

NEEDHAM FACILITIES MASTER PLAN STUDY



Municipal Resources, Inc.



5 PRIMARY CATEGORIES OF WORK

- **Fire + Police:** Public Safety Building (Police + Station #1); Fire Station #2
- **DPW:** 470 Dedham Ave – Vehicle storage and Maintenance; 486 Dedham Ave. – Former Water Pumping Station; Recycling and Transfer Station
- **Schools + Administration:** Hillside + Mitchell Elementary Schools; Pollard Middle School; Needham High School; Emery Grover Building; Daley Building; Nike Site
- **Park + Recreation:** Rosemary Pool and Building; Cricket Field Building; Community Center
- **Ridge Hill Buildings**



PROJECT SITES



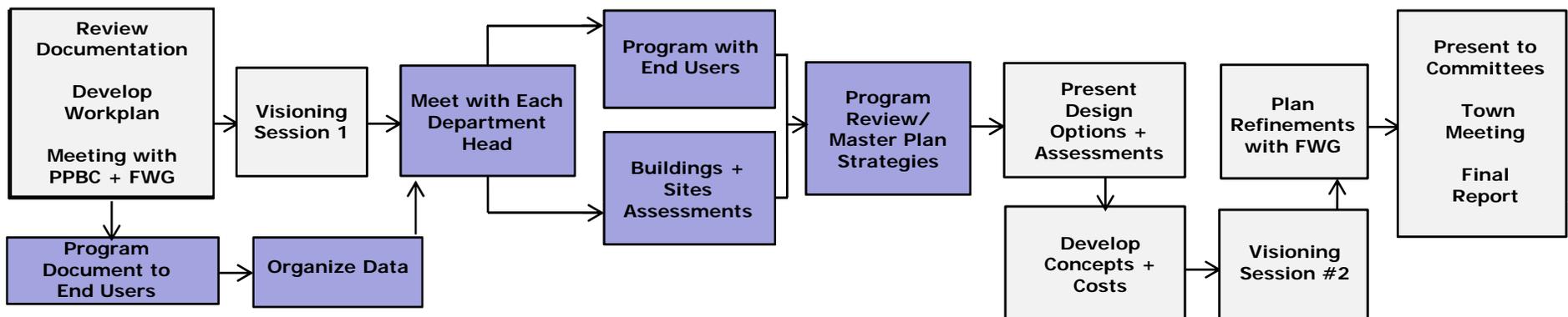
AGENDA: FACILITY WORKING GROUP – MEETING #1A

- Process and Schedule
- Overview of Department Programs
 - Department of Public Works
 - Police and Fire
 - Schools
 - Parks + Recreation/Conservation
- Overview of Visioning Session Comments
- Update of Schedule
- Next Steps



PROGRAMMING PROCESS

- Programming Process
 - Documents sent to end users; information being collected + organized
 - Met with Department Head and selected staff
- Pending - Building assessments as needed: Arch, Site, Struct, MEP+FP
- Pending – Meeting with Commission Heads and Town Manager
- Detailed Program Review with End Users
- Develop Program/Master Plan strategies with FWG



FWG SCHEDULE + OBJECTIVES

- February [Mtg. 1A](#): Programming/site investigation process
 - Summary of findings with observations
 - FWG comments and finalizes proposed programs
- March + April [Mtgs. 1B + 1C](#): Update of design options + assessments
 - FWG comments on plans and approach

TASK:

Months	December	January	February	March	April	May	June	July	August	September	October	November
Meeting with FWG		1	1A	1B	1C	1D	1E	1F	1G	1H		
Visioning Session		2			2A							
PPBC Meetings	3			3A			3B			3C		
Selectman Meetings				4			4A			4B		
Programming; Site Assessments		5A 5B 5C 5D										
Programming Review												
Design Options + Assessments												
Plan Refinements												

DEPARTMENT OF PUBLIC WORKS: Manage and preserve infrastructure

- Highway maintenance + construction: 123 miles of roadway, 23 signalized intersections
- Sidewalks maintenance: 162 miles
- Removing snow
- Supplying + distributing water: water main breaks or leaks, replaced water meters + water lines
- Constructing + maintaining sewer and storm water
- Solid waste disposal + recycling
- Parks + Forestry maintenance: tree removal, pruning + brush removal
- Athletic Fields: fertilized, aerated, seeded, mowed + lined
- Administration, engineering and maintenance divisions: 30 project reviews for Planning, 725 project reviews for building department, intersection and road repairs

DEPARTMENT OF PUBLIC WORKS

- Current existing structures
 - Hollis Building: 38,224 GSF; buildings, sheds + cold storage
 - New vehicle building: 4,998 GSF
 - PSAB building = 21,777 GSF
 - RTS, Claxton Field, Memorial Field, Cricket Field, Ridge Hill storage
- Programming Needs: Dependent on storage of vehicles + equipment
 - Consolidation versus distributed
- Operations and Administration are on same site but not together
- Any changes will likely trigger full upgrade



DEPARTMENT OF PUBLIC WORKS

- Observations
 - Existing DPW facility is undersized for your fleet + personnel
 - Garage is 60' width vs 98', height should be minimally 17' clear of structure or systems, Hollis is 18' to top of building
 - Building is not accessible; all spaces must be accessible
 - Systems not current; employee facilities lacking
 - Maintenance + Shops: Should have minimum 6-7 bays (current at 3), storage for fluids, tires and parts and supplies; shops per department
 - Existing Hollis building is not energy efficient



DEPARTMENT OF PUBLIC WORKS

- Observations
 - Storage of vehicles, equipment + materials is located throughout Town; some are co-located with other departments at Ridge Hill, Memorial Field, Claxton and Cricket Fields + RTS
 - Vehicles stored indoors protect this valuable asset and help improve localized site conditions
 - Explore the benefit of consolidation of personnel and equipment
 - Feasible at existing site; feasible at alternate site
 - Domino affect of building projects
 - Town archival storage needs are scattered throughout buildings



DEPARTMENT OF PUBLIC WORKS

- Observations
 - Materials handling areas: storage of stock materials such as sand + gravel and areas to store materials removed during street sweeping, catch basin cleanout or asphalt repairs and from Town construction sites needs should be defined and controlled
 - Currently stored at DPW site near original salt shed + RTS
 - Should Town building projects be included in this area
 - Areas of cold storage, sander bodies + spreaders, pipes + manhole covers etc. should be located to secure + maintain stock + to be nearby other equipment needed to complete the project



POLICE AND FIRE DEPARTMENTS

- Current Station #1: +/- 31,145 SF
 - Police: +/- 13,095 SF
 - Fire: +/- 11,634 SF
 - Shared: +/- 6,416 SF
- Station #2: +/- 9,630 SF
- Preliminary Programming Needs at Police + Fire: 43,966 SF
 - Shared spaces and building support: +/- 6,019 SF
 - Police: +/- 21,609 SF
 - Fire: +/- 16,339 SF



POLICE AND FIRE DEPARTMENTS

- Observations
 - Current building is undersized for current vehicles and equipment
 - Organization of spaces does not reflect current police and fire operational needs
 - Shared resources: FD + PD dispatch, waiting area, conference and EOC are not well located
 - No sallyport; no holding area; booking area too small and too much prisoner access to personnel and equipment
 - Support spaces for apparatus inadequate; height and width do not meet current standards



POLICE AND FIRE DEPARTMENTS

- Site requirements
 - Visitor Parking: 24 hrs; prime 7am to 10pm
 - Personnel Parking: overlapping shifts for both departments
 - Dumpster
 - Impound area (currently in wash bay)
 - Emergency generator
- Movement of emergency vehicles: Fire and Police Vehicles must be able to move quickly and effortlessly from site



POLICE AND FIRE DEPARTMENTS

- Observations
 - Visitor and employee parking is inadequate with no obvious separation of visitors and department vehicles
 - No sallyport so prisoners escorted across open parking area
 - Overall site circulation is poor
- Acquisition of land should support the needs of these departments



SCHOOLS

- Transition spaces key to successful development of schools + other Town buildings: Defazio is key
- Neighborhood schools are very important – some possibilities are non-neighborhood, require redistricting or additional busing
- Preference is to re-build on existing sites – what are the issues that might affect that preference (access, wetlands)
- Full day kindergarten at all elementary schools
- Other scenarios: convert schools from elementary to middle or middle to elementary, or new 6th grade option



SCHOOLS

- Hillside and Mitchell Schools - Permanent versus temporary location
 - Impact on Defazio Field and DPW of either all temporary or combination temporary + permanent construction
 - Site circulation issues
 - Materials handling area
- Hillside School: contaminated soils – how does this affect rebuilding project
- Pollard School: long term versus short term needs
 - Science classrooms and cafeteria
 - New permanent facilities: Replace modular with modular or stick-built



SCHOOLS

- High School
 - Designed for 1,400 students, at 1,600 projected to 1,800
 - Permanent Modular's/Pre-fab with expanded cafeteria
 - Other support spaces to handle students and staff: gymnasium, auditorium, office and conference space
 - Other office functions that could move out of high school
 - Other changes to support “bubble” of students
 - Year to year rearrangement of spaces to accommodate needs



SCHOOLS

- Emery Grover Building
 - Not accessible for staff or visitors
 - Undersized Meeting Rooms + Offices
 - Physical condition is poor
 - Unused space
- Daley Building
 - Supports all Town Buildings not just school buildings
 - Is this building at its full potential
- Nike Site: use versus location



PARKS AND RECREATION/CONSERVATION

- Parks + Rec and Conservation are largest controllers of land in town
- Current buildings primarily used during summer
- Many buildings include storage component used by DPW
- Ridge Hill site has restricted use
- Some other community building needs have been met in other buildings but there are some that remain; we need to define those and see how they can be accommodated in the long term
- What sites should be planned for low impact development and usage?
 - Nike and Ridge Hill



PARKS AND RECREATION/CONSERVATION

- Conservation would like to improve degraded site conditions but recognizes current uses
- Conservation will work with us on challenging sites like the existing DPW
 - Preferable to do mitigation on a previously disturbed area
 - Can water be allowed to move in a more natural manner or can improvements be made in other areas or on other sites
- Should wildlife, including the appearance of coyotes and an expanding bear population, reduce potential use of any site. What are reasonable mitigation measures?



MATRIX DISCUSSION

- Projects in Master Plan
- Other sites discussed during programming or visioning
- Metrics
 - Site: location, shape, topography and size; jurisdictional boundaries; zoning factors; wetlands buffers; stormwater management; history; other restrictions
 - Sociopolitical: neighborhood; abutters; remote site; cost to purchase
 - Constructability
 - Building (existing): code compliance; systems deficiencies; accessibility; internal planning
 - Building (new): can site support interior and exterior needs
 - Operations: vehicular traffic patterns; parking; easy access; safety for children, staff or employees

OVERVIEW OF VISIONING

- **Q1 Previous Master Plan: Surprises or concerns**
 - Cost estimates – how well they tracked to the actual projects
 - Importance of swing or temporary space
 - Limited alternative sites available in Town
 - Should programming be focused on how needs should be handled or how they most probably will be handled
 - Need for Public input
 - Establish priorities; how flexible should/must plan be
 - Projects were balanced and constituents were pleased

OVERVIEW OF VISIONING

- **Q2 What do you see as obstacles**
 - Financial: ability to finance projects
 - Town wanting more than we can afford; realistic expectations
 - Lack of available land and facilities
 - Capacity of sites
 - Lack of available land to relocate or expand
 - Value of current open spaces
 - Maintaining an open minded approach
 - Territorial attitudes
 - Improve communications
 - Building agreement and consensus
 - Setting Priorities
 - Order by urgency
 - How will needs be balanced

OVERVIEW OF VISIONING

- **Q3 Needs or limitations suggest simple or radical changes: what are the “sacred” land or buildings**
 - Open minded approach
 - Look at everything
 - Public should be heard
 - Safety of citizens
 - Fire and Police in the downtown
 - Playing fields and green spaces
 - Spaces that define a neighborhood
 - Town forest, Ridge Hill, Rosemary Lake
 - Neighborhood schools
 - Historic Buildings and land
 - DPW
 - No sacred sites

OVERVIEW OF VISIONING

- **Q4 What do think the citizens believe should be highest priority**
 - Schools: upgrade, renovate, replace, relocate
 - DPW: solve this issue
 - Police and Fire
 - Land, fields and roads
 - Preserve open space; Environmental planning
 - Financial
 - Affordable solutions; Value for tax dollar expended
 - Development of a sound plan
 - Community: communication and inclusion of all age groups
 - Sustainability
 - No priority
 - Recreation

OVERVIEW OF VISIONING

- **Q5A.1 View of location of DPW**
 - RTS
 - Stay at present location
 - Hillside
 - Other sites: Greendale, Nike, Claxton Field
- **Q5A.2 Use of RTS**
 - Not in scope
 - Best use should be explored
- **Q5A.3 Use of Dedham Ave**
 - School
 - Recreation
 - Natural resources

OVERVIEW OF VISIONING

- **Q5B.1 View of School Projects Synergies**
 - Synergies: combine schools
 - Recreation and school complex
 - Build large enough schools for other programming
- **Q5B.2 View of School Projects Location of Administration**
 - At Emery Grover
 - With other schools
 - New land acquisitions
 - Executive offices
 - Ridge Hill
 - DeFazio
 - Police and Fire
 - Other

OVERVIEW OF VISIONING

- **Q5C View of Police and Fire/shared site**
 - Stand alone
 - School administration
 - Other Public Facilities
 - Community Center
 - Parking lot

OVERVIEW OF VISIONING

- **Q5D View of Rosemary Lake alternate sites**
 - Current site
 - Ridge Hill/Nike
 - Private
 - DeFazio
 - Claxton Field
 - School Property
 - Millis Field
 - Town Forest
 - Other

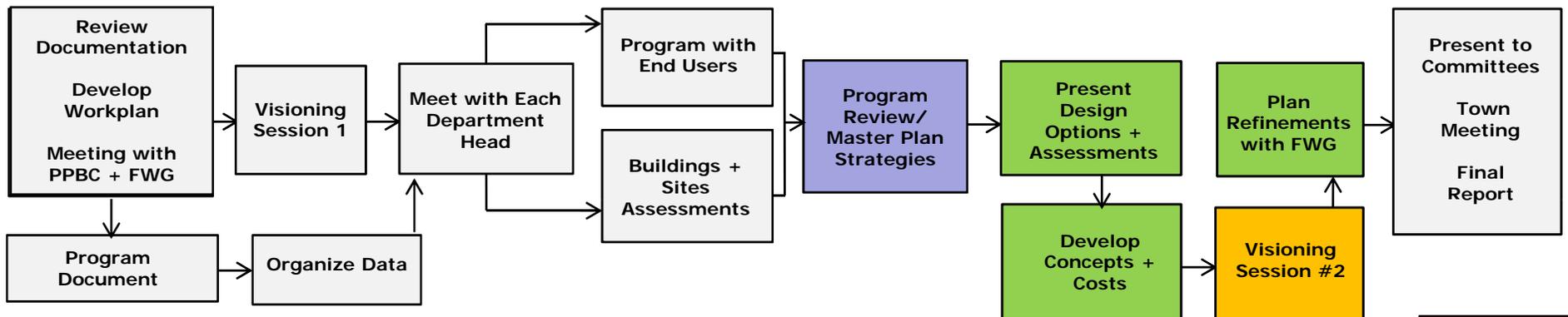
OVERVIEW OF VISIONING

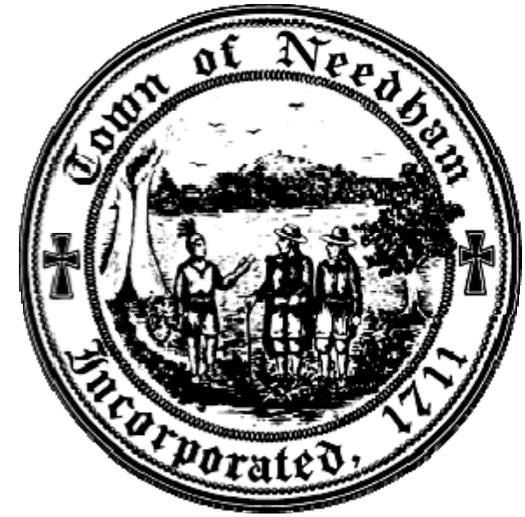
- **Q5E View of Nike and Ridge Hill Sites**
 - Swap land
 - Keep as open space
 - Community or Recreational Center/pool
 - Passive recreation
 - School administration
 - Other

- **Open Discussion**

NEXT STEPS

- Finalize program documents and review with “end users”
- Present concept design options to FWG for review and discussion
 - Strategize on options and other possible concepts
- Develop concepts with associated costs
- Visioning Session #2: Present findings to establish consensus for Master Plan
- Revise accordingly with Facility Working Group





THANK YOU