



Memorial Field Master Planning 2023-2025

November 2025 Final Update

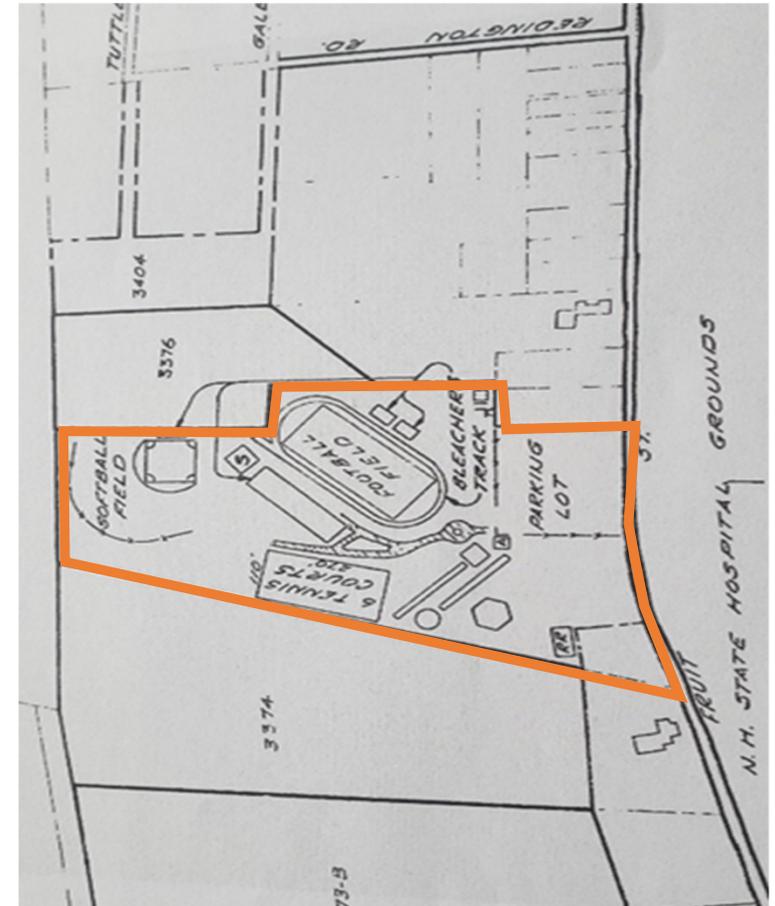
HUNTRESS *Sports*



History of Memorial Field

- 1926** City Park created when two tracts of land were conveyed to the City by Allen Hollis. Original facilities included six clay tennis courts, a cinder track, football field and softball field
- 1933** City installed the first grandstands on the football field
- 1936** Baseball field opened
- 1945** First night football game was held (with portable lights)
- 1947** Permanent athletic field lights were install for the football field
- 1971** City Council funded a Master Plan to look at the expanding needs of outdoor recreation in the community

Additional land was acquired around this same time to meet the expanding needs. The State of NH deeded 9.5 acres for the expressed purpose of expansion of the city's athletic facilities and another 12.3 acres was purchased with the help of Land and Water Conservation Grant and City funds.



Memorial Field Complex Today

- 36-acre park
- 2 football fields
- Track
- Baseball field
- 2 Softball Fields
- Little League Field
- 2 Soccer/Lacrosse Fields
- 10 Tennis Courts
- 2 Basketball Courts
- Room to play



The current site

- The 1970's complex did not anticipate the sports of today
 - The two football fields cannot support regulation lacrosse field
 - No onsite field hockey field (currently CSD uses Rollins Park in fall for field hockey)
 - The main field cannot be used when track is in use for track meets

- Track needs to be replaced, CSD not using for track meets starting in 2026
- Site drainage – site and field drainage has failed
- Main football and baseball bleachers need to be replaced
- All fields are grass at the moment, should complex have artificial turf fields?
- Athletic field lights on Baseball, Softball A and main Football field all do not work. Currently these fields are the only athletic fields in the city with field lights.
- Parking challenges
- ADA Challenges – both with parking and accessing stands

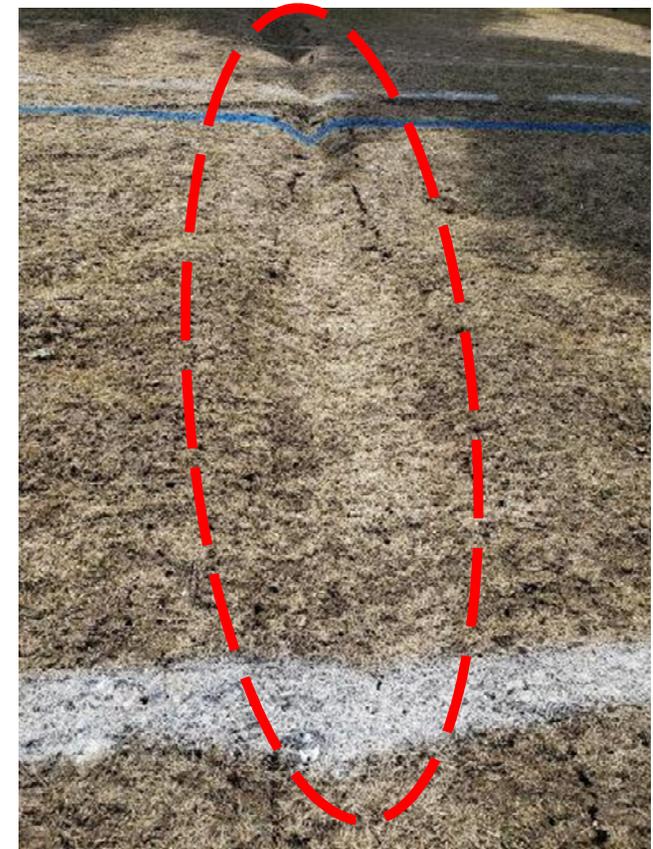
Site Issues

The obvious: 1970s drainage system has failed



Site Issues

The general area of the 1970s expansion has most of the drainage issues.



Frost Issues: April 5, 2019

Memorial Field Master Plan

City and School District Collaboration

- In June 2023, the City of Concord and Concord School District leadership agreed to explore opportunities to work together on needed improvements at the Memorial Field Complex. The cost of this phase of the project is being equally shared
- First Public meeting was held September 19, 2023, second meeting held February 22, 2024
- Student Focus Groups with Rundlett Middle School and Concord High School Students were held in November 2023



Community & Student Listening Sessions

Meetings in 2023 and 2024: What we heard...

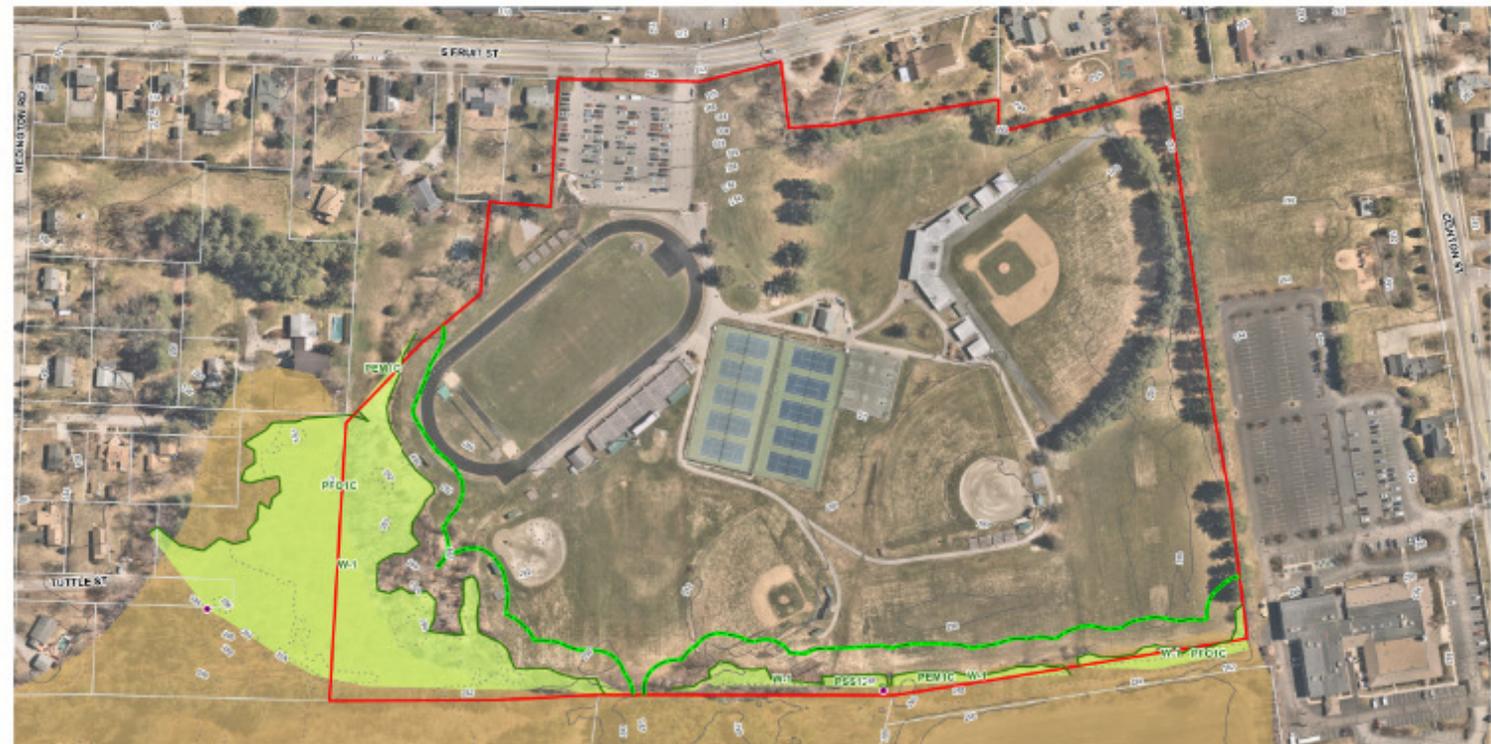
- ✓ Address drainage issues
- ✓ More Parking
- ✓ Improve fields and lights
- ✓ Increase accessibility
- ✓ Replace all aging bleachers
- ✓ Replace track with field
- ✓ Keep all current uses plus bring Field Hockey to complex
- ✓ Add new athletic field outside of the track for concurrent use
- ✓ Add locker rooms and updated bathroom facilities
- ✓ Keep/improve walking trails and cross-country ski trails
- ✓ Desire to have Artificial turf fields



Site Constraints

- Property Limits
- Natural Resource Areas
 - Wetlands
 - Streams
- Buffer Zones
- Topography
- High Groundwater
- Hydric Soils
- A lot of activity in tight area

Figure 1: Constraints Map
Memorial Field | Concord, NH



Preliminary Master Plan

Parking



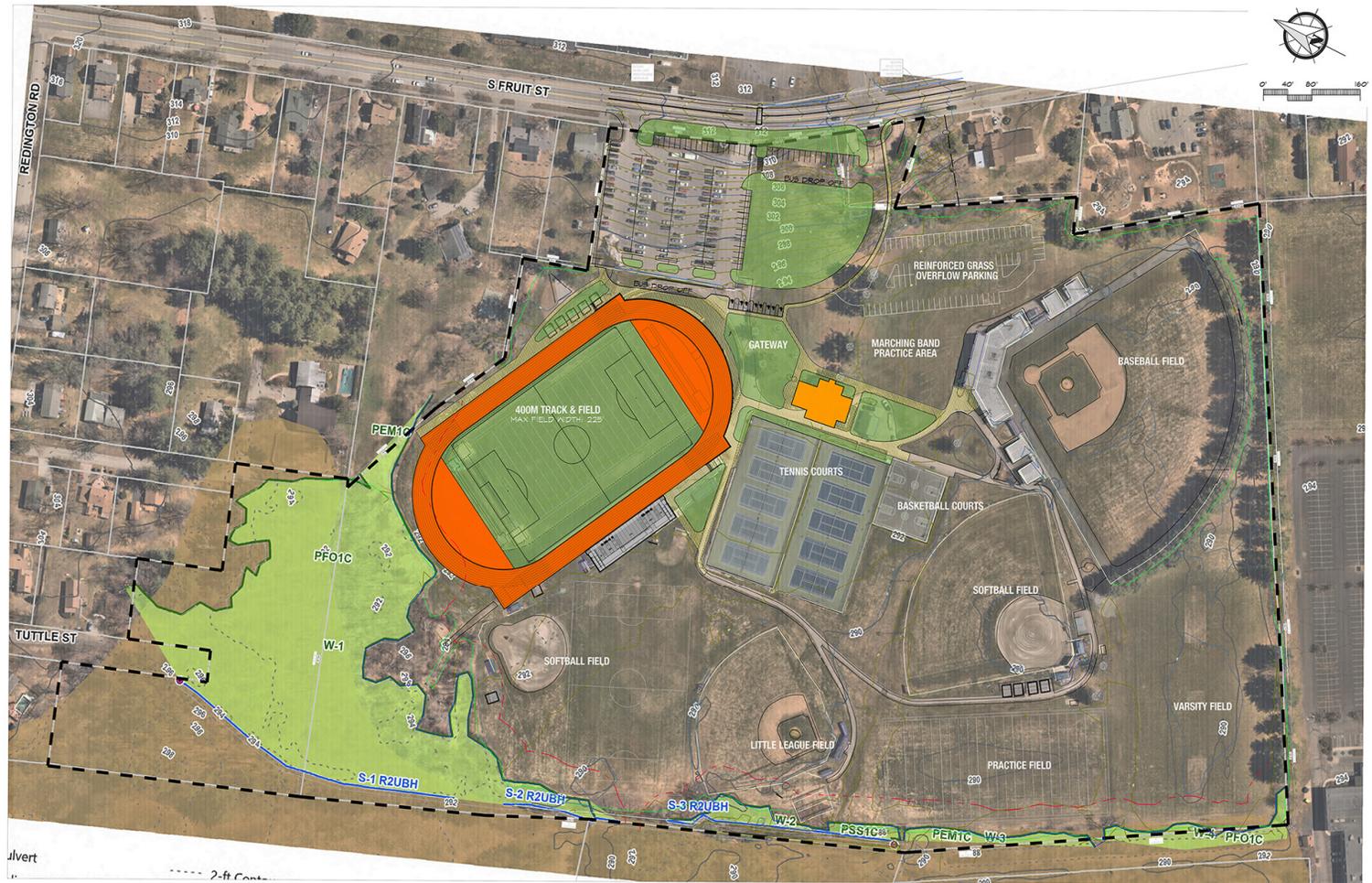
Master Plan: Option A (2024)

- New 8 Lane, 400 meter track with field inside
- Increased parking
- New Multi-Purpose Field
 - 360' x 225'
 - Soccer
 - Football
 - Lacrosse
 - Field Hockey
- 2000 Seat Grandstand
- Pressbox & Filming
- Sports Lighting
- Renovated Baseball
- Renovated Softball
- New Courts
 - 10 Tennis Courts
 - Tennis Lighting
 - 2 Basketball Courts
- Drainage Improvements

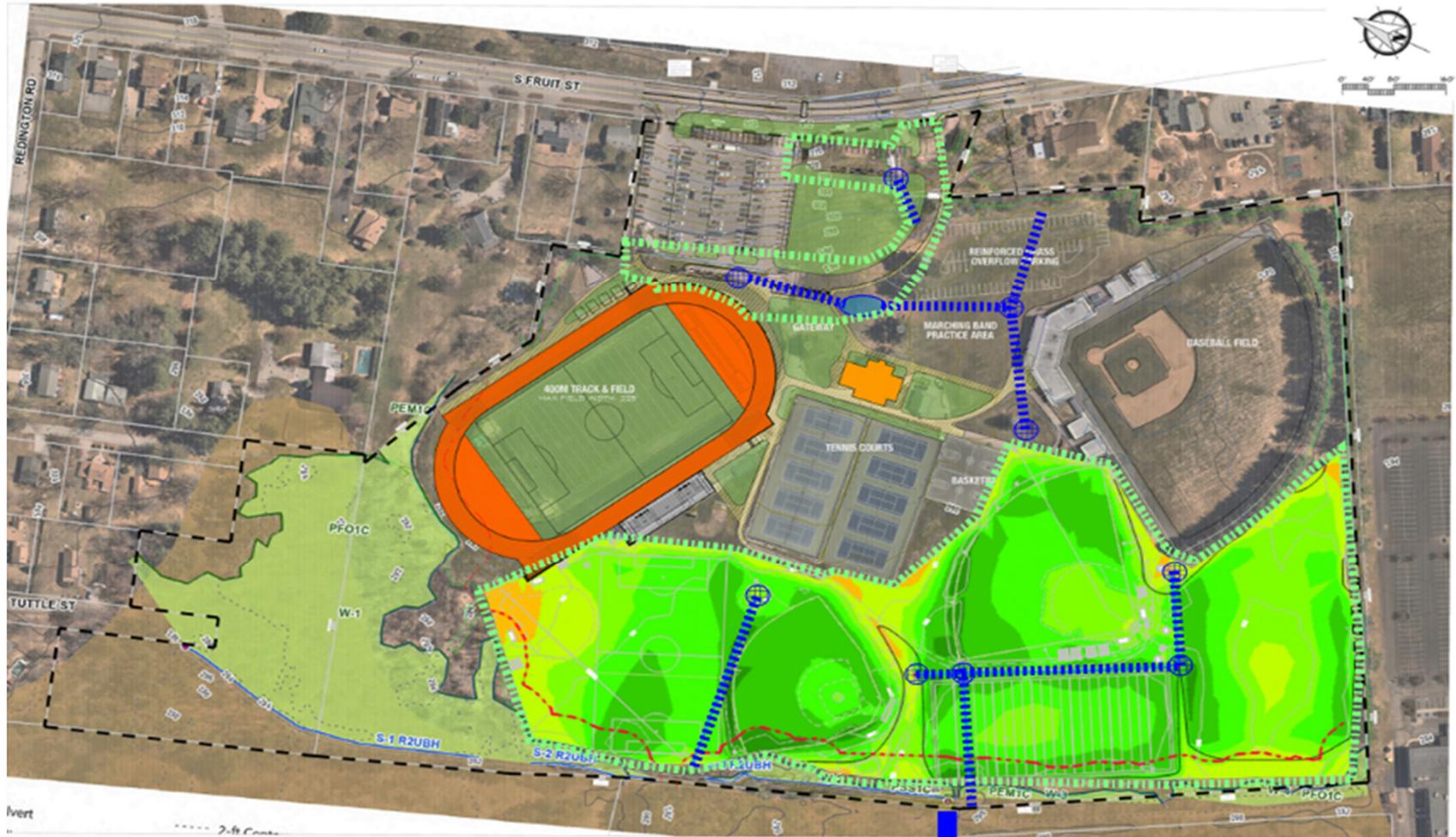


Development Program – Option A

- 8 Lane - 400m Track
- Multi-Purpose Field
 - 360' x 225'
 - Soccer
 - Football
 - Lacrosse
 - Field Hockey
- 750 Seat Grandstand
- Pressbox & Filming
- Sports Lighting
- Improved Drop-off
- Improved Circulation
- 57 new parking Spaces
- 100 Overflow Spaces
- ADA Improvements
- Drainage Improvements
- New Field House
 - 5000 square feet
 - Bathrooms & Team Rooms
 - Storage & Maintenance



Development Program – Phase 1



Projected Expenses for Master Plan: Option A

Final design, permitting	\$1,200,000
Phasing construction costs:	
Phase 1A (Track/Field/Parking, drainage):	\$6,200,000
Phase 1B (Natural Grass Fields, drainage):	\$2,200,000
Phase 2A (Stadium/Multi Purpose Field):	\$6,300,000
Phase 2B (Baseball Field Renovation):	\$2,600,000
Phase 2C (Softball Field Renovation):	\$1,600,000
Phase 2D (Basketball & Tennis Courts):	\$3,000,000
Phase 3A (New Building):	\$5,500,000
Projected construction costs	\$27,400,000*

* Includes 10% contingency and 10% for a construction manager

Joint City/School Memorial Field Committee

In 2025 Concord City Council and Concord School Board created a joint sub committee to review the project and discuss the best way to move the project forward. The sub committee was made up of two members from the City Council: Jeff Foote and Nathan Fennessy and two members of the School Board: James Richard and Barb Higgins.

In total the sub committee held seven meetings.

- Ensure the master plan address overall site drainage problems
- Make sure all proposed fields are in the best locations within the complex
- Make sure the new track improves ability to host track and field meets
- Increase onsite parking and ADA accessibility
- Option to have the new Master Plan built in phases

Joint City/School Memorial Field Committee

The joint City/School Memorial Field Committee recommends the following Master Plan for the Memorial Field Complex.

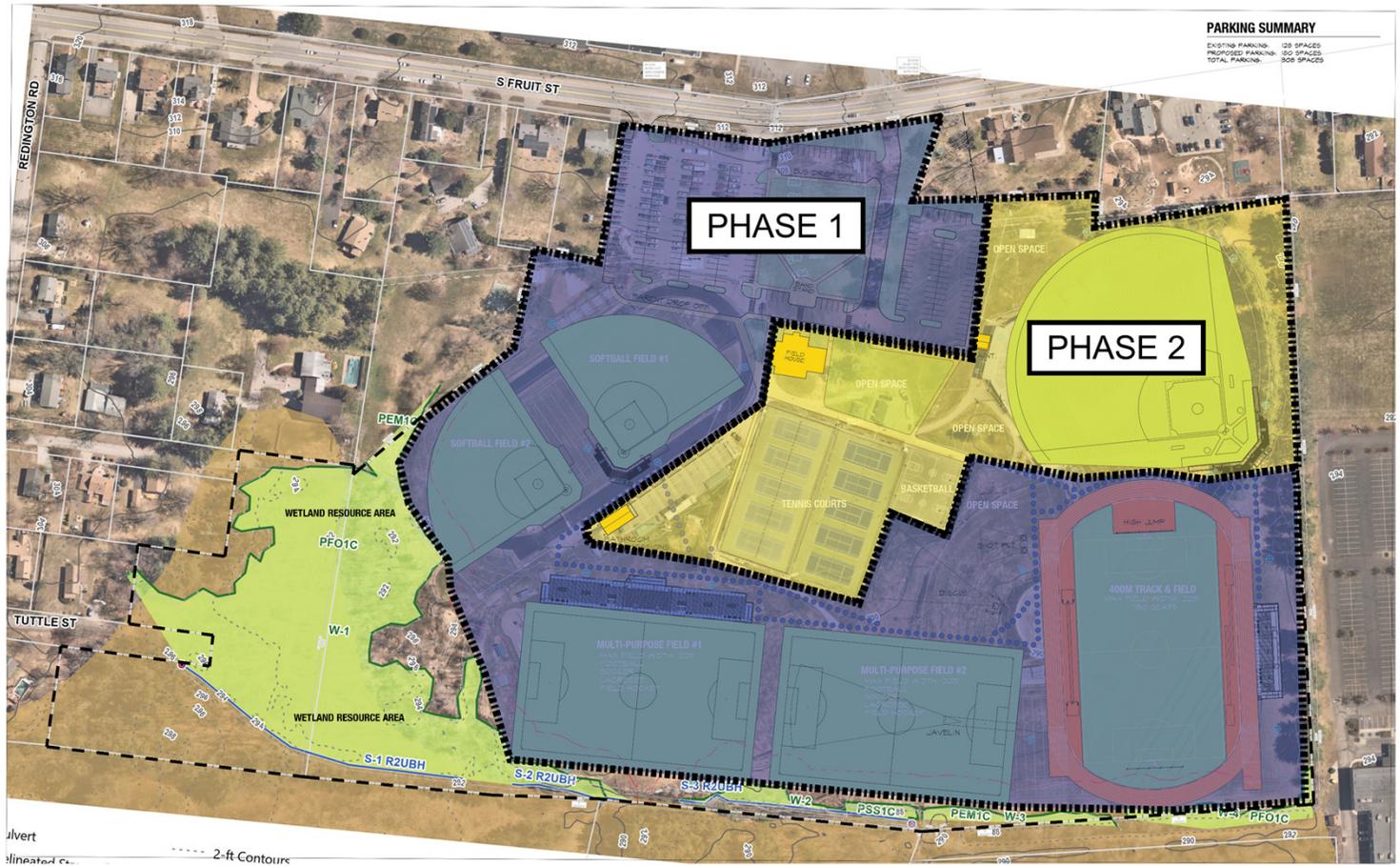
Highlights:

- Updated existing parking layout, added 180 onsite parking spaces and improved overall circulation
- Moves the track and new athletic field to lower corner of the complex (south west side of complex)
- Grass athletic field in-between track and new multi sport stadium
- Moves multi sport stadium to western side of complex with stands facing west
- Moves the two softball fields to the current running/walking track location
- Baseball field is rebuilt to show correct field orientation with new bleachers and press box
- New field house building (4 team rooms, public bathrooms, concessions, equipment storage)
- New maintenance building with space for staff, storage and equipment
- New concession and bathroom building built near multi purpose stadium

Also expressed support for the City to look into purchasing the state land to the west of the site for future parking needs.



Memorial Field Master Plan: Recommended Plan



1 OPPORTUNITIES & CONSTRAINTS PLAN

 PHASE 1
 PHASE 2




Huntress Associates, Inc.
 Landscape Architecture & Land Planning
 17 Tewksbury Street
 Andover, Massachusetts 01810
 978 470 8882 FAX 978 470 8890



Project:
Memorial Field

 Concord, New Hampshire

 Drawing Title:
**Athletic Field
 Master Plan
 Option D**

Revision	Date

Scale: 1" = 80'	Drawing No. L-3
Date: 10.03.20	
Job: 00-1071	
File: PR-109	
Drawn: CCH	of 3
Checked: --	

Projected Expenses for Master Plan: Concept D

Final design, permitting \$1,200,000

Phasing construction costs:

Phase 1 (Track/Field, bleachers, drainage, lights, parking): \$8,199,735

Phase 1A (Multi Purpose Fields, drainage, lights, bleachers): \$6,640,988

Phase 1B (Softball Fields, drainage, lights, bleachers): \$3,244,351

Phase 2 (Baseball Field, lights, bleachers): \$3,961,870

Phase 2A (Field House – 4 team rooms/bathrooms, concessions): \$5,826,480

Phase 2B (Bathroom and Concession building): \$1,240,305

Phase 2C (Tennis and Basketball Courts): \$2,611,078

Projected construction costs \$31,724,807*

* Includes 10% contingency and 10% for a construction manager

Next steps

- Present recommend Memorial Field Master Plan D to Concord School District, finish presentation to City Council on Monday, November 24.
- Work with City of Concord and Concord School District to equally fund the Final Design and Permitting phase. The City of Concord approved 50% of anticipated expense in the FY26 Budget however needs to be matched prior to final approval.

It will take approximately 12 months for Final Design and Permitting to be complete once funding is approved.

Also during the Final Design and Permitting Phase operating expenses and revenue estimates will be developed. Additional staff for proper maintenance and support overall operations: athletic field lights, two new buildings with concessions/bathrooms, new equipment for maintaining two artificial turf fields, general supplies etc. New revenues estimates from new field rentals, advertising etc.

All info online at:

<https://www.concordnh.gov/1943/Memorial-Field-Master-Planning>

Questions/comments