



# Memorial Field Master Planning Efforts, 2023-2026.

(April 29 2026 meeting)



# Memorial Field Master Plan

## City and School District Collaboration

**Project Team:** City of Concord, Concord School District, VHB, Huntress Sports

- 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 the Master Planning process was \$140,000 and was shared equally.
- First Public meeting was held September 19, 2023 and second was held on Feb 22, 2024.
- Student Focus Groups with Rundlett Middle School and Concord High School Students were held in November 2023
- In 2025 Concord City Council and Concord School Board created a sub committee to review the project and discuss the best way to move the project forward. This sub committee meet seven times and information on their meetings (minutes etc.) is online at:  
[www.concordnh.gov/2071/Joint-Memorial-Field-Planning-Committee](http://www.concordnh.gov/2071/Joint-Memorial-Field-Planning-Committee)

# Recent City Council and School Board Action

The recommendation of the sub City/School Memorial Field Committee was presented to Concord School Board's City and Community Relations committee at their November 2025 meeting. They voted to recommend the updated Master Plan to the full School Board and recommended the full School Board approve \$600,000 (50% share) to move into final design and permitting phase. The full School Board voted to approve the Master Plan and the \$600,000 (50 % share) at their December 2025 meeting.

The recommendation of the sub committee was presented to City Council at their December 2025 meeting. City Council had concerns with cost of the recommended Master Plan and has been tabled since.

The Concord School Board at their April 2026 meeting removed their support for both Master Plan Options and requested relooking at option A with the goal of rebuilding facilities in there current general location. The first being the construction of track and field stadium (bleachers, lights, track full size artificial turf field for all sports) in the current general location of the track.

At the April City Council Meeting they announced the joint City/School Memorial Field Committee will meet again on April 29 to review their recommended Master Plan with goal of reducing the cost and creating a Master Plan that can be supported by the community.

## Goal for tonight:

- Make sure “needs” are included first and develop a plan that can be supported by the community. “Wants” can be considered however shown in later phases and funded at a later time.
- Recommend to City Council and School Board an updated Master Plan concept and when to move into Final Design and Permitting Phase (once next phase is funded will be approximately 12 months before all permits are in place)

# “wants” vrs “needs”

As I go through the presentation please think what are our “needs” are for the complex.

Some thoughts on needs vrs wants:

## **Needs**

Site drainage improvements

Improve ADA and general accessibility

Running/Walking Track

- Full size field inside track

- Bleachers/press box for track/field

- Athletic Field lights

Repairs to baseball and softball A fields

- Bleachers, press box, lights

New bathrooms

## **Wants**

Increased onsite parking

Rebuild Tennis/basketball courts with lights (new fencing might be a need)

Two artificial turf fields

Field House Building with 4 team rooms

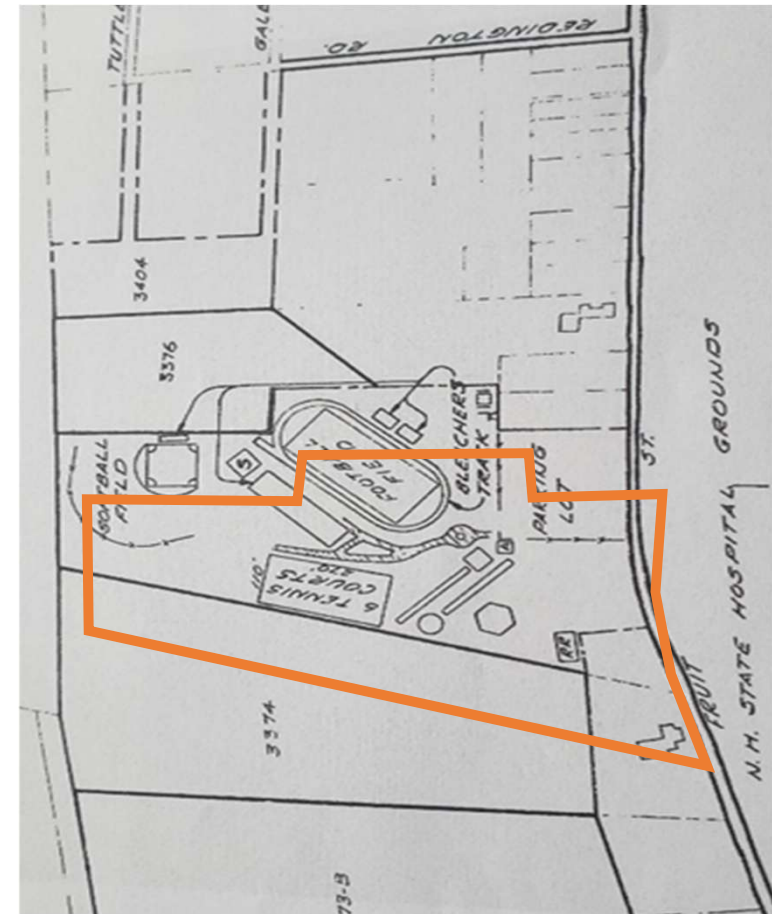
New maintenance building

Concession building

# History of Memorial Field

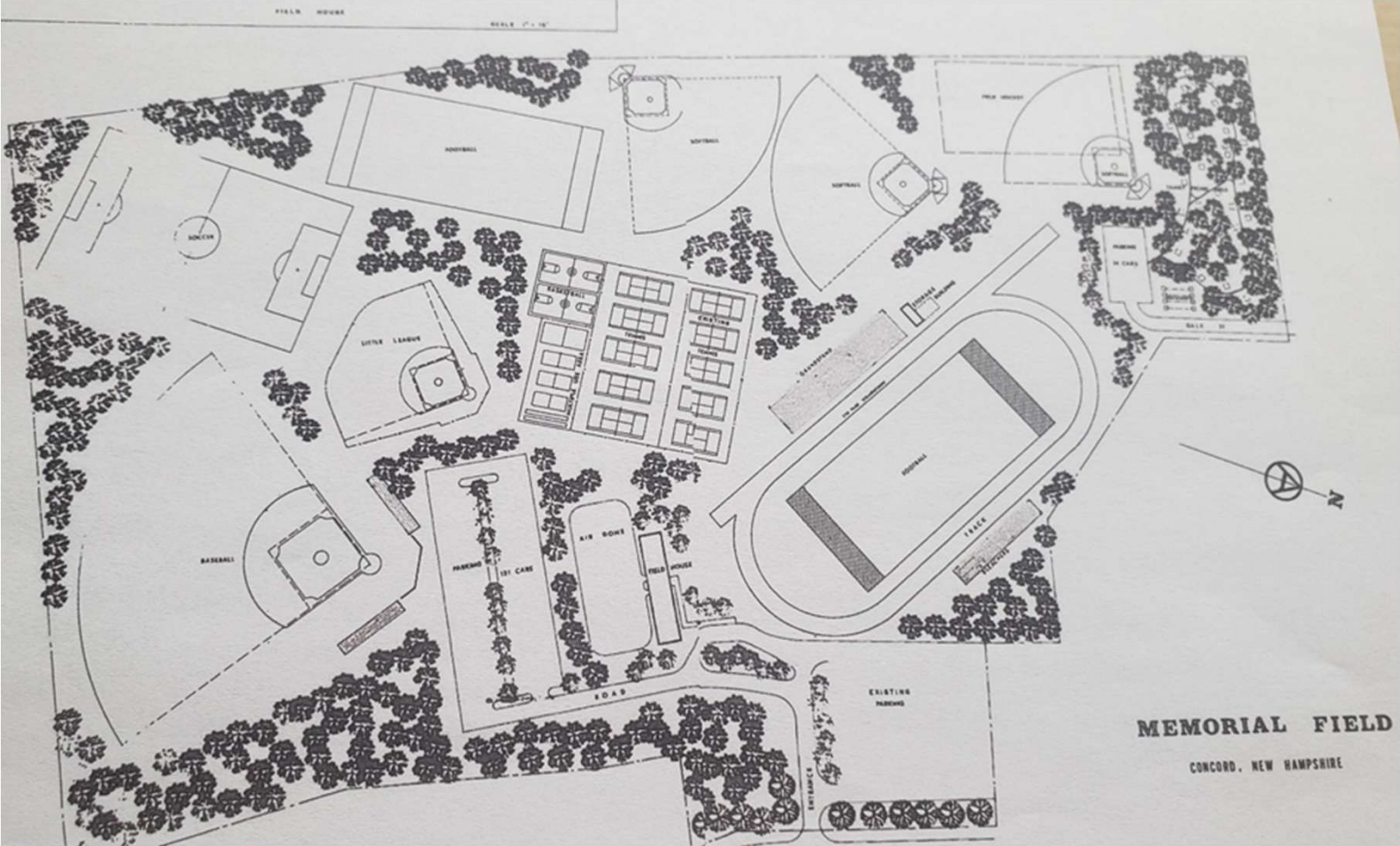
- 1926** This City Park was created when two tracts of land were conveyed to the City by Allen Hollis. Ordinarily the land was going to be donated to the School District however was determined the City would be better as they would operate it for the entire community. Original facilities included six 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 Grants (LWCF) and City funds.



# History of Memorial Field

## 1971 Master Plan



# 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



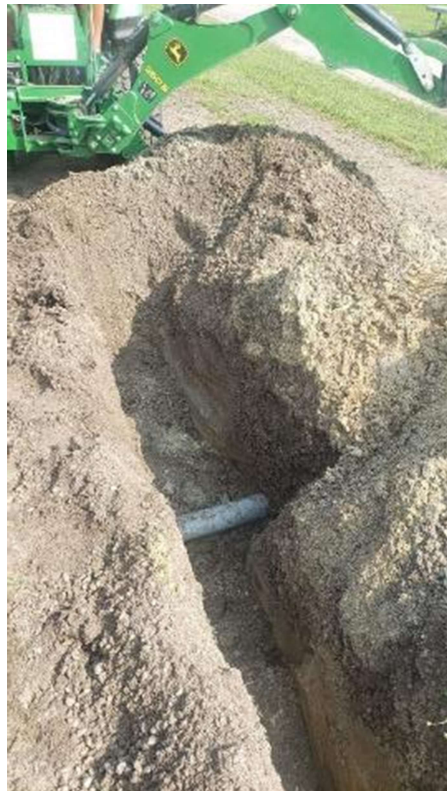
# Recent Investments

- Over the past 10 years the City has invested over a \$1 million
  - Improved the 10 tennis courts (fully rebuilt 5 of them)
  - Baseball field press box
  - Funding of Engineering study for the baseball and football field bleachers. Removal of the bleachers.



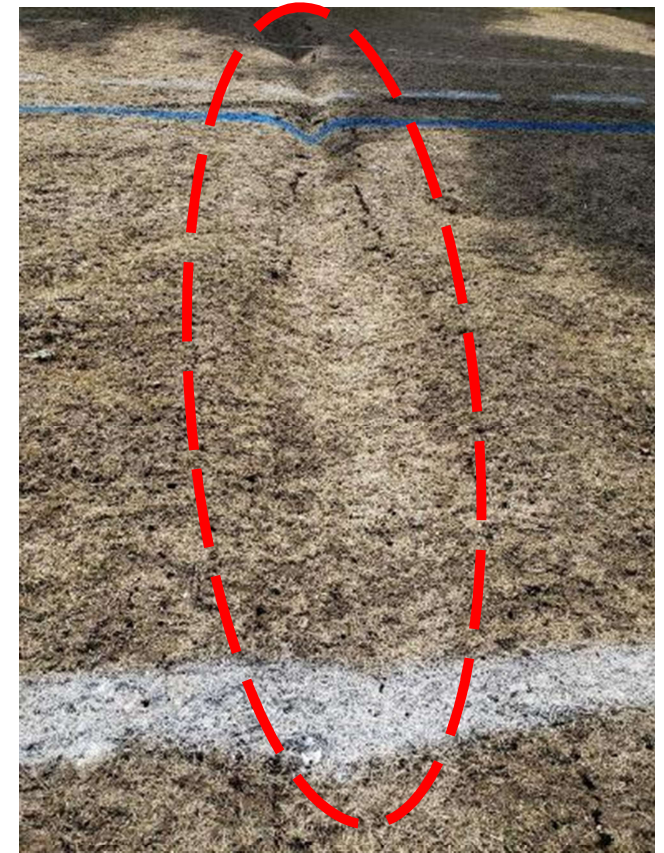
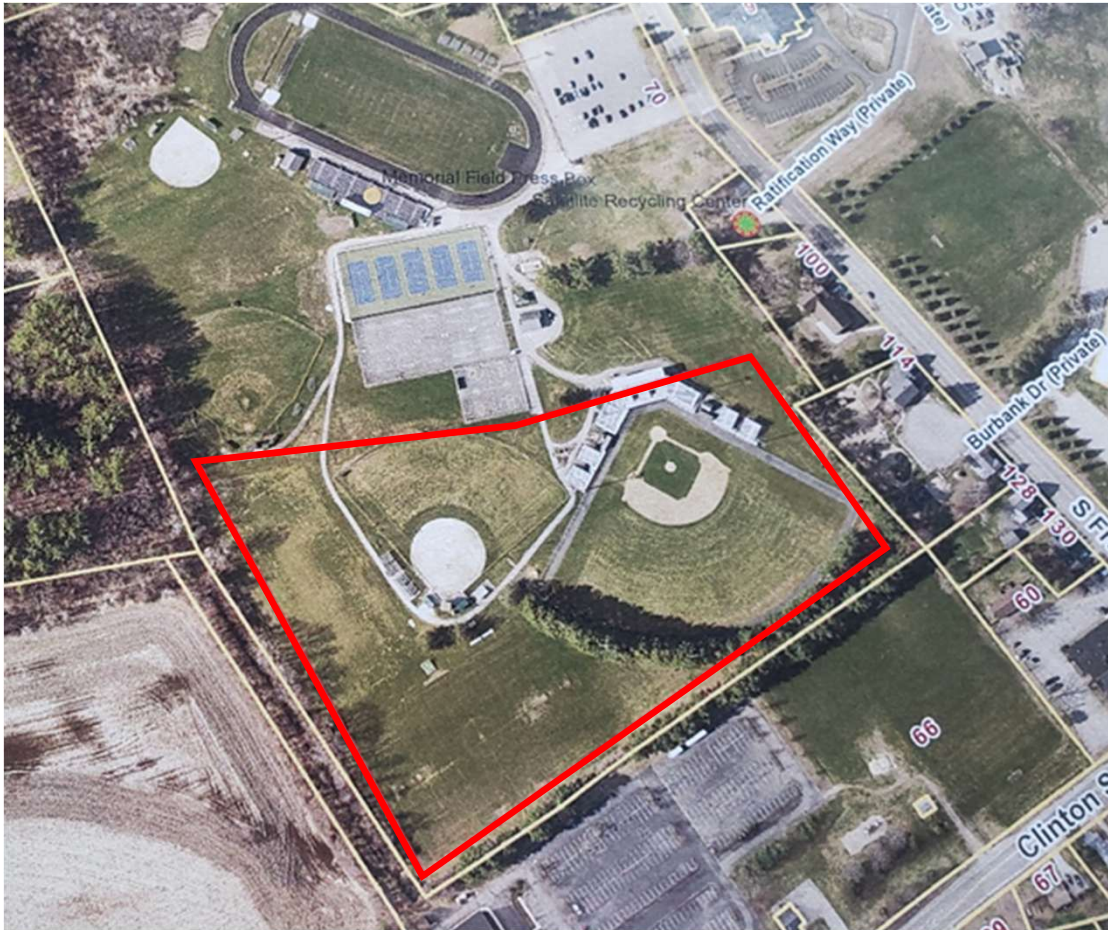
# Issues

The obvious: 1970s drainage system has failed



# Issues

The general area of the 1970s expansion. This area is approximately a foot lower than the track area.



Frost Issues: April 5, 2019

# Issues

- Drainage
- The 1970's complex did not anticipate the sports of today
  - The two football fields cannot support regulation soccer or lacrosse fields
  - No onsite field hockey field
  - The main field cannot be used when track is in use for track meets
  - Not all field athletic lights field work (football, softball and baseball fields)
- Track needs to be replaced (will not host CSD events starting spring 2026)
- Bleachers on main football, baseball field and softball A
- Parking challenges
- ADA Challenges

# Community & Student Listening Sessions

## What we heard...

- \* Address drainage issues
- \* Improve field lights
- \* Replace all aging bleachers
- \* Add artificial turf field
- \* Keep all current uses plus bring Field Hockey to complex
- \* Add full size athletic field outside of the track for concurrent use
- \* Add locker rooms and updated bathroom facilities
- \* Community use
- \* Keep/improve walking trails and cross-country ski trails
- \* More Parking
- \* Increase accessibility
- \* Replace track and include full size field

# Site Constraints

Figure 1: Constraints Map  
Memorial Field | Concord, NH

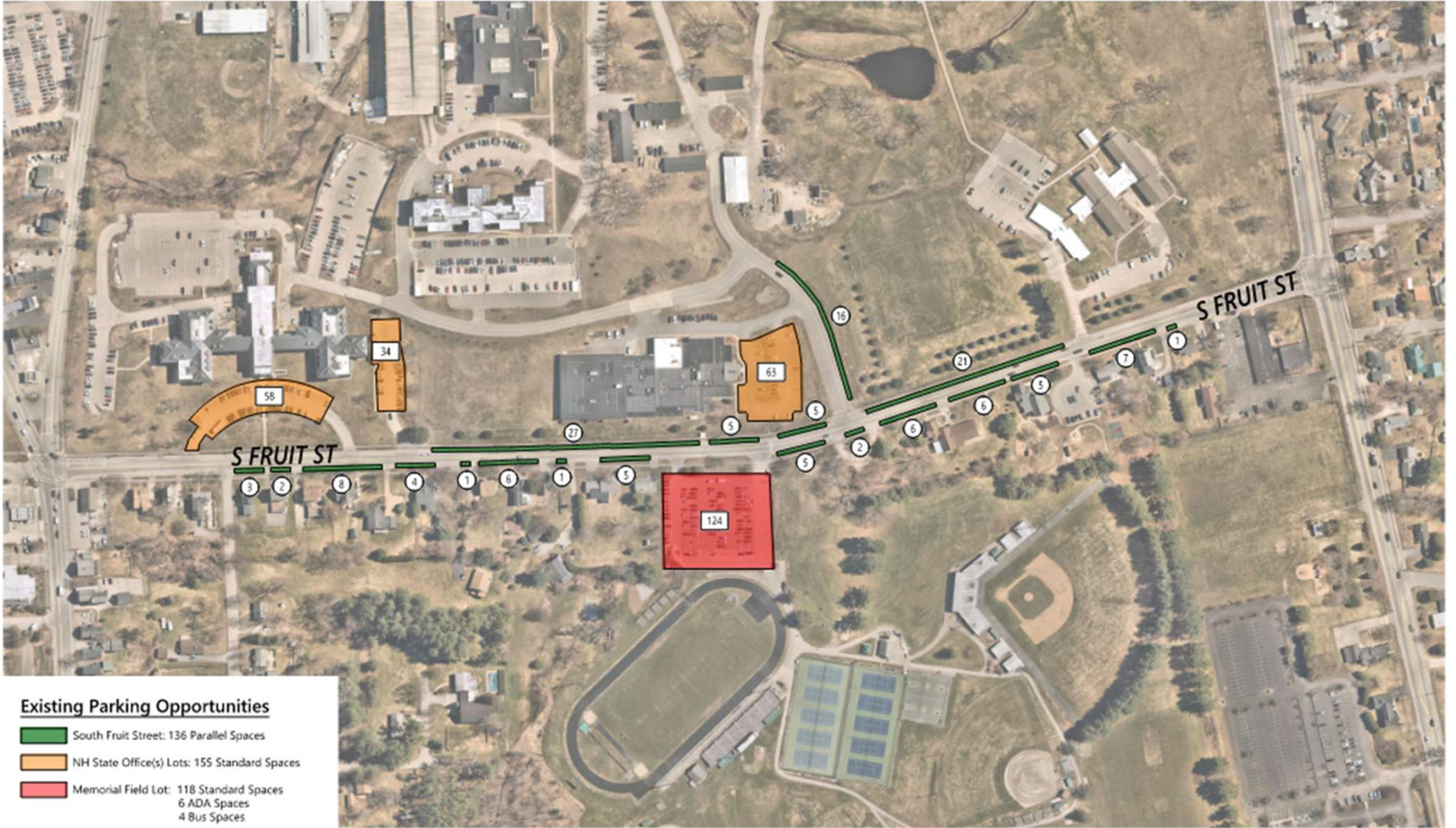


- Property Limits
- Natural Resource Areas
  - Wetlands
  - Streams
- Buffer Zones
- Topography
- High Groundwater
- Hydric Soils



# Preliminary Master Plan

## Parking



**Existing Parking Opportunities**

- █ South Fruit Street: 136 Parallel Spaces
- █ NH State Office(s) Lots: 155 Standard Spaces
- █ Memorial Field Lot: 118 Standard Spaces  
6 ADA Spaces  
4 Bus Spaces

# Master Plan: Option A

Recommended by VHB and Huntress Sports

- Multi-Purpose Field
  - 360' x 225'
  - Soccer
  - Football
  - Lacrosse
  - Field Hockey
- New 8 lane, 400 meter track with field
- Press box's
- All new sports Lighting
- Renovated Baseball
- Renovated Softball
- New Courts
  - 10 Tennis Courts
  - Court Lighting
  - 2 Basketball Courts
- Drainage Improvements
- Increased parking



# Project cost overview

– construction cost estimate created Fall 2024 (includes 15% contingency)

Final design, permitting and traffic study	\$1,200,000
Projected construction cost (both phases)	\$25,600,000

## Phasing construction costs:

Phase 1 (Track/Turf Field/Parking/drainage/bleachers): \$6,200,000 (lower is we do not include parking)

Phase 1 (Baseball Field Renovation/lights/drainage): \$2,600,000 (originally stated phase 2, less if reuse bleachers)

Phase 1 (Softball Field Renovation/lights/drainage): \$1,600,000 (originally stated in phase 2)

Phase 1 (rest of natural grass fields renovations/drainage): \$2,200,000 (originally stated in phase 2)

**Total Estimated cost for phase 1: \$12,600,00**

Phase 2 (New bathrooms, team rooms, maintenance): \$5,500,000 (originally stated phase 1)

Phase 2 (New Multi Purpose Athletic Field with bleachers for 2,000): \$5,300,000

Phase 2 (Basketball & Tennis Courts with lights): \$2,200,000

**Total Estimated cost for phase 2: \$13,000,000**

# Joint City/School Memorial Field Committee

In late winter 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.

Between March 2025 and August 2025 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 at their August 2025 recommended the following new 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.



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# Project cost overview

– construction cost estimate created Fall 2025 (includes 15% contingency)

Final design, permitting and traffic study **\$1,200,000**

Projected Construction cost (both phases) **\$31,724,807**

## Phasing construction costs:

Phase 1 (Track/Field/Parking/lights/drainage improvements): \$8,199,735 (lower is we do not add parking)

Phase 1 (new Baseball Field/lights/bleachers): \$3,961,870 (originally stated phase 2, lower if keep in current orientation + bleachers)

Phase 1 (new Softball Fields/lights/bleachers): \$3,244,351

**Total Estimated cost for phase 1: \$15,405,956**

Phase 2 (New Multi Purpose Athletic Field/lights/bleachers): \$6,640,988

Phase 2 (New Field House – 4 changing rooms, concessions): \$5,826,480

Phase 2 (Bathrooms, concessions and maintenance building): \$1,240,305

Phase 2 (Basketball & Tennis Courts with lights): \$2,611,078

**Total Estimated cost for phase 2: \$16,318,851**

End of presentation

Back to the Joint City/School Memorial Field  
Committee

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