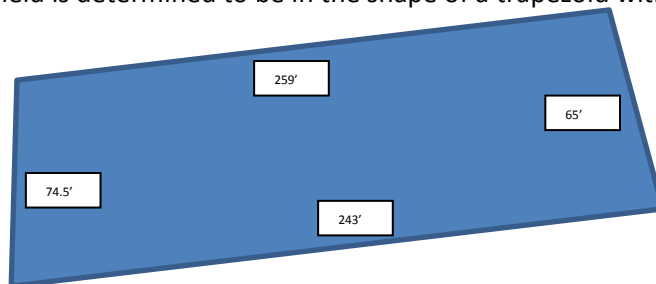


Sports Field Feasibility Report

David August

It was brought before the Canal Run HOA board that the field located between Canal Run Housing and CanAm Steel might be put to use as a sports field for the residents of Canal Run. Upon the request to research the feasibility of this effort, I took it upon myself to obtain the exact location and measurements of the area in question to see if this was possible. Upon my rudimentary research and measurement the field is determined to be in the shape of a trapezoid with the following dimensions:



This is not counting the areas that are currently in use as sidewalk, parking, or areas beyond permanent items such as the installed fire hydrant and water retention pond. When taking this into account, the size of a U-14 soccer field, which is 180' by 300' rectangular, would be too large for this area. A U-10 field of 120' by 210' rectangular dimensions would also not work in this area. In addition, the housing area that is immediately adjacent to the field area could be affected by noise from official games and by encroachment from sports equipment due to the very close proximity to the field. There appears to be no official sports field that could be housed on this site that would meet any standard for official play.

In addition, there are other problems with the field that would have to be addressed before any use of the field could happen. From my basic assessment, there appears to be an approximate 5' difference in elevation between different parts of the field. This will have to be leveled with some sort of effort that will include grading with fill dirt and re-seeding or sodding. This grading would also hopefully solve the other glaring problem with the field area, which is drainage. Currently there is a huge problem of saturation and standing water in the area closest to the parking lot. No matter how little precipitation, this area seems to be the collection point for drainage. The drainage is so poor that my observation shows that even 3 days after a slight rain event, the soil is still soaked to the point that an adult male will have his shoes sink in at least an inch.

There would be 2 feasible possibilities for the community use of the field. The first would be to erect some sort of open wall covered building for multi-purpose use. The second would be to simply use

the field as a maintained open field that would be used as a play or entertainment area. The first option would involve the expense of construction for the building, the expense for grading and adding turf to the area, and the logistical issue of reserving the building for individual use or community use for events. After talking to PMP, the issue of upkeep with the building could pose problems. In the experience of PMP, buildings such as what is proposed pose an additional problem of vandalism. Similar buildings in other communities are continually vandalized with paint, graffiti, and various forms of physical damage. This would not only cost the community with each occurrence, but would also take away from the beautification standard for the community. The second option would still incur the expense of grading, adding turf, and ensuring proper drainage, but there would be no additional upkeep expense or construction expense in the future.

Other uses for the field were considered, including an area for RV or boat parking, but these options should not be seriously considered due to the impact upon the nearby houses for aesthetics and value. The option of leaving the field as-is was also considered; however, this course of non-action would leave us with an eyesore that has no practical use due to the problems discussed earlier in this assessment.

My findings are that the best use for the field area would be as an open utility field. It would be the least expensive and least intrusive option. This gives the utmost consideration to the residents closest to the area as well as the utmost consideration to the expenses Canal Run would incur for construction and upkeep. It is my recommendation that the next steps for any future project involving turning this field into a usable area would include determining which party would be responsible for fronting the cost for the needed improvements, and obtaining quotes to determine the approximate expense to make the needed improvements. Until such time this field area remains unsuitable for any official community use.