

CONCEPT NARRATIVE & PHASE I PROGRAM ELEMENTS

Town of Brunswick – Midcoast Athletic & Recreation Complex (MARC)

Phase 1

4/1/2022

1. MARC Project Description

- a. The Town of Brunswick is proposing to develop a regional athletic and recreation complex on an approximately 10-acre parcel of land that was conveyed by the U.S. Navy to the Town in 2020 to be used solely for recreational purposes in perpetuity. Through a comprehensive community engagement process and extensive workshopping with the Town Council-appointed LC4 Advisory Committee, a conceptual master plan was developed that best suits the needs and desires of the Town of Brunswick and neighboring communities. To right size the project and keep momentum progressing, the Town Council approved moving forward with design development of the Phase 1 of the MARC. Phase 1 will include the following program:

2. MARC Program

a. Multi-Purpose Synthetic Turf Facility

i. Synthetic Turf Field

1. The synthetic turf field will be a 180' wide by 330' playing field with an additional 15' safety zone around the perimeter
2. The synthetic turf product will be a 2" pile height, dual fiber product with a sand and EPDM rubber infill system
3. The field will be permanently striped for soccer, and unified lacrosse and can be temporarily striped for many other sports

ii. Fencing/Netting

1. There will be a 42" high black polymer chain link fence around the entire perimeter
2. There will be 20' high protective netting at each end line for safety

iii. Sports Lighting

1. There will be a 4 pole LED lighting system on the turf field up to 50 footcandle light levels
2. The lighting system will include separate security lighting on each pole

iv. Scoreboard

1. Digital multipurpose scoreboard with scoring capabilities for multiple sports
 - a. 10' x 25' – Multipurpose sport board

b. Multi-Purpose Natural Grass Facility

i. Natural Grass Field

1. The natural grass field will be sized at 135' by 180' with an additional 15' safety zone around the perimeter
2. The field will be utilized by youth soccer and lacrosse
3. The grass field will be a Kentucky bluegrass and tall fescue blend sod product

ii. Netting

1. There will be 10' high protective netting at each end line for safety



- iii. Irrigation
 - 1. The natural grass field will be watered with an automatic irrigation system
- c. Pickleball Courts
 - i. Courts
 - 1. There will be (8) pickleball courts with an acrylic coating over an asphalt pavement section
 - 2. Each court will be striped specifically for pickleball and there will be permanent net posts
 - ii. Fencing
 - 1. There will be 10' high black polymer chain link fencing around the perimeter
 - 2. In between each court will be 42" high black polymer chain link fencing
 - iii. Sports Lighting
 - 1. Low mast LED sports light poles will be spread out around the courts to provide at least 30 footcandle light levels
- d. Basketball Courts
 - i. Courts
 - 1. There will be (2) basketball courts with an acrylic coating over an asphalt pavement section
 - 2. Each court will be striped specifically for basketball and there will be permanent basketball hoops
 - ii. Fencing
 - 1. There will be 10' high black polymer chain link fencing around the perimeter
 - 2. In between each court will be 42" high black polymer chain link fencing
 - iii. Sports Lighting
 - 1. Low mast LED sports light poles will be spread out around the courts to provide at least 30 footcandle light levels
- e. Tennis Courts
 - i. Courts
 - 1. There will be (2) tennis courts with an acrylic coating over an asphalt pavement section
 - 2. Each court will be striped specifically for tennis and there will be permanent tennis net posts
 - ii. Fencing
 - 1. There will be 10' high black polymer chain link fencing around the perimeter
 - 2. In between each court will be 42" high black polymer chain link fencing
 - iii. Sports Lighting
 - 1. Low mast LED sports light poles will be spread out around the courts to provide at least 30 footcandle light levels
- f. Playground
 - i. Layout
 - 1. There will a playground designed specifically for ages 2 through 5
 - ii. Elements

1. There will be at least one main playground element with 3 to 5 additional secondary play structures
2. Each play structure will be ADA accessible
- iii. Surface
 1. The playground surface will be rubberized for safety and ADA compliant
- g. Skate Park
 - i. Layout
 1. The skate park will be designed with a concrete or asphalt paved surface and sized to accommodate several elements
 - ii. Elements
 1. The skatepark will likely include many elements, such as half pipes, handrails, vert ramps, and ledges
- h. Building Structures
 - i. Storage Shed
 1. There will be a storage shed located near the pickleball, tennis and basketball courts for storing loose outdoor equipment
 2. The storage shed will be approximately 400 square feet in size and will have either metal or clapboard siding
 - ii. Ticket Booths
 1. There will be (2) ticket booths, one at each of the main entry points to the facility
 2. The ticket booths will be approximately 8' by 8' and will provide a small desk space for facility staff
 3. The ticket booths will be modular and set on concrete pads
- i. Passive Elements
 - i. Outer Fitness Loop
 1. There will be a perimeter loop around the entire athletic facility, which will be approximately ¼ mile long
 2. The perimeter loop will be a paved path for walking, jogging, and biking
 - ii. Inner Walking Paths
 1. The internal paths will likely be concrete paved and lead spectators to the various facilities
 2. The internal paths will likely be 6' wide
 - iii. Entry Plaza
 1. There will be one main entry plaza located on the east side of the site close to the existing recreation center parking lot
 2. The plaza will likely be constructed of stone pavers or scored concrete pavement
 - iv. Bus Dropoff/Food Truck Parking
 1. On the east side of the site, off the existing asphalt parking lot, there will be an extended section of asphalt used for bus dropoff and for occasional food truck parking
 2. This area will be asphalt paved and will have a curb up against the perimeter fitness loop

- v. Bike Racks
 1. Along the outer perimeter fitness loop, bike racks will be provided on concrete pads
 2. There will be approximately 4 bike racks, each capable of storing around 6 bikes
- vi. Benches
 1. Throughout the facility, informal seating benches will be placed strategically for resting, viewing and gathering
 2. The benches will be either metal or composite to withstand the elements all year long
- vii. Landscaping
 1. Throughout the facility, landscaping will be located to provide shade, beauty and encourage pollinators
 2. There will also be landscaping around stormwater management areas
- j. Security
 1. There will be pedestrian lighting throughout athletic complex along the perimeter and internal walking paths
 2. There will be 6' high black polymer chain link fencing and lockable gates around the entire perimeter of the facility
- k. Utilities
 - i. Stormwater
 1. The synthetic turf field will have a perforated collector pipe around the entire perimeter to collect stormwater
 2. The hard courts will likely drain from north to south and be picked up with a series of trench drains that will ultimately discharge to the stormwater management area along the south end of the site
 3. Stormwater for the entire site will likely be collected in underground infiltration chambers on the south end of the site, where it will be stored before eventually be discharged to the existing stormwater system along either Neptune Drive or Orion St.
 - ii. Sanitary
 1. A restroom/concessions building and facilities/maintenance building is planned for a future phase on this site, but as part of this phase 1 project, a 6" SDR 35 sanitary pipe will be run out to the future building sites and stubbed up for future connection
 2. The sanitary pipes will likely be tied into a sanitary manhole just inside the site limits and in a future phase when the buildings are constructed, the sanitary pipes will be extended out and connected to the existing sanitary system along either Neptune Drive or Orion St.
 - iii. Water
 1. Similar to the sanitary pipe, as part of this phase 1 project, a 4" water main line will be run out to the future restroom/concession building site and a 2" water main line will be run out to the future facilities/maintenance building site, both to be stubbed up for future connection

2. The water lines will be stubbed up just inside the site limits in valve boxes and then in a future phase when the buildings are constructed, the water lines will be extended out and connected to the existing water main along either Neptune Drive or Orion St.

iv. Electrical

1. The LED sports lighting systems will create the largest demand in phase 1
2. It is unknown at this time where this power will be sourced, but potentially tying into the existing adjacent recreation center
3. As part of this phase 1 project, empty electrical conduits will be run out to the future restroom/concession building and facilities/maintenance building locations and stubbed up for future connection
4. These empty electrical conduits will be stubbed up in handholes closest to their intended source for future connection
5. Convenience power receptacles will be provided around the perimeter of the pickleball, basketball and tennis court as well as in power boxes within the synthetic turf field limits