

SCHOOLS AND SCHOOL ADMINISTRATION

- ① Hillside School
- ② Mitchell School
- ③ Pollard Middle School
- ④ Needham High School
- ⑤ High Rock School
- ⑥ Emery Grover: Central Administration
- ⑦ Daley Building: Public Facilities - Operations
- ⑧ Nike Site

DEPARTMENT OF PUBLIC WORKS

- ⑨ Hollis Building – 470 Dedham Avenue
- ⑩ Water Pump Building - 484 Dedham Avenue
- ⑪ Public Service Administration Building (PSAB) – 500 Dedham Avenue
- ⑫ Recycling and Transfer Station (RTS)

POLICE AND FIRE

- ⑬ Police Station – School Street
- ⑭ Fire Station – Chestnut Street
- ⑮ Fire Station #2

RECREATION

- ⑯ Rosemary Pool
- ⑰ Memorial Park Building
- ⑱ Cricket Field Building
- ⑲ DeFazio Park

OTHER

- ⑳ Ridge Hill Reservation
- ㉑ Town Forest
- ㉒ Parcel 74 on Greendale Avenue

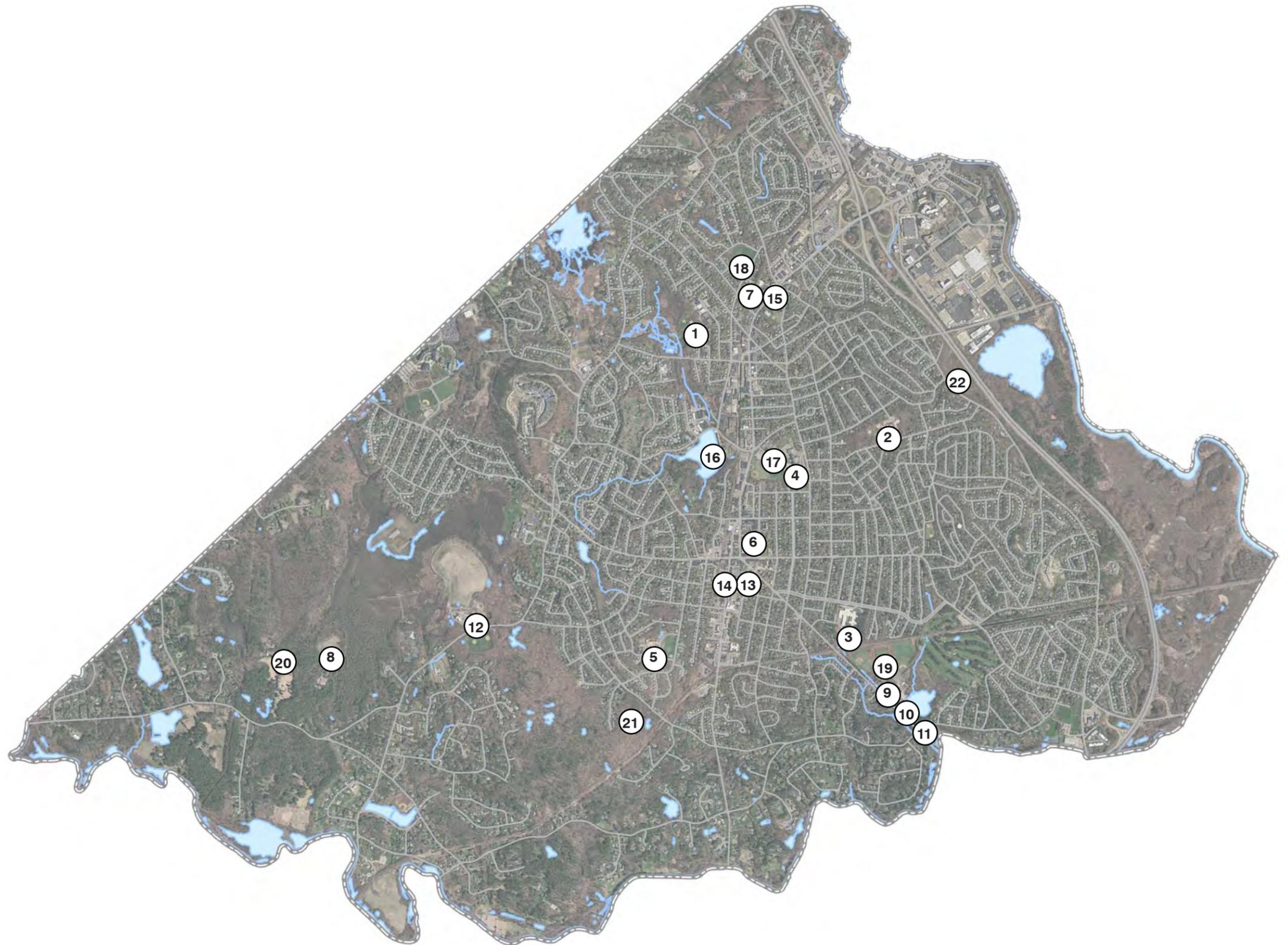


FIGURE 8: MAP OF NEEDHAM SITES



INTRODUCTION TO EXISTING SITE & BUILDING EVALUATION

Existing and potential sites to accommodate the programs identified in Needs Assessment / Planning / Programming are identified in this section. The following Town owned sites have been evaluated. No investigation of privately held properties was completed. Circled numbers shown in Figure 8 correspond to the list below.

It was the intention of the Town that all identified programs be accommodated on their existing sites or on other Town owned property. No private property was considered although the Town may need to pursue rental property for some phased construction in the future.

METHODOLOGY

Existing sites and buildings were evaluated using the following methods:

Previous studies: Existing conditions have been documented in other studies with a focus on individual buildings and sites. See Volume 3 - Index of Previous Studies, Reports and Documents.

Geographic Information Systems (GIS) Data: Needham's GIS data forms the base information for existing site plans. This GIS information was most recently updated in 2013.

Site Visits:

All identified sites were visited by a member of the design team. Focused review included Pollard Middle School, Needham High School, Emery Grover, Daley Building, Department of Public Works at Dedham Avenue, Recycling and Transfer Station, Police and Fire Stations, Nike site, Memorial Park Building, DeFazio Park, Ridge Hill Reservation, Town Forest at High Rock, and Parcel 74 on Greendale Avenue.

Interviews with Town Staff:

Various user groups were interviewed to discuss pertinent data for their departments. These interviews included members of the School Department, Conservation and Recreation staff who provided valuable insight on comprehensive studies completed by others and

referenced in this document. In addition, extensive interviews with staff from the Department of Public Works and the Police and Fire Departments were completed in order to complete comprehensive programming documents and building evaluation.

Site Evaluation

As it was the intention of the Town to use only Town-owned property to accommodate programmed needs, a matrix of sites was assembled based on comments received during early visioning sessions with the Facility Working Group. While many sites were discussed, the matrix included only sites the FWG felt might be appropriate for each program. The FWG established a weighted criteria matrix that covered six major categories:

- Location
- Accessibility
- Site Features
- Environmental
- Site Development
- Availability
- Special Considerations

Members of the FWG agreed on criteria standards, the numerical value of each category, and then met as a group to complete each site matrix. The FWG relied on individual members of the group to offer their expertise on specific issues that arose during the process.



Photo 44: Hollis Building - 470 Dedham Avenue



Photo 47: Police and Fire Station #1 - Administration



Photo 45: Recycling Transfer Station - Tipping Floor

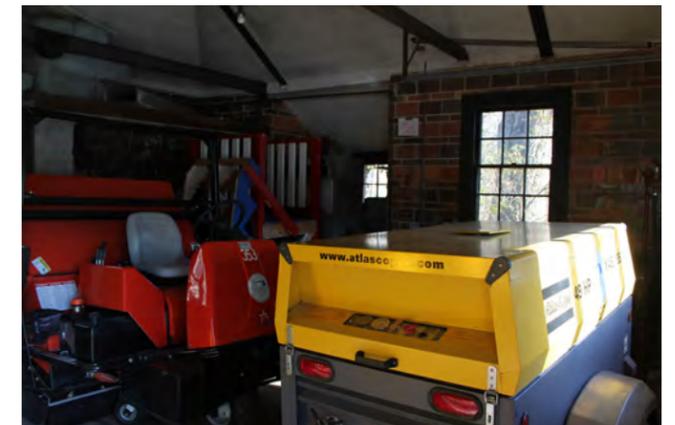


Photo 48: DPW Storage at Ridge Hill Garage



Photo 46: Fire Station #1 - Interior



Photo 49: Daley Building - Interior

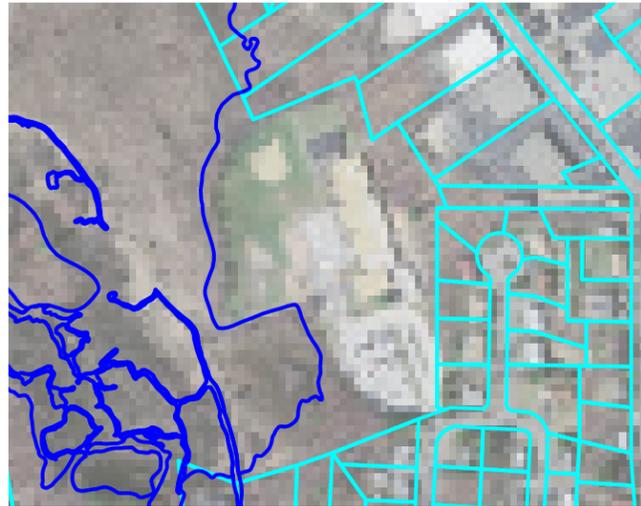


Figure 9



HILLSIDE SCHOOL

24.6 Acres
Jurisdiction: School Committee

The Hillside elementary school, located on Glen Gary Road off of West Street, is a two story brick veneer building constructed in 1961, with an addition in 1968 and a modular classroom added in 1996. The building is aligned slightly west of a north south axis and is surrounded by residential development and a large wetland/marsh meadow and Rosemary Brook. The site has a high water table and is subject to flooding in crawl spaces. The site is also part of an ongoing environmental remediation project per the MADEP. The existing conditions are not a deterrent for future reuse of this site but additional site procedures and buildings systems are required for construction.

An asphalt play surface, and grass field are located directly west of the building and a baseball field is on the northern edge of the site. Play structures are located to the east of the school between the building and the wooded hill. Access to and from this site is complicated and constrained by small and congested streets. The main entrance and only vehicle entrance is from Glen Gary Road. Buses, a parent drop-off pick-up zone, and students walking to the school share circulation loops and sidewalks. Parking on site is undersized with no room for expansion.

The 47,000 sf school currently serves 435 students in grades K-5. The building is about 40% undersized per current MSBA standards. This building is fully utilized and public areas are used for teaching spaces and storage purposes. Classrooms, gymnasiums, lunchrooms, art, and music rooms are undersized based on current MSBA guidelines. The entire building is not accessible from within the building although access is available to both levels by way of separate exterior entry points. The library is not accessible from either floor or outside. Building systems require modernization, code updates and or replacement.

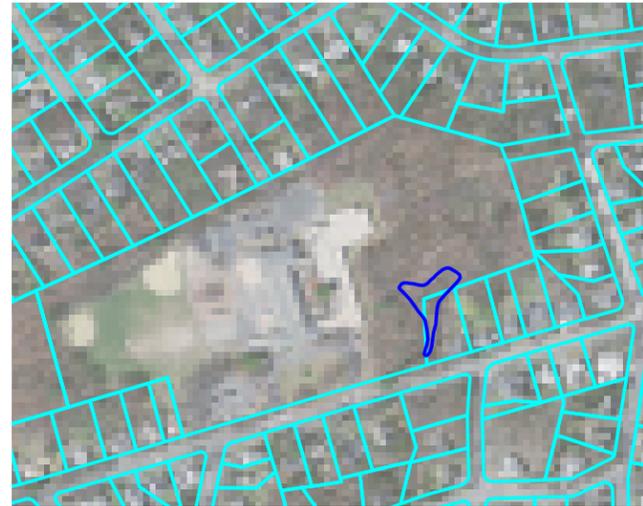


Figure 10



MITCHELL SCHOOL

12.5 Acres
Jurisdiction: School Committee

The William Mitchell Elementary School, located on Brookline Street, is a single story, masonry building constructed between 1949 and 1951 with additions in 1958, and 1968. The building is located on two parcels of land in a densely populated residential neighborhood with sidewalks, which makes it conducive to walking to school. The site includes a wetlands area with a stream on the east side of the property and open playing fields and playgrounds on the west side. The site is bordered by Mitchell Woods. Modular classrooms were added to this site for the school year beginning in 2014.

The main entrance to the school is on Brookline Street with parking for parents, staff and visitors accessed by a one-way entrance/exit driveway loop. A secondary entrance off of Tower Avenue on the North side of the school provides additional parking, bus pick-up and drop-off. Parking is limited on this site as well as queuing space for cars at the beginning and end of the day.

The 49,000 square foot school serves approximately 490 students in grades K-5. This building area is fully utilized and public areas are used for teaching spaces and storage purposes. Classrooms, gymnasiums, lunch rooms, art, and music rooms are undersized based on current MSBA guidelines. The main entrance is accessible although not all components of the ramp conform to ADA and MAAB guidelines. The access ramps to the kindergarten, rear of the site, and the west part of the site with access to playgrounds, do not meet guidelines. Building systems require modernization, code updates and or replacement. The building is about 40% undersized per current MSBA standards.

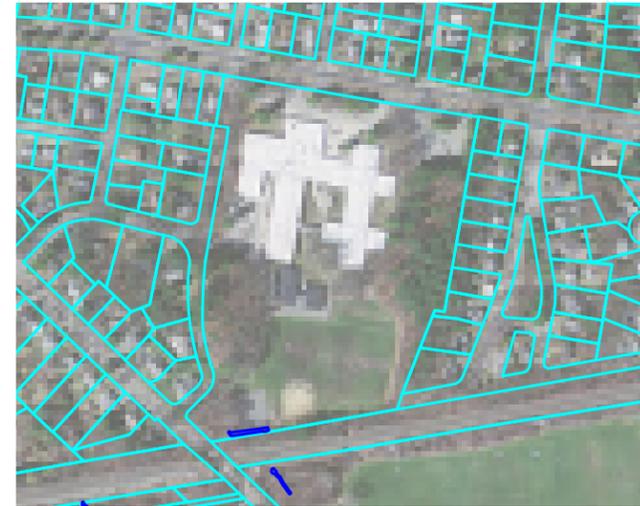


Figure 11



POLLARD MIDDLE SCHOOL

15.6 Acres
Jurisdiction: School Committee

Pollard Middle School, located on Harris Avenue with the MBTA commuter rail line to the south, is a multi-level building constructed out of steel frame, aluminum storefront, brick veneer, wood siding and vinyl siding at the modular classrooms. The original building was constructed in 1958 with additions in 1969 and 1992. Ten modular classrooms were constructed in 2002 and were not designed as long term facilities. The site is located in a residential area and includes play areas to the rear of the school and a connection below the rail line to DeFazio Park. The School Committee also has jurisdiction over 10.68 acres of land to the south side of the rail road embankment.

The U shaped access road located off of Harris Avenue is used for student drop-off and pick-up, including students who are transported to the High Rock 6th grade center. There is limited parking for visitors along this driveway and bus / car circulation on site is inadequate. Parking areas are located along the NE and SW sides of the building. Some but not all of the exterior pathways are accessible.

The 147,000 square foot building serves approximately 870 students in grades 7 and 8. The general layout of the building appears to work well and library, gymnasium and auditorium are of suitable size for a middle school population. Improvements to science classrooms are a priority to address MSBA standards. Administrative spaces are not well located and there is a lack of appropriate administrative space. In 1996 renovations to the school included ADA and MAAB improvements. Although it appears that all locations of the building are accessible there are many areas of the building that will need to be improved to meet current MAAB standards therefore allowing full access to all students and staff.

The buildings are well maintained with on-going improvements in progress and with the long range plan of remaining in this building. More significant renovations / additions for this building are anticipated to address code-related and functional use improvements.



Figure 12



NEEDHAM HIGH SCHOOL

14.0 Acres
Jurisdiction: School Committee

Needham High School, located on Webster Street was expanded and renovated in 2005-8. Designed for 1,450 students with ability to accommodate 1,600 for short peak durations the student population is now projected to exceed 1,700 for an extended period of time. The building is in excellent condition except for expected overcrowding in classrooms and the cafeteria. Modifications to existing classrooms, the addition of pre-fabricated / modular classrooms and an expansion of the cafeteria to accommodate the expanded student body are under consideration.



Figure 13



HIGH ROCK SCHOOL

11.9 Acres

Jurisdiction: School Committee

High Rock School, located on Ferndale Road, first opened as an elementary school in 1952 and was most recently expanded, renovated and reopened as the 6th grade center in 2009 to address overcrowding in the Pollard Middle School. This 61,650 square foot building currently houses 449 students who come from the five elementary schools of Needham. Bus access to the school is off of Ferndale Road and car access is located off of Linden Street.

Part of the building is located adjacent to existing wetlands buffer zone.

During the recent renovation, the classrooms, cafeteria, gymnasium, media center and administrative spaces were programmed to accommodate either a 6th grade center or an elementary school. If it were converted back into a K-5 school, the art wing would need to be renovated and expanded in order to accommodate kindergarten classrooms and special education spaces.



Figure 14



EMERY GROVER

1.1 Acres

Jurisdiction: School Committee

The Emery Grover Building, located on Highland Avenue, houses Central School Administration for the district. Originally constructed in 1898 as a high school, it continued this use until 1924 when increased enrollment required a larger building at which time it was used for special classes. In the early 1970's it was converted into its current use as School Administration offices. Anecdotal evidence suggests the building may have had some renovations in the 1930's and 1940's. This building is listed on both the Federal and State Historic Registries. Designation of the building as a national historic property does not preclude the Town from demolishing this structure if need be.

The building, well located in the downtown business district, has parking on multiple sides but the 72 spaces available are not sufficient for the needs of the department. Entering the site from Highland Avenue is a challenge and the entrance off Oakland Avenue is considered the better option.

The 22,460 square foot masonry building, including the two side porticos and the uninhabited attic space, is fully occupied by staff. The building spaces do not support the needs of a modern school administration and lacks critical office and meeting spaces.

The building is in need of general envelope repairs to the slate roof, copper flashings, brickwork and windows. In the interior little is left of the original spaces, although some components and finishes do remain. Structural systems may need additional reinforcement and / or new structure inserted to handle new loads. Building systems are antiquated. The main entry on Highland Avenue is not accessible and a new accessible entry will be required, creating a pathway from the parking areas and into the building. The entire building is inaccessible and a new elevator is required to make all floors of the building accessible.



Figure 15



DALEY BUILDING

0.92 Acres

Jurisdiction: School Committee

The Daley Building, a one story masonry structure, is located on a contiguous parcel with Fire Station #2. While the parcel has a leg that extends to Highland Avenue, it currently shares a common access drive with the Fire Station off of Webster Street. The building houses personnel for the Public Facilities Department - Operations Division, stores building and general maintenance supplies for all Town buildings and houses vehicles used by the workforce. The building also includes shops for small scale carpentry and mechanical / electrical projects.

Outside in the yard, the Department of Public Works stores materials used for underground infrastructure repair projects, which must be available 24/7. Access to this material becomes difficult in winter months.

The building is adequate for its existing use but is not a candidate for expansion due to its constrained site.

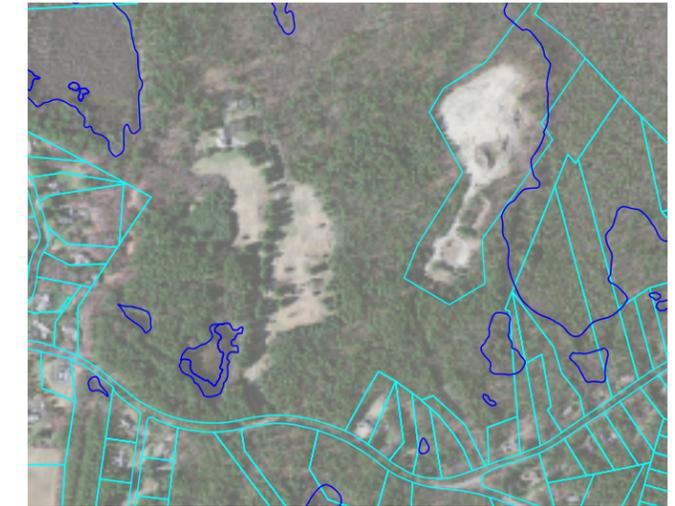


Figure 16



NIKE SITE

19.1 Acres plus 2.15 Acre Access Easement

Jurisdiction: School Committee

This site, at the intersection of Pine and Charles River Street, was used as a Nike missile battery from 1955 until 1963. A portion of the site was then used as a firing range for the Needham Police and was the repository of excavated soil from the High School Renovation project following lead abatement of areas near the firing range. The site currently is used as a Community Garden and a dog park.

Access to the site is by way of a narrow roadway located at a very difficult intersection. Improvements to this site for use by the Town or by another Public / Private development will require widening of the roadway to provide typical two way movements of all vehicles and the extension of site utilities through this easement and the site. Alternative access through the adjacent Ridge Hill site, tracing existing upper or lower access trails, is possible and may provide natural synergies between these potential recreational sites. Wetlands surround the property on the east side with significant changes of elevation at the edges of the site.

Potential use of this site for School Administration or a Community Building were explored.

Only about 9 acres of the Nike Site are able to be redeveloped. Over half of the area is wetlands or steep wooded hillside.



Figure 17

DEPARTMENT OF PUBLIC WORKS - DEDHAM AVENUE

63.0 Acres with DPW portion approximately 9.9 Acres

Jurisdiction: Board of Selectmen

The Town of Needham purchased a 36.36 acre triangular piece of land in the early 1940's along Dedham Avenue for a sandpit and use by the Public Works Department. It is known today as DeFazio Park, but was known then as the Norris Farm. Today this parcel is controlled by three jurisdictional bodies. The northern triangle (10.68 acres) was transferred to School Committee (SC) jurisdiction in the 1960's when the Pollard School was constructed. The SC jurisdiction today covers the land closest to Pollard currently including wetlands, a 90-foot baseball diamond, multipurpose field, and half of the track and associated field. A middle trapezoid of land (8.08 acres) on the right of the entry drive was transferred to the Park and Recreation Commission (PRC) in the late 1960's for playing fields. The PRC jurisdiction today includes wetlands, the 60-foot baseball diamond, the pavilion and parts of the track and turf field. The balance of the parcel (17.8 acres) remains under the jurisdictional control of the Board of Selectmen (BOS). This includes the DeFazio Park entry drive, the tot lot, the gravel parking lot, the adjacent baseball field, and portions of the turf fields as well as the old salt shed, cold storage yards, new prefabricated vehicle storage shed, and the Hollis Building (470 Dedham Ave). The DPW is also in charge of maintaining the playing fields and parking lot areas, regardless of the jurisdictional boundaries. Joint use of the parcels by all three jurisdictional bodies has been acknowledged since the reconstruction of the playing fields in the last decade as a part of the "Field of Dreams" project.

The BOS also controls five parcels, totaling 16.46 acres, comprising the Reservoir and surrounding lands. These were once used for town potable water supply, but now are used for landscape irrigation at DeFazio Park and the abutting

Needham Golf Course. The Water Pump Station building (484 Dedham Ave) and PSAB (500 Dedham Ave) parcels contain a further 3.72 acres of land under BOS control. The parcel survey and jurisdictional boundaries are shown on pages 34-35 of Volume 2.

This site includes a high water table, a perennial stream / channel, and significant wetlands. Buildings and site improvements are currently located in these wetlands buffer zones. Department of Environmental Protection and National Pollution Discharge Elimination System rules and regulations now demand controls for water pollution discharge into surface waters from public works facilities. Recent efforts to comply include the construction of a pre-engineered metal storage building.

Access to the site is off of Dedham Avenue between the Water Pump Station and the Hollis Building. The main driveway extends behind the Water Pump Station to the major parking area for staff and visitors to this department or the other related departments co-located at the Public Services Administration Building (PSAB). Another roadway extends north-west and leads to the rear of the Hollis Building, which houses the vehicle storage, shops and maintenance, the fuel depot and uphill to the pre-engineered vehicle storage building and the materials handling / cold storage areas. Additional access is through DeFazio Park with a connection at the old salt shed and materials handling / cold storage areas.

The current DPW structures include 67,400 square feet of space located in the Hollis Building, constructed in 1960 with an addition in 1965, the pre-engineered vehicle storage building constructed in 2014, the Water Pump Station building, constructed in 1942 and the Public Services Administration Building constructed in 2010. Some cold storage and materials lay down areas are located near the old salt shed in the area between the gravel parking area of DeFazio Park and the reservoir. In addition, the DPW controls 47,434 square feet of buildings and sites spread throughout Town for vehicles, equipment and materials.

The existing buildings are undersized for fleet and personnel and the Hollis Building is not accessible. Employee facilities are lacking, the building does not meet current egress or access codes and the buildings do not meet operational standards for a modern public works department.

The DPW buildings are located on lands that are under the jurisdictional control of the Board of Selectmen. DeFazio Park fields share jurisdictional controls with the Park & Recreation Commission, the School Department, and Board of Selectmen. The Conservation Commission will have authority over the wetland areas within the site which impact all 11 parcels that comprise DeFazio Park. A consensus plan is required for redevelopment. This redevelopment might also require: a Zoning By-Law amendment, property line adjustments and/or jurisdictional land swaps.



Figure 18

DEPARTMENT OF PUBLIC WORKS - RECYCLING AND TRANSFER STATION

74.4 Acres

Jurisdiction: Board of Selectmen

The Recycling and Transfer Station (RTS), located off of Central Avenue, provides residents with recycling and waste disposal services and is referred to as the RTS, previously as "The Dump." Private Haulers, Contractors and Landscapers may use the Needham Recycling and Transfer Station for the disposal of trash, recyclables, and / or yard waste after they have purchased an annual commercial disposal sticker.

This large site includes the closed and capped sanitary landfill located north of the RTS, a composting operations area, materials handling areas, and a salt / sand shed constructed in 2014. A 12 acre solar array will be installed in 2015 on top of the old infill. Buildings and structures include the tipping floor and the associated office area, the three bay garage and assorted other trailers and garages which house storage zones, offices and employee toilets and lunch areas.

The site is currently open to the public Tuesday through Saturday each week from 7:30am till 4:00pm. Central Avenue is a heavily traveled road, especially during the morning rush hour. The RTS has multiple entry / exit points to handle personal vehicles and large trucks associated with the transfer site.

A 12 acre site, east of the existing parcel, with wetlands, ledge and significant topographic changes in elevation, could also be accessed from the main transfer site entry if developed for use by the DPW. Full use of this site may require an additional entry off of Central Avenue and any work to develop this site would require blasting of ledge to create a buildable area large enough for either the entire DPW operations or as a materials / cold storage area.



Figure 19

POLICE STATION - SCHOOL ST / FIRE STATION - CHESTNUT ST

1.4 Acres

Jurisdiction: Board of Selectmen

The Police and Fire Station Building, a multi-leveled masonry structure located at the intersection of School and Chestnut Streets, houses the headquarters of the Police and Fire Departments. Originally constructed in the 1930's with an addition in 1989, a structural review suggests that the newer portion of the building should meet seismic code requirements but that the original building was constructed prior to seismic codes and the upgrading of that portion during any subsequent renovation is unknown. The building is not handicapped accessible although the two lobbies are accessible by way of exterior ramps.

The site is well located for fire response times and any future building for a fire department is recommended to be at this location. Parking for personnel from both departments as well as visitor parking is located around the site and in the newly acquired contiguous property which has been developed as parking areas. The apparatus apron onto Chestnut Street is well located and public parking areas are used for the movement of detainees from a squad car to a building entry. The building does not contain a sallyport which would provide safe movement for officers, detainees and the community.

The 31,145 square foot building includes 6,416 square feet of shared space, 13,095 square feet of police space and 11,634 square feet of fire space. While all essential functions are currently housed in the building the spaces are generally undersized for modern vehicles, equipment and personnel including building widths and heights for vehicles. Facilities for female employees are lacking. The organization of spaces also does not reflect current operational standards for dispatch, meetings or as an Emergency Operations Center.



Figure 20

FIRE STATION #2

1 Acre

Jurisdiction: Board of Selectmen

The Fire Station #2, located on Highland Avenue, and adjacent to the Daley Building, is a three-story masonry structure. Originally constructed in 1906, the building underwent a major renovation in 1991 that included the dormitory section, windows and new mechanical infrastructure. The site includes an apron that exits into the intersection at Highland Avenue and Webster Street. There is also a driveway from Webster Street leading to the rear and lowest level of the structure which includes vehicle bays. That driveway is shared with the Daley Building.

The 8,709 square foot building is not identified for major reconstruction. However, general maintenance work that has been identified for this building includes repointing of masonry, replacement of roof, trim, rakes, soffits, fascia and cupola, window and door replacement and painting.



Figure 21

ROSEMARY LAKE

37 Acres

Jurisdiction: Park & Recreation Commission

Rosemary Pool Complex, located on Rosemary Street and at the eastern edge of Rosemary Lake, is located adjacent to the downtown business district. This complex is considered a community asset and the unique setting, a pool within an in-town lake, has been a gathering place for several generations of Needham citizens.

The pool complex was constructed in 1972 in response to elevated bacteria levels and water turbidity that rendered the lake unsuitable for swimming. The easterly portion of Rosemary Lake was then contained using corrugated metal coffer dam sheeting to separate pool from the lake. Water from Rosemary Lake is pumped, filtered and chlorinated for use in the pool. This was originally meant as a temporary solution with the intent to return the lake to a swimmable condition. This pool relies on the draining of Rosemary Lake for annual maintenance and the permit for this activity is to expire within the next few years.

The adjacent two level Bath House includes pool equipment, toilets and showers, private concession and a site office. Access to the bathhouse is difficult and the building is aging and not configured to maximize use. The filtration system is antiquated and undergoes constant repair work to maintain basic functions. Terraces, largely composed of compacted soil are in need of repair and the sandy beach areas closest to the pool are not suitable for digging. Driveways, parking lots and pathways do not meet ADA requirements although there have been some improvements that allow access between the pool and bathhouse bathrooms, and universal access has not been achieved.



Figure 22

MEMORIAL FIELD BUILDING

13 Acres

Jurisdiction: Trustees of Memorial Park

Memorial Park, located on Rosemary Street, was created to honor the residents of Needham who served in the armed forces of the United States. The concrete block building was originally constructed in 1955-56 as an equipment workshop and modified in 1970 with the addition of rear section of building and a second level. The 8,772 square foot masonry and wood structure contains public toilets, a concession stand, garage space for DPW equipment and field materials, storage space for team sports equipment, office space and meeting rooms. Another approximately 1,800 square feet of attic eave space is utilized for storage of sports equipment.

The building is a small portion of the site which also includes parking, memorials and garden in honor of veterans, a gazebo, two community event sign boards, a synthetic multi-purpose field, a 90-foot natural turf diamond, and a 60-foot synthetic turf diamond. Parking is plentiful.

The existing building is not accessible. Access to the upper level is by way of one internal stair. Egress from this level is from that stair and an unenclosed exterior stair. The overall building condition suggests that renovation to provide code required access, an elevator and two stairs, and general repairs to all spaces are required.



Figure 23

CRICKET FIELD

5 Acres

Jurisdiction: Park & Recreation Commission

This building and field, located on Hillside Avenue, has been an active public park since it was gifted to the town in 1938. The site contains a playground, fields, memorials, and open space, and the only large field in the Needham Heights community.

The building, a single level wood framed building with a storage area below the main floor, is primarily used in the summertime. The building is in need of general repair to the envelope and interior spaces. Infrastructure work would include fire alarm systems, security system, exhaust fans in toilets and ceiling fans in main space. Repair work would include creating an accessible pathway to the building, accessible bathrooms, sewer connection, roof repairs, fire alarm code improvements, a new security system, deck and railing repairs, new windows and new doors. The building must become fully accessible.



Figure 24

DeFAZIO PARK

36.5 Acres

Jurisdiction: Park & Recreation Commission, School Committee, and Board of Selectmen

DeFazio Park, at 380 Dedham Avenue comprised of lands under the jurisdiction of the School Committee, Park & Recreation Commission and the Board of Selectmen, as noted on page 24. It is part of the 36.5 acres of public land and is situated between the DPW and the MBTA train line. Adjacent to this field is the Needham Golf Course and the fields associated with Pollard Middle School north of the railroad right-of-way. The site contains two synthetic multi-purpose fields with athletic field lights, two natural grass multi-purpose fields, one 60' diamond, two 90' diamonds, an 8-lane track, playground equipment for ages 3-5 and ages 5-8, public restrooms, parking and a picnic area with grills. This site includes wetlands.

The site development, completed in 2009, is beautifully maintained and well used all year long. The Park location overlaps with the area of the DPW used for material laydown and cold storage of equipment.

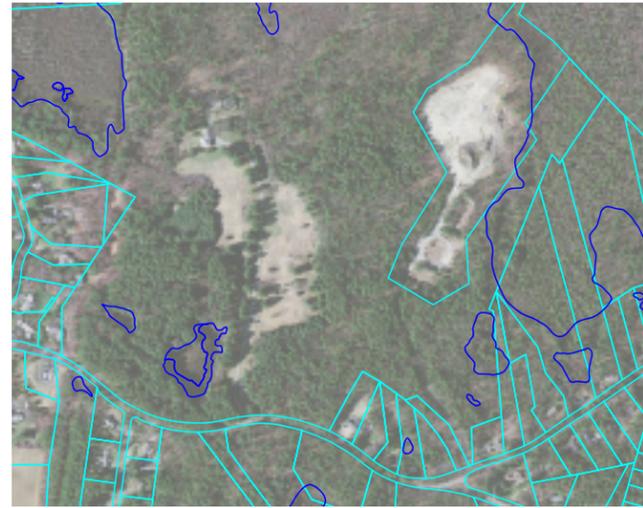


Figure 25

RIDGE HILL RESERVATION

352 Acres, 3.04 Acres within boundaries

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

Ridge Hill Reservation, located off of Charles River Street, is comprised of 352 acres of public open space purchased with federal and state funding by Needham in 1971 for passive recreation. The site runs from the Charles River to Charles River Street, and is bordered by undeveloped parcels in private ownership. The main portion of Ridge Hill Reservation extends from Charles River Street to the Wellesley town line. Access points from public streets occur off of four streets. Other sections of the Reservation are bordered by undeveloped lands or farmland. Dense woods surround wetlands and open meadows which climb to the Morse-Bradley house which has scenic views to the east. Miles of trails and a picnic area are open to the public.

The main house, an 8,993 square foot two story wood framed stucco structure with deep overhanging eaves, was constructed in 1906. The building is not fully accessible although an elevator lift connects the main levels of the original house. The "ell" addition is connected to the main house by stairs. The building is no longer used regularly for Town functions or as a rental property for private functions. The site contains a wooden, multi-level barn structure which include an apartment originally used by the park ranger resident. This building is used for storage. The site also includes a garage which is used by the DPW for storage of seasonal equipment and by summer camps. The garage does contain toilets. The buildings have fallen into disrepair, with evidence of water damage on the exterior and interior, gutters and leaders disengaged from the building, and masonry in need of repointing. Mechanical electrical and plumbing systems are no longer appropriate and will need full replacement. Ridge Hill is not connected to Town Sewer.



Figure 26

TOWN FOREST

200+ Acres, Approximately 16 Acres in Parcel Shown

Jurisdiction: Park & Recreation Commission

The Needham Town Forest is a relatively small but trail-dense area. It consists of more than 200 acres of mature woods with a few small ponds. There is one scenic overlook at the top of High Rock in the easternmost section of the forest off of High Rock Street. In all there are about 9 miles of single-track trails in the forest. An old road, within the property, is approximately a mile long.



Figure 27

PARCEL 74 (GREENDALE AVENUE)

13.0 Acres

Jurisdiction: Park & Recreation Commission

This undeveloped site is adjacent to Route 128 and runs parallel with Greendale Avenue. It is surrounded by residential development on all sides. The site includes walking trails and is easily accessible off of Greendale Avenue and Cheney Street. The site contains significant changes in elevation but no ledge is obvious. This significant change in topography may be used to minimize any visual impact of building construction. An existing force main easement runs through the property which will be replaced if the site is developed.

SITE EVALUATIONS

INTRODUCTION TO SITE EVALUATIONS

At the beginning of the study, 5 primary categories of work were included with 16 buildings and sites identified. Following the visioning session and preliminary programming, several other sites were identified by members of the Facilities Working Group (FWG) and included in the site assessments. Potential sites were first screened for use based on the developing needs programs. Though a site may be available and Town owned, those qualities alone did not make it viable for consideration of development for the projects included in this Facility Master Plan. A site criteria document was produced based on issues identified in visioning and was then shared with the FWG who provided considerable input into the development of the criteria, the assignment of value in each category and the final selection of sites that would be included under each project type. The FWG completed a draft of the matrices and then met in several sessions to complete each matrix.

The FWG agreed on 12 possible sites to be evaluated with some sites considered for several programs. The final matrix yielded 17 possible site / program combinations. During the sessions when site assessments were discussed, debated, and finalized, members of the FWG relied on the expertise of Town staff to help them assess each site using similar information. No sites were eliminated at this level.

The highest ranked sites resulting from this evaluation were then further studied with planning options prepared as presented in Planning Options.

PROGRAM - SITE EVALUATION CRITERIA

The matrix was developed using a 100 point maximum value system. The matrices were developed with these seven categories:

- Location
- Accessibility
- Site Features
- Environmental
- Site Development
- Availability
- Special Considerations

Each of the seven categories was assigned a maximum value and was then subdivided into several sub-categories that detailed related issues. Within each of those sub-categories a value was assigned that, when added together, did not exceed the maximum value of its' related main category. Comments were provided for each subcategory to guide the review and assessment of each item.

The seventh category, Special Considerations, related mostly to unique site conditions and included sub-categories such as temporary buildings, permanent or temporary changes in use and time considerations. No value was assigned to this category.

PROGRAM - SITE EVALUATION MATRIX

Four matrices were completed for the following programs:

- Department of Public Works: 5 sites
- Police and Fire Departments: 1 site
- School Administration Building: 5 sites
- Community Center: 6 sites

No site selection was completed for the school building projects which are part of the Massachusetts School Building Authority process.

The Department of Public Works sites and their values included:

- 470 Dedham Avenue – 51 points
- The Recycling and Transfer Station including the 12 acres of undeveloped land – 53 points
- Parcel 74 (Greendale Avenue) – 76 points
- Town Forest – 62 points
- Nike Site – 67 points

The Fire and Police Department site and its value was:

- Chestnut / School Street – 92 points

The School Administration sites and their values included:

- Emery Grover – 77 points
- Chestnut / School Street with FD / PD – 80 points
- PSAB at Dedham Avenue – 92 points
- Nike Site – 69 points
- Hillside Existing Building – 83 points

The Community Center sites and their values included:

- Parcel 74 (Greendale Avenue) – 70 points
- Town Forest – 72 points
- Nike Site – 70 points
- 470 Dedham Avenue – 59 points
- Hillside Existing Building – 70 points
- Ridge Hill land – 70 points

The site matrices indicated that more than one site could adequately meet the needs of a department, and that land swaps, requiring “trading” jurisdictional control over properties, may provide benefits. The matrices also indicated that if re-organization is suggested, that those changes could affect neighborhood schools, emergency response times, conversion of a traditionally passive recreation site, historical use of a property or the operations of the department. Ultimately, this matrix development process was a somewhat subjective but extremely fair way of assessing sites as related to specific building types.



Photo 50: Memorial Field Building - Interior



Photo 51: Old Water Pump Building - Interior



Photo 52: Police Station - Crime Lab

PROGRAM - SITE EVALUATIONS

FIGURE 28: CRITERIA MATRIX - SCHOOL ADMINISTRATION

CATEGORY	Emery Grover	Chestnut/School	FD/PS	PSAB - Dedham	Nike Site	Hillside Existing	Max Value	CRITERIA/COMMENTS
	Actual Value	Actual Value	Actual Value	Actual Value	Actual Value	Actual Value		
1. LOCATION	20	15	19	13	17	20		
1.1 Geographic location	5	5	4	1	4	5	Central to mission; moderate changes to operations; requires change to existing operations	
1.2 Neighborhood	5	3	5	4	5	5	Minimal impact on residential neighborhood and community; moderate impact; significant impact	
1.3 Current Use	4	3	4	3	3	4	Continued use; compatible use; currently undeveloped and used by others (recreational use open space)	
1.4 Zoning By-laws	3	2	3	2	3	3	Allowed - complies with use, dimensional requirements and performance standards; Use allowed with moderate approval; Use will be difficult or costly to win approval (due to constraints such as historic preservation)	
1.5 Public Facade/Screening	3	2	3	3	2	3	No private owner abutters, nothing special required; Abutters with adequate area for screening; Abutters with inadequate area for screening	
2. ACCESSIBILITY	9	10	10	3	8	10		
2.1 Site Access	4	5	5	1	4	5	Ease of access through existing entry points and roadways; some impact on entry or roadway; significant impact including limited emergency access	
2.2 Traffic	5	5	5	2	4	5	No impact on traffic patterns; some impact; significant impact	
3. SITE FEATURES	8	12	17	20	14	20		
3.1 Adequate site size	3	4	5	6	4	6	Optimum size - allows for expansion; good size but no expansion capability; undersized for full program	
3.2 Existing Structures/Historic Preservation	2	4	3	4	3	4	Existing structures will not impede development ; some impact on intended use; full impact	
3.3 Operations - ease of use	3	3	4	4	4	4	Staff and Visitors use of site: Site easily split; site requires some overlap of uses; site uses overlap negatively	
3.4 Flexibility/Circulation	0	1	5	6	3	6	Site can be reconfigured as needs change; site has limited reconfiguration options; site has no flexibility	
4. ENVIRONMENTAL	15	15	14	7	13	15		
4.1 Wetlands	4	4	3	3	3	4	No wetlands or all work will occur outside of CorCom jurisdiction; indirect impact (work in buffer zones); direct impact on existing wetlands, flood plains, endangered species	
4.2 Stormwater Management	5	5	5	1	4	5	Reasonable cost for stormwater management; moderate costs; excessive costs	
4.3 Conservation/DEP Permitting	4	4	4	1	4	4	No work within designated vernal pool and/or rare species habitat; normal permitting process; work within vernal pool and/or rare species habitat	
4.4 Existing Tree Cover	2	2	2	2	2	2	No major reduction; minimum to moderate clearing; major clearing	
5. SITE DEVELOPMENT	14	17	19	11	16	20		
5.1 Utilities	4	4	4	2	4	4	Availability of gas, electricity, water, municipal sewage, storm drainage; some utilities need to be brought on site; most utilities need to be brought on site	
5.2 Topography	3	4	4	4	4	4	Slopes range: % to %: appropriate for buildings parking - full access; some revisions to meet needs; significant access issues	
5.3 Soils	3	4	4	2	4	4	Adequate for bearing capacity; non-standard foundations required	
5.4 Hazardous Materials	3	4	4	2	1	4	Free of known contaminants; testing required; site history of contaminants	
5.5 Costs of Development	1	1	3	1	3	4	Reasonable costs for development; moderate costs; excessive costs (cut/fill, clearing, blasting; renovation vs new)	
6. AVAILABILITY	11	11	13	15	15	15		
6.1 Jurisdictional Control	5	4	4	5	5	5	Jurisdictional control remains same; trade or use acceptable and benefits both; highest and best use displaces traditional use in a less positive manner; change of jurisdictional control or use requires state legislative or agency approval	
6.2 Displacement Required	1	3	4	5	5	5	Cost of relocation minimal, moderate; excessive Cost, availability, time schedule, eminent domain;	
6.3 Acquisition	5	4	5	5	5	5	Reasonable costs, available for sale at this time; Costs high but available to meet schedule; Cost high with eminent domain	
TOTAL	77	80	92	69	83	100		
7. SPECIAL CONSIDERATIONS								
7.1 Temporary buildings							Costs to temporarily house intended use minimal; moderate; excessive	
7.2 Permanent changes to use							Change in use relatively simple; requires return to state for review, redistricting; loss of traditional use	
7.3 Temporary use of site							Additions benefit traditional use; additions reduce traditional use; temporary elimination of traditional use	
7.4 Time Schedule							Impact of Delay	

FIGURE 29: CRITERIA MATRIX - DEPARTMENT OF PUBLIC WORKS

CATEGORY	470 Dedham Ave	RTS	Greendale Ave. Parcel 74	Town Forest	Nike Site	Max Value	CRITERIA/COMMENTS
	Actual Value	Actual Value	Actual Value	Actual Value	Actual Value		
1. LOCATION	18	14	12	8	14	20	
1.1 Geographic location	5	3	5	4	2	5	Central to mission; moderate changes to operations; requires change to existing operations
1.2 Neighborhood	5	4	3	1	4	5	Minimal impact on residential neighborhood and community; moderate impact; significant impact
1.3 Current Use	4	3	0	0	3	4	Continued use; compatible use; currently undeveloped and used by others (recreational use open space)
1.4 Zoning By-laws	2	2	2	2	2	3	Allowed - complies with use, dimensional requirements and performance standards; Use allowed with moderate approval; Use will be difficult or costly to win approval (due to constraints such as historic preservation)
1.5 Public Facade/Screening	2	2	2	1	3	3	No private owner abutters, nothing special required; Abutters with adequate area for screening; Abutters with inadequate area for screening
2. ACCESSIBILITY	4	2	7	5	2	10	
2.1 Site Access	3	1	4	3	1	5	Ease of access through existing entry points and roadways; some impact on entry or roadway; significant impact including limited emergency access
2.2 Traffic	1	1	3	2	1	5	No impact on traffic patterns; some impact; significant impact
3. SITE FEATURES	3	11	19	15	19	20	
3.1 Adequate site size	0	2	6	4	6	6	Optimum size - allows for expansion; good size but no expansion capability; undersized for full program
3.2 Existing Structures/Historic Preservation	1	4	4	1	3	4	Existing structures will not impede development ; some impact on intended use; full impact
3.3 Operations - ease of use	2	2	4	4	4	4	Staff and Visitors use of site: Site easily split; site requires some overlap of uses; site uses overlap negatively
3.4 Flexibility/Circulation	0	3	5	6	6	6	Site can be reconfigured as needs change; site has limited reconfiguration options; site has no flexibility
4. ENVIRONMENTAL	9	8	12	7	7	15	
4.1 Wetlands	1	1	4	3	3	4	No wetlands or all work will occur outside of CorCom jurisdiction; indirect impact (work in buffer zones); direct impact on existing wetlands, flood plains, endangered species
4.2 Stormwater Management	2	2	4	3	1	5	Reasonable cost for stormwater management; moderate costs; excessive costs
4.3 Conservation/DEP Permitting	4	4	4	1	1	4	No work within designated vernal pool and/or rare species habitat; normal permitting process; work within vernal pool and/or rare species habitat
4.4 Existing Tree Cover	2	1	0	0	2	2	No major reduction; minimum to moderate clearing; major clearing
5. SITE DEVELOPMENT	10	7	16	17	12	20	
5.1 Utilities	4	2	4	4	2	4	Availability of gas, electricity, water, municipal sewage, storm drainage; some utilities need to be brought on site; most utilities need to be brought on site
5.2 Topography	4	2	2	3	4	4	Slopes range: % to %: appropriate for buildings parking - full access; some revisions to meet needs; significant access issues
5.3 Soils	0	2	4	3	2	4	Adequate for bearing capacity; non-standard foundations required
5.4 Hazardous Materials	1	1	4	4	3	4	Free of known contaminants; testing required; site history of contaminants
5.5 Costs of Development	1	0	2	3	1	4	Reasonable costs for development; moderate costs; excessive costs (cut/fill, clearing, blasting; renovation vs new)
6. AVAILABILITY	10	11	8	8	11	15	
6.1 Jurisdictional Control	4	4	1	1	3	5	Jurisdictional control remains same; trade or use acceptable and benefits both; highest and best use displaces traditional use in a less positive manner; change of jurisdictional control or use requires state legislative or agency approval
6.2 Displacement Required	1	2	4	4	3	5	Cost of relocation minimal, moderate; excessive Cost, availability, time schedule, eminent domain;
6.3 Acquisition	5	5	3	3	5	5	Reasonable costs, available for sale at this time; Costs high but available to meet schedule; Cost high with eminent domain
TOTAL	54	53	74	60	65	100	
7. SPECIAL CONSIDERATIONS							
7.1 Temporary buildings							Costs to temporarily house intended use minimal; moderate; excessive
7.2 Permanent changes to use							Change in use relatively simple; requires return to state for review, redistricting; loss of traditional use
7.3 Temporary use of site							Additions benefit traditional use; additions reduce traditional use; temporary elimination of traditional use
7.4 Time Schedule							Impact of Delay

PROGRAM - SITE EVALUATIONS

FIGURE 30: CRITERIA MATRIX - FIRE STATION #1 / POLICE DEPARTMENT

CATEGORY	Chestnut School St		CRITERIA/COMMENTS
	Actual Value	Max Value	
1. LOCATION	19	20	
1.1 Geographic location	5	5	Central to mission; moderate changes to operations; requires change to existing operations
1.2 Neighborhood	5	5	Minimal impact on residential neighborhood and community; moderate impact; significant impact
1.3 Current Use	4	4	Continued use; compatible use; currently undeveloped and used by others (recreational use open space)
1.4 Zoning By-laws	3	3	Allowed - complies with use, dimensional requirements and performance standards; Use allowed with moderate approval; Use will be difficult or costly to win approval (due to constraints such as historic preservation)
1.5 Public Facade/Screening	2	3	No private owner abutters, nothing special required; Abutters with adequate area for screening; Abutters with inadequate area for screening
2. ACCESSIBILITY	10	10	
2.1 Site Access	5	5	Ease of access through existing entry points and roadways; some impact on entry or roadway; significant impact including limited emergency access
2.2 Traffic	5	5	No impact on traffic patterns; some impact; significant impact
3. SITE FEATURES	15	20	
3.1 Adequate site size	6	6	Optimum size - allows for expansion; good size but no expansion capability; undersized for full program
3.2 Existing Structures/Historic Preservation	1	4	Existing structures will not impede development ; some impact on intended use; full impact
3.3 Operations - ease of use	4	4	Staff and Visitors use of site: Site easily split; site requires some overlap of uses; site uses overlap negatively
3.4 Flexibility/Circulation	4	6	Site can be reconfigured as needs change; site has limited reconfiguration options; site has no flexibility
4. ENVIRONMENTAL	15	15	
4.1 Wetlands	4	4	No wetlands or all work will occur outside of ConCom jurisdiction; indirect impact (work in buffer zones); direct impact on existing wetlands, flood plains, endangered species
4.2 Stormwater Management	5	5	Reasonable cost for stormwater management; moderate costs; excessive costs
4.3 Conservation/DEP Permitting	4	4	No work within designated vernal pool and/or rare species habitat; normal permitting process; work within vernal pool and/or rare species habitat
4.4 Existing Tree Cover	2	2	No major reduction; minimum to moderate clearing; major clearing
5. SITE DEVELOPMENT	20	20	
5.1 Utilities	4	4	Availability of gas, electricity, water, municipal sewage, storm drainage; some utilities need to be brought on site; most utilities need to be brought on site
5.2 Topography	4	4	Slopes range: % to %; appropriate for buildings parking - full access; some revisions to meet needs; significant access issues
5.3 Soils	4	4	Adequate for bearing capacity; non-standard foundations required
5.4 Hazardous Materials	4	4	Free of known contaminants; testing required; site history of contaminants
5.5 Costs of Development	4	4	Reasonable costs for development; moderate costs; excessive costs (cut/fill, clearing, blasting; renovation vs new)
6. AVAILABILITY	13	15	
6.1 Jurisdictional Control	5	5	Jurisdictional control remains same; trade of use acceptable and benefits both; highest and best use displaces traditional use in a less positive manner; change of jurisdictional control or use requires state legislative or agency approval
6.2 Displacement Required	3	5	Cost of relocation minimal; moderate; excessive
6.3 Acquisition	5	5	Cost, availability, time schedule, eminent domain; Reasonable costs, available for sale at this time; Costs high but available to meet schedule; Cost high with eminent domain
TOTAL	92	100	
7. SPECIAL CONSIDERATIONS			
7.1 Temporary buildings			Costs to temporarily house intended use minimal; moderate; excessive
7.2 Permanent changes to use			Change in use relatively simple; requires return to state for review, redistricting; loss of traditional use
7.3 Temporary use of site			Additions benefit traditional use; additions reduce traditional use; temporary elimination of traditional use
7.4 Time Schedule			Impact of Delay

would require the acquisition of the remaining housing parcel for parking/circulation; deck parking is also possible.

FIGURE 31: CRITERIA MATRIX - COMMUNITY CENTER

CATEGORY	Greendal Ave Parcel 74	Town Forest	Nike	470 Dedham Ave.	Hillside	Ridge Hill	Max Value	CRITERIA/COMMENTS
	Actual Value	Actual Value	Actual Value	Actual Value	Actual Value	Actual Value		
1. LOCATION	11	9	11	14	14	11	20	
1.1 Geographic location	4	4	3	5	5	3	5	Central to mission; moderate changes to operations; requires change to existing operations
1.2 Neighborhood	3	2	3	4	4	3	5	Minimal impact on residential neighborhood and community; moderate impact; significant impact
1.3 Current Use	1	1	1	2	2	1	4	Continued use; compatible use; currently undeveloped and used by others (recreational use open space)
1.4 Zoning By-laws	1	1	1	1	1	1	3	Allowed - complies with use, dimensional requirements and performance standards; Use allowed with moderate approval; Use will be difficult or costly to win approval (due to constraints such as historic preservation)
1.5 Public Facade/Screening	2	1	3	2	2	3	3	No private owner abutters, nothing special required; Abutters with adequate area for screening; Abutters with inadequate area for screening
2. ACCESSIBILITY	7	7	2	7	7	4	10	
2.1 Site Access	4	4	1	3	3	2	5	Ease of access through existing entry points and roadways; some impact on entry or roadway; significant impact including limited emergency access
2.2 Traffic	3	3	1	4	4	2	5	No impact on traffic patterns; some impact; significant impact
3. SITE FEATURES	13	19	19	6	12	17	20	
3.1 Adequate site size	2	6	6	1	2	6	6	Optimum size - allows for expansion; good size but no expansion capability; undersized for full program
3.2 Existing Structures/Historic Preservation	4	4	3	2	3	1	4	Existing structures will not impede development ; some impact on intended use; full impact
3.3 Operations - ease of use	4	4	4	3	4	4	4	Staff and Visitors use of site: Site easily split; site requires some overlap of uses; site uses overlap negatively
3.4 Flexibility/Circulation	3	5	6	0	3	6	6	Site can be reconfigured as needs change; site has limited reconfiguration options; site has no flexibility
4. ENVIRONMENTAL	12	7	7	9	8	5	15	
4.1 Wetlands	4	3	3	1	1	3	4	No wetlands or all work will occur outside of ConCom jurisdiction; indirect impact (work in buffer zones); direct impact on existing wetlands, flood plains, endangered species
4.2 Stormwater Management	4	3	1	2	1	1	5	Reasonable cost for stormwater management; moderate costs; excessive costs
4.3 Conservation/DEP Permitting	4	1	1	4	4	1	4	No work within designated vernal pool and/or rare species habitat; normal permitting process; work within vernal pool and/or rare species habitat
4.4 Existing Tree Cover	0	0	2	2	2	0	2	No major reduction; minimum to moderate clearing; major clearing
5. SITE DEVELOPMENT	14	17	14	9	10	14	20	
5.1 Utilities	4	4	2	4	4	2	4	Availability of gas, electricity, water, municipal sewage, storm drainage; some utilities need to be brought on site; most utilities need to be brought on site
5.2 Topography	1	3	4	3	3	3	4	Slopes range: % to %; appropriate for buildings parking - full access; some revisions to meet needs; significant access issues
5.3 Soils	4	3	3	0	2	2	4	Adequate for bearing capacity; non-standard foundations required
5.4 Hazardous Materials	4	4	3	1	0	4	4	Free of known contaminants; testing required; site history of contaminants
5.5 Costs of Development	1	3	2	1	1	3	4	Reasonable costs for development; moderate costs; excessive costs (cut/fill, clearing, blasting; renovation vs new)
6. AVAILABILITY	8	8	11	9	8	8	15	
6.1 Jurisdictional Control	1	1	3	3	3	1	5	Jurisdictional control remains same; trade of use acceptable and benefits both; highest and best use displaces traditional use in a less positive manner; change of jurisdictional control or use requires state legislative or agency approval
6.2 Displacement Required	4	4	3	1	1	4	5	Cost of relocation minimal; moderate; excessive
6.3 Acquisition	3	3	5	5	4	3	5	Cost, availability, time schedule, eminent domain; Reasonable costs, available for sale at this time; Costs high but available to meet schedule; Cost high with eminent domain
TOTAL	65	67	64	54	59	59	100	
7. SPECIAL CONSIDERATIONS								
7.1 Temporary buildings								Costs to temporarily house intended use minimal; moderate; excessive
7.2 Permanent changes to use								Change in use relatively simple; requires return to state for review, redistricting; loss of traditional use
7.3 Temporary use of site								Additions benefit traditional use; additions reduce traditional use; temporary elimination of traditional use
7.4 Time Schedule								Impact of Delay

