

FY24 CIP52 Keach Park

Thursday, Dec 12, 2024 - Meeting #2

Public meeting on proposed Athletic Field Lights

The FY24 CIP51 reads: Design and construction of lighting improvements for youth soccer field. Design: \$30,000. Construction: \$345,000 (excludes impact fee portion). Simultaneously with design process, community meetings shall be conducted to review concepts, gather public input, as well as develop community consensus on a preferred design concept and usage plan for the lit field space. Public input meetings shall include the public, the City's Recreation and Parks Advisory Committee and Airport Advisory Committee, park users (including applicable leagues), abutting property owners, as well as community groups and other interested stakeholders.

Construction is subject to City Council review and approval of preferred design concept and facility usage plan



Agenda for this evening:

- Introductions
- Overview of the park and project
- Additional parking opportunities
- Operating costs for lights and field maintenance
- Facility use process
- Next steps
- Questions and input



History Of Keach Park

City of Concord established the Park in 1933

Officially 10.78 acres

Protected under Land and Water Conservation Funds Rules

Recent Investments:

2004: Park was fully renovated:

- New athletic fields with inground irrigation (first park in Concord with formal irrigation system)

- New basketball and tennis courts

- New Parking lot with lights

- Fencing and formal entrance along Loudon Road

- Cross walk on Loudon Road was added for improved access

2018: Pool was fully renovated

2018: Basketball and Tennis courts repainted

2019: City Wide Community Center was opened

2019: ½ mile perimeter walking path was added

2023: Soccer mini pitch added, court lights updated to LED

Keach Park Amenities

Playground

Outdoor seasonal pool

Lighted basketball court

Lighted soccer mini pitch

Parking lot at the end of Newton Ave

½ mile walking path around perimeter of park

Gazebo with picnic tables

Spring/Summer Athletic Fields

Little League Field

Softball Field

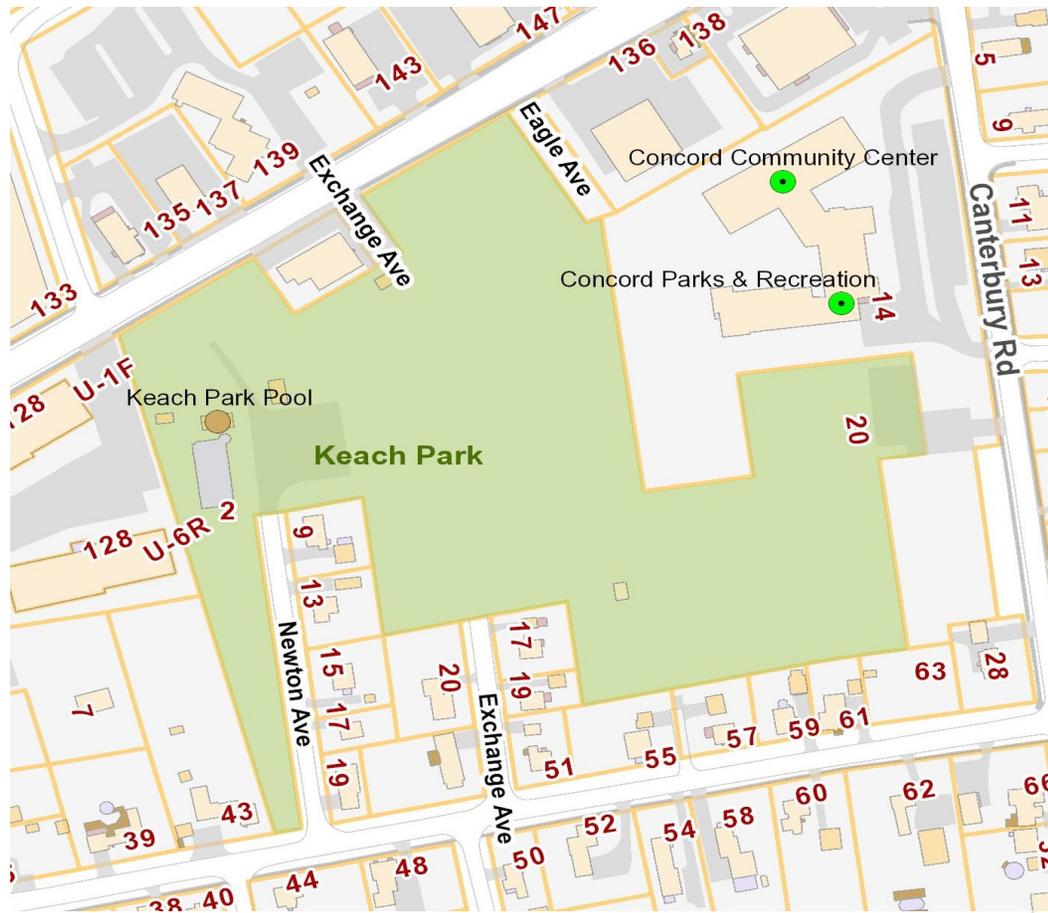
Youth Soccer Field

Fall Athletic Fields

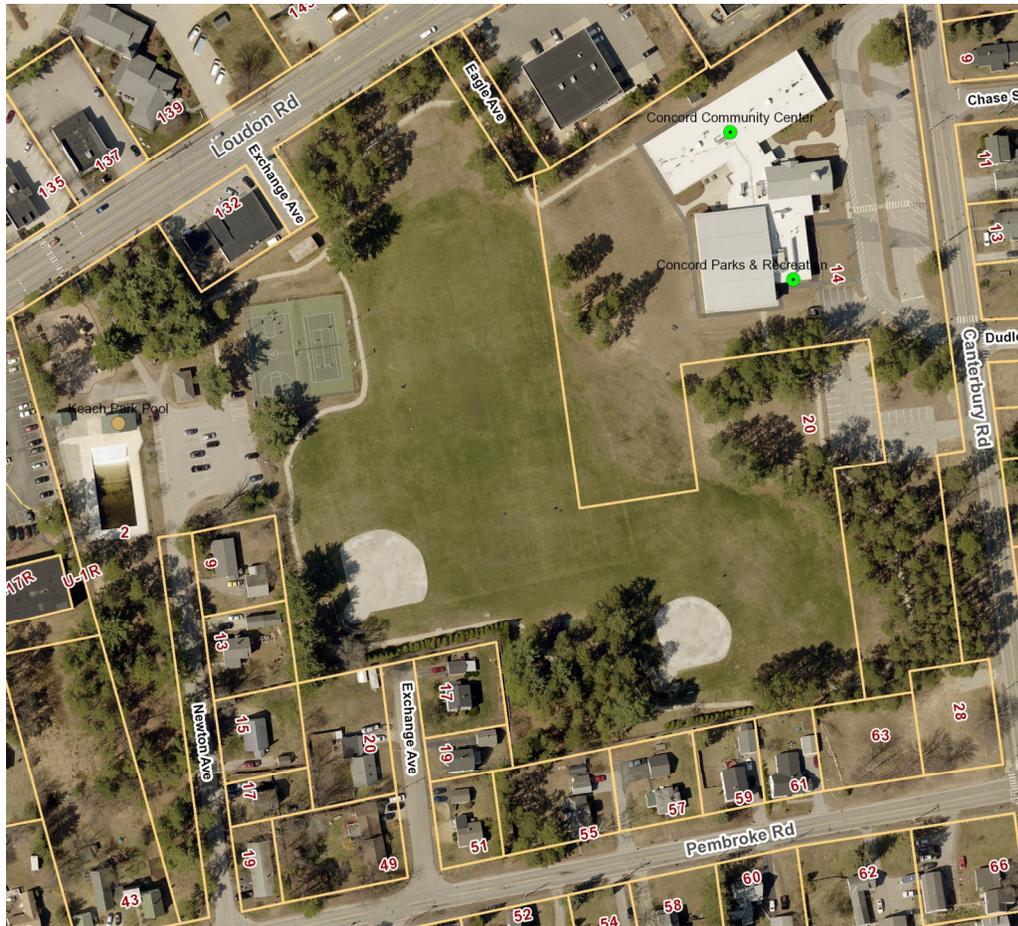
Two Div. 3 Youth Soccer Fields

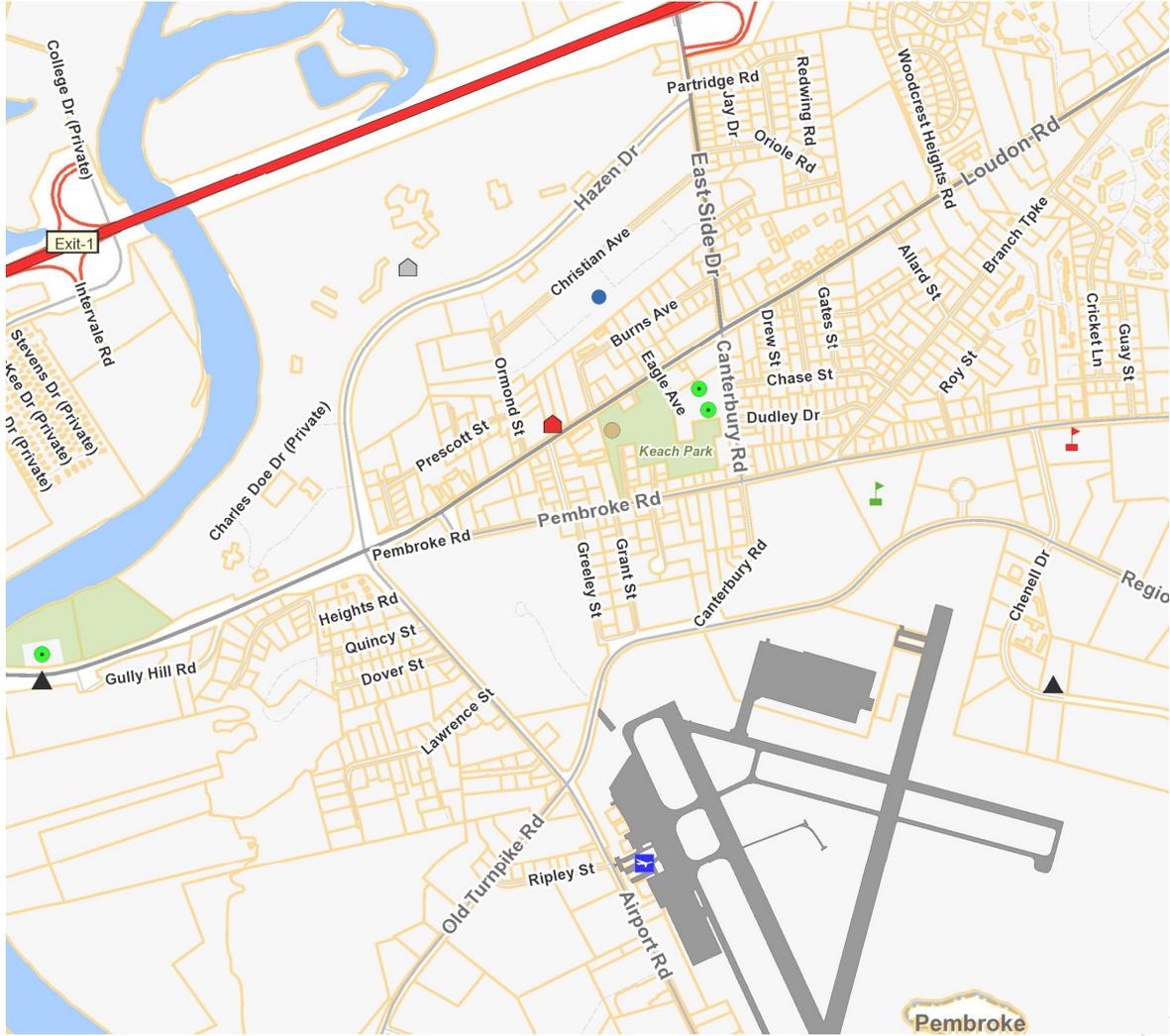
Soccer practice area (outfield of LL Field)

Keach Park



Keach Park Aerial





In 2015, the Parks and Recreation Department with the growing demand for youth soccer they added a youth size soccer field for use early May to mid July. Soccer field goals are removed in mid July as they aerate and seed the field to get ready for regular fall soccer use. Goals are put back in mid/late August.

The location of spring soccer field (blue box) does not impact use of softball or little league fields. Red box is fall soccer field orientation late August - end of October

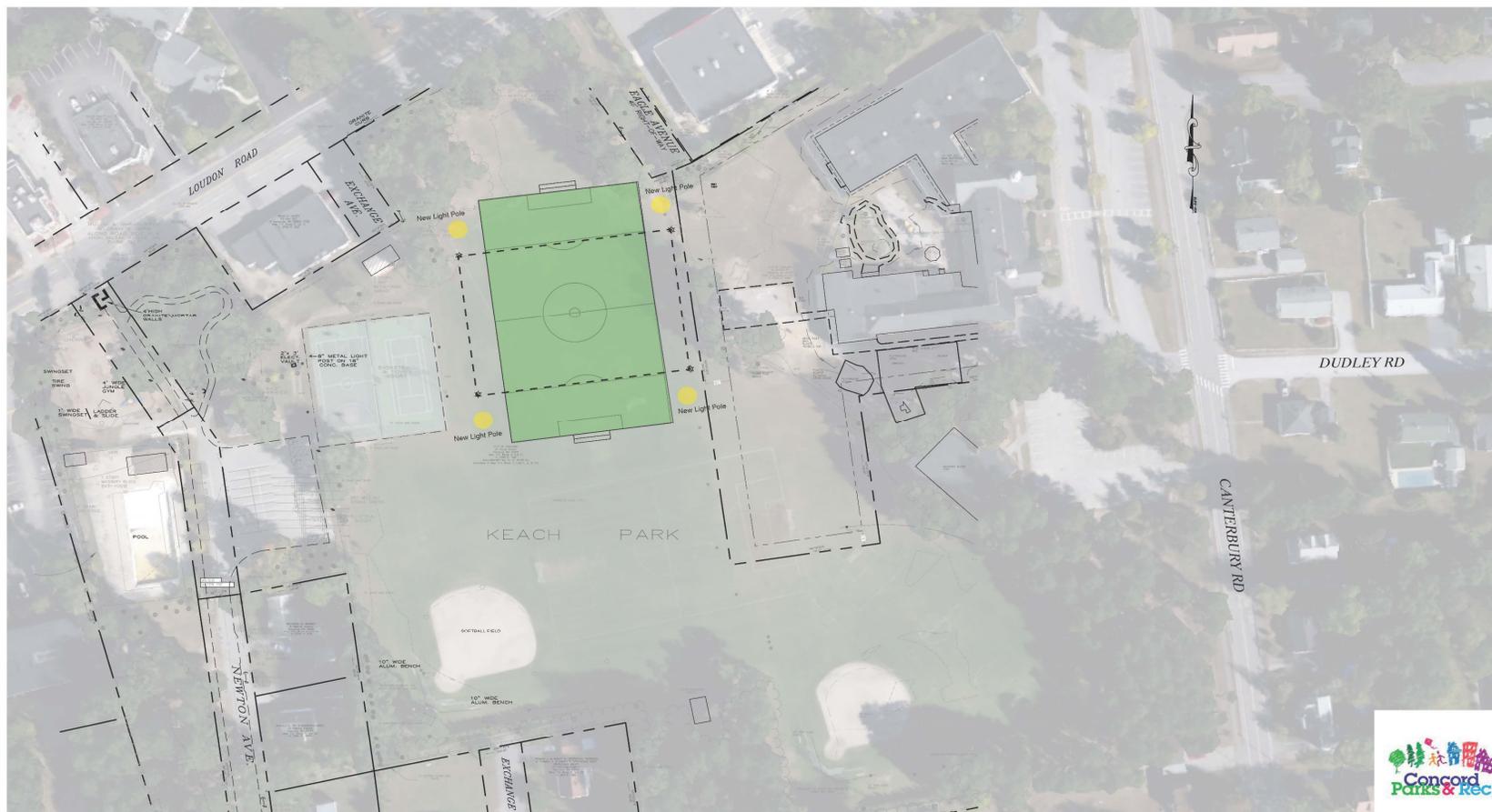
RPAC in late 2017 made a recommendation to have staff not to rent the new field on Sundays and two evenings a week to allow local residents ability to have unstructured pick up games (no organized groups/leagues). This continues expect for 2 Sundays each year.



12/13/2024 update from
public meeting on
12/12/2024

Youth soccer field pictured in red is approx. 230x150 foot field. Area is not currently large enough for a full size regulation soccer and lacrosse field as we would need around a 350ft x 210 ft of field space

Athletic Field Lighting Concept



CITY OF CONCORD

KEACH PARK

PROPOSED SITE PLAN

SCALE:
DATE: 01/08/2024

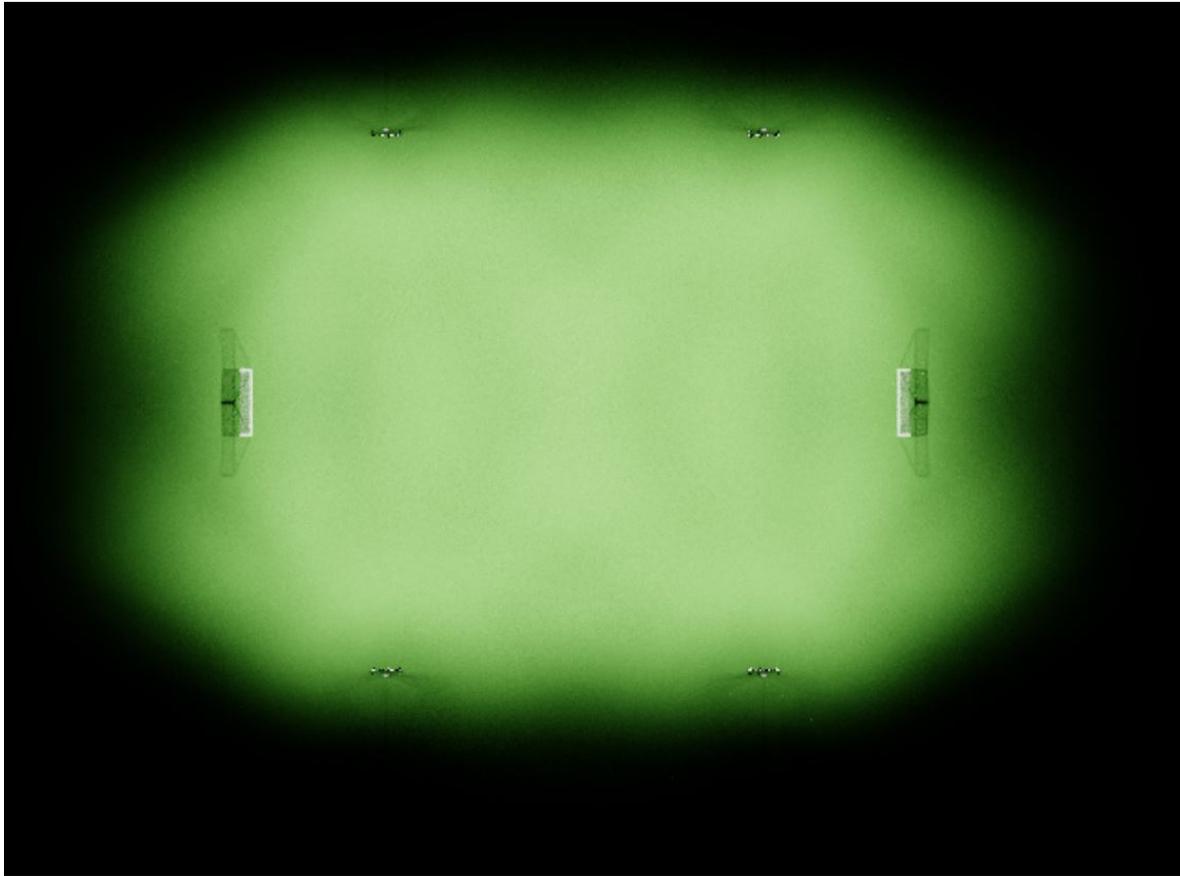


PREPARED BY: H.L. TURNER GROUP, INC. ■ ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ 27 LOCKE RD. CONCORD, NH 03301, USA ■ 603.228.1122 ■ 603.228.1124 ■ www.hltturner.com

- Lights will be night sky compliant
- No upward glare - needed for Airport operations
- NH Fish and Game indicated minimal impact to wildlife.
(however need to be aware of breeding times for certain birds)



Different view of proposed Athletic Field Lights



Additional Parking/Access Opportunities

At first public meeting and at again at the neighborhood traffic meeting the amount of neighborhood traffic and limited parking was brought up. During busy times the parking lot at Newton Ave is full as well as the parking lots on Canterbury Road.

Newton Ave and parking lot at the end of road is heavily used as it is the official parking lot for Keach Park. Lot has 28 parking spaces. From early spring until late fall road and parking lot used daily almost from sun up until park closes at 11 pm. Also, noted there is no sidewalks on Newton Ave to allow safe access to the park.

Newton Ave parking lot is used to access the following areas: swimming pool, basketball court, soccer mini pitch, field use, walking path, gazebo and playground.

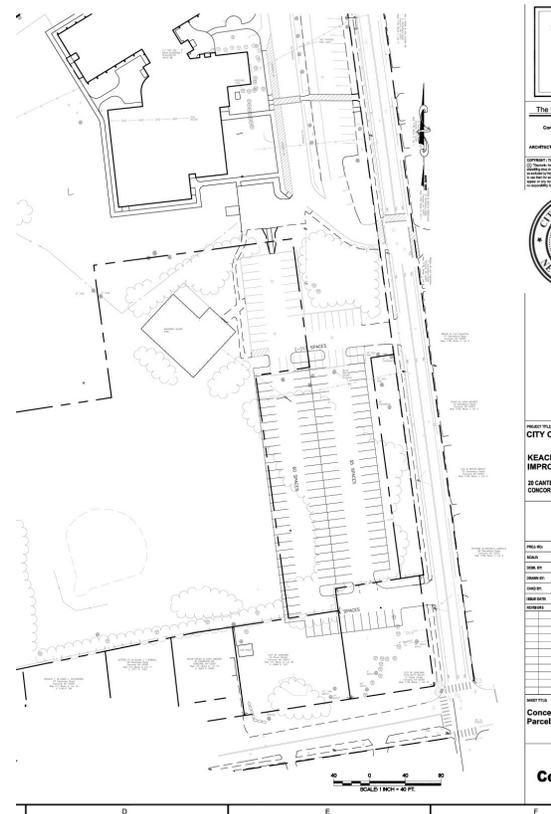
In addition, the two parking lots on Canterbury Road are now often full with a combination of park users as well as city wide community center users.

Additional Parking/Access Opportunities

Newton Ave



City Wide Community Center



Scheduling Parks

Overview:

- ▶ All groups/individuals looking at reserving a park or field is required to fill out rental paperwork. All paperwork needs to be complete.
- ▶ If space is available all fees need to be paid within 72 hours of the permit being issued.
- ▶ Depending on size of the event the renter may be required to bring in additional porta toilets, handle trash removal etc. and at times pay for staff to be onsite during their event.
- ▶ If the city/renter needs to canceled their outdoor event due to weather conditions and/or poor field conditions. As long as the department is notified prior to start of event a full refund will be issued.
- ▶ We ask new leagues/events to contact us at least 6 months prior date to allow time to review request and determine if there is impact to existing users.

All rental information is listed online.

Field Lights can increase use

2024 Sunset Times:

May 1: 7:48 pm	- Lights can add 2.75 hours of daily use
June 1: 8:19 pm	- Lights add 2.25 hours
July 1: 8:29 pm	- Lights add 2 hours
August 1: 8:07 pm	- Field is closed late July - late August
Sept 1: 7:20 pm	- Lights add 3 hours
October 1: 6:26 pm	- Lights add 4 hours
Nov 1: 5:37 pm	- Field not scheduled after end of October

* Assuming field lights off at 10:30 pm, park officially closes at 11 pm

An additional 442 hours of field use is possible by adding field lights. Can increase scheduled field use of this grass field to over 1,000 hours. Best practice is to keep scheduled field hours between 500 and 600 a year, more hours of use will increase field damage and increases chances of player injury.

Estimated cost to operate lights

(# days a month x average hours a day x \$20 an hour)

Assumes lights used everyday with no rain outs/field closed

May 31 days at 2.75 hrs. a day =	\$1,705
June 30 days at 2.25 hrs. a day =	\$1,350
July 19 days at 2 hrs. a day =	\$950
(field is closed 7/20 - 8/17 annually)	
August 15 days at 2.5 hrs. a day =	\$750
September 30 days at 3 hrs. a day =	\$1,800
October 31 days at 4 hrs. a day =	\$2,480
Total operating estimate for lights:	\$9,035

Maintenance costs

Projected increased maintenance costs for field and increase park use:

Equipment transport:	\$750
Seed (5 bags of seed):	\$750
Staff Time (8 hours):	\$320
Two additional Porta Toilet (May 1 - Nov 1)	\$2,400

Estimated new maintenance expense: \$4,220

* Department already aerates and seeds in late July and again in late October.



An additional 442 hours of field use is possible by adding field lights. Can increase scheduled field use of this grass field to over 1,000 hours. Best practice is to keep scheduled field hours between 500 and 600 a year, more hours of use will cause increased field damage, can add additional expenses not listed above and increases chances of player injury.



Estimated New Revenue

(# days a month x average hours a day x \$27 an hour field rental rate x \$20 hour light costs)

Assuming field and lights rented all available new times (no cancelations or days when field is closed)

May 31 days at 2.75 hrs. a day = \$4,006

June 30 days at 2.25 hrs. a day = \$3,172

July 19 days at 2 hrs. a day = \$1,786

(field is closed 7/20 - 8/17 annually)

August 15 days at 2.5 hrs. a day = \$1,762

September 30 days at 3 hrs. day = \$4,230

October 31 days at 4 hrs. a day = \$5,828

Estimated new revenue: **\$20,784**

Operating budget review

Expenses

Cost to run lights May 1 - Oct 31:	\$9,350
Increased maintenance cost:	\$4,220
Total estimated new expenses:	\$13,570

Revenues

Field rental fee and light fee:	\$20,784
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Assumptions:

- Regular hourly field rental and light fees will be charged to groups using athletic field.
- Field rented 7 days week with no rain outs/field closed. Most likely there will be 5 - 6 days month field will be closed due to poor field conditions with no field lights on.
- One point person per rental who is responsible for all participants/players to ensure all park rules are followed and to notify there group when/if field is closed by the city.
- Athletic field lights are not on if field is not scheduled for use.
- All regular park rules and regulations related to park/field use are followed.

Next Steps

- ▶ Review project with Airport Advisory Committee and Recreation and Parks Advisory Committee (January - February, 2025)
- ▶ Report back to City Council (March or April, 2025). If approved for construction the goal is to have work completed by Fall 2025.
- ▶ Tonight's PowerPoint will be online tomorrow and ConcordTV is video taping and will be online within next two weeks.

Questions/comments

