

*Redevelopment  
Master Plan  
for  
Tamaques Park*



*Prepared For:  
The Town of Westfield  
Recreation Commission*

*Prepared By:  
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November 7, 2016 (**updated August 24, 2017**)

## **TAMAQUES PARK REDEVELOPMENT REPORT**

Tamaques Park Redevelopment consists of four main elements and two ancillary elements:

- A. Basketball Court Relocation, which will include repurposing of the existing courts to a parking area. At the proposed new location, the courts will be lighted.
- B. Creation of a synthetic turf field complex on the natural turf field area currently identified as Tamaques #4.
- C. A new centrally located Park Center Building.
- D. Expansion of existing parking lots to accommodate the current needs and the anticipated increase in park user load.
- E. Restoration of the existing cabin at the north end of the Park. Current use is in support of day camp activities.
- F. Redevelopment of the unusable shuffleboard court area that is proximal to the picnic area parking.

### **A - BASKETBALL COURT RELOCATION**

#### **New Basketball Court**

1. Strip and stockpile adequate topsoil for site restoration. Excess topsoil shall be stored at the Town recycling center.
2. Grade proposed subgrade to a uniform crossing slope of 1.5% minimum to 2% maximum.
3. Construct new court pavement as follows:
  - a) 6" dense graded aggregate subbase compacted to 95% Standard Proctor Density.
  - b) 3.5" asphalt concrete base course (Mix designation I-2).
  - c) 1.5" to 2" asphalt concrete top course (Mix designation I-5 or I-5 modified).
4. Prior to top course construction, provide and install basketball court stanchions with backboards and rims with nets. (2 sets total).
5. Subsequent to asphalt curing period (typically 14 to 28 days), construct color coats and line striping for two courts.
6. Construct ten (10) foot perimeter chain link fencing with one 5' wide person gate and one 10' wide utility gate.
7. Construct aggregate path extension from perimeter path to end of courts.
8. Construct recreational class lighting.

## **Existing Basketball Court Conversion**

1. Remove existing basketball court stanchions complete footings. Excavations shall be filled with select material and compacted to 95% Standard Proctor Density.
2. Fill any surface cracks and apply pavement reinforcement bandage.
3. Construct pavement reinforcement geotextile over entire pavement area.
4. Construct connecting driveway between existing lot and new lot as follows:
  - a) 6" dense graded aggregate subbase compacted to 95% Standard Proctor Density.
  - b) 4" asphalt concrete base course (Mix designation I-2).
  - c) 2" asphalt concrete top course (Mix designation I-5).
5. Construct 2" asphalt concrete top course (I-5) over entire prepared court pavement area concurrent with top course installation on connecting driveway.
6. Subsequent to asphalt curing period, construct line striping and pavement markings on connecting driveway and new parking area.

## **B - TAMAQUES #4 SYNTHETIC TURF FIELD COMPLEX**

The Tamaques #4 Synthetic Turf Field Complex has been studied and modified until the depicted field orientation was selected. The new synthetic turf fields will be built on essentially the same crossing slope as the existing natural turf fields, however, the conversion will require the following major steps:

1. Removal and stockpiling and/or disposal of the topsoil layer and some of the subsoil in order to construct the new field's drainage layer.
2. Removal of several large shade trees.
3. Steepening of the bank along the tennis courts in order to expand the field plateau.
4. Construction of the Synthetic Turf Field Complex which includes:
  - A Baseball Infield
  - A 205' x 360' Multipurpose Field
  - A 135' x 240' Multipurpose Field
5. Components of the Field Complex Construction shall include but not be limited to:
  - Drainage layer construction and drainage tie in to the site storm water system
  - Perimeter curb/nailer.
  - Perimeter fencing ranging in height from 6' for normal enclosure, to 20' for behind goal areas to 25' or 30' for the baseball backstop.
  - 2.25" to 2.50" deep grass-like carpet with sand and rubber or other synthetic infill. The exact nature and percentages of the infill components will depend on the product chosen for installation.
  - Color coded line striping for: Soccer; men's Lacrosse; and women's Lacrosse. Potential additions on the large field would be Football and Field Hockey.

6. Perimeter access walkways
7. Bleacher pads with standard height 5 row portable bleachers.
8. Peripheral site restoration and landscaping.

### **C - PARK CENTER BUILDING**

The overall program for the new park center building has not been developed yet, however the general vision is clear and includes the following:

1. The design of the "Westfield Look" or the "Westfield Brand". This will be accomplished by studying selected key Westfield public (and private) structures in order to identify key aesthetic and architectural elements that would make any future public buildings immediately identifiable as a "Westfield" building.
2. The program would entail:
  - a. Removal of the existing small (30' x 40') restroom/storage facility and construction of a new larger (40'-55' x 100'-120') one or two story Park Center Building in the same or alternative location.  
OR
  - b. Rehabilitation and repurposing of the existing public restroom/storage facility to a Town maintenance/utility/storage support facility and construction of a smaller Park Center Building at an, as yet, undetermined central location.
  - c. Key replacement features of the new building would be:
    - Public restrooms
    - Maintenance storage area
    - Park utility hub
  - d. Potential new features of the building could be:
    - Fieldhouse with showers and lockers
    - Concession stand
    - Meeting/activity rooms
    - Offices
3. A component of the New Park Center Building development will be the reconfiguration of the main parking lot. The existing two-way entrance drive will be narrowed and converted to one-way ingress. The traffic flow will be reversed and a new one-way egress drive will be built to the south of the ingress drive. The reconfiguration will reduce traffic flow crossover in the lot and eliminate traffic flow crossovers when entering or exiting the lot.  
The proposed Park Center Building will be more than four (4) times larger than the existing building and in both Scheme A and Scheme B it will occupy portions of the existing parking lot. The reconfiguration of the lot will add some efficiencies, so the total loss of parking will only be seven or eight spaces. (Existing - 102 spaces; Scheme A - 94 spaces; Scheme B - 95 spaces)

## **D - PARKING LOT EXPANSION**

Several potential parking lot expansion areas are depicted by cross-hatch. Not all of these areas need to be developed, but areas that could be developed have been identified. Expansion areas should be selected to address current needs first and then anticipated future needs. Care must be exercised in the selection and development of the expansion areas. All will involve clearing of existing wooded areas and all of these wooded areas are populated with some very large and even specimen trees that should be preserved in order to preserve the character of the Reservation. It is recommended that a tree survey be performed to identify and locate all trees.

Parking lot expansion construction would entail:

1. Subsequent to study and identification of trees to be preserved, perform selective tree clearing
2. Strip and stockpile adequate topsoil for site restoration. Excess topsoil shall be stored at the Town recycling center.
3. Grade proposed subgrade to a uniform crossing slope of 1.5% minimum to 3% maximum and compact to 95% Standard Proctor Density.
4. Construct new pavement as follows:
  - a. 6" dense graded aggregate subbase compacted to 95% Standard Proctor Density.
  - b. 4" asphalt concrete base course (Mix designation I-2).
  - c. 2" asphalt concrete top course (Mix designation I-5).
  - d. Construct pavement markings and line striping.

## **E - CABIN RESTORATION**

The existing "log" cabin at the north end on the Reservation and proximal to the island in the loop drive is currently utilized for day camp activities. It is a rudimentary structure with painted wood floors dated "knotty pine" vertical board wall finish and board (actually plywood sheets) and batten ceiling finish. There is no indication of any previous HVAC systems. There is an apparently functional chimney that has a piercing from a prior exhaust, but it is currently unused. The two bathrooms which are accessed from the outside have been abandoned and closed. The remainder of the interior shows signs of age and neglect.

However, the building appears to be structurally competent and could be rehabilitated. The interior could be rehabilitated and reconfigured to provide a four (4) season facility. Preliminarily the rehabilitation program includes:

1. Repair of any exterior siding and roofing.
2. Construction of barrier free access to the building.
3. Insulation, new wall and ceiling finishes and updated lighting.
4. New plumbing and electric systems.



5. New accessible bathroom(s) with inside only access.
6. New HVAC system to provide four season usability.
7. A small kitchenette (sink, small refrigerator, microwave, work table) to allow minimal food preparation.

Alternatively the existing building could be demolished and a new building constructed. A cost benefit analysis would need to be performed.

## **F - SHUFFLEBOARD AREA REDEVELOPMENT**

The shuffle board area between the new parking lot and the cabin comfort station has not been used in recent years and in its current state is unusable for that purpose. Unless there is a program or a group that regularly uses shuffleboard, it is not useful to reconstruct the facilities. There are many options for redeveloping the shuffleboard area and the lawn panel to the immediate south. These range from simply landscaping to court games to play equipment areas, etc.

One of the most highly utilized features of the park is the interior band of the park loop road which is used for walking, jogging and bicycling. One potential avenue for redevelopment of the shuffleboard area as an adjunct to this aforementioned primary park activity would be the creation of a fitness/exercise court which would feature a welcome/instructional kiosk, stretching stations, exercise stations and individual instructional signs. Available equipment ranges from the very simple (chin-up bars, push-up bars, sit-up benches, etc.) to the very complex (body weight resistance machines for all muscle groups).

## **G - ADDITIONAL COMMENTS**

In addition to the major development projects listed above, there are several "housekeeping" maintenance issues that should be addressed.

- a. Retain a Certified Playground Safety Inspector (CPSI) to review and assess the playground equipment and the resilient surfacing surrounding same, for compliance with the most recent Consumer Product Safety Commission (CPSC) and the American Society for Testing and Materials (ASTM) guidelines.
- b. Inspect all infields for the following deficiencies:
  1. Insure that all infield accessories are properly installed and do not present tripping hazards.
  2. Verify that there are no structures or obstructions within twenty-five (25) feet of the baselines for all little league and softball infields and within forty (40) to sixty (60) feet of the baselines for full sized baseball infields.
- c. Consider improving the topsoil "structure" of the athletic fields through annual or bi-annual core aeration and sand topdressing.
- d. Consider improving field maintainability by adding subdrain and/or irrigation systems.

**TAMAQUES PARK MASTER PLAN**  
**BUDGET ESTIMATES (updated 4/28/2017)**

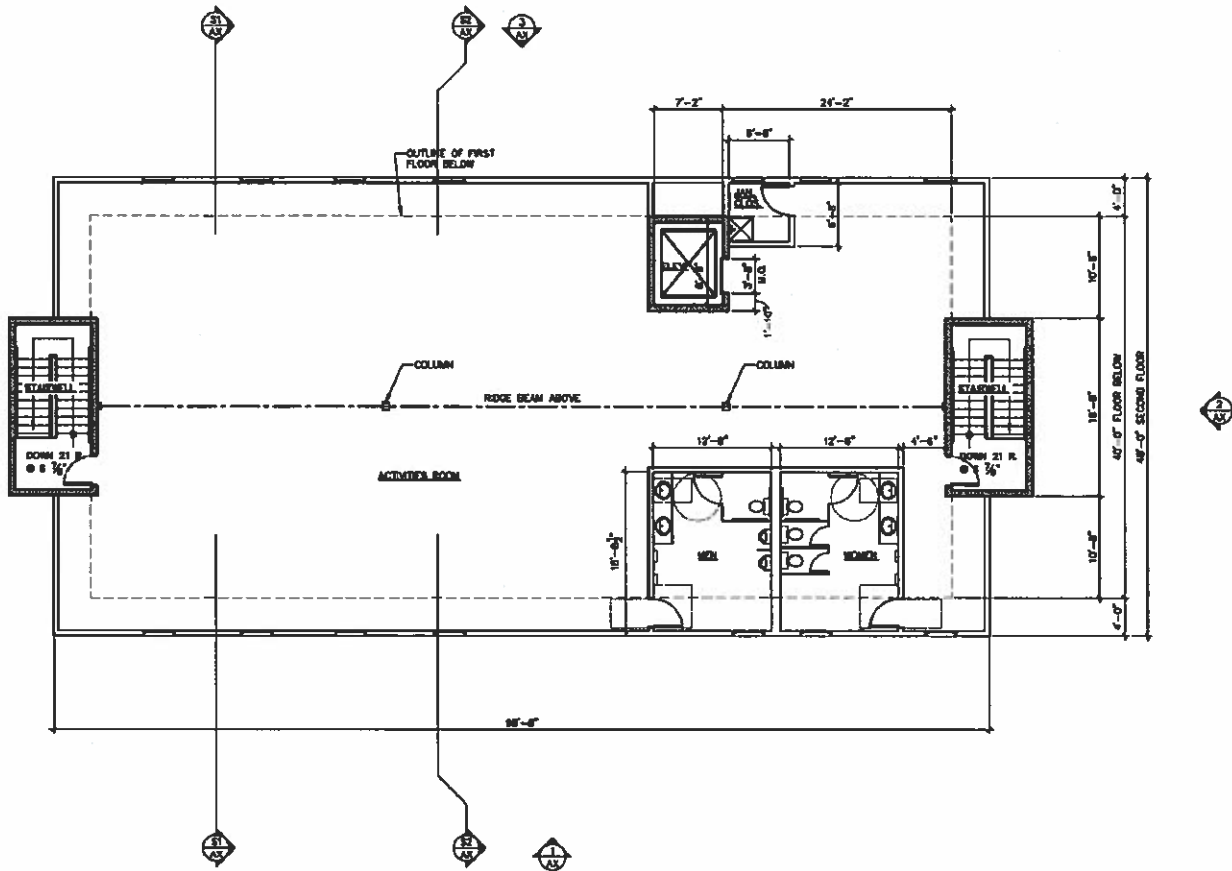
A	BASKETBALL COURT RELOCATION	
	a. Basketball Court	\$130,000.00
	b. Convert Existing Court	\$40,000.00
	c. Court Lighting	\$60-80,000.00
B	SYNTHETIC TURF FIELD (T4)	
	a. Field Complex Complete	\$2.5-2.6 million
	b. Lighting	\$430-475,000.00
C.	PARK CENTER BUILDING	
	a. Building: 8860 sf @ \$225/sf	\$1,993,500.00
	b. Parking Lot and Sidewalk Improvements	\$95,000.00
	c. Site Improvements	\$15,000.00
D.	PARKING LOT EXPANSION	
	Including Clearing, Preparation and Paving	
	60 parking spaces @ \$1750-2000.00 per space	\$105,000-\$120,000.00
E	CABIN RECONSTRUCTION	
	Includes demolition, new foundation, exterior and interior walls, roof structure, all interior utilities, new access walkway (including ADA) and site finishing	\$300,950.00
F	SHUFFLEBOARD AREA REDEVELOPMENT	
	Depending on Equipment Selection	\$30-50,000.00
	<b>SUBTOTAL (includes higher number in range)</b>	<b>\$5,899,450.00</b>
	<b>5% General Conditions and Construction layout</b>	<b>\$294,972.50</b>
	<b>10% Contingency</b>	<b><u>\$589,945.00</u></b>
	<b>TOTAL</b>	<b>\$6,784,367.50</b>











1 SECOND FLOOR PLAN  
SCALE:  $\frac{1}{8}'' = 1'-0''$

# TAMAQUES PARK CENTER BUILDING FLOOR PLAN

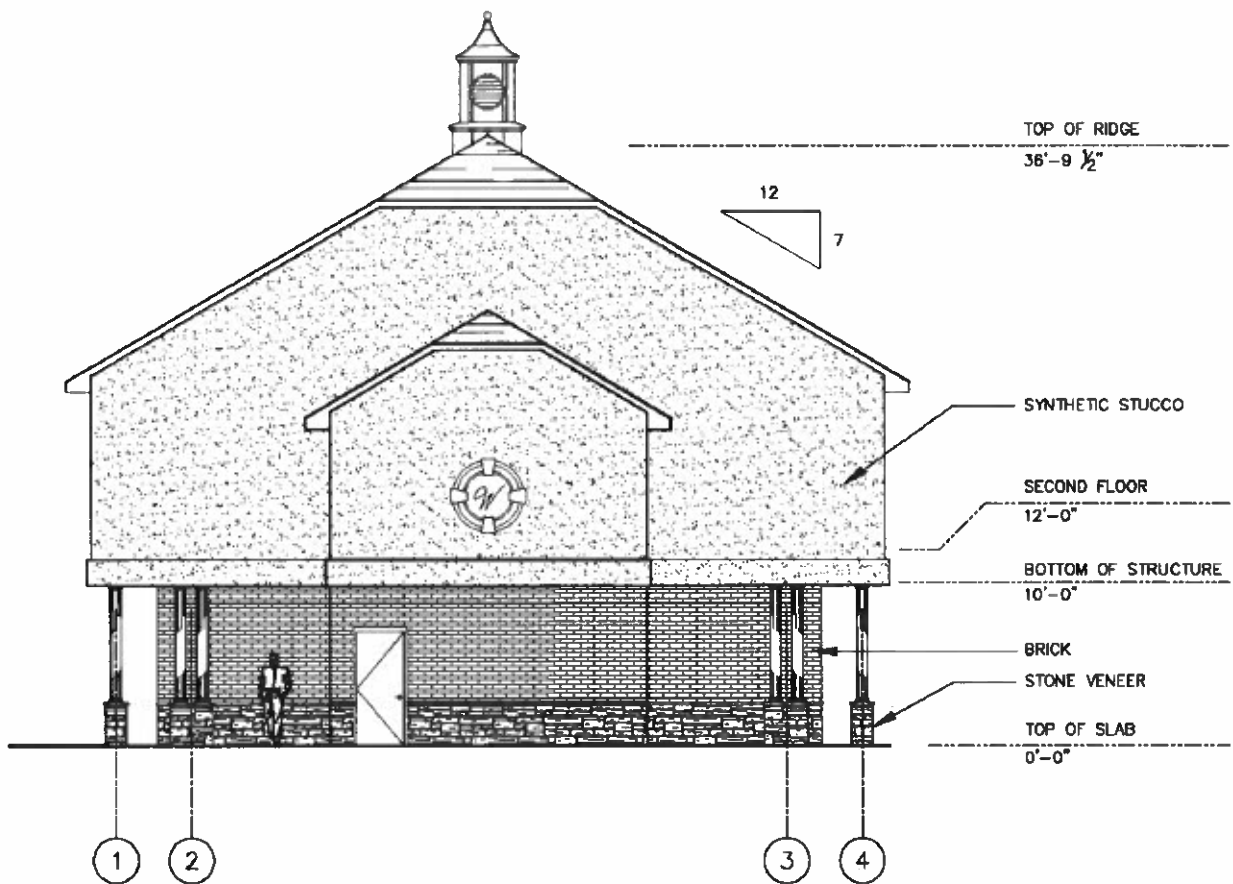


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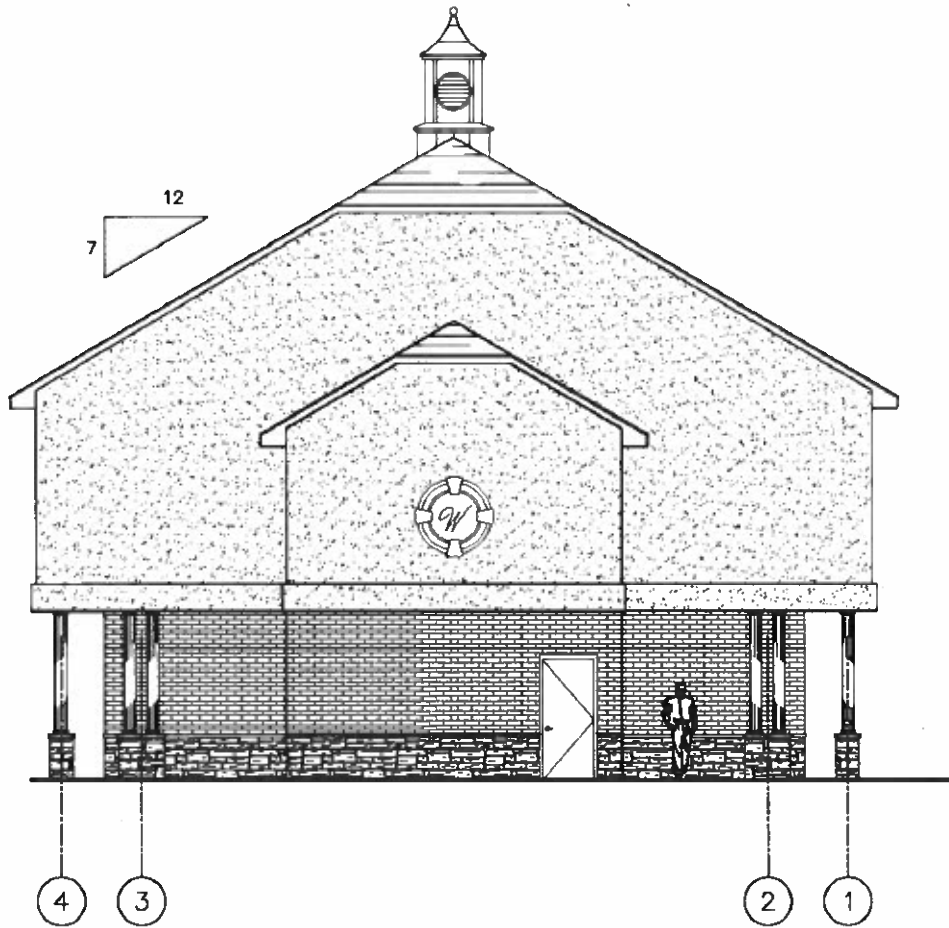
2 ELEVATION  
 SCALE:  $\frac{1}{8}'' = 1'-0''$

TAMAQUES PARK CENTER BUILDING  
 CONCEPTUAL ELEVATIONS


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4 ELEVATION  
 SCALE:  $\frac{1}{8}'' = 1'-0''$

TAMAQUES PARK CENTER BUILDING  
 CONCEPTUAL ELEVATIONS



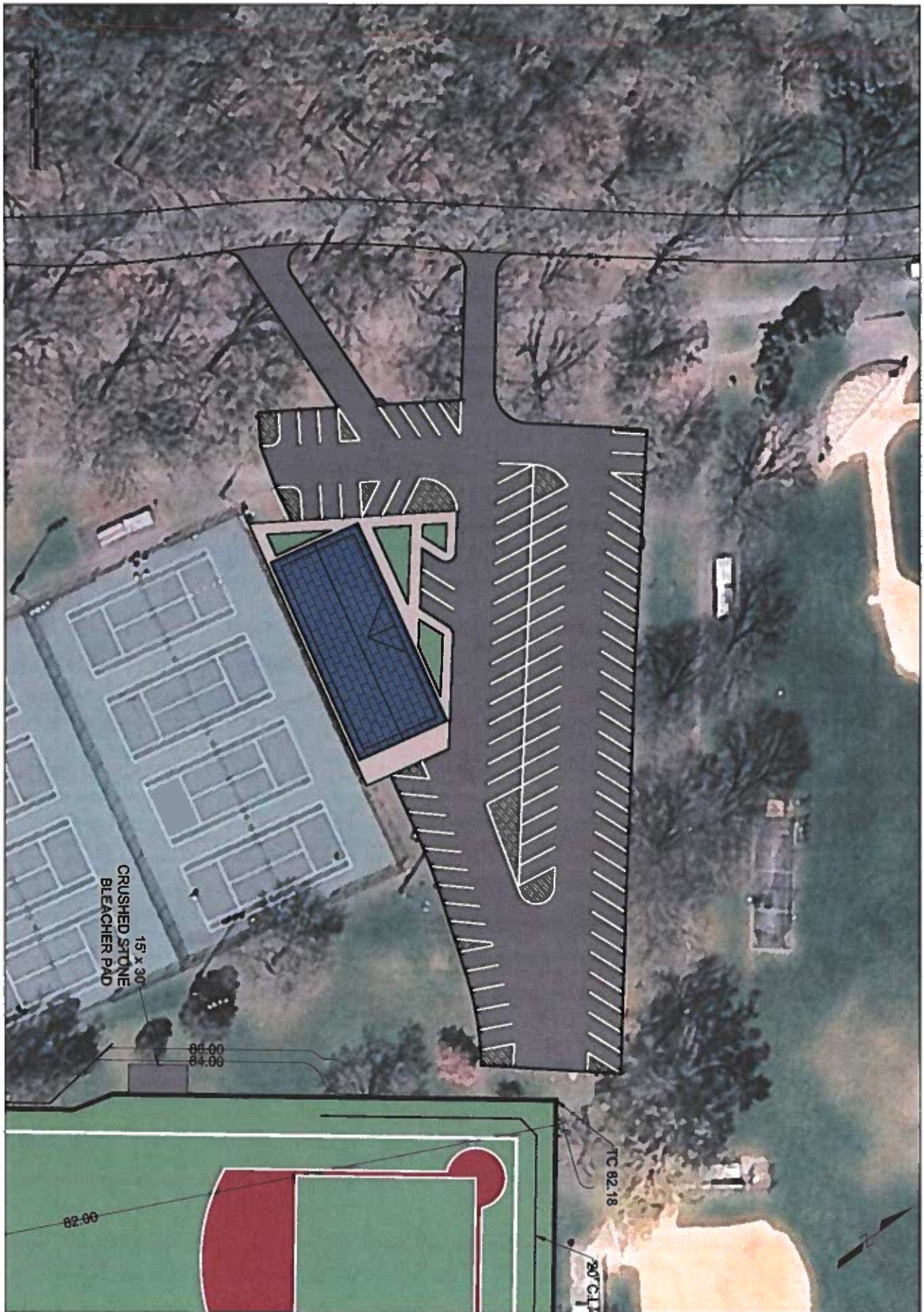
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CRUSHED STONE BLEACHER PAD  
15' x 30'

86.00  
84.00

82.00

TC 82.18

20' CL



Scale  
Date  
1 OF 1

**TAMAQUES PARK  
MAIN PARKING LOT  
SCHEME A**

Town of Westfield  
Union County, New Jersey

No.	Date	Revision	By	App'd
DSOR				
LJB	DR	SR	TH	XXX
			APVD	XXX

APPROVED  
L. JOHN BELLE, P.E.

DATE  
NEW JERSEY LIC. NO. 24GE02405000

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