

# DEDHAM OPEN SPACE & RECREATION PLAN UPDATE AND RECREATION MASTER PLAN

June 6, 2017



Horsley Witten Group and Birchwood Design Group

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## Open Space and Recreation Plan Update...

*The guiding document to protect and enhance the Town's natural areas and to provide and maintain accessible parks and recreation areas for the enjoyment of residents and visitors.*

## Recreation Master Plan...

*An assessment of recreational facilities that considers opportunities to improve or expand existing, or build new facilities based on demand, capacity and programming needs.*

TWO PARALLEL PROJECTS

- ❖ Draft Open Space and Recreation Plan Update
  - Conditions, Inventories and Action Plan
- ❖ Draft Recreation Master Plan
  - Conditions, Inventories and Recommendations
- ❖ Needs Analysis
- ❖ Action Plan
- ❖ Facilitated Discussion

## ❖ What is Open Space?

Land that is undeveloped for...

- Public access to nature
- Protecting water quality
- Protecting habitat



## ❖ What is Recreation?

Indoor and outdoor facilities for recreation...

- Playgrounds
- Parks
- Indoor Gyms
- Basketball Courts
- Ballfields



## ❖ Why does Dedham need an Open Space Plan?

- Maintain and enhance the benefits of local resources
- Understand where we are, where we need to be, and how to get there
- Support efforts to acquire funding



## ❖ Existing/Current Plan

- Approved August 2010
- 11 required sections
- Resource Inventory
- Needs
- Goals/Objectives/Actions
- 7 Year Action Plan



## ❖ Update Process

- Review data, reports, plans and inventories
- Public input – Public Workshop #1 – March 7, 2017
- Draft Open Space and Recreation Plan
- Public input – Public Workshop #2 – Action Plan
- Draft Open Space and Recreation Plan for comment/support
- Submit to Dept. of Conservation Services for review/approval

# Conditions, Inventories and Action Plan



Open Space and Recreation Plan

Census Tract (block groups)	Neighborhood	Area (acres)	Persons	Units	Pop. Density (persons / acre)	Housing Density (units/acre)
4021.02 (1-4) 4024 (1)	East Dedham	670	4,891	2,188	7.3	3.3
4022 (2) 4023 (1-3)	Greenlodge/ Sprague Manor	1,242	5,863	2,171	4.7	1.7
4022 (1) 4024 (2-6)	Oakdale	1,032	6,077	2,511	5.9	2.4
4021.01 (1-4)	Riverdale	1,064	3,634	1,560	3.4	1.5
4025 (1)	Village	315	1,233	590	3.9	1.9
4025 (2)	West Dedham	2,472	3,031	1,171	1.2	0.5

## 2017 Conditions – Population Density

# Town of Dedham Massachusetts



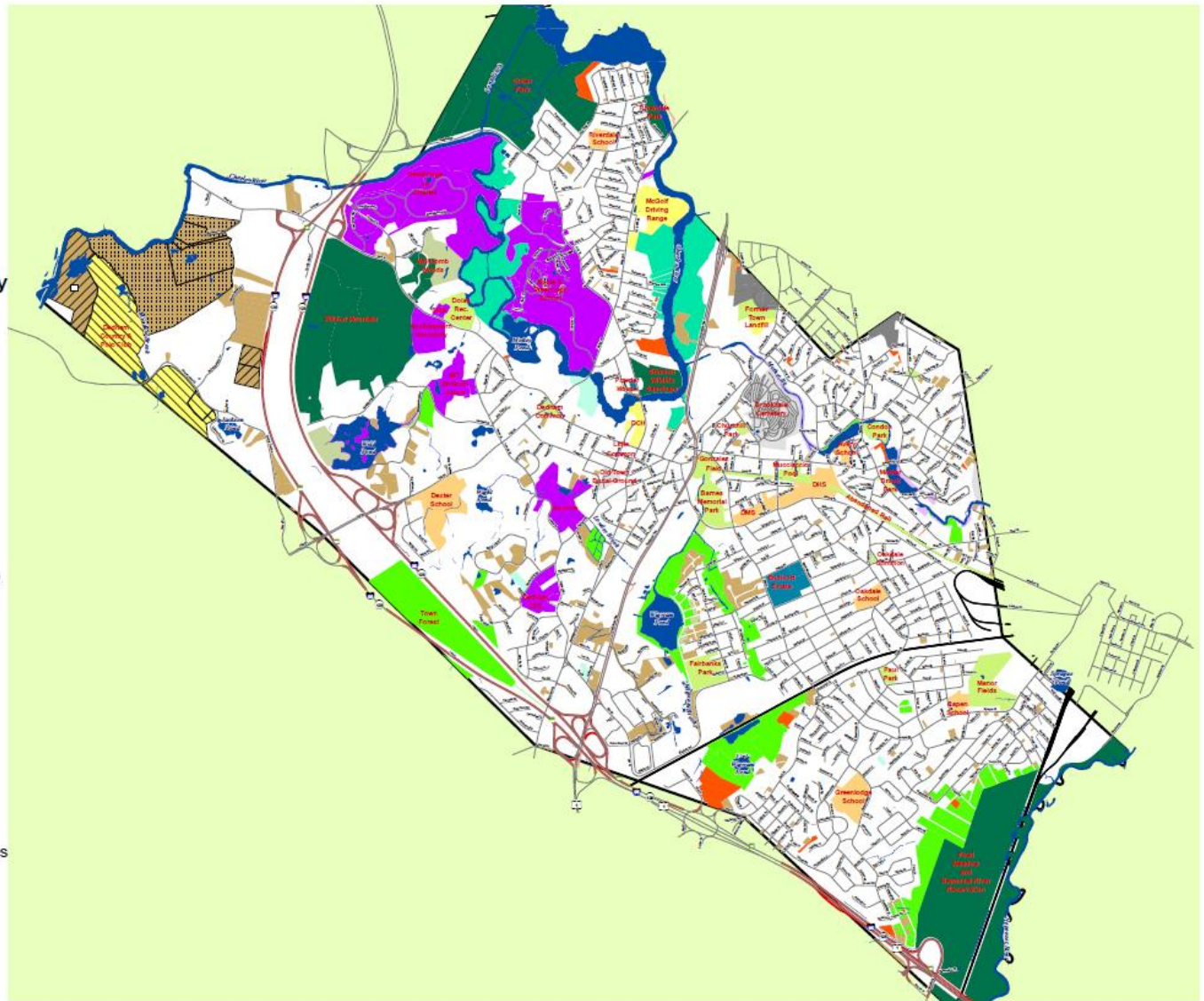
Map 7 Open Space Inventory

- Chapter 61 (Forestry)
  - Chapter 61B (Recreation)
  - Conservation Restriction
- Ownership / Management**
- US Army Corps of Engineers
  - Private Undeveloped
  - Private Cemetery / Church
  - Private Conservation Org.
  - Private Recreation
  - Private School / Institution
  - Commonwealth of MA (flood control)
  - Commonwealth of MA (DCR)
  - Town - Unassigned
  - Town DPW (cemetery)
  - Town Conservation Comm.
  - Town Historical
  - Town Parks & Rec.
  - Public Schools
  - Dedham Westwood Water District



Data sources: Town of Dedham, MassGIS

This document is intended for  
Town of Dedham planning  
purposes only.



## ❖ Types

- Conservation Commission (non facility-based activities)
- Park and Recreation Land (facility-based activities)
- School Department property
- State and Federal lands
- Non-Profit organizations (Dedham Community House, Dedham Land Trust and MA Audubon Society)

# Conditions, Inventories and Recommendations



# Why does Dedham need a

## Recreation Master Plan?

- The Recreation Master Plan, takes the Open Space and Recreation Plan Update, and drills down deeper to the details of recreation and programming needs of the community to develop a concise strategy for improvements based on findings and coordination with user groups.

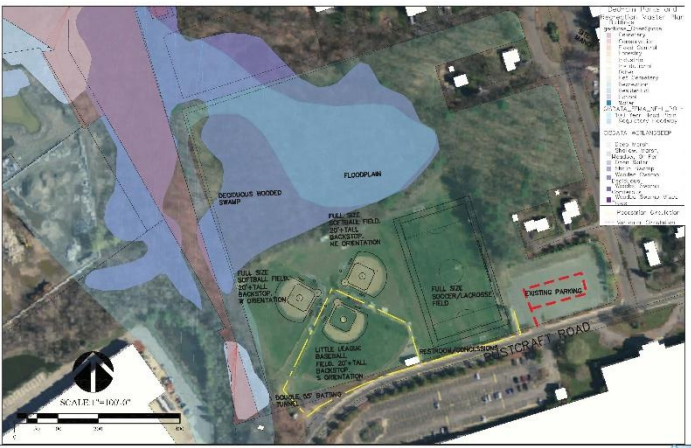


### FAIRBANKS PARK SITE DATA SUMMARY

<b>Address</b>	Bankcroft Rd. and Central Ave.
<b>Classification</b>	Park
<b>Neighborhood or District</b>	West
<b>Zone</b>	CR General Residential
<b>Arrears</b>	54.7 Acres
<b>Wetlands</b>	Wetland: Duck-tail Marsh
<b>Encumbrance or R.O.W</b>	None
<b>Flood Zone</b>	Special Flood Hazard Zone
<b>Parking Quantity &amp; Materials</b>	Asphalt approximately 80 stalls including 4 handicapped
<b>User Groups</b>	Dedham Youth Soccer, Dedham Youth Baseball
<b>Utilities and Infrastructure</b>	Capone Field is a lighted baseball field, Fenno Field is also lighted for soccer. The Department of Public Works maintains the site as a multi-use recreational building site.
<b>Irrigation</b>	Irrigation is provided for all 6 fields. The system is severely in need. Age of the system unknown. The irrigation system produces water with a cast film that covers most of the available property and structures. The system is thought to have a bacterial problem. If not in control of this water the problem would become worse.
<b>Facilities and Features</b>	<ul style="list-style-type: none"> <li>20 Full size and 10 Little League or fields with additional fields.</li> <li>42 Full size Little League field 200' with grass/irrigated field.</li> <li>2000 capacity gymnasium 20' in. clear. 100' x 100'.</li> </ul>
<b>Structures and Supporting Amenities</b>	Station structure and storage building, junction not possible as the base of construction 50' for the existing site.

### FAIRBANKS PARK EXISTING CONDITIONS EVALUATION

<b>Overall</b>	Fairbanks Park is a complex of athletic fields used mainly by Dedham Youth Soccer and Dedham Youth Baseball. The complex houses 9 Little League baseball fields and a full size soccer field. The facility is unique with its numerous and unusual features. Many of the current site uses in Dedham woods, in open or floodplain.
<b>Opportunities</b>	Improve field conditions through the use of new irrigation or sprinkler head. Convert the park to a larger trail system, Water Pond and Legacy Plaza.
<b>Constraints</b>	The site is largely covered by regulated wetland and floodplain.
<b>Beneficial Adjacencies</b>	Wetland Wood.
<b>Neighboring Land Use</b>	Business, Development and Office space.
<b>Vehicle Circulation &amp; Parking</b>	No road access is available through the site. Access to parking areas off of Bankcroft Rd.
<b>Pedestrian Circulation</b>	Pedestrian Access is provided along Bankcroft Rd. from the parking area. Soccer conditions will be necessary for walking and in between baseball fields. The soccer is in line to pose shape. Fields are much to close together preventing a potential safety risk for players on opposite ends and spectators. Safety should have a minimum of 100' between fields and 200' between lines between and additional space in all directions is recommended about 100' wide.
<b>Access Created</b>	The overall site has no access control. Fenno Field has a 26'x30' chain link fence as a full barrier to keep stray balls from entering. Fenno Field Capone Field has a 50' perimeter fence and a 27' Rocking. The two additional baseball fields will have removable fencing and 20' backstops.
<b>Athletic Field Equipments</b>	Soccer Goals.
<b>Vegetation</b>	Wetland Duck-tail Marsh and wetland along with the regulatory floodplain encompasses most of the site.



A  
B  
C  
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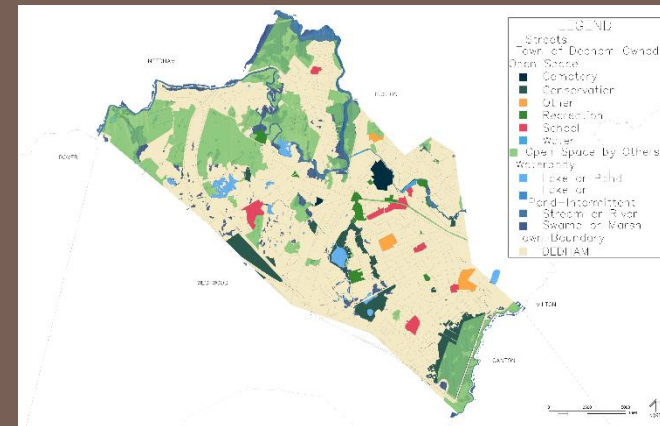
- The needs analysis will inform a series of conceptual design options accompanied by opinions of probable cost estimates.
- The recreation master plan will include a prioritized order of needs, recommendations, costs, usage and life expectancy and maintenance and facilities.

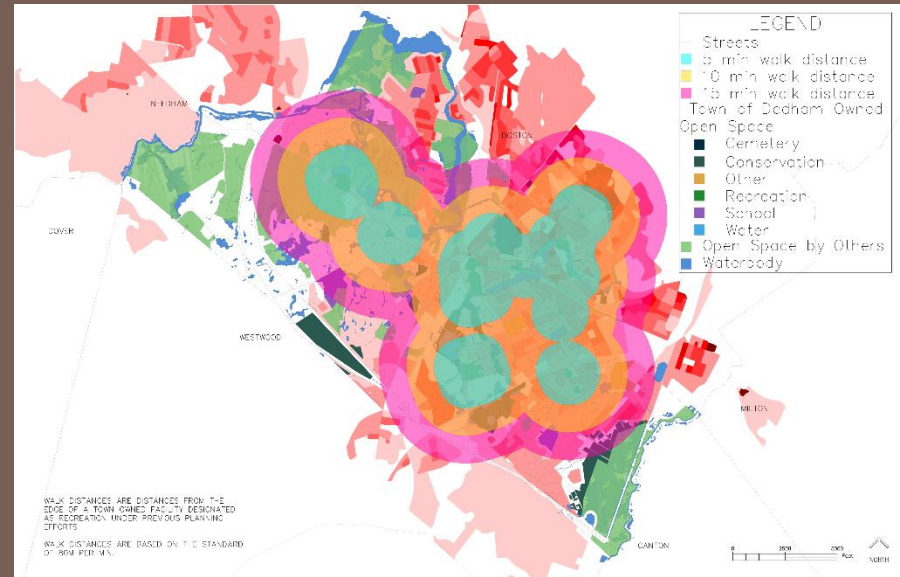
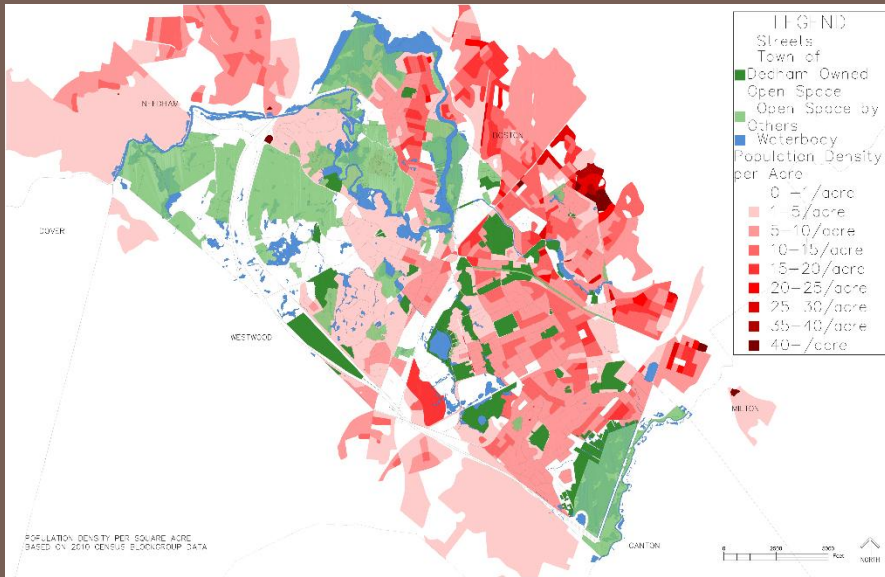
# Recreation Master Plan



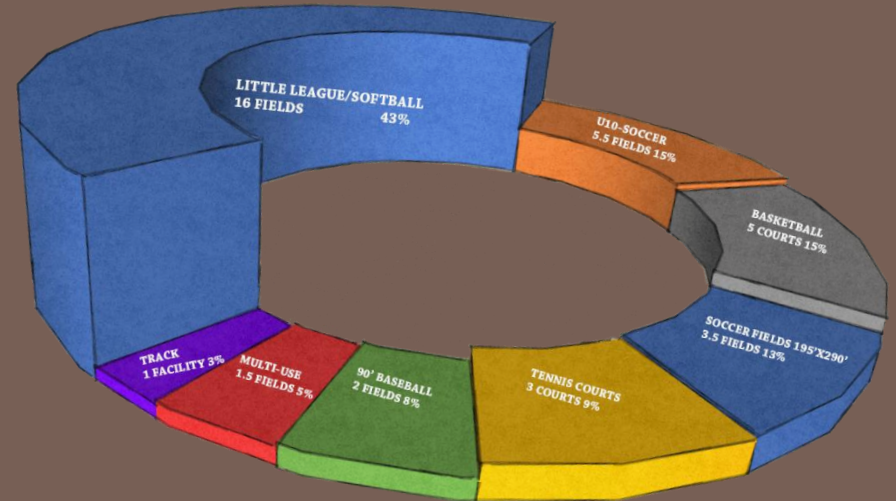
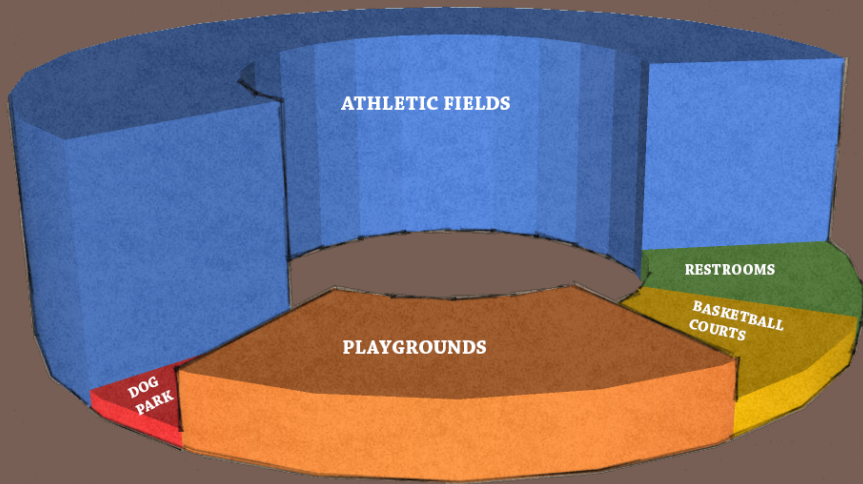
## ❖ Process

- Review data, reports, plans and inventories
- Site visits, interviews and surveys with administrative and programming staff, maintenance staff, and user groups
- Develop a Needs Analysis
- Public input – Public Workshop #2 Set Goals to inform concepts and Recommendations
- Develop concepts and recommendations
- Identification of potential funding, operations and maintenance feasibility of each option
- Development of conceptual cost estimates

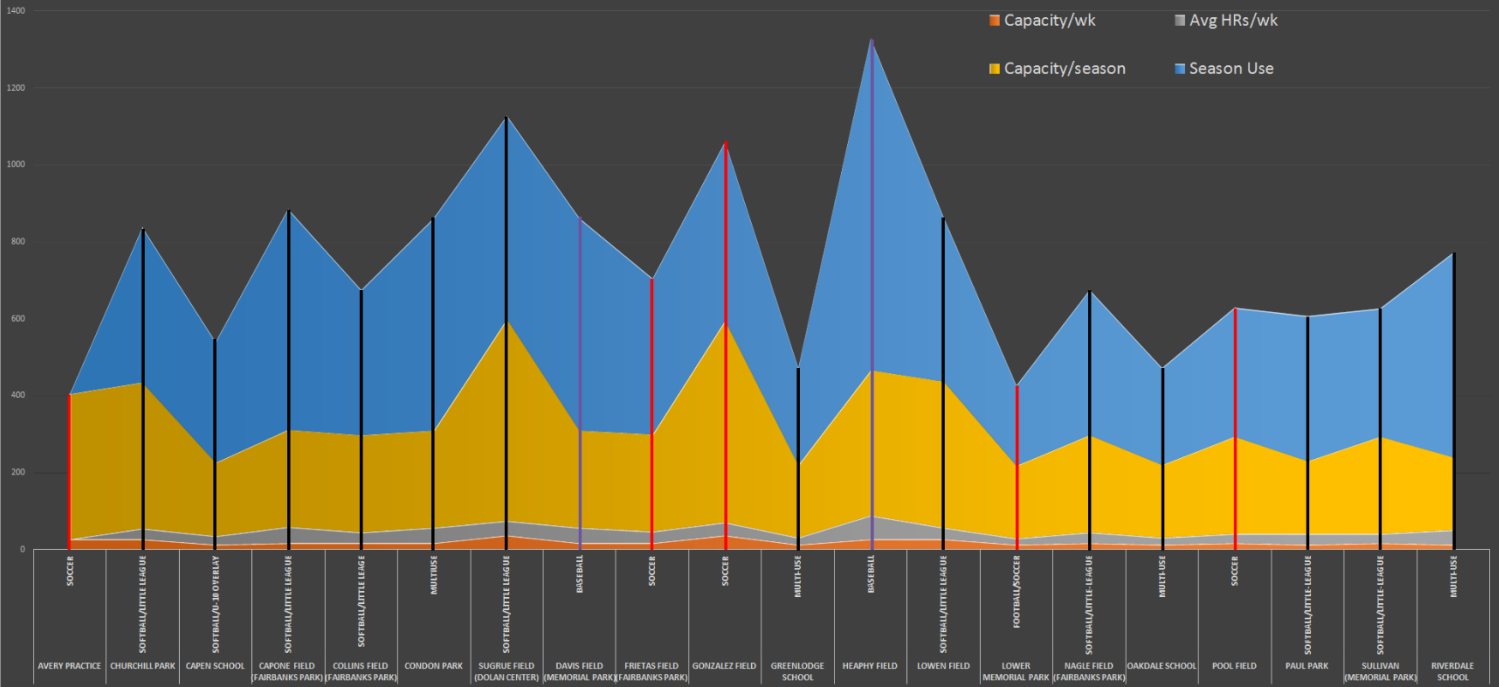




# Recreation Master Plan



# SPRING FIELD USAGE



Spring	Total Hrs Over Capacity	New Engineered Irrigated Field x 14 wks	Fields Short (Demand)
Softball	630	378	1.7
Soccer	241	378	0.6
u-10	84	378	0.2
Football	0	378	0.0
Lacrosse	0	378	0.0
Baseball 90'	783	378	2.1
Little League	1060.5	378	2.8

Facility	% of Communities Offering	National Std. Median Population per Facility	Facility per population Dedham
Diamond Field	95	2900	1401.33
Playground	95	3364	2522.4
Basketball Court Outdoor	92	7430	5044.8
Tennis Court Outdoor	90	4375	8408
Multi-use Field Rectangular Field Full Size	90	3783	5044.8
Recreation Center	78	24683	25224
Swimming Pool Outdoor	63	33128	25224
Dog Park	48	43333	25224
Community Garden	43	13956	25224
Swimming Pool Indoor	8	47800	25224



- ❖ Primary Open Space and Recreation Planning Categories
  - Natural Resource Protection, Stewardship, Restoration and Enhancement
  - Recreation Area Planning and Maintenance
  - Land Acquisition, Funding and Management

# Public Workshop #1 – March 7, 2017

## What can the Town do better?

### #1 Priority

- Better balance/maintenance of youth sports/fields
- Maintenance of fields
- Better connectivity/bikes/pedestrians

### #2 Priority

- Equal recreation opportunities for all ages/demographics
- Better communication of programming by age group/demographic
- Improved access/maintenance of waterways
- Access to Wigwam Pond

### #3 Priority

- Davis Field at Memorial Park needs improvements
- Port-a-johns/restrooms are needed



# Public Workshop #1 – March 7, 2017

## What is the Town not doing?

### #1 Priority

More lacrosse fields

Green space in Dedham Square/the Village

Striar property...do something!

Improved field maintenance

Rail Trail

### #2 Priority

Programming for growing senior population

Safety (sidewalks, cross walks and traffic lights) at/near parks

Bike paths

Improved communication on open space/programming amenities

### #3 Priority

On road bike lanes

Swimming spots in summer

Splash park/outdoor pool

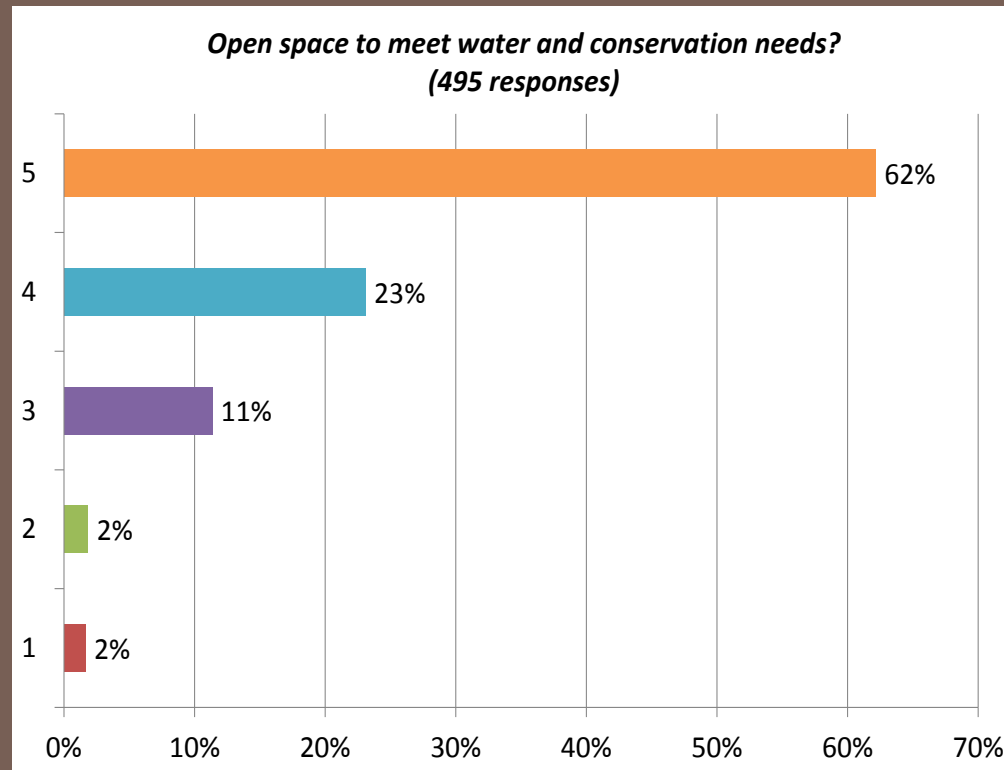




# Dedham PROS Online Survey

How important is it to preserve or acquire:

Open space to meet water and conservation needs (85%)

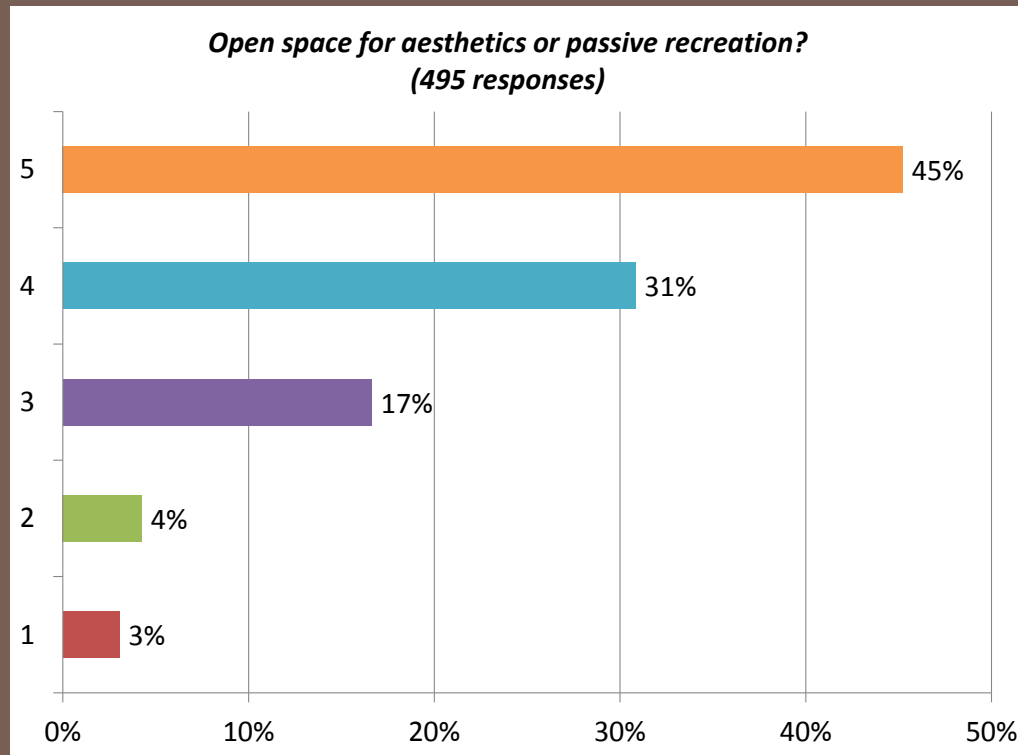


(5 = very important 1 = least important)

# Dedham PROS Online Survey

How important is it to preserve or acquire:

Open Space for aesthetics or passive recreation (76%)



(5 = very important 1 = least important)

# Dedham PROS Online Survey

**Restroom Facilities (65%)**

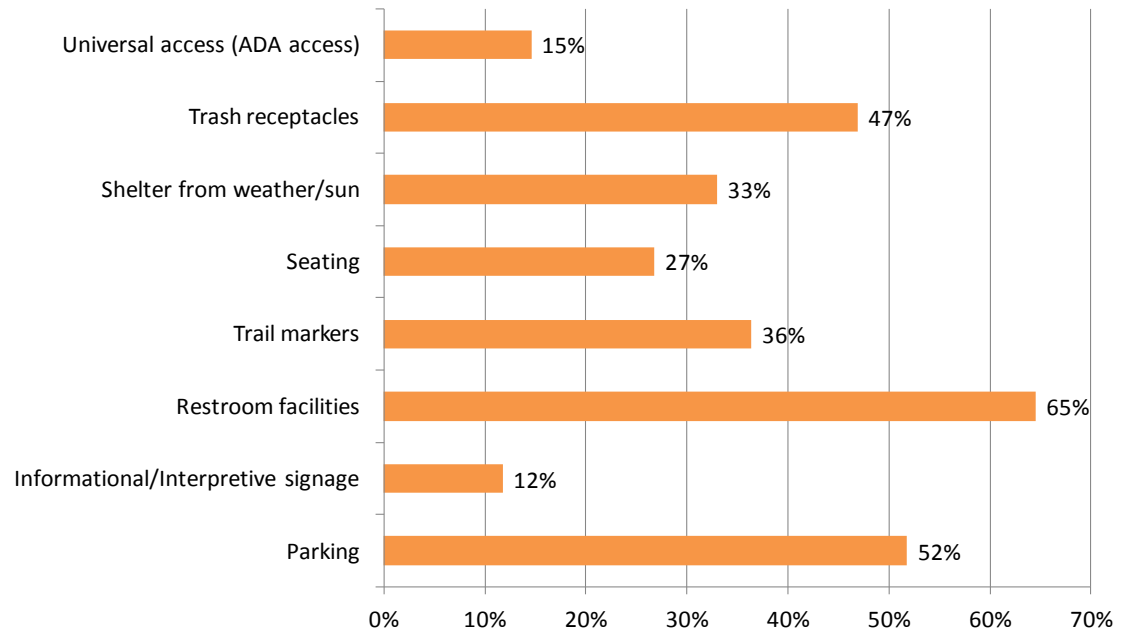
**Parking (52%)**

**Trash Receptacles (47%)**

**Shelter from Weather/Sun (33%)**

**Trail Markers (36%)**

*Please pick the top three amenities you feel would enhance your experience the most when utilizing open space areas in Dedham:  
(473 responses)*

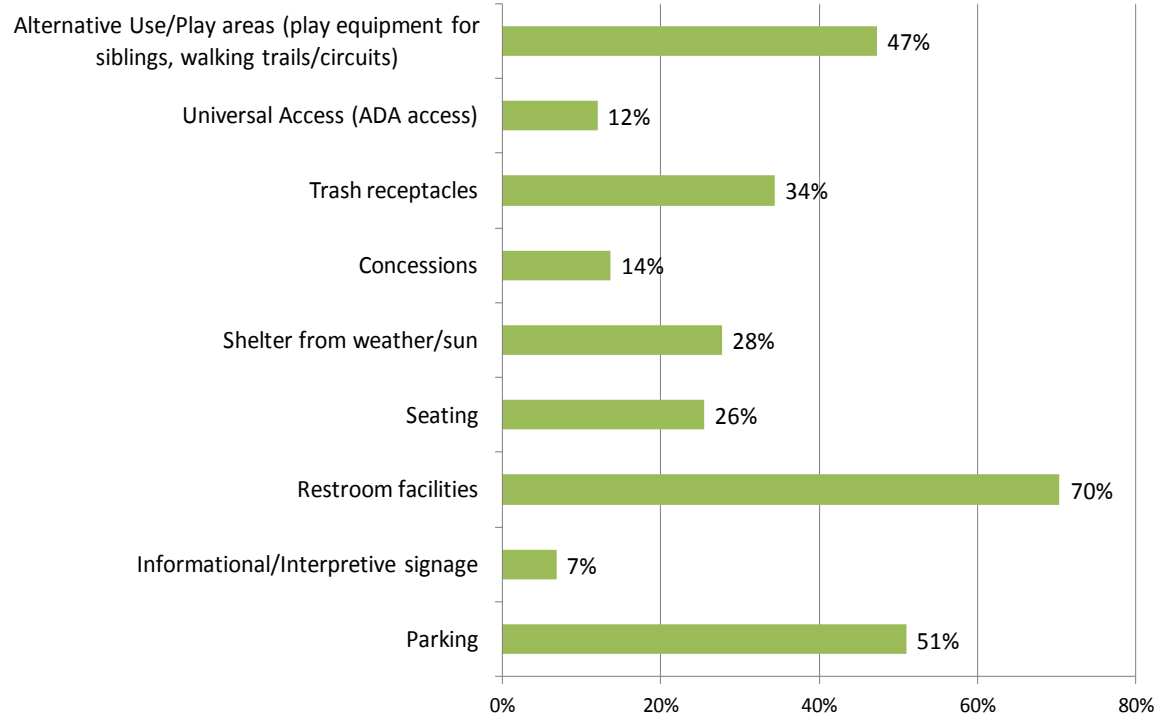


# Dedham PROS Online Survey

**Restroom Facilities (65%)**  
**Parking (52%)**

**Alternative Use/Play Areas (47%)**

*Please pick the top three amenities you feel would enhance your experience the most when utilizing recreational facilities in Dedham:  
(459 responses)*



# Dedham PROS Online Survey

**What are the most important actions the Town should take in the next 5 years regarding open space and recreation opportunities?)**

- Develop the Striar property to provide more fields, tennis courts, biking/walking trail
- Improve access to Wigwam Pond and the Charles River
- Acquire new sites for multipurpose, or turf fields
- Build Dedham Heritage Rail Trail
- Concentrate on maintenance of the existing fields
- Initiate a program to have a dedicated space with specific sports focus
- Developing Mother Brook walkways and waterways
- Striar property, Wigwam Pond, Wilson Mtn.
- Walking/biking trails
- More leisure space, not specifically dedicated to sports
- Pass CPA and acquire land
- Historic preservation of significant older houses outside preservation areas
- Ice rink or roller hockey rink
- To not build a rail trail
- Fulfill needs of seniors
- Prioritize wetland conservation
- Dedicate a field to lacrosse

# Dedham Sports Program User Groups Survey

A Survey was provided to users groups of both indoor and outdoor facilities as a means of collecting data regarding number of participants and qualitative feedback regarding condition of facilities and availability of supporting amenities.

*More than 20% of Dedham's population between 5 and 18 is involved in organized sports.*

# Community-wide Interviews

*The Parks & Recreation Department staff is overwhelmed. Need to hire more employees, either through Parks & Recreation or through the Environment Department.*

*There needs to be better, regular communication between the Town and the Land Trust, and dedicated funding that would allow them to be proactive together in identifying parcels for preservation.*

*The Town should institute an open space requirement for new development and significant redevelopment.*

*More resources to better promote and celebrate the history, natural resources, improve access, and recreational opportunities along the Mother Brook. With improvements, Mother Brook can be more of a destination for people visiting Dedham.*

*Communication is something that is generally lacking town wide. In particular, the Town could do a better job of communicating with residents about the services, programs, groups, and other things available to them. Most new residents have no idea what recreation options they have.*

# Dedham Sports Program User Groups Interviews

*We never know where we are going to practice or play until opening day.*

*This season one of our teams was only granted 2 home games all season due to lack of field availability.*

*Quality of fields is poor, affects competition and is often a safety hazard.*

*We would love to see some joint work between Parks and Recreation and the Schools to rehab school yards and open space.*

*Provide better maintenance of existing fields before we add additional fields.*



- ❖ Primary Open Space and Recreation Planning Categories
  - Natural Resource Protection, Stewardship, Restoration and Enhancement
  - Recreation Area Planning and Maintenance
  - Land Acquisition, Funding and Management
- ❖ Goals, Objectives and Actions
  - Goal: defines the direction and destination
  - Objective: often a series of specific plans/paths to get to the goal
  - Action: often a series of specific tasks completed to meet an objective

## Natural Resource Protection, Stewardship, Restoration and Enhancement

**Goal:** Protect the Town's biological diversity, watersheds and ecosystems.

**Objective:** Protect lands that have high value for preservation of wildlife habitat, native vegetation, and water resources.

**Actions:**

- Work with partner organizations to identify habitat areas for wildlife.
- Protect land in critical habitat areas.
- Coordinate with neighboring towns to create contiguous natural areas.
- Inventory and certify all vernal pools and regularly monitor protection.

Questions?

# Facilitated Discussion...

## Objective:

- Weigh-in on the Goals, Objectives and Actions to be carried over from the 2010 Plan
- Weigh-in on any new and/or revised Goals, Objectives and Actions collected as part of the community engagement process
- Tell us what is missing?

- *Everyone should have an equal opportunity to talk*
- *Focus on the questions asked and your group's discussion*
- *Respect limited time*
- *Listen, be honest, and avoid criticizing others*
- *Please turn your cell phones off*