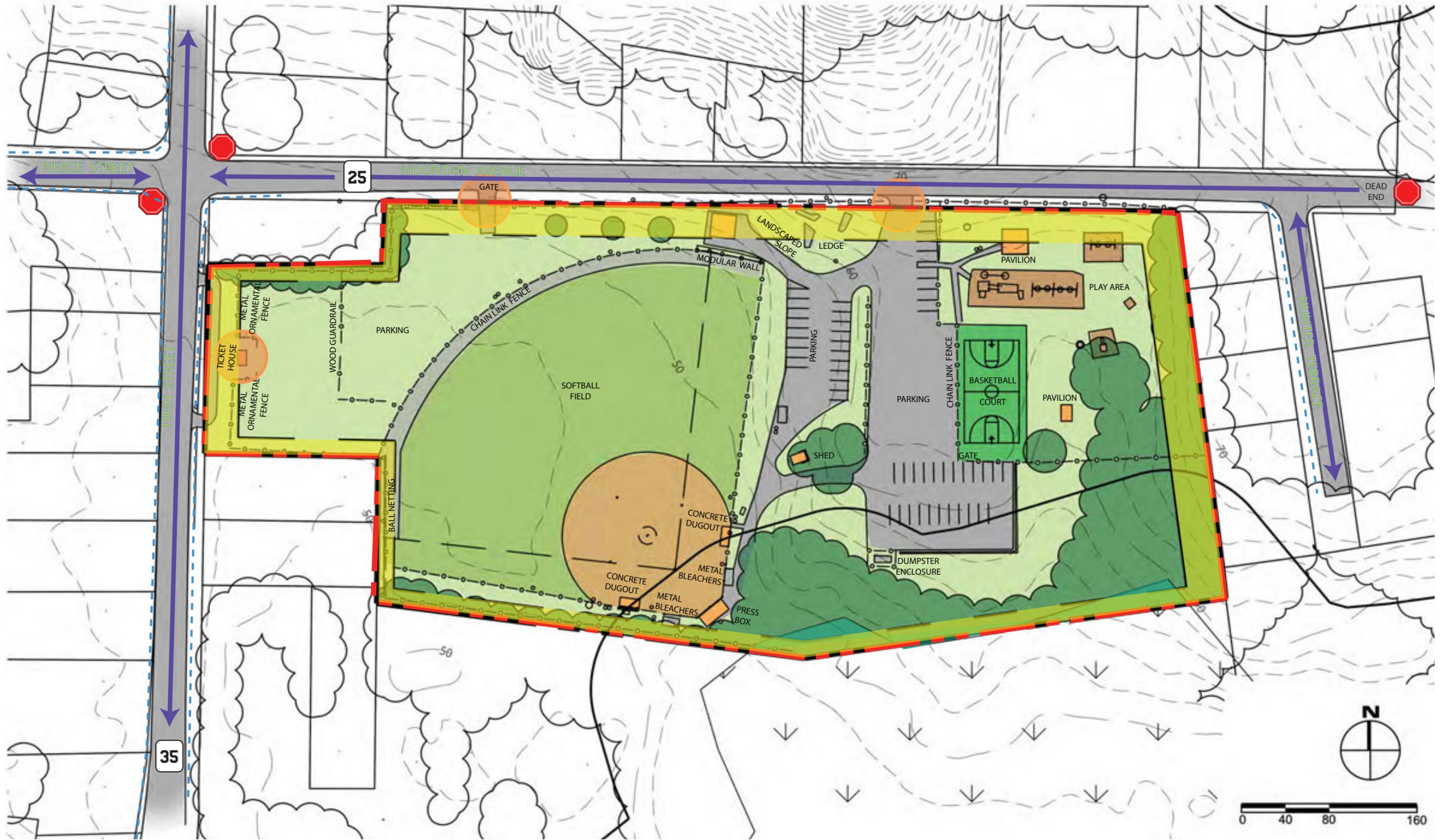


High Street Entrance

Craig Field Recreation Complex Zoning Bulk and Dimensional Requirements

	Zone
	OSR Open Space Rec
Minimum Acreage	0
Minimum Frontage	0
Front Yard Setback	30'
Side Yard Setback	15'
Rear Yard Setback	35'
Max. Building Height	35'
Max. Impervious	35.00%

* Structures are permitted by special permit only. Setbacks are based off most restrictive surrounding zone.



Source: RIGIS

Craig Field Recreation Complex Parcel Map



Source: Google Earth, RIGIS

Craig Field Recreation Complex Aerial Map

Craig Field Recreation Complex

Site Analysis

Parking Lots and Complex Entrances

The main parking lot is found at the main entrance off Mountain Avenue. There are a few striped spaces at the beginning of the upper lot and a few more at the lower lot. The pavement to the south of the upper lot is in disrepair. The lower lot is in fair condition and also paved and striped. There is a second gated entrance on Mountain Avenue that leads into the dirt/grass lot. There is a small building at the pedestrian entrance on High Street.



Upper Lot



Upper Lot - South



Lower Lot

Play Area and Pavilion

There is one main play structure with an accessory slide structure and two swing sets. There is an adjacent wooden pavilion to the north of the structures and an additional small pavilion to the east of the basketball court. These structures are in fair condition.



Swings



Playscape



Pavilion



Basketball Court

Basketball Court

The asphalt basketball court is painted and in good condition. The fence does not fully surround the court and there is no safety padding on the goal standards.

Softball Field

The softball field grass is patchy grass. There is a warning strip that consists of gravel screenings. The infield is dry, but there is evidence of wet conditions outside the fence at 3rd base and at home plate. There is a scoreboard, press box, bleachers, and dugouts, which are all in various conditions of disrepair. There are two accessory buildings. There is ball netting at the left outfield, which is truncated. The field is in fair condition and has a north-south orientation.

LEGEND

	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS



Softball Field - Infield



Softball Field - Outfield

Summary: Craig Field Recreation Center

Of all the parks reviewed, Craig Field most closely resembles what is considered a typical neighborhood park. This park is surrounded by residential neighborhoods; it is used by neighbors as much as by sports and recreation programs. Craig is built to its maximum; surrounding residences and wetlands to the south prevent any significant expansion of the property. Craig contains a single softball field that is almost exclusively used by adult leagues. Similar to Cimalore Fields, this park could benefit from a focused program to replace dated or damaged amenities. The parking area, field lights, and pressbox buildings are in particular need of improvement to increase public use and enjoyment. Recreation camps also use this park during the summer and improvements are recommended to better accommodate those uses as well.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.



Source: RIGIS

Craig Field Recreation Complex Field Map

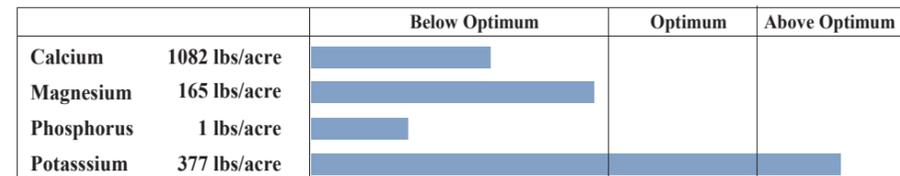
Gingerella Sports Complex

Site Introduction and Site Data

Introduction

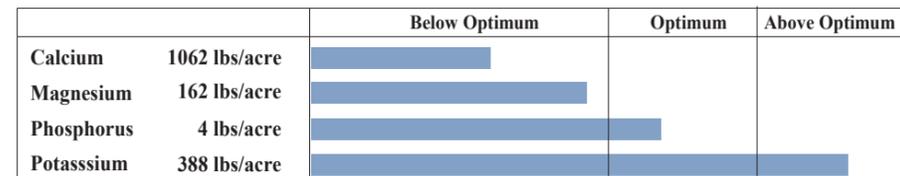
Gingerella Sports Complex is located off White Rock Road in the northwestern portion of Westerly. Gingerella is Westerly's most popular youth soccer facility and is utilized heavily. There are two entrances from the road, which both open onto a large dirt parking area. The main entrance is to the south. The parking area is enclosed by wooden guardrails adjacent to the park and chain link fence adjacent to the road. The property is 20.9 acres, with the northern portion of the site being forested wetland areas. The site is bordered by Route 78 to the south, residential properties to the east, and forested wetland areas to the north and west. The property also lies within the draw-down area for adjacent town drinking water wells that exist on the other side of Route 78. Pedestrian access via sidewalk is available along the eastern side of the road and continues south and north until Bridge Road. The site has athletic fields, a large concession building, shade pavilions, a skatepark, playground areas, and paved basketball and tennis courts. An abandoned paved area/skatepark exists in the northeast corner of the site and is generally un-used.

See Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.



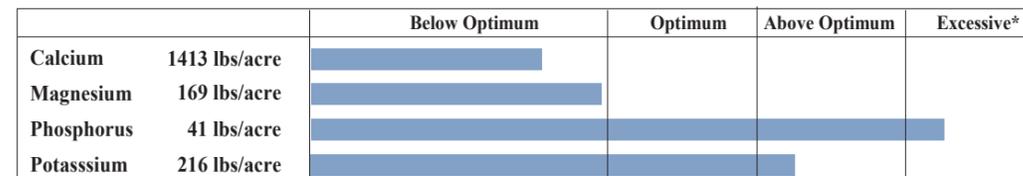
* Excessive only defined for Phosphorus (>40 lbs/acre)

Field A+B Soil Test Results



* Excessive only defined for Phosphorus (>40 lbs/acre)

Field C+D Soil Test Results



* Excessive only defined for Phosphorus (>40 lbs/acre)

Field E+F+G Soil Test Results

Soils

According to RIGIS, soils with moderate constraints to development cover most of the developed portion of the site. A part of the parking area has soils with a high water table and the area to the north of the skatepark has hydric soils. There are noted wetlands in this area as well as the land adjacent to the Pawcatuck River. There are significant ledge rock outcrops between the fields and the skatepark. Reported wet areas exist in the northeast corner of the site and along the east boundary of the existing fields. The topography for this parcel is typically flat with almost no crown to the fields. There are several surface drains around the perimeter of the fields.

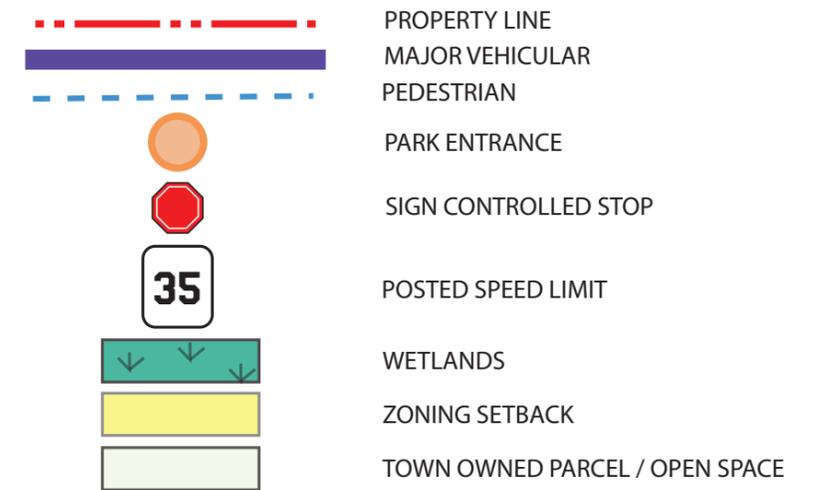
Regulatory

This parcel is zoned under OSR (Open Space Recreation). The permitted uses for this zone are uses such as wildlife preserves, athletic fields, playgrounds, and golf courses. Select government use is allowed by special permit, but all other uses are not permitted. Flood zones are not found on the property but are found at the adjacent properties along the Pawcatuck River.

Gingerella Sports Complex Property Card Data

Location	49 White Rock Road
Owner	Town of Westerly
Mailing Address	Highway Division-White Rock
Map Block	025-016
Zone Use	OSR
Land Use	Municipal
Acreage	20.93
Available Utilities	All - Public
Buildings	N/A
Improvements	N/A
Land Value	N/A

LEGEND



Gingerella Sports Complex Zoning Bulk and Dimensional Requirements

	Zone
	OSR Open Space Rec
Minimum Acreage	0
Minimum Frontage	0
Front Yard Setback	30'
Side Yard Setback	20'
Rear Yard Setback	40'
Max. Building Height	35'
Max. Impervious	22.50%

* Structures are permitted by special permit only. Setbacks are based off most restrictive surrounding zone.



Main Site Entrance



Source: RIGIS

Gingerella Sports Complex Parcel Map

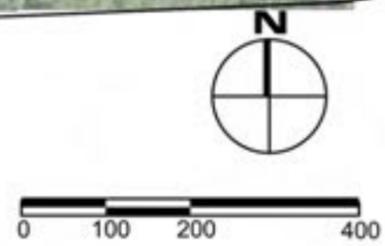
Gingerella Sports Complex

Site Aerial and Federal Emergency Management Agency (FEMA) Mapping



Gingerella Sports Complex FEMA Flood Insurance Rate Map (FIRM)

Source: FEMA, RIGIS



Source: Google Earth, RIGIS

Gingerella Sports Complex Aerial Map

Gingerella Sports Complex

Site Analysis

Parking Lots and Complex Entrance

There are two entrances to the complex; the southern one is the main entrance. The parking area is dirt parking with wooden guardrail. The complex is surrounded by chain link fence. There is one main concessions/restroom building.



Parking Area

Play Area and Pavilion

There is a 5-12 play structure and a 2-5 play structure with a set of toddler swings and wood chip safety surface. These structures are in good condition. There is also an adjacent wooden pavilion which is in fair condition and an additional small pavilion to the north of the main building that is in poor condition. The main building on site is a masonry block combination concession/restroom storage building which is in good condition as well as a masonry block irrigation shed, both of which are at the front of the park, adjacent to parking.



Play Area



Pavilion



Basketball and Tennis Courts

Basketball and Tennis Courts

Both asphalt courts are painted but are in disrepair. The dimensions of the basketball court are indicative of being converted from a tennis court and the fencing is incomplete and in poor condition. There are cracks, heaving, and evidence of puddling on the surface. The tennis court is in disrepair and is not usable.

Soccer Fields

The fields of various sizes and orientations and are generally in good condition with consistent grading, a consistent stand of grass, and few bare spots. All the fields are irrigated. Wet areas are reported to the northeast and east of the fields. The fields are minimally crowned, but no drainage issues were evident.

Skatepark

The skatepark is in good condition and has well designed elements. It is tucked off to the northern section of the site, just north of the large pile of boulders. Skatepark entry is somewhat broken down. A former (abandoned) skatepark exists on the northeast corner of the site.



Soccer Fields

LEGEND

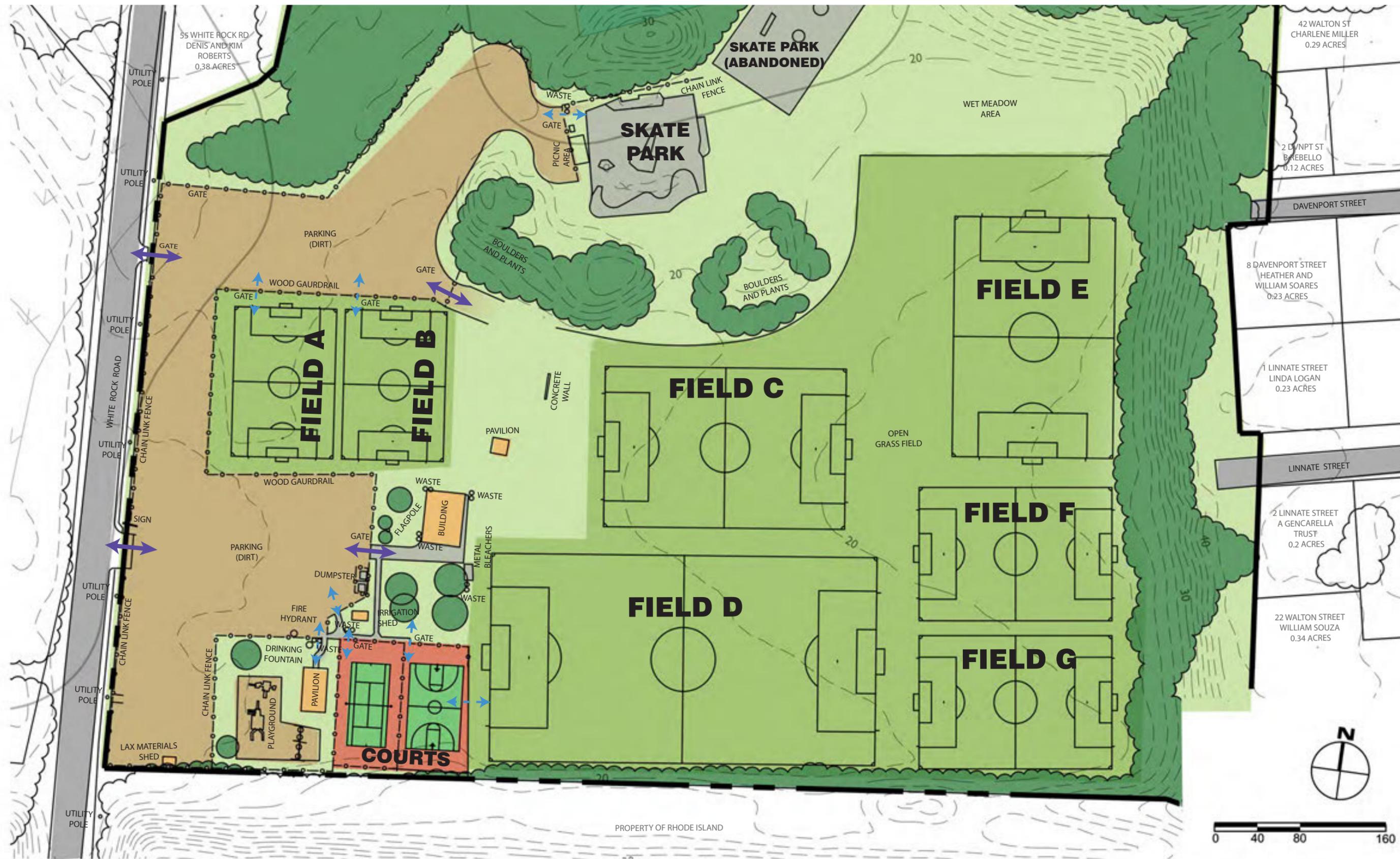
	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS

Summary: Gingerella Sports Complex

Gingerella Sports Complex is perhaps Westerly's most highly used park. Multiple fields, multiple uses, a large parking capacity, and available concessions and restrooms combine to make this a facility where large sports programs can be run efficiently. Surrounding uses include open space, highway, and few residences, which allow uses to occur here with a minimum of disturbance to the community.

Other than aesthetic improvements to the entry and parking, proposed expansion of fields can occur by removing a small pavilion and kick wall and possibly adding a small field at the northeastern corner of the site. Improvements to the parking area could realize a greater parking capacity than is currently possible with unformalized parking. Addition of a perimeter walking path would allow parents to walk during games as well as provide an accessible path for community walking and fitness that could connect to the existing walking path along White Rock Road.

Analysis shows that these fields are over-used and over-scheduled, meaning that any pause in maintenance would lead to quick decline and unsafe conditions. Measures need to be taken to shift use to other venues or to provide a more durable surface for year-round and overflow use. Replacing the tennis court at this site with basketball will also allow basketball camps and other recreational use to be at this site, as better tennis courts are available at Rotary Park. The existing skatepark is an asset that needs some maintenance to prevent it from falling into disrepair. This professionally-designed skatepark is placed in a relatively remote location, and might benefit from some clearing, as well as lighting (for security/visibility). The old, abandoned skatepark is an attractive nuisance, and should be removed and replaced with either a skatepark expansion, or additional athletic fields. See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.



Source: RIGIS

Gingerella Sports Complex Field Map

Westerly Youth Football Field

Site Introduction and Site Data

Introduction

The Westerly Youth Football Field is located off Old Hopkinton Road in the northwestern portion of Westerly. The complex abuts the Route 78 bypass to the east and a stone quarry to the south, west, and north. The main entry opens into an asphalt parking lot with a view of the field. During working hours, the property is subject to both significant noise and dust from the adjacent quarry. The property is 5.4 acres and nearly all the land is developed, with exception to a thin buffer of trees along the property lines. Pedestrian access via sidewalk is not available along Old Hopkinton Road. The main field is lighted and irrigated. There are bleachers and a combination concession/pressbox/office/locker room building in the parking area. See Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.

Soils

According to RIGIS, soils in the site are listed as soils with moderate constraints to development. There is a quarry to the north of the site which created the soil conditions on the Westerly Youth Football site. No hydric soils are shown on the property but are shown on RIGIS just to the southwest. The topography for this parcel slopes from northwest to southeast, with field areas terraced into the slope. The practice field area soils are gravelly and highly compacted and show areas of puddling and water retention.

		Below Optimum	Optimum	Above Optimum
Calcium	2059 lbs/acre	[Bar chart showing Calcium levels]		
Magnesium	199 lbs/acre	[Bar chart showing Magnesium levels]		
Phosphorus	1 lbs/acre	[Bar chart showing Phosphorus levels]		
Potassium	283 lbs/acre	[Bar chart showing Potassium levels]		

* Excessive only defined for Phosphorus (>40 lbs/acre)

Football Field Soil Test Results

Regulatory

This parcel is zoned under OSR (Open Space Recreation). The permitted uses for this zone are uses such as wildlife preserves, athletic fields, playgrounds, and golf courses. Select government use is allowed by special permit, but all other uses are not permitted. There are no flood zone or wetland soils documented on the property.

Westerly Youth Football Field Property Card Data

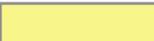
Location	60 Old Hopkinton Road
Owner	Town of Westerly
Mailing Address	Pee Wee Football Organization
Map Block	048-044
Zone Use	OSR
Land Use	Municipal
Acreage	5.38
Available Utilities	All - Public
Buildings	\$85,400
Improvements	\$116,300
Outbuildings	\$30,900
Land Value	\$100,100
Total	\$216,400

Westerly Youth Football Field Zoning Bulk and Dimensional Requirements

	Zone
	OSR Open Space Rec
Minimum Acreage	0
Minimum Frontage	0
Front Yard Setback	30'
Side Yard Setback	15'
Rear Yard Setback	35'
Max. Building Height	35'
Max. Impervious	37.00%

* Structures are permitted by special permit only. Setbacks are based off most restrictive surrounding zone.

LEGEND

-  PROPERTY LINE
-  MAJOR VEHICULAR
-  PEDESTRIAN
-  PARK ENTRANCE
-  SIGN CONTROLLED STOP
-  POSTED SPEED LIMIT
-  WETLANDS
-  ZONING SETBACK
-  TOWN OWNED PARCEL / OPEN SPACE



Building Signage



Site Entrance



Source: RIGIS

Pee Wee Football Parcel Map

Westerly Youth Football Field

Site Aerial and Federal Emergency Management Agency (FEMA) Mapping



Westerly Youth Football Field FEMA Flood Insurance Rate Map (FIRM)

Source: FEMA, RIGIS



Source: Google Earth, RIGIS

Westerly Youth Football Field Aerial Map

Westerly Youth Football Field

Site Analysis

Parking Lots and Complex Entrance

The gated entrance opens to a large paved and striped parking lot. The lot is in fair condition, however, the lot slopes and drains toward each corner of the field, causing washouts outside the end zones. The aisles between bays are not sufficient (only 18' wide) for 90° parking. There is a rusted metal guardrail which runs along the road and a rusted chain link fence which borders the field.



Parking Lot at Entrance
Spectator Area

A large concessions/restroom/press box building stands at the center of the site. It also serves as signage with a large bulldog painted on the northern face. There are also two large wooden/metal bleachers available to spectators. The bleachers do not meet current safety or accessibility codes. The building and bleachers are in fair condition and have been painted recently.



Spectator Area



Football Field

Football Field

The field is irrigated and lighted. The field itself is undersized for adult play. The field is properly crowned and grass at the field is in good condition. The football goal posts are older metal posts that have recently been repainted and are in fair condition. The scoreboard has been recently replaced. The field lighting is out-of-date and in poor condition. There is no spectator lighting provided other than that on the building.

Practice Field

The grass at the practice field is weedy with little actual grass and is in poor condition. The practice field is unirrigated and the grade is very inconsistent. It appears to puddle in spots. There is a storage shed to the east of this area that is in good condition.



Practice Field

LEGEND

	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS

Summary: Westerly Youth Football Field

The Westerly Youth Football Field on Old Hopkinton Road is a well-established Westerly institution. This site is leased from the town by Westerly Youth Football and is used exclusively by their programs. The main field is undersized (the field is 20 yards short) for adult football play. Surrounded by stone quarry operations, other industrial uses, and the highway, this field is a prime location for expansion and has the most potential to intensify the level of usage without affecting concerned neighbors. The field also has the necessary infrastructure for an event venue: parking, bleachers, lighting, concessions, and restrooms. However, several of these amenities are currently past their expected life cycle, do not meet current code, and are in need of replacement or renovation. Because of the small size of the parcel, there is not much immediate expansion that can be proposed for this property, other than the improvement of existing amenities to allow for greater intensity of use. The bleachers are currently not to code and should be a priority for safety and accessibility reasons. The field lights and poles are out-of-date, inefficient, and in need of replacement. Site fencing is older and in need of replacement.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.



Source: RIGIS

Pee Wee Football Field Map

Rotary Park

Site Introduction and Site Data

Introduction

Rotary Park is located off Airport Road in the southwestern portion of Westerly. Rotary Park is unusual in that it is popular with seasonal residents in its proximity and easy access from shoreline areas. Though this park does not have athletic fields, the tennis courts and beach volleyball courts are very popular with many town residents. The whole property is 17.9 acres, and more than half of the land is forested wetland/floodplain with a primitive trail system. The playground area, children’s garden, and picnic area are very popular. As you enter the complex, you see the tennis courts and playground. The beach volleyball courts are found west of the parking and picnic areas. A second entrance and dirt parking area used mostly for maintenance access is north of the tennis courts.

The entrance to the complex is across from the Westerly State Airport. Pedestrian access via sidewalk is not available along Airport Road, however the Mastuxet Brook Greenway runs through the park. The park is also located relatively close to the final approach for the main runway at the airport. The park is bounded by open space (Westerly Conservation Trust) to the south and north, Airport Road and Westerly State Airport to the east, and residential properties to the north and west.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.

Soils

According to RIGIS, wetlands and hydric soils are found over most of the forested area of the site. These areas are associated with the Mastuxet Brook that flows through the property from north to south. The brook is surrounded by flood zones and a seasonal high water table. The topography for this parcel slopes at less than 10%, generally from the northeast to the southwest. Soil samples were not taken at this location since there are no athletic fields.

Regulatory

This parcel is zoned under OSR (Open Space Recreation). The permitted uses for this zone are uses such as wildlife preserves, athletic fields, playgrounds, and golf courses. Select government use is allowed by special permit, but all other uses are not permitted. The Mastuxet Brook and associated wetlands and flood plain would make further development of the northern and western portions of the property difficult. Due to the proximity to the airport, FAA permitting may be required for any lighting or vertical improvements over a certain height.

Rotary Park Property Card Data

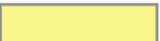
Location	91 Airport Road
Owner	Town of Westerly
Mailing Address	45 Broad Street
Map Block	118-016
Zone Use	OSR
Land Use	Municipal
Acreage	17.95
Available Utilities	Public Water / Gas / Septic
Buildings	N/A
Improvements	N/A
Land Value	N/A

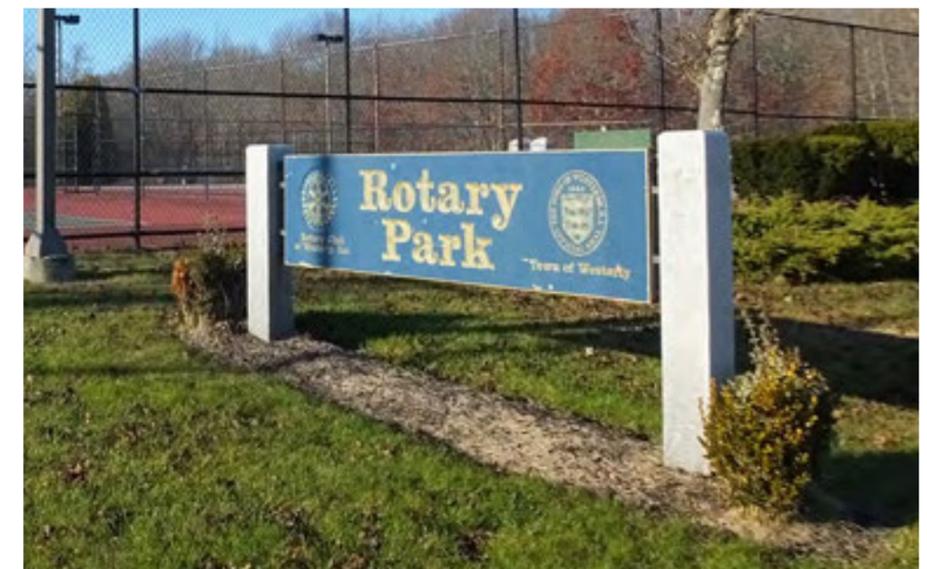
Rotary Park Zoning Bulk and Dimensional Requirements

	Zone
	OSR Open Space Rec
Minimum Acreage	0
Minimum Frontage	0
Front Yard Setback	50'
Side Yard Setback	20'
Rear Yard Setback	40'
Max. Building Height	35'
Max. Impervious	22.50%

* Structures are permitted by special permit only.
Setbacks are based off most restrictive surrounding zone.

LEGEND

	PROPERTY LINE
	MAJOR VEHICULAR
	PEDESTRIAN
	PARK ENTRANCE
	SIGN CONTROLLED STOP
	POSTED SPEED LIMIT
	WETLANDS
	ZONING SETBACK
	TOWN OWNED PARCEL / OPEN SPACE



Site Signage



Site Entrance



Source: RIGIS

Rotary Park Parcel Map

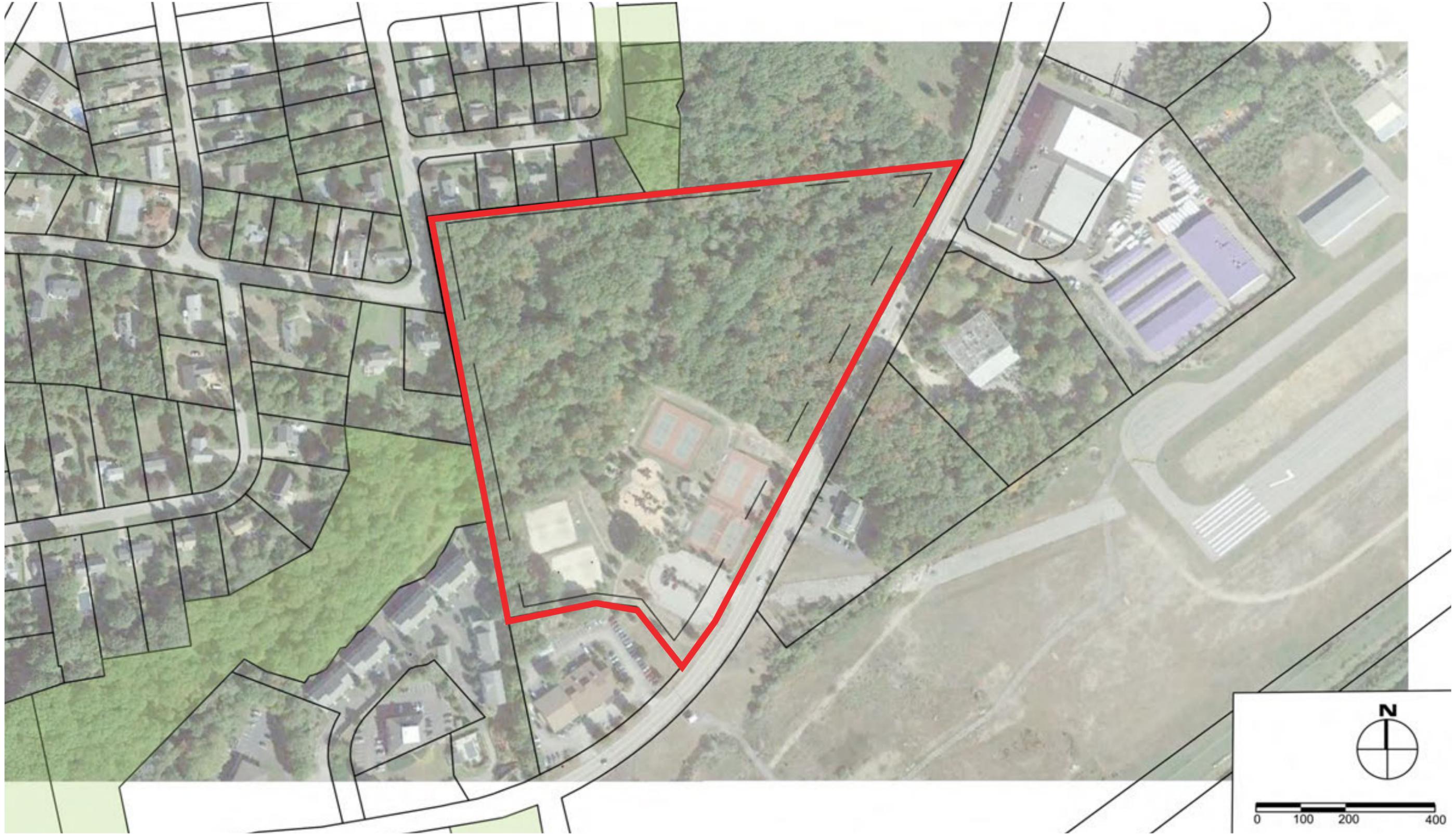
Rotary Park

Site Aerial and Federal Emergency Management Agency (FEMA) Mapping



Rotary Park FEMA Flood Insurance Rate Map (FIRM)

Source: FEMA



Source: Google Earth, RIGIS

Rotary Park Aerial Map

Rotary Park

Site Analysis

Parking Lots and Complex Entrance

The main entrance to the park opens to a paved and striped parking lot with a drop-off area. It is in fair condition with landscaped islands. The second entrance opens to a small dirt parking area that is surrounded by wooden posts. There is an informational kiosk at the park main entrance.



Parking Area



Second Entrance and Dirt Parking
Play Area and Gazebo

There is a 5-12 play structure and a 2-5 play structure with two swing sets. There is also an adjacent wooden gazebo. Play areas are enclosed with fencing to limit access. Adjacent to the play area is a small seating area as well as a small children's garden. These areas are well-maintained and are in good condition.



Gazebo



2-5 Play Area



5-12 Play Area

Tennis Courts

There are two banks of tennis courts: an older bank of four courts near the street (the main courts) and a newer bank of two courts to the west. The main courts are surrounded by chain link fence and are lit with parking lot lights on poles. The surfacing is in fair condition with some cracking and thin or bare spots and is need of a re-coating. The hardware and nets are in good condition. The fencing at these courts is light duty and is in fair condition with some rust and bent hardware. The seating and bleachers at these courts are in good condition.

The west courts are in generally better condition. The west courts are also surrounded by fencing and the surface is in good condition. The hardware and nets are in good condition, however, the center straps are in disrepair. There are two benches at these courts.



Main Courts



West Courts

LEGEND

	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS

Volleyball Courts

The two sets of beach volleyball courts (4 total) are to the west of the entrance. These sand courts are striped with netting installed. There is some encroachment of grass to the sand, but otherwise the sand is in good condition. The southern courts have more formal seating and the northern courts have a few large boulders for seating near the sidelines.



Volleyball Courts

Summary: Rotary Park

Rotary Park is Westerly's newest and most up-to-date park. Located on Airport Road, the park is used regularly by both year-round and seasonal residents as a destination park. The quality tennis courts, beach volleyball courts, and play areas all provide a draw for use of this park for residents and vacationers alike. Newer parks typically need some renovations/adjustments after the initial installation to address unintended or unanticipated ways the park is used by the public. In this regard, Rotary Park has become a destination for both tennis and volleyball programs. Replacing the tennis lighting and providing lighting for volleyball are needed updates. In addition, an improved, accessible walking path has been a reoccurring request from the public. Due to the heavy use the play areas get, the town may also consider a permanent "poured-in-place" rubberized play surface in lieu of the current loose wood chips. This would improve appearances and reduce maintenance of the play surface. The open picnic areas at Rotary Park are another acknowledged asset. Any improvements should recognize the importance of this area.

See Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.



Source: RIGIS

Rotary Park Site Map

Westerly Middle School

Site Introduction and Site Data

Introduction

Westerly Middle School is located just off Post Road (Route 1) in the southeastern portion of Westerly by the Westerly State Airport. The entrance to the school is from Sandy Hill Road and is in a suburban neighborhood. The driveway leads past the soccer field to a paved parking lot and the baseball field. Pedestrian access via sidewalk is available along the south side of Post Road for a mile and a quarter from Sherwood Drive.

The whole property is 27.8 acres and almost half of the land is undeveloped, forested land with steeper topography. The soccer field is the first thing you see as you drive up to the school. As you continue up the drive, the school and the baseball field come into view. The developed areas of the school property are mainly enclosed by forested areas that buffer the abutting residential properties that surround the property.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.

Soils

The soils for the majority of the site have moderate constraints on development, but a swath of soils with bedrock or slope constraints are present throughout the center of the property where the main building is located.

According to RIGIS, wetlands and wet soils are not found on the site. The topography for this parcel is typically steep slopes, except where slopes have been manipulated to accommodate parking or athletic fields. The soils at both the softball and soccer fields are compacted and appear low in organic matter needed for a good turf rootzone.

		Below Optimum	Optimum	Above Optimum
Calcium	696 lbs/acre	<div style="width: 20%;"></div>		
Magnesium	94 lbs/acre	<div style="width: 30%;"></div>		
Phosphorus	1 lbs/acre	<div style="width: 20%;"></div>		
Potassium	216 lbs/acre	<div style="width: 80%;"></div>		

* Excessive only defined for Phosphorus (>40 lbs/acre)

Soccer Field Soil Test Results

		Below Optimum	Optimum	Above Optimum
Calcium	620 lbs/acre	<div style="width: 20%;"></div>		
Magnesium	131 lbs/acre	<div style="width: 30%;"></div>		
Phosphorus	3 lbs/acre	<div style="width: 80%;"></div>		
Potassium	296 lbs/acre	<div style="width: 80%;"></div>		

* Excessive only defined for Phosphorus (>40 lbs/acre)

Baseball Field Soil Test Results

Regulatory

This parcel is zoned under MDR-30 (Medium Density Residential). The permitted uses for this zone are uses such as single-family residential, cluster development, conservation, and accessory parking. Government use is permitted by special permit, but all other uses are not permitted. There are no wetland areas on site.

Westerly Middle School Property Card Data

Location	10 Sandy Hill Road
Owner	Town of Westerly
Mailing Address	45 Broad Street
Map Block	110-064
Zone Use	R-30
Land Use	Municipal
Acreage	27.62
Available Utilities	Public Water / Septic
Buildings	\$25,674,800
Improvements	\$25,674,800
Outbuildings	N/A
Land Value	\$2,018,500
Total	\$27,693,300

Westerly Middle School Zoning Bulk and Dimensional Requirements

	Zone
	MDR-30 Residential
Minimum Acreage	30,000 sf
Minimum Frontage	120'
Front Yard Setback	35' / 30' Corner
Side Yard Setback	20'
Rear Yard Setback	40'
Max. Building Height	35' - P / 20' - A
Max. Impervious	22.50%

LEGEND

	PROPERTY LINE
	MAJOR VEHICULAR
	PEDESTRIAN
	PARK ENTRANCE
	SIGN CONTROLLED STOP
	POSTED SPEED LIMIT
	WETLANDS
	ZONING SETBACK
	TOWN OWNED PARCEL / OPEN SPACE



Site Signage



Site Entrance



Source: RIGIS

Westerly Middle School Parcel Map

Rotary Park

Site Aerial and Federal Emergency Management Agency (FEMA) Mapping



Westerly Middle School FEMA Flood Insurance Rate Map (FIRM)

Source: FEMA, RIGIS



Source: Google Earth, RIGIS

Westerly Middle School Aerial Map

Westerly Middle School

Site Analysis for WMS Soccer Field

Parking Lots and Complex Entrance

The main entrance to the school is off a traffic light-controlled stop along a busy road. There is a gravel access drive off the main driveway that leads to a gravel parking area next to the soccer field which shows evidence of puddling and drainage issues. Accessible parking has been provided at the field entrance. This entrance and parking area has suffered considerable erosion and is in poor condition.

Soccer Field

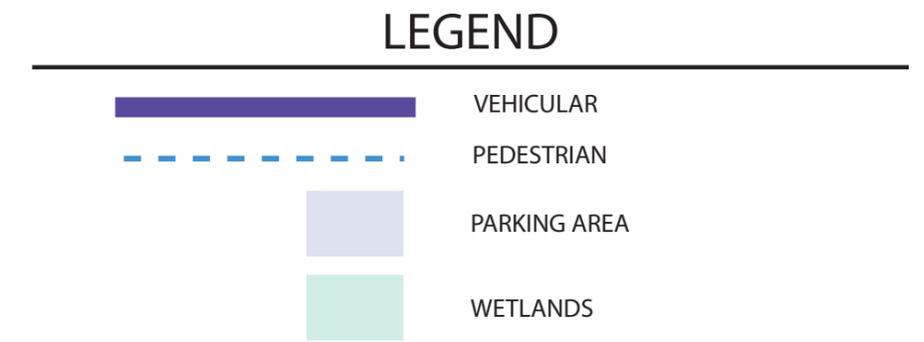
The grass at the field is patchy and shows patterns of wear. The grade of the field is inconsistent with a large crown appropriate for natural turf. The field is in fair condition with some bare spots and signs of puddling at the sidelines. Soils appear gravelly and compacted. Soil tests reveal low turf nutrient levels. There have been reports of poorly-operating irrigation, however, this was not evident during our walk-through. There were a few players benches on the south side of the field and porta-potties located at the field entrance. No accessible path is provided to the area of play.



Typical Field Conditions



Typical Field Conditions



Gravel Parking at Soccer



Accessible Parking



Players' Area



Source: RIGIS

Westerly Middle School Soccer Field Map

Westerly Middle School

Site Analysis for WMS Baseball

Parking Lots and Complex Entrance

The main entrance to the school is off a traffic light-controlled stop along a busy road. There are two main parking lots which are paved and striped. These lots easily service the baseball field, but the soccer field is on the other side of the school.

Baseball Field

The grass at the baseball field is in fair condition, although it is dry since the backflow preventer is not currently working for the irrigation system. A gravel warning strip is provided at the outfield fence. There is one set of bleachers at the field which do not meet current safety standards (due to the lack of guard rail at back). There is also a porta-potty. There are signs of drainage issues along the access path on the first base line, at home plate, and at both players' areas. There is no accessible path to the field, and the grade drops off steeply behind the backstop and players' benches, limiting usable space outside the field of play.



Parking Area at Baseball Field



Infield Conditions



Players' Area



Drainage Issues

LEGEND

	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS

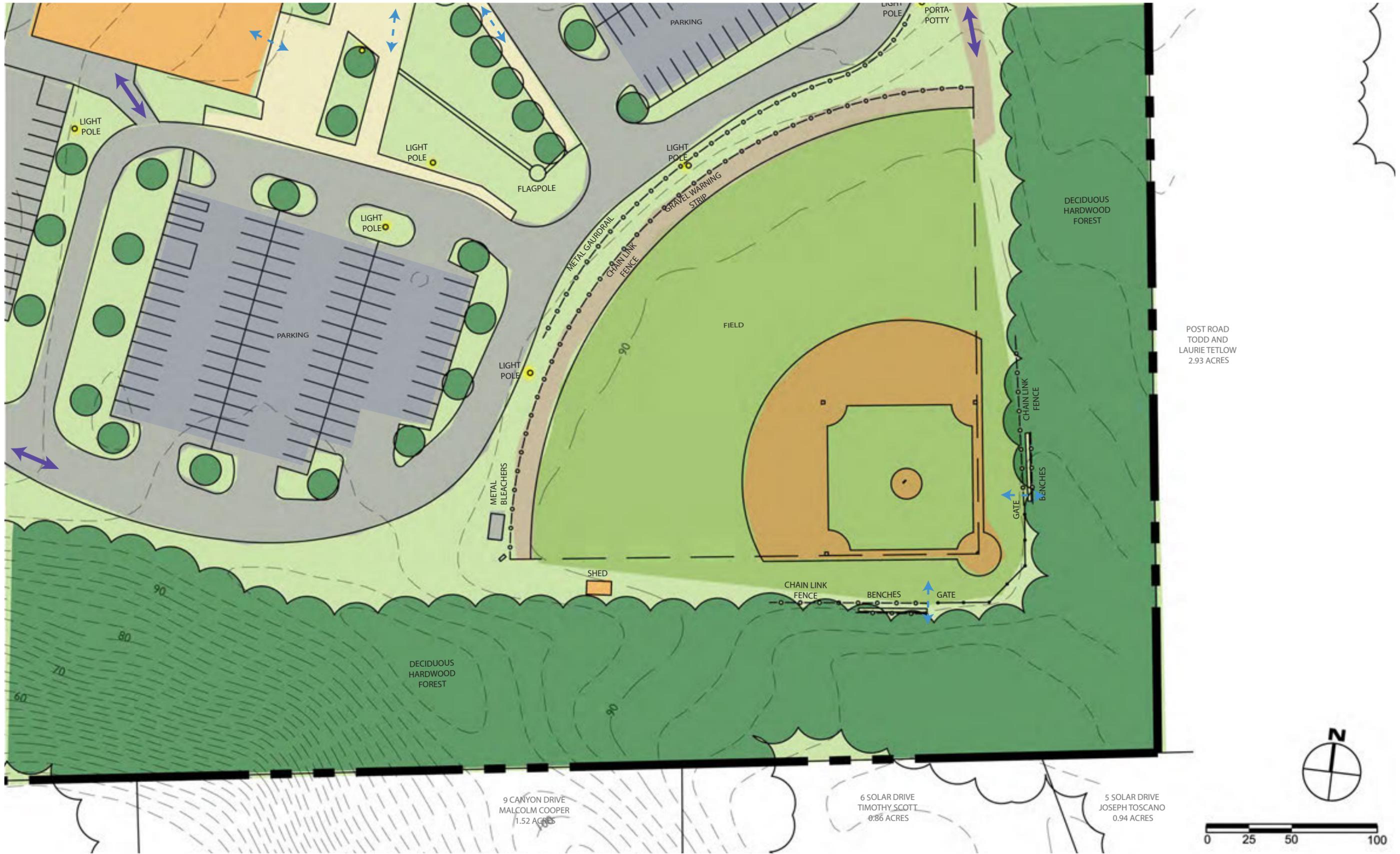


Bleachers

Summary: Westerly Middle School Fields

Both fields at Westerly Middle School were constructed at the same time as the school building and show signs of lack of attention during their initial construction. Topsoil on both fields is compacted, dry, and grass cover is less than ideal. A maintenance program that is sensitive to correcting these soil conditions is required to improve conditions. Regular fertilization, topdressing, and aeration can correct these conditions over time, and attention to irrigation schedules and amounts will also help. These fields are less than the ideal size for anything greater than middle school play. Being isolated, single fields are also not ideal for camps or larger sports programs.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.



Source: RIGIS

Westery Middle School Baseball Field Map

Westerly High School

Site Introduction and Site Data

Introduction

Westerly High School is located just off Granite Street (Route 1) in the western portion of “Downtown” Westerly. The school campus is 22.8 acres and is mostly developed land. There are two schools: Babcock Middle School and Westerly High School. There is one main parking area and two natural turf athletic fields. Augeri Field is the main school stadium with track and field events, lighting, bleachers, pressbox, concessions, and restrooms. The “Quad Field” is located in the center of campus, has minimal amenities, and is surrounded by a beautiful tree-lined walkway that links the two schools. Finally, there is the practice field on the north end of the property. The practice field contains all the track and field throwing events and is not an official field. It is used for practice only. There are several entrances to the athletic complex: from Ward Avenue off Granite Street or Narragansett Avenue, from the parking lot at Park Avenue, and from the parking lot at Vose Street. Pedestrian access via sidewalk is available along all roadways except the north sections of Ward Avenue and Bellevue Avenue and the north side of Park Avenue. The property is surrounded by a dense residential neighborhood with residential abutters on all sides.

See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.

Soils

The soils at the site have moderate constraints to development. According to RIGIS, wetlands and wet soils are not found on the property. The topography for this parcel is typically gently sloping or flat, generally from east down to the west. Soil samples were not taken at this location to avoid disturbance to freshly-lain sod.



Westerly High School

Regulatory

This parcel is zoned under HDR-6 (Residential Use). The permitted uses for this zone are uses such as single-family residential, athletic fields, playgrounds, and wildlife conservatories. There are no flood zones or wetlands soils recorded at this parcel. The amount and proximity of abutting residential properties will likely complicate permitting processes for expanded or enhanced uses on this property.

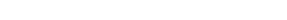
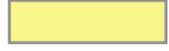
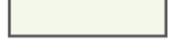
Westerly Middle School Property Card Data

Location	23 Ward Avenue
Owner	Westerly High School
Mailing Address	23 Ward Avenue
Map Block	067-221
Zone Use	R-6
Land Use	Municipal
Acreage	22.81
Available Utilities	All - Public
Buildings	\$27,242,700
Improvements	\$27,434,200
Outbuildings	\$80,500
Land Value	\$2,601,700
Total	\$30,660,900

Westerly High School Zoning Bulk and Dimensional Requirements

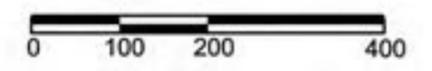
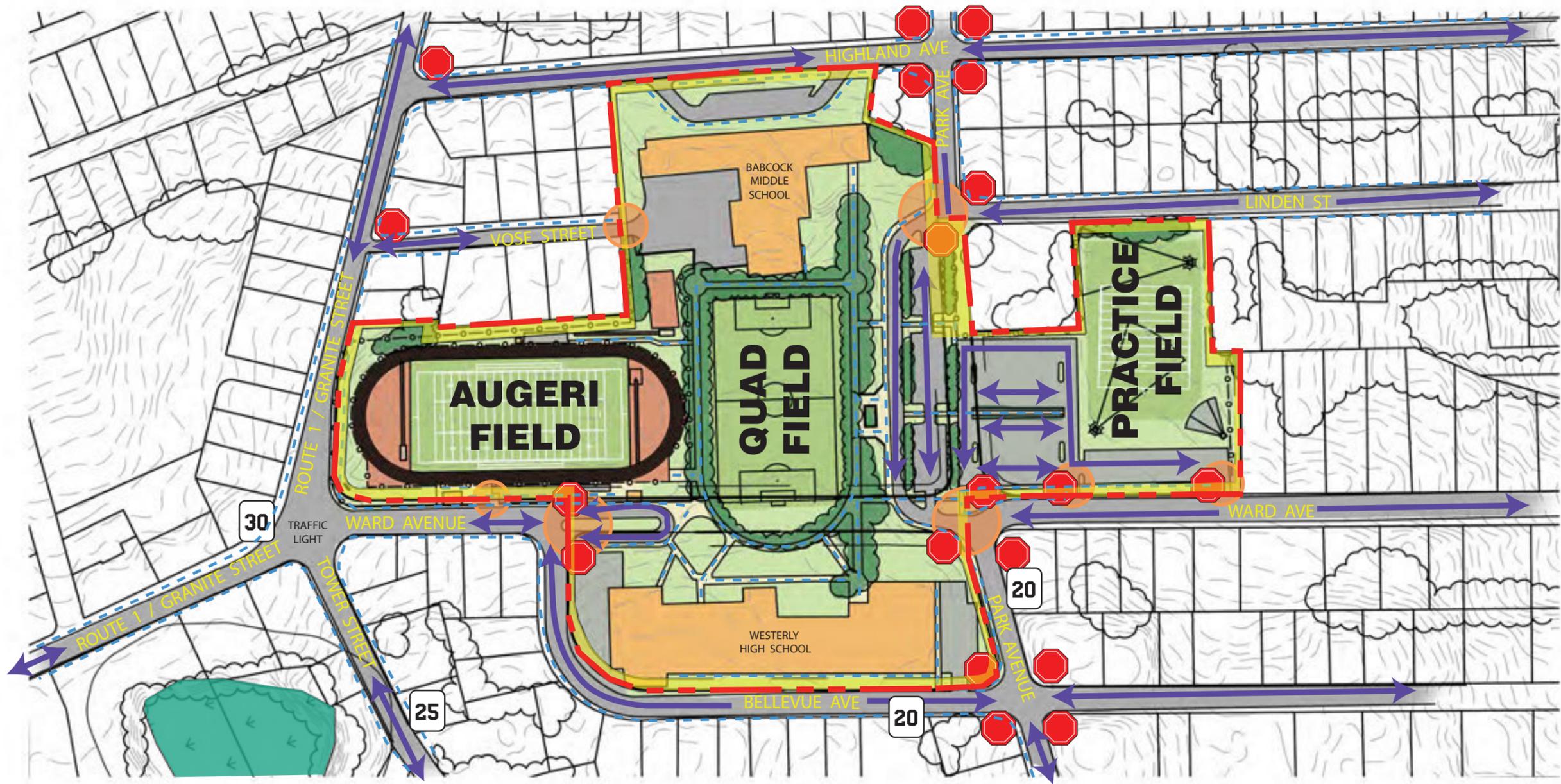
	Zone
	HDR-6 Residential
Minimum Acreage	6000
Minimum Frontage	60'
Front Yard Setback	20'
Side Yard Setback	10'
Rear Yard Setback	25'
Max. Building Height	35' - P / 20' - A
Max. Impervious	22.50%

LEGEND

	PROPERTY LINE
	MAJOR VEHICULAR
	PEDESTRIAN
	PARK ENTRANCE
	SIGN CONTROLLED STOP
	POSTED SPEED LIMIT
	WETLANDS
	ZONING SETBACK
	TOWN OWNED PARCEL / OPEN SPACE



Scoreboard



Source: RIGIS

Westerly High School Parcel Map

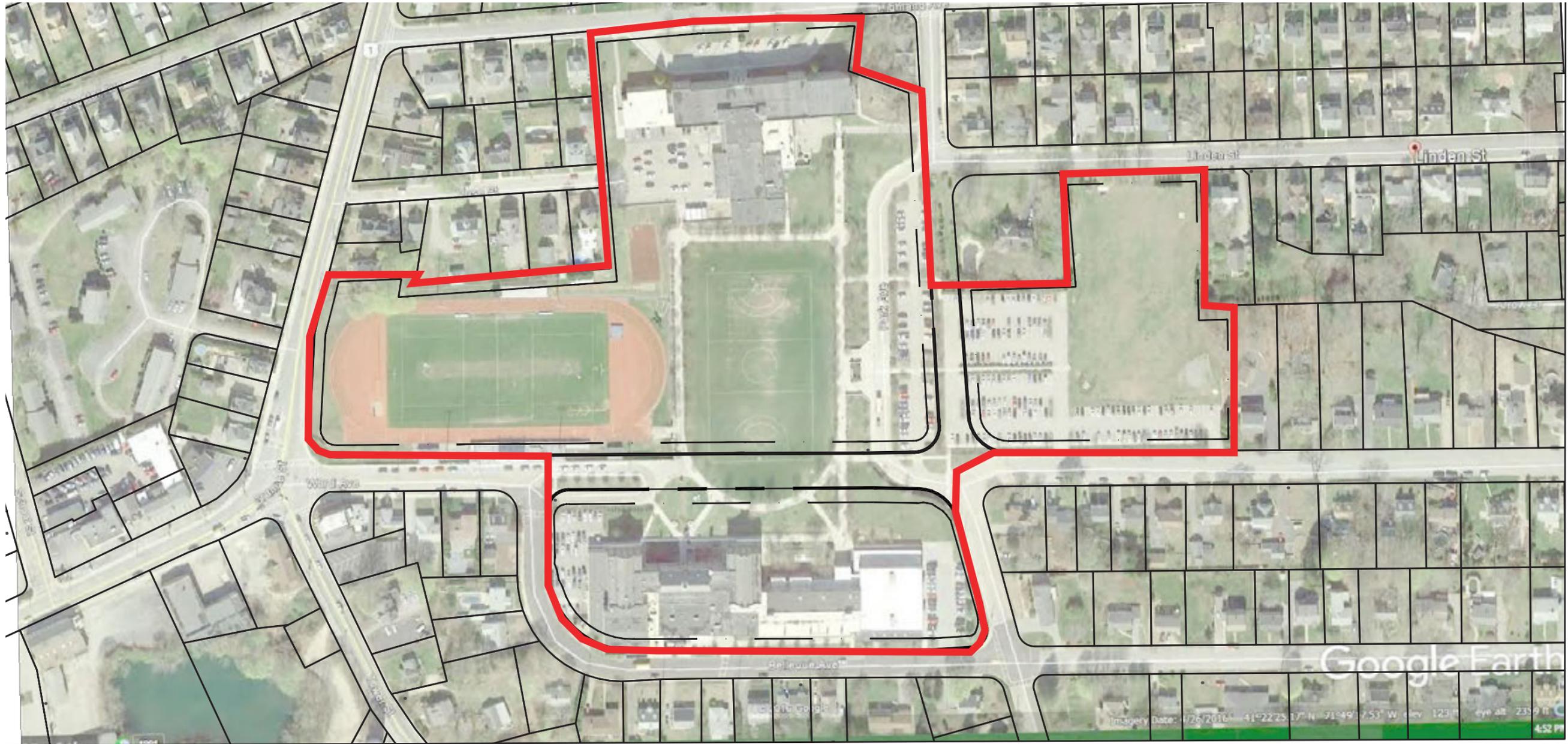
Westerly High School

Site Aerial and Federal Emergency Management Agency (FEMA) Mapping



Westerly High School FEMA Flood Insurance Rate Map (FIRM)

Source: FEMA, RIGIS



Source: Google Earth, RIGIS

Westerly High School Aerial Map

Westerly High School

Site Analysis of Augeri Field

Parking Lots and Complex Entrance

There is a small on-road parking area and bus turn-around to the east of Augeri Field. This parking is closest to the main entrance to the stadium. Main parking is to the north on the other side of the Quad field.

Augeri Field

Augeri field is the town's main stadium/event venue and has been in this location for over 50 years. The complex includes a running track, natural turf game field, older field lighting, visitor bleachers, home bleachers, concessions, restrooms, and pressbox. The facility is completely fenced off and gated. Usage of the field is strictly controlled by the school to prevent over-usage, however the condition of the field remains poor. The field is fully irrigated. The grass at the field is replaced with new sod annually due to recurring turf conditions. The field surface is irregular dips and breaks in grade and pitch. For soccer or lacrosse, the field area is narrow and safety run-outs overlap with the track. For wider fields, drainage structures are exposed in the area of play. The football goal posts are older and are painted over. The field has little surface drainage. Underdrainage has been added over time where poor drainage conditions are observed. Drainage outfalls to the slope south facing Route 1 and into the south parking lot at Babcock Middle School.



Main Entrance



Home Bleachers



Concessions Building



Typical Field Conditions



Visitor Bleachers

LEGEND

	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS

Track and Field

The track is a six-lane rubberized surface track with a six-lane straight. The base for the track is asphalt. The track surfacing and striping is in good condition. There is one high jump pad, two long/triple jump runways, and a pole vault runway in the area of the stadium. Throwing events (discus, javelin, and shotput) are located across campus at the practice field. The running track is of an older, narrower design that limits the preferred width of interior soccer or lacrosse fields to less than optimal dimensions. The home bleacher and pressbox were installed in 2014. The visitor bleacher is older and does not meet current safety or accessibility codes. Athletic lighting is older with wooden poles and appears to be past its expected lifespan. There is a concession building with restrooms and an older scoreboard (scheduled to be replaced in 2017). The stone wall and entry along Ward Avenue is slightly inconvenient, but provides an aesthetically pleasing way to get into the facility.

Westerly High School

Site Analysis of the Quad Field

Parking Lots and Complex Entrance

The main parking lot consists of a bus drop-off and many striped parking spaces to the north of the field. This parking serves the schools and their activities.

Quad Field

The Quad Field is in the center of campus. The field area is surrounded by a tree-lined (Japanese Zelkova) concrete walkway which frames the field and forms a well-defined space. Lawn areas are fully irrigated. The grass at the Quad is replaced regularly with sod due to the amount of use on the field throughout the year. The surface slopes east to west with a small crown. Surface drainage is provided at the perimeter. The space is open with minimal fencing and is not provided with any fixed athletic amenities.



Main Parking Area



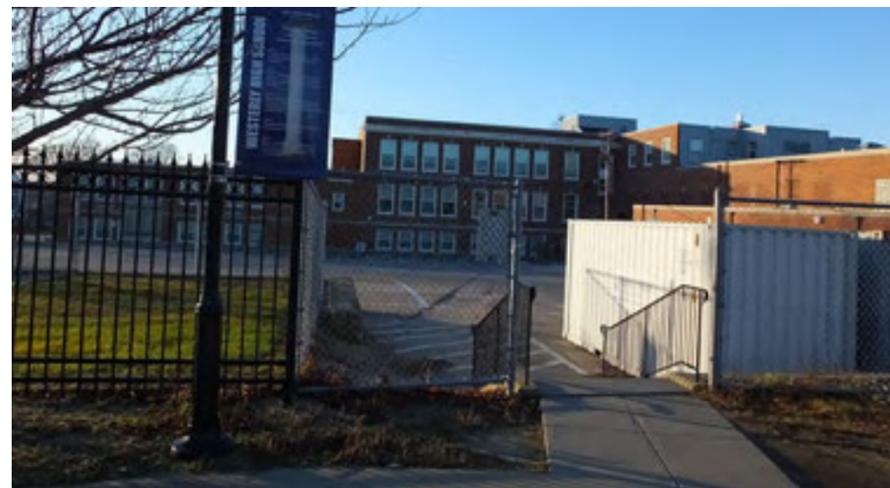
Typical Conditions



Entrance from Main Parking Area



Typical Conditions



Babcock Hall Parking Lot

LEGEND

	VEHICULAR
	PEDESTRIAN
	PARKING AREA
	WETLANDS



Entrance from Quad to Augeri Field



Source: RIGIS

Westerly High School Quad Field Map

Westerly High School

Site Analysis of the Practice Field

Parking Lots and Complex Entrance

The main parking lot consists of a bus drop-off and many striped parking spaces to the north of the field. This parking serves the schools and their activities.

Practice Field

The practice field is designed as the home of the throwing events for track and field, however it is also regularly used for freshman football practice. The area is not irrigated and the grass at the Quad is in poor condition with many weeds, sparse coverage, and compaction. The surface is irregular and slopes to the north. Amenities on this field need repair and care, including the practice goal and throwing events amenities.



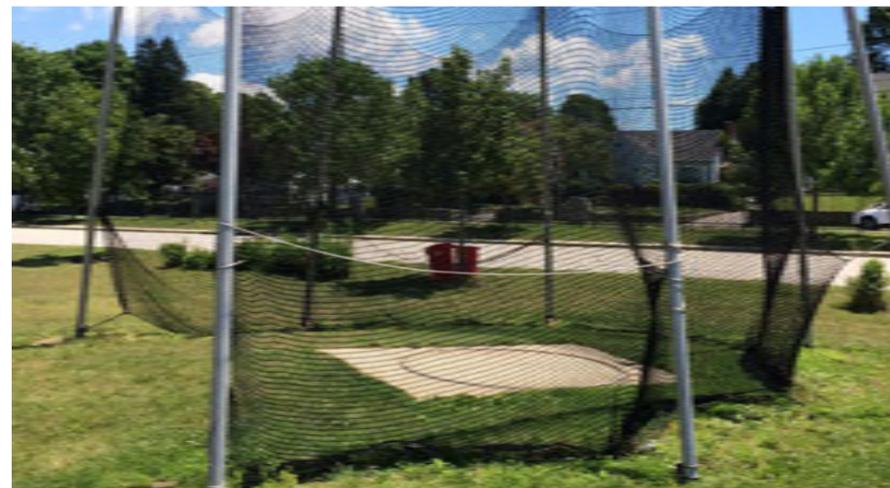
Entrance from Main Parking



Typical Conditions



Shot Put Sector

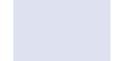
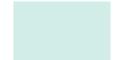


Discus Sector



Unofficial Entrance from Linden Street

LEGEND

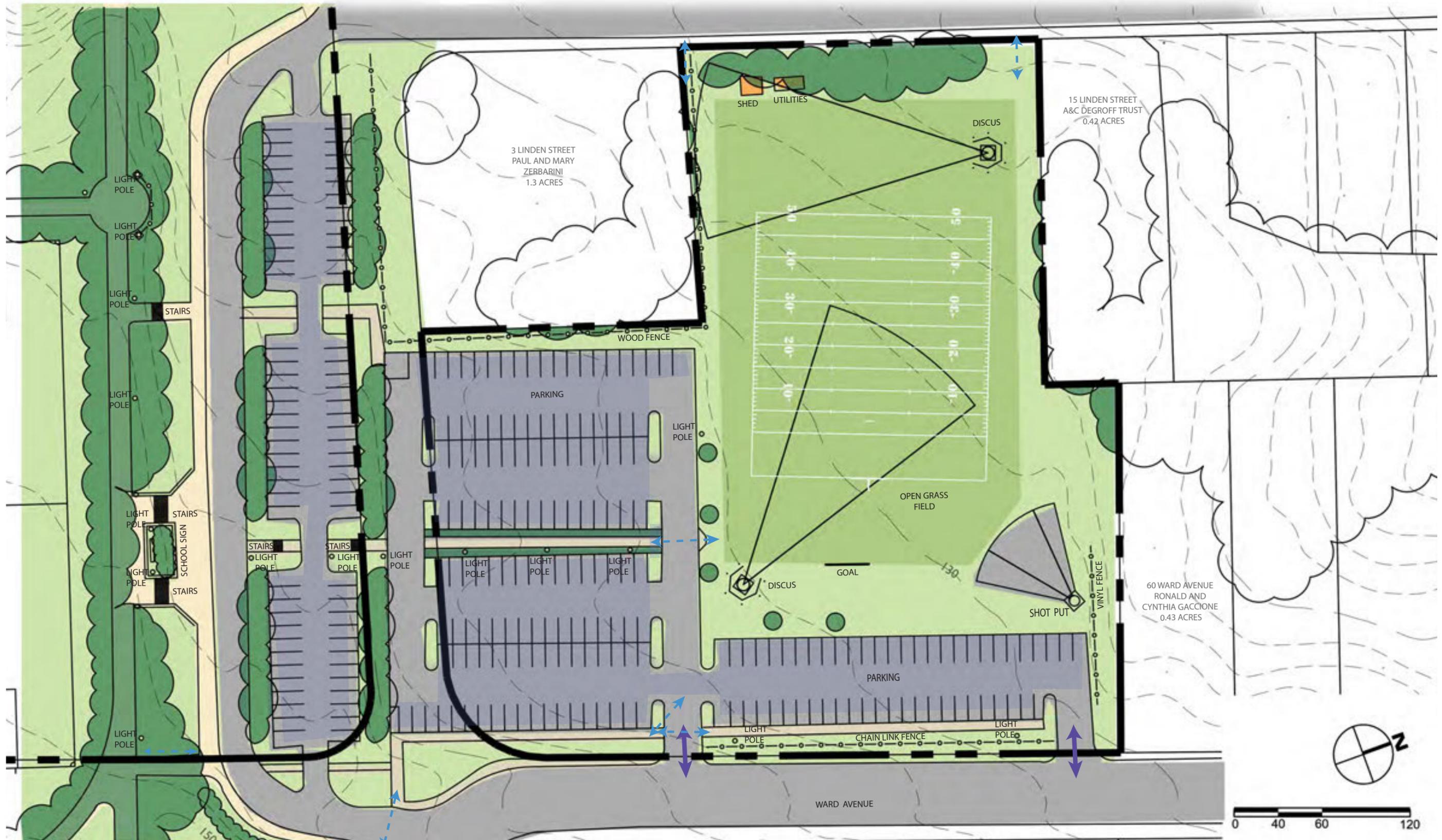
-  VEHICULAR
-  PEDESTRIAN
-  PARKING AREA
-  WETLANDS



Second Discus Sector

Summary: Westerly High School Fields

Augeri Field and the Quad at Westerly High School are perhaps the highest-profile and most controversial fields in the inventory of Westerly sports fields. They are the highest profile due to the high school use; every student in Westerly sets foot on these fields during their school career and more neighboring teams and municipalities see these fields than any other in town (except perhaps Gingerella). These fields are also the most high-profile due to their downtown location, which is surrounded by local residents who are concerned with any intensification in the use of the field. They are also high-profile in their association with the high school, which brings with it added concerns with education budgets, bussing, Title IX considerations, ticketing, and security. Augeri Field is the town's historic stadium venue, and though considerable investment has been made through bleachers, lighting, concessions, and sports surfaces, the use of the natural grass field is restricted to select school games only. The field was originally designed with minimal drainage, which has added turf maintenance tasks in order to keep the field usable, regardless of the restricted usage. The Quad field was recently re-sodded, and provides an area for a full-sized soccer field in a notable urban space surrounded by specimen trees. The field does not have any amenities to note (other than irrigation) and is used extensively by all school sports programs, including physical education classes and marching band practice. Analysis shows this field is over-used and that usage must be reduced in order to continue maintaining the turf in a safe, usable condition. See Volume Two of this report for detailed information on current conditions, useage, and recommendations for this site.



Source: RIGIS

Westerly High School Practice Field Map

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END OF VOLUME ONE
Please refer to Volume Two and
Volume Three for further information