

OVERVIEW OF SUPPLEMENTAL DRAWINGS AND CHARTS

Five primary categories of work were identified for inclusion in this study. Twelve sites were evaluated and 17 possible site / program combinations were considered. After site evaluation the highest ranked sites resulting from this evaluation were then further studied and planning options were prepared. The Facilities Working Group then selected a scheme) that best meet the programming needs of that department and was most responsive given the sites available. Those schemes are summarized in Volume One – Planning Options / Recommendations.

Volume Two contains data that was prepared or referenced for each of those selected options and any other options that were considered. This volume is separated into those 5 primary sections which include the following:

- Schools and School Administration
- Department of Public Works
- Fire and Police Departments
- Recreation
- Ridge Hill

Included in each section is data that was collected during the process of programming, existing site / building evaluation, potential site investigation and planning phases. These include:

- Overviews of programs
- Organization charts (if available)
- Equipment lists
- Existing site conditions and assessments
- Preferred option
- Other proposed options

OVERVIEW OF COMMUNITY BUILDING

The Park and Recreation Commission and Department provides year-round recreation opportunities and leisure services for residents of all ages. The goal is to provide opportunities that are safe and fun, and promote healthy living.

Empowered by Chapter 45 of the General Laws of the Commonwealth of Massachusetts, the Park and Recreation Commission:

- Serves as steward of over 300 acres of parkland, including the Town Forest
- Administers and schedules all outdoor athletic facilities
- Oversees Rosemary Pool, a summer aquatics facility
- Develops long-range plans related to open space and recreation
- Coordinates and provides support services to many community organizations
- Provides youth leadership training and volunteer resource development

Included in this department are the following amenities:

- Fields & Parks
- Playgrounds
- Trails
- Outdoor Skating & Sledding

The Parks and Recreation Commission and Department administrative offices are currently located at the Public Services Administration Building on Dedham Avenue. Fields, parks, playgrounds and trails are located throughout Town. In this study, Rosemary Lake Pool and Building, Cricket Field, Memorial Field Building, DeFazio, Ridge Hill, Parcel 74 on Greendale Avenue and the Town Forest have all been under review in connection with some renovation or other possible use of land.

The Community Building program was developed to quantify recreational uses not planned elsewhere in Town and with the idea that a Public / Private partnership could be formed to see this building through to completion.

The program as conceptually developed includes:

- Shared building services including child watch, reception, locker rooms
- Administrative offices
- Natatorium, workout facilities, gymnasium and track
- Community Rooms

Exterior program elements include:

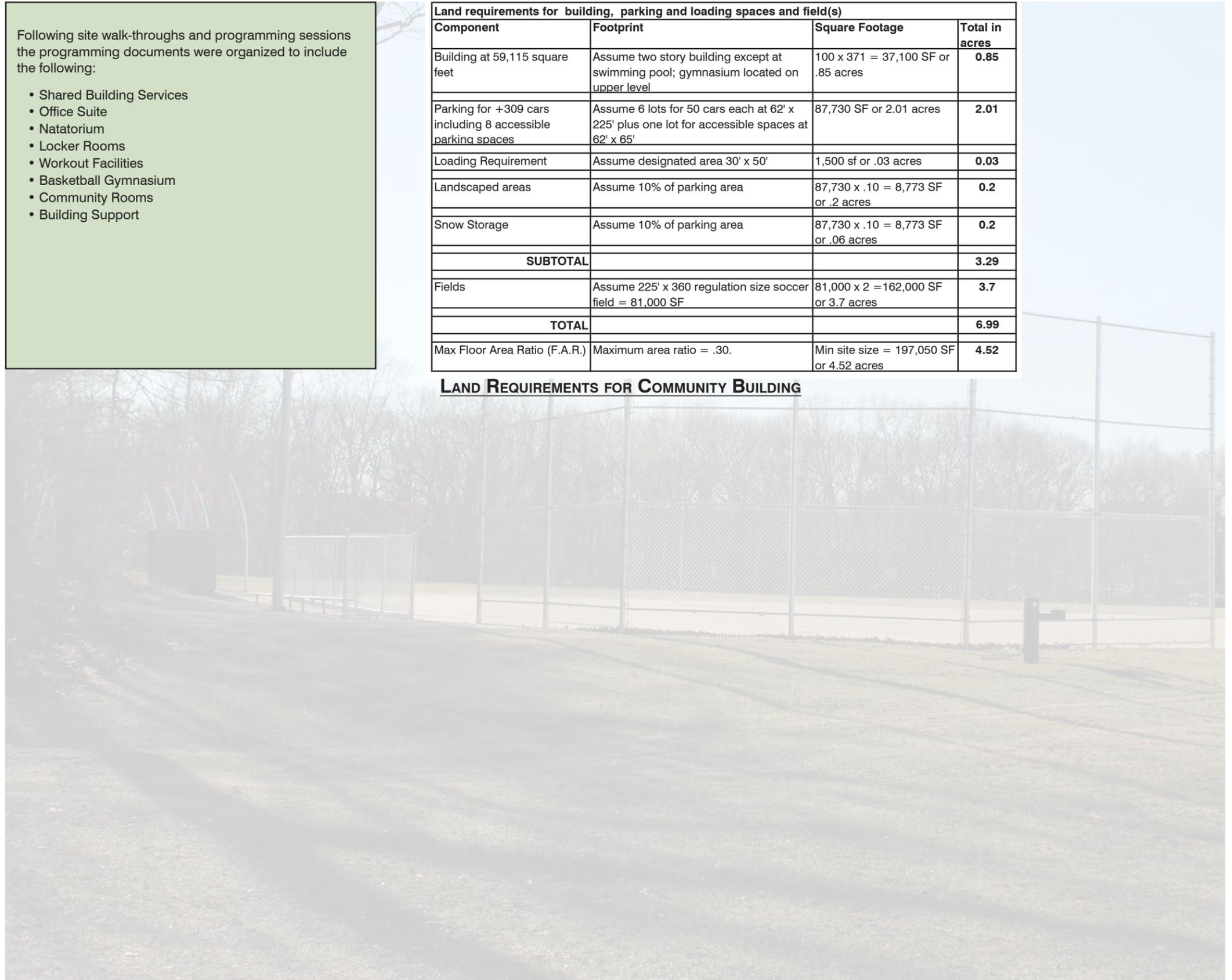
- Parking for 300
- 2 soccer sized fields

Following site walk-throughs and programming sessions the programming documents were organized to include the following:

- Shared Building Services
- Office Suite
- Natatorium
- Locker Rooms
- Workout Facilities
- Basketball Gymnasium
- Community Rooms
- Building Support

Land requirements for building, parking and loading spaces and field(s)			
Component	Footprint	Square Footage	Total in acres
Building at 59,115 square feet	Assume two story building except at swimming pool; gymnasium located on upper level	100 x 371 = 37,100 SF or .85 acres	0.85
Parking for +309 cars including 8 accessible parking spaces	Assume 6 lots for 50 cars each at 62' x 225' plus one lot for accessible spaces at 62' x 65'	87,730 SF or 2.01 acres	2.01
Loading Requirement	Assume designated area 30' x 50'	1,500 sf or .03 acres	0.03
Landscaped areas	Assume 10% of parking area	87,730 x .10 = 8,773 SF or .2 acres	0.2
Snow Storage	Assume 10% of parking area	87,730 x .10 = 8,773 SF or .06 acres	0.2
SUBTOTAL			3.29
Fields	Assume 225' x 360 regulation size soccer field = 81,000 SF	81,000 x 2 = 162,000 SF or 3.7 acres	3.7
TOTAL			6.99
Max Floor Area Ratio (F.A.R.)	Maximum area ratio = .30.	Min site size = 197,050 SF or 4.52 acres	4.52

LAND REQUIREMENTS FOR COMMUNITY BUILDING



OVERVIEW OF COMMUNITY BUILDING - SHARED BUILDING SERVICES

Functions

This space serves to control access to all of the spaces in the facility and provides a area for Child Watch.

Quantitative Criteria

2,692 NSF – 3498 GSF of space

Functional Description

Open lobby, controlled access, small office, maintenance and general storage.

Qualitative Description

Open and welcoming lobby and secure and safe child watch.

Locational Criteria

Central location for all visitors to facility. Public area directly off entry/public parking.

Technical Criteria

All spaces should be finished using standard office or lobby materials. Child Watch room should have finishes suitable for day young children.

General Notes

This is the main entry for the facility and should be large enough to accommodate the day to day user and the crowds that could be attending a meeting or venue event.

Space	Size proposed SF	Total GSF Subtotals
Community Building		
SHARED BUILDING SERVICES		
Entry/Help Desk, reception and Child Watch	3872	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		3,872

OVERVIEW OF COMMUNITY BUILDING - OFFICE SUITE

Functions

General administrative work areas for staff.

Quantitative Criteria

1,663 NSF – 2,161 GSF of space

Functional Description

Private offices, common workspaces, meeting rooms and active / archival record storage areas for personnel.

Qualitative Description

Private and open meeting / office workspace.

Locational Criteria

This space is flexible as to where it is situated

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so the staff has privacy but can quickly access the entire building.

Space	Size proposed SF	Total GSF Subtotals
OFFICE SUITE		
Offices	1125	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		1,125

OVERVIEW OF COMMUNITY BUILDING - NATATORIUM

Functions

Swimming and therapy pools and associated support spaces.

Quantitative Criteria

12,114 NSF – 15,742 GSF of space

Functional Description

Bleacher area to support events at pool and accessible therapy pool.

Qualitative Description

Wet environment, good views for watching event

Locational Criteria

Central location off of lobby is preferred but location is flexible

Technical Criteria

All spaces should be finished for a wet environment. Mechanical systems are extremely important

General Notes

The Town currently has no indoor pool and this space would be used by teams and citizens year-round.

Space	Size proposed SF	Total GSF Subtotals
NATATORIUM		
Swimming Pool and Sauna	9600	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		9,600

OVERVIEW OF COMMUNITY BUILDING - LOCKER ROOMS

Functions

Locker room for all visitors / members.

Quantitative Criteria

4,000 NSF – 5,198 GSF of space

Functional Description

Men, women, boys, girls and private locker / toilet / shower rooms.

Qualitative Description

Private separated areas

Locational Criteria

Central location to gymnasium, pools and workout areas.

Technical Criteria

All spaces should be finished using standard locker room, toilet, shower materials

General Notes

These spaces should be safe and secure for those using the rooms. A central location is preferable but they could be located anywhere

Space	Size proposed SF	Total GSF Subtotals
LOCKER ROOMS		
Locker Rooms	5,000	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		5,000

OVERVIEW OF COMMUNITY BUILDING - WORKOUT FACILITIES

Functions

Large areas designed for varied uses.

Quantitative Criteria

7,234 NSF – 9,401 GSF of space

Functional Description

Studios, cardio fitness and general fitness rooms of various sizes.

Qualitative Description

Flexible rooms that can handle changing needs.

Locational Criteria

Location is flexible.

Technical Criteria

All spaces should be finished with appropriate flooring, wall coverings including mirrors, and mechanical systems.

General Notes

These spaces should be organized for ultimate flexibility and possibly so that they can be reconfigured easily. The use of the room could change season to season so rooms without too many permanent features is preferred.

Space	Size proposed SF	Total GSF Subtotals
WORKOUT FACILITIES		
Studios, Cardio, Wellness	12100	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		12,100

OVERVIEW OF COMMUNITY BUILDING - BASKETBALL GYMNASIUM

Functions

Basketball gymnasium with seating.

Quantitative Criteria

10,304 NSF – 13,390 GSF of space

Functional Description

Sized for competitive play with bleachers.

Qualitative Description

Open, light filled with good acoustics.

Locational Criteria

Location is flexible.

Technical Criteria

This space should be finished with appropriate flooring and mechanical systems. Bleachers should be telescoping for flexibility.

General Notes

This gymnasium should function for competitive play and be able to be sub-divided. A running track above could be considered.

Space	Size proposed SF	Total GSF Subtotals
BASKETBALL GYMNASIUM		
Gymnasium and Track	18353	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		18,353
COMMUNITY ROOMS		
Multi Use: Education/Community (2)	1200	
Teen Center	800	
Kitchen	150	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		2,150

OVERVIEW OF COMMUNITY BUILDING - COMMUNITY ROOMS

Functions

Spaces designed for use by the Community.

Quantitative Criteria

1,550 NSF – 2,014GSF of space

Functional Description

General rooms for meetings or events, kitchen and a teen center.

Qualitative Description

Open and welcoming spaces.

Locational Criteria

Central location near lobby is preferred. Teen Center could be located in another location but kitchen space should serve both functions.

Technical Criteria

All spaces should be finished using standard meeting and commercial kitchen materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be flexible and located away from the pool and gymnasium.

Space	Size proposed SF	Total GSF Subtotals
COMMUNITY ROOMS		
Multi Use: Education/Community (2)	1200	
Teen Center	800	
Kitchen	150	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		2,150

OVERVIEW OF COMMUNITY BUILDING - BUILDING SUPPORT

Functions

All spaces dedicated for IT, vertical circulation, mechanical, electrical, fire protection and plumbing building needs.

Quantitative Criteria

7,711 GSF of space

Functional Description

Areas to include janitor’s closets, all equipment and servers necessary to support department and rooms for all building services.

Qualitative Description

Efficient and durable space.

Locational Criteria

Centralized location to serve building or located as needed to meet code requirements.

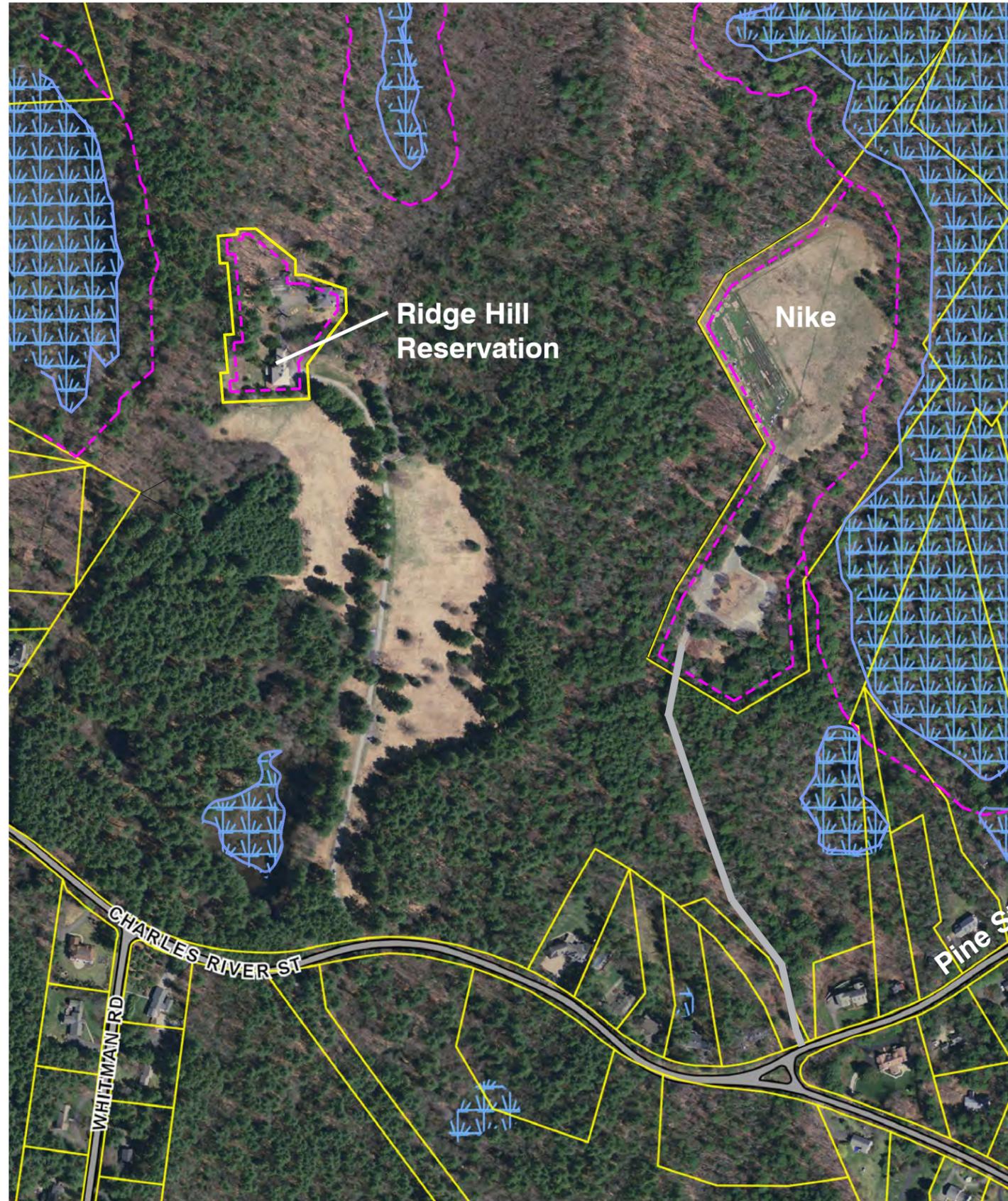
Technical Criteria

All spaces should be finished using standard heavy duty durable materials or finished, as in the case of stairs and elevators, to match other public area finishes.

General Notes

All of these spaces are required for a fully functioning building.

Space	Size proposed SF	Total GSF Subtotals
BUILDING SUPPORT: Mechanical, Electrical, Plumbing, Fire Protection, Elevator, Stairs (Assume 15% of GSF)		
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		7,830



**EXISTING CONDITIONS:
NIKE AND RIDGE HILL RESERVATION**

Parcel Area: Nike: 19.1 Acres plus 2.15 Acre Access Easement

Jurisdiction: School Committee

Description

- Missile silos have been filled and covered over
- Wetlands and steep slope
- Site accessed via an easement from Pine Street
- The Ridge Hill Reservation and the Nike Site are adjacent, which offers unique opportunities for planning purposes

Parcel Area: Ridge Hill Reservation - 352 Acres, 3.04 Acres within boundaries

Jurisdiction: Conservation Commission and Board of Selectmen (3.04 acres)

Description

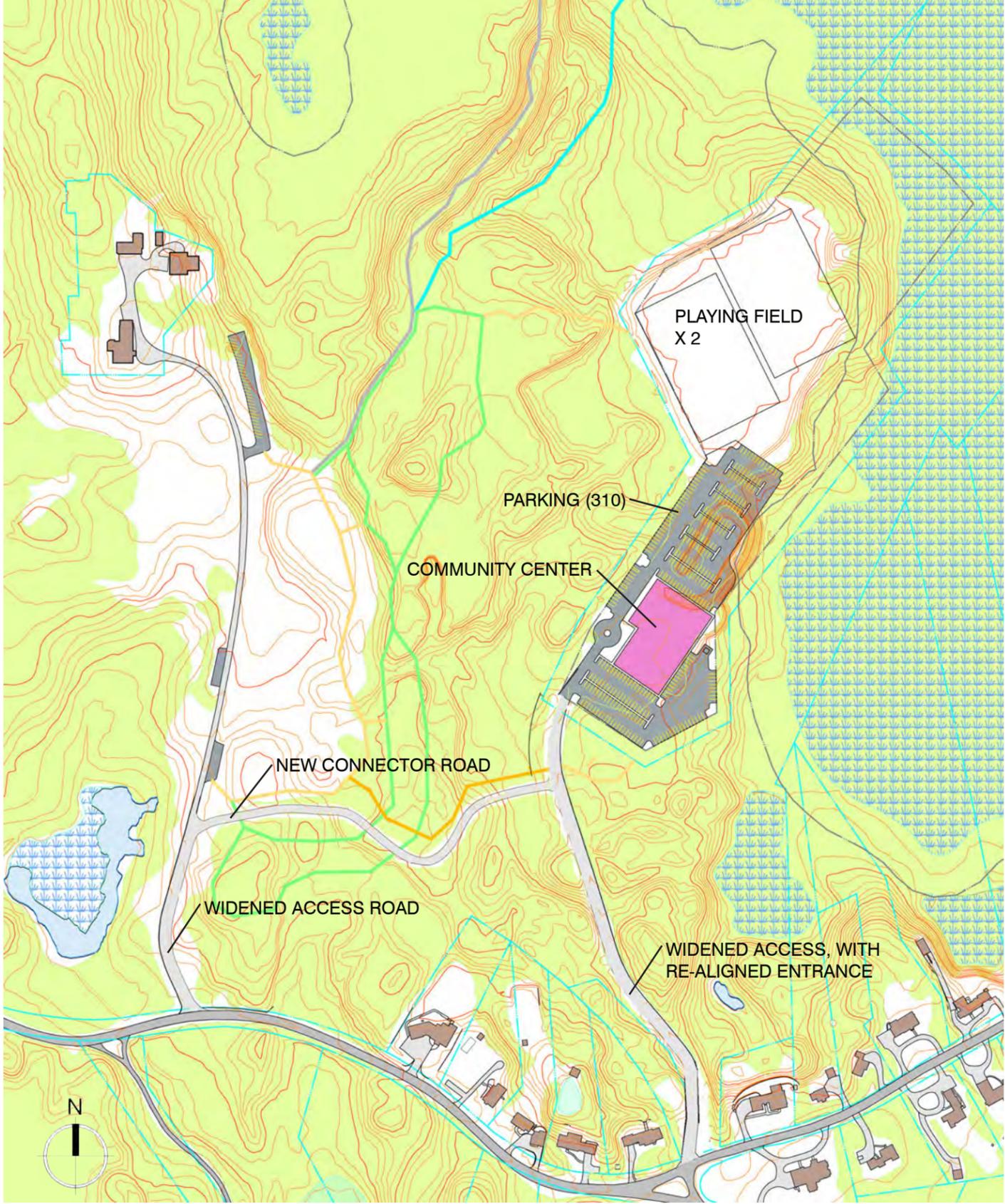
- Wetlands and meadows
- 8 miles of trails
- Crossed by natural gas pipeline
- Mansion, Barn, & Garage Buildings under Board of Selectmen jurisdiction

Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- ▨ Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF A COMMUNITY CENTER AT THE NIKE SITE

The Town of Needham has many parks, playing fields and buildings that support the recreational needs of Town residents. Conservation land, a forest, walking trails, a lake with a pool, play structures and playing fields dedicated to team sports are located throughout the Town. Recreational programs for children and adults require the continued and enhanced use of these properties. The Town supports these needs and continues to upgrade existing structures but also recognizes that some of these needs can be met through Public / Private Partnerships.

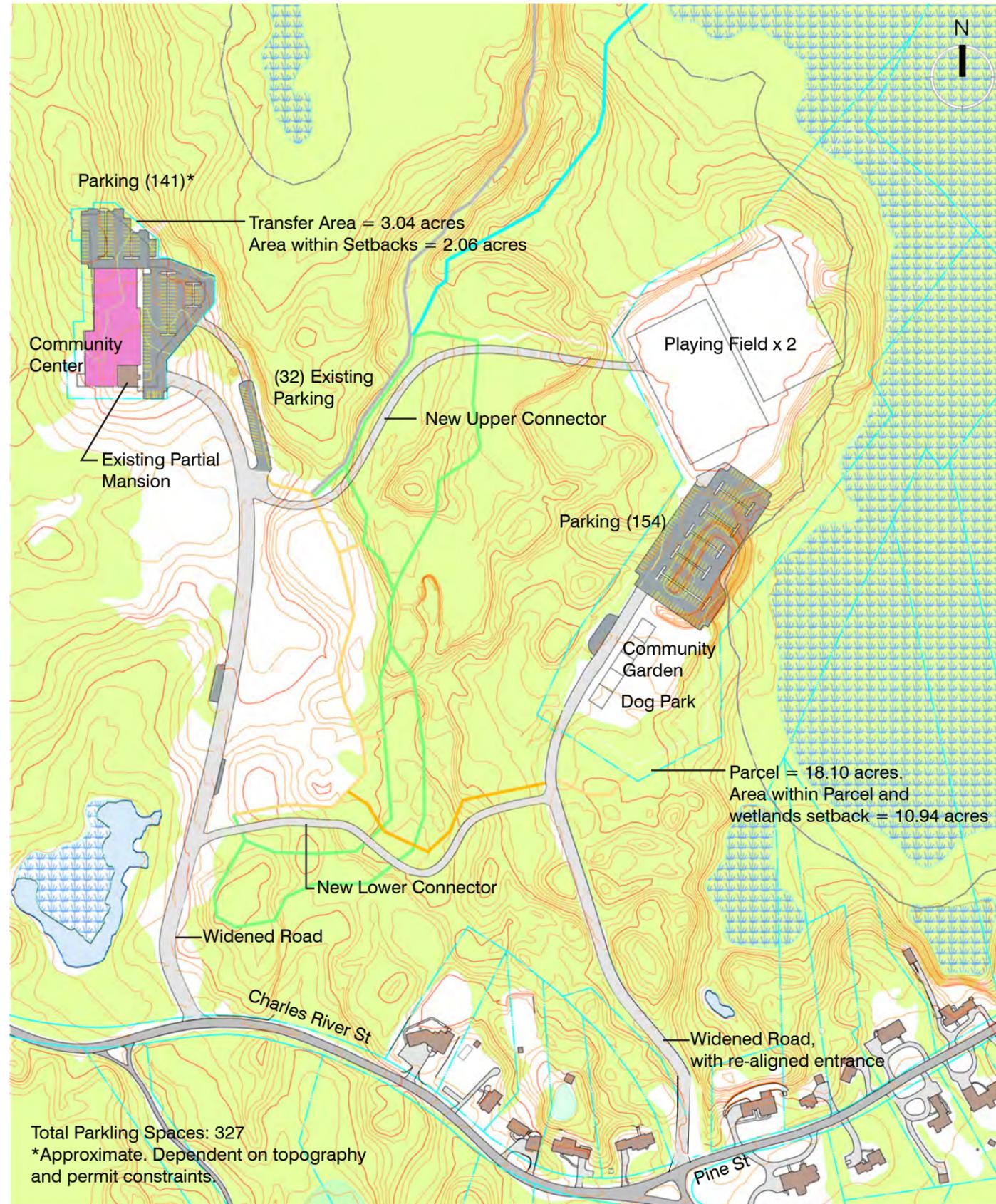
Description of a Community Center at the Nike Site

A Community Center could address the desire for new recreational and meeting space for citizens of all ages. The Nike site, adjacent to hundreds of acres of conservation land with trails, would require car access, but is a practical use of this site. The site is large enough to meet building, parking and playing fields needs and the adjacency to Ridge Hill conservation land is an asset. The project would require a Public / Private Partnership as the construction of this facility is not considered critical to the function of any Town department.

The Community Center would provide the following:

- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

New Construction: 62,000 SF
Parking for 300 cars
Playing fields
Connector roads to Ridge Hill and upgrades of road from Charles River Street
Total Construction: 62,000 SF



OVERVIEW OF A COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE

A Community Center, primarily located at the Ridge Hill with parking and fields located at the Nike site, could also address the desire for new recreational and meeting space. New structures and parking at the Ridge Hill site would be located within the 3.04 acres of land that currently encompass the house, garage and barn. A new road connecting this site to the Nike site would connect the facility and provide additional parking and playing fields.

Description of a Community Center at Ridge Hill Reservation and Shared Use of Nike Site

The 3.04 acres of available Ridge Hill area is not large enough to meet building, parking and playing fields needs therefore requiring use of the Nike Site. The adjacency to the remaining conservation land at Ridge Hill is an asset. The reuse of any of the existing structure is unknown at this time.

In this option current uses of the site, a community garden and dog park, could be maintained, though in a new location. This project would also require a Public / Private Partnership as the construction of this facility is not considered critical to the function of any Town department.

The Community Center would provide the following:

- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

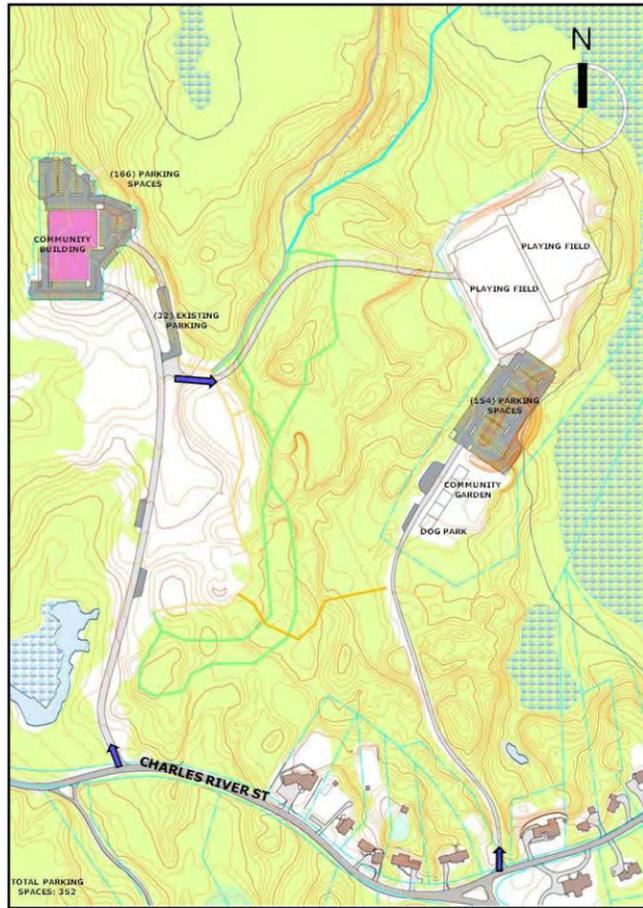
New Construction: +/- 62,000 SF

Parking for 300 cars

Playing fields

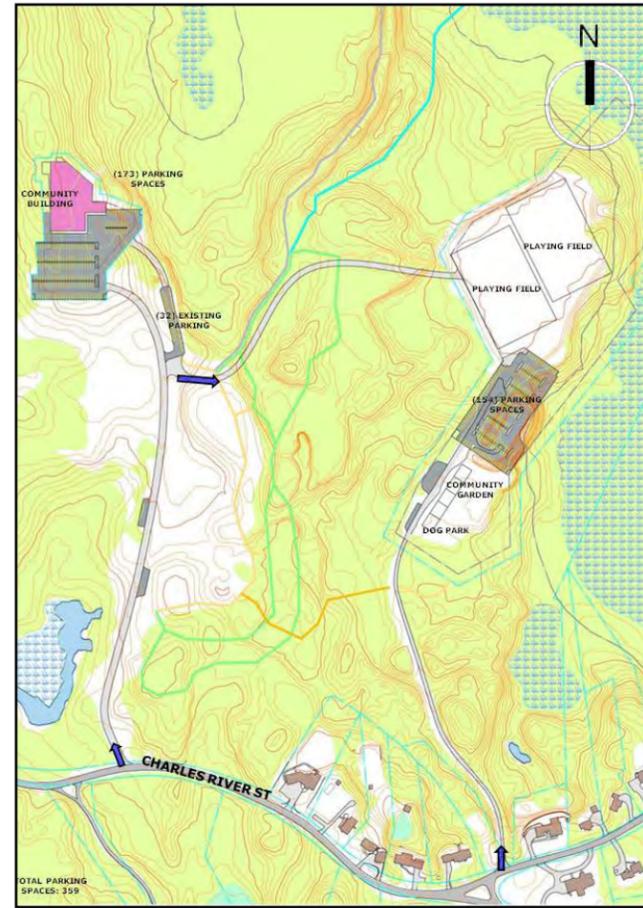
Connector roads to Ridge Hill and upgrades of road from Charles River Street and Pine Street, including re-aligned entrance road to Nike.

Total Construction: +/- 62,000 SF



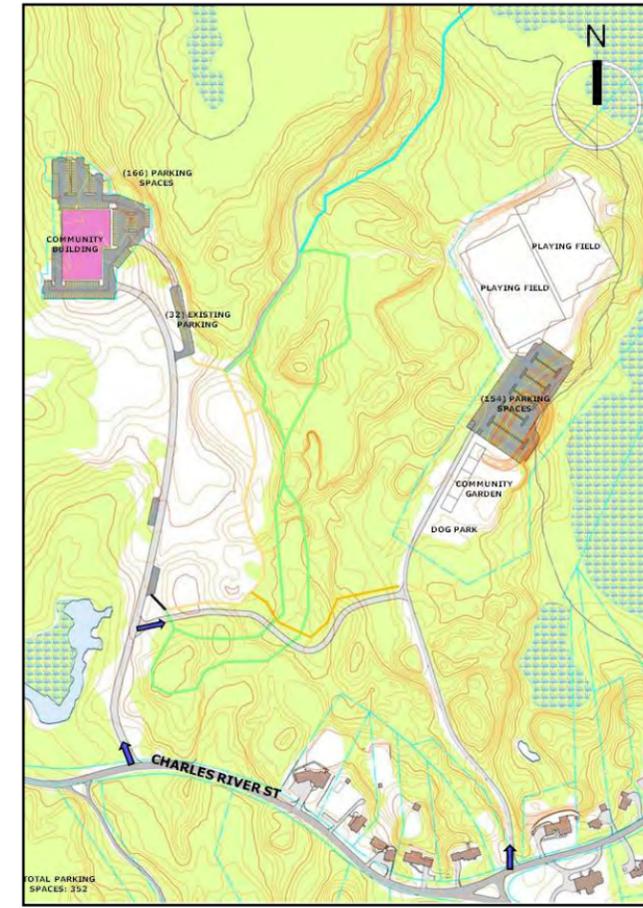
COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 2B

- New construction to accommodate 60,000 SF Building; no buildings reused
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Upper Road connector through conservation land
- Enlarged access road
- 2 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike



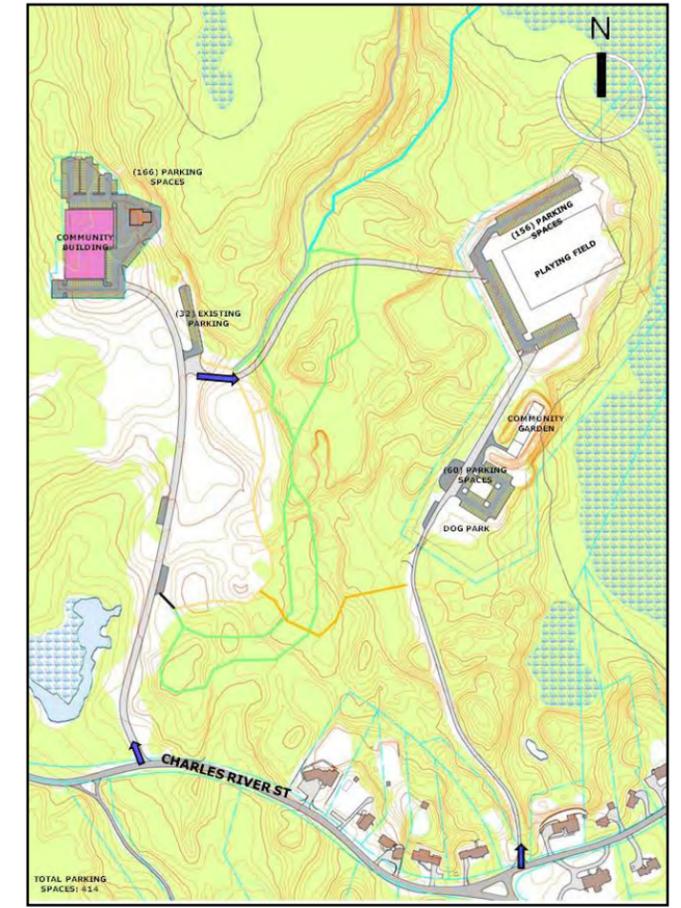
COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 2C

- New construction to accommodate 60,000 SF Building; no buildings reused
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Upper Road connector through conservation land
- Enlarged access road
- 2 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike



COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 3A

- New construction to accommodate 60,000 SF Building; no buildings reused
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Lower Road connector through conservation land
- Enlarged access road
- 2 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike



COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 3B

- Barn Facility Reuse plus new construction to accommodate 60,000 SF Building
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Upper Road connector through conservation land
- Enlarged access road
- 1 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike



COMMUNITY CENTER AT TOWN FOREST



COMMUNITY CENTER AT DEDHAM AVENUE

OVERVIEW OF A COMMUNITY CENTER AT DEDHAM AVENUE AND TOWN FOREST

A Community Center program was located at these two sites to determine whether the entire program could both fit and make sense.

The placement of this building would follow relocation of the DPW off site and would be placed at the location of the Hollis Building. The Dedham Avenue site, with the complications of existing municipal buildings on Dedham Avenue and the possibility of a school, is not large enough for all of the interior and exterior programs. The location adjacent to DeFazio Park would be considered an asset and field requirements might be eliminated if this site were developed, however, the parking requirements could be difficult to achieve.

The Town Forest could support the building, parking and at least one field and the natural connection with the hiking trails is an asset.

Description of a Community Center at Dedham Avenue and Town Forest

Both buildings would be at least two stories and would attempt to use the natural topography for these large two story spaces.

Town Meeting and Legislative approvals would be required to construct a facility in the Town Forest land.

The Community Center would provide the following:

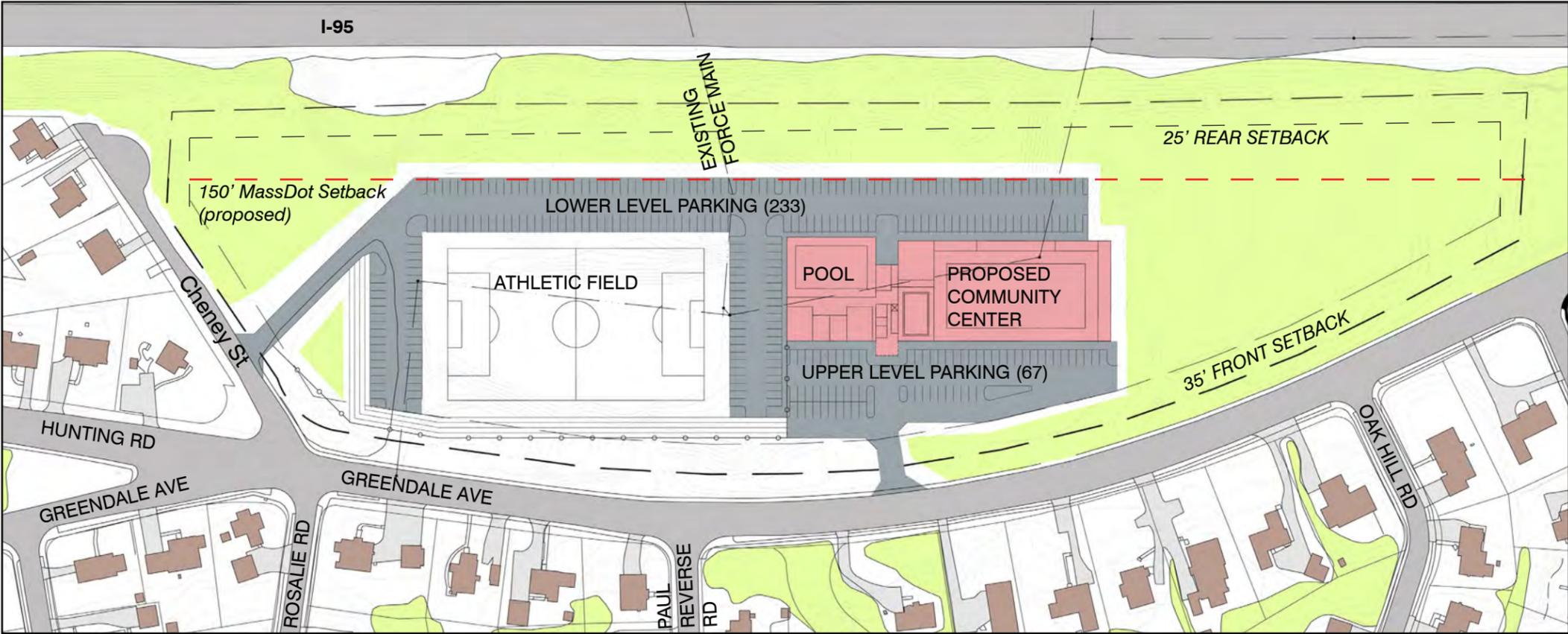
- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

New Construction: +/- 62,000 SF

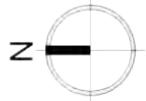
Parking for 300 cars

Playing fields

Total Construction: +/- 62,000 SF



COMMUNITY CENTER AT PARCEL 74 / GREENDALE AVENUE



OVERVIEW OF A COMMUNITY CENTER AT PARCEL 74 / GREENDALE AVENUE

A Community Center program was studied at this site to test its fit and use of this property. The site is large enough to support the building, parking and at least one field. However, the extremes in topography may create a building accessed from both Greendale Avenue and the lower portion of the site where the majority of the parking would be located.

The clear-cutting and extensive regrading needed to create a playing field would be costly. These complications make this the least favored site.

Description of a Community Center at Parcel 74 / Greendale Avenue

This building would be at least two stories and would attempt to use the natural topography for these large two story spaces.

The Community Center would provide the following:

- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

New Construction: +/- 62,000 SF

Parking for 300 cars

Playing fields

Total Construction: +/- 62,000 SF

OVERVIEW - MEMORIAL PARK BUILDING

The Memorial Park Building plans included a renovation to make the building fully accessible or a new building. The program, as developed, replaced existing spaces almost on a one-for-one basis and added a teen center. The building and park are under the jurisdiction of the Memorial Park Trustees.

The program as conceptually developed includes:

- Meeting rooms and office support space
- Concessions
- Public Toilets
- Visitors and home “team” rooms
- Teen Center
- Garage storage for equipment

No new exterior program elements were included.

Following site walk-throughs the programming documents were organized to include the following:

- Shared building services including restrooms, mechanical and storage
- Concessions
- Visitors and home “team” rooms
- Garage bay
- Public toilets
- Large and small meeting rooms
- Trustees office
- Other sports offices
- Teen Center

Space	Size proposed SF	Total GSF Subtotals
FIELD LEVEL		
Lobby	296	
Concession Stand	220	
Team Room	1126	
Garage Bay	1500	
Public Restrooms	380	
Building Storage	1280	
SUBTOTAL		4,802
Gross area adjustment 13%		624
Circulation adjustment at 15%		814
	SUBTOTAL GSF	6,240
UPPER LEVEL		
Teen Center	2144	
Meeting Room	1380	
Offices	444	
Restrooms	603	
SUBTOTAL		4,571
Gross area adjustment 13%		594
Circulation adjustment at 15%		775
	SUBTOTAL GSF	5,940
	TOTAL BLDG W/O BLDG SUPPORT	12,180
BUILDING SUPPORT		
Mechanical, Electrical, Data, Plumbing, Fire Protection, Elevator, Stairs: Assume 25% of GSf		
	SUBTOTAL GSF	3,045
	GRAND TOTAL BUILDING	15,225

PROGRAMMING FOR MEMORIAL PARK BUILDING



**OVERVIEW OF MEMORIAL PARK BUILDING
- LOBBY AND RESTROOMS**

Functions

This space serves to control access to all of the spaces in the facility, restrooms on both floors that are accessed from the interior to the building and storage.

Quantitative Criteria

2,179 GSF of space

Functional Description

Open lobby, controlled access, toilets and general storage.

Qualitative Description

Small but welcoming lobby whose primary function is to move users to upper level. General storage holds all incidental sports equipment needed for both practice and game time needs.

Locational Criteria

Central location for all visitors to facility. Public area directly off entry/public parking.

Technical Criteria

All spaces should be finished using standard toilet room or lobby materials.

General Notes

This is the main entry for the facility and should be as small as possible to accommodate the periodic users that could be attending a meeting or venue event.

**OVERVIEW OF MEMORIAL PARK BUILDING
- CONCESSION**

Functions

This space serves as the concession area for Memorial Park.

Quantitative Criteria

220 GSF of space

Functional Description

Contains all the working space for concessions including the walk-up window for servicing customers.

Qualitative Description

Fully functioning concession stand with refrigerators, coolers, microwave, sink and storage. Countertops should be large enough to contain machines for popcorn, nachos etc.

Locational Criteria

Public area directly off parking / fields.

Technical Criteria

All spaces should be finished using heavy duty commercial kitchen finishes.

General Notes

This concession stand should be located to provide the safest area for queueing.

**OVERVIEW OF MEMORIAL PARK BUILDING
- VISITORS AND HOME "TEAM" ROOMS**

Functions

This space serve as meeting spaces for sports teams at game time. The space includes toilet rooms.

Quantitative Criteria

1,126 GSF of space

Functional Description

Large rooms easily accessed from fields. Toilet rooms are shared between teams and are off entry point.

Qualitative Description

Large, open rooms.

Locational Criteria

Located with easy access off field. Area should not be located as to interfere with public concession and toilet rooms.

Technical Criteria

All spaces should be finished using heavy duty materials.

General Notes

These spaces allow both teams a space at field level to meet, store gear and provides for toilet rooms separate from the public.

**OVERVIEW OF MEMORIAL PARK BUILDING
- GARAGE BAY**

Functions

This space serves as the storage area for all equipment and materials that services this field as well as other fields in the area. The DPW will control the use of this space.

Quantitative Criteria

1,500 GSF of space

Functional Description

Open lobby, controlled access, small office, maintenance and general storage.

Qualitative Description

Overhead doors allow for ease of movement of all large maintenance equipment as well as access to pallet stored materials.

Locational Criteria

Central location directly off public parking.

Technical Criteria

Space should be finished with heavy duty materials.

General Notes

The DPW is responsible for maintaining this park. The location of equipment that primarily functions to maintain this park is best located here.

**OVERVIEW OF MEMORIAL PARK BUILDING
- PUBLIC TOILETS**

Functions

These spaces provide public toilets which are made available during sporting events, special events, and for programmed functions.

Quantitative Criteria

380 GSF of space

Functional Description

Public toilets, with exterior entry, located to provide easy access and queuing by the public.

Qualitative Description

Safe, secure, and accessible toilet rooms.

Locational Criteria

Central location with easy access from the fields.

Technical Criteria

All spaces should be finished using heavy duty toilet room materials.

General Notes

These public toilets can be made available for the public even if no other parts of the building are open.

**OVERVIEW OF MEMORIAL PARK BUILDING
- TRUSTEE AND OTHER SPORTS OFFICES**

Functions

General work areas for trustees and other sports officials.

Quantitative Criteria

444 GSF of space

Functional Description

Offices for trustees and for other sports league officials.

Qualitative Description

Private workspace.

Locational Criteria

This space is flexible as to where it is situated.

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so the staff has privacy but can quickly access the entire building.

**OVERVIEW OF MEMORIAL PARK BUILDING
- MEETING ROOMS AND TEEN CENTER**

Functions

Meeting rooms used by either sports teams or teens.

Quantitative Criteria

3,524 GSF of space

Functional Description

Two large room that can be subdivided as needed to accommodate sport teams meetings and teens. The assumption is that other than the one sub dividable space allocated directly to the teens, the other large meeting room could also be used by teens for temporary or special events.

Qualitative Description

Open and welcoming spaces.

Locational Criteria

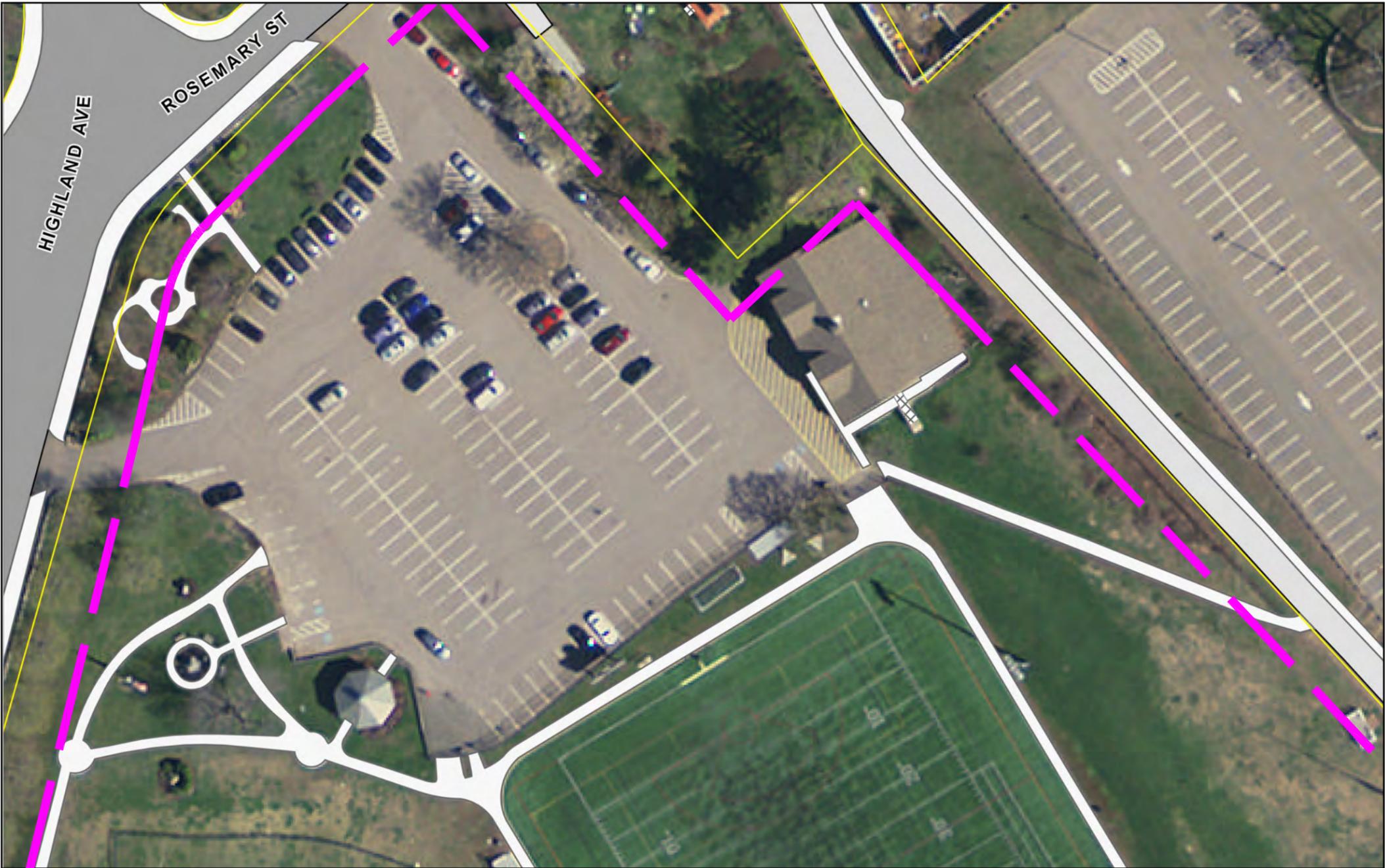
Upper level area with views out to field. An outdoor deck / porch is also proposed off of the teen center.

Technical Criteria

All spaces should be finished using standard meeting finishes.

General Notes

These spaces should be flexible and should take advantage of the views to the ball fields.



EXISTING CONDITIONS:
MEMORIAL PARK

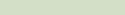
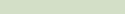
Parcel Area: 13.08 Acres

Jurisdiction: Memorial Park Trustees

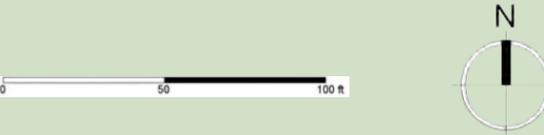
Description

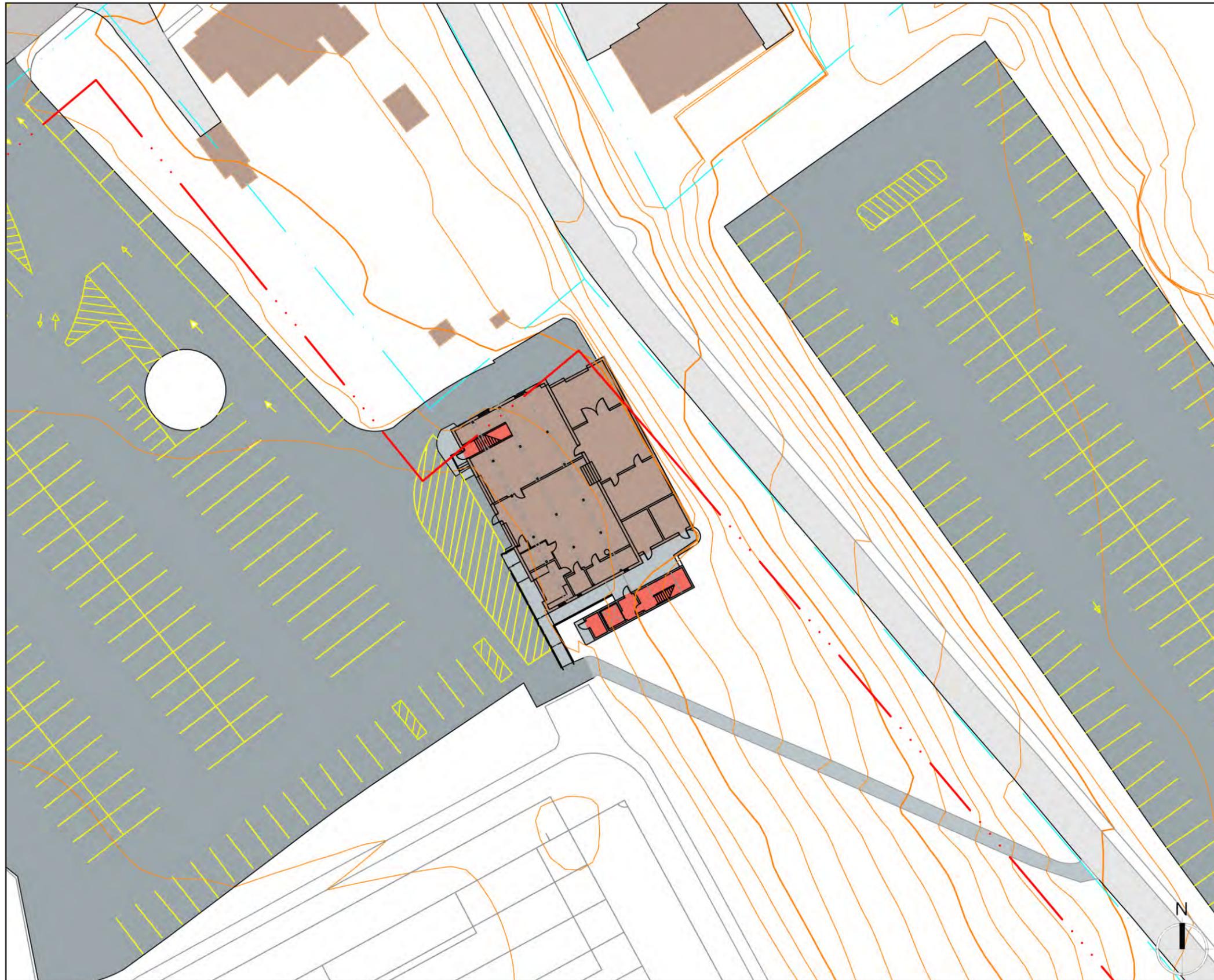
- No wetlands or streams
- Significant grade changes at rear and side of building
- Adjacent to parking lot, football and baseball fields
- Adjacent to High School
- The existing structure is "existing non-conforming" to the required side yard setbacks
- 149 car and 5 motorcycle parking space

Legend

-  2013 Parcels
-  Parcel Setback
-  Wetland Boundary
-  Wetlands Setback
-  Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF MEMORIAL PARK BUILDING RENOVATIONS

Memorial Park Building currently is used by the teams that use the playing fields and for meetings of many team sports coaches and trustees. Its concession stand and public bathrooms are available to the attendees at sporting events. The DPW use the garages for storage of equipment and materials used at parks and fields and to do short term out-of-season small projects.

Two options have been discussed to address the most important deficiency of this building: accessibility. One option would be to renovate and make the building fully accessible and the second option is to demolish the structure and build a new building.

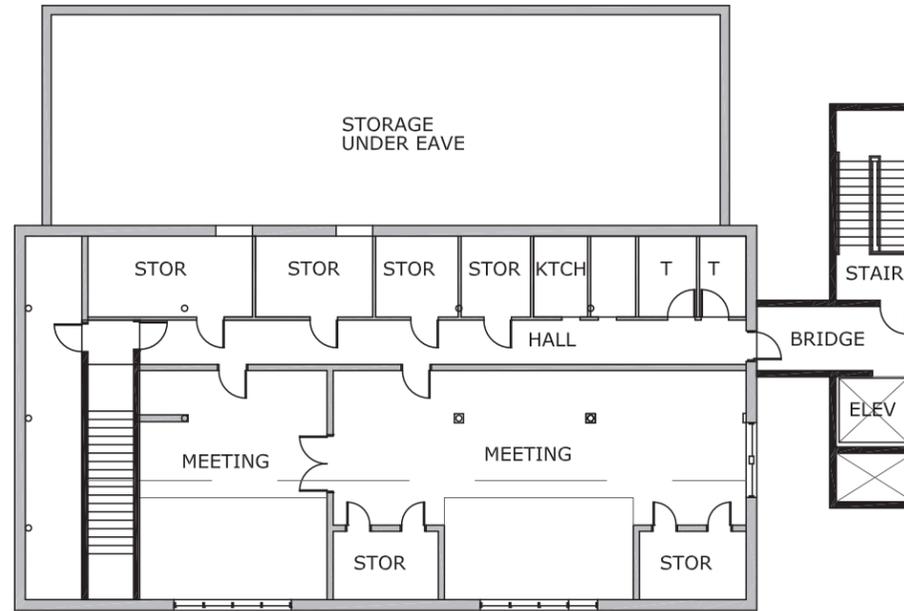
Description of Memorial Park Building Renovations

To address the concern of access and egress this plan provides a solution to both of these fundamental issues. Meeting space and offices on the second level will become accessible and egress from these spaces will be appropriate after the construction of an elevator and stair and the upgrade to the existing stair. General repairs and upgrades for the remaining spaces, including toilets and concession, will allow this space to be used for the foreseeable future. The location of the addition is outside the footprint of the original structure but will connect on the upper level.

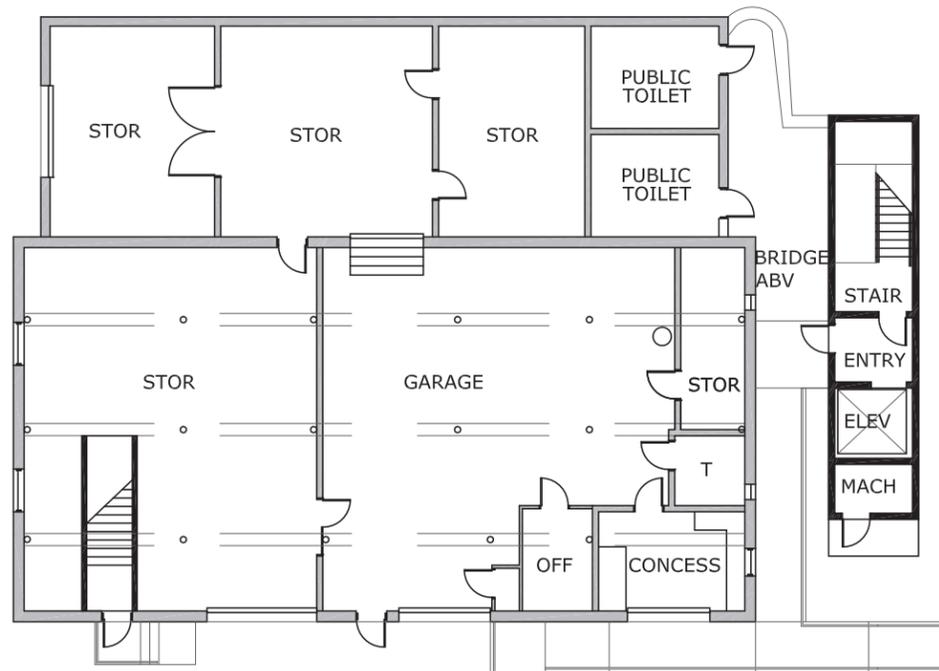
The building is non-conforming to current earthquake and fire sprinkler codes. A full code review is required if renovated, and would be the first step in a detailed Feasibility Study.

New Construction:

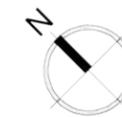
Stair /Entry / Bridge / Elevator: 860 SF
Light Renovation at remainder of building



MEMORIAL PARK BUILDING RENOVATIONS - UPPER FLOOR PLAN



MEMORIAL PARK BUILDING RENOVATIONS - GROUND FLOOR PLAN





**OVERVIEW OF MEMORIAL PARK BUILDING -
NEW CONSTRUCTION**

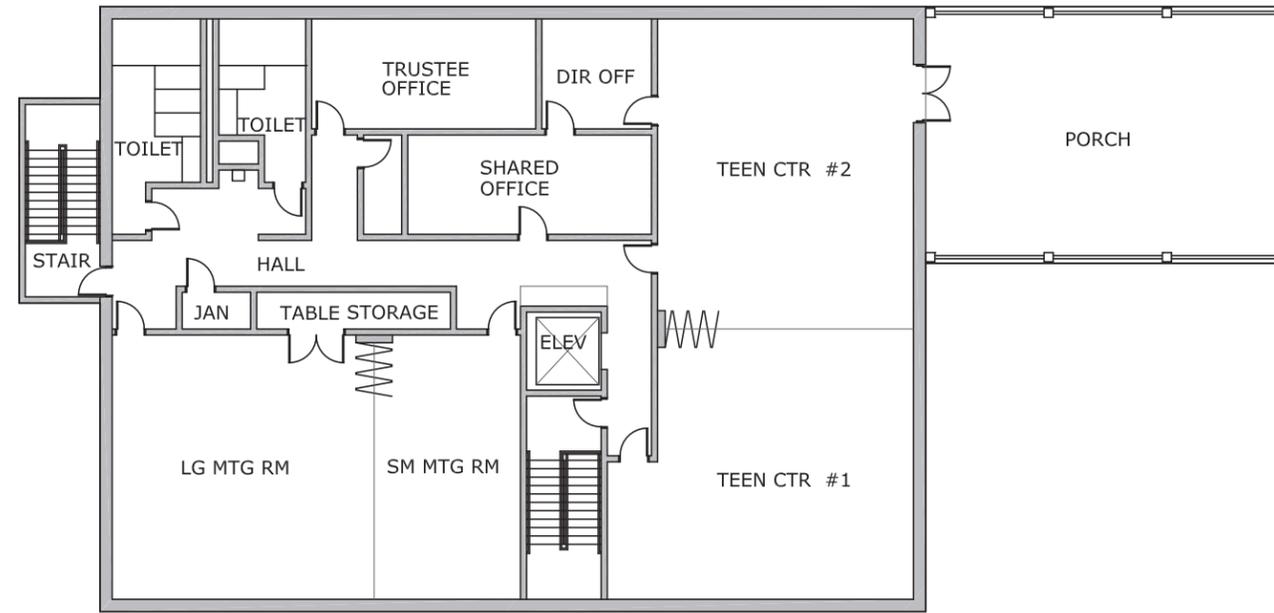
Another option under consideration is the demolition of the existing building and construction of a permanent and code compliant facility. This building would address all the need of the Memorial Park Trustees and includes a teen center which would address needs of youth beyond those interested in sports. The building is under the jurisdiction of the Memorial Park Trustees.

Description of a Memorial Park Building New Construction

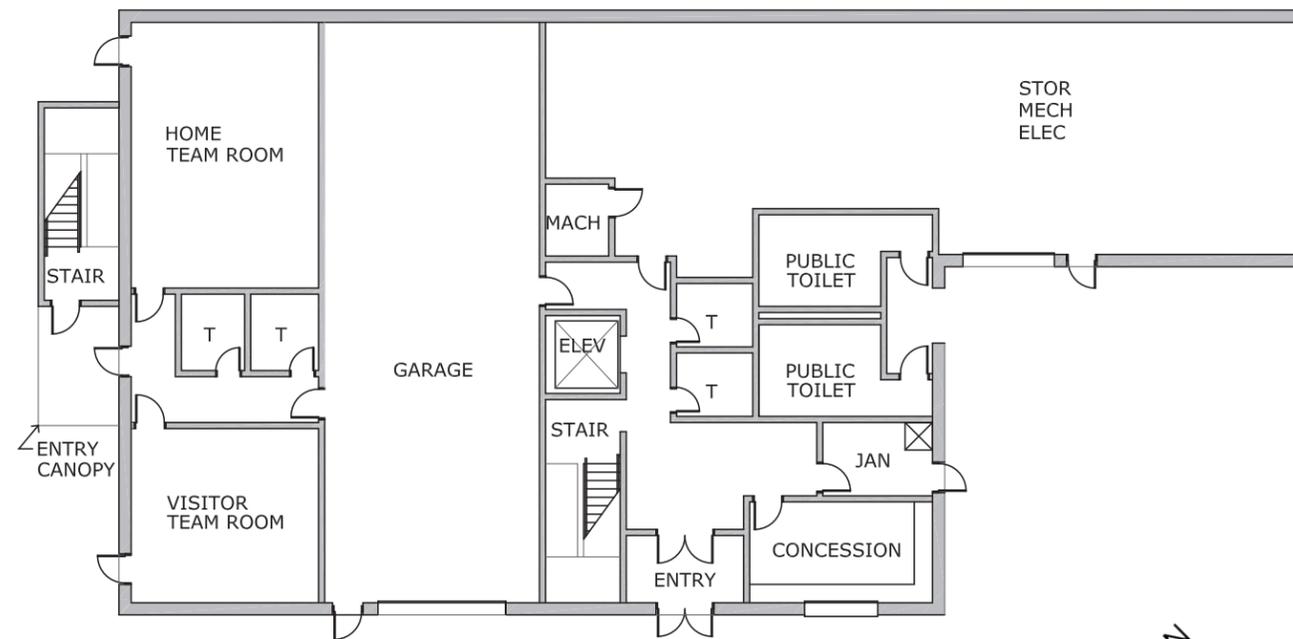
A new building would be constructed in approximately the same area as the original building, requiring temporary facilities, or no facilities, during the construction timeframe. This new building would include the following spaces:

- Meeting rooms and office support space
- Concessions
- Public Toilets
- Visitors and home "team" rooms
- Teen Center
- Garage storage for equipment

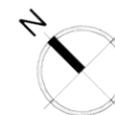
New Construction:
2 Story Building: 14,584 SF
Total Building Construction: 14,584 SF



MEMORIAL PARK BUILDING - NEW CONSTRUCTION - UPPER FLOOR PLAN



MEMORIAL PARK BUILDING - NEW CONSTRUCTION - GROUND FLOOR PLAN





**EXISTING CONDITIONS:
ROSEMARY POOL**

Parcel Area: 37 Acres

**Jurisdiction: Park and Recreation
Commision**

Description

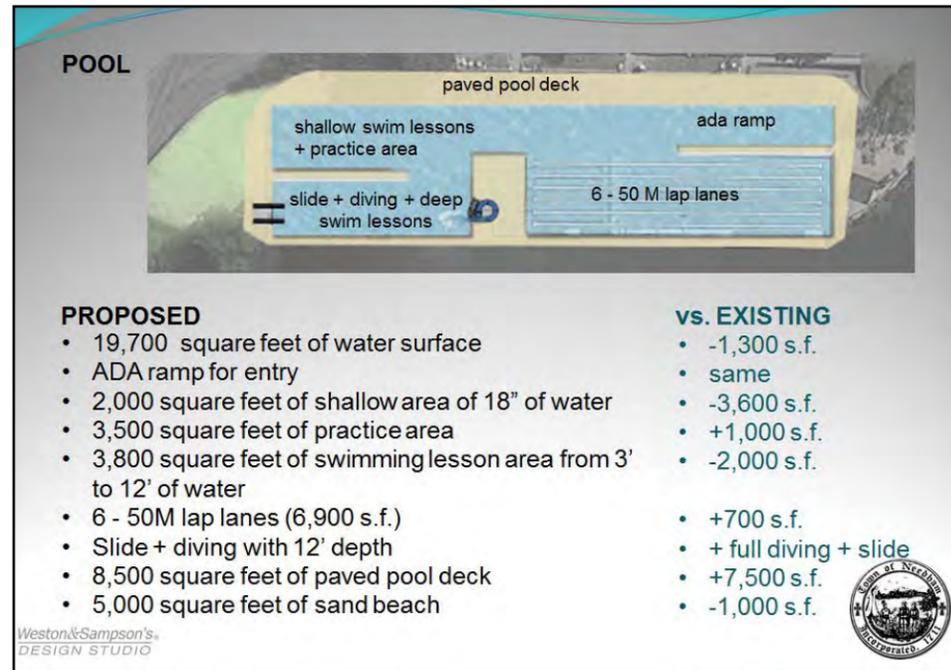
- Pool located within Rosemary Lake, constructed in the 1970's.
- Significant grade changes
- Existing Bathhouse building
- Open hillside park with stepped terraces
- DEP permit allowing the draining of Rosemary Lake for pool maintenance to expire soon

Legend

- 2013 Parcels
- Parcel Setback
- Wetland Boundary
- Wetlands Setback
- Wetlands

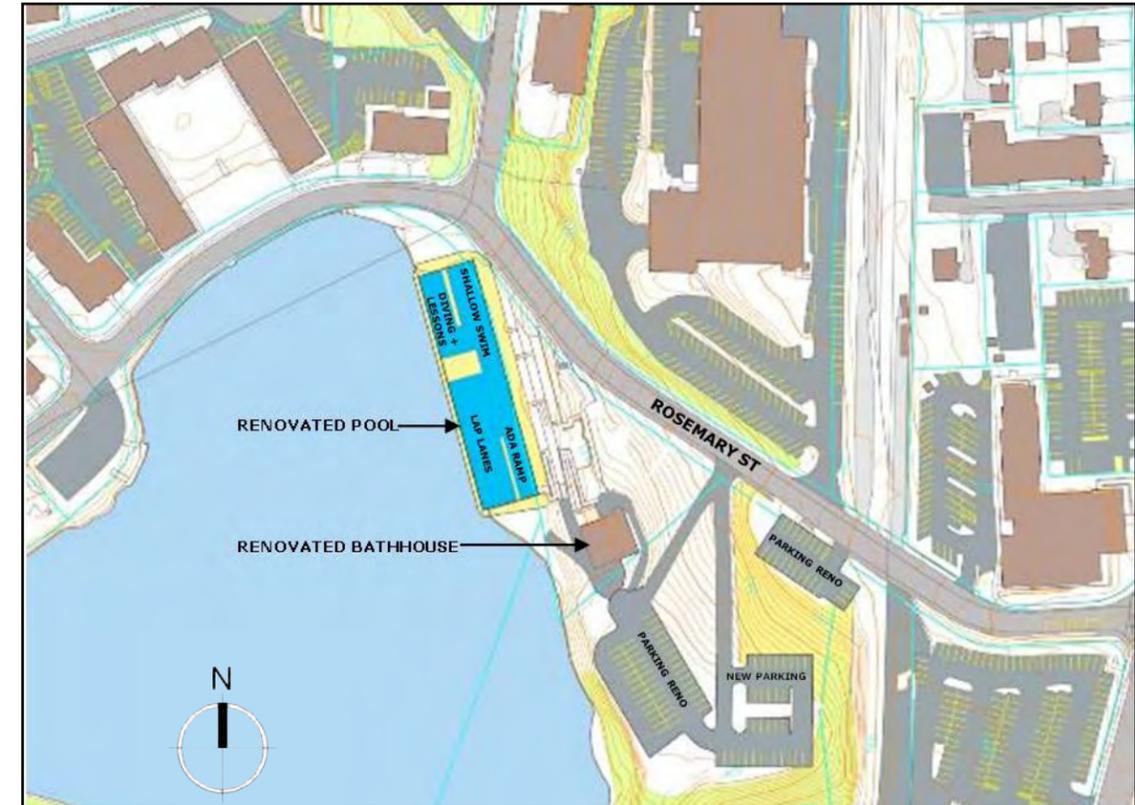
2013 Aerial photo data from Needham WebGIS





ROSEMARY POOL OPTION 3B

(Feasibility Study for the Future of Rosemary Pool, Amended March 2014)



ROSEMARY POOL - OPTION 3B



ROSEMARY POOL OPTION 4

(Feasibility Study for the Future of Rosemary Pool, Amended March 2014)

NOTE

A 2014 study reviewed multiple options for repair / replacement of the existing facility. The Park & Recreation Commission has recommended a further detailed Feasibility Study of the two alternatives 3B & 4 shown on this page. This would include:

- Reconstructed pool that can be maintained without draining the lake.
- Renovated & reconfigured Bathhouse
- New and expanded parking
- Fully accessible facility



**EXISTING CONDITIONS:
CRICKET FIELD BUILDING**

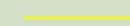
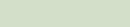
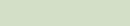
Parcel Area: 6.76 Acres

Jurisdiction: Park & Recreation Commission

Description

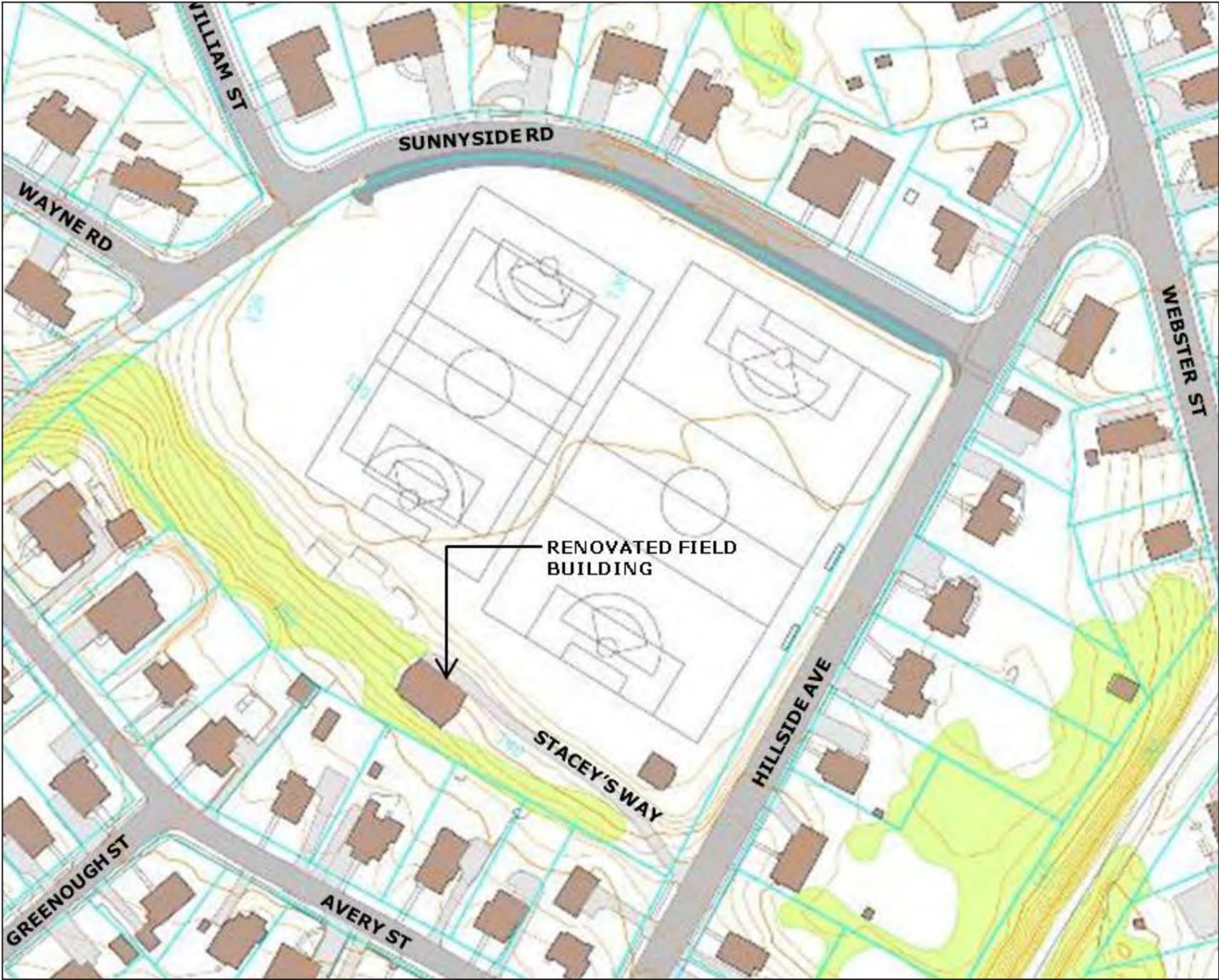
- Site is mostly flat with small hillside at south end of site
- No wetlands or streams
- Existing Building constructed in 1970's
- Playground constructed in 1990's
- 2 multi-purpose grass fields in active use
- Bounded on south by residences

Legend

-  2013 Parcels
-  Parcel Setback
-  Wetland Boundary
-  Wetlands Setback
-  Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF CRICKET FIELD BUILDING

RENOVATIONS

Cricket Field Building will be renovated and made accessible and continue as a summer-use structure.

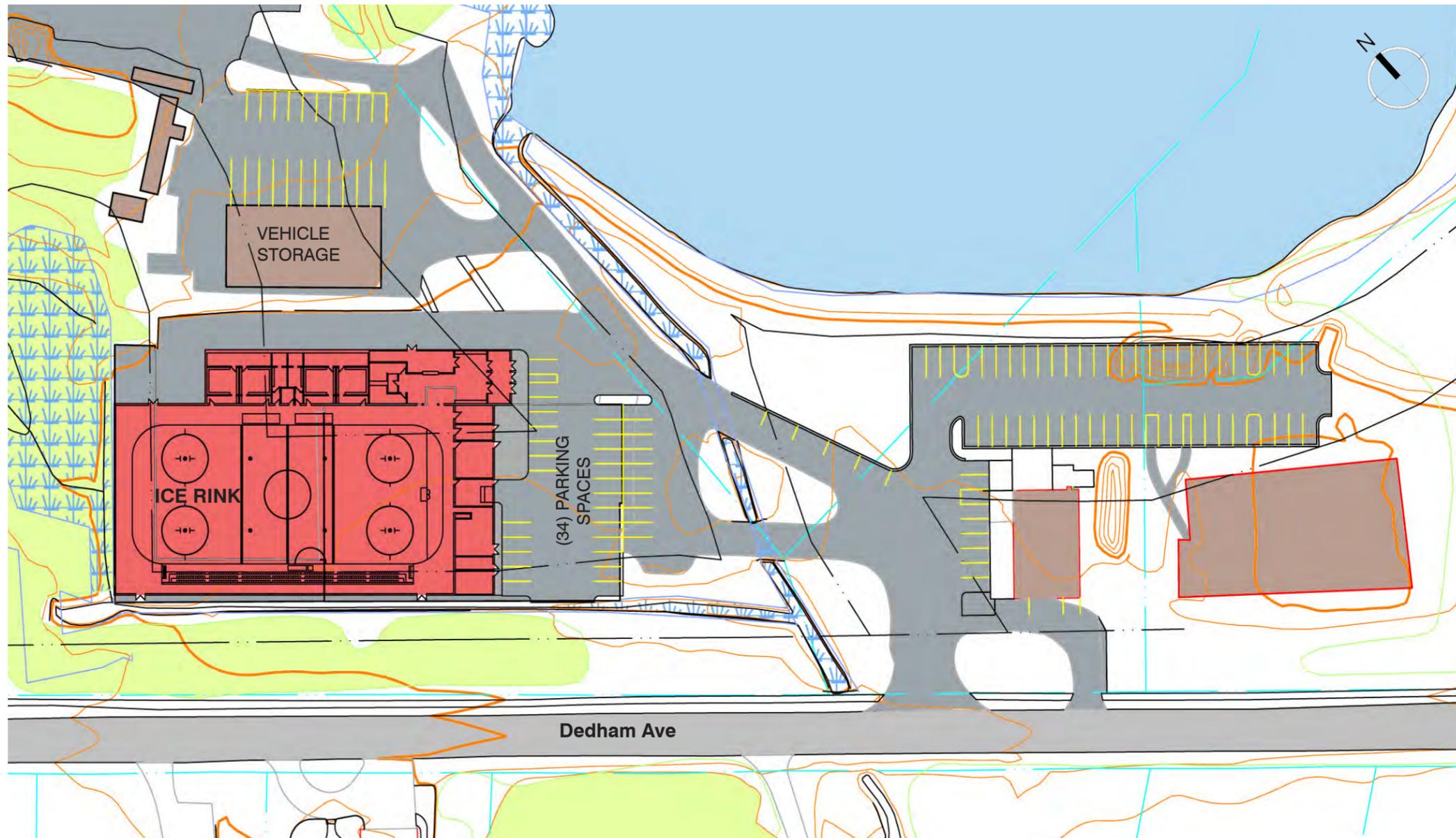
A range of alternatives were studied in 2012, including full refurbishment for year-round use. The more limited renovations selected will retain its seasonal use.

Description of Cricket Field Building Renovations

Renovations to this building will stabilize and extend the use of this building. Improvements to access will allow full use by the Community. Improvements include:

- Building envelope stabilization
- Stairs and porches will be repaired
- Bathrooms will be improved & made accessible
- Interior spaces will be painted
- Connection to sanitary sewer
- Accessible parking & pathway to the building

Renovation of Field Building



OVERVIEW OF AN ICE RINK AT DEDHAM AVENUE

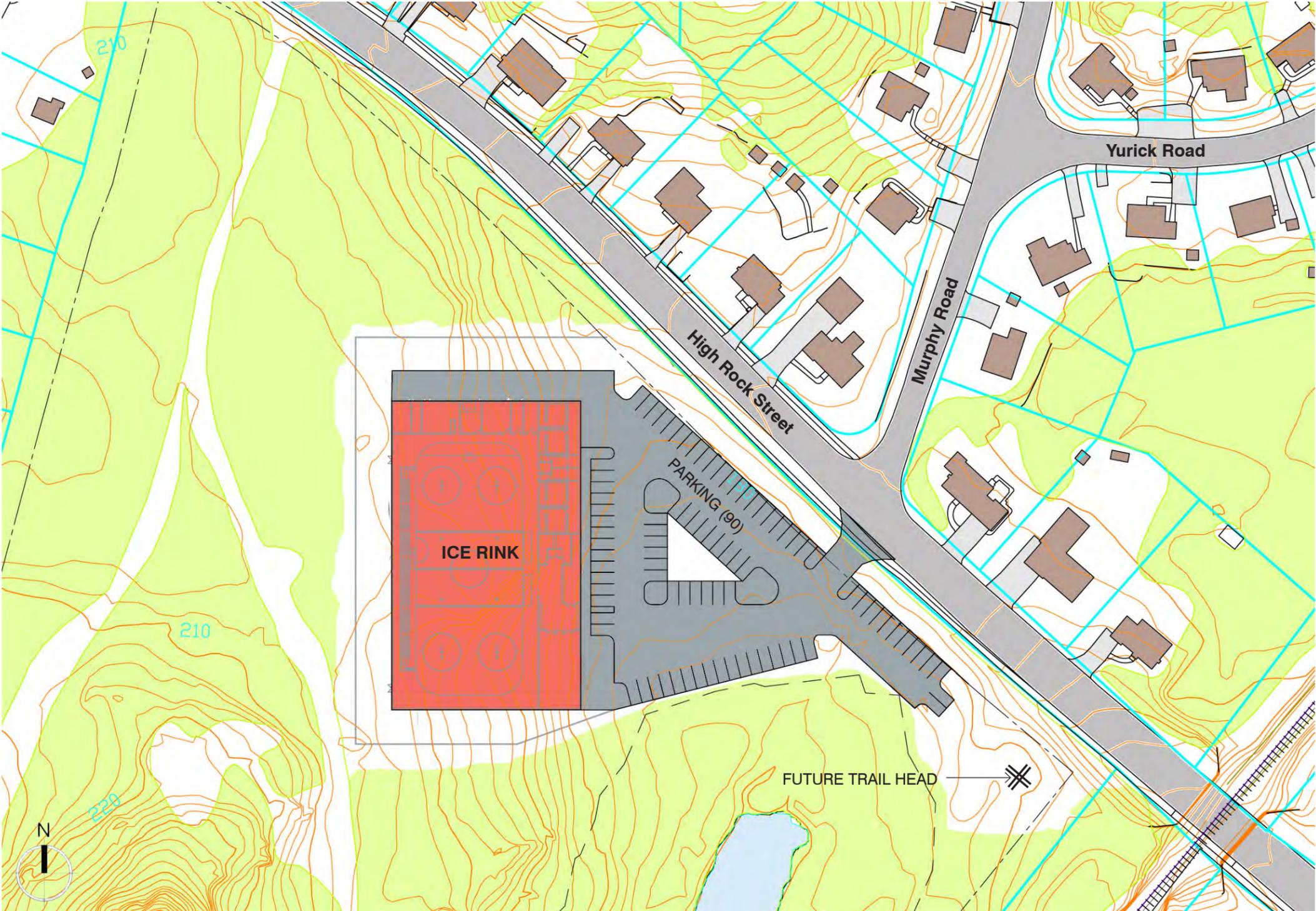
An Ice Rink is another facility that would enhance recreational opportunities for youth, teams and adults. The placement of this building would only be possible following relocation of the DPW off-site, as it would be placed at the location of the existing Hollis Building. This facility is another potential program for a Public / Private Partnership. Parking for this off hour use building would include parking dedicated to the PSAB, and joint use of new school parking, if a school was constructed at this site.

Description of an Ice Rink at Dedham Avenue

The building, sized for one rink capable of use by a high school or club team, is proposed. This building includes:

- One Rink
- Spectator Seating
- Team Rooms
- Concession and a Lobby
- Ticket Office

New Construction: 35,272 SF
Total Construction: 35,272 SF



OVERVIEW OF AN ICE RINK AT TOWN FOREST

Another studied location for an Ice rink is Town Forest. A rink would enhance recreational opportunities for youth, teams and adults. Again, there are natural synergies between these two recreational areas and parking for this building could augment the parking which is proposed for the rail trail. This facility is another potential program for a Public / Private Partnership.

Town Meeting and Legislative approvals would be required to construct this facility on Town Forest land.

Description of an Ice Rink at Town Forest

The building, sized for one rink capable of use by a high school or club team, is proposed. This building includes:

- One Rink
- Spectator Seating
- Team Rooms
- Concession and a Lobby
- Ticket Office

New Construction: 36,839 SF
Total Construction: 36,839 SF