



Town of Winchester

Town Manager's Office
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Board of Selectmen Meeting
Wednesday, June 22, 2016

BUSINESS

Docket Item G - 4:

Dog Park Options briefing

Supporting Documents:

G - 4:

Memo from Recreation Director Chris Nelson and
DPW Director Jay Gill

Action Required:

Hear briefing and discuss options

Docket Item:
G-4:
June 22, 2016



Winchester Recreation & Community Education Department

Christopher Nelson 263 Main Street
Recreation Director Winchester, MA 01890

www.winrec.com
781/721-7125
781/721-7129 fax

Date: May 24, 2016,
To: Lance Grenzeback, Chair, Board of Selectmen
Richard Howard, Town Manager
Mark Twogood, Assistant Town Manager
From: Chris Nelson, Recreation Director *CA*
Jay Gill, Director of Public Works *B*

RE: Dog Park Update

As you may be aware the Field Management Committee has been working with Andrew Leonard from Leonard Design Associates, on a feasibility and budgeting study for a dog park in Winchester. Andrew has many years of experience constructing dog parks and was instrumental in creating a dog park at Thorndike Field in Arlington. This study was brought on by a group of residents inquiring about a place in town designated for an off leash area for dogs. The Field Committee supports this project believing that having a dog park open to the community may deter dog owners from using playing fields for their dogs.

Enclosed is the April 13, 2016 Feasibility and Budgeting Studies for Off-Leash Recreation Areas draft created by Leonard Design Associates. The study has identified 6 possible locations for an Off-Leash Recreation Area for Winchester. The study also has listed potentials and benefits as well as constraints for each area. The 6 locations are:

Leonard Pond Alt. A (Near River)

Potentials and Benefits	Constraints
<ul style="list-style-type: none">• Easy to develop access• Water and Electric service already exist in close proximity• Very flat, easy to develop• No adjacent residences	<ul style="list-style-type: none">• Riverfront and wetland issues to be addressed• Parking needs upgrade• Access drive narrow• Potential bikeway conflict

Leonard Pond Alt. A (Near River) Estimated Cost: \$418,583 see Feasibility and Budgeting Study

16 MAY 27 AM 9:36
TOWN OF WINCHESTER
TOWN MANAGER
SELECTIONS

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Leonard Pond Alt. B (Beach Area)

Potentials and Benefits	Constraints
<ul style="list-style-type: none">• No current use• Close to existing park• Water and Electric service already exist in close proximity• Separate from other activities	<ul style="list-style-type: none">• Access through residential neighborhood• Need new accessible parking• Close to river• Slopes will require grading• Possible security issues

Leonard Pond Alt. B (Beach Area) Estimated Cost: \$360,290 see Feasibility and Budgeting Study

Eliot Park

Potentials and Benefits	Constraints
<ul style="list-style-type: none">• Existing passive park next to Wedge Pond• Electric and water in street near by• Very Flat easy to develop• No adjacent residences	<ul style="list-style-type: none">• Requires changing existing use of park• Very visible site may raise concerns• No shade from existing trees midday and afternoon• Adjacent to Wedge Pond will require approval• Potential traffic, parking issues with congestion on Main Street

Eliot Park Estimated Cost: \$331,834 see Feasibility and Budgeting Study

Westside Field Alt. A – Grass Area

Potentials and Benefits	Constraints
<ul style="list-style-type: none">• Uses existing parking and access• Flat, easy to develop• Electric and water available on street• Only a few residences affected	<ul style="list-style-type: none">• Conflicts with existing heavy use of Westside Field• Would require relocating existing playground• Possible concerns with children/dog interactions

Westside Field Alt. A – Grass Area Estimated Cost: \$411,162 see Feasibility and Budgeting Study

Westside Field Alt B. – Field D

Potentials and Benefits	Constraints
<ul style="list-style-type: none"> • Uses existing parking and access • Flat, easy to develop • Electric and water available on street • No residences affected 	<ul style="list-style-type: none"> • Conflicts with existing heavy use of Westside Fields • Possible concerns with children/dog interaction • Objections from baseball associations who are losing practice area

Westside Field Alt. B – Field D Estimated Cost: \$289,115 see Feasibility and Budgeting Study

Lynch Woods

Potentials and Benefits	Constraints
<ul style="list-style-type: none"> • No taking of current use area • Electric and water in Sylvester Ave. • Large mature trees for shade 	<ul style="list-style-type: none"> • Isolated, requires access from residential street • Proximity to, visibility from adjacent residences • Riverfront location will require permitting • New water and electric connections required • A new parking area will be needed

Lynch Woods Estimated Cost: \$397,493 see Feasibility and Budgeting Study

The Field Management Committee has also contacted the Conservation Committee, Town Engineer and Health Department to gather additional comments on the Open Leash Recreation Area study. Included with this memo is an email from Elaine Vreeland of the Conservation Committee and a memo from Town Engineer, Beth Rudolph.

The Conservation Committee discussed the proposed dog park at an earlier meeting and their comments are:

- 1.) That the dog park should be located away from a water body, as dog waste runoff would/could pollute it; (Eliot Park and Leonard’s Field)
- 2.) That the Commission would object to the removal of a forest, or part of a forest, to create the park; (Lynch Woods)
- 3.) That the location off Rt. 28 in the Middlesex Fells may be adequate and already exists;
- 4.) The proposal may warrant an Article 97 (changed use of public space or park) review – please see Wade;
- 5.) Any park within 100 feet of a waterbody or within 200 feet of Horn Pond Brook or the Aberjona River will require a permit from the Commission.

The Engineering Department have concerns with the locations proximity to bodies of water. They are concerned about the potential of bacterial contamination of the waterbodies resulting from the Dog Park. New permitting by the USEPA will require the Town to identify and eliminate potential sources of bacteria within the Aberjona watershed. Other concerns raised by the Engineering Department deal with parking and conflicts with the Tri-Community Bikeway.

We are waiting on comments from Jennifer Murphy and the Board of Health.

We have spoken further with Site Planner/Landscape Architect, Andrew Leonard from Leonard Design Associates about funding a Winchester Off - Leash Recreation Area. Mr. Leonard informed us about the Stanton Grant to help with the cost of building a dog park. The Stanton Grant awards up to \$250,000.00 for the construction of a community dog park. Mr. Leonard did state that we would need a design of the dog park and a cost estimate to apply for the Stanton Grant. A number of residents have approached about establishing a committee to raise funds to design a Winchester Dog Park.

The Field Management Committee requests an audience with the Board of Selectmen to review this Feasibility and Budgeting Study for an Off Leash Recreation Area. We look forward to presenting this study to you and welcome your comments and questions.

c.c. file

Feasibility and Budgeting Studies for
Off-Leash Recreation Areas
(Dog Parks)
Winchester, MA



Submitted by:

LEONARD DESIGN ASSOCIATES
Site Planners/Landscape Architects
Arlington, MA

DRAFT
FOR REVIEW AND
COMMENT

April 13, 2016

DOG PARK DEVELOPMENT

During the past 5 years I have completed design on 4 OLRA facilities and evaluated several other sites for potential. During these efforts, I evaluated many materials and construction methods for cost effectiveness, durability, and long-term maintenance requirements. These include parks in Somerville, Arlington, Medford and Greenfield, all in Massachusetts.

Most of these parks have been developed under the auspices of the Stanton Foundation, which has provided the bulk of the funding for each. The Stanton Foundation has experience with many OLRA developments, and has preferred materials and site plan standards. We have used these standards in the preparation of this report.

There are several materials commonly used as the primary surface for dog parks (prices are for the surface system, complete in place with subbase as needed, not including costs of rough grading, drainage, fencing, irrigation , etc):

- Grass: great play surface, comfortable for all. Susceptible to damage from urine, not the easiest to pick up feces. Very susceptible to heavy wear, compaction, and mud during wet weather. Requires large area (acres) or extremely high maintenance to be successful. (Sod field: \$1.00 – 1.25/s.f.)
- Bark Mulch: Soft material, easily scattered. Some dogs don't like it, some love to dig in it. Susceptible to wear in heavily trafficked areas. Users often worried about contamination from urine and feces. Easily washed out by heavy rains. (Bark mulch on filter fabric on gravel base: \$1.25 - \$1.75/s.f.)
- Stone Dust: Commonly used, inexpensive, easy to spread. Compacts very hard, can erode if storm water concentrates or if slopes too steep or too long (over 2%). Easy to clean up feces, urine soaks in. Maintenance requirements light, repair of erosion main problem. (4" stone dust on filter fabric on 8" gravel base: \$1.75 - 2.00/s.f.). Problems with dogs digging and tugging on filter fabric.
- Rice Stone: Granular crushed stone product, allows for easy percolation, easy to pick up feces. Not as susceptible to erosion as stone dust, doesn't compact. Anecdotally, some dogs don't like it, can get between toes, although I have not personally observed and problem. This is the preferred Stanton Foundation material. (4" rice stone on 8" crushed stone base: \$2.00 – 2.25/s.f.) Stanton prefers no filter fabric, as this has been a maintenance issue)
- K-9 Turf and equivalent: This is essentially the same material as used for playing fields, without the granular rubber infill. Has been primarily used at kennels, etc, although several parks have been installed in the West. A small area of this material was installed in Somerville as a trial. Very comfortable to play on, percolates well, not subject to erosion, easy to clean. (K-9 turf on 4" gravel, \$10.00 - 11.00/s.f.) Weeds will get in a germinate over time.

Additional elements which are needed for dog parks:

- Edging: any of the granular surfaces require an edging system to retain the material. For the purposes of these studies, we have assumed a recycled plastic timber system. Other systems could include pressure treated wood or concrete curbing.
- Fencing: The Stanton Foundation prefers a 5' black-vinyl coated chain link system, which is strong, reasonably attractive and cost-effective. Double gated entries are provided to allow for 'leash-up' and control of dogs entering and leaving the park area. I have used swing gates in preparing these estimates as slide gates have proven to be too expensive on previous projects.
- Irrigation: An irrigation system is required even if grass is not being used and should be run daily. This provides a minimal cleaning of the surface and dilution of urine.
- Perimeter drainage: French drains leading to drywells should be provided around the low sides of the dog park area to prevent storm and irrigation water from draining into surrounding areas and to allow percolation of the runoff. The combination of perimeter drains and crushed stone base has been successfully permitted in buffer and riverfront zone areas on other projects.
- Grading: Depending on the surface material, surface slopes should be kept between 1.5 and 2 percent, to allow for surface drainage without elevating the tendency to erode the surface.
- Site furnishings: Includes trash receptacles, 'dog valets' for providing bags and a place to deposit feces, at least one water fountain with dog water attachment, can include a dog wash station as well. Benches and picnic tables are also recommended.
- Lighting: Allows for the area to be safely used in winter months. Heaviest use times for dog parks are early morning and after the evening commute.
- Additional elements which may be considered include community seating areas, pavilions and/or other shade structures, and canine agility elements. The Somerville park includes several boulders, a 16' pipe tunnel, ramp/bridge element and 'king-of-the-hill' step ziggurat in one section. Other commercial agility elements are now available.

The proposals for the Winchester sites assume a development that is basically the same as the Thorndike Field OLRA in Arlington: rice stone play surface, 5' black coated chain link fence, double gated entries, drinking and dog fountain, trash receptacles and dog valets, bituminous concrete paths to ADA standards, site furnishings, perimeter drainage on the low sides, irrigation system, and site lighting. The allowances for each of these items has been adjusted to the peculiarities of each site, such as distance to utility connections, grading needs, size of area, shade, etc.

A brief description of each site follows. Characteristics of each a summarized on the table following the descriptions.

Leonard Field Sites

Two areas at Leonard Field have been identified as potential sites for Dog Parks. Both are approximately the same size, about 1/2 acre each. However, they vary greatly in development potential.

Near River - 'Leonard Alt. A': This site is a flat, relatively narrow grassed area located between the Aberjona River and Leonard Pond. Existing trees of varying condition line the river and pond, but there are no major trees within the site. Electric power is available at the old well house or the rest room building. Water can be obtained from the well house. An existing gravel parking lot is located adjacent, with access from Cross Street via a narrow gravel driveway. This is an easy site to develop, but issues relating to the wetlands and riverfront, a proposed future bikeway, and access from Cross Street must be addressed.

Old Beach - 'Leonard Alt B': This is a sandy open area that was originally part of a swimming facility using the pond. A few existing trees exist around the perimeter of the area. It is connected to Leonard Field by a paved path with also connects to the cul-de-sac at the end of Tufts Road near the Muraco elementary school. Utility availability is similar to Leonard Alt. A. Parking for 10-15 cars is available in the cul-de-sac. Alternatively, the same type of parking could be developed as in Leonard Alt. A. This site has many of the same attributes and issues as in Alt. A, without the riverfront issues. Using the cul-de-sac as primary parking would bring concerns with traffic from the Tufts Road neighborhood.

Eliot Park

Eliot Park is an highly-visible existing open space adjacent to Wedge Pond at the corner of Main and Lake Streets, and has great potential for development as a dog park. The current surface is turf, with mature shade trees. It has a consistent cross-slope and would need to be regraded. Electric power and water are available in the adjacent street. Parking is available on Main Street, and in off-hours, the DPW lot across Lake Street. There may be objection from the community as to development of an existing passive recreation area. Adjacency to Wedge Pond will require coordination with the Conservation Commission.

West Side/Nutile Field Sites

Two areas at West Side Field have been identified as potential sites for Dog Parks. One uses an existing grassed area, and one would replace a sub-standard baseball field.

Grass Field Area- 'West Side Alt. A': This site is a flat, grassed area located adjacent to field A. An existing small playground area would have to be moved to accommodate the OLRA development. No major existing trees are located within the site. Electric power and water is

available on site. Parking and access would be from the existing gravel areas servicing the baseball fields, but would need to be improved to ADA standards. A protective ball screen would be recommended for safety from the baseball field. This is also an easy site to develop, but issues relating to use and parking conflicts with the baseball groups must be addressed.

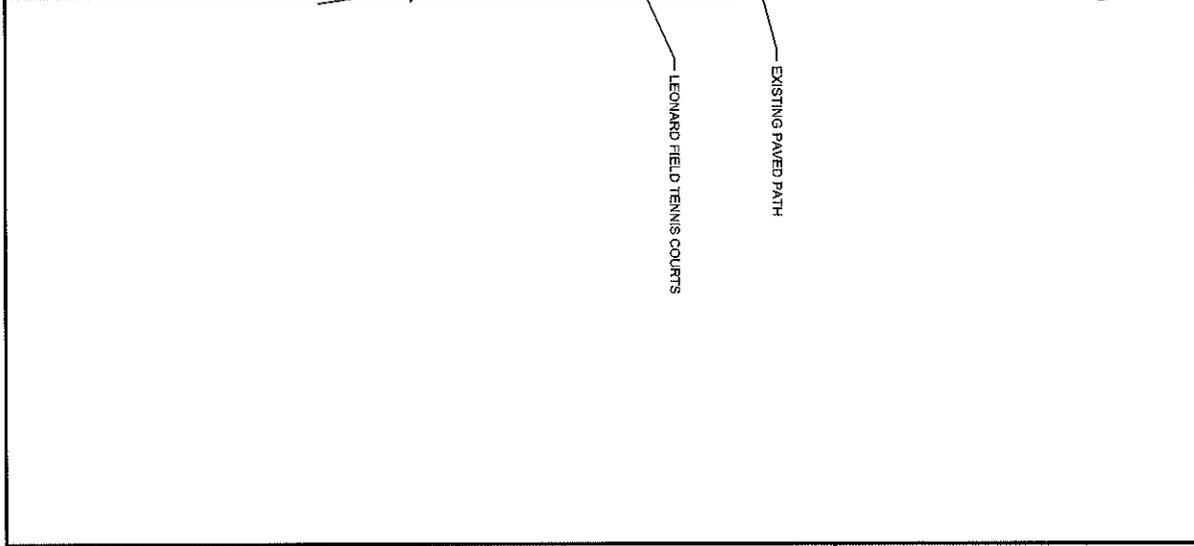
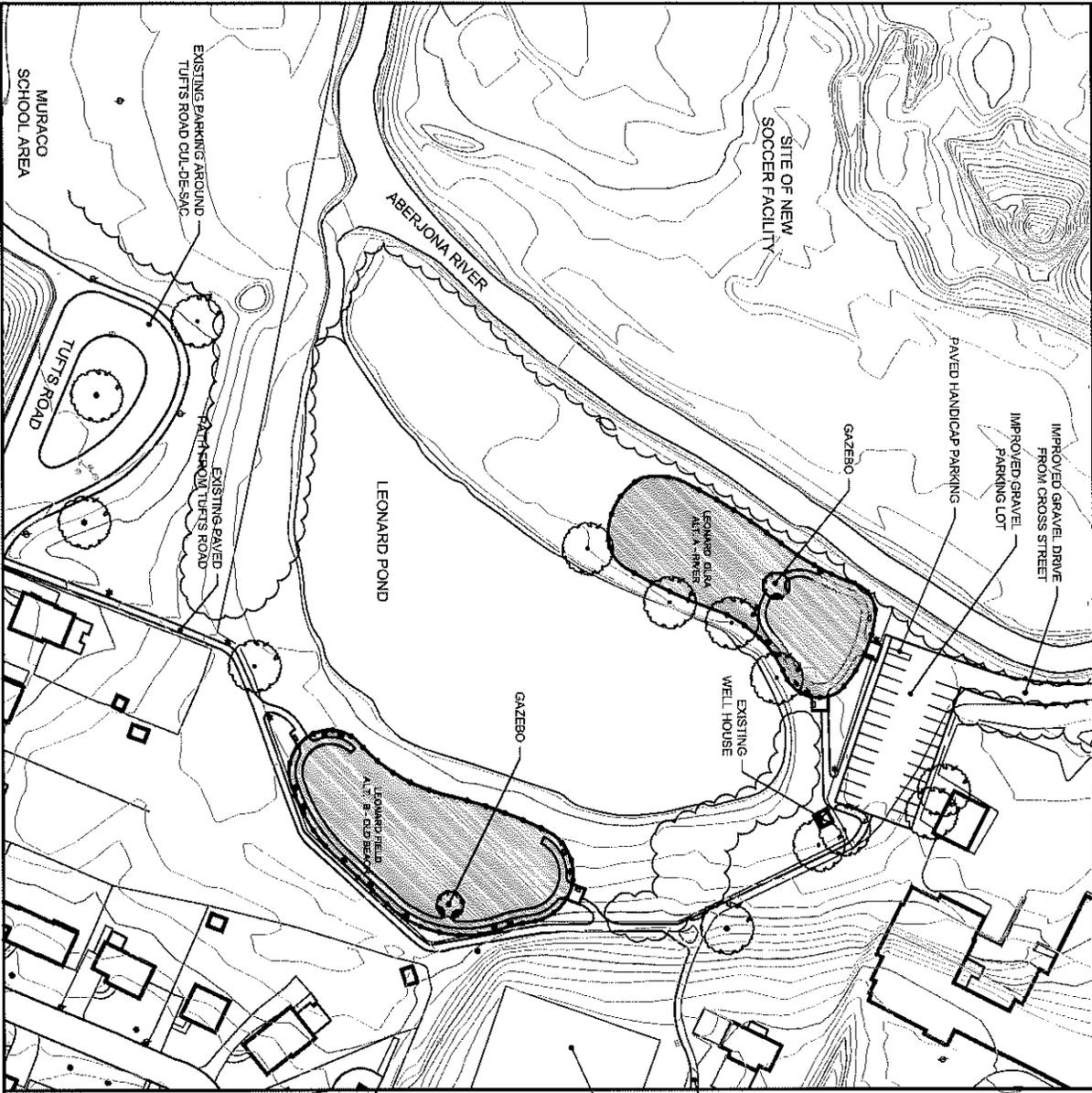
Field D Area- 'West Side Alt. B': This site is a existing substandard baseball field that is used only for practice and tee-ball, as there is little to no outfield area. Existing mature trees located adjacent to the site will provide shade. Electric power and water is available on site. Parking and access would be from the existing gravel areas servicing the baseball fields, but would need to be improved to ADA standards. A protective ball screen would be recommended for safety from the baseball field. As with Alt A, this is also an easy site to develop, but the baseball associations will surely object to losing their practice area.

Lynch Woods

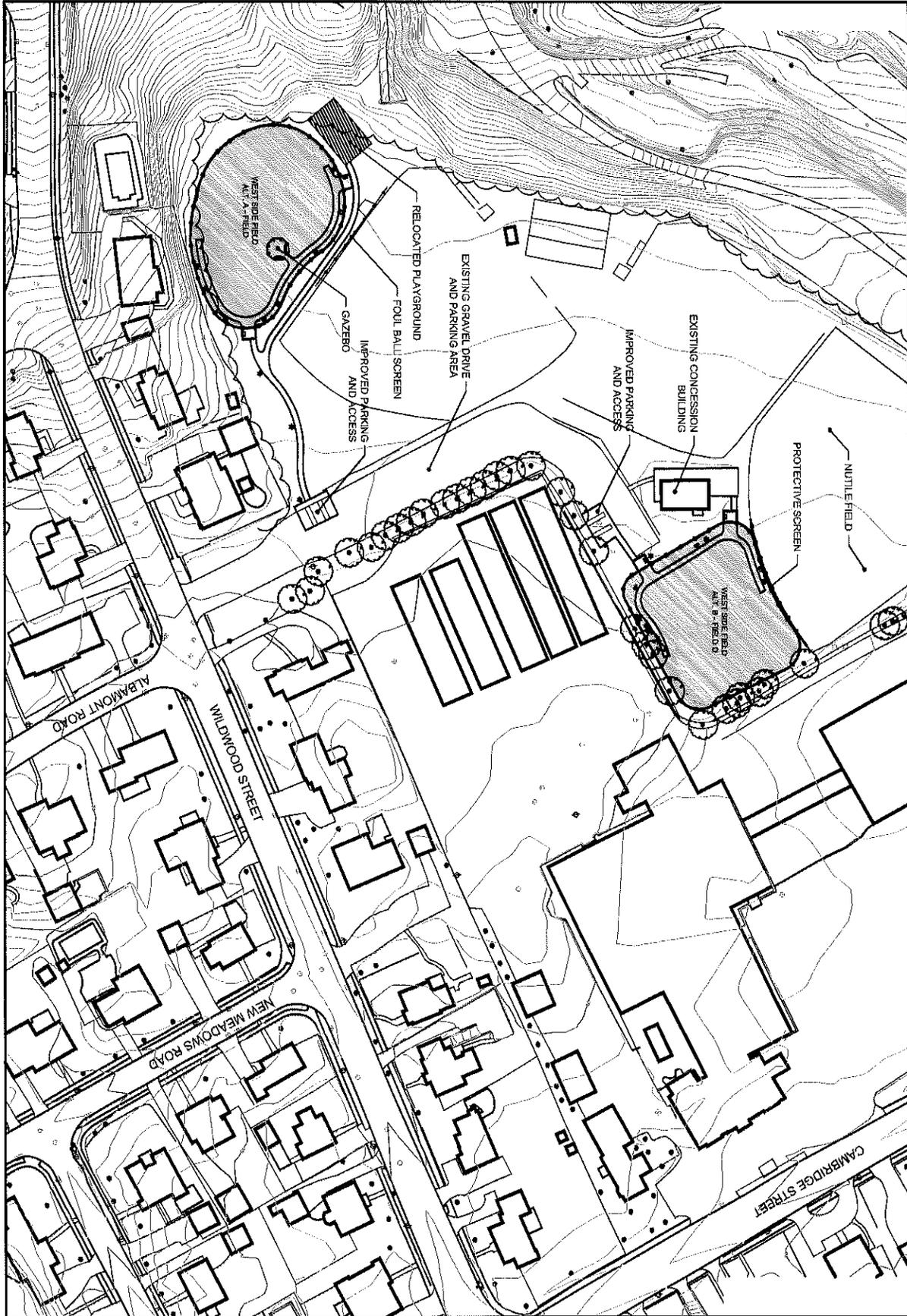
This site is an undeveloped wooded area located at the end of Sylvester Avenue and Lake Terrace in Woburn. The wooded area is bisected by the Horn Pond Brook and adjacent bike path. Potential access could also come from the play fields adjacent to the Lynch Elementary School of Pond Street. The site would need to be cleared and regraded. Electric power and water are available in the adjacent street. Parking would need to be developed to avoid on-street parking in a residential area. Potential issues include objection from the adjacent residential neighborhood as to traffic and increased use of an existing undeveloped area. Adjacency to the Horn Pond Brook will require coordination with the Conservation Commission.

WINCHESTER DOG PARK (OLRA) STUDIES		April 13, 2015				
Site Summaries	Leonard Alt. A Near River	Leonard Alt. B Beach Area	Eliot Park	West Side Field Alt. A – Grass Area	West Side Field Alt. B – Field D	Lynch Woods
Description and Special Characteristics	<ul style="list-style-type: none"> Existing open field between Aberjona River and pond Relatively level Next to existing gravel parking area with access from Cross Street 	<ul style="list-style-type: none"> Existing open space with sand base, former beach Slopes 3' across area Existing path from Turfis Road cul-de-sac 	<ul style="list-style-type: none"> Existing passive park next to Wedge Pond Slopes 3-4' across site Existing mature trees can provide shade 	<ul style="list-style-type: none"> Existing unused grass area next to baseball fields. 	<ul style="list-style-type: none"> Existing undersized baseball field. 	<ul style="list-style-type: none"> Existing unused wooded area Largely residential areas surrounding. Adjacent to Horn Pond Bikeway./
Potentials and Benefits	<ul style="list-style-type: none"> Easy to develop access, parking Water and electric service already exists in close proximity Very flat, easy to develop. Access to Leonard Field No adjacent residences. 	<ul style="list-style-type: none"> No current use. Reasonably close to existing parking Water and electric service already exists in close proximity Separate from other activities. 	<ul style="list-style-type: none"> Existing parking on street Electric and water in street nearby. Very flat, easy to develop No adjacent residences 	<ul style="list-style-type: none"> Uses existing parking and access. Flat, easy to develop. Electric and water available on street Only a few residences affected. 	<ul style="list-style-type: none"> Uses existing parking and access. Flat, easy to develop. Electric and water available on street No residences affected 	<ul style="list-style-type: none"> No taking of current use area Electric and water in Sylvester Ave. Large mature trees for shade.
Constraints	<ul style="list-style-type: none"> Riverfront and wetland resource area issues to be addressed Parking needs to be upgraded. Access drive narrow. Potential future Aberjona River Bikeway conflict for vehicular access. 	<ul style="list-style-type: none"> Access goes through residential neighborhood Will require new handicap parking designation. Relatively close to river, will require approvals Slopes will require grading Screened from parking, possible security issue 	<ul style="list-style-type: none"> Requires changing existing use of park. Very visible site, may raise concerns. No shade from existing trees midday and afternoon. Adjacency to Wedge Pond will require approvals. Potential traffic, parking issues with congestion on Main Street 	<ul style="list-style-type: none"> Conflicts with existing heavy use of West Side fields. Would require relocating existing playground Possible concerns with children/dog interaction. 	<ul style="list-style-type: none"> Conflicts with existing heavy use of West Side fields. Possible concerns with children/dog interaction. Objections from baseball associations who are losing practice area. 	<ul style="list-style-type: none"> Isolated, requires access from residential streets Proximity to, visibility from adjacent residences. Riverfront location will require permitting. New water and electric connections required. A new parking area will be needed.
Possible Special Elements	<ul style="list-style-type: none"> Gazebo to provide shade 	<ul style="list-style-type: none"> Gazebo to provide shade 	<ul style="list-style-type: none"> Add additional walk, benches along pond to help replace loss of passive open space. 	<ul style="list-style-type: none"> Screen for foul balls from baseball field. Gazebo to provide shade. 	<ul style="list-style-type: none"> Screen for balls from baseball field. 	<ul style="list-style-type: none"> Possible connection to Lynch School fields via walking path.

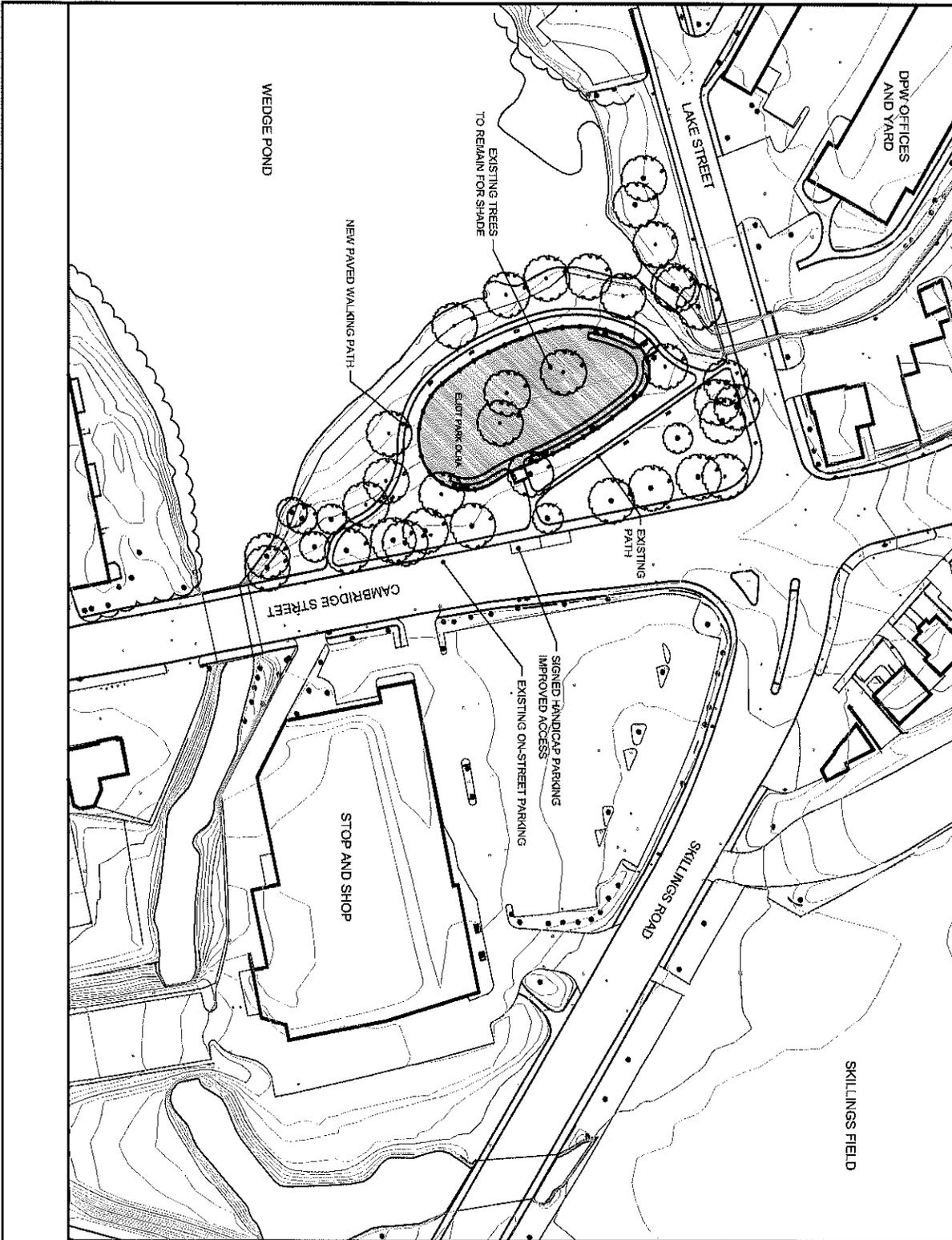
WINCHESTER DOG PARK STUDIES				4/13/2016							
Budget Cost Estimate											
Park Elements		Leonard Alt. (river)	Leonard Alt. (beach)	West End Alt. (field)	West End Alt. (ball field D)	Eliot	lynch Wood	NOTES			
Area enclosed (Square Feet)	15,200	17,500	17,500	16,500	17,000	18,500					
Item Cost Breakdown											
Erosion Control	\$ 4,000	\$ 2,000	\$ 1,600	\$ 2,000	\$ 3,200	\$ 1,900					Silt-sock \$8,500/ft
Demolition/ Site Preparation	\$ 8,000	\$ 8,000	\$ 10,000	\$ 10,000	\$ 12,000	\$ 14,000					Demo, strip topsoil, etc.
Cleaning/Tree Work	\$ 2,500	\$ 2,500			\$ 4,000	\$ 24,000					
Move Playground, incl surface				\$ 30,000							
Grading	\$ 6,000	\$ 8,000	\$ 6,000	\$ 6,000	\$ 12,000	\$ 14,000					Subgrade prep, base material
Drainage	\$ 15,000	\$ 15,000	\$ 12,000	\$ 12,000	\$ 15,000	\$ 25,000					Perimeter drains, outlet or connection
OLRA Surface	\$ 30,400	\$ 35,000	\$ 35,000	\$ 33,000	\$ 34,000	\$ 37,000					\$2,000/sf, includes base
Bituminous Concrete Walk	\$ 14,000	\$ 16,500	\$ 16,500	\$ 7,500	\$ 20,000	\$ 11,000					\$5,250/sf
Parking Improvements	\$ 37,500	\$ 4,500	\$ 8,500	\$ 8,500	\$ 4,500	\$ 35,000					bit. conc. \$4,500/sf, pavement marking signage
Other driveway improvements	\$ 30,000										
OLRA Fencing, 3' black ckt	\$ 30,000	\$ 31,000	\$ 27,500	\$ 27,000	\$ 28,500	\$ 29,500					\$55/sf
Other fencing or screening			\$ 20,000	\$ 20,000							25' high netting, posts
Gates	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500					4' Swing Gates and 12' maintenance gate
Recycled Plastic Edging	\$ 13,500	\$ 14,000	\$ 12,500	\$ 12,500	\$ 13,000	\$ 13,500					\$25/ft
Dog Wash/Fountains	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000					1 Fountain, 1 Dog Wash
Benches	\$ 14,000	\$ 14,000	\$ 20,000	\$ 14,000	\$ 20,000	\$ 12,000					\$2,000/bench
Trash Receptacle and Dog	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000					1 of each at each entry
Canine Agility Elements	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500	\$ 8,500					Ramp, Boulders
Gazebo/Shade Structures	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000					Simple 18' Metal with concrete floor
Signage	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000					Allow
Water Service	\$ 12,000	\$ 12,000	\$ 10,000	\$ 8,000	\$ 15,000	\$ 15,000					Based on distance, tap if needed
Irrigation	\$ 14,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 16,000					70'sft + backflow and controller
Electric Service	\$ 10,000	\$ 10,000	\$ 12,000	\$ 8,500	\$ 6,000	\$ 10,000					Distance + connection
Lighting	\$ 15,000	\$ 27,000	\$ 21,000	\$ 12,000	\$ 21,000	\$ 15,000					\$3,000 per fixture
Landscaping, Seeding, etc	\$ 12,000	\$ 12,000	\$ 8,000	\$ 6,000	\$ 8,000	\$ 10,000					Allow, includes wetland replication or buffer plantings
Subtotal:	\$ 322,900	\$ 277,000	\$ 320,600	\$ 224,500	\$ 254,200	\$ 305,900					
Survey	\$ 4,500	\$ 4,500	\$ 4,000	\$ 4,000	\$ 5,000	\$ 5,000					
Design @12%	\$ 38,748	\$ 33,240	\$ 38,472	\$ 26,940	\$ 30,504	\$ 36,708					Includes drainage design
Consultant	\$ 4,000	\$ 4,000			\$ 4,000	\$ 4,000					wetlands consultant
General Conditions @5%	\$ 16,143	\$ 13,850	\$ 16,030	\$ 11,225	\$ 12,710	\$ 15,285					
Contingency @10%	\$ 32,290	\$ 27,700	\$ 32,060	\$ 22,450	\$ 25,420	\$ 30,590					
Total of All Items:	\$ 418,583	\$ 360,290	\$ 411,162	\$ 289,115	\$ 331,834	\$ 397,493					
Cost per Square Foot:	\$ 27.54	\$ 20.59	\$ 23.49	\$ 17.52	\$ 19.52	\$ 21.49					



<p>D1</p>	<p>OLRA STUDIES Winchester, MA Scale: 1" = 80' April 15, 2016</p>	<p>LEONARD FIELD OPTIONS</p>	<p>Leonard Design Associates <i>Site Planning/ Landscape Architecture</i> p (781) 641-0750 f (781) 646-3174 aleonard@leonarddesign.info</p>
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<p>D2</p>	<p>OLRA STUDIES Winchester, MA Scale: 1" = 80' April 15, 2016</p>	<p>WEST SIDE FIELD OPTIONS</p>	<p>Leonard Design Associates <i>Site Planning/ Landscape Architecture</i> p (781) 641-0750 j (781) 646-3174 aleonard@leonarddesign.info</p>
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D3

OLRA STUDIES
Winchester, MA

Scale: 1" = 80' April 15, 2016

ELIOT PARK

**Leonard
Design
Associates**

*Site Planning/
Landscape Architecture*

p (781) 641-0750
f (781) 646-3174
aleonard@leonarddesign.info



D4

OLRA STUDIES
Winchester, MA

Scale: 1" = 80' April 15, 2016

**LYNCH SCHOOL
WOODS**

**Leonard
Design
Associates**

Site Planning/
Landscape Architecture

p (781) 641-0750
f (781) 646-3174
aleonard@leonarddesign.info

Nelson, Chris

From: Vreeland, Elaine
Sent: Tuesday, May 10, 2016 12:59 PM
To: Gill, James; Nelson, Chris
Subject: Conservation Commission Comments re Placement of Proposed Dog Park

Dear Jay and Chris,

The Conservation Commission discussed the proposed dog park at its last meeting and asked me to forward the following comments:

- 1.) That the dog park should be located away from a water body, as dog waste runoff would could pollute it; (Eliot Park and Leonard's Field)
- 2.) That the Commission would object to the removal of a forest, or part of a forest, to create the park; (Lynch Woods)
- 3.) That the location off Rt. 28 in the Middlesex Fells may be adequate and already exists;
- 4.) The proposal may warrant an Article 97 (changed use of public space or park) review – please see Wade;
- 5.) Any park within 100 feet of a waterbody or within 200 feet of Horn Pond Brook or the Aberjona River will require a permit from the Commission.

Elaine



TOWN OF WINCHESTER
ENGINEERING DEPARTMENT
71 MT. VERNON STREET, WINCHESTER, MA
PHONE 781-721-7120 / FAX 781-721-7166

TO: Jay Gill, DPW Director
Chris Nelson, Recreation Director

FROM: Beth Rudolph, PE, Town Engineer *BER*

DATE: May 16, 2016

RE: Winchester Dog Park – Engineering Department Comments

The Winchester Engineering Department has reviewed the “Feasibility and Budgeting Study for Off-Leash Recreation Areas (Dog Parks) in Winchester, MA”, prepared by Leonard Design Associates and dated April 13, 2016. The study evaluated four potential locations for a new Dog Park – Leonard Field/Beach area (two options), Eliot Park, West Side Field (two options), and Lynch Woods located at the end of Sylvester Avenue. We offer the following comments on this report and potential locations:

Leonard Field/Beach – Alternatives A & B

- Both of the Leonard Field/Beach options are located in close proximity to Leonard Pond and the Aberjona River, with Alternative A being located directly between the two bodies of water. The Engineering Department is concerned about the potential for bacterial contamination of these two waterbodies resulting from the Dog Park. The MS4 permit recently issued by USEPA will require the Town to identify and eliminate potential sources of bacteria within the Aberjona River watershed. While we understand that owners will be primarily responsible for picking-up after their pets at the facility, it seems best if we can relocate the park further away from any waterbodies to prevent this from becoming a potential source of pollution.
- The proposed parking area and driveway for the Leonard Field/Beach options conflicts with the proposed location of the Tri-Community Bikeway, which will follow the route of the existing path from Cross Street, around Leonard Pond, and towards the Muraco School. If this option is selected for further consideration, the Town will need to coordinate with MassDOT to determine whether construction of this parking area and driveway would be allowed within the limits of the bikeway project.

Eliot Park

- As with the Leonard Field options, the Engineering Department is concerned with potential bacterial contamination of Wedge Pond from the close proximity of the proposed Dog Park at Eliot Park. Other potential concerns include limited on-street parking, as the spaces on Main Street in front of the park are signed for “3-hours or by

Permit", as well as aesthetic concerns for the proposed fencing to obscure the existing view of Wedge Pond from Main Street.

Lynch Woods (End of Sylvester Avenue)

- The Lynch Woods site is located at the end of Sylvester Avenue on undeveloped property currently under control of the School Department. The property is adjacent to the Lynch School property, but is separated by Horn Pond Brook. The Engineering Department is less concerned about bacterial contamination at this site given the greater distance from Horn Pond Brook as compared to the other two locations discussed above.
- There is an existing bike path that currently extends from the end of Sylvester Avenue to Lake Terrace in Woburn. This path will be reconstructed and expanded as part of the Tri-Community Bikeway project. The design of any potential parking area or Dog Park would need to take the proposed bikeway improvements into consideration.
- The Engineering Department's primary concerns regarding this site include the increased traffic and noise impacts to the surrounding neighborhood, since this is currently a dead-end street with very low traffic volumes. Additionally, the Town would need to work with the City of Woburn regarding the potential for users to try to park on Lake Terrace to access the Dog Park instead of using the proposed parking area off of Sylvester Avenue.

West Side Field – Alternative A & B

- From our preliminary review of this material, it appears that the West Side Field alternatives would have the least impact to water quality and traffic of all the sites studied, with the location for Alternative B being slightly preferred given its further distance from the existing stream and headwall on the west side of the field. The primary concern regarding traffic and parking is the combined use of site during the peak of baseball/softball season when the existing parking lot would likely not be sufficient to cover both uses.