

E. Inventory and Evaluation

Parkland Classification

Parkland is classified to assist in planning for a community’s recreational needs. Currently, a classification system of Dedham’s park spaces does not exist. This master plan proposes a hierarchy of various park types, each offering recreation and/or natural area opportunities. Separately, each park type may serve only one function, but collectively the system will serve the full range of community needs. Classifying park space by function allows the Town to evaluate its needs and to plan for an efficient, cost effective and usable park system that minimizes conflicts between park users and adjacent uses. Classifications also help to define amenity locations, types and level of maintenance. The classification characteristics are meant as general guidelines addressing the intended size and use of each park type. The following five classifications are used to define parks as part of this Recreation Master Plan and are defined as follows.

- Community Parks
- Neighborhood Parks
- Greenways-Conservation & Natural Areas
- Special Use Areas
- Paths & Trails



Community Parks

Community parks are the largest park classification at the local level of planning. They are generally between 12 and 50 acres in size. Community parks should typically be developed for organized play and include a diverse collection of facilities and amenities catering to a larger and more diverse group of users. Community parks should be planned to provide both active and passive recreation opportunities as well as family activities. Community parks generally serve residents within a one-mile drive, walk, or bike ride from the site. In general, because of their size, community parks are designed and organized to support larger more intense recreation uses such as organized sports. Passive recreation and natural area components are highly encouraged in community parks to complement and support active uses. They may also provide amenities such as playgrounds, splash pads, community gardens or indoor uses to support a wider range of recreational interests. Since community parks offer recreation and programming to broader range of users these parks should also provide parking and restrooms.

Community Parks in Dedham

- Barnes Memorial Park
- Fairbanks Park
- Dolan Center
- Manor Fields and Park (as planned)
- Gonzalez Park
- Pool Field

Neighborhood Parks

Neighborhood parks are the backbone of most park systems. Neighborhood parks are small park areas designed for unstructured, non-organized play and limited active and passive recreation. They typically range in size from 2-5 acres in size depending on spatial constraints and the needs of the neighborhood. Neighborhood parks are intended to serve residential areas within close proximity (up to 1/4-mile walking or biking distance) of the park and should be geographically distributed throughout the community. Access to neighborhood parks is mostly pedestrian, and park sites should be located such that people living within the service area can reach the park safely and conveniently. Neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, open field area for informal play, sport courts or multi-purpose paved areas and landscaping. When neighborhood parks are designed in conjunction with school sites, these sites typically include multi-use sport fields.

Meeting the goal to provide a neighborhood park within a reasonable walking distance (e.g., ½-mile) of all residents may not be fully achievable in Dedham and will require both acquiring new park properties in currently under-served locations, and re-evaluating the potential use of school sites as surrogates for local neighborhood parks. As previously indicated, Dedham is nearly fully built out and acquisition opportunities are rare. The Town should be prepared to take advantage of acquisition opportunities in strategic locations identified in the Open Space and Recreation Master Plan.

Currently it is the understanding of the Plan that the Town has a memorandum of understanding with schools to provide maintenance for open space on school grounds, not including playgrounds or structures. It is recommended that DPR establish open communications with the Dedham School Department to continue to provide maintenance of open space at a higher level, but also open discussions for additional partnerships to better serve the recreation needs of the local neighborhoods. Specifically, the Town should initiate conversations with the School Department to provide usage of school sites in off hours to serve as proxy neighborhood parks. Both groups should be involved in discussions pertaining to use, maintenance, providing of amenities such as playgrounds, park shelters, seating and permitting of fields.

Neighborhood Parks in Dedham

- Paul Park
- Condon Park
- Churchill Park
- Mill Pond Park
- School Parks
- Hartnett Square
- Oakdale Common
- The triangle
- Dedham Common

Greenways/Conservation and Natural Areas

Conservation areas are usually undeveloped lands primarily left in a natural state with the intent of protecting a natural resource and providing recreational use as a secondary objective. Often referred to in park planning as Greenways contiguous conservation areas provide for connected or linked open space corridors that can support broader ecological functions than stand-alone properties. Natural areas are the individual or isolated tracts of open space that are not connected to a larger contiguous Greenway network.

These conserved open spaces are usually owned or managed by a governmental agency such as the Dedham Conservation Commission or the Department of Conservation and Recreation and these spaces may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered greenways and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. Greenways offer serve as trail corridors, and provide low-impact or passive recreation opportunities, such as walking, nature observation and fishing, where appropriate and not an impact to the larger objective of protecting the natural resource.

Potential Greenways Designations in Dedham

- Wigwam Greenway includes Wigwam and Little Wigwam Ponds
- Mother Brook
- Charles River
- Fowl Meadow & Neponset River
- Dedham Rail Trail

Natural Areas in Dedham

- Town Forest
- Beech Street
- Court Street

Special Use Areas

Special use areas are park spaces that generally serve a single recreation purpose. Special use areas are sites designed to support a specific, specialized use. These park settings may include sports complexes, aquatic facilities, dog parks, skate parks or any other facility intended for single use.

Special Use Parks in Dedham

- Anthony P. Mucciaccio Pool
- Loewen Field
- Sugrue Field
- Gonzalez Field

Trails in Dedham

- Hiking Trails at Dolan Center (Dedham P&R)
- Dedham Water Trail Access at Dolan Center (Dedham P&R)
- Walking Trails Mother Brook and Mill Pond Park (Dedham P&R)

- Hiking Trails at Dedham Town Forest
- Cutler Park (DCR)
- Wilson Mountain (DCR)
- Whitcomb Woods (Dedham Land Trust,DCR)
- Newbridge on the Charles (Private, but with negotiated public access)

Future plan considerations and opportunities include trails at Wigwam Pond areas, trail improvements to Dedham Town Forest, Trails at Fowl Meadow area and the Dedham Heritage Rail Trail.

Paths and Multi-Use Trails

Dedham has an active group of citizen support for trails systems, and has a good amount of trails in a variety of parkland. Previous planning for trails within Dedham has been largely opportunity based. This master plan supports previous trail planning efforts in individual parks and opportunities such as the Dedham Heritage Rail Trail and future Manor Park Trails. This Recreation Master Plan also encourages the establishment of trails system and a hierarchy of trails along with broader based planning that establishes a connectivity network joining citizens of Dedham to their home, schools, parks and places of work through a non-motorized transportation network. Below is an example of Recreational Trail Matrix as part of a park system. Note that a comprehensive trail plan or connectivity network may include facilities not listed and may also include on road facilities such as bike lanes as part of a park system (Figure 23).

Inventories

Parks and Recreation

Dedham Parks and Recreation owns and maintains just over 100 acres of park space, four playgrounds, a community center, a pool, and numerous, trails, outdoor courts and athletic fields (Table 6).

Figure 23. Sample Trail Type Matrix

Trail Attributes	Trail Class 1 Minimally Developed	Trail Class 2 Moderately Developed	Trail Class 3 Developed	Trail Class 4 Highly Developed	Trail Class 5 Fully Developed
Tread & Traffic Flow	<ul style="list-style-type: none"> • Tread intermittent and often indistinct. • May require route finding. • Single lane, with no allowances constructed for passing. • Predominantly native materials. 	<ul style="list-style-type: none"> • Tread continuous and discernible, but narrow and rough. • Single lane, with minor allowances constructed for passing. • Typically native materials. 	<ul style="list-style-type: none"> • Tread continuous and obvious. • Single lane, with allowances constructed for passing where required by traffic volume in places where there is no reasonable opportunity to pass. • Native or imported materials. 	<ul style="list-style-type: none"> • Tread wide and relatively smooth, with few irregularities. • Single lane, with allowances constructed for passing where required by traffic volume in places where there is no reasonable opportunity to pass. • Double lane where traffic volume is high and passing is frequent. • Native or imported materials. • May be hardened. 	<ul style="list-style-type: none"> • Tread wide, firm, stable, and generally uniform. • Single lane, with frequent turnouts where traffic volume is low to moderate. • Double lane where traffic volume is moderate to high. • Commonly hardened with asphalt or other imported material.
Obstacles	<ul style="list-style-type: none"> • Obstacles common, naturally occurring, often substantial, and intended to provide increased challenge. • Narrow passages; brush, steep grades, rocks and logs present. 	<ul style="list-style-type: none"> • Obstacles may be common, substantial, and intended to provide increased challenge. • Blockages cleared to define route and protect resources. • Vegetation may encroach into trailway. 	<ul style="list-style-type: none"> • Obstacles may be common, but not substantial or intended to provide challenge. • Vegetation cleared outside of trailway. 	<ul style="list-style-type: none"> • Obstacles infrequent and insubstantial. • Vegetation cleared outside of trailway. 	<ul style="list-style-type: none"> • Obstacles not present. • Grades typically < 8%.

Table 6. Parks and Recreation Park Land

Parks and Recreation Park Land				
Parcel Name	Location	Acreage	Description/Comments	Park Classification
Manor Park	Sprague Street	25.7	Vacant	Community
Barnes Memorial Park Mary Ann Lewis Playground	Eastern Avenue	14.9	Three softball/baseball, 1 soccer, playground	Community
Gonzalez Field	High Street	6.4	One Synthetic turf Soccer, walking path	Special Use
Churchill Park	Churchill Place	0.9	One baseball/softball, One basketball/pickleball court, playground	Neighborhood
Former Landfill	Lower East Street	7.6		Neighborhood
Condon Park	Bussey Street	7.4	One baseball/softball, One soccer, playground	Neighborhood
Dedham Common	Bridge Street	2.0	Traditional Town Common, no amenities	Neighborhood
Dolan Recreation Center (SMA)	Common Street	11.4	One baseball/softball, temp. dog park, community gardens, boat launch, trails, dance studio, multi use room	Community
Fairbanks Park	Rustcraft Road	14.1	Three baseball/softball, One soccer, restrooms./ concessions	Community
Hartnett Square	Milton Street	0.1	Triangular landscape lot with benches	Neighborhood
Mucciaccio Pool	Mt. Vernon St./ High St./ Pottery Lane	4.6	U-12 soccer field, Indoor aquatic facility	Special Use
Mother Brook Park	Milton Street	1.3	Passive Recreation, walkways, deck & benches	Neighborhood
Oakdale Square (Veteran's Monument)	River Street	0.5	Landscaped fenced lot with benches	Neighborhood
Paul Park (Greg M. Riley Playground)	Cedar Street	2.9	One baseball/softball, One basketball/pickleball court, playground, benches	Neighborhood
The Triangle	Hyde Park Street	0.9	Grassy lot, walkway, Rain Garden & benches	Neighborhood
	Total (approximate)	100.7		

Source: Town of Dedham

Schools

DPR currently maintains fields at Avery School, Capen School, Loewen Field at Dedham Middle School, Greenlodge School, Oakdale School and Riverdale School (Table 7). Playgrounds and other amenities of these spaces are maintained by school groups, school staff and DPR and are open to the public in the off hours of the school day serving as surrogate neighborhood parks for the community.

School properties are not protected parkland and as a first priority are to address the educational needs of the town. The Dedham Public Schools are in the midst of updating the School Master Plan and the fields and open spaces on school properties may be needed for future construction or staging areas for future construction projects. For this reason and at the request of the Dedham School Committee school properties should not be a priority for upgrades or long term recreational facilities.

Table 7. Public School Property

Public School Property			
Parcel Name	Location	Acreage	Description/Comments
Avery School	High Street	5.6	Two playgrounds, practice field, indoor gym
Capen School	Sprague Street	5.3	Two baseball/softball, playground, One basketball (indoor) One basketball (Outdoor)
Dedham High School	Whiting Avenue	11.4	Football; soccer; track; basketball (indoor), lacrosse restrooms, concessions.
Dedham Middle School	Whiting Avenue	8.6	baseball/softball, basketball (indoor)
Curran ECEC	High Street	29.2	Playground; multi-purpose ball field; ½ court basketball
Greenlodge School	Greenlodge Street	16.7	Two baseball/softball, Two playgrounds, One indoor basketball court, ½ basketball court (outdoor)
Mucciaccio Pool	Recreation Road	4.6	Pool/ Tennis Courts/Pool Field
Oakdale School	Cedar Street	6.9	Two baseball/softball, playground, basketball (indoor)
Riverdale School	Needham Street	6.1	1 baseball/softball, 1 basketball court(outdoor), 1 soccer overlay, playground, 1 basketball court (indoor)
	Total (approximate)	94.4	

Source: Town of Dedham

Conservation Commission

The Conservation Commission in Dedham manages more than 271 acres of land within Dedham. These properties exist to protect specific natural resources. Because of their size and location, these areas are major connectors or linkages of green space or parks. Often referred to as “greenways” in park planning, these spaces could serve as trail corridors, and provide low-impact or passive recreation opportunities such as walking, nature observation and fishing, where appropriate and not an impact to the larger objective of protecting the natural resource.

Table 8. Dedham Conservation Commission Sites

Conservation Commission Properties	
Location	Acreage
Wigwam Pond area	57.6
Little Wigwam Pond area	52.0
Fowl Meadow area (Neponset River Reservation)	68.7
Town Forest	76.5
Mother Brook Waterfront (Colburn, Milton, and River Streets)	1.1
Corner of Westfield Street and Meadow Brook Road (near MIT Endicott House)	6.0
Court Street (along Lowder Brook)	5.8
Stony Lea Road	2.2
Beech Street	1.6
Total (approximate)	271.4

Source: Town of Dedham



State and Federal Land

The state and federal government own and maintain over 760 acres of land within Dedham, largely acquired to protect wetlands and water resources. The land also provides a large amount of the passive recreation in the community and even some active recreation spaces in Riverside Park. Over the years, land has been acquired through partnerships with non-profit organizations like the Dedham Historical Society, The Dedham Land Trust, and the Trust for Public Land. These spaces, along with DPR and Conservation Commission owned properties, create a large contiguous publicly accessible space forming a greenway that could potentially be physically connected through paths and trails creating a linked park network.

Table 9. State and Federal Recreation Lands in Dedham.

State and Federal Lands				
Name	Mgmt.	Location	Acreage	Description/Comments
Riverside Park (Marie- Louise Kehoe Park)	DCR	Riverside Drive	8.4	Playground, tennis, multi-use field, canoe launch, 1/2 court basketball courts
Cutler Park	DCR	Needham border, Needham St., Rosemary Rd.	184.3	Informal recreation, canoe launch, trails
Stimson Wildlife Sanctuary (and Dedham Boat Club)	DCR	Ames Street, Pleasant Street	17.5	Conservation, wildlife observation, boating
Neponset River Reservation (Fowl Meadow)	DCR	Neponset River at Canton Town border	205.7	Preservation
Wilson Mountain	DCR	Common Street	198.4	Hiking, preservation
Mother Brook Flood Control	DCR	Mother Brook behind Brookdale Cemetery, and east of Condon Park	13.4	Flood control
Charles River Flood Control	US Army Corps	Various	126.4	Flood control
Whitcomb Woods	DCR	Common Street	12.1	Hiking, preservation
		Total (approximate)	762.8	

Source: Town of Dedham

Avery School Practice

SITE DATA SUMMARY

Address Classification	336 High Street Education
Neighborhood or District	East Dedham
Zone	LM- Limited Manufacturing
Acreage	5.6 Acres
Wetlands	None
Easements or ROW	None, Recreation Road used to be a railroad easement which was converted with the construction of the School
Flood Zone	None
Parking Quantity & Materials	Asphalt, multiple parking lots supported by Avery School and Dedham High School.
User Groups	Dedham Youth Soccer, Dedham High School
Utilities and Infrastructure	A trench drain was observed on the south side of the soccer field, outlet and elevation are unknown.
Irrigation	Irrigation is a Hunter system in good shape, on town water. Irrigation installed in 2013
Facilities and Features	Soccer 180 feet x 135 feet U-10 Basketball 84-foot full size The space is most likely used for practice and is in great shape. Playground: Early Childhood Playground: 5 -12 years old Track Field events including, shotput, discus, and javelin
Structures and Supporting Amenities	Two playgrounds on site. Both have rubber accessible surfacing, age appropriate equipment, and controlled access.



Avery School Practice

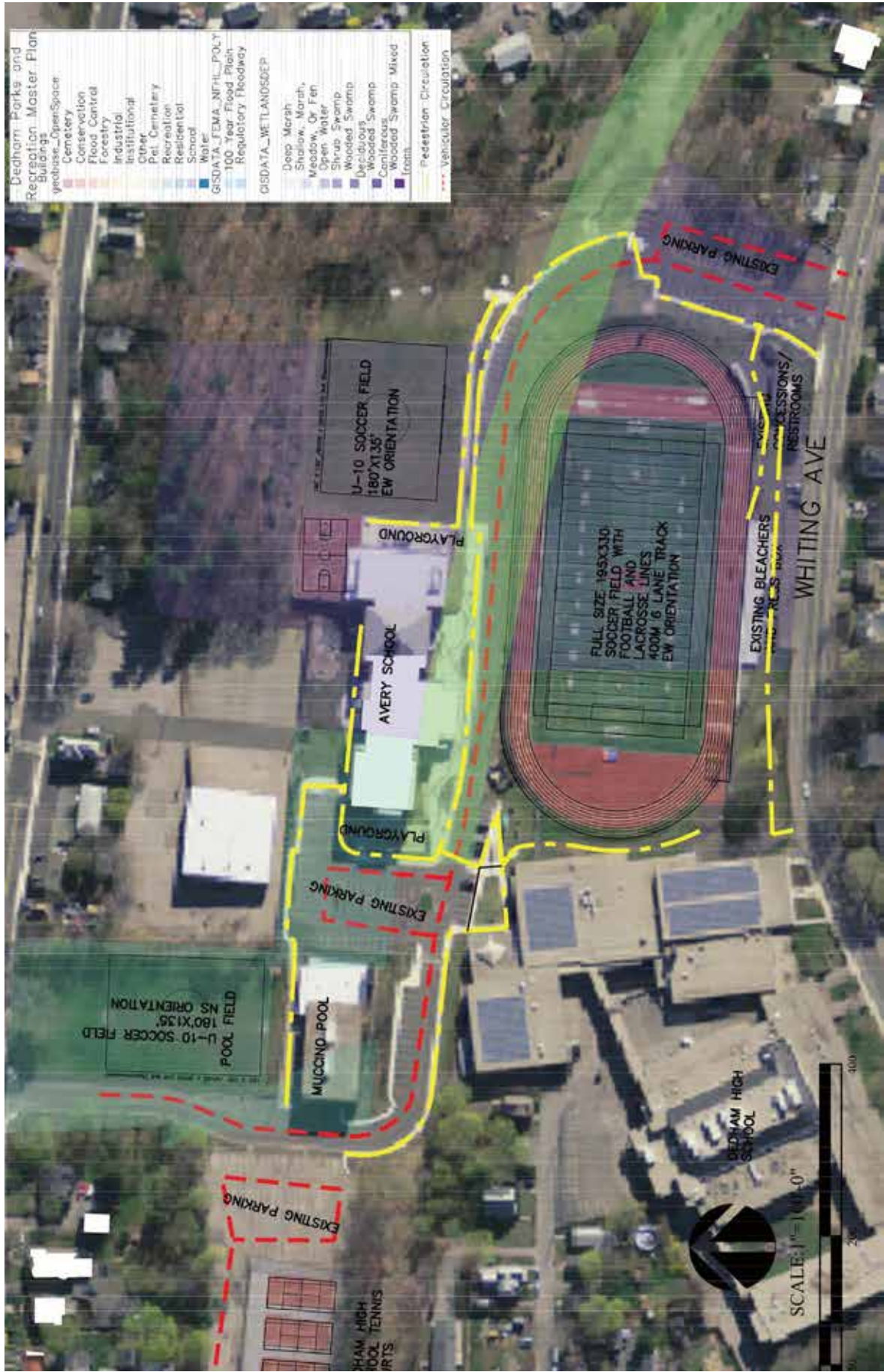
EXISTING CONDITIONS EVALUATION

Overall	Avery School is a recently constructed Elementary school that forms part of a campus including Dedham High School and supporting multi-use athletic facilities. The playgrounds support the school. The open space supports the school but is also a practice field for high school and youth athletics and the designated throwing area for track events.
Opportunities	Supporting amenities such as netting soccer goals etc. could make this a more usable space to a variety of user groups.
Constraints	The field is in great shape, but is undersized to support large athletic functions.
Beneficial Adjacencies	Dedham High School and the Dedham Track and Field facility. Potential for Future Dedham Greenway Corridor and trail connections.
Neighboring Land Use	Medium Density Residential to north and east
Vehicular Circulation & Parking	Recreation Road traverses the site via the old railroad ROW connecting High Street and Whiting Ave.
Pedestrian Circulation	Pedestrian circulation is formalized around the buildings, Avery School, the track complex, and the High School. Formal crosswalks and ADA access is good throughout the site.
Access Control	Limited Fencing along the south edge of the field along retaining wall and grade break.
Athletic Field Equipment	Basketball hoops in the full size basketball court.
Vegetation	Wooded area along north and east sides of the field separating residential properties.

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Avery School Practice



Barnes Memorial Park

SITE DATA SUMMARY

Address	150 Eastern Avenue
Classification	Community
Neighborhood or District	Dedham Square
Zone	GR-General Residence
Acreage	14.9 Acres
Wetlands	Yes, West Side of the property along Wigwam Brook
Easements or ROW	Yes, Stormwater easement through north baseball outfield.
Flood Zone	Special Flood Hazard Zone
Parking Quantity & Materials	Asphalt approximately 40 spaces with 3 handicapped spaces
User Groups	Dedham Youth Soccer, Dedham Pop Warner, Dedham High School Baseball and Softball, hub softball, Dedham Youth Baseball, Adult Baseball DPR
Utilities and Infrastructure	Three areas drains were observed on the east side of the property. Pipe types sizes and inverts unknown, manholes were observed full. Additional storm easement runs through the baseball and soccer field. Athletic Fields have no observed subdrainage. Site lighting includes lighting for baseball, softball and an area for football. Lighting exists for baseball and is Musco Light Structure II age is unknown. Lighting of softball and football is aged and needs replacement.
Irrigation	Irrigation covers only up to the main baseball outfield, softball and football. Water supply is from a well. Irrigation extension completed for both fields in 2013.
Facilities and Features	Baseball (Davis,Heaphy), softball (Sullivan), 5-12 playground, multi-use overlay, ice rink in the winter and concessions/restroom.
Structures and Supporting Amenities	Maryanne Lewis Playground, Batting cage along Eastern Avenue. Concessions/Restrooms and Scoreboard. Fence around playground.



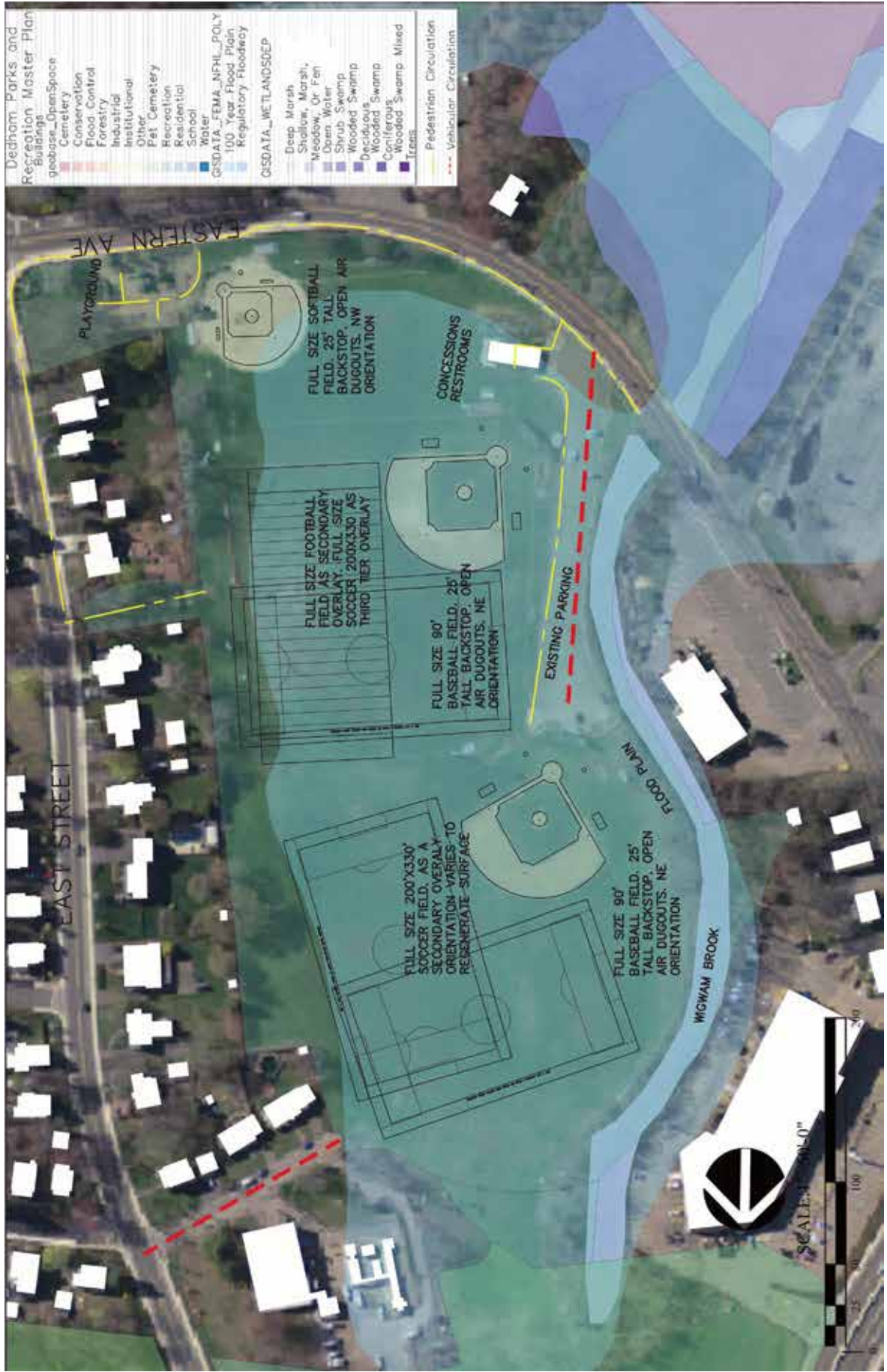
Barnes Memorial Park

EXISTING CONDITIONS EVALUATION

Overall	Memorial Park is the largest of the town owned Parks. The park largely dedicated to athletics with two full size baseball fields a full size softball field and multiple secondary overlays.
Opportunities	A playground exists, accessible from Eastern Avenue and a concessions restroom and storage is associated with the baseball field.
Constraints	Utility connections are available to the park. The park has decent neighborhood access and is close to the newly renovated Gonzalez Field.
Beneficial Adjacencies	Floodplain dominates the park and development will be a challenging process.
Neighboring Land Use	Gonzalez Field, Veterans of Foreign Wars and American Legion. The Middle School is just to the east on Whiting Avenue. Dedham Square is across a major highway.
Vehicular Circulation & Parking	Residential
Pedestrian Circulation	Limited to the single parking lot off of Eastern Avenue. Eastern Avenue is a medium volume road with good access.
Access Control	No formalized access or circulation past the playground and concessions restroom building
Athletic Field Equipment	Limited fencing the park is generally open on all sides three backstops
Vegetation	Vegetation is 95% turf grass with invasive species along the stream corridor and limited canopy trees along the residential borders.



Barnes Memorial Park



Churchill Park

SITE DATA SUMMARY

Address	45 Allen Lane
Classification	Neighborhood
Neighborhood or District	East Dedham
Zone	GR-General Residence
Acreage	0.9 Acres
Wetlands	None
Easements or ROW	None
Flood Zone	None
Parking Quantity & Materials	No formal parking. Parking occurs along Allen Lane.
User Groups	Dedham Girls Softball, Dedham Youth Baseball
Utilities and Infrastructure	Unknown
Irrigation	Irrigation for softball field only, 2010. Irrigation is well water.
Facilities and Features	Softball Field – 200-foot outfield, 60-foot base path. Retaining walls border the 3rd base foul line. Basketball court is a full size 84-foot court that sees regular neighborhood use. Pickle Ball Court (overlay)
Structures and Supporting Amenities	Dugouts are open air with a chain link border. The playground has relatively new equipment from Landscape Structures and is in good shape, though accessibility is fair to poor. Basketball hoops are in fair shape for their amount of use and the court is lined for pickle ball with use of portable nets.



Churchill Park

EXISTING CONDITIONS EVALUATION

Overall	Churchill Park is a small neighborhood park near the Brookdale Cemetery. The park was recently updated through a partnership with Legacy Place. The softball field is in very good condition. The basketball court sees regular neighborhood use observed by the path blazed on the hillside. The playground is a nice playground with a variety of equipment and controlled access paid for with mitigation money from Legacy Place development.
Opportunities	The 3rd base retaining wall should be padded, this a standard becoming more popular at advanced levels of play to protect athletes from more severe injury. The playground has minimal ADA access and could be improved.
Constraints	The site is small, it sits over 10 feet below both Brookdale Avenue and Harvard Street.
Beneficial Adjacencies	Brookdale Cemetery, Italian American Club
Neighboring Land Use	Cemetery, Medium Density Residential
Vehicular Circulation & Parking	None
Pedestrian Circulation	No formalized access or circulation past the playground.
Access Control	Limited fencing around the playground. The softball field is controlled by a four-foot perimeter fence.
Athletic Field Equipment	Backstop and basketball hoops
Vegetation	None



Churchill Park



Condon Park

SITE DATA SUMMARY

Address	180 Bussey St.
Classification	Neighborhood Park
Neighborhood or District	East Dedham
Zone	CB- Central Business District
Acreage	7.4 Acres
Wetlands	Shrub swamp
Easements or ROW	Sewer easement along the south edge of the park and the riparian tree line.
Flood Zone	Special Flood Hazard Area
Parking Quantity & Materials	Asphalt Parking. 25 stalls including two handicapped spaces
User Groups	Dedham Girls Softball, Dedham Youth Baseball, Dedham, Youth Soccer, Hub softball, flag football.
Utilities and Infrastructure	Sewer easement along the south edge of the park and the riparian tree line.
Irrigation	Irrigation pump house is located just south east of the parking lot. Irrigation is by well water. Completed in 2009.
Facilities and Features	Softball field with 200-foot outfield, 60-foot base path. A full size soccer field can be accommodated in multiple orientations based on intensity of use.
Structures and Supporting Amenities	Dugouts are open air with a chain link border. The playground equipment from Landscape Structures installed in 2011 and is in good shape. This is the most accessible playground in the Town utilizing poured in place rubber surfacing and multiple pieces of accessible equipment.



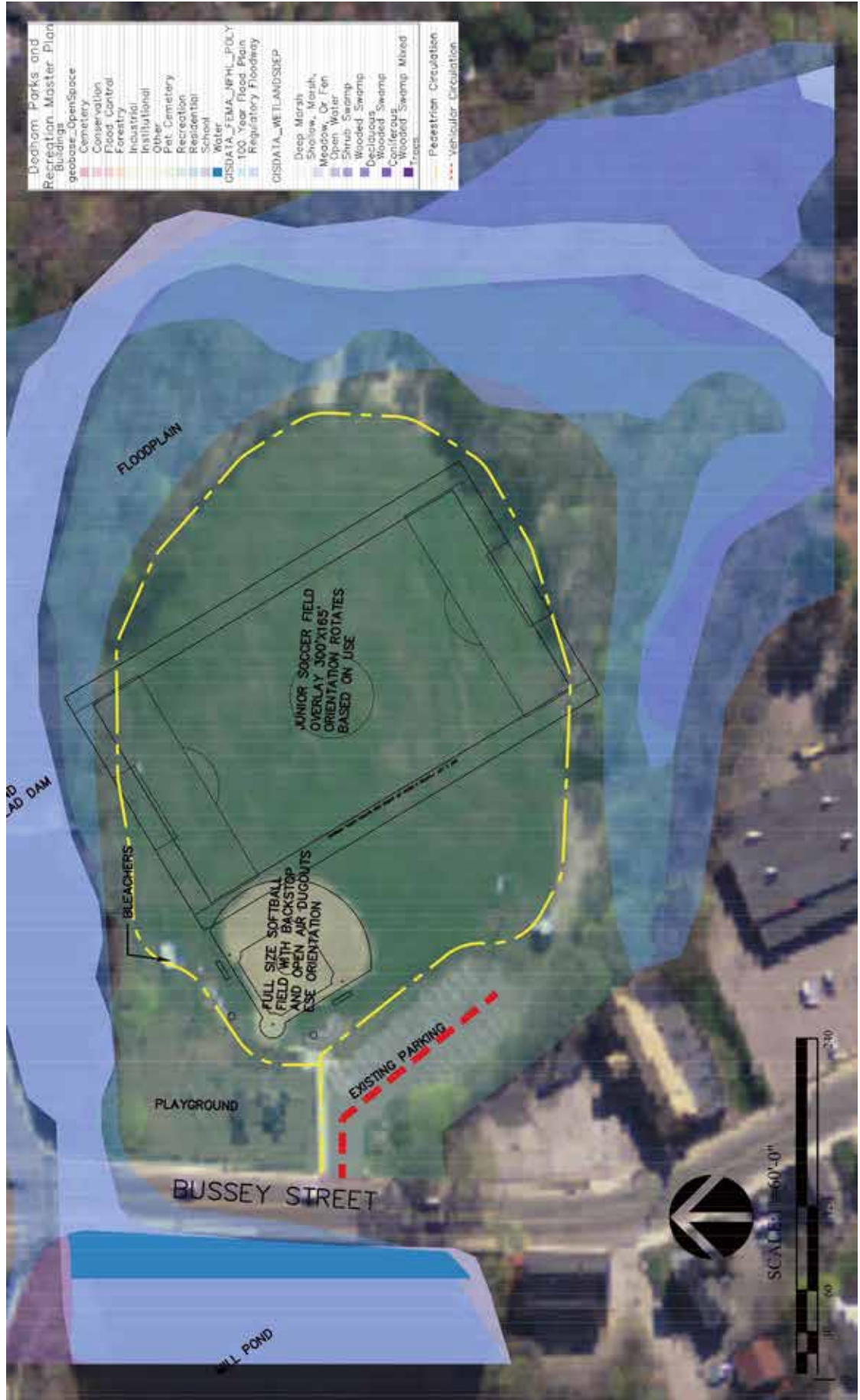
Condon Park

EXISTING CONDITIONS EVALUATION

Overall	Condon Park is a fairly large space with great views of Mill Pond and supporting wetland and sounds from the historic low head dam. A softball field is the predominant site feature. There is evidence of intense soccer use as an overlay. Mother Brook Playground is in great shape and is the most accessible playground within town.
Opportunities	There is a worn path showing evidence of use by the community for walking/recreation perhaps to take advantage of views. There is opportunity to surface this walking path and make connections to the larger system and Mill Pond Park across Bussey Street. Many residents use the park for fishing and water recreation opportunities.
Constraints	A large portion of the park is within the special flood hazard area.
Beneficial Adjacencies	Mill Pond Park
Neighboring Land Use	Commercial
Vehicular Circulation & Parking	Onsite parking 25 stalls including two handicapped space
Pedestrian Circulation	No formalized access or circulation past the playground.
Access Control	Limited Fencing around the playground. The softball field has a 20-foot tall backstop
Athletic Field Equipment	None
Vegetation	Riparian Vegetation and Wetlands



Condon Park



Dolan Recreation Center

SITE DATA SUMMARY

Address	269 Common Street
Classification	Community Park
Neighborhood or District	West Dedham
Zone	Single Residence A
Acreage	11.4 Acres
Wetlands	Shrub Swamp
Easements or ROW	Existing ROW Easement, Flood Management Easement
Flood Zone	Special Flood Hazard Area
Parking Quantity & Materials	Asphalt Parking. 34 parking stalls including two handicapped above and two below
User Groups	Dedham Girls Softball, Dedham High School, Ursuline, L.L. Bean, Dedham Grows, dog owners, Community at large
Utilities and Infrastructure	Sewer easement along the south edge of the park and the riparian tree line.
Irrigation	None
Facilities and Features	Softball Field - Synthetic Turf, 200-foot outfield, 60-foot base path. Dugouts are open air with a chain link border.
Structures and Supporting Amenities	The Dolan Recreation Center houses two indoor recreation spaces. A small size gym and a smaller space currently used by parks and recreation to offer dance and small internal programs.



Dolan Recreation Center

EXISTING CONDITIONS EVALUATION

Overall	The Dolan Recreation Center Site is a large land area predominately vegetated by Deciduous Swamp with a large flood management easement. The recreation center and temporary dog park sit high on the site out of potential flood hazards and with great views of the Charles River. The temporary dog park is a highly used amenity within the community, busy most times throughout the day. The Recreation Center houses two indoor spaces used for programming offered through DPR. The Recreation Center itself appears to be underutilized.
Opportunities	The Dolan Recreation Center offers a diversity of activities that is unmatched at any other town facility. The site’s potential is largely unrecognized because residents are unfamiliar with its offerings and opportunities. Consider adding: picnic tables/areas, pavilion, permanent grill with shelter for event rentals, and passive recreation opportunities. There are opportunities for expanded program offerings and continued partnership with the Army Corps.
Constraints	The dog park’s high use warrants upgrades to accessibility and fencing. A large portion of the park is within the special flood hazard area and a flood management easement.
Beneficial Adjacencies	Northeastern Dedham Campus and Track Facility. Society of African Missions. Wilson Mountain, Whitcomb Woods, Nobles and Greenough, MIT Endicott House. HSL Trails Connection
Neighboring Land Use	Single Residential, Recreation
Vehicular Circulation & Parking	Onsite parking 34 stalls including two handicapped space
Pedestrian Circulation	Pedestrian Circulation is provided to building egresses and an accessible path wind down a hill side to the softball field and dugout .There is no formal accessible circulation throughout the dog park. A lower parking lot provides access to the water trail and informal wooded trail systems.
Access Control	The softball field is controlled by a 4-foot black vinyl fence with a 20-foot backstop. Dog Park is fenced.
Athletic Field Equipment	Storage of town owned equipments occurs within the administration office of the Dolan Recreation Center, backstop and portable bsasketball hoop.

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Dolan Recreation Center



Capen School

SITE DATA SUMMARY

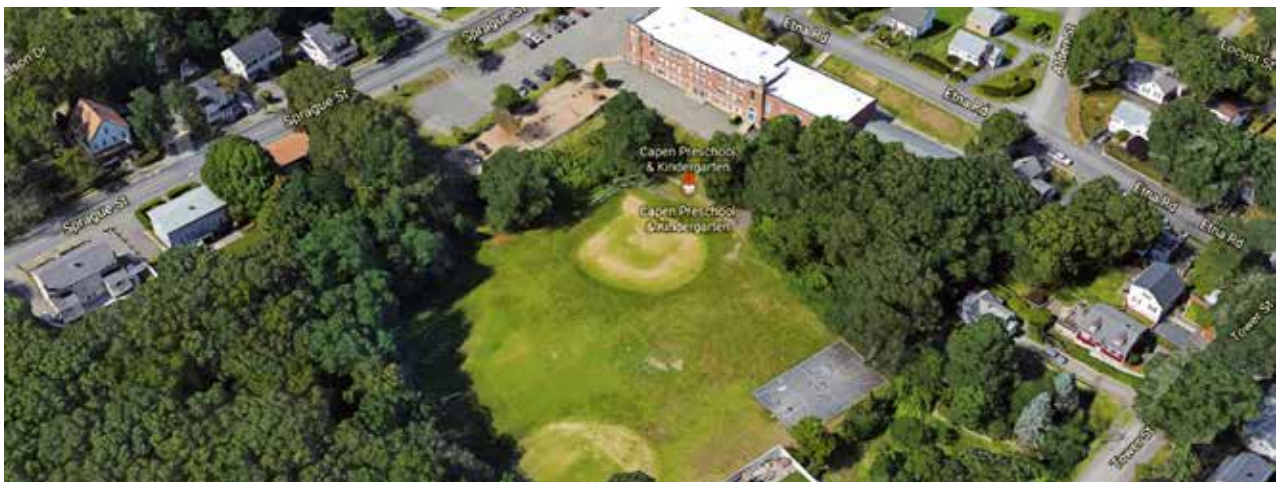
Address	322 Sprague Street
Classification	School
Neighborhood or District	Sprague/Manor
Zone	GR – General Residence
Acreage	5.3 Acres
Wetlands	None
Easements or ROW	None
Flood Zone	None
Parking Quantity & Materials	Asphalt approximately 54 stalls including two handicapped spaces
User Groups	Dedham Youth Soccer, Dedham Youth Baseball, Dedham Softball
Utilities and Infrastructure	Underground infrastructure is unknown. There is no lighting or irrigation of athletic field playground or basketball court.
Irrigation	None
Facilities and Features	Two full size softball/youth baseball fields. Basketball Court full size 84'. At the time of observation the natural grass surface had large areas where intense use from soccer had deteriorated the vegetative cover.
Structures and Supporting Amenities	Playground is maintained by the School Department. The playground is not accessible and has some older pieces of equipment although still in good shape.



Capen School

EXISTING CONDITIONS EVALUATION

Overall	Capen School is a small facility used mainly by youth soccer and softball. A neighborhood basketball court is located at the north edge of the site abutting residential. The sites open space is located 10+ feet below parking and the school building offering little accessibility other than for maintenance. A series of informal wooded trails are located at the North East corner of the property leading to the proposed site of the Manor Park.
Opportunities	Connections to the future Manor Park and trails.
	A large portion of the park is within the special flood hazard area.
Constraints	Elevation differences between parking and field/open space access
Beneficial Adjacencies	This site will benefit from future adjacency of the Manor Park site.
Neighboring Land Use	Residential
Vehicular Circulation & Parking	Limited to the single parking lot off of Sprague Street. A maintenance access to the fields exists but is not accessible.
Pedestrian Circulation	No formalized access to fields or basketball court. The playground is not accessible due to surface treatments. Access provided and limited to the building. Informal wooded trails exist at the northeast corner of the site.
Access Control	Limited fencing as containment for the playground.
Athletic Field Equipment	Soccer Goals, two backstops
Vegetation	Deciduous woodland along the east boundary of the site. The former quarry and planned Manor Park contains wetlands bordering the deciduous woodlands.



Capen School



Fairbanks Park

SITE DATA SUMMARY

Address	Rustcraft Rd. and Central Ave.
Classification	Community Park
Neighborhood or District	Oakdale
Zone	GR – General Residence
Acreage	14.1 Acres
Wetlands	Wooded Deciduous Swamp
Easements or ROW	None
Flood Zone	Special Flood Hazard Zone
Parking Quantity & Materials	Asphalt approximately 88 stalls including four handicapped spaces.
User Groups	Dedham Youth Soccer, Dedham Youth Baseball, DHS
Utilities and Infrastructure	Capone Field is a lighted baseball field, while Frietas Field is also lighted for soccer. Underground utilities are unknown but there is a restroom/concessions building on site.
Irrigation	Irrigation is provided for three of the four fields, 2012. The system is served by a well. Age of the well is unknown. The irrigation system produces water with a rust film that covers most of the visible property and structures. The system is thought to have a bacterial rust problem. If that is correct, at this scale the problem would not be fixable.
Facilities and Features	Two full size softball/youth baseball fields with skinned in-fields. One full size youth baseball field 200-foot with grass/ skinned infield. Soccer overlay lighted with 25-foot height chain link ball stop.
Structures and Supporting Amenities	Restroom concession and storage building (interior not available at the time of observation). 55-foot double batting cage.



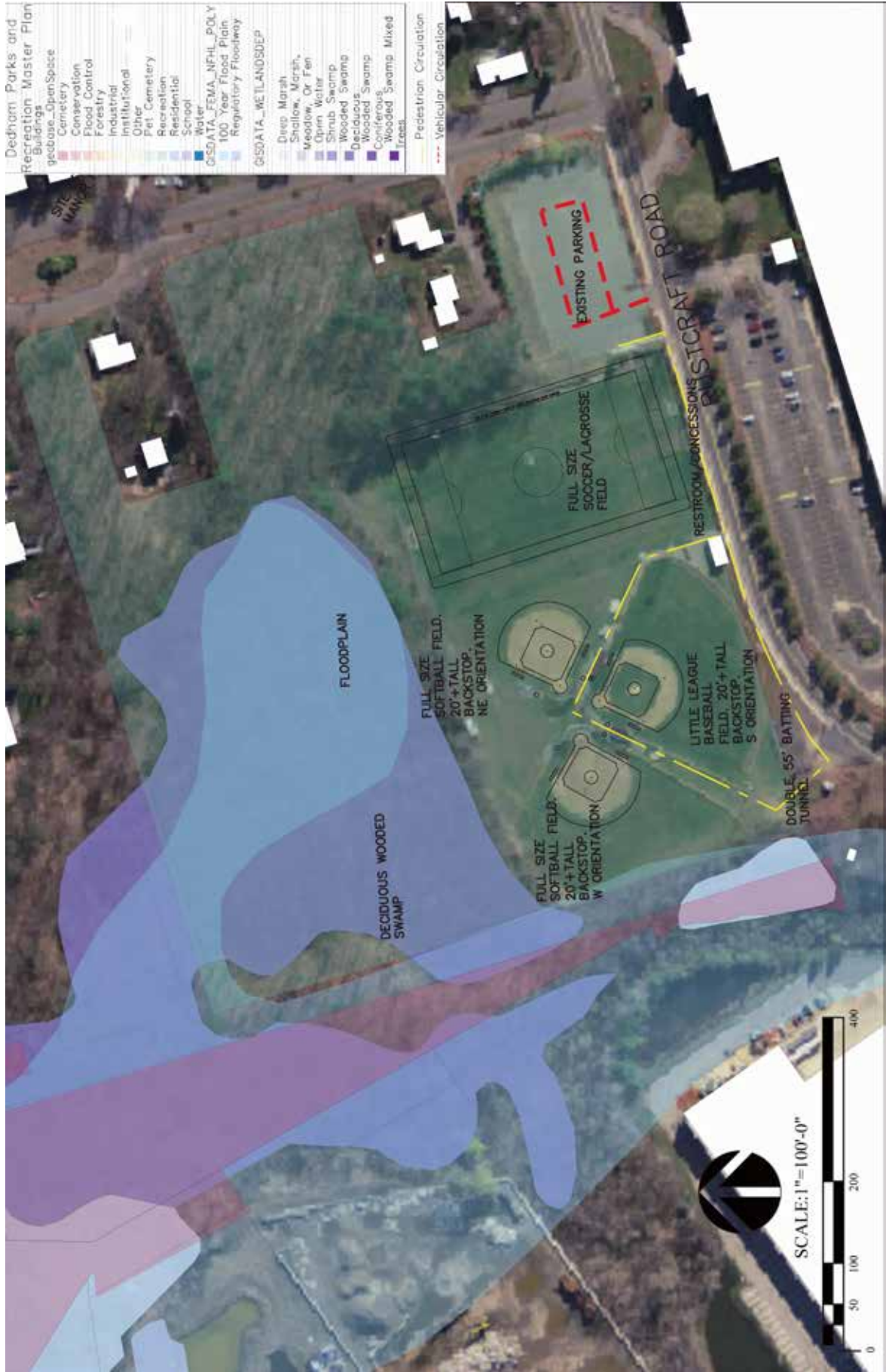
Fairbanks Park

EXISTING CONDITIONS EVALUATION

Overall	Fairbanks Park is a complex of athletic fields used mainly by Dedham Youth Baseball and Dedham Youth Soccer. The complex houses 3 youth baseball fields and a full size soccer field. The facility is supported by two restrooms and concessions building. Approximately half of the overall site sits in deciduous wooded swamp or floodplain.
Opportunities	Improve field conditions through the use of new irrigation or synthetic turf. Connect the park to a larger trail system, Wigwam Pond and Legacy Place.
Constraints	The site is largely covered by regulated wetland and floodplain.
Beneficial Adjacencies	Wigwam Pond. Legacy Place.
Neighboring Land Use	Research Development and Office space
Vehicular Circulation & Parking	No vehicular circulation through the site. Access to parking occurs off of Rustcraft Road.
Pedestrian Circulation	Pedestrian access is provided along Rustcraft Road from the parking area. Access continues past the accessory building and in between baseball fields. The access is in fair to poor shape. Fields are much too close together presenting a potential safety risk for players on opposite field and spectators. Fields should have a minimum of 106 feet between foul lines and 150 feet between home plates and additional space in all directions is recommended when space allows.
Access Control	The overall site has no access control. Frietas field has a 25-30 foot chain link fence as a ball stop to keep stray balls from entering Rustcraft Road. Capone field has a 48-inch perimeter fence and a 20-foot backstop. The two additional baseball/softball fields utilize removable fencing and 20-foot backstops.
Athletic Field Equipment	Soccer goals, three backstops, one batting cage
Vegetation	Wooded Deciduous Swap and wetland along with the regulatory floodplain dominate most of the 14-acre site.



Fairbanks Park



Gonzalez Field

SITE DATA SUMMARY

Address	50 Eastern ave
Classification	Community Park
Neighborhood or District	East Dedham/Dedham Square area
Zone	Central Business
Acreage	6.3 Acres
Wetlands	Wigam Brook
Easements or ROW	RK Associates and MBTA
Flood Zone	None
Parking Quantity & Materials	Asphalt approximately 44 stalls including 4 handicapped spaces.
User Groups	Dedham Youth Soccer, Dedham Youth Lacrosse, Dedham High School (field hockey, soccer, lacrosse), Pop Warner Football, DPR
Utilities and Infrastructure	See construction documents for Gonzalez Field in Appendix.
Irrigation	Irrigation installed in 2017.
Facilities and Features	See construction documents for Gonzalez Field in Appendix
Structures and Supporting Amenities	See construction documents for Gonzalez Field in Appendix



Greenlodge School

SITE DATA SUMMARY

Address	191 Greenlodge Street
Classification	School
Neighborhood or District	Greenlodge
Zone	SBR – Single Residence B
Acres	16.7 Acres
Wetlands	None
Easements or ROW	None
Flood Zone	None
Parking Quantity & Materials	Asphalt approximately 43 stalls including two handicapped spaces.
User Groups	Dedham Youth Soccer, Dedham Youth Baseball, flag football
Utilities and Infrastructure	Underground infrastructure is unknown.
Irrigation	None
Facilities and Features	Site contains two softball/youth baseball fields which oppose each other. One 5-12 year playground and a pavilion shade structure. Aside from open space/fields, the school site is not in forested woodland, and is paved with asphalt providing good accessibility but concerns for stormwater runoff.
Structures and Supporting Amenities	Playground has minimal accessible equipment that is in good condition. Site has a pavilion shade structure with tables. Proximity of the shelter is close to the playground and has very good access/sight lines.



Greenlodge School

EXISTING CONDITIONS EVALUATION

Overall	Greenlodge school has great accessibility to the neighborhood and provides some nice amenities through the playground and pavilion picnic structure. The open space is in very poor condition and soils seem very sandy with little ability to support vegetation without major renovation.
Opportunities	Open space has a wonderful setting with good access from surrounding neighborhood. Woodlands dominate the site but there is little access/Trails, there is great opportunity for joint outdoor learning at this facility.
Constraints	The site is largely covered by deciduous woodland.
Beneficial Adjacencies	Limited
Neighboring Land Use	Residential
Vehicular Circulation & Parking	No vehicular circulation through the site. Access to parking occurs off of Greenlodge Street.
Pedestrian Circulation	The site outside of the woodland areas is largely paved in asphalt. Circulation and access is good with the exception to the fields which have one path leading to Ledgewood Road connecting the site to neighboring residential.
Access Control	Site is uncontrolled with good access to the neighborhood.
Athletic Field Equipment	Two 20-foot tall backstops.
Vegetation	Dedciduous woodland to the west of school buildings.



Greenlodge School



Loewen Field

SITE DATA SUMMARY

Address	70 Whiting Avenue
Classification	School
Neighborhood or District	East Dedham/ Oakdale
Zone	SBR – Single Residence B
Acreage	5.3 Acres
Wetlands	None
Easements or ROW	None
Flood Zone	None
Parking Quantity & Materials	Parking is abundant, supported by the Middle School.
User Groups	Dedham High School, Dedham Girls Softball
Utilities and Infrastructure	Underground infrastructure is unknown, field is assumed to have basic needs met for underground storage/infiltration of stormwater.
Irrigation	Yes, reclaimed water system. Irrigation system was recently repaired by the School District. Irrigation installed in 2006.
Facilities and Features	Loewen Field is part of Dedham Middle School. The field sits in a large open space adjacent to school parking and along Whiting Ave. There is plenty of warm-up space adjacent to the field. Field surface is a modified soil infield. A bullpen and batting cage were recently added.
Structures and Supporting Amenities	One digital scoreboard,scoring shed and batting cage. Other amenities as parts of the school were not evaluated. One storage building.



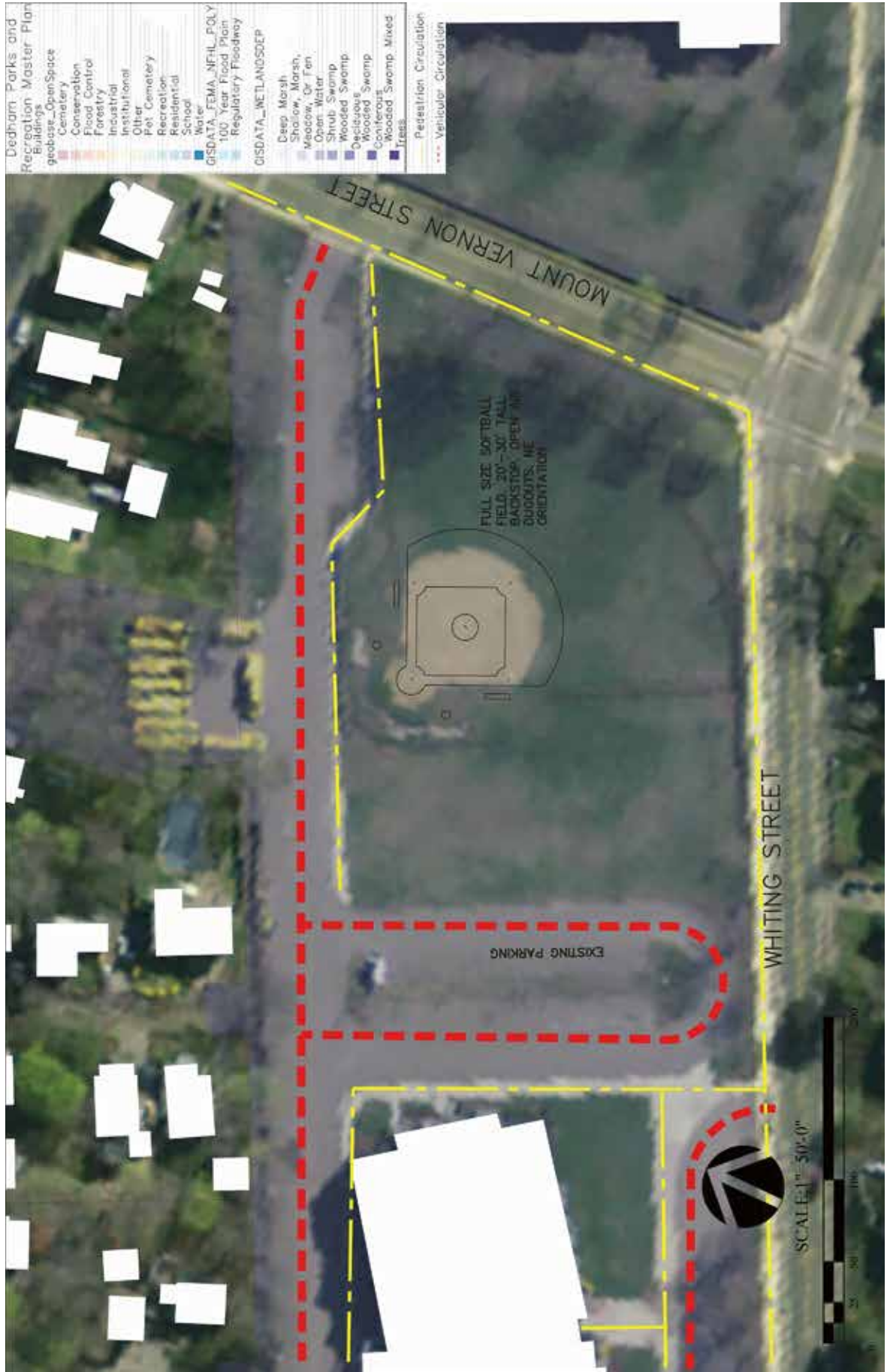
Loewen Field

EXISTING CONDITIONS EVALUATION

Overall	The field is in the best shape of any of the fields observed. There a few lips and the mound and batters areas were not tarped so clay in these areas should be replaced before the season begins. Grades outside the foul lines are steep but not unplayable.
Opportunities	ADA paths were installed with a path that leads to the field but does not extend to provide access to the dugouts.
Constraints	The site is small and supports only softball.
Beneficial Adjacencies	Dedham Middle School, High School Campus, Pool, Barnes Memorial Park.
Neighboring Land Use	Residential
Vehicular Circulation & Parking	Parking can be accessed from Whiting Ave. One way circulation occurs behind the field with access from East St to Mount Vernon Ave.
Pedestrian Circulation	ADA access it provided from parking to the field via a ramp. Access is stopped short of the field and dugouts. A wall and access from Mount Vernon Street exists but the access is unsurfaced.
Access Control	Field is controlled by a four-foot black vinyl chain link fence.
Athletic Field Equipment	One 25-foot tall backstops
Vegetation	Large canopy trees along the outfield and Mount Vernon Street, most existing site vegetation is young with the renovation of the school property.



Loewen Field



Oakdale School

SITE DATA SUMMARY

Address	147 Cedar Street
Classification	School
Neighborhood or District	Oakdale
Zone	SBR – Single Residence B
Acreage	6.9 Acres
Wetlands	None
Easements or ROW	None
Flood Zone	None
Parking Quantity & Materials	Overall there is a lack of parking to support the open space. Parking occurs mainly along Madison Street. Parking on the asphalt close to the school off hours.
User Groups	Dedham Youth Baseball & Soccer
Utilities and Infrastructure	Underground infrastructure is unknown.
Irrigation	None
Facilities and Features	Two little baseball/softball fields with stone dust infields. One playground. Two half court basketball courts.
Structures and Supporting Amenities	School.



Oakdale School

EXISTING CONDITIONS EVALUATION

Overall	Oakdale Elementary School has a large open space with two youth baseball fields. The open space has some significant grading challenges that cannot be solved appropriately without the use of site walls. Field surface is very poor, little to no vegetative cover was observed, stones larger than three inches and glass and debris in certain areas. The playground is situated in a corner adjacent to residential. The setting for the playground is great and is surrounded by a nice grove of oak trees, this area sees a lot of use evident by the surface wear.
Opportunities	The grove of trees near the playground sees a lot of use, is it also possible to provide additional programming to this space for use as an outdoor classroom without taking away from its current use.
Constraints	Grading
Beneficial Adjacencies	Paul Park, Oakdale Common Square
Neighboring Land Use	Residential
Vehicular Circulation & Parking	Vehicles circulate in front of the building by way of a loop drive off of Cedar Street.
Pedestrian Circulation	Pedestrian circulation borders the school via paved walkways. Playground equipment is only partially accessible.
Access Control	The site and fields are not controlled by any fence other than portions of its northern border with residential.
Athletic Field Equipment	Two 20-foot tall backstops.
Vegetation	Large canopy trees are distributed nicely throughout the site with a grove of oak trees adjacent to the playground that sees heavy use and may be informally used as an outdoor classroom.



Oakdale School



Paul Park

SITE DATA SUMMARY

Address	330 Cedar Street
Classification	Neighborhood Park
Neighborhood or District	Oakdale/Ashcroft
Zone	SBR – Single Residence B
Acreage	2.9 Acres
Wetlands	None
Easements or ROW	None
Flood Zone	None
Parking Quantity & Materials	Parking on Tower & Paul Street
User Groups	Dedham Youth Baseball
Utilities and Infrastructure	Underground infrastructure is unknown. Field is assumed to have basic needs met for underground storage/infiltration of stormwater.
Irrigation	No irrigation
Facilities and Features	McGowan Field is a single youth baseball/softball field. Other facilities include a full size 84-foot basketball court. Gregory M. Riley Memorial Playground est. 2002.
Structures and Supporting Amenities	There are no supporting structures on site other than the playground. The site has some healthy large canopy trees that shade the playground and some picnic tables. Bicycle rack and picnic area are accessible off of Tower Street. Basketball court & Pickle ball overlay.



Paul Park

EXISTING CONDITIONS EVALUATION

Overall	The field is in average to poor shape. There are few lips and the mound and batters areas were not tarped, so clay in these areas should be replaced before the season. Grades past the outfield drop off significantly and could pose a safety risk. There is evidence of a permanent fence in this area previously.
Opportunities	Potential to be a wonderful small neighborhood park. The baseball field fragments the park due to grades and the basketball court is completely separated with no access. Analysis needed to see if this park warrants reprogramming and to identify improvements for better circulation and access. Park has plans for stormwater improvements through a state grant.
Constraints	Lack of parking to support high-demand events or uses.
Beneficial Adjacencies	Oakdale School
Neighboring Land Use	Residential
Vehicular Circulation & Parking	Parking along Tower and Paul Streets. The only access within the park is along Tower Street to the playground.
Pedestrian Circulation	ADA access is provided from the street to the playground, but there is no formal circulation throughout the park.
Access Control	The park is not controlled by any fences. Wooden guard-rail separates vehicles from the park. Fence at playground.
Athletic Field Equipment	One 20-foot tall backstop.
Vegetation	The site has some nice larger canopy trees that shade the playground and provide some nice neighborhood picnic area opportunities.



Paul Park



Mucciaccio Pool Field

SITE DATA SUMMARY

Address	316 High Street
Classification	Park/School
Neighborhood or District	East Dedham
Zone	LMA – Limited Manufacturing A
Acreege	1.5 Acres (Field Parcel Only)
Wetlands	None
Easements or ROW	Sewer easement through the center-east half of the field.
Flood Zone	None
Parking Quantity & Materials	Parking is abundant on the campus. Immediate parking is adjacent to the field along Recreation Road and additional parking is across Recreation Road adjacent to the tennis courts.
User Groups	Dedham Youth Soccer, Dedham Pop Warner, Dedham High School, Avery School
Utilities and Infrastructure	Underground infrastructure is unknown.
Irrigation	Irrigation installed in 2018.
Facilities and Features	The pool field sits on the Dedham High School campus.
Structures and Supporting Amenities	There are no supporting structures on site with the exception of the Mucciaccio pool facility.



Mucciaccio Pool Field

EXISTING CONDITIONS EVALUATION

Overall	The Mucciaccio Pool field was in very poor condition at the time of observation. It is our understanding that the facility was used for snow storage the last few winters. However, the field was completely replaced and is currently in excellent condition.
Opportunities	Recent improvements have dramatically improved the field.
Constraints	Dimensions (specifically the width) prevent use as a full soccer or multi-use field.
Beneficial Adjacencies	Mucciaccio Pool, Dedham High School campus and outdoor stadium. Senior Housing.
Neighboring Land Use	Residential/Institutional
Vehicular Circulation & Parking	Major circulation occurs along Recreational Road and at the beginning and end of the school day this area sees heavy traffic.
Pedestrian Circulation	There is a large pedestrian network that connects the campus. Unfortunately, when the field was replaced, ADA improvements were not incorporated.
Access Control	The field is controlled by a four-foot black vinyl chain link fence.
Athletic Field Equipment	None
Vegetation	Limited vegetation on site.

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Mucciaccio Pool Field



Riverdale School

SITE DATA SUMMARY

Address	143 Needham Street
Classification	School
Neighborhood or District	Riverdale
Zone	SBR – Single Residence B
Acreage	3 Acres (Open space parcel only, 6.1 total)
Wetlands	None
Easements or ROW	None
Flood Zone	None
Parking Quantity & Materials	Parking is limited according to user groups of the facility, there are two parking lots supporting the school, both are accessed from Needham Street. Main entrance has a small looped drop off with 29 stalls including one handicapped space.
User Groups	Dedham Youth Baseball, Dedham Youth Soccer
Utilities and Infrastructure	Underground infrastructure is unknown, field is assumed to have basic needs met for underground storage/infiltration of stormwater.
Irrigation	None
Facilities and Features	The school has one of the largest open spaces accommodating multiple user groups. The site features one full size baseball field with the ability to overlay a full size (195-foot x 330-foot) soccer field. Also on site accessible from the parking area is a 5-12-year old playground and full size outdoor basketball court.
Structures and Supporting Amenities	There are no supporting structures on site other than the playground and basketball court. The playground is large but only minimally accessible.



Riverdale School

EXISTING CONDITIONS EVALUATION

Overall	Riverdale has a great setting overall. Vehicle circulation off of Needham Street is good, and limited to the two parking lots, preventing conflict. The site is reasonably accessible and has a large playground and outdoor basketball court. The open space is a good size. The primary field is baseball with a modified soil infield skin. The secondary overlay is one of the few in town that can accommodate a full size soccer field. Field condition is fair to good with some lip and mound maintenance needed on the infield and a number of bare spots in the natural grass areas.
Opportunities	Adding irrigation and drainage improvements to this open space can drastically improve the sites ability to host more events with less visible wear to the field surface.
Constraints	User groups voiced concern over lack of parking when multiple events occur simultaneously.
Beneficial Adjacencies	Cutler Park, Kehoe Park
Neighboring Land Use	Residential
Vehicular Circulation & Parking	Parking is supported by the school through two parking lots. Vehicular circulation is limited to those areas.
Pedestrian Circulation	ADA access is good but could be improved. Neighborhood access to the east is overgrow, and obstacles block travel and entry from Hillside Street.
Access Control	The school not fully controlled by fences. Fences exist along the north and east residential borders with an access gate to the east. The playground is partially controlled by a four-foot black vinyl chain link fence.
Athletic Field Equipment	Twenty-foot tall backstops, soccer goals on site.
Vegetation	Limited vegetation on site.



Riverdale School

