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Bourne Community Center Outdoor Recreation Area Redesign
Master Plan

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Town of Bourne Recreation Department

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This report describes the Site Assessment, Design Approach and resulting Master Plan for the Bourne Community Center Outdoor Recreation Redesign. It has been developed based on the findings from the site assessment, input from the Town's Working Group, Community Engagement, and online surveys to promote a clear and transparent process.

PROJECT UNDERSTANDING

Bourne is a town of approximately 20,000 residents located 60 miles southeast of Boston. The Town is named after Jonathan Bourne Sr. (1811–1889), whose ancestor Richard Bourne was the first preacher to the Mashpee Wampanoag natives on Cape Cod. The Town is now considered the “Gateway to Cape Cod” as all three of the well-known bridges which cross the Cape Cod Canal are contained within the town limits. The Town is proud of its heritage and has maintained a balance between historic significance and contemporary lifestyle. The project site is located in Buzzards Bay Village, one of eight villages in the Town of Bourne. The Buzzards Bay Village continues to be revitalized and improved to attract new businesses, residents, and visitors. This Master Plan is intended to promote this revitalization and provide much needed active recreational space for full time and part time Bourne residents.

The park's proximity to the Bourne Veteran's Memorial Community Center provides a significant opportunity for an improved recreational destination for residents of all ages. The Community Center is where the Bourne Recreation Department and Senior Citizens Association are both based. They currently provide a wide range of events and activities for the residents of Bourne. As identified in the 2018 Town of Bourne Open Space and Recreation Plan report, *“...an opportunity for adding a walking trail, or new park benches may be appropriate near the Veterans Memorial Community Center ... where they already offer a considerable number of programs.”* In addition, the existing tunnel under Route 28 connects the park with other town owned properties and provides an opportunity to improve pedestrian and bicycle connections to these Town resources.

EXECUTIVE SUMMARY

The outdoor recreation parcel north of the Bourne Veteran's Memorial Community Center located at 239 Main Street is owned by the Town of Bourne. A request for qualifications was issued by the Town in April 2022 to provide Outdoor Recreation Design Services for the redesign of the site currently consisting of a memorial basketball court, a little league baseball field a skate park located withing an old tennis court, a playground and adult softball field. The town is seeking to redesign the property to better suit the current needs of the community.

The Town of Bourne Recreation Department, a Town Working Group (which included Conservation Commission, and Police, Fire, and Public Works, School, Planning and Engineering Departments) worked closely with RDLA from July 2022 to January 2023 to access, analyze the opportunities and constraints of the Outdoor Recreation area. Three public meetings and online surveys generated development of several concept level plan options, development of a preferred master plan and budget with contingencies and a maintenance plan with associated estimated annual maintenance costs.

The final Master Plan is a result of a close collaboration between Ray Dunetz Landscape Architecture (RDLA), our consultant Action Sports Design, and PM&C Cost Estimators. The Master Plan reflects the decisions that were made jointly with the Town of Bourne participants and submission of this narrative report and Master Plan drawing and cost estimates concludes the design process.

SITE ASSESSMENT

The site is almost seven acres in size and located directly adjacent to the Bourne Veteran's Memorial Community Center building on Main Street. Route 28 abuts the park to the North, running east to west. A town owned parcel located northwest of the park contains the Bourne Police Station, playground, and a baseball field. The park and town parcel are connected by an existing pedestrian tunnel under Route 28. Tunnel improvement recommendations are not included as part of this Master Plan. The two abutting houses on Speranza Drive to the East are well buffered from the park by an existing woodland. To the west of the park is a commercial/residential property and one house set in a large woodland and not visible to the park. The present park property is well buffered from Route 28 by a woodland of mixed evergreen and deciduous trees.



Figure 1: Existing Conditions Plan

TOPOGRAPHY

The site is generally flat from the back of the existing softball field to the Community Center parking lot. Moderately steep slopes where the site is currently wooded, frame the gently sloping play fields. The site lays in a Flood Zone indicated by the National Flood Hazard Layer (NFHL) shown in Figure 2. The Working Group has mentioned they do not recall any serious flooding. Because of the site's location within a flood zone, it is under the Bourne Conservation Commission jurisdiction and any new improvements will be subject to their review.

National Flood Hazard Layer FIRMette

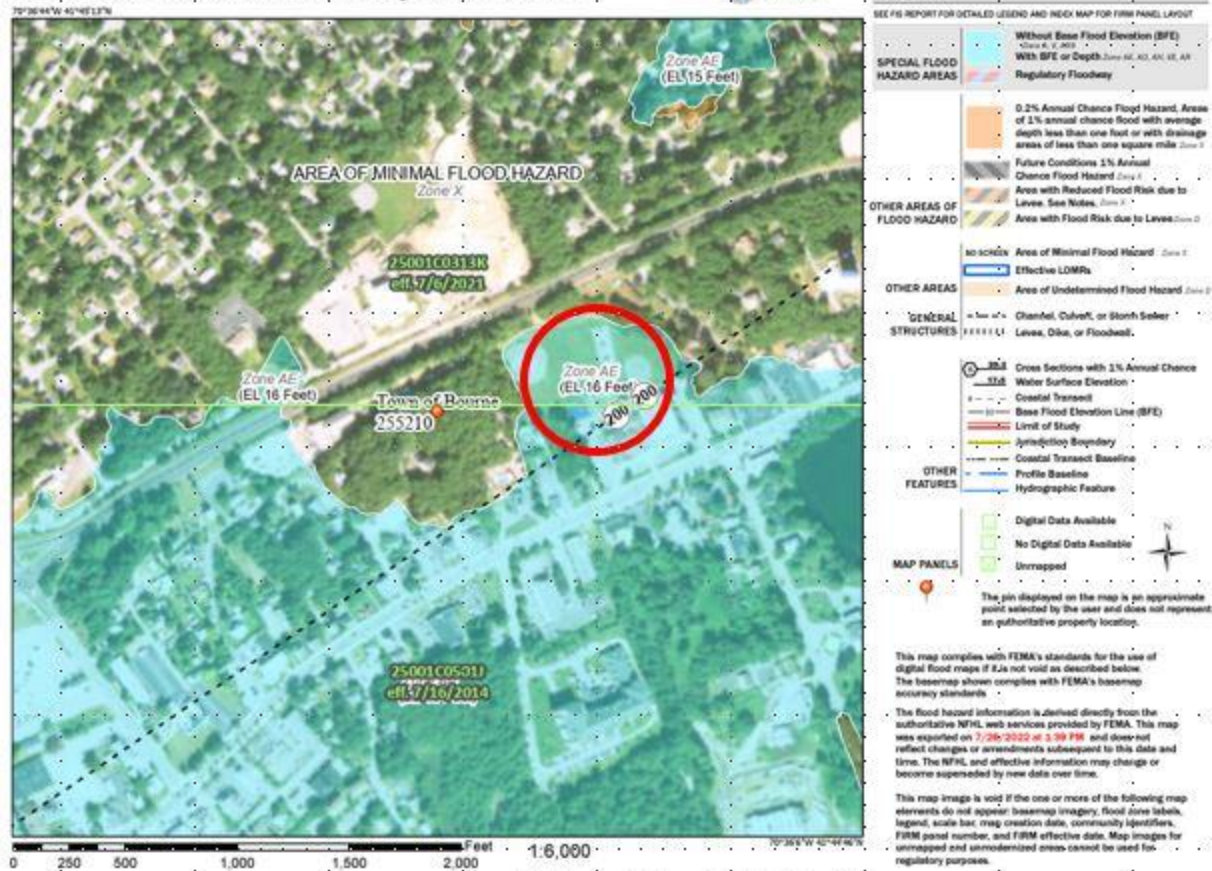


Figure 2: National Flood Hazard Map

ACCESS

The park has two primary access points: One at the northern boundary at the existing tunnel that connects to the northwest town owned parcel, and a second access point at the southern edge of the park marked by a curb cut that connects to the Veteran's Community Center. Currently there is not a safe pedestrian crosswalk from the Community Center to the Outdoor Recreation space.

Pedestrian movement within the parcel consists of informal foot paths at the outer edges of the site. An existing asphalt sidewalk adjacent to the parallel parking spaces connects to the basketball court and playground. The existing compacted trails around the park lack clarity, and do not conform with Americans with Disabilities Act (ADA) regulations based on their surfacing material and slopes. A curb ramp to a short six-foot length asphalt paved path provides limited access to the outdoor recreation space.

Designated handicap van parking spaces are located in the rear corner of the parking lot near the playground. They are not currently ADA compliant as there is no accessible route provided to the playground or Community Center from this location. Wheelchairs would have to navigate across vehicular travel lanes to reach their destination which creates an unsafe condition. Maintenance and public safety vehicle access is provided by a short asphalt paved driveway located between the dumpster and playground.

PARKING

The Veterans Community Center parking lot contains one hundred thirteen regular parking spaces and six handicap spaces which is adequate for the redesigned Outdoor Recreation Area. The parking is curbed with precast concrete curbing which has been damaged in some areas by snow plow activity. Community input has suggested that additional spaces would be beneficial. Several no parking signs are located along the precast concrete curbed edge of the outdoor recreational space.

SOILS/HYDROLOGY

A large majority of the site consists of Urban Fill. Future onsite investigation is recommended to determine the existing depth to groundwater to inform park design. The sloped portions of the site are categorized as Hinckley sandy loam and Carver coarse sandy soils. These soils are characterized as very well-draining with negligible surface runoff.

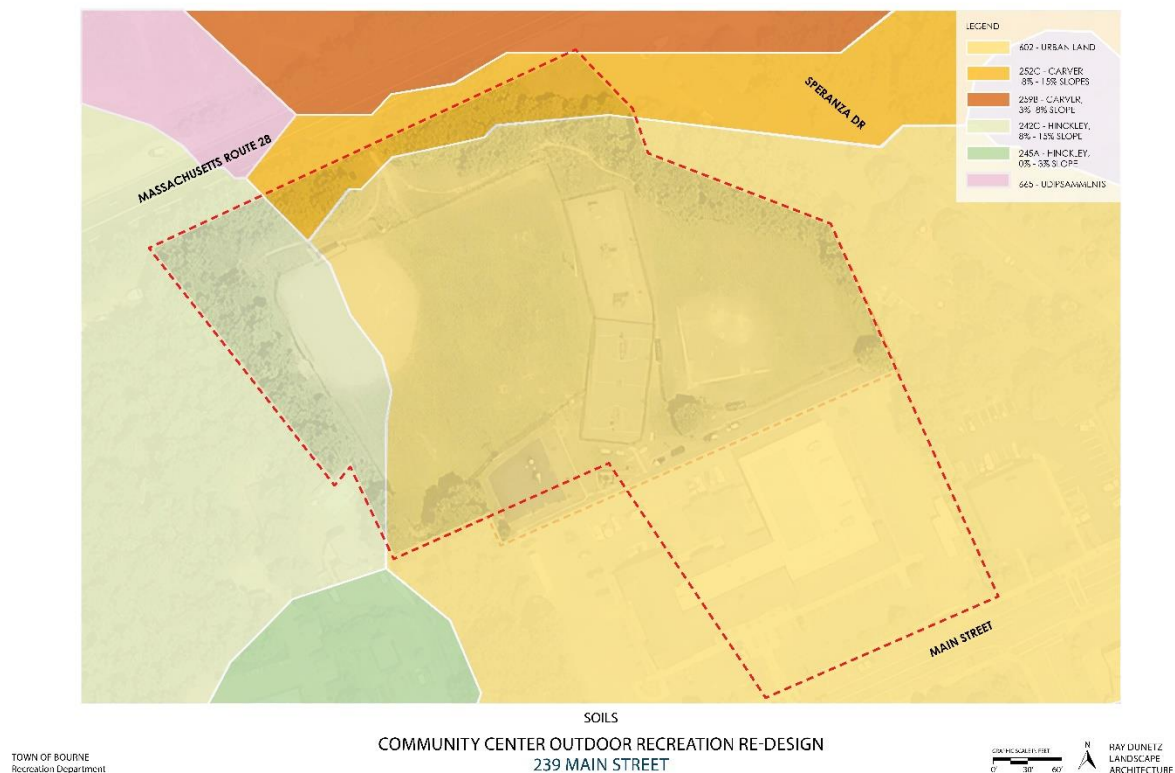


Figure 3: Existing Soils

EROSION

Due to concentrated stormwater runoff from the existing Route 28 tunnel, impervious paved surfaces in its vicinity, and steep slopes, erosion is occurring at the back slope. The remaining vegetated areas and flat field surfaces are stable. The disturbed steep slopes behind the existing softball field are eroding. These slopes have been retained with timber walls.

DRAINAGE

Based on record engineering drawings from the construction of the Community Center, surface runoff from the parking lot is captured in leaching basins. A storm sewer line runs in an east west direction

near the southern portion of the site. The Town is amenable to exploring Climate Resilient Green Stormwater Infrastructure which includes rain gardens and other landscape-based drainage solutions.

UTILITIES

There is a forced wastewater main that runs through the Little League Baseball field and is located approximately four to five feet below grade.

LIGHTING

An existing transformer provides electrical service to power sports lighting for the fields and courts. Twenty-five-foot height sports lights supported by wood poles provide illumination for evening play at the softball field. Four additional lower lights mounted on square black poles provide lighting for the basketball courts. The planning team is unaware of their operational condition.

FENCING

Existing fencing primarily consists of galvanized chain link varying from four to sixteen feet in height. The chain link fencing material is in poor condition, its current layout impedes pedestrian movement, and it is also a visual intrusion when approaching the park from the south. Backstops for the softball and Little League fields are also constructed of chain link fence. The outfield of the little league field is secured with a four-foot height fence to prevent balls from going into the adjacent property.

Existing galvanized steel poles with cable attachments over the playground once supported a net to prevent balls from injuring children. The netting has been removed however the poles and cabling remain. A vinyl coated fence and gate hides a dumpster located adjacent to the outdoor recreational space entrance.



Figure 4: Fencing Diagram

FIELDS

A stone dust surfaced Little League baseball field is in fair condition and is actively used eight weeks out of the year. It features a chain link backstop and is secured by a galvanized four feet gated chain link fence.

The existing softball field is currently underutilized and takes up high percentage of the site. The infield is surfaced with stone dust and the outfield, grass. It too has a galvanized chain link backstop. The foul lines are demarcated by a four-foot height chain link fence. Plastic corrugated piping covers the exposed chain link above the top rail. Two gates provide access into the field through this fence. Six-foot height chain link fences protect the two-cement block covered dugouts which are set into the steep embankment behind the home plate area and are in poor condition. Short lengths of timber utility poles have been employed to retain eroding slopes adjacent to the dugout. Each dugout features aluminum team benches that can be salvaged and reused in the new park design. Wood debris is scattered behind the northernmost dugout.

COURTS/SKATEPARK

Basketball is a very popular activity in the existing park and the Town has identified that additional courts would be beneficial for their programs. The current court is located at the southern portion of the site. The color-coated asphalt full court, features two regulation goals. It is in fair condition and is secured by a ten-foot-tall chain link fence. An inscribed stone memorial dedicated to Jason R. Comoletti is in good condition. One aluminum team bench provides seating.

A former tennis court adjacent to the basketball court has been converted into a skateboard area. Various wood, metal ramps and rails are located within a chain link fence enclosure. The paved surface is in poor condition.

PLAYGROUND

The playground for all age groups is located adjacent to the existing parking lot behind the building and secured by a 4-foot height chain link fence. The resilient rubber playground surfacing and equipment are dated in fair condition. Four wood and metal benches are set within the surfaced area. A grant has been received by the Recreation Department to replace the existing play equipment.

SITE FURNISHINGS

There are several picnic tables and memorial benches located in and around the playground in varying condition. Two trash receptacles and bike racks are located adjacent to the basketball court.

VEGETATION

Undisturbed vegetation exists on the sloped portions of the site to the north and consists of evergreen and deciduous trees, shrubs, and tall grasses. Direct views to and from the Bourne police station and the east portion of the site is obscured by dense vegetation on the slope. The entire site lacks shade except for one Norway maple near the T ball field. This tree is a non-native and considered invasive. Vines are growing up the playground chain link fence.

MAINTENANCE/EMERGENCY ACCESS

A curb cut and twelve-foot-wide asphalt drive provide maintenance access to the existing soft ball field and other portions of the outdoor recreation area. The Town of Bourne DPW currently stores snow on the field during the winter months.



SITE ANALYSIS

COMMUNITY CENTER OUTDOOR RECREATION RE-DESIGN
239 MAIN STREET

TOWN OF BOURNE
Recreation Department

GRAPHIC SCALE: FEET
0 30 60
N
RAY DUNETZ
LANDSCAPE
ARCHITECTURE

Figure 5: Site Analysis