

FAIRFIELD, CT PARKS AND RECREATION MASTER PLAN REPORT

10.12.2022



Architecture
Engineering
Environmental
Land Surveying

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ACKNOWLEDGMENTS

We would like to acknowledge the Fairfield residents and Town staff members who provided extensive input and helped contribute to the development of this Parks and Recreation Master Plan. Their contributions and thorough understanding of Fairfield's current recreational facility needs will help shape future improvements and uses throughout the Town.

The recommendations and priorities established within this document address the needs of the Fairfield community and stakeholders who rely on Town recreation facilities for use and enjoyment. When implemented, the improvements identified within this master plan will provide enhanced opportunities for public use and enjoyment. Sports facilities will be more accessible and readily available to the Town's sport leagues, recreational leagues, and residents of the Town.

Thanks in particular, to the members of Town staff: Anthony Calabrese (*Director of Parks and Recreation*), Gaylen Brown (*Assistant Director of Parks and Recreation*) and Doug Novak (*Superintendent of Parks*) for their assistance in providing key background data, tours of the venues, mapping for the individual properties, and for their consistent support during the development of all aspects of this Master Plan. Thank you to the many residents and members of the Fairfield community who attended the public meetings or provided input to express their likes, dislikes, priorities, and concerns regarding the past, present, and future use of the various athletic facilities/properties. And thank you to the various Town representatives, boards & commissions, sports league leaders and other stakeholders for your input in shaping this master plan. Your commitment and contributions are and will always be most welcome. Please see the list below for the various groups & entities involved in the development of this master plan.

TOWN OF FAIRFIELD

Fairfield Parks and Recreation

Anthony Calabrese,
Director of Parks and Recreation

Gaylen Brown,
Assistant Director of Parks and Recreation

Doug Novak,
Superintendent of Parks

- RTM Members
- Board of Finance
- Chamber of Commerce
- Conservation Department
- Department of Public Works
- Economic Development Commission
- Flood and Erosion Control Board
- Golf Commission
- Human and Social Services Department
- Parks and Recreation Commission

BOARD OF SELECTMAN

Brenda Kupchick, *First Selectwoman*
Thomas Flynn, *Selectman*
Nancy Lefkowitz, *Selectwoman*

SPORTS CLUBS/LEAGUES

Fairfield Rugby Club
Fairfield Babe Ruth Baseball
Fairfield National Little League
Fairfield Little League Softball
Fairfield Youth Football
Fairfield Legion Baseball
Fairfield Little League Girls Softball

HORSLEY WITTEN GROUP

Craig Pereira, *Senior Planner*
Nate Kelly, *Principal Planner*
Krista Moravec, *Senior Planner*
Jeff Davis, *Senior Planner*
Kellie King, *Environmental Planner*

BL COMPANIES

Wayne Violette, *PLA, Senior Landscape Architect*
Dominick Celtruda, *PLA, Senior Project Manager*
Katherine Day, *Landscape Design Specialist*
Nicholas Yuen, *Landscape Design Specialist*

OTHER

And special Thanks to the following contributors during the master planning process

Michael Moonan, *PLA, LEED AP*
Lauren Wholey, *PLA, ASLA*

BL Companies



August 29, 2022

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Working on behalf of the Town of Fairfield, BL Companies explored options for renovating existing and establishing additional athletic and recreation facilities at strategic locations throughout the Town. The following study provides a comprehensive inventory and analysis of all existing conditions and a series of recommendations for improving or adding new facilities throughout the Town. We have looked specifically at the properties that the Town's Parks and Recreation Department operate and manage.

A Needs Assessment was prepared and is based on our examination of the physical conditions of all fields and information gathered during a series of Public Workshops, meetings with key user groups and stakeholders. This process included soliciting input from Town of Fairfield residents, the Parks and Recreation Department, various Town representatives & commissions, and the Town's youth sport organizations. In addition, an online community survey was released for this project to encourage input from the park user groups outside of the scheduled meetings. As work progressed, the following became apparent:

- There is a heavy demand for high-quality athletic fields in the Town of Fairfield. Many of the existing fields are well maintained and in good condition providing acceptable level of play. However, there are some fields that are currently heavily utilized due to large demand from youth, adult and school sports leagues. With demand of these fields expected to increase over the upcoming years, new athletic fields and field improvements should be prioritized to continue to provide an acceptable level of play. Refer to Appendix B – Field evaluation analysis for field use data and the Site-by-Site Analysis section of this report for more information regarding specific athletic field recommendations.
- Many playground facilities have recently been replaced or are planned for replacement in the near future. The site assessments identified many playgrounds that are displaying signs of heavy use that should be scheduled for repair and/or replacement in the near future.
- Many facilities have a lack of adequate and efficient parking, ADA access and pathways
- In general, sites lack amenities and features for multi-generational use (e.g., walking paths, fitness stations and playgrounds).
- There was significant interest for additional pickleball courts.
- There is a lack of available indoor gym and pool space for the general public's use. The Town of Fairfield should look for opportunities to create either more access to existing gymnasium and pool space, or to construct a new indoor venue for use by the general public.
- Bike amenities (including bike storage) throughout the park system was lacking.
- The parks system should consider 'green' infrastructure improvements as part of any upcoming planned projects. Green infrastructure can include rain gardens, permeable pavements, rainwater harvesting for irrigation, tree plantings to increase Town-wide canopy coverage, and more.



Old Field Park



Owen Fish Park



Tunxis Hill Park

We invite you to review the larger document that follows and to actively participate in the endeavor to provide improved recreational and athletic opportunities to all residents of Fairfield.

INTRODUCTION

INTRODUCTION

The Town of Fairfield retained BL Companies in Summer 2021 to complete this Parks and Recreation Master Plan. The Town of Fairfield has funded the work to assess current field, park, and open space properties throughout the town. The Master Plan study includes an evaluation of more than 90 sites throughout the town to assess current conditions and potential future improvements and amenities.



Shown above are aerial views of sites included within this study. Study sites varied from school facilities, public recreational areas, park facilities, marinas, and open spaces.

The Team

BL Companies team included the Horsley Witten Group to assist with tailoring and administering a Public Outreach approach that focused on informing residents and stakeholders on key elements of the master planning process and providing engagement opportunities throughout the duration of the master planning study to solicit valuable input.

This Master Plan intends to serve as a guide for the future development of park and recreation properties, as well as a tool to secure funding from various private, Municipal, State, and Federal sources.

The specific scope of work undertaken by the BL Companies and Horsley Witten Team included:

- **Public Outreach**
 - Project Website
 - Stakeholder Interviews / Focus Group meetings
 - Online Surveys (Athletic Facility Use and Parks, Recreation and Open Space Community Survey)
 - Public Workshops

- **Data Collection and Analysis**
 - Site Assessments of Beaches, Marinas, Open Spaces, Playgrounds, Parks and Fields, Town Cemeteries
 - Consideration of potential amenities and site improvements
 - Base-mapping for all sites

- **Master Plan**
 - Summary of public outreach efforts
 - Results of Existing Conditions Analysis
 - Concept Plans (15 preferred sites)
 - Narrative recommendations for all evaluated sites
 - Preliminary cost implications for recommended improvements
 - Phasing, funding, and implementation strategies

Over the past year, representatives of BL Companies have developed conceptual and final “preferred” master plans for each of the designated properties. The master plans were generated in response to the needs of the Town as expressed by various user groups and others in the Town Administration who are responsible for the programming and maintenance of the various sites. At the outset of the process and in conjunction with the master planning work, BL Companies representatives toured the properties to assess the existing conditions of all field facilities, identifying current limitations, safety and maintenance issues, and potential opportunities for providing improved facilities and user experience. Existing conditions assessments are provided and include a series of photographs, plans, and narrative descriptions of each site which are contained later in this document.

This report contains narrative and graphic depictions of the preferred plans with descriptions of potential improvements. In addition to identifying new and refurbished facilities that meet the needs of various programs and activities, there was an attempt to identify other important initiatives that might improve the overall performance of a property/facility, including: improved parking, site access and circulation, improved ancillary features, and landscape qualities that establish the characteristics inherent to first-class park and athletic facility properties.



Images above are courtesy of the Fairfield Parks and Recreation Facebook page. Illustrated are the Fairfield residents enjoying the parks with a variety of activities provided, from an outdoor classroom to an evening concert.

TOWN OF FAIRFIELD – Parks & Recreation System Overview

Park Land (1,200 +/- acres total)

- Two (2) Major Active Parks (S Pine Creek & Lake Mohegan, +/- 75 acres each)
- Thirty (30) Neighborhood Parks
- Five (5) Beaches on Long Island Sound
- Twenty-seven (27) Open Space / Passive Parks
- One (1) Lakefront Property

Amenities

- Thirteen (13) Baseball Diamonds
- Seven (7) Softball Diamonds (1 lighted)
- Thirty-one (31) Tennis Courts (6 lighted)
- Four (4) Pickleball Courts
- Five (5) Sand Volleyball Courts
- Four (4) Bocce Courts
- Two (2) Outdoor Basketball Courts
- One (1) Water Spray Park / Splash Pad
- Twenty-four (24) Playscapes (ADA compliant playground)
- Two (2) Golf Courses
- Three (3) Marinas
- One (1) Skate Park
- Multiple Fishing Areas
- Miles of Jogging Paths & Hiking Trails

BACKGROUND

The master plan focuses primarily on fifteen sites spread throughout the Town's neighborhoods. This Master Plan report includes concept plans and estimated implementation costs for these fifteen preferred sites. All study sites (including the preferred fifteen) include existing conditions, site assessments, and narrative recommendation improvements within this report.

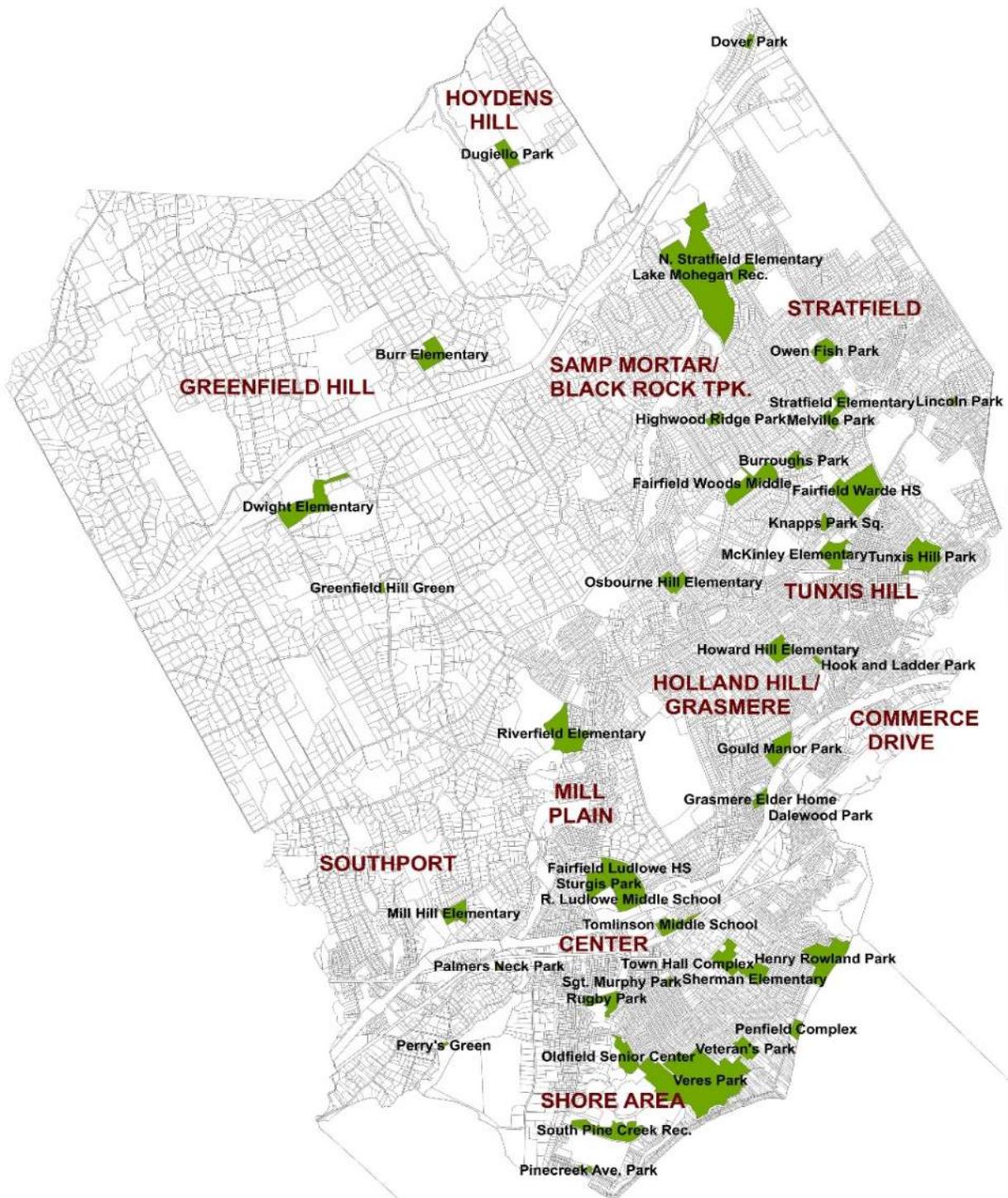


Figure1 - Overall Town of Fairfield Map with Study Sites

LIST OF STUDY PROPERTIES (15 PREFERRED SITES)

Full inventory of study sites included in Appendix

Fairfield Parks and Recreation Master Plan – Preferred Sites			
Site	Neighborhood / Address	Acreage	Existing amenities
Dougiello Park	Hoydens Hill 520 Hoyden's Lane	9.42	Softball
Dover Park	Hoydens Hill 140 Stevenson Road	2.40	Baseball, Playground
Dwight Elementary	Greenfield Hill 1680 Redding Road	29.13	Softball, Soccer, Tennis, Playground
Highwood Park	Samp Mortar – Black Rock Tpke 330 Palamar Drive	4.50	Baseball, Basketball, Playground
Jennings Beach	Shore Area 880 South Benson Rd & Beach Rd.	27.00	Beach, Volleyball, Picnic Areas, Skate Park, Fishing, Playground
Lake Mohegan	Stratfield 960 Morehouse Highway	118.60	Beach, Playground, Splash Pad, Hiking Trails
Lincoln Park	Stratfield 455 Jackman Avenue	1.26	Playground
Oldfield Senior Center	Shore Area 100 Mona Terrace	12.00	Soccer, Playground
Owen Fish Park	Stratfield 1443 2-Stratfield Road	11.10	Baseball, Softball, Tennis, Playground
S Pine Creek Rec Area	Shore Area 210 Old Dam Road	78.47	Baseball, Softball, Football, Soccer, Tennis
Town Hall Complex	Center 725 Old Post Road	14.26	Town Hall, Grass Area, Jennings Garden, Misc. Buildings
Tunxis Hill Park	Tunxis Hill 225 Melville Avenue	25.57	Baseball, Soccer, Pickleball, Playground
Veterans Park	Shore Area 909 Reef Road	8.23	Softball, Rugby, Tennis, Bocce Playground
Walter Fitzgerald Alt. Hs (Giant Steps)	Southport 309 Barberry Road	11.74	No existing amenities – abandoned site
Ash Creek Open Space	Shore Area Riverside Dr. & Turney Rd.	25.00	Hiking Trails, Picnic Areas, Fishing, Boating, Playground

Figure 3 – List of Study Properties

GOALS AND OBJECTIVES

Images above are courtesy of the Fairfield Parks and Recreation Facebook page. They show the park facilities in town are used by various age groups.

The basic goals of the master planning process in relation to the properties referenced above included the following:

- Complete an inventory and analysis of all existing park, school, beach, marina, cemetery, and recreation facility assets.
- Evaluate the appropriateness of existing fields (based on location, size vs. regulation, neighborhood concerns, parking issues, regulatory issues, etc.).
- Complete an assessment process to identify and prioritize community needs for fields, courts, playgrounds, gyms, aquatics, and other recreational elements.
- Determine if there is excess capacity and/or predict if demands will be met for future facilities, and if the existing capacity is appropriately located from a geographic perspective.
- Identify a plan for upgrading facilities and/or building new facilities to meet community recreation facility needs, safety, and gender equity.
- Outline a potential implementation process to include funding and phasing strategies for a 10-15-year period.

To promote opportunities for residents to maintain active and healthy lifestyles, communities across the region are seeking to provide high-quality park and athletic/recreation venues. The Town of Fairfield maintains a series of park and recreation/athletic facility properties. These facilities are intended to support the many school-based and community-based sports and recreation organizations and programs. As demand for available recreational resources increases, pressures mount to establish and maintain playing venues in good condition, and to offer enough facilities to support the desired level of use and gender equity.

**PUBLIC OUTREACH &
NEEDS ASSESSMENT**

PUBLIC OUTREACH & NEEDS ASSESSMENT

Informational Meetings & Public Comment

The master planning process included a series of informational and public comment sessions as well as an online community survey to gather data and input for the project. The chart below provides a summary of these meetings and surveys. (Refer to Appendix F-H for Meeting agendas, presentations, and meeting notes)

Meeting	Subject	Date
<i>Stakeholder Outreach Community Discussion Meetings</i>	Interviews, Focus Groups, Round Robins	During Feb. 2022
<i>User Survey</i>	Parks, Recreation, and Open Space Community Survey	
<i>Public Workshop #1</i>	Project Overview and Facilitated Work Groups	Nov. 29, 2021
<i>Public Workshop #2</i>	Public Outreach Summary	Mar. 30, 2022
<i>Public Workshop #3</i>	Present and Review Concept Plans	Jun. 30, 2022
<i>Public Comment</i>	Available through website / email	Sept. 2021 thru July 2022

The Public Workshops were provided as an opportunity to inform the community about the project, to gather input from the participants and to provide follow-up and review of the prepared site concept plans. The workshops were typically programmed to include a project update from BL Companies and team at the beginning of the meetings, followed by breakout groups where participants could provide direct feedback and input on specific sites and details of the project.

- Public Workshop #1 focused primarily on project goals, data gathering
- Public Workshop #2 included a review of the online community surveys
- Public Workshop #3 presented the 15 preferred concept plans



Photos above show the Fairfield residents attending public workshop #3 for the concept plans presentation.

Stakeholder Outreach was conducted in February 2022 in a series of interviews and meetings. The main goal for this outreach was to develop an understanding of how program information/registration systems and existing facilities are/are not meeting current or future needs, including discussions on anticipated capital expenses necessary for improvements/expansion.

The following Town departments, Town representatives, commissions, boards, and sports leagues were engaged in this process:

- Town Administration
- Parks & Recreation Dept.
- Parks & Recreation Commission
- Flood and Erosion Control Board
- Golf Commission
- RTM Districts 1 thru 10
- Economic Development Commission
- Board of Finance
- First Selectwoman – Brenda Kupchick
- Selectwoman – Nancy Lefkowitz
- Selectman – Thomas Flynn
- Fairfield Rugby Club
- Fairfield Babe Ruth Baseball
- Fairfield National Little League
- Fairfield Little League Softball
- Fairfield Youth Football
- Fairfield Legion Baseball
- Fairfield Little League Girls Softball

A Project Website was created as part of the public outreach to post project information, documents, public workshops, and notifications of project milestones. In addition, the website provided information on Public Commenting and how to get involved with the project. During the course of master planning process, the Town and design team collected hundreds of emailed comments that contained valuable feedback from the community and its park users.



[Fairfield, CT Parks & Recreation Master Plan \(fairfieldparksandrecplan.com\)](https://fairfieldparksandrecplan.com)

User Survey

A User Survey was released during the Master Plan process, targeted towards the general public to better understand how the community utilizes existing facilities, what improvements are needed, and any future needs.

A total of 940 Fairfield residents participated in the survey. The main findings are listed below:

Programming

The top priorities identified within the user survey related to recreational programming included: swimming programs, accessibility/adaptive recreation, adult programming, water sports/ boating programs and winter activities. In addition, the survey identified in general that more community events are desired including music concerts and holiday events. The survey also identified in relation to programming that a focus is needed on providing equitable sports offerings with an example of girls youth sports.



Photo above shows a field identified for different recreational programming for multi-generational groups.

Facilities

The top priorities identified within the user survey related to facilities included: public pool, additional pickleball facilities, home field for rugby, artificial turf fields, dog parks, ice rink, indoor complex / fieldhouse, basketball courts, additional baseball fields, paddle courts, multi-use fields / complex, restaurant on the beach. Relating to facilities operations and maintenance, the survey identified that improved maintenance at athletic fields and courts is needed. Park users would also like to see the following amenities located at current and potential new facilities: boat rentals, comfort stations, additional trash/recycle containers, shelters from weather/sun, food trucks, more parking, and some field amenities (lighting, scoreboards, backstops, etc.).



Facility building at Jennings beach (photo at left) and the new pavilion at Penfield Beach Complex (photo at right).

Access / Connectivity / Mobility

The top priorities identified within the user survey related to park access and connectivity included: ADA improvements, additional bike trails & amenities, walking paths, and hiking trails.



Examples of ADA access are provided for existing sites.

Needs Assessment

In order to assess the best use of each property, it was necessary to identify the most critical improvements within the Town. This Needs Assessment represents a synthesis of the information obtained during the hosting of information meetings and of the data generated during the master planning process. In order to compile all the data, various methods and tools were used, including those summarized below:

- Information obtained at Public Workshops
- Information obtained at meetings with all key stakeholder groups
- Data collected from User Survey
- Anecdotal data gathered during the master planning process
- Analysis and inventory of existing facilities and conditions

FAIRFIELD – NEEDS ASSESSMENT	
PROGRAMMING	<ul style="list-style-type: none"> • ADA Accessible / Adaptive Recreation Options • Adult Programming, Multi-Generational • Water based programming • Winter based programming • Activate the Beach • Single Events (Music, Holiday, Cruises, Adult Events, Street Events)

<p>FACILITIES</p> <ul style="list-style-type: none"> • More athletic fields (incl turf fields) • Multi-Use complex • Field improvements (turf, lighting, scoreboards, player seating) • More pickleball courts • Dog Parks • Playground upgrades • Public Pool / Aquatic Center / Fieldhouse • Ice skating rink (year-round) • Rugby field (home field) • Football field • Platform / paddle tennis • Food trucks • Comfort stations/ Restrooms • Community gardens • Enhance natural landscape at parks
<p>ACCESS / CONNECTIVITY MOBILITY</p> <ul style="list-style-type: none"> • Improved beach access • ADA / accessibility improvements at parks • Bike amenities • Walking Paths/ Hiking Trails • Boardwalk connecting beaches • Improved pedestrian crossings
<p>INFORMATION / POLICIES</p> <ul style="list-style-type: none"> • Increase visibility of parks/facilities on Town’s website • Trail maps / markers • Boating more accessible to all residents • Equitable focus on park offerings • Pet waste stations • Skate park needs additional monitoring • Park improvement that align with conservation group efforts • Noise pollution considerations

The “preferred” plans developed for each of the athletic field sites attempt to address the needs that are most pressing, most widely supported, and most realistic given the nature of the properties that are available and given the fiscal realities of the community.

SITE BY SITE ANALYSIS AND RECOMMENDATIONS

SITE BY SITE ANALYSIS

The goal for Fairfield Parks and Recreation is to make the Town of Fairfield a place for all people to come together to use and enjoy the parks and outdoor facilities in a safe, productive, and sustainable manner. This initiative starts with the parks and green spaces of the town. Each site was thoroughly evaluated with detailed site assessment forms, see Appendix C.



GENERAL THEMES AND RECOMMENDATIONS

In the development of the master planning process, the common themes for amenities proposed for the Town of Fairfield are listed below based on need from public comment as well as the design team's site evaluations from existing conditions:

- 1. Improve accessibility.** Many of the evaluated sites were missing accessible pedestrian access from the parking lot to existing site amenities. Providing additional ADA parking spaces and ramps is crucial to making each site ADA compliant and useable for everyone.
- 2. Bike friendly.** Fairfield is home to a large bike community. Making the town 'bike friendly' means adding more bike racks, pump stations, and bike routes/trails.
- 3. Dog friendly.** Many of the Fairfield parks have "No Dogs Allowed" signage. The public has expressed a need for dog parks and more spaces where dogs are allowed in a safe manner.
- 4. Multi-generational.** Parks are envisioned to be used by all people and all ages. Having elements and amenities for all generations and ability levels is important to make these spaces have a sense of community.
- 5. Enhance natural resources.** Particularly being by the coast, the protection and enhancement of natural resources is vital to sustaining a natural and diverse ecosystem.
- 6. Pollinator friendly.** Pollinator pathways are a great source of habitat and food for bees, butterflies, hummingbirds and other pollinating insects and wildlife through corridors.
- 7. Green infrastructure.** Due to the proximity to the ocean, Fairfield experiences many instances of flooding events. Implementing bioswales and permeable pavement can alleviate this risk. Other implementations include enhanced tree canopy, designing rain gardens, rainwater harvesting.

The recommendations for each site are specific to the needs of the community and focus on sustainability, inclusivity, and what is best for the people.

ATHLETIC FIELD / SPORT COURT CONDITIONS ASSESSMENT

As a critical element of the Parks and Recreation system, athletic fields and court sports have been assessed as part of this master plan study. The assessment included evaluation of current field/court physical conditions, consideration of future planned improvements and current usage of the facility.

The figure shown below highlights athletic field and court sports that should be considered the highest priority for improvements based on physical site conditions as well as current & anticipated future usage.

Refer to Appendix B: Field Evaluation Analysis for site usage.

Refer to Appendix C: Site Assessments for information regarding physical site conditions.

RECOMMENDED FIELD AND COURT IMPROVEMENTS

Athletic Fields	
Dwight Elementary School	Soccer Field
Fairfield Woods Middle School	Soccer Field*
Jennings Elementary School	Soccer Field
Old Field Park	Soccer Field*
Owen Fish Park	Baseball Field
The Pilot House/Grasmere Elder Care	Softball Field
Riverfield Elementary School	2x Little league Field
Roger Ludlowe Middle School	2x Soccer Field*
South Pine Creek Complex	Soccer Field / Football Field*
Tunxis Hill Park	Baseball Field
Veteran's Park	Rugby
Total	14 Fields
<i>*Recommended field improvements include conversion to synthetic turf due to heavy use of facility</i>	
Court Sports	
Fairfield Warde High School	Tennis Courts (4)
Gould Manor	Tennis Courts (1)
Owen Fish Park	Tennis Courts (1)
Tunxis Hill Park	Pickleball Courts (4)
Veteran's Park	Tennis Courts (2)
Total	12 Courts

Figure 2 – Recommended Field and Court Improvements

DOVER PARK



Dover Park is located at 140 Stevenson Road. The property is 2.40 acres and is moderately utilized within the neighborhood and community. The image above shows an aerial view of the site, which contains:

- Little League Baseball Field
- Playground and Swings
- Picnic Table and Pavilion

EXISTING CONDITIONS SUMMARY

When viewed from the street, Dover Park appears to be in overall good condition with a maintained lawn, well-cared for infield, and large planters of flowers along the street. Upon closer inspection, the baseball benches and chain link fence are aging and are in fair condition. Playground equipment looks good from afar but has a good amount of wear and tear and some unsafe conditions with peeling plastic covering exposing rusting metal in places where kids are likely to be in close contact.

Note: Playground replaced in 2022



SITE ANALYSIS

Some cars drive along Stevenson Rd fast for a small road and park has no fencing along street. Trees along Stevenson within the park are in semi-poor health. Fencing is predominantly provided by neighbors as they see fit. One neighbor has an above ground pool that is open to (though visually screened from) the park. Evidence of grass and plant dumping on edge of neighbor/park border. There appears to be a remnant of a beach volleyball court in the center of the park. There is a good amount of open area in the park.





DOVER PARK, 140 STEVENSON ROAD
CONCEPT PLAN

AMENITY LIST

- EXISTING AMENITIES**
1. Playground
 2. Little league field
 3. Pavilion
- PROPOSED AMENITIES**
1. Multi-use court games area (35'x75')
 2. Pollinator pathway with native plantings
 3. New on-street permeable parking area
 4. New on-street permeable parking area
 5. Bike amenity / bike rack
 6. Native plantings / pollinator pathway
 7. Rain garden

LEGEND

- Project area
- Project area
 - Improve accessibility
 - Bike friendly
 - Multi-generation activity
 - Green infrastructure (Storm water management)
 - Pollinator friendly



RECOMMENDATIONS SUMMARY

- Multi-use court games area (35'x75')
- Pedestrian loop path around park
- On-street permeable parking area
- New fencing around park perimeter
- Bike amenity / bike rack
- Native plantings / pollinator pathway
- Rain garden

COST IMPLICATION ESTIMATE

Estimated Cost: \$857,250

Dover Park	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$40,000
PERMEABLE PARKING LOT	\$85,000
PEDESTRIAN LOOP PATH	\$75,000
SITE FURNISHINGS (WITH BIKE RACKS AND PARK BENCHES)	\$15,000
MULTI-USE COURTS	\$70,000
COMMUNITY PAVILION WITH PAVEMENT	\$80,000
LAWN AND INFIELD RENOVATION	\$100,000
LANDSCAPE BUFFERS	\$35,000
RAIN GARDEN	\$20,000
POLLINATOR AREA	\$15,000
FENCING REPLACEMENT	\$100,000
Subtotal:	\$635,000
Overhead & Profit (15%):	\$95,250
Contingency (10%):	\$63,500
Design Fee (10%):	\$63,500
TOTAL:	\$857,250
Total with Inflation Allowance (10%):	\$942,975

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

DOUGIELLO PARK



Dougiello Park is located at 520 Hoydens Lane. The property is 9.42 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Softball Field
- Concession / Storage / Restroom Building
- Parking Area
- Batting Cage
- Announcer's Box
- Adjacent Golf Amenities (Driving Range/Practice Area)

EXISTING CONDITIONS SUMMARY

The facilities and field are in good condition and the location is full of nature. The access road, parking, and paths are gravel surface and are eroding to the point of creating ruts in the road and an unstable walking surface. Accessibility on the gravel and dirt roads is the main concern with this site. The site connects to Hoyden's Hill Open Space and Town's H. Smith Richardson Golf Course via a gravel road that transitions to paved road. The golf course and open space are served by a separate paved driveway and parking lot from a separate entrance off Hoyden's Lane.



SITE ANALYSIS

A group of dog owners were observed using the softball field as a fenced dog enclosure for off leash exercising of their dogs. A playground here could be a good addition to the area. Many ballfields closer to the shore have a playground on the same grounds and given the location and nearby open space trails, this could be a good place for a large, destination playground.





AMENITY LIST

- EXISTING AMENITIES**
1. Softball field
 2. Batting cage
 3. Restroom building
 4. Off-street parking area
- PROPOSED AMENITIES**
1. Dog park
 2. Expanded parking area (100+ spaces)
 3. Picnic areas with covered pavilions
 4. Seasonal seating rink
 5. Seasonal seating rink
 6. Bike amenity / bike rack
 7. Water bottle / refill station
 8. ADA improvements

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Multi-generation activity
- Dog friendly
- Pollinator pathway
- Water bottle refill station



DOUGIELLO PARK, 520 HOYDENS LANE
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Dog park (1-acre)
- Expanded parking area (100+ spaces)
- Picnic areas with covered pavilions
- Playground area
- Seasonal skating rink
- Bike amenity / bike rack
- Water bottle refill station
- ADA improvements

COST IMPLICATION ESTIMATE

Estimated Cost: \$3,038,850

Dougiello Park	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$50,000
PARKING LOT IMPROVEMENT	\$500,000
PEDESTRIAN WALK	\$105,000
COVERED PAVILION AREAS	\$110,000
PLAYGROUND AREA	\$250,000
SEASONAL SKATING RINK	\$750,000
DOG PARK	\$200,000
LANDSCAPING IMPROVEMENT AND POLLINATOR PLANTING AREA	\$100,000
LAWN RENOVATION	\$75,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$53,000
WATER BOTTLE REFILL STATION	\$8,000
ADA IMPROVEMENTS	\$50,000
Subtotal:	\$2,251,000
Overhead & Profit (15%):	\$337,650
Contingency (10%):	\$225,100
Design Fee (10%):	\$225,100
TOTAL:	\$3,038,850
Total with Inflation Allowance (10%):	\$3,342,735

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

TIMOTHY DWIGHT SCHOOL



TIMOTHY DWIGHT SCHOOL
 1680 REDDING ROAD
 GREENFIELD HILL NEIGHBORHOOD



Timothy Dwight Elementary is located at 1680 Redding Road. The property is 29.13 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Tennis Courts (4)
- Playground
- Basketball Court
- Multi-Use Field (Soccer / Softball)
- Walking Track
- Toddler Playground
- Parking Area

EXISTING CONDITIONS SUMMARY

“Dwight Park” field is a 4-acre multi-use field facility that accommodates soccer, softball, and perimeter walking path users. The field condition is fair with some turf wear in high-use areas. The perimeter walking path surrounds the field and is approximately 1/3-mile loop. There is an existing accessible drop-off area and access route to the field. The playground equipment is in fair condition and is surfaced with wood chip mulch. A newly constructed, bituminous concrete accessible route connects the playground area with rear of the school facility.



SITE ANALYSIS

The front of the school site includes tennis courts and associated parking for users throughout the week and weekends. A lawn area adjacent to the tennis courts could provide an opportunity for tennis expansion or addition of pickleball courts. The existing circulation at the front of the school allows for tennis or potentially pickleball users to enjoy the courts without conflicting with school operation or circulation.





AMENITY LIST

EXISTING AMENITIES

1. New courts (10/4)
2. Soccer field
3. Softball field
4. Playground deck
5. Court games area
6. Loop / track around fields

PROPOSED AMENITIES

1. Pickleball courts (10/4)
2. Field improvements to address drainage issues
3. Accessible drop-off area at field improvements to address erosion issues
4. Pavilion/shade structure at playground area
5. Court game re-surfacing
6. Improved picnic areas near playground
7. Restroom facility at tennis & pickleball area
8. Water bottle refill station
9. Year bike rack
10. ADA improvements

LEGEND

- Project area
- Inclusive accessibility
- Blue friendly
- Multi-generation activity
- Water bottle refill station



TIMOTHY DWIGHT ELEMENTARY SCHOOL, 1680 REDDING ROAD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Pickleball Courts (qty. 4)
- Field improvements to address drainage issues
- Accessible drop-off area at field
- Pavilion/shade structure at playground area
- Court game re-surfacing
- Improved picnic areas near playground
- Restroom facility at tennis & pickleball area
- Bike amenity / bike rack
- Water bottle refill station
- ADA improvements

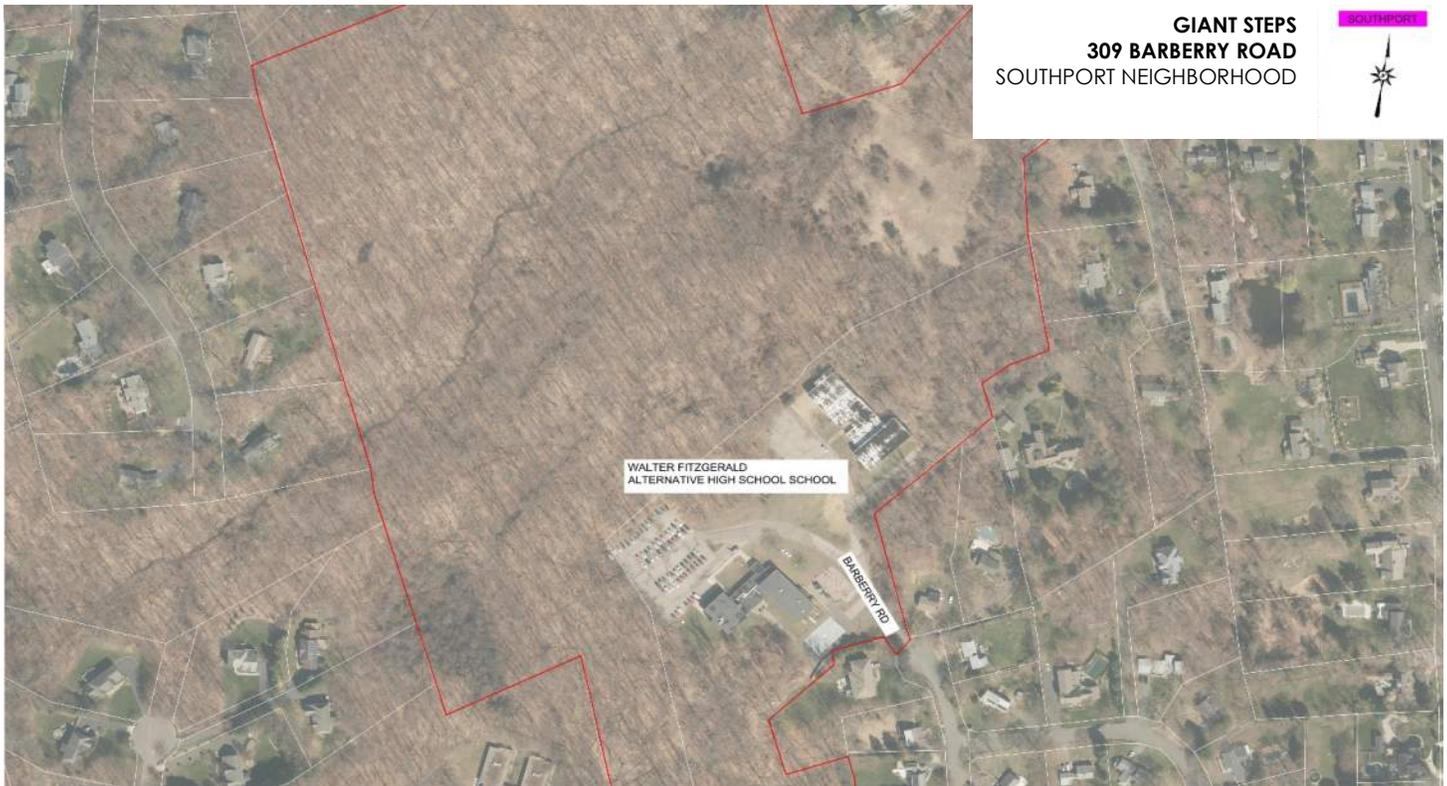
COST IMPLICATION ESTIMATE

Estimated Cost: \$1,900,800

Timothy Dwight School	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$60,000
PARKING AND VEHICULAR RENOVATIONS	\$65,000
PEDESTRIAN CIRCULATION	\$35,000
SITE FURNISHINGS (WITH BIKE RACKS AND PARK BENCHES)	\$15,000
NEW COURT SPORT/GAMES AREA	\$95,000
PLAYGROUND, PICNIC AREA, SEAT WALL AND PAVAILION AREA	\$650,000
PICKLEBALL COURTS	\$165,000
LAWN RENOVATION	\$130,000
NEW RESTROOM FACILITY	\$45,000
FIELD IMPROVEMENTS (DRAINAGE AND EROSION CONTROL ISSUES)	\$90,000
WATER BOTTLE REFILL STATION	\$8,000
ADA IMPROVEMENTS	\$50,000
Subtotal:	\$1,408,000
Overhead & Profit (15%):	\$211,200
Contingency (10%):	\$140,800
Design Fee (10%):	\$140,800
TOTAL:	\$1,900,800
Total with Inflation Allowance (10%):	\$2,090,880

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

GIANT STEPS



Giant Steps, also referred to as Walter Fitzgerald Alternative High School, is located at 309 Barberry Road. The property is 11.74 acres and is occupied by a private school facility and parking at the southern portion of the site. The remainder of the site is undeveloped and surrounded by single-family residential. The image above shows an aerial view of the site, which contains:

- Open Space
- Private School facility
- Access from Barberry Rd

EXISTING CONDITIONS SUMMARY

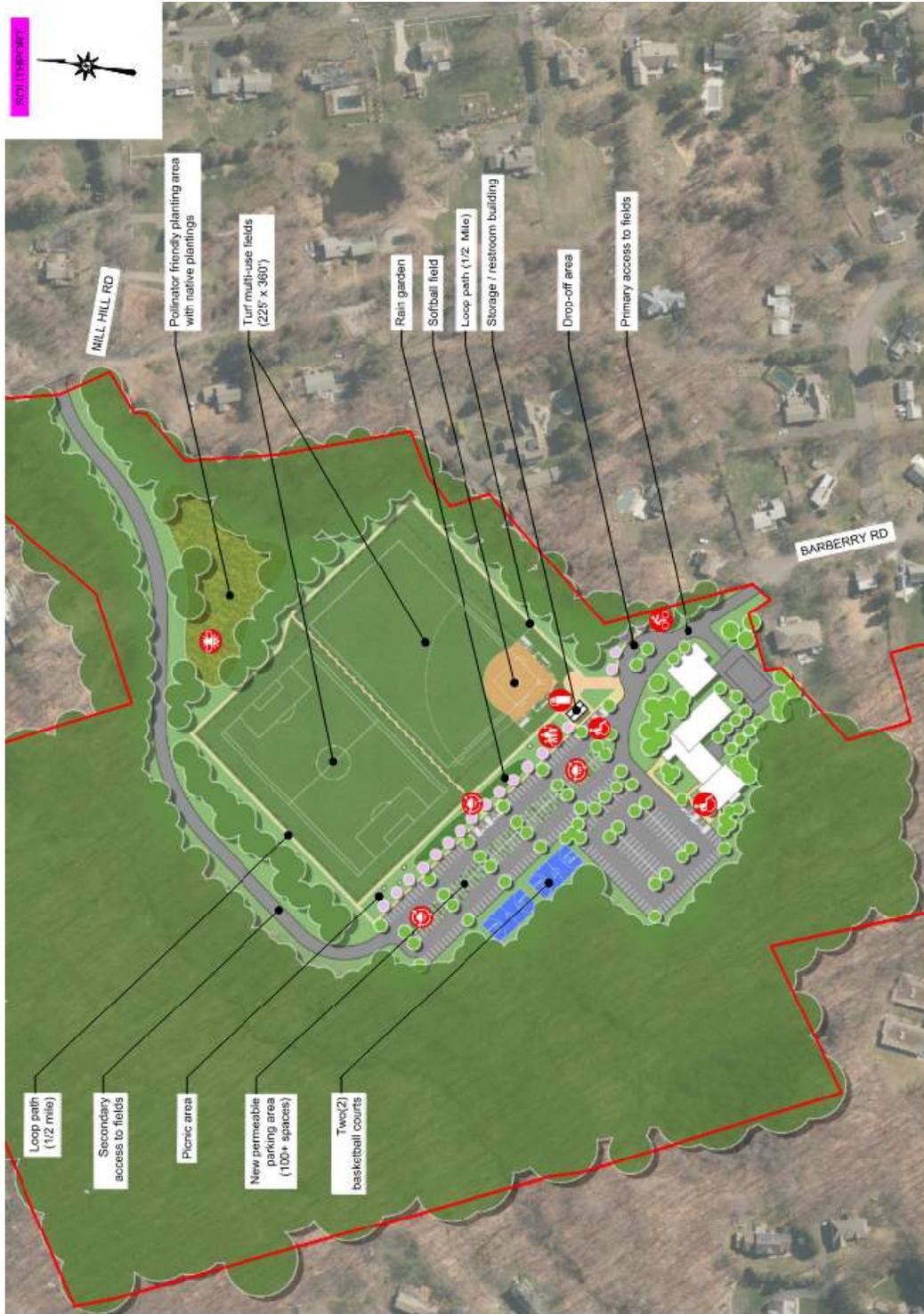
309 Barberry Rd abuts another Town owned parcel 1049 Mill Hill Rd which is approximately 30+ acres in size. Other than the land area occupied by school and parking, the remainder of the site(s) are primarily wooded. Access is from Barberry Rd, a residential capacity roadway which cannot handle heavy traffic. A second access point may be viable from Mill Hill Road to the east.



SITE ANALYSIS

This large parcel of land provides opportunity for the Town to consider athletic fields and/or passive recreation park & trail. The proximity of the surrounding residential community will need to be considered and buffered appropriately if active recreation is proposed for this site. Off-site improvements to site access points (Barberry Rd & Mill Hill Rd) may be needed to increase potential usage of this site. A stream and potential wetland system appears to exist on the northern portion of the Mill Hill parcel.





AMENITY LIST

- EXISTING AMENITIES**
1. Open space
- PROPOSED AMENITIES**
1. Two (2) turf multi-use fields
 2. One (1) softball field
 3. Two (2) basketball courts
 4. New off-street permeable parking area
 5. Field crop zone
 6. Loop path (1/2 Mile)
 7. Picnic area
 8. Water bottle refill station
 9. Bike amenity / bike rack
 10. Rain garden

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Multi-generation activity
- Pollinator friendly
- Green infrastructure (Storm water management)
- Water bottle refill station



WALTER FITZGERALD ALT. HS, 309 BARBERRY ROAD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Two (2) turf multi-use fields
- One (1) softball field
- Two (2) basketball courts
- New off-street parking area (100+ spaces)
- Field drop-off zone
- Loop path (1/2 Mile)
- Picnic area
- Restroom / storage building
- Water bottle refill station
- Bike amenity / bike rack
- Rain garden

COST IMPLICATION ESTIMATE

Estimated Cost: \$7,739,550

Giant Steps	
ITEM	COST
SITE PREPARATION, MOBILIZATION AND TREE REMOVAL	\$250,000
DEMOLITION OF EXISTING BUILDING	\$200,000
NEW PARKING AREA AND VEHICULAR CIRCULATION IMPROVEMENT WITH PERMEABLE PARKING AREA	\$1,700,000
PEDESTRIAN WALK	\$40,000
NEW BASKETBALL COURTS	\$70,000
MULTIUSE TURF FIELD	\$3,000,000
LANDSCAPING IMPROVEMENT AND POLLINATOR PLANTING AREA	\$200,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$65,000
PINIC AREA	\$85,000
NEW STORAGE/RESTROOM BUILDING	\$95,000
WATER BOTTLE REFILL STATION	\$8,000
RAIN GARDEN	\$20,000
Subtotal:	\$5,733,000
Overhead & Profit (15%):	\$859,950
Contingency (10%):	\$573,300
Design Fee (10%):	\$573,300
TOTAL:	\$7,739,550
Total with Inflation Allowance (10%):	\$8,513,505

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

HIGHWOOD PARK



Highwood Park is located at 330 Palamar Drive. The property is 4.50 acres and moderately used within the neighborhood and community. The image above shows an aerial view of the site, which contains:

- Little League Field
- Playground
- Basketball Court
- Open Lawn Area
- Picnic Area

EXISTING CONDITIONS SUMMARY

This is a very wooded site with heavy pedestrian traffic from children walking to and from school. Not many users of the playground were observed, but a group of middle-school-aged children seemed to stay at the basketball court for several hours after school as seen during our visit. The playground might be more actively used in summer. The baseball field is in good condition, but with fewer of the features than other typical baseball fields, such as dugout fencing and spectator seating. Most, if not all, of the site elements are not ADA accessible.

Note: Playground replaced 2022



SITE ANALYSIS

A neighbor expressed concern that the stretch of High Ridge Rd adjacent to the park is being used as a regular overnight parking spot by people who live out of their cars. This neighbor also expressed an interest in the area behind the playground (southwest of playground along High Ridge Rd) being activated with something like bocce, rather than being passive lawn space. There does not seem to be enough seating or gathering areas in the park. Patrons were observed using the softball field benches as a gathering area.





AMENITY LIST

- EXISTING AMENITIES**
1. Little league field
 2. Full court basketball
 3. Playground (replacement 2022)
 4. Picnic area

- PROPOSED AMENITIES**
1. Loop path
 2. Improved picnic areas
 3. Dog park
 4. On-street parking area
 5. Resurface existing basketball court
 6. Bike amenity / bike rack
 7. Water bottle refill station

LEGEND

- Project area
- Bike friendly
- Multi-generational activity
- Dog friendly
- Water bottle refill station



HIGHWOOD PARK, 330 PALAMAR DRIVE
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Loop path
- Improved picnic areas
- Dog park
- On-street parking area
- Resurface existing basketball court
- Bike amenity / bike rack
- Water bottle refill station

COST IMPLICATION ESTIMATE

Estimated Cost: \$708,750

Highwood Park	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$25,000
PARKING AND VEHICULAR RENOVATIONS	\$75,000
PEDESTRIAN CIRCULATION	\$100,000
SITE FURNISHINGS (WITH BIKE RACKS AND PARK BENCHES)	\$52,000
DOG PARK AND FENCING	\$125,000
LANDSCAPING AND LAWN RENOVATIONS	\$35,000
GRADING, DRAINAGE, AND EROSION CONTROL IMPROVEMENTS (EASTERN CORNER OR PARK)	\$90,000
RESURFACE EXISTING BASKETBALL COURT	\$15,000
WATER BOTTLE REFILL STATION	\$8,000
Subtotal:	\$525,000
Overhead & Profit (15%):	\$78,750
Contingency (10%):	\$52,500
Design Fee (10%):	\$52,500
TOTAL:	\$708,750
Total with Inflation Allowance (10%):	\$779,625

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

JENNINGS BEACH



JENNINGS BEACH
 880 SOUTH BENSON ROAD
 SHORE AREA NEIGHBORHOOD

Jennings Beach is located at 880 South Benson Road. The property is 27.00 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Beach
- Snack Bar / Restroom Building
- Sandcastle Playground
- Skate Park
- Parking Lot
- Fishing Pier

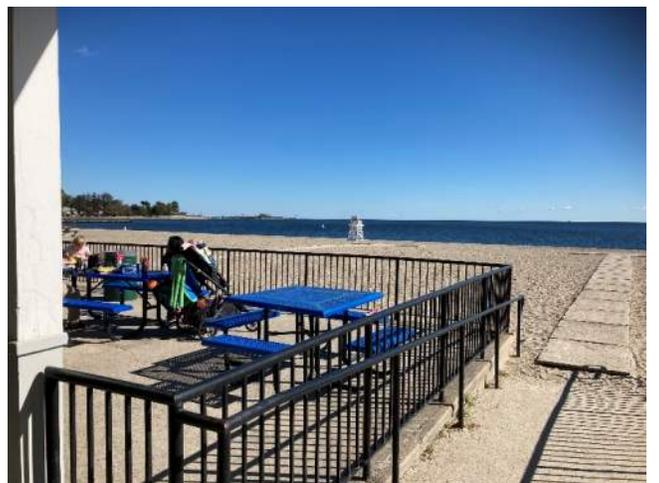
EXISTING CONDITIONS SUMMARY

Jennings Beach is a beautiful stretch of land adjacent to the mouth of Ash Creek with several amenities (skate park, fishing pier, kayak launch and concession building) and a nearby playground. The amenities for Jennings Beach have two different accessways (one through the S. Benson Marina area and one along S. Benson Rd), and two separate parking lots that are not connected with a through road, although pedestrian access is possible. The separate accessways and separate parking lots makes it feel like two different beaches. Both parking lots are in poor condition. This site is heavily used and enjoyed by the community.



SITE ANALYSIS

ADA parking in the S. Benson Marina/Ash Creek/Jennings Beach parking lot is located near the Marina manger office building (not closest to the beach) and the access to the brick walkway is not properly striped. One striped accessway leads to a high curb and the other striped accessway is full of weeds. The pathway at Ash Creek/Jennings beach is weedy where it is brick and closest to S. Benson Marina, but becomes less weedy towards the beach, and is highly accessible once it transitions to concrete at the beach. However, access up to the path is as described in previous note. There is a pocket park at Jennings Beach access, but no parking and pathway is over 8% slope to the beach. Jennings Beach is a popular location with many activities to attract people, but main building and parking lot are rundown and ADA access is only somewhat addressed in both parking lot locations.





SHORE AREA

AMENITY LIST

- EXISTING AMENITIES**
1. Playground
 2. Swimming beach
 3. Snack bar
 4. Main parking area
 5. Off-street parking area
- PROPOSED AMENITIES**
1. Re-configured parking and entry gate
 2. Improved pedestrian circulation between parking areas with ADA improvements
 3. Food truck area
 4. Re-imagined pedestrian connection between park and beach area
 5. Two dog parks dedicated for smaller and larger dogs
 6. Amphitheater for beach front concert events
 7. Expanded loop path within park area
 8. Splash pad
 9. Pollinator path with native plants
 10. Restroom facility for park
 11. Water bottle refill station

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Multi-generation activity
- Pollinator friendly
- Enhanced tree canopy
- Water bottle refill station
- Green infrastructure (Storm water management)



Horsley Witten Group

JENNINGS BEACH, 880 SOUTH BENSON ROAD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Re-configured parking and entry gate
- Improved pedestrian circulation between beach and park area with ADA improvements
- Food truck court area
- Re-imagined pedestrian connection between park and beach area
- Two dog parks dedicated for smaller and larger dogs
- Amphitheater for beach front concert events
- Expanded loop path within park area
- Splash pad
- Restroom facility for park
- Water bottle refill station

COST IMPLICATION ESTIMATE

Estimated Cost: \$3,673,350

Jennings Beach	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$100,000
PARKING LOT IMPROVEMENT WITH PERMEABLE SURFACE	\$750,000
PEDESTRIAN WALK	\$200,000
DOG PARKS	\$400,000
SPLASH PAD	\$100,000
AMPHITHEATER AT BEACH	\$250,000
OUTDOOR SITTING AREA IN PARK	\$200,000
ENHANCED ENTRY GATE TO BEACH	\$250,000
LANDSCAPING IMPROVEMENT AND POLLINATOR PLANTING AREA	\$200,000
LAWN RENOVATION	\$75,000
NEW RESTROOM FACILITY	\$45,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$65,000
WATER BOTTLE REFILL STATION	\$16,000
ADA IMPROVEMENTS	\$70,000
Subtotal:	\$2,721,000
Overhead & Profit (15%):	\$408,150
Contingency (10%):	\$272,100
Design Fee (10%):	\$272,100
TOTAL:	\$3,673,350
Total with Inflation Allowance (10%):	\$4,040,685

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

LAKE MOHEGAN



Lake Mohegan is located at 960 Morehouse Highway. The property is 118.60 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Public Beach
- Trails
- Playground
- Splash Pad
- Concessions/restroom facility
- Picnic Areas (2) with Pavilion
- Concession Building with Restrooms
- Parking Lot
- Portable Restrooms in Parking Lot

EXISTING CONDITIONS SUMMARY

Lake Mohegan serves many users groups within the community and is a popular destination spot for Fairfield. The large parking area accessed from Morehouse Highway represents a convergence of the different user groups and should be considered for improvements. The public beach, concession / restroom, and adjacent amenities (splash pad, playground) are within controlled access and perimeter fencing. This is a heavily used area for people to let their dogs off-leash.



SITE ANALYSIS

The vegetation/trees around the parking area near playground is in poor condition and should be removed. There is bituminous concrete curbing throughout parking area. There appears to be no sidewalk along Morehouse Hwy. The vegetation around entry sign is overgrown. There is difficult visibility at the driveway entry/exit due to the vegetation.

Improvements should be considered at gateways to beach and trail system. Current beach entry would benefit from new landscaping, pavement improvements, protective bollards, etc.





AMENITY LIST

- EXISTING AMENITIES**
1. Swimming beach
 2. Concession / restroom building
 3. Restroom (1972 replacement)
 4. Playground
 5. Pavilion and beach picnic area
 6. Open space trail access
 7. Off-street parking area

PROPOSED AMENITIES

1. Re-stripe parking lot (100+ parking spaces)
2. Storm water infiltration islands with new landscaping in parking lot
3. Improved pedestrian access through parking lot to trail head
4. Replace perimeter fencing around beach area
5. ADA improvements
6. Dog park (1/2 acre)
7. Enhanced park signage at road including new columns and spectral pavers
8. Water bottle refill station

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Pollinator friendly
- Dog friendly
- Green infrastructure
- Water bottle refill station



LAKE MOHEGAN, 960 MOREHOUSE HIGHWAY
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Re-stripe parking lot (100+ parking spaces)
- Storm water infiltration islands with new landscaping in parking lot
- Improved pedestrian access through parking lot to trail head
- Enhanced pedestrian entry and gate to beach area
- Pedestrian pathway with ADA improvements
- Dog park (1/2 acre)
- Improved trail head
- Enhanced park signage at road including new columns and special pavers
- Water bottle refill station

COST IMPLICATION ESTIMATE

Estimated Cost: \$940,950

Lake Mohegan	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$35,000
PARKING LOT IMPROVEMENT WITH STORMWATER INFILTRATION ISLAND	\$100,000
PEDESTRIAN WALK	\$25,000
DOG PARK	\$225,000
LANDSCAPING IMPROVEMENT AND POLLINATOR PLANTING AREA	\$100,000
LAWN RENOVATION	\$45,000
REPLACE PERIMETER FENCING	\$25,000
NEW GATEWAY ENTRANCE WITH COLUMNS, SPECIAL PAVERS, AND LANDSCAPING	\$75,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$14,000
WATER BOTTLE REFILL STATION	\$8,000
ADA IMPROVEMENTS	\$45,000
Subtotal:	\$697,000
Overhead & Profit (15%):	\$104,550
Contingency (10%):	\$69,700
Design Fee (10%):	\$69,700
TOTAL:	\$940,950
Total with Inflation Allowance (10%):	\$1,035,045

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

LINCOLN PARK



Lincoln Park is located at 455 Jackman Avenue. The property is 1.26 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Playground Equipment
- Swings
- Former Basketball Court
- Large Sandbox
- Open Lawn Area

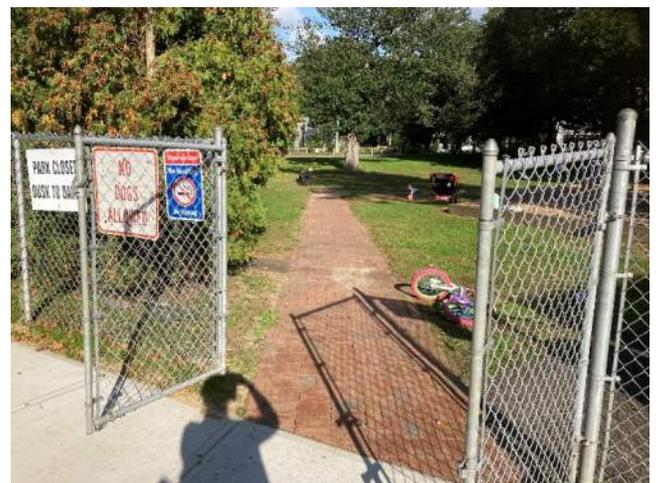
EXISTING CONDITIONS SUMMARY

This site is heavily used by neighborhood residents, families, and the children of various ages ranging from babies to young teens. The playground equipment is in great condition as it has been updated in 2022. The grassy slope with trees behind the playground is well used for sports and free play but parents on site felt it could be the location of something more exciting, like an amphitheater, or the location for movie nights or a rock-climbing wall. In general, this site is a heavily used but in strong need of new, possibly unique, programming and equipment.



SITE ANALYSIS

Lots of ideas were expressed by parents at the park for how to make this a better site. Ideas for family outdoor events, better picnic area, bringing back basketball nets, handball court, gaga pit, more swings for older kids, climbing rock wall and zipline were some of the ideas. Over 50 people were observed using the park at 4pm on a weekday but there are only 2 benches, one of which is very old. Lots of biking and scooters were observed on site. There is a need for equipment for older kids including more swings and equipment/activities for older (7-12+) age range.





AMENITY LIST

EXISTING AMENITIES

1. Playground (replaced 2022)
2. Multi-use lawn area
3. Sand play area

PROPOSED AMENITIES

1. Pavilion
2. Climbing structure (ages 5-12)
3. Swings (ages 5-12)
4. Sand play area
5. New pathway
6. Playground surfacing for play & bike riding

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Multi-generation activity



LINCOLN PARK, 455 JACKMAN AVENUE
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Pavilion/ Shade structure
- Climbing structure (ages 5-12)
- Swings (ages 5-12)
- Gaga pit
- New pathway
- Playground surfacing for play & bike riding

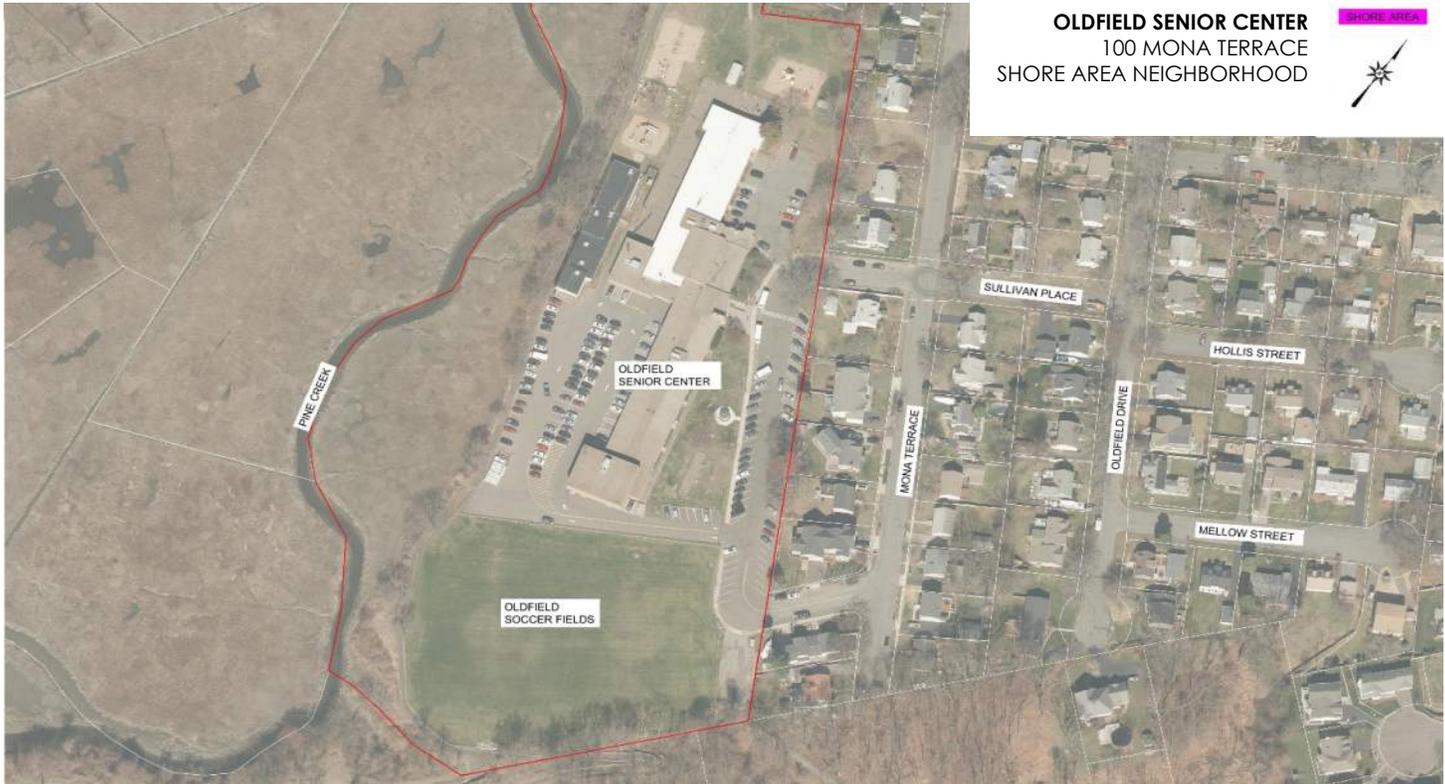
COST IMPLICATION ESTIMATE

Estimated Cost: \$777,600

Lincoln Park	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$30,000
PEDESTRIAN WALK	\$20,000
NEW PLAYGROUND WITH RUBBER PAVEMENT AND CLIMBING STRUCTURE	\$300,000
GATHERING AREA & PAVILION IMPROVEMENTS	\$100,000
LANDSCAPING IMPROVEMENTS	\$50,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$11,000
REPLACE PERIMETER FENCING	\$65,000
Subtotal:	\$576,000
Overhead & Profit (15%):	\$86,400
Contingency (10%):	\$57,600
Design Fee (10%):	\$57,600
TOTAL:	\$777,600
Total with Inflation Allowance (10%):	\$855,360

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

OLDFIELD SENIOR CENTER



Oldfield Senior Center is located at 100 Mona Terrace. The property is 12.00 acres and is moderately used within the community. The image above shows an aerial view of the site, which contains:

- Soccer Field
- Bocce Courts
- Playgrounds

EXISTING CONDITIONS SUMMARY

Three very different uses seem to be taking place at this site. On the south end is one large soccer field or two smaller soccer fields. In the center is a public health building and senior center. To the north, the building and site are a preschool, with the playground open for the neighborhood outside of school hours. Several marsh trails connect around the soccer field as well. The parking area is well used.



SITE ANALYSIS

The athletic field at the southern end of the site is in fair condition and is used regularly for youth soccer and used infrequently by the rugby club. The parking area which is located adjacent to the field is in poor condition and should be considered for repair/replacement. This parking area serves the field and trail system to the south.

This site also provides an opportunity to better connect to the Old Field Marsh Open Space to the west. There is an existing path along this open space but could be re-imagined to include additional seating, viewing platforms and even outdoor fitness stations.





AMENITY LIST

- EXISTING AMENITIES:**
- Soccer field
 - Bocce courts
 - Playgrounds
- PROPOSED AMENITIES:**
- Linear park/Fitness trail along old field marsh open space
 - Community gardens
 - Improved parking area at trail head
 - Trail head improvements and native plantings
 - Two(2) pickleball courts
 - Bike amenity/ bike rack
 - Water bottle refill station
 - ADA improvements

LEGEND

- Project area
- Improve accessibility
- Bikes friendly
- Pollinator friendly
- Multi-generation activity
- Water bottle refill station



OLDFIELD SENIOR CENTER, 100 MONA TERRACE
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Linear park/Fitness trail along old field marsh open space
- Community gardens
- Improved parking area at trail head
- Pollinator walkway with native plantings
- Two(2) pickleball courts
- Bike amenity / bike rack
- Water bottle refill station
- ADA improvements

COST IMPLICATION ESTIMATE

Estimated Cost: \$1,257,525

Oldfield Senior Center	
ITEM	COST
SITE PREPARATION & MOBILIZATION & DEMOLITION	\$135,000
PARKING AND VEHICULAR RENOVATIONS	\$75,000
PEDESTRIAN CIRCULATION	\$65,000
SITE FURNISHINGS (WITH BIKE RACKS)	\$23,500
LINEAR PARK	\$60,000
FITNESS TRAIL WITH ACTIVITY CENTERS ALONG TRAIL	\$70,000
PLAYGROUND UPGRADES	\$75,000
PICKLEBALL COURTS	\$90,000
COMMUNITY GARDENS	\$65,000
POLLINATOR PATH	\$45,000
REPLACE PERIMETER FENCING FOR SOCCER FIELD	\$100,000
LANDSCAPING	\$60,000
WATER BOTTLE REFILL STATION	\$8,000
ADA IMPROVEMENTS	\$60,000
Subtotal:	\$931,500
Overhead & Profit (15%):	\$139,725
Contingency (10%):	\$93,150
Design Fee (10%):	\$93,150
TOTAL:	\$1,257,525
Total with Inflation Allowance (10%):	\$1,383,278

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

OWEN FISH PARK



Owen Fish Park is located at 1443 Stratfield Road. The property is 11.10 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Baseball Field
- Softball Field
- Playground
- Restroom Building
- Tennis Court
- Pond
- Parking Lot

EXISTING CONDITIONS SUMMARY

The site is well used with multiple site elements including a playground, tennis court, and ball fields. In addition to the active uses, many people use the site more passively, for picnicking or hanging out with friends. The restrooms seemed to draw a fair number of workers using the site as a lunch break pit stop.



SITE ANALYSIS

The existing baseball field is heavily used by the community. The field is orientated to the south which is not an ideal orientation for baseball. The softball field is used significantly less than the baseball field and is oriented north, which is preferable. For this reason, consideration should be given to relocating the baseball field and removing the underutilized softball field.

The parking area may be difficult to navigate during busy times as striping is in poor condition and the overall quantity of spaces may be limited if all park amenities are being utilized.





STRATFIELD



AMENITY LIST

EXISTING AMENITIES

1. Playground
2. Baseball field
3. Softball field
4. Restroom building (CITY-2)
5. Restroom building
6. Off-street parking area

PROPOSED AMENITIES

1. Re-configure existing baseball field (include re-configure existing softball field)
2. New multi-use sports field
3. Additional parking area along entry drive
4. Re-configured main parking area
5. Pedestrian loop path throughout site
6. Reorient fencing for playground
7. ADA improvements
8. Water bottle refill station
9. ADA improvements

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Water bottle refill station



OWEN FISH PARK, 1443 2-STRATFIELD ROAD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Re-configured baseball field (include removal of softball field)
- New multi-use sports field
- Additional parking area along entry drive
- Re-configured main parking area
- Pedestrian loop path throughout site
- Perimeter fencing for playground
- Community garden area
- Bike amenity / bike rack
- Water bottle refill station
- ADA improvements

COST IMPLICATION ESTIMATE

Estimated Cost: \$2,375,650

Owen Fish Park	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$120,000
PARKING AND VEHICULAR CIRCULATION RENOVATIONS	\$250,000
PEDESTRIAN CIRCULATION	\$85,000
SITE FURNISHINGS (WITH BIKE RACK AND PARK BENCHES)	\$16,000
PLAYGROUND UPGRADES AND FENCING REPLACEMENT	\$120,000
COMMUNITY GARDEN	\$30,000
MULTI-USE/BASEBALL TURF FIELD	\$1,000,000
UPGRADE EXISTING RESTROOM FACILITY	\$35,000
LANDSCAPING	\$50,000
WATER BOTTLE REFILL STATION	\$8,000
ADA IMPROVEMENTS	\$45,000
Subtotal:	\$1,759,000
Overhead & Profit (15%):	\$263,850
Contingency (10%):	\$175,900
Design Fee (10%):	\$175,900
TOTAL:	\$2,374,650
Total with Inflation Allowance (10%):	\$2,612,115

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

SOUTH PINE CREEK RECREATION AREA



South Pine Creek Recreation Area is located at 210 Old Dam Road. The property is 78.47 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Recreation Center
- Fairfield Tennis Courts
- Softball Field
- Baseball Field
- Grass Fields (2)
- Parking Lot

EXISTING CONDITIONS SUMMARY

South Pine Creek Recreation Area is a large, multi-sport facility adjacent to open space and trails. Facilities are in mixed condition, with new front parking area and concrete sidewalk, but back parking lot is bituminous, cracking and poorly striped. ADA parking spots, while present, do not appear to be to up to code.



SITE ANALYSIS

Back fields appear very empty and remote when not fielding teams. A dogwalker with five dogs was seen using the enclosed Kiwanis Field despite 'No Dog' signs. A golfer was using the soccer/football field for long range golf practice despite the 'No Golfing' signs. Google maps indicates a playground in this area, which there is not. But installing a playground in this area could be a way to bring more people to this area at non-game times. Lighting could be updated to LED for more efficient lighting. There are no accessible viewing areas, and the field is not accessible. The left field outfield posts are on wrong side of fence, necessitating padding on the post.





AMENITY LIST

EXISTING AMENITIES

1. Baseball field
2. Softball field
3. Soccer field
4. Tennis courts
5. Off-street parking area

PROPOSED AMENITIES:

1. Two (2) multi-use turf fields (330' x 195', 300' x 165')
2. Sports field lighting
3. New parking area along Old Dam Road
4. Re-configured main parking area with rain garden
5. Dog park
6. Pedestrian loop path along park connected with existing trail system
7. Bike amenity / bike rack
8. Water bottle refill station
9. ADA improvements

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Dog friendly area
- Enhance tree canopy
- Water bottle refill station



Horsley Witten Group



Companies



SOUTH PINE CREEK RECREATION AREA, 210 OLD DAM ROAD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Two (2) multi-use turf fields
- Sports field lighting
- New parking area long Old Dam Road
- Re-configured main parking area with rain garden
- Dog park
- Pedestrian loop path along park connected with existing trail system
- Bike amenity / bike rack
- Water bottle refill station
- ADA improvements

COST IMPLICATION ESTIMATE

Estimated Cost: \$7,723,350

South Pine Creek Rec Area	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$65,000
PARKING LOT EXPANSION	\$275,000
RECONFIGURE EXISTING PARKING LOT	\$500,000
MULTI USE SYNTHETIC TURF FIELDS	\$3,000,000
PEDESTRIAN WALK	\$200,000
DOG PARK	\$75,000
LANDSCAPING IMPROVEMENT	\$100,000
LAWN RENOVATION	\$200,000
SPORTS FIELD LIGHTING	\$1,200,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$35,000
WATER BOTTLE REFILL STATION	\$16,000
ADA IMPROVEMENTS	\$55,000
Subtotal:	\$5,721,000
Overhead & Profit (15%):	\$858,150
Contingency (10%):	\$572,100
Design Fee (10%):	\$572,100
TOTAL:	\$7,723,350
Total with Inflation Allowance (10%):	\$8,495,685

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects

TOWN HALL COMPLEX



TOWN HALL COMPLEX
725 OLD POST ROAD
CENTER NEIGHBORHOOD



Town Hall Complex is located at 725 Old Post Road. The property is 14.26 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Town Hall
- Old Town Hall Building
- Town Hall Green
- Grass Field
- Jennings Garden
- Little League Field
- Burr Homestead
- Museum and History Center
- Parking

EXISTING CONDITIONS SUMMARY

Overall use of Town Complex (accessing the municipal offices) is high. The use of the green spaces surrounding the buildings is medium. There's access to the complex from Old Gate Road and Beach Road. The complex has multiple buildings with adequate parking on site. Green spaces can be accessed throughout on-site sidewalks and parking lots. Gravel paths by Independence Hall may be challenging for ADA accessibility.



SITE ANALYSIS

Opportunity at this site includes a connection of the entire complex and nearby school with improved pedestrian pathways, signage, and amenities. Master plan documents exist for Burr Mansion and Museum facilities and should be incorporated into new improvements at this site.





AMENITY LIST

- EXISTING AMENITIES**
1. Little league field
- PROPOSED AMENITIES**
1. New parking spaces with rain garden
 2. Community gazebo
 3. Pedestrian walk with park
 4. Education garden
 5. Community town green
 6. ADA improvements
 7. ADA improvements
- Concept plan includes elements shown on the following master plans:
- 1) Fairfield Burr Homestead
 - 2) Fairfield Museum and History Center

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Multi-generation activity
- Enhance tree canopy
- Enhance natural resources
- Water bottle refill station



TOWN HALL COMPLEX, 725 OLD POST ROAD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Loop path
- New parking spaces with rain garden
- Community gazebo
- Pedestrian walk within park
- Education garden
- Water bottle refill station
- ADA improvements

COST IMPLICATION ESTIMATE

Estimated Cost: \$2,440,800

Townhall Complex	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$50,000
PARKING AND VEHICULAR RENOVATIONS	\$750,000
PEDESTRIAN CIRCULATION	\$300,000
NEW BOARDWALK CONSTRUCTION	\$300,000
COMMUNITY GAZEBO	\$75,000
EDUCATION GARDENS	\$30,000
SITE FURNISHINGS (WITH BIKE RACKS AND PARK BENCHES)	\$30,000
NEW TREES AND LANDSCAPING	\$200,000
WATER BOTTLE REFILL STATION	\$8,000
ADA IMPROVEMENTS	\$65,000
Subtotal:	\$1,808,000
Overhead & Profit (15%):	\$271,200
Contingency (10%):	\$180,800
Design Fee (10%):	\$180,800
TOTAL:	\$2,440,800
Total with Inflation Allowance (10%):	\$2,684,880

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

TUNXIS HILL PARK



Tunxis Hill Park is located at 225 Melville Avenue. The property is 25.57 acres and is at a medium intensity use within the community. The image above shows an aerial view of the site, which contains:

- Baseball / Soccer Field
- Little League Field
- Batting Cage
- Pickleball Courts (4)
- Picnic Area
- Open Lawn Area
- Playground
- Parking Lots (2)

EXISTING CONDITIONS SUMMARY

Tunxis Hill is a large park with various facilities in average-to-poor condition, spread over a steep hillside. Sport fields and courts appear to be in average or good condition and are well used overall, but the playground was only lightly used at the time of visit and is in poor condition. Accessibility over the steep terrain would appear to be a main site challenge. There is a lower parking lot at Nordstrand Ave and an upper parking lot at Melville Ave, but the facilities in the mid-park level (pickleball, restrooms, and playground) are not reachable along an accessibly sloped path from either of those parking lots.

Note: Playground replaced in 2022



SITE ANALYSIS

The site poses accessibility challenges due to site layout. Currently there is a rutted gravel path that leads from the lower parking lot to the lower baseball field. From there a cracked bituminous pathway which is 6% slope in parts leads up to the restrooms, pickleball courts and playground. Larger challenge will be a path from the upper parking area to the playground, as the access is currently over a field or along the Melville Ave sidewalk, which is cracked, bituminous at 8% slope. There is a cracked, flat bituminous path from that sidewalk to the playground, but the sidewalk itself is not accessible in its current condition and there is no parking/drop off area at Melville Ave. There is very little interaction between the upper baseball field and the lower. Placing a high quality, visible playground between the two could connect the park into one, greater whole. The proposed replacement of the playground and the need to refurbish the pickleball courts opens opportunities for improvement at this park.





AMENITY LIST

- EXISTING AMENITIES**
1. Baseball field
 2. Little league field
 3. Picnic tables
 4. Benches (little league field)
 5. Picnic area (little league field)
 6. Pickleball courts (qty - 4)
 7. Playgrounds (replaced 2022)
 8. Off-street parking areas (upper and lower).
- PROPOSED AMENITIES**
1. Betting cage (baseball field)
 2. Field improvements (little league field)
 3. Field improvements (baseball field)
 4. Pickleball courts (additional 2 courts)
 5. Reconfiguring area for potential courts
 6. Reconfiguring upper parking lot
 7. Reconfigure upper parking lot
 8. Bike amenity / bike rack
 9. Water bottle refill station
 10. ADA improvements

LEGEND

- Project area
- Improves accessibility
- Blue friendly
- Multi-generation activity
- Water bottle refill station



TUNXIS HILL PARK, 225 MELVILLE AVENUE
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Batting cage (baseball field)
- Field improvements (little league field)
- Field improvements (baseball field)
- Pickleball courts (additional 2 courts)
- Seating/gathering area for pickleball courts
- Pedestrian pathway with ADA improvements
- Re-configure upper parking lot
- Bike amenity / bike rack
- Water bottle refill station

COST IMPLICATION ESTIMATE

Estimated Cost: \$1,046,250

Tunxis Hill Park	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$40,000
PARKING LOT IMPROVEMENTS / EXPANSION OF UPPER LOT	\$80,000
PEDESTRIAN WALK	\$65,000
PLAYGROUND RENOVATIONS	\$75,000
BATTING CAGE	\$4,000
PICKLEBALL COURTS	\$125,000
PAVILION AREA	\$165,000
LANDSCAPING IMPROVEMENT	\$100,000
LAWN RENOVATION	\$150,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$27,000
NEW PERIMETER FENCING AROUND BALL FIELDS	\$40,000
UPGRADE RESTROOM FACILITY	\$25,000
WATER REFILL STATION	\$8,000
ADA IMPROVEMENTS	\$65,000
Subtotal:	\$969,000
Overhead & Profit (15%):	\$145,350
Contingency (10%):	\$96,900
Design Fee (10%):	\$96,900
TOTAL:	\$1,308,150
Total with Inflation Allowance (10%):	\$1,438,965

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

VETERANS PARK



VETERANS PARK
909 REEF ROAD
SHORE AREA NEIGHBORHOOD

Veterans Park is located at 909 Reef Road. The property is 8.23 acres and is at a medium intensity use within the community. The image above shows an aerial view of the site, which contains:

- Softball Field
- Bocce Courts
- Volleyball Court
- Parking Lot
- Playground
- Tennis Courts (2)
- Restroom Building

EXISTING CONDITIONS SUMMARY

Veterans Park is an 8.23-acre park with softball field, playground structure, tennis courts, and bocce and volleyball courts. The parking lot is in poor condition with multiple cracks in the asphalt pavement and minimal pavement striping. Edwards St runs through the park between the tennis courts/playground and the main part of the park. There is ADA access from the parking lot to the restroom structure, but the slope of the ramp ranges from ~5-12%. The curbs throughout parking lot area with curb cuts at restroom structure. There was moderate activity throughout the park during the site visit with primarily youth and family use.



SITE ANALYSIS

The restroom structure has a men's and women's restroom in addition to a third entry for storage (unable to verify). A portable restroom is located adjacent to the tennis courts. The parking lot area has minimal pavement striping. Detectable warning surfaces are only installed on the sidewalks at the southernmost entrance to the parking lot.





AMENITY LIST

EXISTING AMENITIES

1. Playground
2. Softball field
3. Bocce courts (QTY. 6)
4. Off-street parking area
5. Tennis courts (QTY. 2)
6. Sand volleyball court

PROPOSED AMENITIES

1. Park entry improvements including pavers and columns
2. New pedestrian pathways throughout park
3. New playground
4. Reconfigure parking area at tennis courts
5. Rugby goal posts/field lines
6. Public art pads along Edward St
7. Bike amenity / bike rack
8. Water bottle refill station
9. ADA improvements

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Multi-generation activity
- Water bottle refill station



VETERANS PARK, 909 REEF ROAD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Park entry improvements including pavers and columns
- New pedestrian pathways throughout park
- Re-stripe main parking area
- Reconfigure parking area at tennis courts
- Rugby goal posts/field lines
- Public art pads along Edward St
- Bike amenity / bike rack
- Water bottle refill station
- ADA improvements

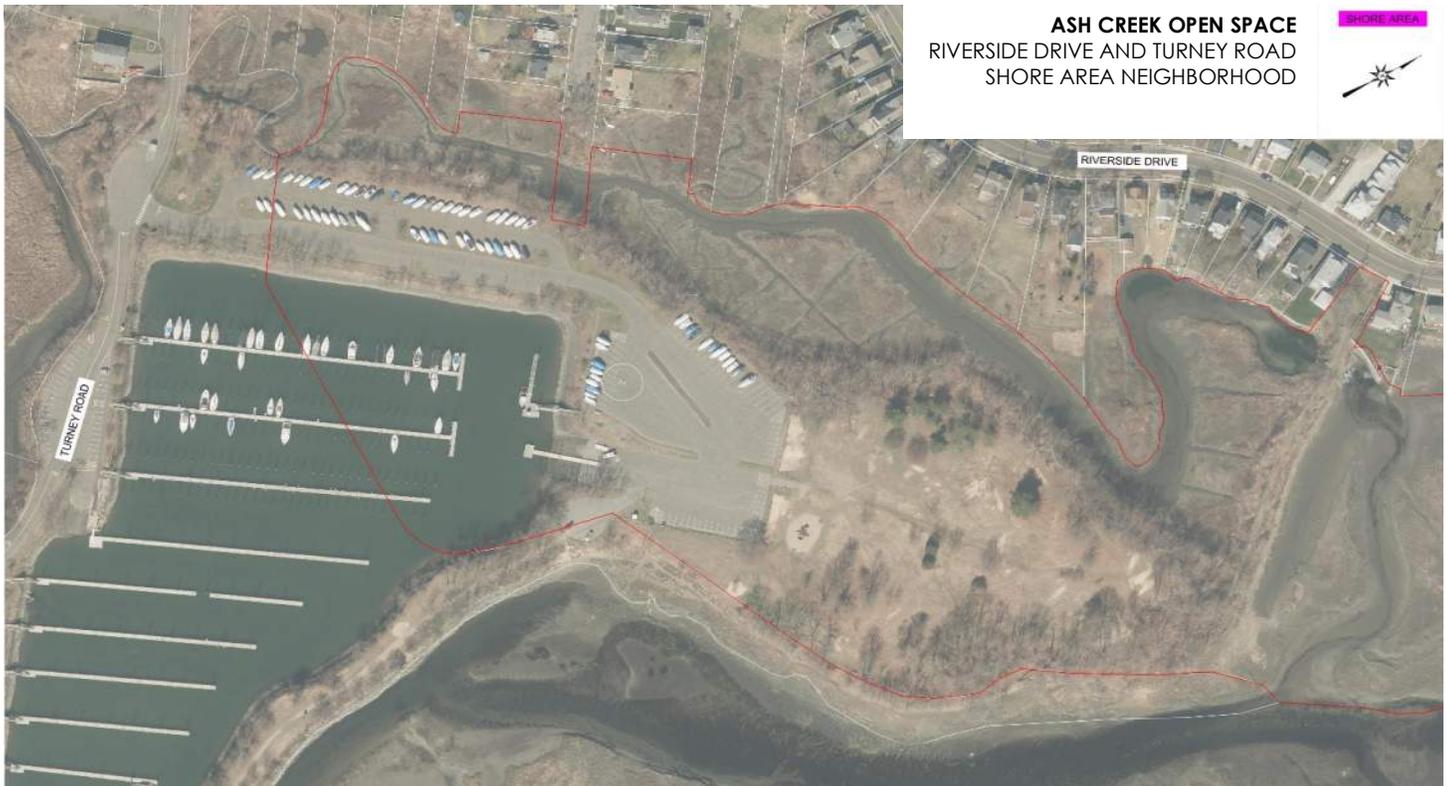
COST IMPLICATION ESTIMATE

Estimated Cost: \$949,050

Veterans Park	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$50,000
PARKING AND VEHICULAR RENOVATIONS	\$150,000
PEDESTRIAN CIRCULATION	\$85,000
PLAYGROUND UPDATE	\$35,000
NEW ENTRY GATEWAY	\$85,000
PINIC AREA	\$25,000
SITE FURNISHINGS (WITH BIKE RACKS AND PARK BENCHES)	\$15,000
LANDSCAPING IMPROVEMENT	\$55,000
RUGBY FIELD WITH LAWN RENOVATION	\$100,000
WATER BOTTLE REFEILL STATION	\$8,000
ADA IMPROVEMENTS	\$65,000
UPGRADE EXISTING RESTROOM FACILITY	\$15,000
PUBLIC ART PADS	\$15,000
Subtotal:	\$703,000
Overhead & Profit (15%):	\$105,450
Contingency (10%):	\$70,300
Design Fee (10%):	\$70,300
TOTAL:	\$949,050
Total with Inflation Allowance (10%):	\$1,043,955

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects

ASH CREEK OPEN SPACE



Ash Creek Open Space (aka Penfield Mills Open Space Area) is located at Riverside Drive and Turnney Road. The property is 25.00 acres and is highly used within the community. The image above shows an aerial view of the site, which contains:

- Playground
- Open Space
- Saltwater estuary with boat launch
- Conservation land

EXISTING CONDITIONS SUMMARY

This site is located at South Benson Marina and is accessed from Turnney Road. There is a marina guard house provided access to the parking area which means you must pay to enter. The open space upland area is surrounding by creek and marshland. The open space provides walking and hiking trails in addition to a boat launch and small playground area.



SITE ANALYSIS

The site provides opportunity to enhance the path/hiking amenities by providing additional connections to nearby parkland. Low-impact boardwalk and paths could be considered to provide safe access and unlock views of Ash Creek & Riverside Creek. This site is surrounded by natural resources and improvements may require significant permitting and approvals. Current condition of kayak launch is difficult to access and could be improved.





AMENITY LIST

EXISTING AMENITIES

1. Playground
2. Open Space
3. Salt water estuary with boat launch

PROPOSED AMENITIES

1. Community pavilion
2. Enhanced entry marker with landscaping
3. Wood board playground relocation
4. Low impact loop path in open space
5. Outdoor classroom with sitting area (40 max)
6. Bird/Wild animal watching viewing platform
7. Picniseating area next to playground
8. Water bottle refill station
9. Kayak launch

LEGEND

- Project area
- Improve accessibility
- Bike friendly
- Multi-generation activity
- Enhance natural resources
- Water bottle refill station



ASH CREEK OPEN SPACE, RIVERSIDE DRIVE TURNEY RD
CONCEPT PLAN



RECOMMENDATIONS SUMMARY

- Community pavilion
- Enhanced entry marker with landscaping
- Wood board playground relocation
- Low impact loop path in open space, connect to existing trail system
- Outdoor classroom with sitting area (40 max)
- Bird/Wild animal watching viewing platform
- Picnic/seating area next to playground
- Water bottle refill station
- Kayak launch

COST IMPLICATION ESTIMATE

Estimated Cost: \$2,879,550

Ash Creek Open Space	
ITEM	COST
SITE PREPARATION & MOBILIZATION	\$50,000
BOARDWALK	\$750,000
WILDLIFE WATCHING PLATFORM	\$600,000
OUTDOOR CLASSROOM / SEATING AREA	\$75,000
RELOCATE PLAYGROUND WITH EXISTING EQUIPMENT AND NEW MULCH	\$100,000
PINIC AREA	\$50,000
SITE FURNISHING (WITH BIKE RACKS AND PARK BENCHES)	\$15,000
LOW IMPACT TRAIL	\$250,000
COMMUNITY PAVILION	\$75,000
LANDSCAPING IMPROVEMENT	\$100,000
OPEN SPACE / LAWN IMPROVEMENT	\$60,000
WATER BOTTLE REFILL STATION	\$8,000
Subtotal:	\$2,133,000
Overhead & Profit (15%):	\$319,950
Contingency (10%):	\$213,300
Design Fee (10%):	\$213,300
TOTAL:	\$2,879,550
Total with Inflation Allowance (10%):	\$3,167,505

The above Cost Implication includes the initial breakdown of costs associated with the recommended site improvements. All costs have been rounded and are estimated based on our previous experience with similar projects.

PROPOSED AMENITIES SUMMARY (15 SITES)

- Six(6) Dog Parks
- Eight(8) Pickleball Courts
- Five(5) Synthetic Turf, Multi-use Fields
- One(1) Softball Field
- One(1) Rugby Field
- Two(2) Basketball Courts
- One(1) Seasonal Skating Rink
- One(1) Playground
- Three(3) Community / Education Gardens
- Eight(8) Walking Trails / Loop Path
- Eleven(11) Additional Parking Area
- Five(5) Picnic Area
- Three(3) Outdoor Seating / Small Outdoor Classroom
- One(1) Splash Pad
- One(1) Fitness Trail
- Two(2) Boardwalk System
- Four(4) Community Pavilion / Gazebo
- Five(5) Pollinator Pathway
- Four(4) Rain Garden / Stormwater Management Improvements
- Two(2) Multi-Use Court Games Area
- One(1) Food Truck Court Area
- One(1) Beach Front Amphitheater For Concert
- Three(3) Public Art Pads

ADDITIONAL SITES

SITE BY SITE ANALYSIS: ADDITIONAL SITES

Site assessments were conducted for all study sites identified for the project. The study sites included a collection of various use types including park facility, school facility, beach, cemetery, marina and open spaces. The site profiles listed on the following pages are categorized by the different use types.



Regarding the assessment for each site, the following elements were evaluated:

- Overall site condition and facilities
- Park access & wayfinding
- Parking, paths & accessible routes
- Athletic field and court conditions
- Playground facilities

The following pages include a narrative summary of each of the facilities, on-site amenities, and recommendations for site improvements. These facilities represent sites in addition to the fifteen (15) preferred sites reviewed earlier within this document.

Refer to Appendix C: Site Assessments for forms and complete evaluation for each site.

PARK FACILITIES

BURROUGHS PARK

Address: 340 Burroughs Road
Neighborhood: Tunxis Hill
Acres: 5.1

Existing Amenities:

- Full Grass Soccer Field
- Small Sided Grass Soccer Field
- Restroom Facility

Recommendations:

- Restriping the parking lot
- Provide more shade in parking lot
- Consistent vegetative buffering around fields is needed
- Provide clear site triangles at entry to parking lot
- Landscape improvements at pedestrian entry
- Consider dog park, community garden and walking paths



DALEWOOD PARK

Address: 10 Dalewood Avenue
Neighborhood: Holland Hill
Acres: 0.1

Existing Amenities:

- Viewshed of Ash Creek

Recommendations:

- Improve viewshed to Ash Creek. Clear overgrown vegetation
- Park benches for viewing purposes



PARK FACILITIES

DREW PARK

Address: 280 Melville Drive
Neighborhood: Stratfield
Acres: 4.5

Existing Amenities:

- Community Garden

Recommendations:

- Park entrance signage
- ADA accommodations (paths)
- Walking paths within park and connecting to adjacent trail system
- Selective tree limbing to allow for more sun exposure for community gardens
- Consider community pavilion and fitness trail



GOULD MANOR PARK

Address: 655 Holland Hill Road
Neighborhood: Holland Hill
Acres: 13.2

Existing Amenities:

- Little League Field (2)
- Tennis Court (1)
- Restroom Facilities and Picnic Area

Recommendations:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Access to playground area, tennis court, and restrooms ADA compliant • Replace heavy mildew site furniture with multi-use ADA compliance site furniture • Loop path around park area and connect with pond • Repair fences and install landscape buffer around Tennis court | <ul style="list-style-type: none"> • Patch, relevel and repaint Tennis court surface • Water fountain/storage box around sports area • Parallel parking next to Tennis court • Enhance planting around pond with native pollinator species • Consider community pavilion, community garden and fitness trail |
|--|---|



PARK FACILITIES

GRASMERE ELDERCARE

Address: 224 Colony Street
Neighborhood: Holland Hill
Acres: 5.0

Existing Amenities:

- Playground Equipment
- Little League Field

Recommendations:

- Parking lot improvements including accessible parking spaces and an accessible route to the ball field and playground area
- ADA seating options at park
- Consider community pavilion and community garden



GREENFIELD HILL GREEN

Address: 910 Old Academy Road
Neighborhood: Greenfield Hill
Acres: 1.8

Existing Amenities:

- Open lawn space

Recommendations:

- Provide dedicated parallel parking spots along Bronson Rd for better access to park.
- Provide and better bench footing and refurbish/repaint existing bench
- Consider community pavilion and walking paths



PARK FACILITIES

HENRY ROWLAND PARK (THE SANDCASTLE)

Address: 880 S Benson Road (Jennings Beach Parking lot)
Neighborhood: Shore Area
Acres: 27.0 including Jennings Beach

Existing Amenities:

- Playground equipment

Recommendations:

- Improve along with Jennings Beach



HOOK AND LADDER PARK

Address: 309 Rakoczy Avenue
Neighborhood: Tunxis Hill
Acres: 1.1

Existing Amenities:

- Playground Equipment

Recommendations:

- Fence repair
- Park sign repair



PARK FACILITIES

KAROLYI PARK SQUARE

Address: Tunxis Hill
Neighborhood: 20 Hunyadi Avenue
Acres: 0.1

Existing Amenities:

- Bench

Recommendations:

- Update sign landscaping
- Replace site furniture due to heavy mildew
- Patch the yellow/dried grass area



KNAPPS PARK SQUARE

Address: 6 Park Square Court
Neighborhood: Tunxis Hill
Acres: 3.3

Existing Amenities:

- Playground Equipment
- Open Lawn Area
- Picnic tables and benches

Recommendations:

- Expand playground with additional playground equipment or swings
- Additional buffering for neighbors
- Consider dog park, community garden and walking paths



PARK FACILITIES

MELVILLE PARK

Address: 180 Melville Drive
Neighborhood: Stratfield
Acres: 4.5

Existing Amenities:

- Playground Equipment
- Little League Baseball Field (2)
- Restroom Building

Recommendations:

- Address graffiti on playground and back of restroom building, replace roof
- Revise path to restroom building to be ADA compliant
- New signage at entrance for better way finding
- Replace rustic fences
- Consider walking paths



PALMERS NECK

Address: 2566 Post Road
Neighborhood: Southport
Acres: 1.1

Existing Amenities:

- Open space

Recommendations:

- Existing condition does not allow for parking or a trailhead
- Re-stripe existing parking area
- No existing programs - could be reimagined to anything
- Consider dog park, pickleball courts, ice rink, ball field, fitness trail, disk golf and walking path.



PARK FACILITIES

PENFIELD COMPLEX

Address: 323 Fairfield Beach Road
Neighborhood: Shore Area
Acres: 3.5

Existing Amenities:

- Beach
- Playground equipment
- Multi-purpose building/Restroom facilities

Recommendations:

- Replace boardwalk paneling. A plastic boardwalk panel has been placed at the beach side of the walkway, but it is covered in sand and its own tripping hazard, at least in off-season conditions.
- Replace rustic/broken BBQ grills
- Fenced around playground to prevent drop hazard between playground and parking lot
- Potential spot for more EV charging station and permeable pavement
- Provide more bicycle racks in a more prominent, central location
- Consider walking paths-boardwalk



PERRY'S GREEN

Address: 701 Harbor Road
Neighborhood: Southport
Acres: 0.6

Existing Amenities:

- Benches
- View of water

Recommendations:

- Install proper curbing along parking area
- Re-stripe parking spaces to provide clear ADA spaces
- Replace outdated site furnishings
- Repair/replace rusty fencing
- Consider community pavilion



PARK FACILITIES

PINE CREEK AVENUE PARK

Address: 155 Pine Creek Avenue
Neighborhood: Shore Area
Acres: 1.5

Existing Amenities:

- Playground Equipment
- Pavilion with picnic table

Recommendations:

- Make sidewalks ADA compliant
- Repair broken sidewalks and site furnishings
- Patch broken lawn
- Consider dog park
- Replace pavilion roofing, and provide concrete base for pavilion



RUGBY PARK

Address: 3 Rugby Road
Neighborhood: Shore Area
Acres: 11.2

Existing Amenities:

- Playground equipment and swings
- Picnic table

Recommendations:

- High climb structure/play structure overlooking the marsh
- Repair/Replace broken playground equipment
- Repaint wooden site furniture with mildew resistant exterior paint
- Provide better direction signage to park
- Consider dog park and community garden



PARK FACILITIES

SGT. MURPHY

Address: 140 Reef Road
Neighborhood: Shore Area
Acres: 1.5

Existing Amenities:

- Playground Equipment
- Pavilion
- Picnic tables and benches, Fire pit/grill

Recommendations:

- Replace broken fencing
- Smooth out ADA access from sidewalk to park area
- Repair/repaint rusty playground equipment
- Replace/repaint site furniture
- Repair pavilion, provide and install concrete base to support the structure
- Consider community garden



SHERMAN GREEN

Address: 1451 Post Road
Neighborhood: Center
Acres: 1.4

Existing Amenities:

- Gazebo
- Picnic tables and benches
- Bus shelter and parking lot
- Open green space

Recommendations:

- Repair gazebo roof
- Replace dead light bulbs with LEDs
- Permeable pavement dedicated for EV charger
- Restripe parking spaces and repair surface cracking
- Repaint/repair site furniture



PARK FACILITIES

STURGES PARK

Address: 550 Mill Plain Road
Neighborhood: Mill Plain
Acres: 12.5

Existing Amenities:

- Softball Field
- Full Grass Playing Field

Recommendations:

- Repair broken wood guardrail
- Provide proper striping for parking spaces
- Repair gate net



VERES PARK

Address: 275 Veres Street
Neighborhood: Shore Area
Acres: 3.5

Existing Amenities:

- Playground Equipment
- Softball Field

Recommendations:

- Repave road, and install proper cul-de -sac with curbs
- Place site furniture on proper/level platform footing



SCHOOL FACILITIES

BURR ELEMENTARY

Address: 1960 Burr Street
Neighborhood: Greenfield Hill
Acres: 15.7

Existing Amenities:

- Playing Field
- Playground Equipment for 3 age ranges
- Basketball courts

Recommendations:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Replace bituminous concrete pathways to playground areas with ADA compliance • New thresholds between pathways and playground surfacing are needed. Current condition represents a trip hazard and is not ADA compliant | <ul style="list-style-type: none"> • Replace playground rubberized surfacing • New surfacing needed for under benches and picnic tables • Improve drainage conditions around gaga pit (ex. French drain) |
|--|---|



FAIRFIELD LUDLOWE HIGH SCHOOL

Address: 785 Unquowa Road
Neighborhood: Mill Plain
Acres: 19.4

Existing Amenities:

- Full Grass Playing Field
- Full Turf Field
- Tennis Courts (6)
- Bathroom Facilities

Recommendations:

- Upgrade sport storage box
- Accessibility improvement for restrooms
- Pavement improvements at concession/restroom building. Current condition includes tripping hazards and is not ADA compliant
- ADA compliance needed for turf field drop-off area



SCHOOL FACILITIES

FAIRFIELD WARDE HIGH SCHOOL

Address: 755 Melville Avenue

Neighborhood: Tunxis Hill

Acres: 39.7

Existing Amenities:

- Baseball Field
- Softball Field
- Grass Playing Field
- Full Turf Field
- Tennis Courts (8)
- Bathroom Facilities

Recommendations:

- Upgrade sport storage box
- Resolve goose problem. Provide bird deterrent (athletic fields)
- Upgrade trash receptacles
- Turf repair for soccer field
- Address cracking in south tennis courts and basketball courts
- Fence improvement adjacent to Knapps Ave at tennis



FAIRFIELD WOODS MIDDLE SCHOOL

Address: 1115 Fairfield Woods Road

Neighborhood: Samp Mortar / Black Rock

Acres: 22.4

Existing Amenities:

- Little League Baseball Field
- Full Grass Playing Field
- Tennis Courts (4)

Recommendations:

- Patch cracking at tennis courts
- Accessible route improvements to tennis courts
- Fence gate repair
- Soccer field turf improvement



SCHOOL FACILITIES

HOLLAND HILL ELEMENTARY SCHOOL

Address: 105 Meadowcroft Road

Neighborhood: Holland Hill

Acres: 12.5

Existing Amenities:

- Playground Equipment (3 areas)
- Small Sided Grass Playing Field

Recommendations:

- Accessible route to soccer field



JENNINGS ELEMENTARY SCHOOL

Address: 31 Palm Drive

Neighborhood: Samp Mortar / Black Rock

Acres: 22.4

Existing Amenities:

- Playground Equipment
- Small Sided Grass Playing Field

Recommendations:

- Soccer field turf repair
- Basketball court repair and/or replacement
- Consider additional school amenities including Gaga pit



SCHOOL FACILITIES

MCKINLEY ELEMENTARY SCHOOL

Address: 60 Thompson Street

Neighborhood: Tunxis Hill

Acres: 15.3

Existing Amenities:

- Playground Equipment
- Small Sided Grass Playing Field

Recommendations:

- Repair/replacement of play equipment
- Repair/replacement of playground surfacing
- Basketball court pavement repair/replacement



MILL HILL ELEMENTARY SCHOOL

Address: 635 Mill Hill Terrace

Neighborhood: Southport

Acres: 9.7

Existing Amenities:

- Playground Equipment
- Little League Baseball Field
- Tennis Courts (2)
- Bathroom Facilities

Recommendations:

- Playground seating replacements for benches and picnic tables



SCHOOL FACILITIES

NORTH STRATFIELD ELEMENTARY SCHOOL

Address: 190 Putting Green Road
Neighborhood: Stratfield
Acres: 9.6

Existing Amenities:

- Playground Equipment
- Small Sided Grass Playing Field

Recommendations:

- Field turf repair
- Accessible route pavement improvements
- Accessible seating/playground elements



OSBORN HILL ELEMENTARY SCHOOL

Address: 760 Stillson Road
Neighborhood: Samp Mortar / Black Rock
Acres: 9.7

Existing Amenities:

- Playground Equipment
- Little League Baseball Field

Recommendations:

- Minor pavement improvements along accessible routes
- Fence/ backstop improvements at baseball field
- Consider additional amenities for open field area adjacent to baseball field



SCHOOL FACILITIES

RIVERFIELD ELEMENTARY SCHOOL

Address: 1625 Mill Plain Road

Neighborhood: Mill Plain

Acres: 30.0

Existing Amenities:

- Playground Equipment
- Little League Baseball Field (2)
- Paved Area with Basketball Court

Recommendations:

- Accessible route needed to playground area
- Multi-use field (soccer) between baseball fields
- Repair/replacement of play equipment
- Repair/replacement of basketball court surfacing



ROGER LUDLOWE MIDDLE SCHOOL

Address: 689 Unquowa Road

Neighborhood: Mill Plain

Acres: 18.3

Existing Amenities:

- Full Grass Playing field (2)

Recommendations:

- New turf fields planned for 2022
- Minor fence repair around perimeter
- Expand accessible connectivity from school to turf field/track



SCHOOL FACILITIES

SHERMAN ELEMENTARY SCHOOL

Address: 250 Fern Street
Neighborhood: Shore Area
Acres: 9.7

Existing Amenities:

- Playground Equipment
- Softball Field
- Grass Area

Recommendations:

- Refurbish/repair playground equipment
- Replace seating throughout site



STRATFIELD ELEMENTARY SCHOOL

Address: 1407 Melville Avenue
Neighborhood: Stratfield
Acres: 6.7

Existing Amenities:

- Playground Equipment
- Grass Area

Recommendations:

- Replace seating/tables at playground areas
- Minor fence repair



SCHOOL FACILITIES

TMS TENNIS COURTS

Address: 270 Hillcrest Road
Neighborhood: Center
Acres: 1.0

Existing Amenities:

- Tennis Courts (4)

Recommendations:

- Provide accessible route
- Spectator seating along western edge



TOMLINSON MIDDLE SCHOOL

Address: 200 Unquowa Road
Neighborhood: Center
Acres: 9.0

Existing Amenities:

- Full Turf Field

Recommendations:

- Improve accessible parking and accessible route to field
- Improve paths/stairs from upper parking area



BEACH

PENFIELD BEACH

Address: 323 Fairfield Beach Road
Neighborhood: Shore Area
Acres: 3.5

Existing Amenities:

- Beach
- Playground equipment
- Multi-purpose Building/Restroom Facility

Recommendations:

- Replace rusty/broken BBQ grill
- Fenced around playground to prevent drop hazard between playground and parking lot
- Potential spot for more EV charging stations and permeable pavement. Provide more bicycle racks in a more prominent, central location.
- Consider walking paths - boardwalk



RICKARDS BEACH

Address: 255 Fairfield Beach Road
Neighborhood: Shore Area
Acres: 1.4

Existing Amenities:

- Beach
- Picnic benches and grill

Recommendations:

- Extend boardwalk to smooth connect with road, prevent any tripping hazard
- Make bike rack more noticeable



BEACH

SASCO BEACH

Address: 1401 Sasco Hill Road
Neighborhood: Southport
Acres: 9.9

Existing Amenities:

- Beach
- Restroom Building

Recommendations:

- Provide more site furnishing
- Repair broken concrete platform around bike rack
- Consider community pavilion for more picnic tables and benches



SOUTH PINE CREEK BEACH

Address: 1424 South Pine Creek Road
Neighborhood: Shore Area
Acres: 2.0

Existing Amenities:

- Beach
- Bick rack
- Restroom Building

Recommendations:

- Provide better signage at entrance
- Provide better parking patter at entrance



BEACH

SOUTHPORT BEACH

Address: 1505 Pequot Avenue
Neighborhood: Southport
Acres: 2.6

Existing Amenities:

- Beach
- Restroom Building

Recommendations:

- | | |
|--|--|
| <ul style="list-style-type: none"> • Provide proper parking stripes • ADA Parking spaces are needed • Bike racks/storages are needed • Provide and indicate dedicated drop-off | <ul style="list-style-type: none"> • Provide site furniture • Water fountain • Improve planting strip - road curb and sidewalk with sandy plants • Consider community pavilion |
|--|--|



CEMETERY

FAIRFIELD WEST CEMETERY

Address: 2011 Post Road
Neighborhood: Center
Acres: 2.0

Existing Amenities:

- No Significant Site Elements

Recommendations:

- Provide benches within cemetery for visitors
- Provide entrance signage for better way finding



GREENFIELD HILL CEMETERY

Address: 2720 Bronson Road
Neighborhood: Greenfield Hill
Acres: 2.3

Existing Amenities:

- Bench

Recommendations:

- Provide dedicated parallel parking spots along road for better access to cemetery
- Provide benches within cemetery for visitors.



CEMETERY

OLD BURYING GROUND

Address: 430 Beach Road

Neighborhood: Shore Area

Acres: 1.4

Existing Amenities:

- No Significant Site Elements

Recommendations:

- Provide benches for visitors
- Consider walking paths



MARINA

SOUTH BENSON MARINA

Address: 471 Turney Road
Neighborhood: Shore Area
Acres: 18.5

Existing Amenities:

- Docks
- Picnic tables and benches
- Accessory buildings

Recommendations:

- Provide better signage to distinguish different parking areas
- Provide benches along shore for visitors to enjoy great open views
- Consider community gazebo



YE YACHT YARD

Address: 985 Harbor Road
Neighborhood: Southport
Acres: 0.8

Existing Amenities:

- Docks
- Boat Launch
- Picnic tables and benches
- Restroom building
- Entry guard house
- Storage building

Recommendations:

- Re-surface and Restripe parking area for better drainage
- Repair broken concrete around edge
- Dog waste collector pole
- Consider community gazebo



OPEN SPACES

Fairfield Parks and Recreation Master Plan – Open Spaces		
Site	Neighborhood / Address	Acreage
Brett Woods	Greenfield Hill	186.00
Grace Richardson	Hoydens Hill	87.40
Gypsy Springs	Tunxis Hill	2.50
Hoyden Hill	Hoydens Hill	58.50
Lake Mohegan	Stratfield	118.60
Mary Katona Memorial	Holland Hill/ Grasmere	2.20
Mill River Areas (Riverfield Open Space)	Mill Plain	18.60
Mountain Laurel	Samp Mortar/ Black Rock Tpk	23.90
Old Dam Marsh	Shore Area	37.00
Oldfield North Marsh	Shore Area	21.18
Oldfield South Marsh	Shore Area	34.20
Ash Creek / Penfield Mills Open Space Area	Shore Area	25.00
Pequot Road Marsh	Southport	0.11
Perry's Mill Pond	Southport	81.41
Pine Creek Marsh	Shore Area	77.00
Rickard Beach	Shore Area	1.48
Riverfield	Mill Plain	18.60
Samp Mortar Rock	Samp Mortar/ Black Rock Tpk	7.30
Sasco Creek Marsh	Southport	2.40
Sasco Creek Pond	Southport	5.57
Sasco Creek/Kirik	Southport	5.10
Southgate Lane Marsh	Southport	1.48
Springer Glen	Samp Mortar/ Black Rock Tpk	38.00
Trillium Road	Samp Mortar/ Black Rock Tpk	4.60
Turney Creek Marsh Tracts	Holland Hill/ Grasmere	NA
Westway Road	Southport	2.68
Woodside Circle	Stratfield	1.00

OPEN SPACE RECOMMENDATIONS

Fairfield protects over 1,000 acres of open space. The Town of Fairfield classifies these spaces as upland forest, lake, rivers, salt marsh, wetlands, and meadows. Townspeople have access to walk, hike, and use these protected spaces. The town encourages people to use these spaces to observe nature and use them as trails. The Conservation Department set a comprehensive list of rules and regulations to keep these properties preserved and as natural as possible.

From the site assessments, it was observed that large wooden signs are used to identify the open spaces with name and acreage. A recommendation that we suggest at the open spaces is more consistent signage and clearer information on how the spaces can and cannot be used. This idea goes along with open space markers and wayfinding for Fairfield residents to navigate the open spaces. Also observed was guiderails in poor condition which needs replacing where applicable.

Another observation from the site assessments was the attention to maintenance on beaches compared to open spaces. There looked to be no maintenance for the open spaces by the sight of overgrown vegetation with invasive species and unclear trail. Our team recommends more concentration on all the town open spaces in relation to maintenance and wayfinding.

There was an overwhelming amount of support from the Fairfield residents to keep Ash Creek as natural as possible because many of them use it and love its natural beauty just the way it is. This passion shows that the community cares about protecting the open spaces and would appreciate more consideration for the care and management of them.



Ash Creek Open Space (Left) and Old Dam Marsh Open Space (Right).

SITE BY SITE ANALYSIS: ADDITIONAL FACILITIES RECOMMENDATIONS

The public outreach phase of this study was able to collect valuable feedback regarding facilities throughout Town including athletic fields, court sports, open spaces, beaches and more. In addition to comments concerning existing amenities, there was much interest and discussion about desired amenities from the public including an indoor pool (or aquatic center) and a year-round ice rink.

Significant planning and funding will be needed to further the initial stages of these large public improvement projects. This section of the master plan study intends to acknowledge the general comments from the public and provide some initial planning considerations for these potential projects.

Aquatic & Fitness Center

The Town of Fairfield maintains and operates highly utilized beach facilities. Residents and visitors enjoy these landmarks throughout the summer season. However, there is great desire among residents to have a year-round aquatic & fitness center that may include multiple pools, gym equipment, sauna/spa, hot tubs, training pools, etc. An aquatic & fitness center can be designed to focus mainly on serving its specific community or can be designed as a regional destination. This size consideration along with a large variety of possible amenities underlines the variability within this type of venue. Below is a list of existing aquatic centers nearby and their general amenities for reference.

- Chelsea Pier Aquatics, Stamford
 - Olympic-size, 50-meter indoor pool
 - Indoor teaching and exercise pool
 - Water play area
 - Whirlpool
 - Locker Rooms
 - Mezzanine Viewing Areas
 - Fitness / Training Amenities
- Cornerstone Aquatics Center, West Hartford
 - Competition Pool, 25-yard lap pool with 11 lanes
 - Recreation Pool
 - Hydrotherapy Pool



Chelsea Pier Aquatic Center

- Fitness Room
- Locker Rooms
- Hollander Aquatics Center, Bloomfield
 - Six-lane, 25-yard lap pool
 - 20-foot by 40-foot adjustable floor training pool
 - 10-person whirlpool
- Velo-CT, Norwalk
 - Six-lane, 50-meter indoor pool
 - Five-lane, 20-yard lane small pool
 - Fitness Center



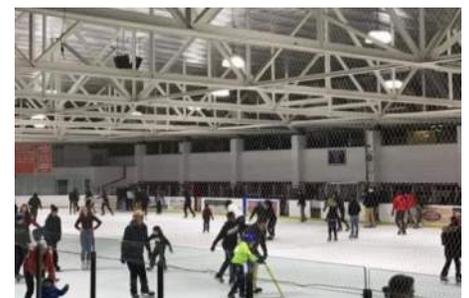
Velo-CT

Ice Rink

Ice hockey, figure skating and public skating are all popular sports and activities throughout Fairfield County. The Town of Fairfield currently does not have a year-round, full-size indoor ice rink facility that could accommodate sports teams and public use. The Town's current offering includes a private facility, Fairfield Ice Academy, that provides ice skating and hockey training. In addition, Sacred Heart University is currently building a premier hockey and skating arena. This will primarily serve the university but is being advertised to provide some availability for high school sports, youth sports and community use. Depending on this new venue's availability, this might serve Fairfield's needs. However, Fairfield has multiple high school hockey teams including Warde/Ludlow and Fairfield Prep as well as Mid Fairfield Hockey Association. Providing ice time for all of these hockey teams while also providing skate time for residents may prove difficult when balancing the primary purpose of the facility for the university. With this in mind, the Town of Fairfield could consider pursuing next steps in planning and funding for a Town-oriented Ice Rink.

Current Facilities

- Fairfield Ice Academy (Private)
- Martire Family Arena (Sacred Heart University) (2023 opening)
- Wonderland of Ice (Bridgeport)
currently utilized by sports team for practice



Wonderland of Ice

Hockey Leagues / School Teams

- Mid Fairfield Hockey Association
- Warde/Ludlow High School
- Fairfield Prep

Ice Rinks in the area (CT). Many of these facilities provide adequate space for hosting multiple teams at one time as well hosting regional tournaments.

- Darien Ice House (Fairfield County)
- Milford Ice Pavilion (Milford)
- Northford Ice Pavilion (Norford)
- Sports Center of CT (Shelton)
- Wonderland of Ice (Bridgeport)
- Chelsea Piers (Stamford)
- Winter Garden Ice Arena (Ridgefield)



Winter Garden Ice Arena

Site Considerations

Initial considerations for site selection should include site size and condition, location, land ownership, neighborhood context, and access to facility. Multiple review sites have been included below that could serve as potential locations for these uses. Additional feasibility and planning studies will be needed to further these potential projects.

Approximate acreage needed for each use (including parking & vehicle circulation):

- Aquatic & Fitness Center: 1-2 acres (incl. 20K+ sf facility)
- Ice Rink: 2-3 acres (incl. 30K+ sf facility)

Sites considered

1. Giants Steps School (aka Walter Fitzgerald)
 - a. Acreage: 30+ acres
 - b. Access: Barberry Road – residential street
Mill Hill Road – secondary access
 - c. Location: Barberry Road, Southport
 - d. Ownership: Town of Fairfield

- e. Context: Residential (single-family)
- f. Condition: former school site, underutilized
- g. Potential: Aquatic & Fitness Center and/or Ice Rink

2. Town Hall Complex

- a. Acreage: 14+ acres
- b. Access: Old Post Rd, Pennfield Rd
- c. Location: Town Center
- d. Ownership: Town of Fairfield
- e. Context: Residential (single-family), Elementary School, Historic
- f. Condition: Town Hall complex, potential development along Pennfield
- g. Potential: Aquatic & Fitness Center only

3. Train Station Parking Lot – Mill Plain

- a. Acreage: 1.5 acres
- b. Access: Mill Plain Rd
- c. Location: between train station and I-95
- d. Ownership: Town of Fairfield
- e. Context: Office, Residential, Service
- f. Condition: Train station parking lot
- g. Potential: Aquatic & Fitness only

4. 333 Grasmere Avenue (Private)

- a. Acreage: 9+ acres
- b. Access: Grasmere Ave / Kings Highway
- c. Location: Metro Center
- d. Ownership: Private (land acquisition)
- e. Context: Highway, Commercial, Rail
- f. Condition: Commercial land, environmental remediation
- g. Potential: Aquatic & Fitness Center and/or Ice Rink

5. 81 Black Rock Turnpike (Private)
 - a. Acreage: 4+ acres
 - b. Access: Black Rock Turnpike
 - c. Location: Metro Center
 - d. Ownership: Private (land acquisition)
 - e. Context: Commercial, Rail
 - f. Condition: Commercial land
 - g. Potential: Aquatic & Fitness Center and/or Ice Rink

FUNDING & ACTION PLAN

FUNDING AND ACTION PLAN

Funding Approach & Opportunities

There are many potential sources of funding from both public and private entities that could help to pay for potential improvements to the study sites in Fairfield. Donations, both large and small, can be lumped together to create the financing needed to undertake meaningful improvements. The Town of Fairfield may aggressively pursue a variety of funding and implementation strategies that could include:

In-house Services Implement improvements making use of Town labor forces, materials, and equipment. This method is typically appropriate for projects that are limited in scope, such as the construction of a parking area, driveway, or sidewalk, clearing and grubbing in advance of a new field site capital project, refurbishment of a baseball infield or sections of a soccer field (goal mouths, center field areas etc.). As funding, materials, equipment and human resources permit, other minor improvement efforts can be planned and undertaken. The removal of dead/diseased trees and the pruning of healthy trees around a field perimeter, the installation of player's benches, small bleacher systems, trash receptacles, limited fencing runs and signage are examples of the types of minor enhancements that can be provided using Town forces and materials.

Donations/Corporate Sponsorships/Community Build Implement improvements for projects through a variety of means that might include construction of a field or ancillary facility with funding generated through linkage or mitigation arrangements (often originating from the approval of a large in-Town development). In certain cases, improvements can also be undertaken by contractors looking to donate services, equipment, or materials. The supply of volunteer labor, available through regional corporate initiatives such as Timberland's Path of Service program, can also assist with smaller improvement projects.

Traditional Public Bidding Develop plans, specifications and estimates for the desired improvements, publicly advertise, receive bids, and award a construction contract to the lowest qualified bidder. Projects typically range from small (approximately \$50,000 minimum) to very large (multi-million dollars).

Partnerships

Partnerships can play an important role in the overall plan to improve, manage, and maintain park properties. More and more, communities are relying on public/private partnerships to create facilities and maintain the desired playing conditions needed to support town-wide sports programming.

For your initial consideration, we have identified a number of potential funding sources. Many of the governmental sources identified allocate millions of dollars a year for parks, open space, and athletic facility improvement programs, but competition for these funds is intense. If selected to receive these funds, the actual improvements are implemented through a public design, bid, and construction process.

Funding Alternatives

For initial consideration, a number of potential funding sources have been identified. Many of the governmental sources identified allocate millions of dollars per year for parks, open space, and athletic facility improvement programs, but competition is intense. The actual improvements are then implemented through a public design, bid and construction process. The alternative funding sources are as follows:

- **U.S. Soccer Foundation** The U.S. Soccer Foundation has awarded grants to over 600 non-profit organizations since 1995. They support soccer programs and field building initiatives in the U.S. with a goal of promoting more active, healthier, and safer communities. Two types of grants are awarded each year. The first grant is called Safe Places to Play which assists the grantees with synthetic turf fields, lighting, irrigation, and sports courts. The second is called a Program Grant which assists with equipment and operating costs. Visit <http://www.ussoccerfoundation.org/> for further information and requirements of each grant.
- **Land & Water Conservation Fund** In the past 40 years, LWCF has approved over 40,000 grants to states and localities, with over 26,000 of them awarded for development of recreation facilities. LWCF grants could cover up to 50% of the total project-related costs for public outdoor recreation and for fulfilling the program's planning requirements. Visit <http://www.nps.gov/lwcf/index.htm> for information on the planning requirements.
- **The Baseball Tomorrow Fund** BTF awards an average of 55 grants per year averaging more than \$1.8 million annually. Their mission is to promote and enhance youth participation in baseball and softball. They fund programs, renovations and construction of baseball and softball fields, equipment and other selected program expenses. For more information on the fund and application process. Visit [Baseball Tomorrow Fund | icma.org](http://www.icma.org)
- **United States Tennis Association** USTA's mission is to promote and develop the growth of tennis. In order to follow this mission, they have developed a USTA Facility Assistance program. They assist grantees with anywhere from tennis court repairs to new construction. For further requirements and details, visit [Tennis In The Parks \(usta.com\)](http://usta.com).
- **Open Space and Watershed Land Acquisition Grant** This grant arranges funding support to cities and towns to obtain land for open space. These awards are given to designs that propose the greatest preservation and recreational potential. For more information, please visit [Open Space and Watershed Land Acquisition Grant Program \(ct.gov\)](http://www.ct.gov).
- **Urban Green and Community Gardens Grant** This grant provides a financial service to improve urban open spaces for civic appreciation and environmental learning. It is made to assist urban neighborhoods that are close to high density areas. For more information, please visit [Urban Green and Community Garden Grant Program \(ct.gov\)](http://www.ct.gov).

- Local Capital Improvement Program (LoCIP)** This grant allocates funds based on an algorithm for cities and towns to compensate the expenses of infrastructure and construction of new amenities. For more information, please visit [Local Capital Improvement Program LoCIP HOME PAGE \(ct.gov\)](#).
- Community Connectivity Grant** This program focuses on pedestrian and bicyclist accommodations to improve their experience in all types of communities. The purpose is to make conditions safer for all users and encourage more people to explore healthy and sustainable methods of transportation. For more information, please visit [CT Connectivity CCGP](#)
- The Tucker Fund** The Tucker Fund was created to remember Tucker, a bright, gifted, and kind friend and to honor his love of Fairfield and the outdoors. The fund's mission is to protect, to preserve and to revitalize natural spaces so that they can be enjoyed for generations to come. [The Tucker Fund](#)

PRIORITIES & PHASING STRATEGIES

Outlined below is the suggested action plan or implementation strategy list in priority order for the facilities, as discussed during the master planning process. The level of implementation for each effort will greatly depend on available funding and the requirements of the funding source. All proposed improvements should be in accordance with the preferred master plan for each site. All other improvements identified are lower priority and could be added as budget allows, added if dedicated donor funds become available or added in future phases.

Fairfield Parks and Recreation Master Plan – Implementation Phasing by Site			
Phase	Site	Proposed improvements	Estimated Cost
Phase I High Priority	Dwight Elementary	Pickleball courts, field improvements, accessible drop-off, playground pavilion, court re-surfacing, restroom facility, bike rack, water bottle refill station, ADA improvements	\$1,900,800
	Lake Mohegan	Re-stripe parking lot, infiltration parking lot islands, pedestrian pathways, beach entry improvements, dog park, enhanced park signage, water bottle refill station	\$940,950
	S Pine Creek Rec Area	Turf fields, sports field lighting, new parking area, re-configured existing parking area, dog park, pedestrian loop, bike rack, water bottle refill station, ADA improvements	\$7,723,350
	Tunxis Hill Park	Batting cage, field improvements, pickleball courts, seating area, pedestrian pathways, re-configure parking area, bike rack, water bottle refill station	\$1,046,250

Phase II Medium Priority	Jennings Beach	Reconfigured parking and entry, pedestrian pathways, food truck court, dog park, beach front amphitheater, splash pad, restroom, water bottle refill station	\$3,673,350
	Lincoln Park	Pavilion, climbing structure, swings, gaga pit, pedestrian pathway, playground surfacing	\$777,600
	Oldfield Senior Center	Linear park, fitness trail, community gardens, improved parking area, pollinator pathway with native plantings, pickleball courts, bike rack, water bottle refill station, ADA improvements	\$1,257,525
	Owen Fish Park	Re-configure baseball field, multi-use field, additional parking area, pedestrian loop, perimeter fencing, community garden, bike rack, water bottle refill station, ADA improvements	\$2,375,650
	Veterans Park	Park entry improvements, pedestrian pathways, re-stripe parking area, field improvements for rugby, public art pads, bike rack, water bottle refill station, ADA improvements	\$949,050
	Walter Fitzgerald Alt. Hs (Giant Steps)	Turf fields, softball field, basketball courts, parking area, loop path, picnic area, restroom, water bottle refill station, bike rack, rain gardens	\$7,739,550
Phase III Low Priority	Dover Park	Multi-use court games area, pedestrian loop path, on-street parking, new perimeter fencing, bike rack, native plantings - pollinator pathway, rain garden	\$857,250
	Dougiello Park	Dog park, expanded parking area, picnic areas with pavilions, playground, seasonal skating rink, bike rack, water bottle refill station, ADA improvements	\$3,038,850
	Highwood Park	Loop path, dog park, on-street parking area, re-surface basketball court, bike rack, water bottle refill station	\$708,750
	Town Hall Complex	Loop path, new parking area, community gazebo, education gardens, water bottle refill station, ADA improvements	\$2,440,800
	Ash Creek Open Space	Community pavilion, boardwalk, playground, loop paths, outdoor classroom, viewing platforms, picnic areas, water bottle refill station, kayak launch	\$2,879,550