



330 Boston Post Road

Athletic Fields Proposal

PREPARED FOR

City of Rye

By

Rye Community Planning Collaborative

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(v 1.0)

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Introduction

The City of Rye has a shortage of athletic fields due to an increase in sports programming. This issue is further amplified by a remarkable increase in girls' sports participation, alongside a marked rise in the popularity of sports like rugby and lacrosse.

Although 330 Boston Post Road might not initially seem like the obvious choice for new athletic fields, there are numerous compelling reasons to take this location into consideration:

- **Space:** 330 Boston Post Road constitutes a significant portion, over 70%, of Rye's available outdoor athletic areas. A modest reallocation of less than 7% of the facility's 126-acre land parcel would allow for the creation of four additional athletic fields
- **Cost Efficiencies & Synergies:** 330 Boston Post Road already has the necessary infrastructure (utilities, parking, restrooms, field maintenance resources) thereby minimizing the need for additional investment.
- **Enhanced Multi-Sport Experience:** The pool, volleyball courts, and golf course demonstrates the facility's existing status as a multi-sport venue. Athletic fields build on this foundation.
- **Safe, Future-Proof Location:** Accommodates Rye's growing need for field space while offering protection from flooding and extreme weather events.
- **Diversified Recreation in One Location:** Parents will drive less and be able to watch multiple sports events simultaneously.
- **Diversified Revenue:** Athletic fields provide an additional source of revenue through fees, increased concessions sales, and events.

Designed For Active Families

Athletic fields introduce a harmonious blend of functionality and natural aesthetics. Strategically positioned trees and plantings provide a natural buffer between the athletic fields and golfing areas, preserving the integrity of each space.

Less Driving. More Fun.

The integrated design allows athletes to engage in multiple events seamlessly in the same vicinity. Imagine the convenience of having one child participate in a soccer or lacrosse match, while another enjoys a swim in the pool, and yet another experiences the golf course - all in one location. This multipurpose approach cuts down on the need for driving between different sports venues, thereby reducing emissions and contributing positively to family well-being.

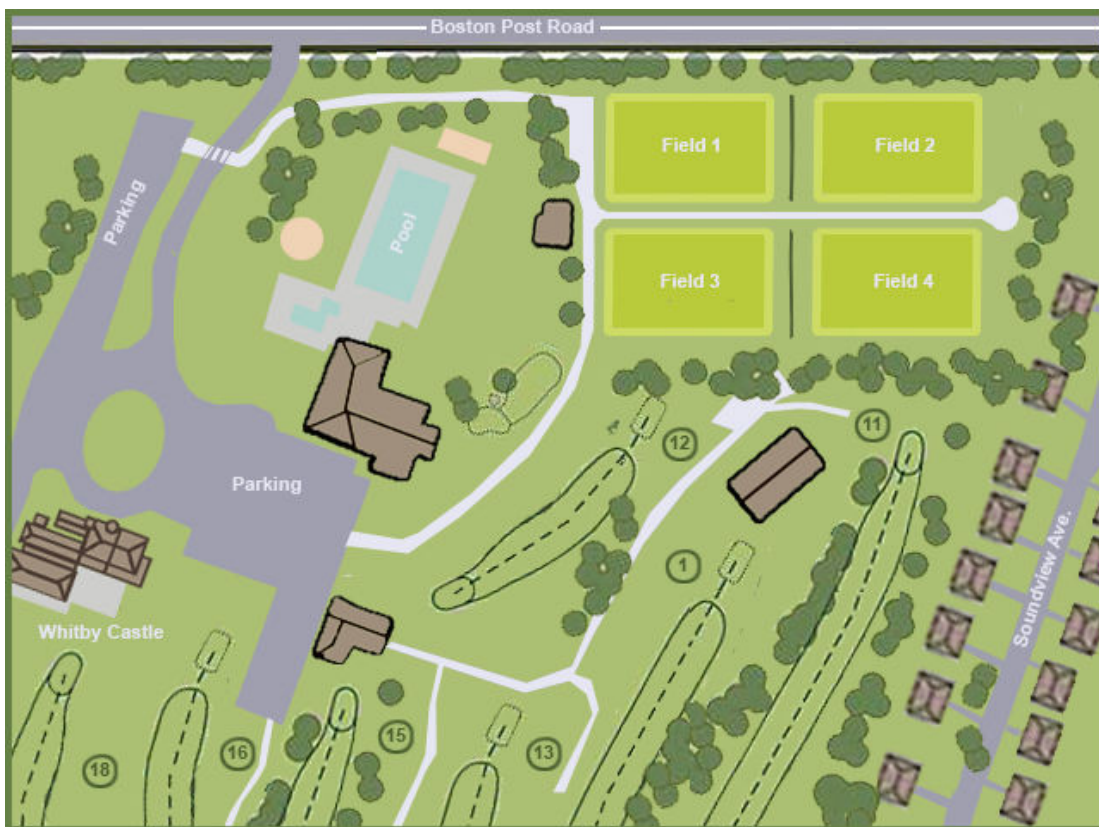


Exhibit A: 330 Boston Post Road Conceptual Site Plan

Traffic and Parking

Access points to the site are currently provided from Boston Post Road. Additional traffic generated would likely be modest, mostly consisting of local residents and limited to specific times (i.e. after school for practices). The impact on the overall traffic flow on Boston Post Road would likely be minimal, with slight increases around practice times or during events.

Parking

The site currently has 302 parking spaces (more than any other athletic facility in the City of Rye). This capacity is sufficient to cater to the parking demands associated with the incremental usage from athletic fields. For future consideration, it may be prudent to upgrade the overflow parking area, situated proximate to the entryway, with permeable paving. This enhancement would not only augment parking capacity during peak usage but also align with sustainable infrastructure practices.

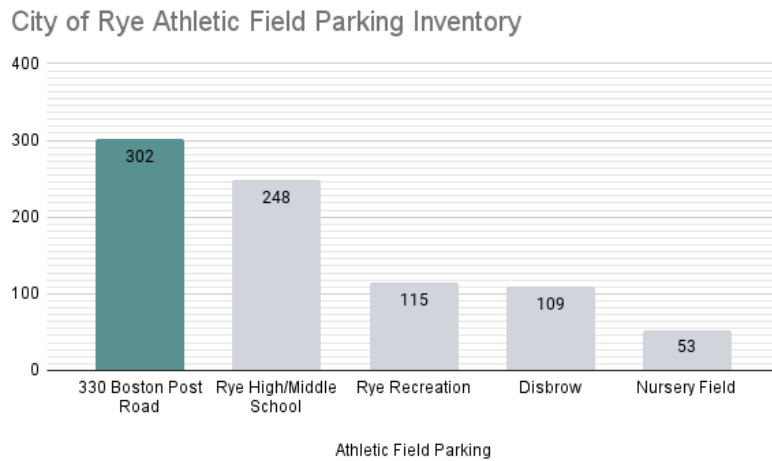


Exhibit B: Athletic Field Parking Inventory

Reduction in Overall City Traffic

The strategic location and centralized multi-sport approach is likely to alleviate traffic in The City of Rye by reducing the need for families to make multiple trips to different sports locations in the city. This will result in a diminution of vehicular flow at critical intersections and thoroughfares.

Hydrology and Drainage

The subject site, situated at an elevation of 89 feet above mean sea level and characterized by a mild gradient located in the Milton Harbor Basin, is notably insulated from hydrological disturbances such as tidal flooding. Additionally, the site's location and topographical features render it unaffected by overflow scenarios from nearby rivers and brooks, even during instances of significant rainfall. This environmental positioning fortifies the site against common hydrological risks, ensuring its suitability for the proposed athletic fields.

Preliminary hydrology and drainage assessment of the subject site indicates favorable conditions. The topography of the area, characterized by gentle slopes, facilitates natural runoff, minimizing the risk of saturation. Moreover, the existence of pre-existing healthy natural grass indicates the existing soil composition offers excellent percolation properties, which is advantageous for subsurface drainage. The site's proximity to a well-defined catchment area ensures efficient channeling of excess surface water, thereby reducing the potential for erosion or flooding. Overall, the site seems to demonstrate robust hydrological stability, making it a suitable location for athletic fields from both surface and subsurface water management perspectives.

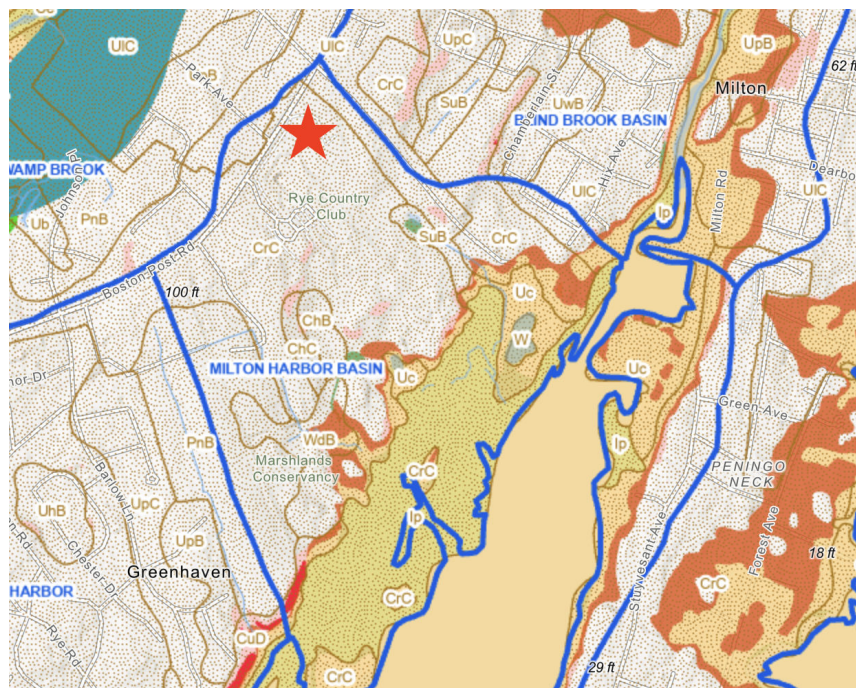


Exhibit C: Hydrology & Drainage Divides

City of Rye Outdoor Athletic Space Inventory

There are approximately 150 acres of outdoor athletic space in the City of Rye. Rye Golf Club accounts for 73% of this outdoor athletic space inventory.

It is notable that this vast amount of outdoor athletic space is currently only available to 700 Rye Golf Club members (about 140 of whom are non-Rye residents). If just 7% of this acreage were shared, it would provide enough space to construct 4 athletic fields for Rye athletes.

2023 City of Rye Outdoor Athletic Space (Total 150.16 Acres)

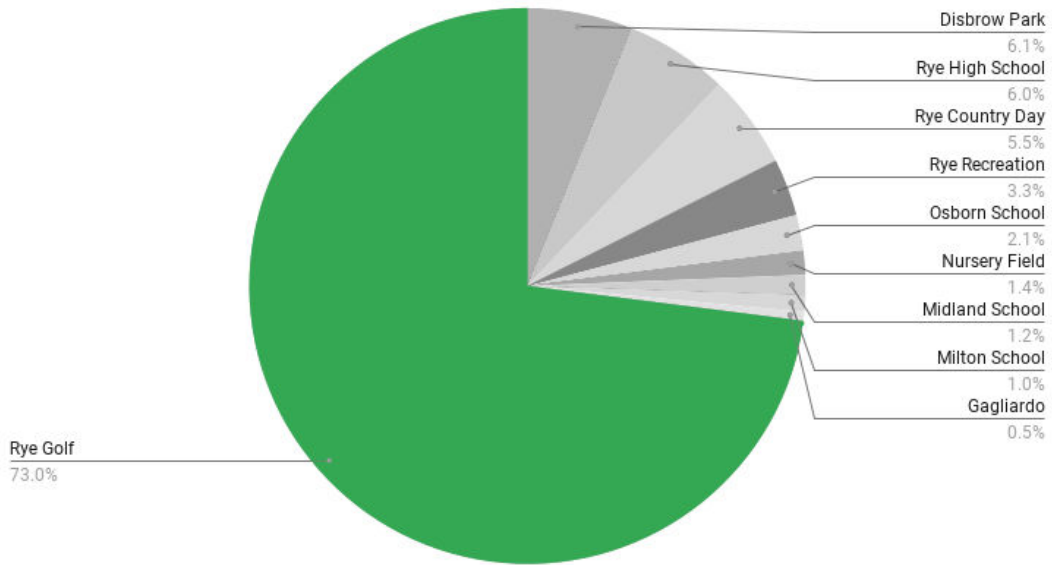


Exhibit D: Outdoor Athletic Space Inventory City of Rye

Artificial Turf or Natural Grass?

The choice between artificial turf and natural grass for the athletic fields at the 330 Boston Post Road facility is a complex decision. Both options come with trade-offs (more playability with artificial turf; fewer injuries and less plastic with natural grass). There are cost considerations with artificial turf requiring a higher upfront investment but lower cost per hour of play over the life of the field (typically 10 years).

Golf Club expertise in field maintenance could complement natural grass usage, allowing for more even usage across multiple fields and improving cost efficiency by reducing wear on each field. For example, athletic fields could borrow from the United States Golf Association (USGA) Green Section Recommendations which would increase the playability of the natural grass fields.

Offering both artificial turf and natural grass would enable athletes and coaches to choose their preferred surface. This would also present an opportunity to gather data on injuries, contributing to insights on conditions, footwear, and related factors.

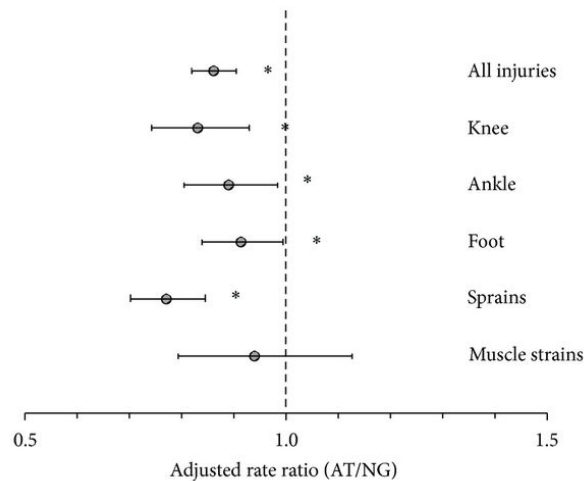


Exhibit E: Incidence rate ratios for various injuries on Artificial Turf (AT) and Natural Grass (NG)
(source: Jay H. Williams, Emmanuel Akogyrem, Jeremy R. Williams, "A Meta-Analysis of Soccer Injuries on Artificial Turf and Natural Grass", Journal of Sports Medicine)

Regardless of the decision to install artificial turf or natural grass, both options stand to gain significantly from the strategic location of 330 Boston Post Road. This site offers a distinct advantage due to its lower susceptibility to flooding, advantageous gradient, and the presence of well-established infrastructure.

Golf Course Dynamics

Phase I (addition of one artificial turf field in 2024) may require reconfiguring one of two practice greens and a maintenance area.

Phase II (addition of three natural grass fields in 2025) may require a 3% reduction in course yardage, and modifications of the 11th and 12th holes.

The exact site plan will require additional design. Preliminary analysis indicates modifications will improve and enhance golf course dynamics ensuring the course retains its core characteristics and challenges.

The small reduction in yardage, coupled with the strategic hole redesign, has the potential to improve the golfing experience, adding variety and a fresh challenge for players, all while expanding the facility's appeal and utility.

Rye Golf	Golf	Golf + Athletic Fields	Change
Total Golf Course Yardage	6,365	6,165	-3%
Number of Holes	18	18	0
Par 3 holes	4	5	+1
Par 4 holes	11	10	-1
Par 5 holes	3	3	0
Athletic Fields	0	4	+ 4

Exhibit F: Reducing the total Golf Course yardage by a mere 3% would provide enough room to create 4 new athletic fields.

Budget

The following budget is based on a phased approach to install four athletic fields. Phase I (2024) is the installation of one artificial turf field. Phase II (2025) is the installation of three natural grass fields.

Phase I installation of one artificial turf field:

Artificial Turf (Field 1)	
Synthetic Turf Field, Alternative Infill and Shock Pad	1,039,500
Site Preparation, Erosion Controls	152,500
Irrigation & Subsurface Drainage	225,200
Survey, Permits, Compliance & Legal	65,000
Perimeter Fencing and Gates	18,000
Seating	16,500
Ball Netting, Goals, Scoreboard, Corner Flags, Line Painting	28,000
SUB-TOTAL	1,544,700
Project Management (15%)	231,705
Contingency (10%)	177,641
TOTAL	\$1,954,046

Phase II installation of three grass fields:

Natural Grass (Fields 2, 3 & 4)	
Natural Grass, Core Aerate, Sand Topdress, Seeding	183,645
Site Preparation, Erosion Controls	121,300
Irrigation & Subsurface Drainage	187,100
Survey, Permits, Compliance & Legal	15,000
Perimeter Fencing and Gates	18,000
Seating	14,850
Ball Netting, Goals, Scoreboard, Corner Flags, Line Painting	28,000
SUB-TOTAL	567,895
Project Management (15%)	85,184
Contingency (10%)	65,308
TOTAL (per field)	\$718,387

In Phase II, the 11th and 12th holes may require upgrading to accommodate the installation of three natural grass fields.

Golf Course Upgrade (Phase 2)	
11th & 12th Hole Re-Design	75,000
Pathway and Cart Path Modifications	14,000
Site Prep & Terrain Modification	37,000
Drainage and Bunkering	28,000
11th & 12 Hole Greens and Approaches	92,000
Final Grading	43,000
Irrigation	21,000
Seeding, Sodding, Grow-in, Turf Establishment	32,000
SUB-TOTAL	\$342,000
Project Management (15%)	\$51,300
Contingency (10%)	\$39,330
TOTAL	\$432,630

Note: By undertaking the development of multiple fields concurrently, it is anticipated that there will be a reduction in overall expenses. This is attributed to bulk procurement of materials, streamlined labor deployment, and optimized utilization of machinery and equipment. These synergies are expected to lead to more cost-effective operations and a decrease in the cost of each field, thereby delivering enhanced value for athletes and the City of Rye.

Schedule

Phase I: six month schedule for the installation of one artificial turf field. This field will be available for use in summer 2024.

Phase I (2024)					
January	February	March	April	May	June
Bidding / Contracts					
	Design				
		Site Preparation			
			Irrigation & Subsurface Drainage		
				Installation	

Phase II: six month schedule for the installation of three natural grass fields. Fields will be available for use in late summer 2025.

Phase II (2025)					
January	February	March	April	May	June
Bidding / Contracts					
	Design				
		Site Preparation			
			Irrigation & Subsurface Drainage		
		11th & 12th Hole Upgrade			
			Core Aerate, Sand Topdress, Seed/Grow-In		

History of 330 Boston Post Road

In 1921, the 'Rye Country Club' was organized by a group of men from Rye and other Westchester towns. The facility was built on the former George Park and William Porter Allen estates. The original proposal included boathouses, a swimming pool, a gymnasium, four grass tennis courts, four clay tennis courts, a golf course, and an ice rink.

Throughout its history, the property has been under the stewardship of various entities, leading to it being known by many different names. Although the club experienced phases of prosperity, it also faced significant hurdles, successfully navigating through bankruptcy and overcoming risks of dissolution and potential development.

In 1965, the City of Rye purchased the property with the goal of expanding public access to recreation. Today the municipal facility is wholly owned and operated by the City of Rye. The "Rye Golf Club" does not exist as a legal entity separate and apart from the City of Rye. The General Manager of Rye Golf Club reports to the City Manager. The Rye Golf GM and all Rye Golf employees are Rye City employees. Rye Golf follows City of Rye procurement policies when purchasing goods and services.



Exhibit G: 330 Boston Post Road Aerial View 1947

How to Use This Proposal

The City of Rye athletic field shortage may be attributed to a possible gap in long-term strategic planning. The escalating need for additional field space reflects a trend that has been developing over many decades, mirroring the evolution in sports participation and evolving community requirements.

The city's master plan appears not to have kept pace with important demographic shifts (for example increased participation in sports among girls, fostered by the implementation of Title IX). As a result, the city's field space shortage is acute. This proposal seeks to offer a forward-thinking approach that includes solutions to address both current and future recreational needs, and aims to foster a unified response to these challenges.

Rye Community Planning Collaborative

The Rye Community Planning Collaborative's decision to remain unaffiliated with special interests reflects a choice grounded in the aim to steer clear of politically charged dynamics. This neutrality underscores the sensitive aspects of this project, emphasizing a commitment to the fundamentals of the proposal rather than to individual or professional allegiances. This approach is designed to ensure that the focus remains firmly on the merits of the proposal itself, free from external biases or influences.