

**INTRODUCTION TO PLANNING OPTIONS /
RECOMMENDATIONS**

Potential preferred options to meet the programmatic needs documented during the programming / planning sessions and identified in the “Needs Assessment / Planning / Programming” portion of this volume are presented on the following pages. These generally follow the two Scenario Options described in the Executive Summary. The options include the following:

Schools and School Administration

- Temporary School at DeFazio Park
- Hillside School Rebuild
- Permanent School at DeFazio Park (Scenario 2)
- High Rock School Renovation back into an Elementary School (Scenario 2)
- Needham High School Renovations and Pre-fab Classrooms
- Mitchell School Rebuild
- Pollard Middle School – Additions and Renovations
- School Department Central Administration – Relocation to PSAB

Department of Public Works

- Department of Public Works Relocated to Parcel 74 (Greendale Avenue)
- Recycling and Transfer Station (RTS) Renovations

Police and Fire

- Stand-Alone Police Station / Fire Station at Existing Site
- Fire Station #2

Recreation

- Rosemary Pool
- Cricket Field Building
- Memorial Park Building
- Community Center at Nike Site
- Community Center at Ridge Hill Reservation and Shared Use of Nike Site (Alternate)
- Ice Rink at Dedham Avenue
- Ice Rink at Town Forest (Alternate)

METHODOLOGY

Options were developed and evaluated based on the following approach:

Site Selection: The Matrix ranked only realistic sites and conceptual options were developed for several of the highest ranked sites. On the site designated for the Police / Fire Departments multiple options were considered for that singular site.

Site Plans: Conceptual plans showing building placement, parking and roadways were developed as needed.

Building Plans: Conceptual floor plans were prepared based on the programs developed. These plans tested whether the site was appropriate for the described needs and operations of the department.

Probable Cost Estimates: Probable Total Project costs for each project were identified. The Current Costs are shown in 2014 dollars. Buildings were estimated on a square foot basis as no detail plans were generated. The sites were estimated as a percentage of construction. Premium costs for each site were developed to cover unique features of the site or program such as special materials, site improvements to respond to neighborhood concerns, special fencing or even green roofs.

Total Project Costs included the Cost for Construction plus 25% Soft Costs and 10% Project Contingency.

Escalation Costs were projected out for 10 years and were based on the Total Project Costs generated for each project. Escalation values were 6% for years 2015 and 2016 and 3.8% for the remaining eight years. Escalation factors were selected based on constant review of market trends, experience, qualifications and best judgment, and in consultation with Town professional staff.

Timelines: Preliminary Master Plan Timelines were established to document Projected Occupancy Dates, Design to Occupancy Timelines, and Costs to Mid-Point of Construction.

Presentation of Options: All potential options were presented to the FWG for their consideration and comment. Pros and Cons were discussed and preferences were made. The input of the end-user was critical at this juncture and their individual preferences and the reasoning behind their preference were important for all members of the FWG to hear.



Photo 53: Police Department - Interior



Photo 54: Police Department - Interior



Photo 55: Cricket Field - Storage

PATHWAY 1 OVERVIEW

Planning for appropriate school space has always been a priority for the Town. Seeking to provide equitable facilities across all schools has required significant renovation and new construction in the past. The School Committee has established goals to consider when planning each facility and those guidelines form the basis for all projects. In addition to meeting educational goals, all projects must meet building, energy and accessibility codes. The schools that are to be renovated or rebuilt include the Hillside and Mitchell Schools and the Pollard Middle School. Challenges of rebuilding at each site and the need to provide for a safe environment for the children and staff during construction have led to the options for development.

Comprehensive Facilities Assessments provided an independent evaluation of each building and prioritized a capital maintenance plan. The Town has partnered with the Massachusetts School Building Authority, who will financially support the design and construction of educationally appropriate, flexible, sustainable and cost effective facilities.

Two construction initiatives are underway to address the needs of the Town's oldest and most crowded schools: the Hillside School and the Mitchell School. The Hillside School is slated for construction first with the Mitchell School and then Pollard Middle School to follow. Modular classrooms were installed at the Mitchell School for the 2014-2015 school year to accommodate increased growth. The Town is working with the MSBA to define the preferred solution for the Hillside School.

RECOMMENDATIONS

Due to the complicated site at each school, the decision as to how to accommodate students during construction is critical first step. Prefeasibility studies have determined the following:

- Rebuild Hillside with a temporary school constructed at DeFazio Park as swing space, OR:
- Build a new facility at DeFazio Park

The temporary school, at a cost not reimbursable under MSBA guidelines, would provide all school programmed space, the possibility of a permanent gymnasium, parking and access to all the fields at the park during the rebuild of Hillside School, the Mitchell School and finally the Pollard Middle School. Other longer term renovation projects could also use this building as swing space and a permanent gymnasium would be an attractive future asset for this sports complex. The paved parking areas would also be a permanent improvement to the site.

Building a school at DeFazio Park does require a rebuilding of all of the functions of the DPW currently located at this portion of the Dedham Avenue site as a minimum. The need to upgrade and reconstruct the DPW exists independent of the construction of a school facility. Finally, whether or not an elementary school and the DPW can reside on this shared site, with crossing vehicular / bus and pedestrian circulation patterns, is still a critical issue that will need to be resolved.



Figure 32: per Dore & Whittier Architects, Inc.

TEMPORARY SCHOOL AT DEFAZIO PARK

Capacity: 500 students

Total Project Cost: \$20.1 M

(Est. to Mid-Point of Const. in 2017)

Description

A temporary school for about 500 students includes all classrooms, administrative offices, support spaces, cafeteria and gymnasium spaces and is meant to function as a modern school building on par with any other Needham school for multiple years. Site work will include temporary shutdown of a baseball diamond, relocation of the tot lot, permanent parking and the possibility of a permanent gymnasium. This site is complicated by wetlands and the location of the DPW. Plans for this building require the relocation of an important portion of the DPW "yard" and circulation through the DPW area. Permits for work in riverfront buffer areas will be required as well as stormwater detention or infiltration systems. This site is also under the three different jurisdictions and will require a legal procedure of all three groups and a Town Meeting affirmative vote before proceeding with any detailed design.

Summary of Issues: Pro and Con

- Plan provides swing space for all remaining school projects
- Spaces can be designed to meet educational goals of School Department
- Gymnasium and associated support spaces will be an asset to Parks & Recreation in the future
- Permanent parking will be provided
- Stormwater management will be improved
- o Costs of complex is not reimbursable through MSBA
- o Disruption of traditional use of DeFazio Park
- o Changes to operations at the DPW
- o Co-existence with the DPW



Figure 33: per Dore & Whittier Architects, Inc.

HILLSIDE SCHOOL REBUILD

Capacity: 420 students (current enrollment)

Total Project Cost: \$54.9 M

(Est. to Mid-Point of Const. in 2019)

Description

A new Hillside School for between 400 and 500 students will meet the contemporary educational needs, requirements and spaces for the school population. Core areas such as the gymnasium, cafeteria and media center, specialty rooms for art, music and technology and administrative areas will meet standards set by the MSBA. Full day kindergarten is expected. The site, small but buildable, will require significant work to improve access and traffic congestion, improve conditions to eliminate flooding, and, after review with the MA-DEP, improve conditions on this monitored site.

Summary of Issues: Pro and Cons

- Neighborhood School is maintained
- Circulation pathways are improved
- Flooding is eliminated
- MA-DEP concerns are fully addressed
- Classroom and core spaces meet MSBA guidelines
- No redistricting as a result of rebuild
- Stormwater management will be improved
- o Costs of site work will be high to deal with high water table and previously contaminated site conditions
- o Requires temporary facilities
- o Site amenities will be limited due to restricted site



Figure 34: per Dore & Whittier Architects, Inc.

MITCHELL SCHOOL REBUILD

Capacity: 477 students (current enrollment)

Total Project Cost: \$59.0 M

(Est. to Mid-Point of Const. in 2021)

Description

A new Mitchell School for between 400 and 500 students will meet the contemporary educational needs, requirements and spaces for the school population. Core areas such as the gymnasium, cafeteria and media center, specialty rooms for art, music and technology and administrative areas will meet standards set by the MSBA. Full day kindergarten is expected. The site, larger and with less issues than Hillside can be reconfigured to address circulation and playfield concerns. Building on the existing playfields while students remain on site is possible but a significant challenge both logistically and with regards to safety of students and staff.

Summary of Issues: Pro and Cons

- Neighborhood School is maintained
- Circulation pathways are improved
- Classroom and core spaces meet MSBA guidelines
- No redistricting
- o Requires temporary facilities

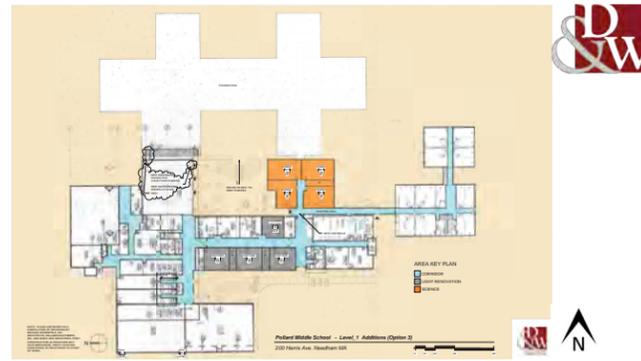


Figure 35: per Dore & Whittier Architects, Inc.

POLLARD ADDITION + RENOVATIONS

Capacity: 880 students

Total Project Cost: \$44.3 M

(Est. to Mid-Point of Constr. in 2024)

Description

An addition to and renovations of the Pollard Middle School will provide upgraded science classrooms and support spaces, administrative areas located in an area that is better suited to control access to the school building, an improved auditorium, upgrades to meet current ADA and MAAB requirements and new building systems.

Summary of Issues: Pro and Cons

- Plan addresses educational deficiencies for middle school students
- An addition reduces impact of construction on some portion of the building
- Provides long term solution
- New classroom and core spaces meet MSBA guidelines
- Auditorium is improved
- o Requires some temporary facilities
- o Requires egress improvements from courtyard spaces

PATHWAY 2 OVERVIEW

As part of the decision process to accommodate students during construction of the three schools that need to be rebuilt or renovated, a second option under consideration is to build a new and permanent school at DeFazio Park. This option would require redistricting.

RECOMMENDATIONS

The Town and School Committee will work with the Massachusetts School Building Authority to study and analyze options available under this pathway.

These include the following:

- New Elementary School at DeFazio Park and other viable sites
- New 6th Grade Center at DeFazio Park and other viable sites and assessment of minor renovations / additions to High Rock

If this new school houses the 6th grade Center it would reunite the middle school cohort at contiguous properties. The synergies in this arrangement are clear.

Following the occupancy of this building as a 6th grade center, the High Rock School would undergo renovations and any necessary additions required to turn this building back into an elementary school. The Hillside School would not be demolished at this time but would then become swing space for subsequent projects such as Mitchell School, Pollard Middle School and potentially other municipal projects.

Building a new school at DeFazio Park would eliminate the construction of temporary school structure, a goal of the School Committee, as temporary structures are not reimbursable under current guidelines. Building a new school entails considerations such as needed additional construction laydown space and thus would impact operation of the sport complex at DeFazio Park. As in the temporary school option, the location of a school at this site affects both the current and future operations of the DPW.



Figure 36: per Dore & Whittier Architects, Inc.

PERMANENT SCHOOL AT DEFAZIO PARK

Capacity: Approximately 440 students

Total Project Cost: \$58.1 M

(Est. to Mid-Point of Const. in 2018)

Description

A permanent school for approximately 440 elementary or grade 6 students includes all classrooms, administrative offices, support spaces, cafeteria and gymnasium spaces required for a modern school building. Site work for this structure is the same as for a temporary school and will include temporary shutdown of a baseball diamond, relocation of the tot lot and permanent parking. This site is complicated by wetlands and the location of the DPW. Plans for this building also require the relocation of an important portion of the DPW "yard" and circulation through the DPW area. Permits for work in riverfront buffer areas will be required as well as stormwater detention or infiltration systems. This site is also under the three different jurisdictions and may require a jurisdictional transfer and a Town Meeting affirmative vote before proceeding with any detailed design. All three jurisdictions have agreed to study DeFazio Park as part of the Hillside Feasibility Study.

Summary of Issues: Pro and Con

- Plan provides permanent solution to school needs
- Spaces can be designed to meet educational goals of School Department
- Permanent parking will be provided
- Stormwater management will be improved
- o Redistricting is required
- o Disruption of traditional use of DeFazio Park
- o Changes to operations at the DPW
- o Co-existence with the DPW



Figure 37

HIGH ROCK ADDITION / RENOVATION INTO ELEMENTARY SCHOOL IF REQUIRED

Capacity: 450 students (current enrollment)

Total Project Cost: \$4.4 M

(Est. to Mid-Point of Const. in 2019)

Description

With the construction of a permanent 6th grade center at DeFazio Park and redistricting, the High Rock School would be renovated and added onto in order to meet the needs of an elementary school. Work previously completed to create the 6th grade center may need some revision and a comprehensive review of the entire school will be completed to assess what other issues will need to be addressed.

Summary of Issues: Pro and Con

- Plan provides permanent solution to school needs
- Spaces can be designed to meet educational goals of School Department
- o Redistricting is required
- o New work will need to augment work completed during the most recent renovation and addition

OVERVIEW - SCHOOLS (CONTINUED)

Needham High School was designed, under MSBA programming guidelines, for 1,450 students with the ability to accommodate 1,600 for short peak durations to accommodate a “bubble” of students. The projection for occupancy is over 1,700 students for the coming decade as the student population has exceeded projections from 2004.

The School Department Central Administration offices at Emery Grover are located in a prime downtown location easily accessed by the community. However, this building does not fully support the needs of this department and has long been in need of renovations to address deficiencies. The building is not accessible, includes inaccessible space, has office and meeting rooms that are undersized and would benefit from a more efficient layout, and has building systems that are antiquated. The department would be better served by providing a centralized location for all staff under one roof. Parking for staff, visitors and training sessions / large meetings of school staffs cannot be met at this site in its current configuration.

RECOMMENDATIONS

Current planning at Needham High School is to reconfigure existing classroom space as a short term solution. A more long term solution is under consideration, the construction of permanent pre-fab classrooms and an expanded cafeteria. These additional classrooms and cafeteria space is expected to meet student and program needs.

The solution to the School Department Central Administration issues includes many options. Though a business office could be located anywhere in Town, the preference is for a space centrally located and / or easily accessed by the Community. Various options were considered in the past and remain as viable options. At this time however, the FWG has indicated that if a consolidated DPW is relocated from its historical home at Dedham Avenue the Public Services Administration Building could become the new home for School Administration. This recently constructed building would require some minor renovations to accommodate the programmed space that has been defined in a previous study, but the overall envelope and building systems could easily accommodate the defined needs. In addition, the old Water Pump Station would also become available and this building could be renovated to serve as a large meeting / training / conference space primarily assigned to the School Department but available for Community use after hours. A physical connection to this building from PSAB would be explored.



Figure 38: per Drummey Rosane Anderson, Inc.

HIGH SCHOOL RENOVATION AND PRE-FABRICATED / MODULAR CLASSROOMS

Capacity: 1,700+ students

Total Project Cost: \$4.7 M (Est. to Mid-Point of Construction 2016)

Description

A permanent solution to the increased enrollment at Needham High School must be addressed prior to that population arriving on site. Classroom space will be required as well as an enlarged cafeteria and serving areas to make certain space is adequate, and more importantly, safe should an emergency occur. The current building is fully utilized and the solution will require creativity and a change in use to some existing spaces.

Summary of Issues: Pro and Con

- Plan provides permanent solution to school needs
- o New work is required and will change the use of some areas of the school



Figure 39

SCHOOL ADMIN.: RELOCATION TO PSAB

Renovation of PSAB, Pump Station Building, Additional Parking, Demolition of DPW and Site Clean-Up

Total Project Cost: \$6,202,044 to \$6,437,722 (Est. to Mid-Point of Construction in 2018 or 2019)

Light Renovations: \$1,779,543 to \$1,847,165

Pump Station Renovation: \$1,761,810 to \$1,828,758

Demolish DPW and Site Clean-Up: \$1,728,306 to \$1,793,981

Additional Parking: \$932,386 to \$967,817

Description

The proposed solution, relocation to PSAB, can only occur if the DPW is permanently relocated off site. The PSAB also is home to other departments who have natural connections to the DPW but can exist independently. A consolidated approach would relocate those departments. This building will need some internal changes to address the needs of a school department but the infrastructure and amenities already in place will make this a minor renovation project. The old Water Pump Building can be restored as a singular room with lobby, toilet and support spaces and used by the school department daily or by the Community off-hours.

Summary of Issues: Pro and Con

- Existing building is modern and efficient and sized to meet department needs
- Water Pump Building would provide a dual use facility for the Town
- Parking needs and improved site amenities for sports field can be met after demolition of existing structures
- o Site is further away from downtown area but is not located in an isolated area of Town
- o Minor renovations are required at PSAB and a major renovation to Water Pump Station

OVERVIEW - DPW

The Department of Public Works has occupied this site on Dedham Avenue for more than 50 years. The Hollis Building, the primary building for the Operations division, has not had any significant renovation during that period. The second floor of the building is not accessible and has indoor air quality issues related to the maintenance areas located below. Employee spaces such as toilet and lunchrooms are located in this building.

A new building was constructed on site to accommodate all the administrative functions that formerly occupied the second level. That structure, the PSAB, includes related Town departments. Suites for the Building Inspector, the Public Facilities – Operations & Construction, The Planning, Community Development, Conservation Commissions, & ZBA and Parks & Recreation are located on the first floor. The DPW Administrative and Engineering departments are located on the second floor. The interaction between these departments on a daily basis is significant.

Other buildings and structures on site include the former Water Pump Station, currently used by DPW staff, the fuel depot, the old salt shed which is used for storage, various cold storage structures for equipment and materials and a new pre-engineered metal buildings for vehicles. This building was constructed to cover vehicles and equipment, and control water runoff into the wetlands and Alder Brook. More than 47,000 square feet of DPW program is currently located off site due to the limited area at Dedham Avenue.

The deficiencies of the buildings are significant:

- Employee locker rooms, toilets and lunchrooms are lacking
- Stairs and egress paths do not meet code
- There is no fire suppression system
- There are no seismic restraints
- The vehicle storage space is undersized for vehicles and associated equipment
- There are too few maintenance bays and shops, and storage areas for parts, fluids and supplies are undersized

The existing structure cannot easily be renovated to meet the needs of the department and even incremental improvements will trigger expensive code mandated retrofits. The site has high groundwater issues and solutions to the NPDES rules and requirements, to cover or treat water runoff, are difficult and costly. In the near future, some action by the Town will be required to address these issues. The site, with the surrounding wetlands and changes in elevation, is not large enough to accommodate the needs of the DPW within its current footprint. The deficiencies of building and site need to be addressed in the near future. Finally, a temporary or permanent school will impact any decision concerning the DPW.

RECOMMENDATIONS

Options under consideration all include consolidation of the Department at either the Dedham Avenue site or a new site. The only way to stay on site would be if a school is not located at DeFazio Park. Accommodating the needs of DPW would require expansion into the gravel parking area. With or without a school, this move, further into DeFazio Park and the scattered organization of buildings, is not desirable.

The preferred solution is a new and fully consolidated department at Parcel 74 on Greendale Avenue. This site does support the needs of the department and though located in a residential neighborhood the significant changes in elevation can be used to the advantage of the building. Working yards and roadways would primarily be located at the lowest possible elevation and out of sight of the majority of the residents. The only portion of the building entirely visible would be the upper levels of the administration building which would be more office-like in appearance, which can be treated in a very sensitive manner.

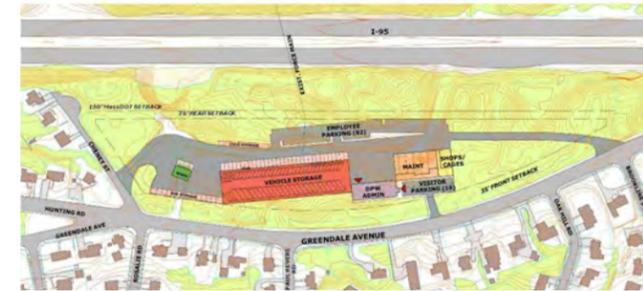


Figure 40

DEPARTMENT OF PUBLIC WORKS AT PARCEL 74

New Construction

Total Project Cost: \$48.2 M to \$50 M (Est. to Mid-Point of Const. in 2017 or 2018)

New Construction: 92,442 SF

Description

The existing DPW buildings, except for the PSAB building and the new vehicle storage building, no longer support this department. Renovations are extremely costly and will not result in a modern facility that will serve the Town for many years to come. Space is restricted and the possibility of a school on site complicates the situation. A new building on Parcel 74 will allow for a consolidated department, bringing together all of the operational programmatic and storage needs at one location. Although some dedicated field equipment may continue to reside at a park, all needs of this department are addressed at once. This building will enhance operations and protect valuable equipment.

Summary of Issues: Pro and Con

- Plan is comprehensive and addresses all indoor and outdoor programming needs including wash bay & fuel depot
- Site can be configured to shield neighborhood from “yard” work
- Consolidation improves work flow and supervision
- Greendale Avenue is sized to handle traffic and a traffic light will be considered to improve morning flow of cars through neighborhood. The Add-a-Lane project will also help the traffic volume.
- Phasing or temporary occupancy not required
- o More trucks will enter neighborhood and project may be resisted
- o Jurisdictional change required
- o Undeveloped site may add costs but elevation changes, and no ledge, can work to projects benefit



Figure 41

RECYCLING AND TRANSFER STATION

Addition / New Construction

Total Project Cost: \$4.6 M

Total Project Costs: \$1,623,000 (Estimate in 2014)

Description

This site will need updates and renovations based on its rugged use of buildings and roadways. The tipping floor and finishes will need to be replaced and office space and employee support spaces lack any and all amenities. A new building to handle the needs of these employees is warranted and demolition of trailers and other spaces that currently house these spaces will free up some land for future consideration. A materials handling area, would be located on the adjacent 12 acres.

Summary of Issues: Pro and Con

- Plan provides permanent solution to RTS building and site needs
- o Work in 12 acres is not ideal as site has significant ledge and topographic changes

OVERVIEW - PUBLIC SAFETY

The headquarters for the Fire and Police Departments is located in a prime downtown location well suited to respond to emergency calls throughout Town and easily accessed by residents. A second Fire Station is also well located on Highland Avenue and responds to that area of Needham as well as the area of Town located east of Route 95. The existing main structure has been modified over the years to respond to the expanding needs of the community. However, these two departments, who jointly respond to emergency needs, and spend parts of each day working together on issues that affect the community, occupy spaces that are undersized and poorly organized. Spaces that are designated for the storage of valuable vehicles and equipment were designed in an era of smaller trucks with little specialized equipment. The building lacks a police sallyport which provides for safe transfer of a detainee from a vehicle, to holding, to the booking area and to a cell block. Currently, that detainee must be moved across a public parking area, which is not safe for the officer, detainee or visitor to the station.

This building is not fully accessible and building systems are past their prime.

RECOMMENDATIONS

Various options were considered including addition and renovation or a stand-alone structure with or without a parking garage or another office building.

The stand-alone structure, without additional buildings, was selected as the most desirable solution. The site, recently enlarged and upgraded with the addition of the surrounding properties, can easily handle the requirements of these departments. The new structure would be built in two phases to allow fire apparatus to continually operate from this location during construction. It would also:

- Combine dispatch and lobbies for both department allowing for a single entry point and controlling movement around the building
- Provide appropriately sized and located Emergency Operations Center, training, storage and a Wellness Center
- Provide appropriately sized fire apparatus bays
- Provide a sallyport and related detention spaces
- Provide administration and support spaces for command staff and officers
- Continue to operate from this prime location with FD egress directly onto Chestnut Street
- Strengthen the corner of School and Chestnut Streets with an important civic structure

Fire Station #2 also will require renovations to the envelope and interior to allow this building to serve this part of Needham for many years to come. This site can also support a small addition at the rear of the site if needs arise.

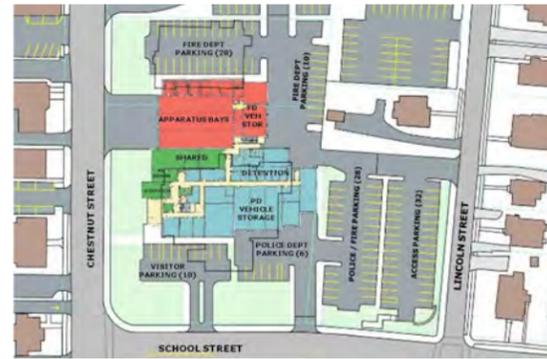


Figure 42

STAND-ALONE POLICE STATION / FIRE STATION AT EXISTING SITE

New Construction

Total Project Cost: \$37.8 M (Est. to Mid-Point of Const. in 2019)

Description

A new stand-alone structure with associated site amenities can be constructed on the existing site. Phasing will be required but the construction of the apparatus bays just north of the existing building will be completed first and apparatus can continue to respond from this site throughout the construction period. Other temporary facilities, either in other Town buildings, or tents and trailers will be required after demolition of the existing building. The site is not configured to build the entire structure and then demolish the existing building. This new building will right size all spaces, particular those that house vehicles and equipment, and will provide shared spaces that will enhance and improve day to day operations for both departments as well as emergency operations.

Summary of Issues: Pro and Con

- Plan provides permanent solution to both departments needs
- Shared spaces and systems
- Apparatus bays exiting onto Chestnut Street is preferred location
- New shared entry at intersection of Chestnut and School Streets provides an opportunity to enhance this prominent corner site with a significant civic structure
- Newly constructed parking remains
- o Project must be phased to address Fire Department apparatus response times



Figure 43

FIRE STATION #2: RENOVATION / ADDITION

Renovation / Addition

Total Project Cost: \$1.5 M (Est. to Mid-Point of Constr. in 2014)

Description

Work at this building is necessary to maintain the structure. New roofs and flashing, replacement/repair of the cupola, repointing of brickwork, replacement of doors and windows and upgrades to systems will extend the useful life of this structure for many years. Should an addition be required to store vehicles or equipment a small structure can be attached at the lowest level.

Summary of Issues: Pro and Con

- Most work is external and can be phased
- Spaces can be improved without major redesign
- Site supports a small addition

OVERVIEW - RECREATION

The Town of Needham has many parks, playfields and buildings that support the recreational needs of Town residents. Conservation land, a forest, walking trails, a lake with a pool, play structures and playfields dedicated to team sports, are located throughout the Town. As school buildings are constructed, spaces that can be used by the community during off-hours times are planned for continual use if at all possible. Some of the properties have restricted use and some buildings dedicated to recreation use are currently also used by the DPW to store equipment and materials used at those sites for maintenance or for out of season storage of vehicles.

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.

RECOMMENDATIONS

Rosemary Pool will require the replacement of the pool structure within the next few years or the permit to operate will expire. Options have included everything from decommissioning of the pool to full replacement of the pool as a four season complex. The recommended pathway is for replacement of the pool and upgrades to both the bathhouse and the surrounding parking and pathways.

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

Memorial Park Building currently is used by the teams that use the playfields and for meetings of many team sports coaches and directors. Its concession stand and public bathrooms are available to the attendees at sports 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 provide a new elevator and stair and upgrades to the original stair to provide code required access and egress. The second option demolishes the structure and builds a new building that addresses all of the programmatic needs identified including the possibility of a teen center.

The Community Center is a building that would provide an indoor swimming pool, gymnasium, running track, exercise rooms, teen room and community meeting room. This kind of program currently does not exist in Town and will be a challenge to garner public support for when other town needs are so significant, but it is an excellent program for a Public / Private Partnership.

The Ice Rink is another facility that currently does not exist in Town but would enhance recreational opportunities for children, teams and adults. This facility would not easily win support in Town at this time, but is another potential program for a Public / Private Partnership.



Figure 44

ROSEMARY POOL

Renovation

Total Project Cost: \$10.2 M (Estimate to Mid-Point of Construction in 2018)

Description

Though the final decision on the level of renovations has not yet been made, the Town is committed to maintaining the pool in its current configuration and updating the pool house, parking areas and pathways to provide full access.

Summary of Issues: Pro and Con

- Rosemary Pool and related site issues will be completed in time to prevent expiration of permit to operate
- Enhanced bathhouse
- The site and building will be accessible



Figure 45

CRICKET FIELD BUILDING RENOVATIONS

Renovations

Total Project Cost: \$1.0 M (Estimate to Mid-Point of Construction in 2015)

Description

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

Summary of Issues: Pro and Con

- Plan provides for stabilization of building envelope
- Stairs and porches will be repaired
- Bathrooms will be improved
- Interior spaces will be updated



Figure 46

MEMORIAL PARK BUILDING

Renovation Alternative

Total Project Cost: \$1,007,046 (Estimate in 2014)

Renovation: 7,260 SF

Description

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. General repairs and upgrades for the remaining spaces will refresh these areas.

Summary of Issues: Pro and Con

- Plan provides permanent solution to access and egress issues
- Construction of elevator and stair will not affect building use although entry to toilets will need to be reviewed
- All spaces will have general repairs to finishes

- o No new spaces are added to the program
- o Total renovation of spaces is not included



Figure 47

MEMORIAL PARK BUILDING

New Building Alternative

Total Project Cost: \$5.9 M (Estimate in 2014)

New Construction: 14,584 SF

Description

Another option under consideration is the demolition of the existing building and construction of a permanent and code compliant modern facility. This building would address all the need of the Memorial Park Trustees and may include a teen center which would address needs of children beyond those interested in sports. A Public / Private Partnership would help to move this project into a near future round of funding.

Summary of Issues: Pro and Con

- Plan provides permanent solution to building needs
- New spaces for visitor and home teams
- Improved concessions
- Updated public toilets
- Meeting rooms and offices located on upper level
- Possible teen center on upper level
- o Building will be raised before any new construction can take place
- o Construction will affect parking areas

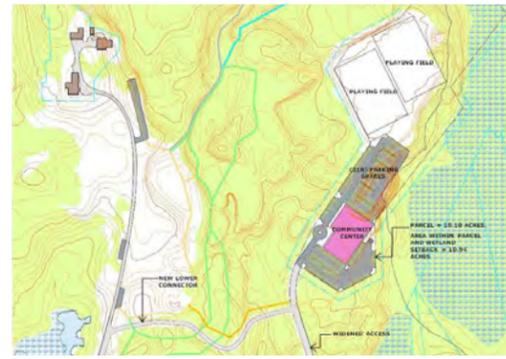


Figure 48

COMMUNITY CENTER AT NIKE

New Building

Total Project Cost: \$28.9 M (Estimate in 2014)

New Construction: 62,000 SF

Description

A new Community Center, located at the Nike site, could address the desire for new recreational and meeting space for citizens of all ages. The Nike site, located at the western end of Town and adjacent to hundreds of acres of conservation land with trails, would require car access but is a very practical use of this unusual site. No other municipal building is planned for this site at this time. 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.

Summary of Issues: Pro and Con

- Site provides enough land for building, parking and playfields
- Use of this property for recreation purposes is in synergy with Ridge Hill
- o Public/ Private Partnership would be required
- o Jurisdictional issues will need to be resolved
- o Costs to enlarge roadways and bring in utilities will be costly
- o Neighborhood might be resistant to a building of this size and use
- o Relocate farm and dog park.

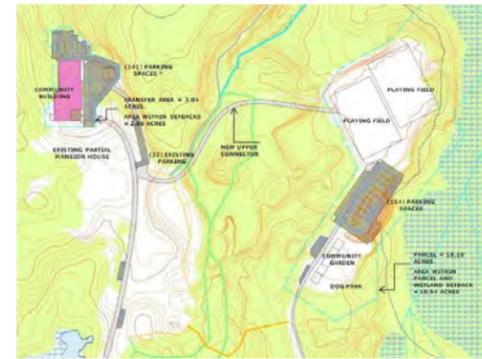


Figure 49

COMMUNITY BUILDING AT RIDGE HILL + SHARED USE OF NIKE SITE

New Building and Possible Renovation

Total Project Cost: \$28.9 M (Estimate in 2014)

New Construction: 62,000 SF

Description

A new 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. Reuse of any of these structure is unknown at this time. A new road connecting this site to the Nike site would connect the facility and provide additional parking and playfields. 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 require a Public/ Private Partnership as the construction of this facility is not considered critical to the function of any Town department.

Summary of Issues: Pro and Con

- The two sites provides enough land for building, parking and playfields
- Re-use of this property has long been sought and no other realistic use of this site is currently envisioned
- A recreation building surrounded by conservation land is a good match
- o Jurisdictional issues will need to be resolved
- o The enlargement of roadways and bringing in utilities will be costly
- o Detailed study required for potential access roads
- o Neighborhood might be resistant to a building of this size and use
- o Existing buildings may not be reused



Figure 50

ICE RINK AT 470 DEDHAM AVE.

New Building

Total Project Cost: \$11.9 M (Estimate in 2014)

New Construction: 35,272 SF

Description

During visioning the request to include an indoor skating rink in this master plan was suggested. The building, sized for one rink capable of use by a high school team and club teams, is proposed. This building includes spectator seating, team rooms, concession and a lobby / ticket office. Parking is located nearby.

Summary of Issues: Pro and Con

- Plan provides adequate response to request
- New recreational building would enhance offerings of the Park & Recreation Department
- Needham teams would have home ice
- Building could be used year round dependent on appropriate programming
- o Jurisdictional issues will need to be resolved
- o Site work would need to meet all of the requirements set by the Conservation Department
- o A Public / Private Partnership will be necessary



Figure 51

ICE RINK AT TOWN FOREST

New Building

Total Project Cost: \$13.1 M (Estimate in 2014)

New Construction: 36,839 SF

Description

Another location for an Ice rink is Town Forest. 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.

Summary of Issues: Pro and Con

- Plan provides adequate response to request
- New recreational building would enhance offerings of the Park & Recreation Department
- Needham teams would have home ice
- Building could be used year round dependent on appropriate programming
- o Jurisdictional issues will need to be resolved
- o Site work would need to meet all of the requirements set by the Conservation Department
- o State legislature and Town Meeting approved required for repurposing Town Forest land
- o A Public / Private Partnership will be necessary