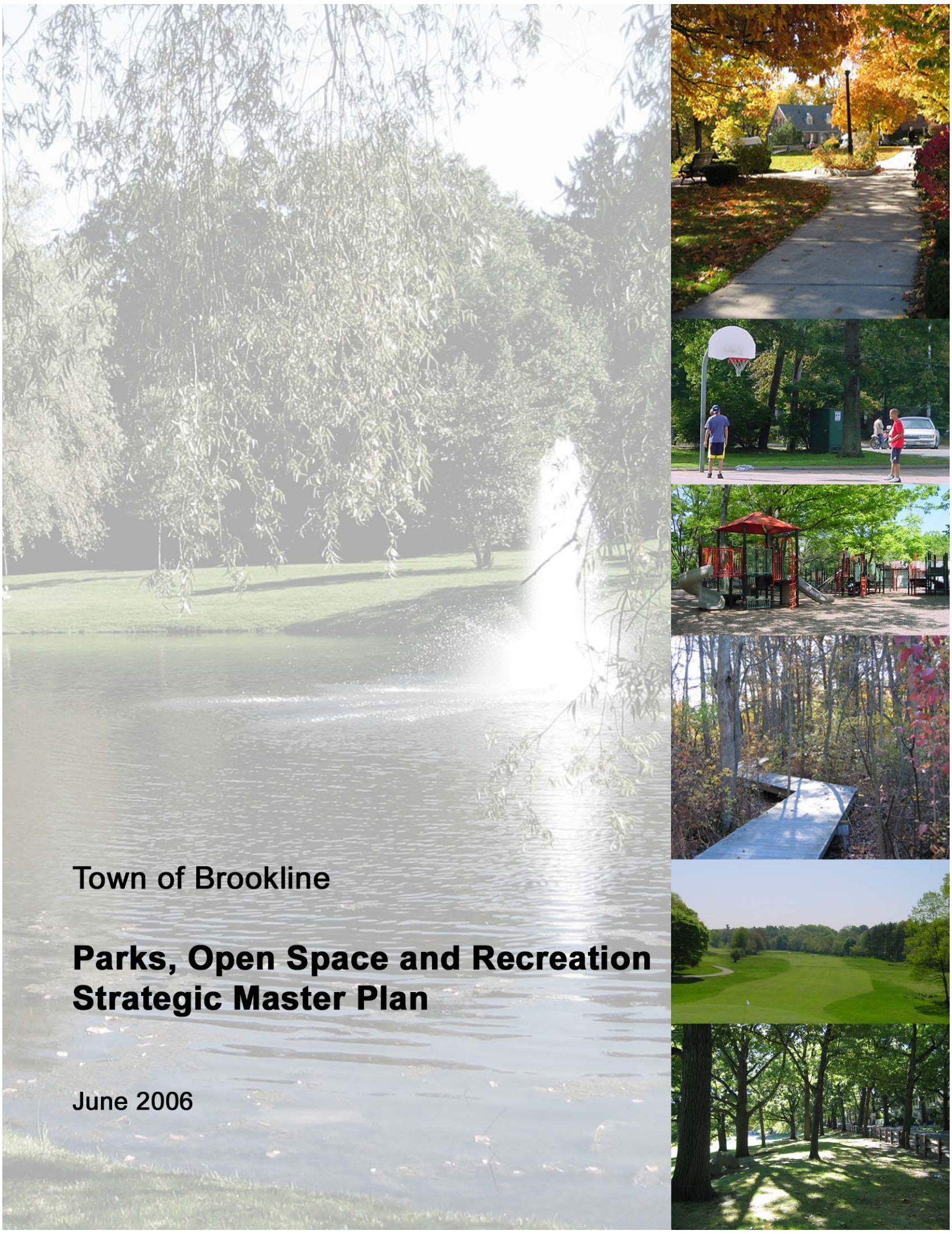

Town of Brookline

Parks, Open Space and Recreation Strategic Master Plan

June 2006

Parks, Open Space and Recreation

Strategic Master Plan

Prepared for the
Town of Brookline
Department of Public Works, Division of Parks and Open Space
Department of Recreation

June 2006

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Dear Resident,

Over the past few years, the Recreation Department and the Parks and Open Space Division have made great strides in the face of a challenging financial climate. Under the leadership of the Park and Recreation Commission, we are developing a park system that addresses the park, open space and recreational needs and interests of all Brookline residents. However, despite our progress there is still much to do. This is why we have focused our collective efforts on a Strategic Master Plan that creates a vision for the next 10 years and beyond. The Master Plan establishes priorities and policies to guide the delivery of recreation and leisure services, parks and open spaces, programs and facilities. The Commission and staff worked very hard to guide the development of a balanced and comprehensive Plan. The document before you is supported by extensive research, surveys and public consultation.

We are committed to increasing opportunities that encourage residents to become more active. Brookline is an educated and flourishing community where parks and recreation are seen by residents as an essential component of the Town's commitment to create a livable, healthy and economically vibrant town. Our pledge to fitness is matched by our commitment to environmental stewardship. With more than 560 acres of parkland, Brookline residents have immediate access to both passive and active recreation.

The Recreation Department and Parks and Open Space Division have already started down the right road. Through key organizational shifts, the reallocation of resources and public-private partnerships the goals set forth in the Plan are attainable. However, addressing existing deficiencies and growth requirements relative to recreation facilities, parks and trailways will require greater attention. We believe that by identifying and concentrating on the core values outlined in the plan, we can meet the recreational demands of today and prepare for the needs of tomorrow.

Brookline's parks, public places, natural areas, and recreational opportunities give life and beauty to our Town for persons of all ages and abilities. These essential assets connect people to place, self and others. Through the extensive process that we have had with the public we have discovered that Brookline's residents cherish and care for this legacy. As we move forward to implement this plan, the Commission will continue to rely on the support of civic minded organizations, individuals and elected officials that understand the importance of parks to the overall health of a community.

Sincerely,

Erin Gallentine

Erin C. Gallentine
Director of Parks and Open Space

Robert T. Lynch

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Director of Recreation

Town of Brookline

Parks, Open Space, and Recreation Strategic Master Plan

CONTENTS

	Page
Executive Summary	**i**
I. The Planning Context	**1**
Our Vision	1
Our Mission	1
Goals	2
Town of Brookline	2
History of Parks and Recreation	3
Related Planning Efforts	4
Methodology	5
The Planning Process	5
How to Use this Document	7
The Way Forward	8
II. Needs Assessment	**9**
Introduction	9
Demographics and Trends	9
A. Community Profile/Demographic Study	8
B. Trends	13
Community and Stakeholder Input	24
Statistically-Valid Survey	26
A. Methodology	27
B. Highlights from the Analysis of the Survey Results	27
C. Summary of Findings from the Survey	28
III. Parks and Open Space Inventory	**45**
Introduction - Summary of Findings	45
Inventory	49
A. Community Parks	51
B. Historic Parks	75
C. Neighborhood Parks	91
D. School Playgrounds	125

E. Passive Parks 155
F. Conservation Areas 179
G. Traffic Medians, Islands and other Properties 186
H. Future Parks 219

IV. Parks, Open Space and Recreation Facilities and Programs 223
Introduction 223
A. Organization and Management of the Recreation Department 223
B. Recreation Programs and Indoor Facilities 224
1. Aquatics Programs 224
2. Other Indoor Facilities 225
3. Youth and Teen Programs 226
4. Adult Sports 226
5. Therapeutic Recreation and Programming 227
6. Brookline Golf Club at Putterham 227
7. Golden Age Club 228
8. Miscellaneous Programs 228
9. Recreation Administration 229
C. Parks and Open Space Division Organization and Management 230
D. Interpretive Programs 232
E. Field Analysis 233
F. Planning and Design 241
G. GRASP™ Analysis 242
1. History of Level of Service Analysis 242
2. GRASP™ 244
3. Inventory of Components 245
4. Scoring Components 245
5. Measuring Service 246
6. GRASP™ LOS Maps 246
7. Level of Service Target Standards 251
H. Land Acquisition 265
I. Benchmarking 267
1. Analysis of Benchmarking 268
J. Financial Analysis 269
1. Budgets 269
2. Traditional Funding 270
3. Cost Recovery 271
4. Alternative Funding and Partnerships 273
K. Maintenance Practices and Analysis 277
1. Staff 280
2. Facilities and Equipment 281
3. Maintenance Standards 283
4. Additional Staff and Equipment Needs 286
L. Marketing 287
M. Technology 288

V. Recommendations and Action Plan 289
A. Summary of Issues and Opportunities 289
B. Major Themes and Recommendations 290
C. 6 Year Action/Implementation Plan 307

VI. Bibliography **317**

Appendices **321**
A. Stakeholder Meeting Summaries 321
B. Statistically-Valid Survey 337
C. Alternative Providers 345
1. Fitness and Wellness Providers 345
2. Facilities Provided by Private Institutions 347

D. Financial Information 349
1. Pricing Philosophy and Cost Recovery Policy 349
2. Examples of Funding Sources 355
E. Sample Partnership and Sponsorship Information 361
F. Maintenance Zones for Parks and Open Space Properties 373
G. Division of Parks and Open Space, Zone Management Plan 375
H. Maintenance Performance Standards 377

List of Tables

2.1 Changes in National Recreation Participation in 2003 for Selected Sports 14
2.2 National Recreation Participation in 2003 14
2.3 National Recreation Activities for Adults 55 and Older 15
2.4 National Youth Participation in Selected Sports 15
2.5 National Recreation Participation of Women in Selected Sports 16
2.6 Brookline Citizens' Priorities for New Facilities 38
2.7 Desired Features in a New Community Center 39

3.1 Inventory Summary Table 221-2

4.1 Recreation Department Organization Chart 224
4.2 Indoor Facilities 225
4.3 Parks and Open Space Division Organization Chart 231
4.4 Field Standards for Regulation Play 235
4.5 Field Sports Participation, 1976-2003 235
4.6 Field Sports Seasonal Use 236-7
4.7 Field Uses/Design Worksheet 238-9
4.8 Field Demand and Supply, 2004-2005 239
4.9 Turf Field Capacity for Regulation Play 240-1
4.10 Commonly Referenced LOS Capacity "Standards" 243-4
4.11 Inventory of Components and Level of Service Target Standards 253-4
4.12 Benchmarks for Brookline 268
4.13 Operating Budget Summary for Parks, Open Space and Recreation 270
4.14 Capital Improvement Program 271
4.15 Cost Recovery and Pricing Diagram 274
4.16 Actual Recreation Scholarships, 2002-2004 277
4.17 Division of Open Space by Zone (based on Parks and Open Space Inventory) 278
4.18 Current Park Staff by Zone 280-1
4.19 Current Equipment List 282
4.20 Labor Ratios for Park and Recreation Maintenance Activities 284-6
4.21 Additional Park Staff Requirements 287
4.22 Additional Equipment Requirements 287

5.1 Action / Implementation Plan 308
5.2 Summary of Recommended Capital Improvements 316

List of Maps

4.1 Brookline GRASP™ Inventory 255
4.2 GRASP™ Analysis - Access to Passive Uses 256
4.3 GRASP™ Analysis - Access to Active Uses 257
4.4 GRASP™ Analysis - Multi-purpose Fields 258
4.5 GRASP™ Analysis - Multi-purpose Fields, Outfields Included 259
4.6 GRASP™ Analysis - Access to Indoor Uses 260
4.7 GRASP™ Analysis - Access for People with Dogs 261
4.8 GRASP™ Analysis - Walkability 262
4.9 GRASP™ Analysis - Population Analysis, Density per Square Mile – 2003 Figures 263
4.10 GRASP™ Analysis - Level of Service - Capacity Based 264

List of Figures

2.1 Population Breakdown – Brookline, MA 11
2.2 Population Comparisons 11
2.3 Household Income 12
2.4 Population Projections for Brookline Through Year 2010 13
2.5 Length of Residency in Brookline 29
2.6 Age of Respondents 29
2.7 Are the Existing Facilities Meeting Community Needs? 30
2.8 Types of Amenities Meeting Community Needs 30
2.9 Percentage Using Specific Facilities 31
2.10 Ratings for Existing Facilities 32
2.11 Rating Park Maintenance 32
2.12 Awareness of Park Programs 33
2.13 Frequency of Participation 34
2.14 Most Important Needs 34
2.15 Frequency of Use, Youths 35
2.16 Frequency of Use, Adults 36
2.17 Frequency of Use, Seniors 37
2.18 Funding Priorities 40
2.19 How Should Brookline Pay for What it Needs 40
2.20 Value of Parks 41
2.21 Priority of Parks and Recreation Funding Compared to other Town Services 42
2.22 Willingness to Pay for Facilities and Programs 42
2.23 Information about Services and Programs 43
2.24 Most Effective Means of Communication 43
2.25 Access to the Internet 44

Larz Anderson Park

Brookline Parks, Open Space and Recreation Strategic Master Plan

EXECUTIVE SUMMARY

Overview

The Parks, Open Space and Recreation Strategic Master Plan establishes priorities and policies to guide the delivery of parks, open space, recreation and leisure services, programs and facilities within the Town of Brookline through the year 2015 and beyond. The Plan involved considerable consultation with key stakeholders groups, local organizations, Town administration, boards, commissions and officials, and the public at-large. The Master Plan has identified both the short and long term parks, open space and recreation needs and priorities of residents. Its action plan provides not only a philosophical basis to guide the Town in the future, but also provides a very detailed and practical assessment of improvements that should be undertaken to parks, open spaces and recreation facilities.

Extensive consultation, research and analysis have been undertaken and applied to produce this Master Plan. The Plan is a balance between the needs and concerns of the public and the realities of implementation – the end result being a fiscally responsible Plan that meets the highest priority needs of Brookline's present and future populations. The Plan has also been designed to be flexible in order to deal with forces of change such as emerging social and recreation trends, development projects and acquisition opportunities thereby ensuring that an appropriate level of recreation facilities, parks and services are sustained into the future.

The diversity of character, which is apparent in every aspect of Brookline's community life, is present in the parks, open space and recreation system. The network of parks and open space in Brookline range from grand, historic parks and private estates to small pocket parks and public gathering places in commercial areas. It encompasses naturalized sanctuaries, which are home to native wildlife and plants, as well as pedestrian pathways and green corridors that enable residents to maintain a connection to the natural world, while benefiting from the conveniences and advantages of a denser, urban setting. The environmental and public health benefits that accrue from this open space are considerable and its presence contributes greatly to the aesthetic appeal of the community.

In the last ten years, the Town has made extensive improvements to its park, open space and recreation infrastructure, particularly with capital improvements and improved maintenance in the nature sanctuaries and public parks, recreation building enhancements and programming. However there is much left to accomplish. Despite the Town's recent efforts, the overall quality and quantity of the Town's park, open space and recreation facilities and services remain deficient to fully meet the needs of its current citizens, let alone future ones. The shortage of certain types of facilities and play areas and the aging condition of others can be attributed to insufficient reinvestment in parks, open space and recreation. The result is two-fold – not only must the Town address existing deficiencies and the needs of current residents, it must also work proactively

to plan and meet the needs of its future population. While partnerships with the schools, adult education, institutions and service clubs have also advanced facility and park provision levels, these relationships need to be strengthened and formalized. In addition, there are gaps in the public infrastructure and services that can only be met by municipal initiatives. The Town needs to continue to upgrade and/or replace many of its older park facilities and structures, continue with the historic restoration of community parks such as Larz Anderson and the Emerald Necklace and provide for indoor multi-generational community recreation in a central holistic way.

Brookline's ideal vision of its park, open space and recreation system reflects the diverse character present everywhere in this community. Home to a working farm that has been in the same family since the 17th century, elegant estate properties from a bygone age, and two renowned Emerald Necklace Parks designed by Frederick Law Olmsted, Brookline highly prizes the grand, dramatic open spaces and natural areas that are rich in history as well as environmental values. Home as well to several bustling commercial areas ringed by residential neighborhoods, Brookline also values the balance of density and accessible open space, in the form of small parks, pedestrian and bicycle friendly ways and public gathering spaces that make for a vibrant community life in a more urban setting. The Town must protect open space values across a broad range of settings in order to preserve and promote the particular character of Brookline that is so cherished here. Formal and informal recreation programs and services that provide a high quality of life, promote healthy living and encourage a sense of neighborhood and community are critical to the values that make Brookline such a desirable place to live. This is the challenge for the Parks, Open Space and Recreation Strategic Master Plan.

The Brookline community has expressed its open space values and preferences through three planning processes that have been closely related topic-wise as well as temporally: the Brookline Comprehensive Plan 2005-2015, led by the Town's Department of Planning and Community Development, the Open Space Plan, a planning process led by the Conservation Commission and this Parks, Open Space and Recreation Master Plan led by the Park and Recreation Commission and its staff. Through numerous public forums, community survey and several working group meetings conducted with respect to the Master Plan, as well as through the surveys, public forums, meetings and hearings associated with the other two plans, the views and perspectives of a broad spectrum of the Brookline community have been identified and used to inform the parks, open space and recreation vision expressed here.

Our Vision

Brookline’s parks, public places, natural areas, and recreational opportunities give life and beauty to our Town for persons of all ages and abilities. These essential assets connect people to place, self and others. Brookline's residents cherish and care for this legacy, building on the past to provide for future generations.

This Master Plan contains a detailed planning guide specifically focused on parks, open space and recreation as integrated community resources. A balanced community needs a diversity of public places, facilities and services in order to sustain a high quality of life. These services and facilities are not just an amenity – they are a necessity as essential as the roadways, refuse collection or police and fire protection. As the first comprehensive Master Plan serving both the Department of Recreation and the Division of Parks and Open Space, this document provides a foundation for understanding the park and recreation needs of the community. To accomplish this, the Master Plan consolidates existing information; accumulates and incorporates related planning efforts; utilizes citizen surveys, stakeholder input, and community feedback; and maps data to determine both the existing and desired level of service related to parks, open space, and both passive and active recreation in Brookline.

This Master Plan constitutes a ten year vision to be approved by the Brookline Park and Recreation Commission and adopted by the Board of Selectmen. The six-year Action Plan corresponds to the Town’s

Capital Improvement Program (CIP). This Master Plan should be reviewed annually and updated based on implementation accomplishments and additional information gathered through surveys, community meetings, planning studies and data analysis.

Goals and Objectives

The purpose of the Parks, Recreation, and Open Space Master Plan is to guide recreation, parks and open space amenities, services, programs, and facilities within the Town of Brookline for the next ten years and beyond. The Master Plan establishes a policy framework for parks, open spaces, and recreation; management and maintenance program recommendations; and a capital improvement plan. The strategic objective of this document requires that the entire parks, open space, and recreation system be evaluated on a Town-wide level. The scope of this Plan is far-reaching, ranging from sports to community programs, parks to community centers, nature sanctuaries to public outreach, as well as municipal user fees.

The recommendations of the Master Plan for Parks, Open Space and Recreation are designed to meet the mission and goals of the Recreation Department and Parks and Open Space Division.

Mission of the Recreation Department

To deliver programs for the Brookline Community that provide cultural, social, mental, and physical elements, and to ensure that activities take place in well-maintained parks and facilities.

Mission of the Parks and Open Space Division

To develop a safe, accessible well maintained network of parks and open spaces for both passive and active recreational uses that preserves the historic integrity and cultural significance of Brookline's landscape for the use, benefit and enjoyment of the community.

The combined mission of both Departments is to sustain a healthy park and recreation system to make Brookline a great place to live, work, and play.

In support of both missions, the goals of this Master Plan are to:

- Establish and safeguard the parks, natural resources, and urban forest, ensuring that green spaces are accessible to all;
- Secure, promote, develop and maintain excellent parks, sanctuaries, facilities and places for public recreation for present and future generations;
- Build community through play and relaxation, gathering, and solitude;
- Improve and encourage diversification of recreational programs and facilities;
- Provide and coordinate recreation services and programs that contribute to the health and well being of residents of all ages and abilities;
- Develop specific priorities for renovation of existing athletic fields considering the latest in sports field technology;
- Preserve remaining valuable areas such as wetlands, riparian habitat, and other significant natural areas for educational, recreational, cultural, and scientific use;
- Promote and enhance both natural beauty and meaningful recreational activities; and
- Provide recommendations to help provide properties and facilities which are safe, clean and well-maintained.

Looking to the Future

Approximately 13% of Brookline's 4355 acre land area is devoted to Town-owned parks, open space, and recreation facilities.[1] Brookline's current population of 57,100 is anticipated to reach 59,900 by 2010, an approximately 5% increase in population. Given this modest growth rate, it is likely that the current demographics will continue, which include a highly educated and relatively affluent population with a greater concentration of young professionals. New recreation programs and facilities are needed in the future to support the adult population. Given the close proximity to Boston, public transportation, vibrant business districts, diverse parks and open space, and high quality schools, land values in Brookline will continue to remain high, making future land acquisition challenging.

Summary of Recommendations

The Master Plan identifies five principal themes related to parks, open space, and recreation facilities and programs in Brookline in the next ten years. These themes and their associated recommendations are the result of a 2 year process documenting existing facilities and programs, determining the expressed needs of the community, and evaluating level of service standards for Brookline.

1. Brookline needs additional facilities and public spaces.

The Town requires additional acreage for both active and passive uses. The community survey revealed that Brookline residents strongly favor open space acquisition, trailways in and between our parks and open spaces, additional athletic fields and the provision of indoor multi-generational community recreation activities. In areas of town that are more densely developed, residentially and commercially, the challenge is to maintain the quality of openness along with important natural resource values. Creating more pocket parks and public gathering spaces, enhancing green travel ways for pedestrians and bicycles and a variety of possible zoning modifications to protect openness in the context of built space are some of the recommendations of this Master Plan and the Open Space Plan.

Based on national standards included in the Level of Service (LOS) analysis, a target goal for Brookline should be 10 acres per 1,000 residents. Therefore, Brookline needs an additional 36 acres, split evenly between active uses, such as fields, and passive recreation or conservation land. For example, acquisition of the 10-acre MWRA Fisher Hill Reservoir site, currently undergoing public review, supports multiple needs identified in the Master Plan. An additional 36 acres will meet the target acres per population of open space; however given the deficit of active recreation facilities, particularly fields and indoor recreation amenities, 36-58 acres will be required to meet all of the programmatic needs identified in this Plan.

Brookline Avenue Playground

[1] This is based on a total acreage of 563.2 acres for community parks, historic parks, neighborhood parks, school playgrounds, a public golf course, conservation areas, passive parks, buffers, reservoirs and water supply lands, medians and traffic islands, and the Town [Newton Street] landfill. Cemeteries and privately-owned open space, such as the Country Club, are not included in the 13%.

An improved inventory of active, outdoor recreation facilities is required to meet the specific athletic and fitness needs of the community. Currently, Brookline has a deficit of multi-use turf fields, and has no full-size regulation soccer fields for adult play. The analysis revealed that an ideal target would be to build 6 new multi-purpose turf fields of sufficient size to accommodate regulation-sized soccer fields as well as 1 additional baseball and 5 softball fields. The Town also needs to maximize the availability and playability of outdoor recreation spaces by implementing facility improvements that support intensified use. One strategy for overcoming this deficit is to implement synthetic turf and enhanced lighting of athletic fields whenever possible.

The Town needs to provide enriching recreation programs that support lifetime users that will optimize the service value of those programs, maximize the value of facilities as a community investment, and increase revenue capacity and cost recovery. The quality of recreation programming is inextricably linked to the staff's ability to provide relevant programs and excellent customer service, and the quality of the facilities in which the programs and services are offered.

Additional recreation facilities that better support program needs and revenue generation capabilities should be put into service. There is a strong need for additional programmable indoor facility space for gyms, indoor aquatics, fitness and wellness, and multi-purpose spaces for classes and programs. Ideally, Brookline should strive to have two larger multi-purpose community recreation centers, one located in north Brookline, and one in south Brookline.

2. Brookline needs to be creative to achieve its goals.

Brookline has many challenges in trying to meet the additional facilities and lands described above. Therefore, creative use of existing and new facilities, strategic partnerships, and alternative funding mechanisms will be required to meet the Town's park and recreation needs. The Town should, as its first priority, pursue open space acquisition as a means to meet the indoor and outdoor park, open space and recreational deficits. The Town should also pursue regional opportunities and partnerships that maximize the community use of existing public and private facilities. Given budget constraints, the Town may also need to research opportunities to repurpose existing public park or open space facilities. Opportunities at Putterham Golf Course that either redesign service and parking areas or reduce the size of the course from an 18-hole course to a 9-hole course were explored by the Town to accommodate other community recreation services if acquisition were determined to be infeasible. The Park and Recreation Commission considered the site and current population it is serving, the floodplain and wetland resources of the site, wildlife habitat value and overall community needs. The Park and Recreation Commission does not support the conversion of any open space at Putterham Meadows Golf Course for any use other than open space and also notes that the public and the Park and Recreation Commission have voiced strong support for having the Putterham Meadows Golf Course remain an 18 hole golf course. Other public spaces and facilities that should be evaluated include the location of the Park and Open Space Operations Facility at Larz Anderson Park and possibly the abundance of outdoor tennis facilities. Finally, after evaluating impacts, costs and benefits of acquisition, partnerships and repurposing of existing public resources the Town would have to consider the cost of no action and decision not to meet a particular community need identified in this plan.

Additional staff time, including a new position specifically devoted to exploring and implementing alternative funding mechanisms, partnerships, and grants shared by both the Recreation Department and the Parks and Open Space Division should be considered, with a goal of at least $1 million per year in actualized additional funding.

Maximizing the partnership with Brookline schools will create additional opportunities. For example, when the schools are not being utilized for their primary education mission, they can be more available for community

use. This may require developing joint use agreements, and the inclusion of School, Recreation, and Parks and Open Space Staff in all facility decisions.

Green roofs provide a potential for creating additional green space in Brookline. The Town should research the cost and potential for adding "Green Roof" zoning or guidelines for buildings, potentially opening up additional locations for both passive and active recreation. New Town buildings, such as the proposed Community Recreation Center, can accommodate a green roof, to provide additional Greenspace or recreational amenities.

3. Preserving and enhancing the environment is a top priority.

Brookline has a strong history of environmental awareness, stewardship, and preservation of its public lands, and this emphasis is important to the public. However, less than half of the survey respondents indicated that they believe the current system is completely or somewhat meeting their needs for nature sanctuaries and trails. Over 48% of respondents (the highest amount) indicated that open space acquisition and maintenance was their top priority for funding. Despite its urban location, Brookline contains extensive natural resource areas including streams and water bodies, forested areas, and wetlands.

Waterbodies, wetlands, urban forest and watershed resources require vigilant protection as a critical component of the Town's open space inventory and in the face of continued development. The Town needs to ensure a high level of protection for Brookline's remaining fragile wetlands and improve water quality in surface water, including rivers, brooks, ponds and lagoons. The aggressive implementation of the stormwater management program will help to improve and protect the water quality and functions of Brookline's watersheds, including the Charles and the Muddy Rivers. Street trees, park trees and trees on private property comprise a distinctive and important urban forest for the Town.

As part of natural resource management, the Town should establish policies and programs that promote and protect plant and animal biodiversity. Habitats for native wildlife and plants need to be preserved, restored and created along with developing strategies to promote peaceful co-existence between wildlife and humans.

In regard to land use, Brookline is a mature community; the general structure and pattern is set. Nevertheless, significant areas of open space, as well as open space resources, which have the potential to be lost or damaged unless action is taken to protect them. All town-owned open space resources must be properly stewarded. Overall, valuable open space should be protected in a variety of land use contexts. Open space protection opportunities and acquisition strategies should be pursued for large institutional and private parcels. Preservation should also be pursued for commercial and private residential development projects. A conservation restriction policy is needed that can be supported at every level of government.

Lost Pond

In addition to preservation, these areas require active management to ensure long-term protection and to restore some of the degraded systems. A focus on preservation and maintenance of the Town's forests, meadows, hills, cultural landscapes, and wildlife habitat is important to ensure a sound natural system that can be enjoyed by all users. The community desire for well-maintained parks, natural open space and trails is clear. In locations where these resources are shared with other communities, such as the Muddy River Park system, coordinated joint action is essential.

4. Brookline must be able to get there.

Even with ample planning and funding, the recommendations in this Master Plan will not be meaningful unless the community is able to get to the spaces to use them. This realization translates into a heavy emphasis on access for all, transportation, and close coordination among Town Departments to ensure that any new facility or other public space is walkable, accessible, and usable, has adequate parking, and/or is on major transit lines.

One major issue with the Town of Brookline's facilities is the difficulty experienced by users in trying to park or get to many of the amenities. While this plan realizes the inherent difficulties of building facilities on limited land in densely populated urban areas, alternative transportation planning is also key. The Town should strive to ensure usability beyond pure accessibility, by undertaking technical research, design, and citizen input related to renovating and creating new public spaces that are accessible and useable by all. Transportation planning and access should be addressed for all renovated or new facilities, which emphasize walkability, alternative access, parking and accessibility. One way to achieve improved access is to hire a "transportation and access coordinator" to work with parks, recreation, and open space projects related to parking, alternative transportation options and accessibility.

Brookline needs to establish a network of open space corridors, including "green" streets with bicycle lanes and pathways that are valued for their environmental, aesthetic and economic benefits. This will not only identify, protect and promote pedestrian and bicycles access routes, but will also improve safety and aesthetics.

5. Brookline can do it better.

Brookline is operating relatively efficiently at current levels and public opinion is high regarding existing programs, services, and maintenance, but there is always room for improvement. Several alternatives may exist to improve cost recovery and address fee-based services described below. Brookline has historically focused most of its programming on youth aquatics and sports. However, analysis of the demographics indicates Brookline has a higher population of young adults, ages 25-34, with 70 % of the population over age 25. Therefore, the Town should consider more activities that are attractive to adults and seniors.

The survey also revealed that a large portion of the Brookline population is unaware of existing park, open space, and recreation programs and facilities. In order to increase awareness, the Town needs a comprehensive marketing strategy related to both facilities and programs. The open space system in town is enhanced when citizens are given greater access to our local resource areas and information about them. Brookline has made major strides in the past five years in environmental education. The Town should continue these efforts and work for greater access to parks, open spaces and recreational facilities for all residents, so as to maximize the benefits of this important asset to the community.

While the public ranked park maintenance as very high, staff and stakeholder interviews revealed that additional resources are needed to maintain this high level of service. The Division of Parks and Open Space maintenance staff currently operates out of the facility at Larz Anderson Park. The existing garage, offices, vehicle and equipment storage, and staging areas are inadequate for the scope and amount of work needed to maintain the park system. The Master Plan recommends that the Town conduct a feasibility study for either building a new facility that can appropriately accommodate office staff, maintenance crews, heavy equipment, a trades shop and storage at Larz Anderson Park or constructing a new facility at another location. Additional recommendations should also be considered to strengthen park and Town grounds maintenance, including additional work force capacity (new hires or contract services), addressing equipment shortfalls, and increasing professional development.

Costs and Funding

Too often parks, open space and recreation are looked upon as mere amenities, even frills that can be done without. Certainly that attitude was evident in the disastrous cutbacks in park maintenance that were a large part of the fiscal belt tightening during the 1970's. It took years of considerable effort by both public and private groups to restore what was lost by the neglect of the Town's parks, open spaces and recreational facilities during the budget crisis. With heavy usage parks can rapidly deteriorate if not constantly maintained.

As Brookline has grown and evolved, the issues of pricing and the relationship of funding to cost recovery has grown inconsistently across the Town's departments and divisions. Current operation budgets are based on historic achievement, not on an integrated philosophy and consensus on where the Town (government and residents) would like to see cost recovery/subsidy for both the Recreation Department and the Division of Parks and Open Space. While there are some approved fee policies, determination for fees, prices, subsidy levels and cost recovery varies. The Master Plan recommends implementing a Pricing and Cost Recovery Policy, re-evaluating the use and expectations of the Revolving Fund, re-evaluating fees for field rentals, and adopting a Strategic Business Plan for all programs and fee-based facilities.

In order to implement the recommendations in this Master Plan outlined above, the Town will need an estimated $37.7 to $61.3 million for capital improvements including additional turf fields and 105,000 square feet of indoor recreational space, plus an additional 36 acres of public land.[2] This includes costs for capital improvements associated with conversion of existing fields to synthetic turf as well as new field acquisition and construction, renovation of the Kirrane Aquatic Center and the Main Gym, improvements to the maintenance facility and equipment replacement, and a number of smaller projects. Additional funding can likely come from increased cost recovery, increased alternative funding (grants, sponsorships and partnerships) and project-specific voter approved bonds. While these improvements are expensive, they are specifically focused in areas that will substantially improve economic benefits and the quality of life for Brookline residents.

The needs assessment identified strong support for alternative funding including grants, increased impact developer fees, and increased user fees to both develop and maintain improvements. The Master Plan identifies a long list of alternative funding strategies to be further utilized:

- Advertising Sales
- Bonding
  - Debt Exclusion Override
  - Revenue Bonds
- Catering Permits and Services
- Concessionaires and Contracting
- Dedication / Development Fees
- Easements
- Equipment Rentals
- Fees and Charges for Programs, Admissions and Services
- Foundations / Gifts
- Friends Groups
- Fundraising Events
- Grants
- "Impact" or Real Estate Development Fees
- Intergovernmental Agreements
- Land and Water Conservation Fund
- Land Trusts, Irrevocable Remainder Trusts and/or Life Estates
- Leasehold Financing
- Merchandise Sales
- Parking Fees
- Partnerships with for-profit and non-profit organizations
- Private Developers
- Rentals and Reservations
- Special Improvement Districts
- Sponsorships and Naming Rights

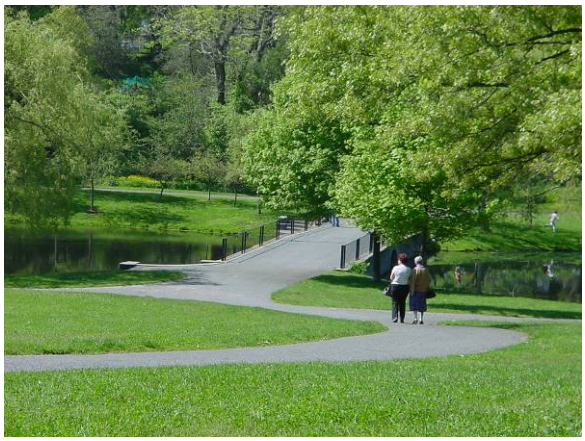
[2] The current estimated cost per acre averages $1.63 million / acre.

- Taxes
  - Sales Taxes
  - Other Specific Taxes
- Ticket Sales
- Volunteerism

Note: The funding sources listed above may or may not be the most appropriate sources of funding for Brookline but they are successfully utilized in other communities. For example, Brookline currently has the authority to issue general obligation bonds, but not limited obligation bond (i.e. revenue bonds). Many other communities in the U.S. use revenue bonds to build recreation facilities. The Town would need to seek special legislation from the State to do this. Some limitations may cause an initial constraint, but should not completely rule out these types of funding possibilities. Future attention needs to be paid to all of these alternative funding mechanisms and further examination can yield detailed analysis as to the feasibility and appropriateness of each source. Creativity and focus on increased opportunities is the key.

The capital improvements proposed in this Master Plan require a substantial level of financial support. For this reason, the Town should explore alternative funding mechanisms that are well suited to parks, open space, and recreation such as adopting the Community Preservation Act. If a voter referendum for debt exclusion, adoption of the Community Preservation Act, or any type of new tax or bond is determined desirable, there should be a concentrated effort to identify and market the economic, social, environmental, and “quality of life” benefits and timeline of the specific projects that are being proposed for the public.

Further details on the recommendations and Implementation/Action Plans for parks, open space and recreation services in Brookline are outlined in Chapter V of the Master Plan.



Larz Anderson Park

I. The Planning Context

Introduction

Brookline has a rich legacy of parks and open space, and its' citizens greatly value the open space system and recreation programs. Acquisition of park land for conservation and recreation has been an integral part of Brookline's history for over 150 years. As a result, despite its' urban character and proximity to Boston, Brookline has a substantial and diverse park system, ranging from small neighborhood playgrounds to large historic landscapes and natural areas. The stewardship of this legacy is upheld by the Department of Recreation, DPW Division of Parks and Open Space, and the citizens of Brookline for whom this Master Plan has been prepared.

The Parks, Open Space and Recreation Strategic Master Plan is intended to guide the delivery of recreation, parks and open space amenities, services, programs, and facilities within the Town of Brookline for the next ten years and beyond. The objective of this Master Plan is to establish a framework for parks, open space, and recreation decision-making, management and maintenance program recommendations, and a capital improvement plan. The strategic purpose of this document requires that the entire parks, open space, and recreation system be evaluated on a Town-wide level. The Master Plan identifies the short and long term parks, open space and recreation needs and priorities of residents. The scope of this Plan is far-reaching, ranging from sports to community programs, parks to community centers, nature sanctuaries to maintenance as well as municipal user fees. The Plan involved considerable consultation with key stakeholders groups, local organizations, Town administration, boards, commissions and officials, and the public at-large. The recommendations in this plan provide not only a philosophical basis to guide the Town in the future, but also a very detailed and practical assessment of improvements that should be undertaken to specific parks, open spaces and recreation facilities.

Our Vision

Brookline's parks, public places, natural areas, and recreational opportunities give life and beauty to our Town. These essential assets connect people to place, self, and others. Brookline's residents treasure and care for this legacy, building on the past to provide for future generations.

Our Mission

Sustaining a healthy park system to make Brookline a great place to live, work, and play.

In pursuit of this mission, Brookline Parks & Recreation Commission, Recreation Department and Parks and Open Space Division contribute to the Town's vitality by:

1) Establishing and safeguarding the parks, natural resources, and urban forest that are the heart of the Town, ensuring that green spaces are accessible to all;

2) Developing and maintaining excellent parks, sanctuaries, facilities and places for public recreation, building community through play, relaxation, gathering, and solitude; and

3) Providing and coordinating recreation services and programs that contribute to the health and well being of residents of all ages and abilities.

Goals

The Goals for the Master Plan are to:

- Establish and safeguard the parks, natural resources and urban forest, ensuring that green spaces are accessible to all;
- Secure and promote the development of park, open space and recreation properties and facilities to meet both present and future needs;
- Build community through play and relations, gathering and solitude;
- Improve and encourage diversification of recreational programs and facilities;
- Provide and coordinate recreation services and programs that contribute to the health and well being of residents of all ages and abilities;
- Develop priorities for renovation of existing athletic fields considering the latest in sports field technology;
- Preserve remaining natural resources such as wetlands, riparian habitat, and other valuable areas for educational, recreational, cultural, and scientific uses;
- Promote and enhance natural beauty and meaningful recreational activities; and
- Provide recommendations to help provide parks, open space and recreation properties and facilities which are safe, clean, accessible and well-maintained.

Town of Brookline

Brookline's historic character, commercial districts, attractive neighborhoods, open spaces, high quality public services, and accessibility to Boston render it as a highly desirable residential community. The unique blend of neighborhood parks, tree-lined streets, and historically significant open spaces makes Brookline part of the American cultural landscape. Brookline is fortunate to have received important donations of land for public recreation, to have officials who purchased open space for public use, and to have residents who are concerned about their local natural environment.

Originally named Muddy River and once part of Boston, Brookline was inhabited in 1630 and incorporated as a separate town in 1705. Initially settled as a farming community, Brookline changed into a more densely populated center with substantial population increase by the nineteenth century. The initial land owners combined the natural and built environment giving Brookline a sense of place. Residents and designers such as David Sears, Amos A. Lawrence, Alexander Wadsworth, Thomas Aspinwall, H.H. Richardson, Charles Sprague Sargent and landscape architect Frederick Law Olmsted influenced the development of Brookline. In

deciding to relocate to Brookline, Olmsted wrote to Richardson in 1881 that "This is a civilized community. I'm going to live here."[1]

Brookline, with approximately 4355 acres, is surrounded by the City of Boston on three sides and by the City of Newton on the southwest. Approximately 13% of Brookline's land area consists of parks, open space, and recreation facilities owned and managed by the Town.[2] The Town of Brookline is a member of the Inner Core Committee, which is one of eight Massachusetts Area Planning Councils (MAPC) that address regional open space issues and opportunities. Both the Division of Parks and Open Space and the Recreation Department have a dual responsibility to preserve the parks and open space while enhancing the recreational facilities within the Town to promote quality of life and community values strained by the development pressure and the demands of Brookline's urban population.

History of Parks and Recreation

Since the mid-1800s, Brookline has had civic minded leaders and citizens who pioneered land use, park and preservation planning and were responsible for laying the historic foundation for the Town's landscape character, civic centers, public park space and recreation programming. Brookline not only invested in land purchases to meet its recreation needs, but was also fortunate to have lands donated by several forward thinking citizens, who anticipated the need for green space for parks, open space, and recreation facilities.

Cypress Street Playground

Following the passage of the Playground Act by the legislature in 1893, the Town widely acquired land to develop parks and playgrounds. The Town created its first public playing fields, Cypress Field and Boylston Street Playground in 1871, and its first public pool in 1895. In 1882, the Brookline Country Club was founded as the first in the nation to provide open land for riding and outdoor recreation. Also in the late nineteenth century, the Town founded the Tree Planting Committee, which was the only one in the state until 1934. Brookline purchased its public golf course at Putterham Meadows in 1899.

Established in 1914, the Town Planning Board created a zoning code in 1922 to preserve the open space in neighborhoods. By 1900, Brookline had created a Parks Commission to administer land preserved for recreation. The twentieth century brought the conservation movement to Massachusetts and Brookline, with the Conservation Commission Act passed by the state legislature in 1957. The Town appointed its first Conservation Commission in 1966. A report by the Commission in 1972 addressed the need to increase public open space and the opportunity to expand the

Hall's Pond Sanctuary

[1] Laura Wood Roper. *FLO: A Biography of Frederick Law Olmsted* (Balti

[2] This is based on a total acreage of 563.2 acres for community parks, historic parks, neighborhood parks, school playgrounds, conservation areas, passive parks, buffers, reservoirs and water supply lands, medians and traffic islands, and the [Newton Street landfill] incinerator land. Cemeteries and privately-owned open space, such as the Country Club, are not included in the 13%. According to the Division of Parks and Open Space, the total acreage of public and privately-owned open space is 987.3 acres or 22.7% of the total land area.

existing open space to create a Charles River conservation and recreation system stretching from West Roxbury through Brookline and Newton to Boston's Back Bay.

At the Town level, the Conservation Commission, Park and Recreation Commission, Preservation Commission, Planning Board, Transportation Board, Board of Selectmen, Planning Department, Recreation Department, School Committee, and Department of Public Works coordinate to protect the parks and open space while managing the recreation facilities of the Town. The Parks and Recreation Commission and Recreation Department are in charge of programming the parks, playgrounds, and recreation facilities. The Parks and Open Space Division is responsible for management, maintenance, design, development, policies, education and outreach for the parks, playgrounds, Town grounds, school grounds, cemeteries, street trees, small green open spaces, conservation areas, athletic fields and streetscape beautification. Brookline has many friends groups and the Brookline Greenspace Alliance contributes substantially to the park system through volunteer programs and support for the protection and management of open space in the Town.

Related Planning Efforts

Brookline's first Comprehensive Plan, published in 1960, established a general framework for decision-making with respect to urban renewal housing, educational and recreational facilities, streets, and other public improvements. As pressures for development increased, the Town attempted to retain the foresight of earlier citizens in planning for public open space with help from the Conservation Commission.

Under Chapter 40, section 8C of the Massachusetts General Law, the Conservation Commission is responsible for open space planning. The Commission published Brookline's first Open Space Plan in 1970, which is updated every five years to reflect changing conditions, priorities, and needs. The *Open Space Plan 2000* created by the Conservation Commission, the Board of Selectmen, and Brookline Greenspace Alliance evaluated the resources and public concerns of Brookline open space and recommended a five year action plan to protect and enhance open space and was submitted to the Massachusetts Executive Office of Environmental Affairs. Many of the goals outlined in the plan were achieved following adoption of the Open Space Plan 2000. The update to the last plan, Open Space Plan 2005, was just recently published.

Another guiding document, the *Brookline Comprehensive Plan 2005-2015* builds on the recommendations of the *Open Space Plan 2000,* to address a wide range of issues ranging from "the protection strategies for open space to strategies to assure that residents of densely-built areas also continue to have neighborhood access to green spaces." The Comprehensive Plan identified several goals related to parks, open space and recreation:

- Identify and protect significant unprotected open space;
- Establish a network of open space corridors and greenways;
- Exercise stewardship through excellent maintenance of existing open space;
- Incorporate protection of open space in Town development policies, regulations and guidelines;
- Maintain and improve recreational access to open space.

Specific policies recommended in the Comprehensive Plan include:

- Enhance and maintain green open spaces in all parts of Town, building on the objectives and actions identified in the Open Space Plan;
- Develop and implement protection strategies for priority open spaces identified by the Conservation Commission and Park and Recreation Commission;

- Provide safe and attractive pedestrian and bicycle access Town-wide to all major open space destinations;
- Pursue a range of local and non-local financing strategies to support open space protection;
- Create open space and landscape definitions appropriate to different areas in Town.[3]

Methodology

The Parks, Open Space, and Recreation Strategic Master Plan for the Town of Brookline drafted during 2004-05 and revised in 2006 utilized a variety of planning strategies and methods to create the recommendations that reflect a ten-year vision with a six-year action/implementation plan, corresponding to the Town's CIP. Information was gathered from residents through public meetings, surveys and stakeholder interviews, which were supplemented by a parks, open space and recreation facilities inventory. The public meetings held at various locations across the Town explored the needs and demands of the community and public input related to concerns, outlooks, and the future of Brookline's parks, open space and recreation resources. The survey results enhanced the public input, particularly related to facilities and programs available to the community. The Park and Recreation Commission, Parks and Open Space Division and Recreation Department staff, Brookline Greenspace Alliance, Brookline Community Education and Adult Programs, Student Services of Brookline Schools, Brookline High School Athletic Department, Brookline Council on Aging, Brookline High School students, and Brookline Early Education Program/Parent Teacher Organization were identified as stakeholders and interviewed. The interviews identified planning issues and opportunities with focus on setting priorities in the action plan. The on-site inventory of parks, open spaces and recreation facilities documented the history and existing conditions of features and amenities in community parks, historic parks, neighborhood parks, school playgrounds, passive parks, conservation areas, traffic islands and medians, and other amenity parcels.

The Master Plan also includes the GRASP™ Level of Service methodology to more fully evaluate the degree to which the existing park system and its components meet the needs of the community, based on a combination of national standards and the specific goals, needs, and character of Brookline. The information needed for the GRASP™ analysis was compiled by the project team with substantial input from the Recreation Department and Division of Parks and Open Space. The Town GIS database was exported and modified in order to conduct GRASP™ analysis. Proprietary databases and tools were developed to generate GRASP™ analysis layers. For this project, the GIS/GRASP™/cartography work was created using ESRI's ArcGIS 9.1 and ArcView 3.3 desktop GIS platforms in a Windows XP Professional environment. All project shapefiles and geodatabases have been managed within the Town's state plane coordinate system. Updated project GIS and cartographic data will be provided to the Town upon project completion.

The Planning Process

The development of the Parks, Open Space and Recreation Strategic Master Plan has taken over 2 years to complete. The goal of the first year was for the Parks and Open Space Division to develop an inventory and database of all the town's parks and open spaces that would be analyzed as part of this strategic master plan, complete the community needs analysis and statistically valid survey. The inventory included considerations related to present and possible future partnerships with other Town agencies as well as private institutions. The goal of the second year was for the citizens, town staff, interest groups and the Park and Recreation Commission to define this system of parks, open space and recreation as well as to begin dreaming about what it could be in the future. This information came formally via community meetings and questionnaires as well as informally via discussions with residents and neighborhood groups. A variety of forums were held,

[3] *Brookline Comprehensive Plan*, Section 3: Brookline Tomorrow

from small group focus sessions to a statistically valid survey, in order to get the broadest spectrum of input possible. The input was used in the creation of the Draft Park, Open Space, and Recreation Master Plan, which was released on October 27, 2005. The draft plan was presented to the public and the entire plan was made available in hard copy, at the public library and on-line. A second stage of public involvement followed the discussion draft that included public meetings, written comments, a revision of the plan, additional comments, public meetings and a final presentation to the Board of Selectmen.

The planning process which led to the formulation of this Plan was broad and included the public input and processes from recent related plans. In 2000, Brookline initiated a Comprehensive Plan, planning process which engaged a large number of residents in the community on a broad range of issues over an extended period of time. The *Brookline Comprehensive Plan 2005* addresses many aspects of the open space and environmental needs of the Town. Members of the Conservation Commission and local citizens interested in these issues were active in this planning process, which concluded just as the formal process leading to the Master Plan commenced. Given the short time between these two plans much of the analysis and planning for the two plans necessarily are the same. The fact that numerous open space goals were confirmed in the context of other community objectives in the Comprehensive Plan underscores their importance to the Brookline community. In addition to the Comprehensive Plan, another planning process with a very close relationship to this one was conducted at the same time as this Plan. Under the direction of the Brookline Conservation Commission, the *Open Space Plan 2005* developed with input from a large citizen committee, staff and the public.

Taking into account the input from the community generated by the Comprehensive Plan process and the parallel work being done for the Open Space Plan 2005, the Park and Recreation Commission determined a process for this Plan which was as follows:

1. Town staff created a comprehensive inventory and database of all capital assets in the Town's parks and open spaces.
2. A Request for Proposals was released seeking a qualified consultant team, who submitted a written proposal in June 2004.
3. The Park and Recreation Commission held a public interview with the consultant team and selected them for the project.
4. 12 public forums were held to solicit input from the community between June 2004 and June 2006 to hear residents' hopes and dreams for the future of parks, open space and recreation. One of these forums was held jointly with the Committee for the Open Space Plan 2005 in order to maximize the benefits to both Plans.
5. In order to determine citizen awareness, attitudes, program interest and potential use of the Town's parks, open spaces, recreation facilities and programs, the Commission directed the consultant team through National Service Research to conduct a statistically valid detailed citizen survey. The goal of the survey was to identify the most important Park, Open Space and Recreational services and facilities currently provided, what was working well, what needed improvement and what services and facilities the community would like to have public access to.
6. The Consultant team met with special interest groups and user groups to help inform them on the variety of public space and recreational uses and needs.
7. The Consultant team met with Parks and Recreation staff to identify the major issues, problems and opportunities facing Brookline parks, open space and recreation facilities and programs and determine which of these issues could be addressed in the Parks, Open Space and Recreation Strategic Master Plan.

8. Following public presentation of the Draft Master Plan on October 27, 2005, the document was made available in hard copy, at the Town Library, at the Parks and Recreation offices and electronically on the Town's website and the public was encouraged to view the issues raised and submit comments.
9. The Park and Recreation Commission held public meetings to elicit input from the public on the Draft Master Plan. This second round of community meetings focused on the needs and recommendations outlined in the plan and the public's response to them. The goal was to confirm the overarching issues and add to the recommendations in the draft document.
10. The Park and Recreation Commission held a special public meeting with the Greenspace Alliance to envision the future of parks and recreation services.
11. Based on the input and comments received during the public forums and public comment period the Park and Recreation Commission and staff revised the Master Plan.
12. The Park and Recreation Commission released a revised Draft Master Plan Executive Summary, Introduction and Recommendations.
13. Final public meetings were held to ensure that all issues had been identified and addressed.
14. The Plan was approved by the Park and Recreation Commission on May 8, 2006.
15. The Plan was presented to and approved by the Board of Selectmen on June 27, 2006.

How to Use this Document

People who come to Brookline want and need places, parks and programs that foster growth and development of the total human being by providing for personal development, positive relationships, engagement with their community, and physical and psychological safety. The human assets of Brookline are rich and diverse, and include the people who live, learn, work and play in this Town. This Master Plan is principally a guiding document, strategic in orientation that builds on the work of the Open Space Plan 2005 and the Comprehensive Plan, going beyond these planning documents to include all current Brookline Parks, Open Space and Recreation services and facilities. The Master Plan serves as the "road map" for the future of parks, open space and recreation spaces, facilities, programs and services. This Master Plan demonstrates the many essential personal, social, environmental and economic benefits provided by parks, open space and recreational services; it establishes policies and goals to guide decision making by Town staff and officials; and charts the growth, direction, priorities and agenda for the Park and Recreation Commission and supporting departments through 2015 and beyond. Through the end of this period, residents and visitors should expect many noticeable and positive results from implementation of this Plan, contingent on the availability of resources. This plan can be used as a tool by the public, Town staff, Town partners and Town officials in the following ways:

By the public

Learn about parks and recreation facilities and services
Understand benefits of services
Learn about the park development process
Guidance for project/community design
Definitions of park/recreation facilities
Understand the decisions the Town makes
Understand goals of the commission/departments

By Town staff

Guide daily decisions
Plan workload and resource needs
Promote benefits of parks and recreation
Plan for ways to fill service gaps
Current park/facility inventory
Baseline to measure success

By Town partners, user groups and stakeholders

Meet identified gaps in facilities/programs
Have a policy framework for partnerships with Town
Focus on a list of priorities
Tool to promote parks and recreation
Advocate for priorities from public surveys/input
Policy framework for business/priorities
Baseline to measure success

By Board of Selectmen/Town Administrator

Direct priorities for park and recreation services
Guide planning for expected growth
General Plan guiding land use and public services
Establish a framework for a decision making process
Understand the public's issues and desires
Identify funding gaps and direct meeting them

The Way Forward

This Master Plan will be reviewed every five years, with public participation to evaluate the progress towards the stated principles and aims, and to consider new issues and circumstances. At each five-year review, ideas in the plan will be refined to ensure it remains a dynamic blueprint, responsive to emerging issues while providing a firm and clear overall direction, leading into the future.

Griggs Park

II. Needs Assessment

Introduction

One of the first steps for the Parks, Recreation and Open Space Master Plan project involved creating a Needs Assessment through review of previous planning efforts and Town historical information, inviting community input, and conducting a statistically-valid survey. This chapter outlines the findings from this work and the results of the survey as they relate to community needs, providing one part of the information necessary to plan for the Town's future facilities, as well as park operations and maintenance. The Parks, Recreation and Open Space Master Plan will analyze the quantity, quality and geographic distribution of the current facilities utilizing the GRASPTM (Geo-Referenced Amenities Standards Program) Level of Service Analysis, along with the budget and funding realities, operational and maintenance constraints, and other issues that affect the planning for the Town of Brookline's future needs and offerings related to parks, recreation and open space.

The Needs Assessment was designed to help determine community attitudes and perceptions about key local issues related to parks, recreation and open space use in the Town. This includes satisfaction with current programs, facilities, and amenities, as well as identifying priorities for the future. The results of the Needs Assessment can help guide not only the master planning process, but also aid in future policy and funding decisions. Thus, this interim report can be used to help determine situations where trade-offs may be required or desired, by identifying those projects and issues regarded as highest (and lowest) priority by Brookline citizens.

The following sections provide the highlights of the findings on Demographics, Trends, Community and Stakeholder Input and the Statistically-Valid Survey.

Demographics and Trends

A. Community Profile/Demographic Study

The demographics summarized below are largely based on 2005 demographic forecasts by ESRI Business Information Solutions along with information provided by the Town of Brookline.

1. Service Area and Population

The service area for this study is the Town of Brookline, Massachusetts, which encompasses 26,991 households and a 2005 population of 57,100[1] people. With a total area of 6.82 square miles, this comprises a current average population density of 8,373 people per square mile.

The Town of Brookline maintains over 560 acres of town-owned park and recreation facilities including neighborhood parks and playgrounds, community parks, conservation areas (sanctuaries), historic parks, passive parks, school playgrounds, and indoor facilities such as the aquatic center. The Master Plan will also address, to a limited degree, traffic islands and medians as well as land categorized as buffers. However, it does not address the Town cemeteries.

2. Population, Age Ranges, and Family Information

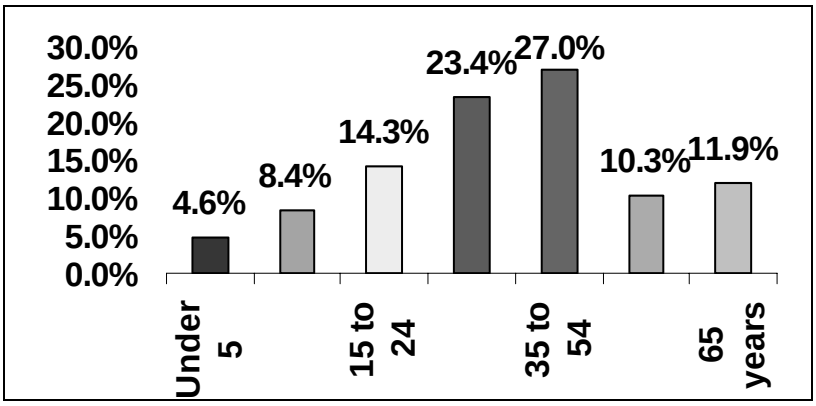
Age Distribution

In order to separate the population into age-sensitive user groups, and retain the ability to adjust to future age-sensitive trends, the following age categories are typically used:

- **Under 5 years (4.6%):** This group represents users of preschool and tot programs and facilities, and as trails and open space users, are often in strollers. These individuals are the future participants in youth activities.
- **5 to 13 years (8.4%):** This group represents current youth program participants.
- **14 to 24 years (14.3%):** This group represents teen/young adult program participants moving out of the youth programs and into adult programs. Members of this age group are often seasonal employment seekers.
- **25 years to 34 years (23.4%):** This group represents involvement in adult programming with characteristics of beginning long-term relationships and establishing families.
- **35 to 54 years (27.0%):** This group represents users of a wide range of adult programming and park facilities. Their characteristics extend from having children using preschool and youth programs to becoming empty nesters.
- **55 to 64 years (10.3%):** This group represents users of older adult programming exhibiting the characteristics of approaching retirement or already retired and typically enjoying grandchildren.
- **65 years plus (11.9%):** This group will be doubling in 14 years. Programming for this group should positively impact the health of older adults through networking, training and technical assistance, and fundraising. Recreation centers, senior centers and other senior programs can be a significant link in the health care system. This group generally ranges from very healthy, active seniors to more physically inactive seniors.

[1] This population number was provided by the Town of Brookline. All other analysis in this report is based on forecasts by ESRI Business Information Solutions.

Figure 2.1: Population Breakdown – Brookline, MA (2005)



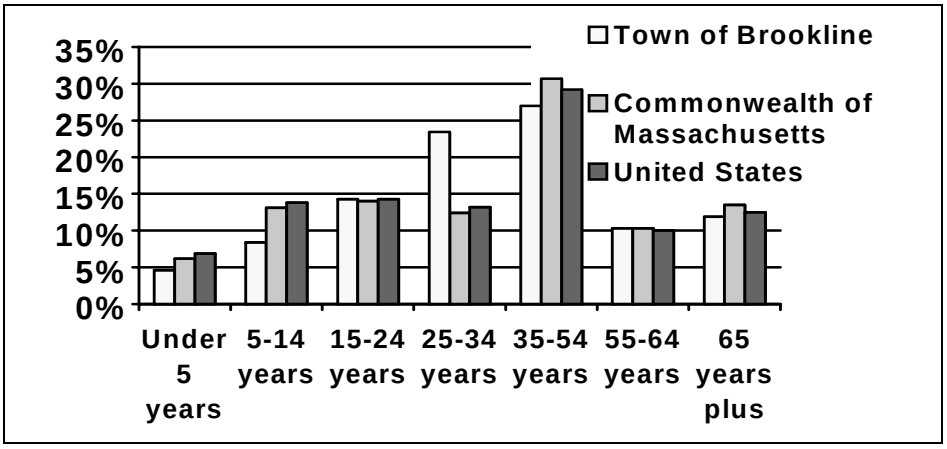
Source: ESRI Business Information Solutions

3. Population Comparisons

The population breakdown for Brookline is similar to that of the Commonwealth of Massachusetts and the United States. There is, however, a significant difference in the proportion of population in the age category of 25 to 34, as Brookline has an 11% higher average. Differences are also noted in the age categories of 5 to 14, as Brookline has a 4.7% lower average, and 35 to 54, as Brookline has a 3.7 lower average. All other age categories vary by less than 1.6% from the Massachusetts and national averages.

Figure 2.2: Population Comparisons

Town of Brookline, Commonwealth of Massachusetts, and the United States (2005)



Source: ESRI Business Information Solutions

4. Gender

The population consists of 54.3% male and 45.7% female (2005).

5. Race

Statistics gathered from ESRI Business Solutions provide the 2005 race breakdown for the Town of Brookline.

- 76.9% White Alone
- 3.1% Black Alone
- 0.1% American Indian Alone
- 16.3% Asian Alone
- 0% Pacific Islander Alone
- 1.2% Some Other Race Alone
- 2.4% Two or More Races
- 4.2% Hispanic Origin (Any Race)

6. Educational Attainment

77% of Brookline's residents have earned a Bachelor's degree or higher; 31.7% of the population has a Bachelor's degree and 45.3% have a Graduate degree (2000).

7. Household Income

Average household income in 2005 is $145,697. Census data released in 1990 reported the area's average household income as $64,968, an increase of $80,729 over the last fifteen years. The largest share of households (48.3%) earns $100,000 or more, followed next by those earning $75,000 to $99,999 (12.9%). 12.6% earn $50,000 to $74,999, while another 8.6% earn less than $15,000. 7.4% earn $35,000 to $49,999 and 5.2% of the population earns $25,000 to $34,999. The smallest percentage of the population earns $15,000 to $24,999 (4.9%).

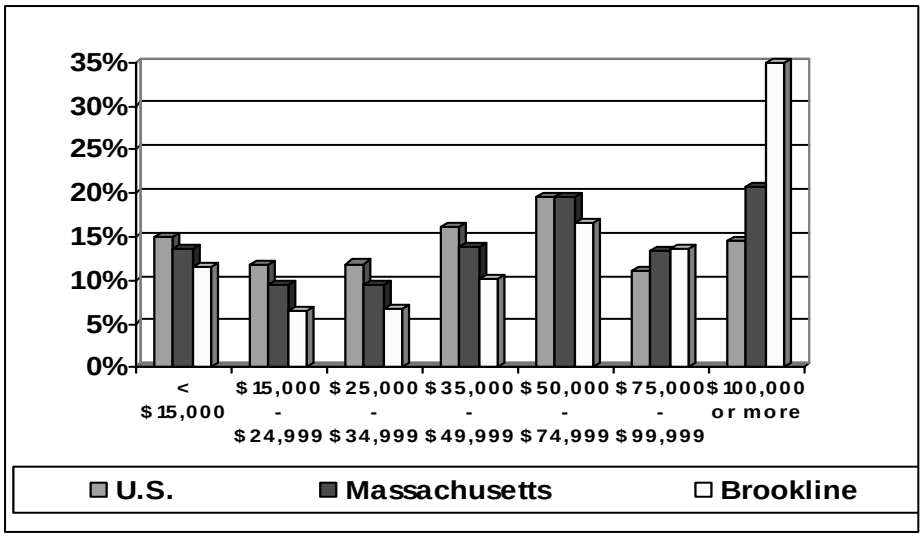
Brookline's household income differs from that of many other communities in Massachusetts and much of the U.S. in that there is a 19.8% greater average than the Commonwealth as a whole and 29.7% greater average than the U.S. in the population earning $100,000 or more. In all other income categories, Brookline falls below national averages. Regardless, these statistics must be tempered by the higher cost of living in the Boston metropolitan area.

8. Household Size

The average household size in Brookline for 2005 is 2.18 people. The average household size in Massachusetts is 2.50 individuals and the U.S. is 2.59 persons per household (2005).

Figure 2.3: Household Income

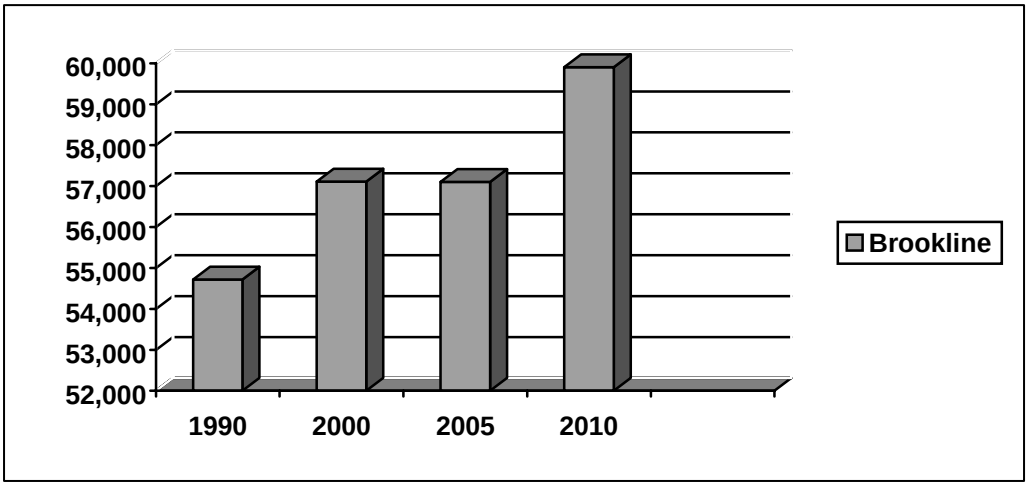
Brookline compared to Massachusetts as a whole and the U.S. (2005)



9. Population Forecasts

Population forecasts shown are from the Town of Brookline's Planning Department with a current population of 57,100 and projected population of 59,900 in 2010. For this project, we have utilized the Town's numbers in the recommendations forecasts (Chapter V).

Figure 2.4: Population Projections for Brookline through year 2010



B. Trends

1. National Recreation and Leisure Trends

Effective parks and recreation planning and management are dependent on a clear understanding of the current trends and issues that most affect parks, open space, and recreational programs. As a result, recreational providers are faced with the challenge of meeting and exceeding user expectations. Part of this task involves gathering information about what participants want now, studying what they desired in the past, and developing an idea of what they will look for in future activities. This study utilized a variety of tools to determine these trends. Statistical data presented by the National Sporting Goods Association 2003 Survey on sports participation is one tool to understanding user trends.

The following information was gathered by a mail panel resource of more than 20,000 pre-recruited households nationwide. Through a self-administered questionnaire, male and female heads of household and up to two other household members who were at least seven years of age were asked to indicate the sports in which they participated, along with the frequency of participation in 2003. For this study, a participant is defined as an individual seven years of age or older who participates in a sport more than once a year. Seven sports required participation six times or more times per year: aerobic exercise, bicycle riding, exercise walking, exercising with equipment, running/jogging, step aerobics, swimming, and weightlifting. The following tables illustrate the results of this study. Activities are listed in descending order by total participation.

Table 2.1: Changes in National Recreation Participation in 2003 for Selected Sports

Ranked by Percent Change from 1998 to 2003

Sport	Total Participation (In Millions) 2003	% Change 2002 to 2003	% Change 1998 to 2002
Exercise Walking	79.5	-3.3%	2.4%
Swimming	47.0	-11.4%	-19.3%
Aerobic Exercise	28.0	-3.4%	8.8%
Hiking	25.0	-8.0%	-7.9%
Hunting with Firearms	17.9	-8.1%	3.6%
In-Line Skating	16.0	-15.3%	-40.9%
Skateboarding	9.0	-7.1%	55.3%
Mountain Biking	8.2	5.6%	-4.7%
Snowboarding	6.3	12.9%	73.5%
Martial Arts	4.8	15.0%	5.7%

Source: National Sporting Goods Association (NSGA)

Table 2.2: National Recreation Participation in 2003

Top Ten Recreational Activities Ranked by Total Participation

Sport	Total Participation (In Millions)	% Change From 2002
Exercise Walking	79.5	-3.3%
Camping (vacation/overnight)	51.4	-7.2%
Exercising with Equipment	48.6	3.9%
Swimming	47.0	-11.4%
Bowling	39.4	-7.1%
Fishing	38.2	-13.7%
Bicycle Riding	36.3	-8.7%
Billiards/Pool	30.5	-8.0%
Aerobic Exercising	28.0	-3.4%
Basketball	27.9	-3.7%

Source: National Sporting Goods Association (NSGA)

Table 2.3: National Recreation Activities for Adults 55 and Older

Based on frequent participation, 2002

Activity	Days Per Year	Participants
Fitness Walking	100 +	6,515,000
Stretching	100 +	4,107,000
Treadmill Exercise	100 +	3,887, 000
Golf	25 +	3,646,000
Freshwater Fishing	15 +	1,903,000
R.V. Camping	15 +	1,736,000
Lifting Free Weights	100 +	1,735,000
Bowling	25 +	1,725,000
Day Hiking	15 +	1,545,000
Weight/Resistance Machines	100 +	1,513,000
Stationary Cycling	100 +	1,298,000
Running/Jogging	100 +	870,000

Source: National Sporting Goods Association

Table 2.4: National Youth Participation in Selected Sports

Comparison by Age Group 2003 vs. 1993

Sport	Total % Change since 1993 (Ages 7-17)	% Change since 1993 (Ages 7-11)	% Change since 1993 (Ages 12-17)
Skateboarding	60.6%	52.5%	69.1%
In-line Skating	29.0%	30.5%	1.8%
Golf	13.3%	53.9%	35.9%
Ice Hockey	9.4%	59.7%	-5.3%
Soccer	7.9%	3.8%	16.0%
Basketball	-5.9%	9.5%	-15.9%
Baseball	-12.3%	-16.7%	-22.8%
Bicycle Riding	-24.3%	-23.3%	-25.7%
Fishing	-26.8%	-20.3%	-17.9%
Softball	-34.0%	-33.5%	-24.3%

Source: National Sporting Goods Association

Table 2.5: National Recreation Participation of Women in Selected Sports

Comparison 2003 vs. 1998

Sport	Total Female (In Millions) 2003	% Female 2003	% Female 1998	% Difference
Exercise Walking	50.3	63.2%	63.5%	-0.2%
Exercising with Equipment	26.3	54.4%	53.6%	0.8%
Swimming	25.0	53.2%	53.7%	-0.5%
Camping (vacation/overnight)	24.3	47.3%	46.9%	0.4%
Aerobic Exercise	21.0	75.0%	77.7%	-2.7%
Workout at a Club	16.3	55.4%	53.4%	2.0%
Golf	6.0	23.3%	20.9%	2.5%
Volleyball	5.9	56.3%	53.1%	3.2%
Mountain Biking (off road)	2.6	31.6%	34.0%	-2.3%
Martial Arts	1.5	30.8%	39.7%	-8.9%

Source: National Sporting Goods Association

Other miscellaneous national recreational trends noted in the National Sporting Goods Association (NSGA) 2003 study:

- Snowboarding had 6.3 million participants in 2003. It continued on a 12.9% increase from 2002. This popular sport has most likely impacted alpine skiing, which has had a continual percentage decrease over the last five years (11.8% decrease from 1998 to 2003)
- Ice hockey has had an overall increase of 9.4% since 1993, and participation by children ages 7- 11 years old has increased 59.7% in the last ten years.
- Skateboarding continues a steady increase in popularity, and now includes 9 million participants
- Exercise walking continues to be the number one sport Americans participate in, with 79.5 millions participants.
- Yoga and Tai Chi were introduced to the survey in 2002 and included in the 2003 survey. Total participation was 5.6 million, with women comprising 83.3% of that total.
- Martial Arts were the largest percent change from 2002 to 2003 with a 15% increase and 4.8 million participants.

2. Trends Specific to Massachusetts

According to the 2003 National Sporting Goods Association, which tracks sports participation in activities with greater than seven million participants nationally, the following sports have a much higher level of participation in Massachusetts than the national average:

- Football
- Billiards/ Pool
- Saltwater Fishing
- Skateboarding
- Mountain Biking

3. Demographic Trend Changes and Impacts:

The following trends and observations is derived from a number of sources compiled by GreenPlay LLC, which are listed in the bibliography at the end of this section, including data sources, professional articles, and park and recreation plans prepared for communities throughout the country.

a) Baby Boomers & Their Impact on Leisure Services in the United States

The greatest trend found in recreation is not in a particular sport but rather a primary sport participant. "Baby boomers," defined as anyone born between 1946 and 1964, consist of 76 million people currently 41 to 59 years of age.[2] By 2005, an estimated 42 percent of all baby boomers will be over 50 years of age. Below are statistical data on boomers and implications on recreational services for this very influential group. Information regarding other age categories follows.

Demographics of Baby Boomers

- Median income level is $51,700
- 68% of Boomers are married
- Most Boomers are well educated, with 50% having at least two years of college
- An estimated 23% of boomers will not be financially prepared for retirement
- With an almost 20 year age gap, it should be noted that Baby Boomers are a diverse group with regards to social behavior and attitudes

Lifestyle of Baby Boomers

- Known to work hard, play hard, and spend hard
- Place value on exercise and fitness
- Time viewed as a precious commodity
- Less interest in civic engagements (low rate of volunteerism)
- Do not associate with being "old"
- Retirement viewed as "mid-life"
- Tend to participate in more individualized activities rather than group events

Implications of Baby Boomer Trends for Recreation

- Increased demand for well-equipped fitness centers
- Movement away from "senior" related programs such as bridge and shuffleboard, since many Boomers associate these with being "old"

[2] Experience/Applied Geographic Solutions Analysis, 2003.

- Swimming pools better utilized by programs like water walking, water aerobics, and active lap swimming
- Increased demand for on-going educational classes to create life-long hobbies
- Increased interest in computer courses from basic application to Web site design
- Length and timing of programs should be compressed
- Workshops are preferable to six- or eight- week classes, weekend and night classes popular
- Increased interest in outdoor recreation and maintaining parks and open space
- Continued interest in arts and entertainment

b) Other Age Groups and Their Impact on Leisure Services in the United States

Matures

This generation consists of those born prior to 1946, who are now at least 59 years old. For this age group, survival was a way of life as many grew up during World War II. Sayings such as “a penny saved is a penny earned” and “an honest day’s work for an honest day’s pay” are firmly implanted in their approach to life and they enter jobs with very strong beliefs about hard work and ethics. This era was a man’s economy, women had limited positions in the workplace and their place was “in the home.”

This generation returned from WWII to produce the baby boom and began building a new peace-time economy.

Lifestyle of Matures:

- They are dedicated to a job once they take it
- They are respectful of authority, even if it sometimes frustrates them
- They place duty before pleasure
- Patience is a virtue. They are willing to wait for the delayed reward
- Honor and integrity are critical parts of their being
- They are reluctant to challenge the system
- They are resistant to change and will tend to avoid it

Generation X

People in this generation were born between 1965 and 1980, and are now 25-40 years of age. They learned resourcefulness at an early age as most grew up in a house where both parents had careers. Xers entered a world with social turmoil with the assassination of JFK, anti-war protests, Watergate, inflation, and massive layoffs. As a result of this they have become a generation skeptical of traditional practices and beliefs. With their ability to deal with uncertainty and an emphasis on working to live, rather than living to work, they will continue to transform the way business is done.

Lifestyle of Generation X:

- Xers work to live rather than live to work
- Jobs are viewed within the context of a contract, not a lifetime commitment
- Clear and consistent expectations are essential
- Providing the opportunity to grow will lengthen tenure

- A sense of contribution while having fun will keep an Xer productive
- Earning money is only one part of a larger equation which includes contribution to the whole
- To them, versatility of skills & experiences ensures employability

Millenials

Those in this generation were born between 1981 and 1999, who are now ages 6 to 24. Millenials have grown up in a world where beliefs about family and society have been compromised. Media has taught them that they can challenge every convention and individual. They are growing up in a time of unprecedented growth in the U.S. economy and the development of technology. They are born into cell phones, pagers, and the Internet. Many enter jobs with what employers are calling a disturbing lack of basic skills, yet they are able to navigate software programs that intimidate those in their 40's. As Millenials continue to grow up in this new world of terrorism, technology, and situational ethics, they will bring to the table new expectations and perceptions that older generations never dreamed possible.

Lifestyle of Millenials:

- They have been conditioned to live in the moment
- They are used to the immediacy of technology and expect everything with it
- Clear and consistent expectations are essential to ensure productivity
- They earn money for the purpose of immediate consumption
- They will demonstrate respect only after they have been treated with respect
- They have grown up learning to question everything
- As a generation, they are astoundingly diverse demographically

4. Related Lifestyle Trends and their Impacts on Parks, Recreation and Open Space

The following trends are derived from a number sources compiled by GreenPlay, LLC, listed in the bibliography at the end of this report.

a) Lifestyle Practices:

- More women than men participate in fitness programs outside the home.
- Baby boomers have no intention of "slowing down" in retirement. Many will work part-time, change careers, or create new businesses during this time.
- Americans have less leisure time than 5 years ago, but recognize the intrinsic and extrinsic value of recreation and leisure more than ever.
- The greater the household income, the more likely that members started a new recreational activity in the last year, and patronized public parks and recreation services.
- Participation in structured programmed activities has decreased.
- Action sports (in-line skating, snowboarding, skateboarding, etc.) are the strongest area of growth in the sporting goods industry.
- Americans are participating in less of a variety of activities.

- American's feel a majority of their free time occurs during the weekdays, weekends are jammed with chores that are put off during the week.
- Currently, opportunities for park and recreation participation are greater in mid-sized cities, as opposed to smaller or larger cities.
- Americans spend more than $300 billion on recreation annually.
- The average recreation fee that people are willing to pay is slightly over $12. However, the more satisfied individuals are with the experience, the more they are willing to pay.
- Choices for recreational activities continue to grow with malls, school activities, entertainment centers, movie complexes, IMAX, skate parks, etc.
- Many homes today are designed as central entertainment centers with televisions, computers, home fitness equipment, workshop and hobby areas, etc.
- On average, Americans watch more than four hours of television a day.
- 77% of personal computer owners come out from behind their monitors for some time outdoors at least once a month.
- Young adults and Americans with annual household incomes of $50,000 or more are more inclined than the total public to engage in outdoor activity frequently.
- Frequency of outdoor activity appears to increase as household income increases, the most socially and politically active group in the nation are the most recreationally active.
- 62% of families in which both spouses work find time to balance the responsibilities of two jobs and the home and still make time for an outing at least once a month.
- The top four free-time activities for all Americans for the last decade have been and remain: watching television, reading, socializing with friends and family, and shopping. Swimming and walking are the only two physical activities that make the top ten on the list.

b) Recreation Programming:

- People have less unstructured time, so length of programs and sessions should be reduced.
- Activities are moving towards unstructured, individual, and drop-in programs.
- Information technologies allow for the design and customizing of recreation and fitness activities (reducing the need for a "standard package").
- Adults are moving away from teams to more individual activities.
- Increasing demand for self-directed activities, with less reliance on instructors and more flexible timing.
- Increased demand for family programs and more programs for girls and women.
- Increased pressure to open traditional male sports to females.

- More activities are being adapted for disabled participants. Recreation programs should strive to be "universally" accessible.

- Fitness and wellness are viewed as a lifestyle that stresses the integration of mental, physical, and spiritual well-being.

- Programs need to encompass a whole "experience," as people look to add quality to the basic recreation activity with depth, self-fulfillment, and self-expression.

- People desire quality over quantity - a first class experience in the form of excellent customer service, programs, and facilities.

- According to SGMA International, 6 of the 15 most popular activities for children are team sports.

c) Public Recreation Facilities:

- The current national trend is toward a "one-stop" facility to serve all ages. Large, multi-purpose regional centers help increase cost recovery, promote retention, and encourage cross-use.

- Public agencies across the U.S. are increasing revenue production and cost recovery.

- Amenities that are becoming "typical" as opposed to alternative:
  - Multi-purpose, large regional centers (65,000 to 125,000+ sq. ft.) for all
  - Ages/abilities with all amenities in one place. This design saves on staff costs, encourages retention and participation, and saves on operating expenses due to economies of scale.
  - Leisure and therapeutic pools
  - Interactive game rooms
  - Nature centers/outdoor recreation and education centers
  - Regional playground for all ages of youth
  - In-line hockey and skate parks
  - Partnerships with private or other agencies
  - Indoor walking tracks
  - Themed décor

- Amenities that are still considered "alternative" but increasing in popularity:
  - Climbing walls
  - BMX tracks and indoor soccer
  - Cultural art facilities

d) Park and Recreation Administration:

- The level of public subsidies for programs is lessening and more "enterprise" activities are being developed, thereby allowing public funds to be used more appropriately.

- Agencies are hiring consultants for master planning, feasibility, and strategic/policy plans.

- Recreation programmers and administrators are being involved at the beginning of the planning process.

- Information technology allows for tracking and reporting.

- Pricing is often done by peak, off-peak, and off-season rates.

- More agencies are partnering with private, public, and non-profit groups.

- Many public agencies are moving away from an organizational structure with specific geographic units into agency-wide divisions focused on athletics, youth/teen sports, seniors, facilities, parks, planning, etc.

e) Trends in Recreational Master Planning Processes:

- Most parks and recreation master planning and other long-range planning processes consider a 20 year horizon (to 2025 for this plan) to assure an adequate vision to move from existing conditions to a desired future. However, the plan itself is most often written for a 5-year period requiring a major update at that time interval. In this age of information, mobility, and ever-changing advancements in technology, it is impossible with any acceptable degree of reliability to predict demographics, interests, and how technology will change the way we live work and play, much beyond the 5 year timeframe. For Brookline, this plan uses a 6-year timeframe to coincide with the timeframe for the Town's Capital Improvement Program (CIP).

- Most parks and recreation master planning and other long-range planning processes rely on the mission and vision statements developed during the planning and public processes to guide the facilities, programs and operation of the organization.

- Traditional master planning efforts relied heavily on national level of service standards for the provision of parks and facilities (number of acres or number of facilities/1000 population). Due to unique circumstances in most communities, including but not limited to things such as climate, other providers, exposure to trends, demographics, etc., today's master planning efforts rely much less on pre-determined standards, and much more on fresh citizen input, often through community surveys that reach current users as well as non-users of park and recreation systems, supplemented by community open houses, focus groups and stakeholder interviews.

- Early master planning efforts did a good job identifying the initial one-time costs associated with capital improvements. Many master plans completed recently consider the ongoing operating costs and potential revenue generation of equal importance. In addition, plans are identifying traditional and alternative funding sources for projects.

f) Trends in Environmental Stewardship:

- As a continuum of the 1850s public park movement, many people continue to seek natural environments and open space as an antidote to industrialization, technology and urbanization.

- Most studies reveal that access to open space is one of the keys to a satisfactory quality of life.

- The national park movement of the 1900s resulted in a shift in how many people view natural resources. It continues to change from domination to stewardship, consumption to sustainability, from rights to responsibilities, from surviving to thriving, so that the well-being of people, the economy and nature are all in balance.

- Many businesses are moving their focus from money-driven objectives to implementing more environmentally sound practices for their customers.

g) Urban Communities:

- City residents are moving from outdoor and recreational activities in public spaces to an increase in the use of private spaces (homes); creating less of a community environment and loss of social capital.

- Civic life requires settings in which people meet as equals; the most significant amenity that an urban community can offer potential residents is a public realm where people can meet.

- Property values are typically higher for property near parks and open spaces.

h) Health Care Trends Related to Physical Activity:

- Playing regular moderate sports adds 1.25 years to the life expectancy of a 45 -54 year old man.

- One study found that the U.S. could save $20 billion a year in health care costs if every sedentary American walked an hour a day.

- It is estimated that nearly 250,000 deaths per year in the United States are attributed to lack of exercise.

- Research has shown that more than 50 percent of the adult population is overweight and that one in four is obese. Youths (18 and younger) today are also less active than previous generations with the result that one in four is overweight.

- Schools are reducing the amount of time children have for physical education, and many sports require a fee for participation.

- In 1992, the median percentage of those that were classified as obese was 12.6%, in 2002 that percentage jumped to nearly twice as high at 22.1%.

- In 1999-2000, an estimated 30% of US adults age 20 or older (nearly 59 million people) were obese, and an estimated 15% of children and adolescents age 6-19 were overweight.

- Overall, regular physical exercise is considered to be the “best medicine” since it is inexpensive, has no side effects, can be shared with others, and promotes both good health and disease prevention.

- Some research has demonstrated exercise to be more effective than tranquilizers, and a number of studies of anxiety found a meaningful difference between the effectiveness of exercise and other forms of treatment.

- Physical activity has been linked to slowing of the onset of HIV-related symptoms, including decrement of natural killer cells.

- An active lifestyle has the following benefits for seniors:
  - Senior-friendly recreational programming is designed to reduce barriers to participation and engage seniors in physical activity
  - Increasing the physical activity in seniors reduces their health risks
  - Regular physical activity improves independence and functional health status among seniors
  - Reducing risk and improving health through increased physical activity and social interactions reduces pharmaceutical and medical claims costs.

- Each additional mile walked or run by a sedentary person would give him/her and extra 21 minutes of life and save society an average of 34 cents in medical and other costs.

- Recreation agencies are forming strategic alliances with health, social services, and educational agencies to offer more comprehensive health and wellness assistance.

- Park and recreation directors and administrators are increasingly forming partnerships with health care providers.

J) Programming for Pre-School Age Youngsters

Local park and recreation agencies are reportedly finding great success in programming for the pre-school age child by responding to parent feedback and desires. The requests tend to center around opportunities to expose a child to a variety of activities to learn what the child may be interested in, and opportunities for interaction outside the child's own home. Popular requests include:

- Family programming for tots, starting at age 9 months, with an adult, are increasingly popular (in particular: swimming, gymnastics, cooking, music, art, story time, special one time holiday classes such as Father's Day gift or card making)

- Daytime activities for "at home" parents

- Activities for families to support home-schooling

- Activities for child only from 24-36 months (art, music, story time)

- Little tot sports for ages 4-5 (soccer is popular)

A British medical study found that although the average three year old is consuming more calories a day than 25 years ago, physical activity has decreased, resulting in 200 extra "unburned" calories per day. A Kaiser Family Foundation study found that "according to their parents, children age 6 and under spend an average of two hours a day with screen media (TV, DVDs, videos, computers, video games) – about the same amount of time they spend outside."

k) Trends in Employment Practices

- Researchers found that adherence to a work-based physical activity program increased as a result of an incentive based intervention. In addition there were significant improvements in cardiovascular efficiency and work capacity.

- In Boulder, Colorado, 600 of 1,200 City employees are members of the City's wellness program. Program data show that members of the program have reduced their blood pressure, heart rate, body, weight, and body fat, and have increased their morale, strength, and flexibility. The number of workplace injuries has gone down significantly since the program began. The program is a cooperative effort between the Human Resources and Parks and Recreation Departments, making use of the Parks and Recreation facilities and programs.

Community and Stakeholder Input

One of the goals for this project is to create an in-depth and open community process so that citizens and stakeholders feel that they are provided an opportunity to participate in the development of this plan. The community input is important for the Needs Assessment Compilation, and continued throughout the Master Planning process.

In order to determine needs, the project team collected and evaluated community stakeholder input from a variety of sources (in addition to the information compiled in other portions of this Needs Assessment Compilation). These sources include:

- A public Parks and Recreation Commission meeting – November 8, 2004
- Brookline Community Education and Adult Programs (CEAP) – November 9, 2004
- Brookline Schools, Student Services – November 9, 2004
- Brookline High School Athletic Department meeting – November 10, 2004
- Brookline Council on Aging (public meeting) – November 10, 2004
- Focus group questions were mailed to representatives from all of the Athletic Associations that work with Brookline Recreation Department
- Staff from Brookline Recreation Department, the Parks and Open Space Division, and other departments.

Summary notes from meetings are included in ***Appendix A***.

Highlights and Findings from the Stakeholder Interviews and Meetings:

- Athletic Association representatives felt that the Recreation Department provides good outreach to the community and are willing to work with Leagues.
- There is a general overall feeling that more parks and recreation facilities (except for playgrounds) are needed, particularly regulation-sized fields.
- There is a need to evaluate the levels of public subsidies and capital improvements needed for aging facilities as well as the potential to rehabilitate facilities to accommodate new uses.
- In recent years the Parks and Open Space Division has improved tremendously. However, some staff still feel there is room for ongoing improvement, perhaps with creating more clear policies, centralizing some functions, and additional organization and management of day to day tasks and workers.
- Tennis is very popular for both adults and youth. The clay courts at Amory create operational challenges in terms of both use and maintenance efficiencies. The overall distribution of tennis facilities needs to be analyzed town-wide.
- There is a need for additional resources to support efficient management and maintenance of the Town's parks and sanctuaries as well as increased education programs in the parks.
- There is a need for more "green space," especially in north Brookline.
- Many parks need comfort stations (water fountains, restrooms).
- There is a need for more playing fields of all types, but the challenge is where to locate them in Brookline and maintain them under heavy use and in inclement weather.
- Transportation, parking, and access continue to be major issues, particularly for seniors, which limits how many individuals can participate in recreational programs or use Town facilities.

- There is a demand for more programs for all age groups, but the lack of appropriate space limits the Town's ability to expand its recreational programs.

- There is a need for better communication to the public. Many people are not aware of the recreational programs and facilities that are available.

- More recreation programs need to be offered on nights and weekends when adults and students have the most free time.

- There needs to be a continued emphasis on the relationship, communication and partnerships among Town departments, particularly Parks, Recreation and the Schools. The funding for all Town agencies comes from the same taxpayers, and both the staff and taxpayers want to see improved partnering for capital projects along with operations and maintenance of existing facilities. Related comments include:

  - The relationship between the schools and the Town Park and Recreation staff is good, but could be better. The meetings held as part of this project highlighted the need for increased communications between the staff. Many of these communications need to be formalized into policy documents and standard regularly scheduled meetings between the managing and operational staff, along with "buy-in" from the senior managers.

  - There seems to be a good informal arrangement between the Town programs and the CEAP programs, but it would be helpful to increase communications to further identify the specific missions of these two agencies in order to add efficiency, increase the effectiveness of marketing activities, and minimize duplications in programming.

  - There is a need for programs for the approximately 1,300 youths in Brookline who have special needs. The Recreation Department is very interested in providing programs, but needs to work more closely with the Schools Student Services Division to obtain better training, facilities, access to the students, and help with coordination of care.

- There is a need to incorporate new technological advances available in the parks, recreation and open space industries that could help with the need for more planning, organizational and maintenance efficiencies.

- The consensus among stakeholders is that the Recreation Department and the Division of Parks and Open Space are doing well with what is available. Regardless, the stakeholders identified the need for additional communication, facilities, staff resources and program spaces.

- The stakeholders also expressed the need for the Master Plan to help identify how to reconcile the realities of available funding, land, and spaces/facilities with the Town's park and recreation needs in the coming years.

Statistically-Valid Survey

A statistically valid survey is critical to acquiring accurate information from the community. It is the only method that gives statistically-valid information on the needs, desires, and willingness to pay, not only from the users of recreational facilities and programs, but from the non-users who are also taxpayers and voters. The survey "gives a voice" to the community members who may not choose to attend meetings. Highlights of the analysis from the survey are presented in this section. A copy of the survey is included in ***Appendix B***. Full technical information is available from the Town of Brookline.

A. Methodology

The Town of Brookline was interested in determining citizen awareness, attitudes, program interest and potential use of the Town of Brookline parks, recreation facilities and programs. The goal was to gain an understanding of the park, recreation facility and program priorities of the citizens in order to develop a long range Park and Recreation Master Plan.

The Town of Brookline directed the consultant team to contract with National Service Research (NSR), a full scope market research consulting firm, to conduct this research effort. NSR designed a detailed citizen survey, which was mailed to 5,000 Brookline residents randomly on October 4, 2004. A total of 414 surveys were returned and analyzed as of November 3, 2004, an 8% response rate. The questionnaire was designed by NSR with significant input from Town staff, Pressley Associates, Inc. and GreenPlay, LLC.

The margin of error of 414 surveys at a 95% confidence level is plus or minus 5.0%. This sample size is a cost-effective and reliable measure of resident opinions.

B. Highlights from the Analysis of the Survey Results

- 77% feel that the parks and playgrounds are meeting the needs of the community.
- Less than 50% of respondents feel the recreation facilities, programs and activities provided are meeting the needs of the community.
- A majority of respondents feel parks add significant value to residential property values.
- The maintenance of parks was rated excellent or good by 77% of respondents.
- One-third to half of respondents are aware of programs offered by the Town, and less than half are aware of the facilities offered.
- Survey respondents participate in programs or use park and recreation facilities often. Only 12% never use these programs and/or facilities.
- Top youth programs of most interest are soccer, tennis, aquatic programs, arts and crafts and gymnastics.
- Top adult programs of most interest are fitness classes, walk/hike, how to instructional classes, nature study/gardening and tennis.
- Top senior programs of most interest are fitness classes, health/wellness classes, computer classes, nature walks, and hike/bike/walk.
- The top ten most important large recreational projects are (in order of importance):
  - Open space acquisition/preservation
  - Parks (general)
  - More trails and bike paths
  - Fitness center
  - More sanctuaries/nature center
  - Outdoor pool
  - Partner with the schools
  - Performing arts/cultural center
  - Park-organized sports

- New community center

- Features respondents feel are most important in a community center are:
  - Child care area
  - Weight room
  - Arts/crafts room
  - Teen activity area
  - Senior citizen/lounge area
  - Indoor pool
  - Multi-purpose space.

- Respondents strongly support alternative funding including the procurement of grants, creating relationships with other entities to provide or enhance recreation opportunities, increased impact developer fees and increased user fees to develop and maintain improvements. Most respondents would not support increased property taxes.

- Three-fourths of respondents are willing to pay increased user fees to fund their suggestions in the survey.

- 61% of all respondents felt the Town of Brookline does an excellent or good job of providing them with information about recreational services and programs. Respondents feel the most effective means of communication is the Recreation Brochure, direct mail, town web site and e-mail.

- More than half of respondents (57%) rated improving and maintaining existing parks, playgrounds and recreation facilities as a top priority. The second priority is to provide more natural areas and open spaces.

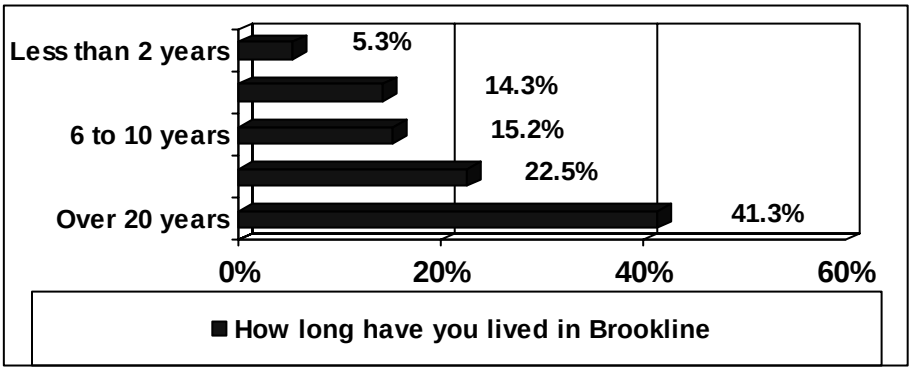
C. Summary of Findings from the Survey

1. Demographics from the Survey

- The typical respondent has lived in the Town of Brookline 18 years, is 51.6 years of age with 2.9 persons within their household and earns $102,210 per year.
- 42% polled have children 18 or younger residing within their household.
- 77% own their home and 20% rent.
- 60% reside north of Route 9 and 35% live south of Route 9
- Household income:

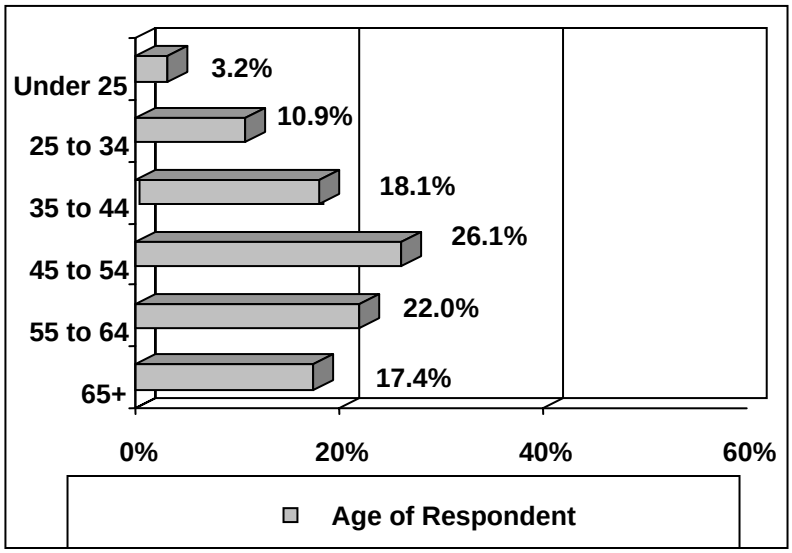
Under $25,000	6.8%
$25,000-$49,999	11.8
$50,000-$74,999	11.1
$75,000-$99,999	14.3
$100,000-$149,999	16.4
$150,000-$199,999	9.2
$200,000+	17.6

Figure 2.5: Length of residency in Brookline



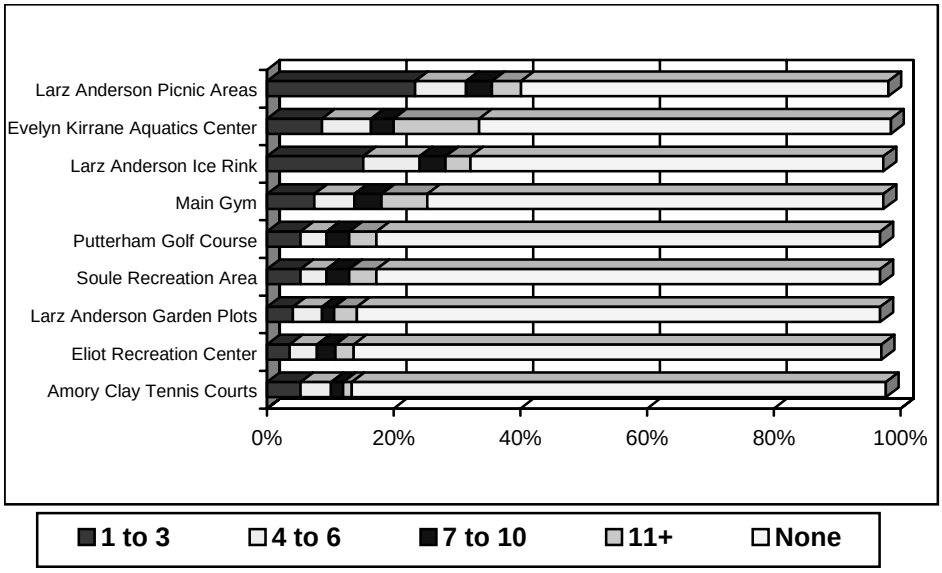
- The mean age of those responding to the survey was 51.6 years of age.
- The ethnic background of respondents closely mirrors that of the 2000 Census for the Town of Brookline.
- Age groups represented in these households:
  - 0 to 5 years of age 14.0%
  - 6 to 10 years of age 10.6%
  - 11 to 13 years of age 11.6%
  - 14 to 18 years of age 18.1%
  - No children in household 53.6%

Figure 2.6: Age of respondents



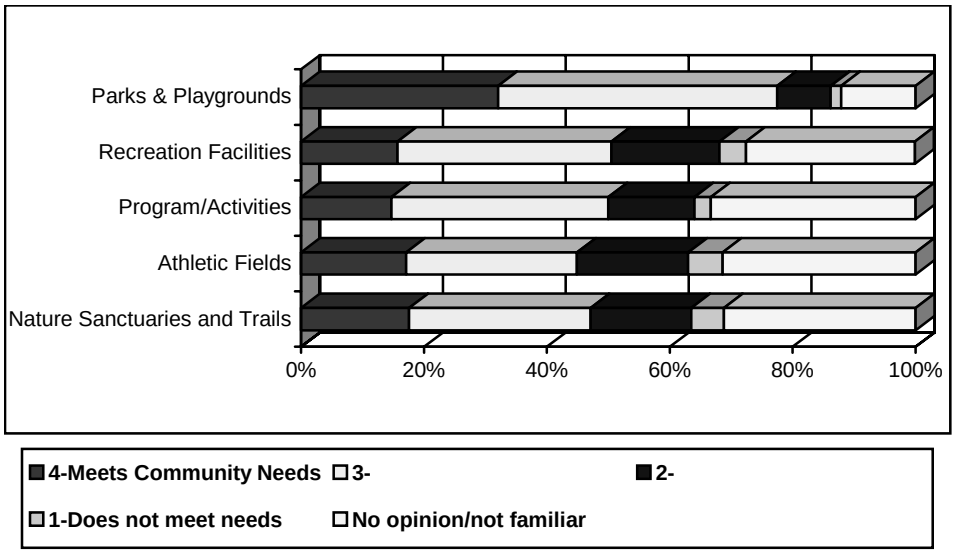
2. Meeting Community Needs

Figure 2.7: Are the Existing Facilities Meeting Community Needs?



- 77% feel the parks and playgrounds, provided by the Town of Brookline completely or somewhat meet the needs of the community.
- Less than 50% of those surveyed feel the recreation facilities, programs and activities, athletic fields and nature sanctuaries/trails completely or somewhat meet the needs of the community.
- Almost one-third of respondents are not familiar or had no opinion about recreation facilities, programs and activities, athletic fields and nature sanctuaries and trails.
- Parks and playgrounds had the highest ratings followed nearly equally by programs and activities, athletic fields, and nature sanctuaries and trails.

Figure 2.8: Types of Amenities Meeting Community Needs



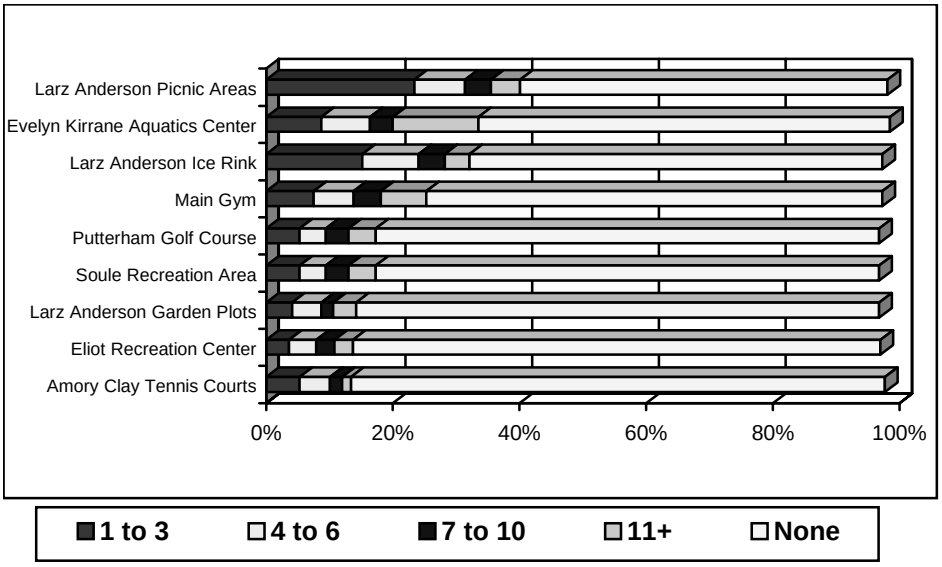
3. What Percentage Use Existing Facilities?

The most used recreation facilities are the Larz Anderson Picnic Areas, the Evelyn Kirrane Aquatics Center, and the outdoor ice-skating rink at Larz Anderson.

Percentage of respondents who have used each of the following facilities at least once within the past year:

Larz Anderson picnic areas	40%
Aquatic center	34%
Larz Anderson outdoor ice rink	32%
Main gym	25%
Eliot recreation center	14%
Golf course	17%
Soule recreation center	17%
Amory tennis courts	14%
Larz Anderson Garden Plots	14%

Figure 2.9: Percentage Using Specific Facilities

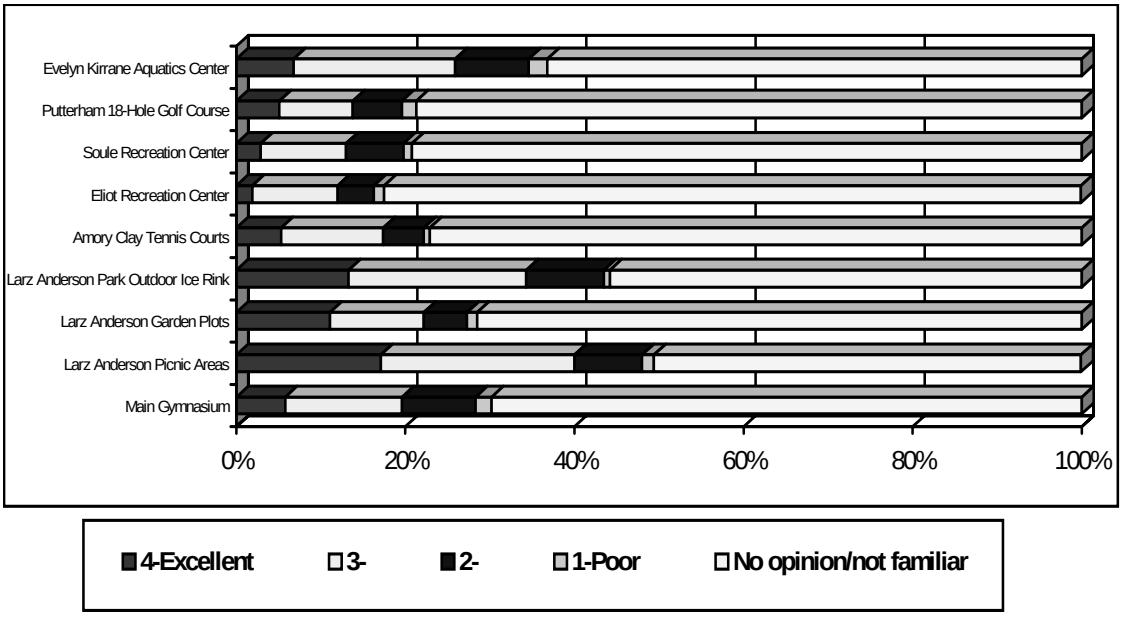


4. How Do They Rate Existing Facilities?

- A majority of respondents (greater than 50%) were not familiar with these facilities in Brookline and therefore could not rate them.
- The mean scores for those respondents who could rate these facilities are as follows (4=excellent and 1=poor):

Larz Anderson Picnic Areas	3.13	Putterham Golf Course	2.81
Larz Anderson Garden Plots	3.13	Main Gymnasium Facility	2.78
Larz Anderson Ice Rink	3.0	Eliot Recreation Center	2.73
Amory Clay Tennis Courts	2.96	Soule Recreation Center	2.72
Kirrane Aquatics Center	2.83		

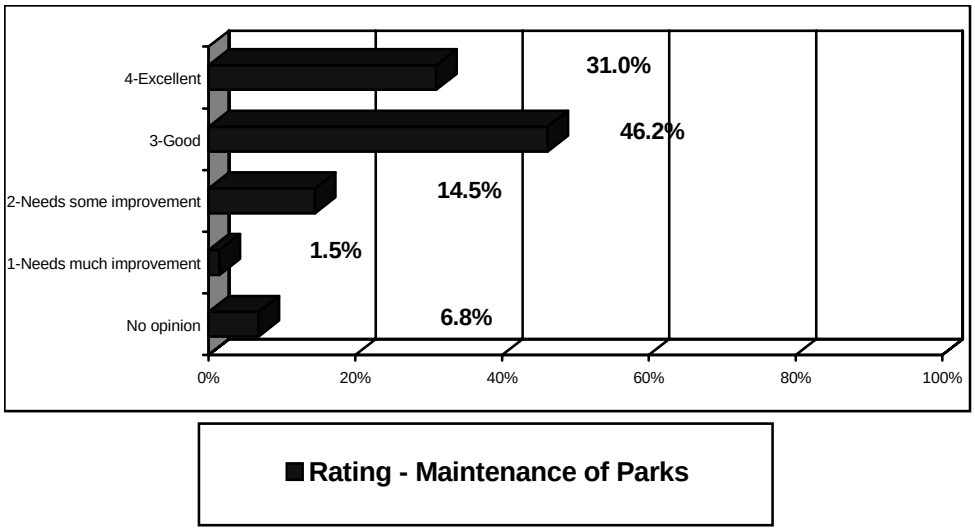
Figure 2.10: Ratings for Existing Facilities



5. How Do They Rate Park Maintenance?

- A majority of respondents, 77%, rated the maintenance of parks in Brookline as good or excellent.
- Only 15% felt some improvement is needed and only 2% reported much improvement is needed.
- 80% of respondents who reside North of Route 9 and 73% of those who live South of Route 9 rated the maintenance of parks as excellent or good.

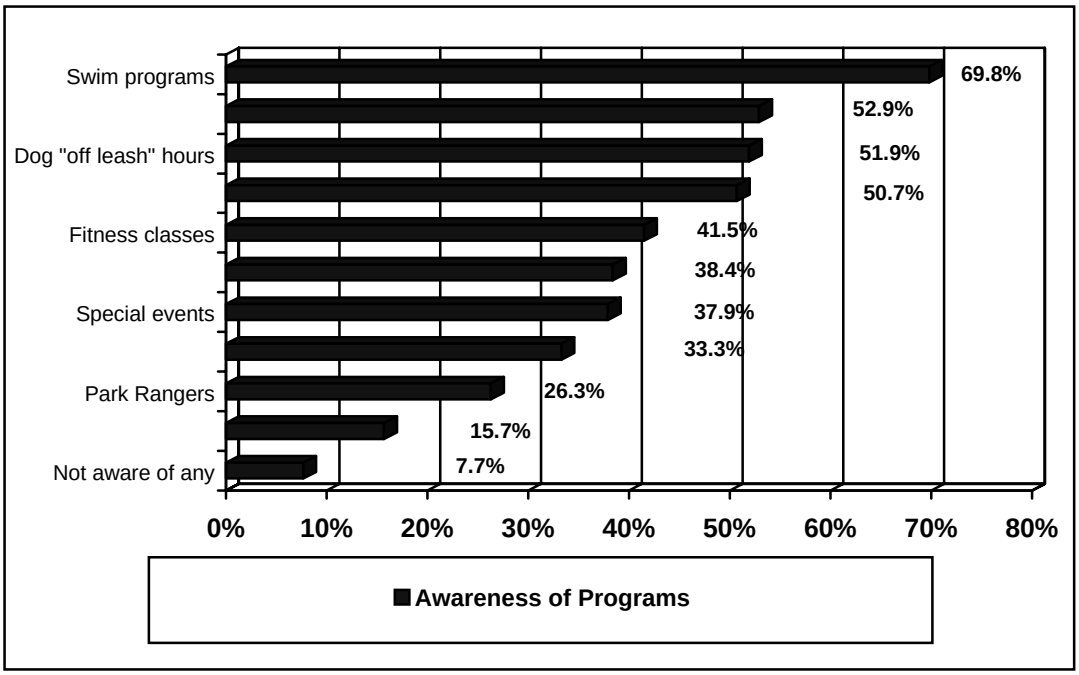
Figure 2.11: Rating Park Maintenance



6. Awareness of programs

- 5% of respondents who reside North of Route 9 and 13% of those who live South of Route 9 were not aware of program offerings.

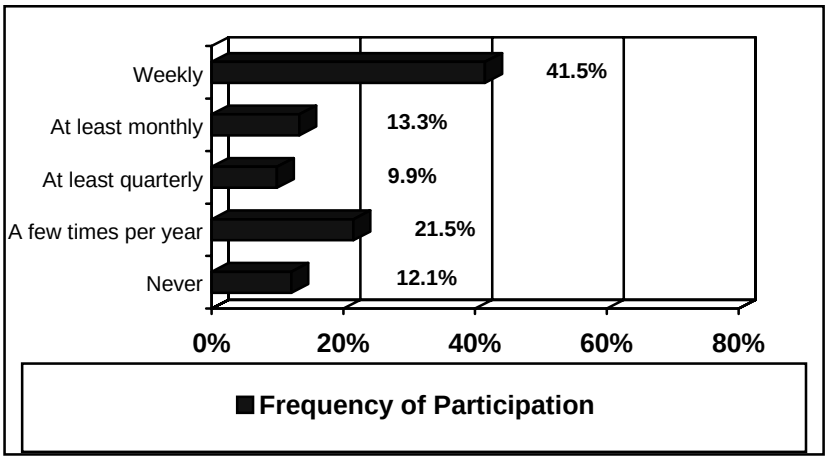
Figure 2.12: Awareness of Programs



7. How Often Do They Participate in Recreation Programs or Use Facilities?

- Survey respondents participate in programs or use park and recreation facilities often.
- Only 12% never use these programs and/or facilities.
- 62% of younger respondents (under 55 years of age) use programs and/or facilities at least monthly or more.
- 74% of respondents with children 18 years of age or younger use programs and/or facilities at least monthly or more.
- The primary reason respondents don't participate in programs or use park and recreation facilities is they have no time and/or are too busy, reported by 49% of respondents. 18% reported they don't know about offerings, 9% said, "they don't offer what I want", and 5% reported, "they are too expensive".

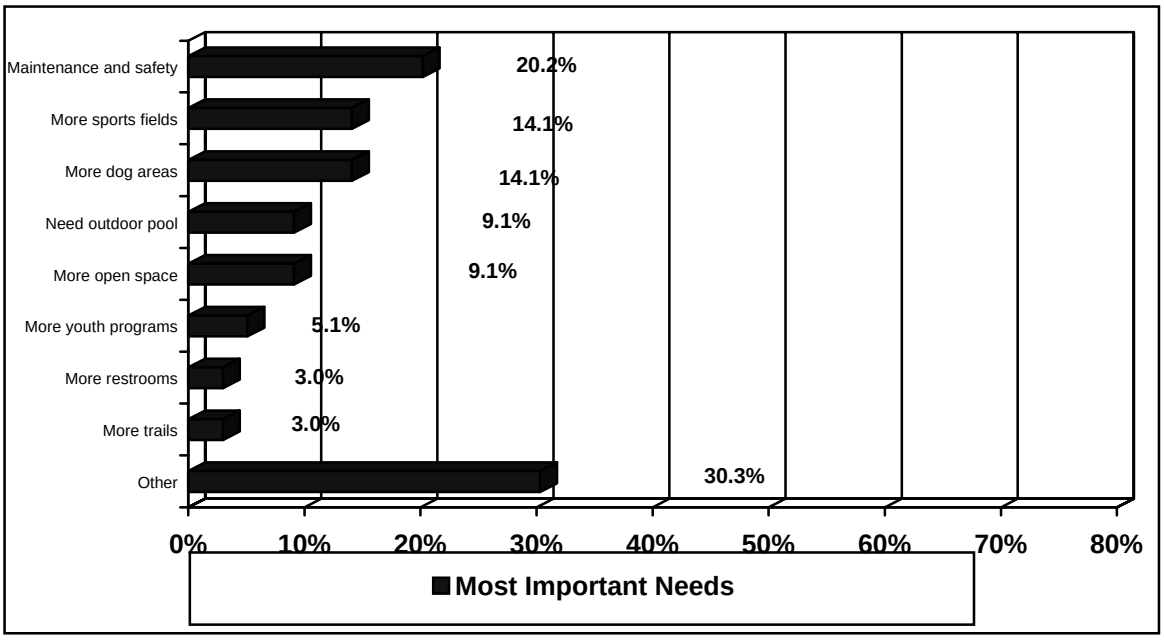
Figure 2.13: Frequency of Participation



8. What is the Single Most Important Issue/Need Concerning Brookline Parks, Recreation Programs, and Facilities?

- Keep parks maintained, clean and safe
- More sports fields for youth and adults
- More areas for off leash dogs (longer off leash hours)
- Need an outdoor swimming pool
- More open space

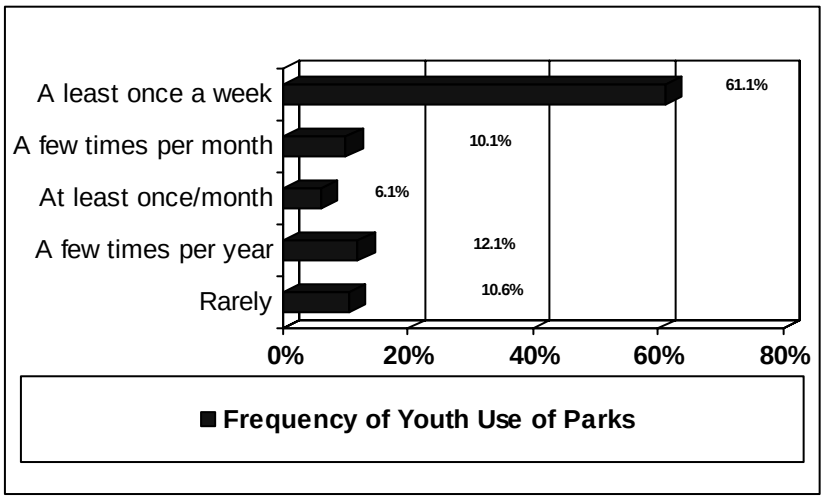
Figure 2.14: Most Important Needs



9. How Often Do the Youths Participate?

- More than 70% of youth use parks or park facilities at least a few times per month.
- 57% of youth reported they have participated in a Town of Brookline recreation program within the past year.

Figure 2.15: Frequency of Use, Youths



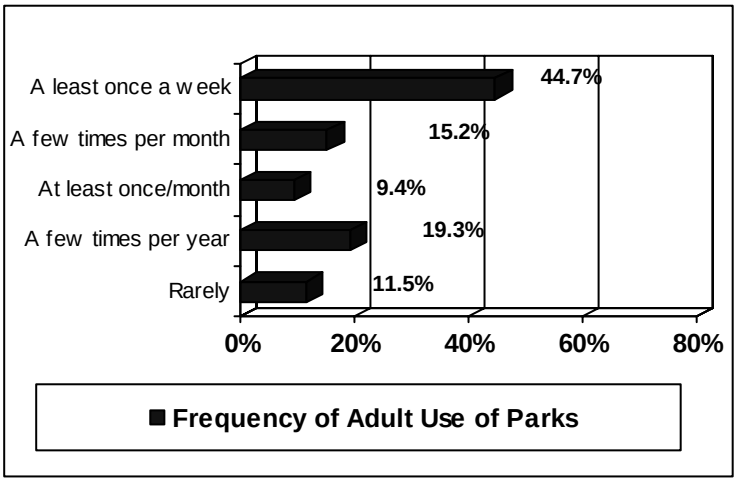
10. What Programs are of Most Interest to Youths?

Soccer	31.8%
Tennis	31.3%
Aquatic programs	26.8%
Arts and crafts	25.8%
Gymnastics	24.2%
Music education	23.7%
Teen programs	22.7%
Evening teen programs	21.2%
Baseball	20.7%
Downhill/C-C skiing	18.2%
Basketball	17.7%
Summer camp	17.2%
Preschool programs	16.2%
Golf	15.2%

11. How Often Do Adults Participate?

- 60% of adults use parks or park facilities at least a few times per month.
- 23% of adults reported they have participated in a Town of Brookline recreation program within the past year.

Figure 2.16: Frequency of Use, Adults



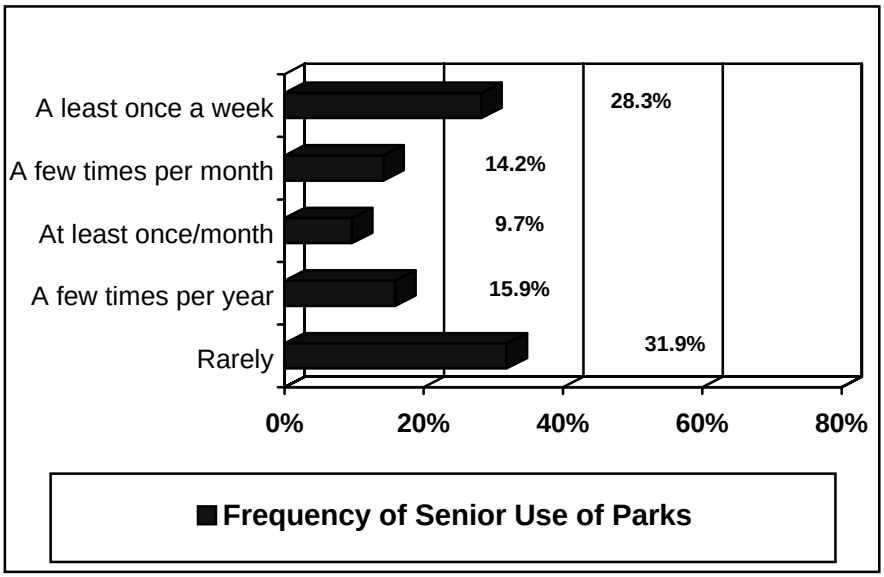
12. What Programs are of Most Interest to Adults?

Fitness classes	35.6 %
Walking/hiking	32.4 %
How to/instructional classes	26.2 %
Health/wellness classes	24.9 %
Nature study/gardening	22.5 %
Tennis	18.2 %
Biking	18.2 %
Gardening/community gardens	17.1 %
Aquatic programs	16.6 %
Music/dance/drama	16.0 %
Golf	14.4 %
Arts and crafts	14.4 %
Running	9.6 %

13. How Often Do Seniors Participate?

- 43% of seniors use parks or park facilities at least a few times per month.
- About one-third of seniors rarely use the parks or park facilities.
- 22% of seniors reported they have participated in a Town of Brookline recreation program within the past year.

Figure 2.17: Frequency of Use, Seniors



14. What Programs are of Most Interest to Seniors?

Fitness classes	37.2%
Health/wellness classes	28.3%
Computer classes	23.0%
Nature walks	19.5%
Hike/bike/walk	18.6%
Aquatic programs	15.0%
Arts and crafts	15.0%
Field trips	15.0%
How to/instructional classes	13.3%
Gardening	9.7%
Socials	9.7%
Dance programs	9.7%
Bridge/cards	8.0%

15. If Funding was Available, Which New Facilities Would Be Most Important?

The table below presents the facilities that the citizens felt are needed, in order of importance. The rating scale is: 4=very important to 1=not important. The first column presents the facility, the second column presents the percentage of respondents who scored the facility as “very important” or a “4” and the third column presents the mean score, excluding respondents who had no opinion.

Table 2.6: Brookline Citizens' Priorities for New Facilities

Facility	Very Important Mean Score	% Rating "4"
Open Space Acquisition, Preservation	48.1%	3.27
Parks – General	33.3	3.05
More Trails/Bike Paths	31.4	3.06
Fitness Center	29.7	2.89
More Sanctuaries/Nature Center	26.8	2.78
Outdoor pool	26.1	2.70
Share with School Department	25.6	2.85
Performing Arts/Cultural Center	24.2	2.76
Parks-Organized Sports	21.3	2.63
Community Center	19.6	2.66
Indoor Leisure Play Pool	18.1	2.48
Picnic Areas/Pavilions	17.9	2.62
Indoor Ice Rink	17.1	2.44
Indoor Warm Therapy Pool	14.7	2.35
Amphitheater	11.8	2.32
More Gymnasiums	8.9	2.14
Skateboarding/In-Line Skating	7.2	1.83
BMX Bicycle Course	5.1	1.79
In-Line Hockey Court	1.9	1.54

6. If a New Indoor Community Recreation Center was Built, What would be the Most Important Facilities to Include?

The table below summarizes the indoor features respondents would like included in a Community Center. The first column presents the facility, the second column presents the percentage of respondents who scored the facility as "very important" or a "4" and the third column presents the mean score. The mean score excludes respondents who had no opinion.

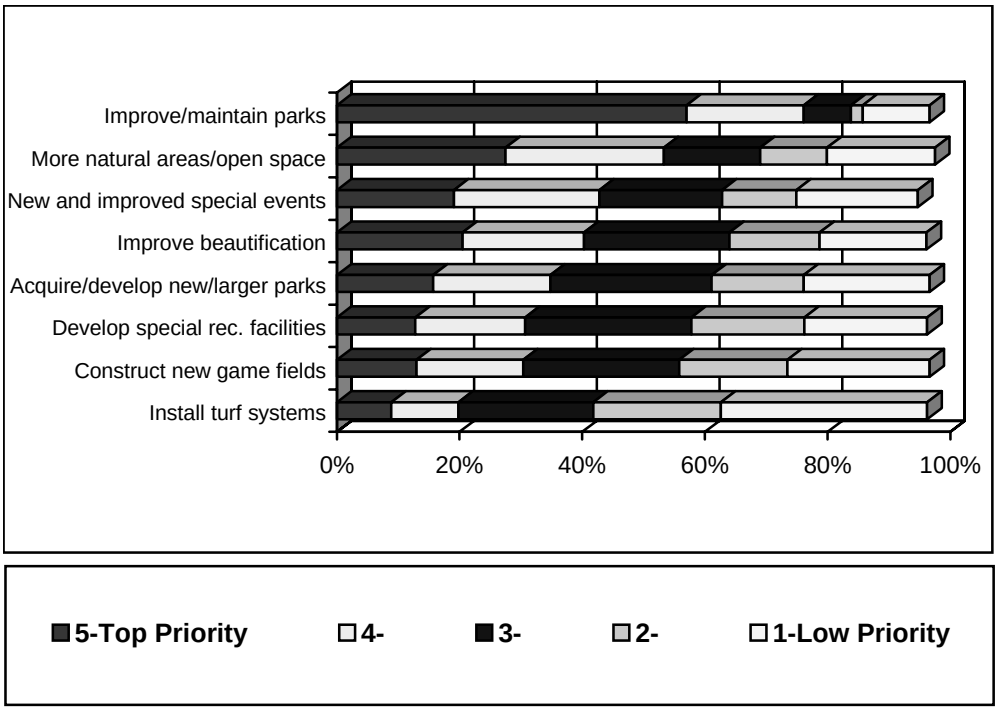
Table 2.7: Desired Features in a New Community Center

Facility	Very Important Mean Score	% Rating "4"
Child care area	32.1%	3.05
Weight room	32.1	*2.96*
Arts and crafts room	30.0	3.06
Teen activity area	28.3	2.91
Citizen/senior lounge area	28.0	2.92
Indoor pool (with lap lanes)	*27.3*	2.90
Multipurpose space	27.3	2.90
Gymnasium	26.1	2.89
Senior center	22.7	2.70
Dance/aerobics	22.2	2.87
Indoor track	20.8	2.66
Indoor warm therapy pool	18.8	2.55
Indoor aquatic center	16.7	2.33
Sauna/steam room	15.5	2.38
Rock climbing wall	10.1	2.12
Squash courts	9.7	2.19

17. Funding – What Are the Priorities?

- A majority of respondents (57%) rated improving and maintaining existing parks, playgrounds and recreation facilities as a "5" or a top priority.
- The second priority is to provide more natural areas and open spaces.
- The third priority is to provide more new and improved special events (such as summer concerts).

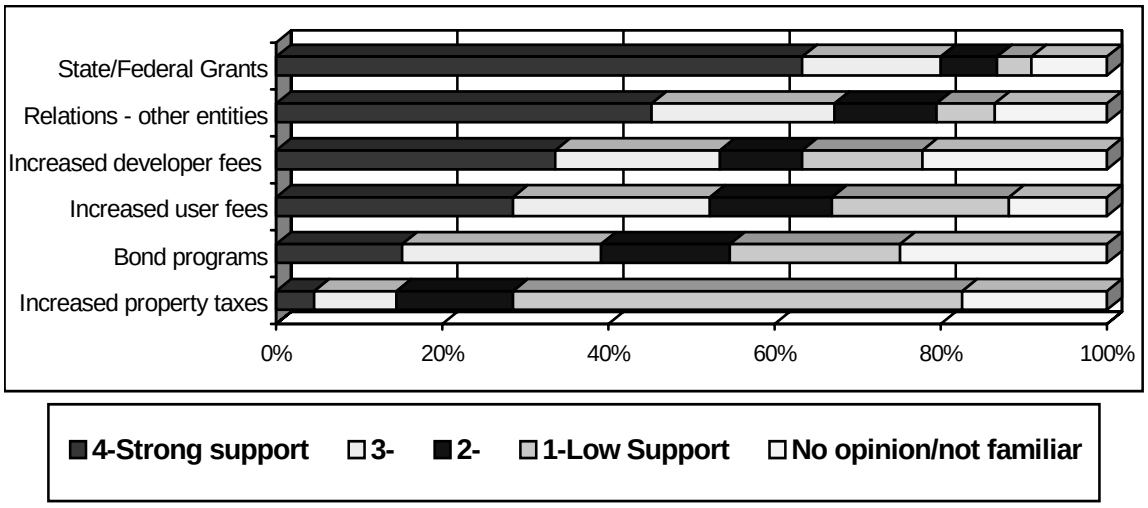
Figure 2.18: Funding Priorities



18. Funding – How Should We Pay for What We Need?

- Respondents strongly support State and Federal grants, creating relationships with other entities to provide or enhance recreation opportunities, increased developer fees and increased user fees in order to develop and maintain the park and recreation improvements they supported in the survey.
- Most respondents gave increased property taxes low support relative to the other options.

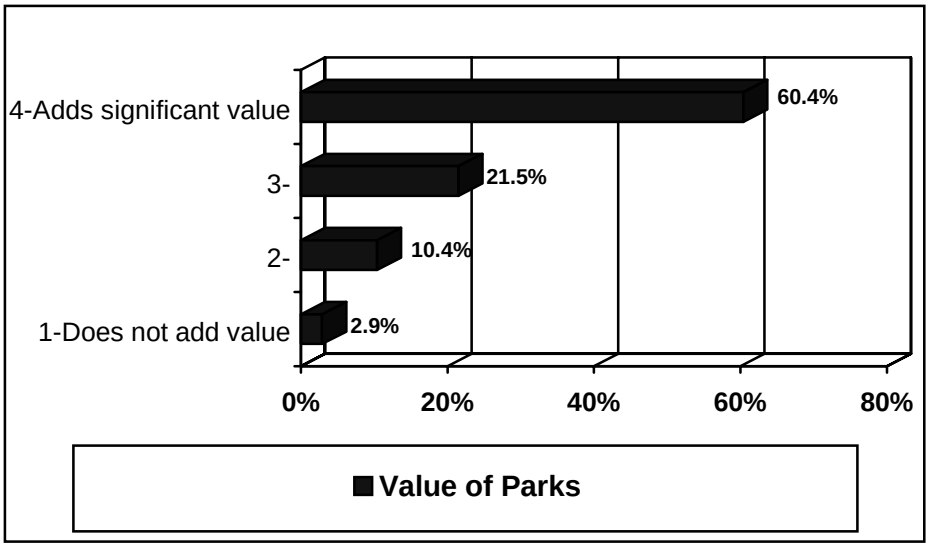
Figure 2.19: How Should Brookline Pay for What it Needs



19. Funding – Do Respondents Believe that Parks, Recreation and Open Space Amenities Add to Their Property Values?

- A majority of respondents feel parks add significant value to residential property values.
- 62% of respondents who reside north of Route 9 feel parks add significant value to parks, providing a "4" rating compared to 57% of those who live south of Route 9.

Figure 2.20: Value of parks



20. Funding - What Priority Should Parks, Recreation and Open Space Have Compared to Other Town Services?

- This question compared parks and recreation priorities to the entire Town budget and the other departments that receive Town funds, such as:

  Law enforcement

  Emergency services

  Street maintenance/sidewalks/street lighting

  Water/sewer

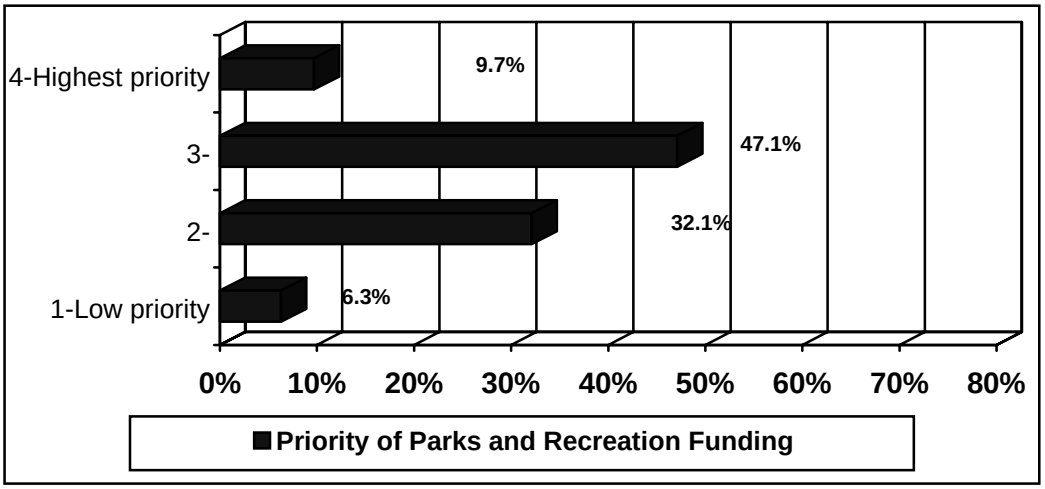
  Public administration

  Zoning, enforcement/animal control

  Schools

- Most respondents (56.1%) feel that parks, recreation and open space are higher than average in priority, with a mean rating of 2.63 on a four point comparison scale.

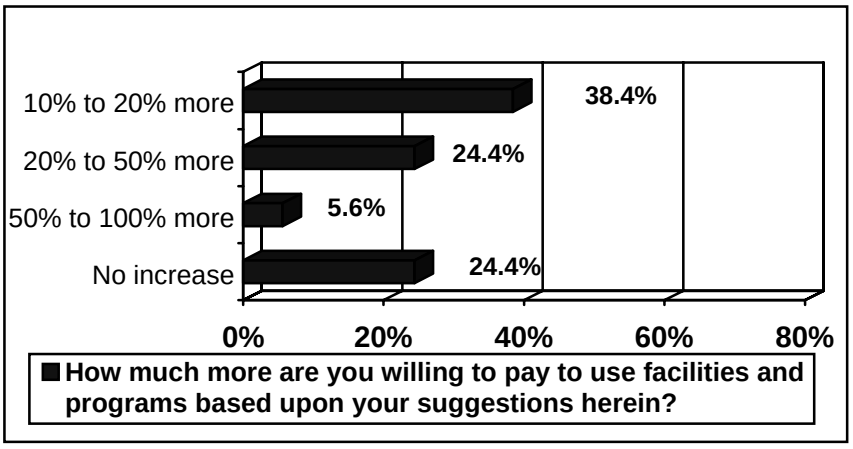
Figure 2.21: Priority of Parks and Recreation Funding Compared to Other Town Services



21. Funding – How Much More are Respondents Willing to Pay to Support New and Improved Facilities and Services?

- More than one-third of respondents reported they are willing to pay 10% to 20% more to use facilities and programs based upon their suggestions they have made in the survey.
- About one-fourth are willing to pay 20% to 50% more
- One-fourth is not willing to pay any increase.
- Of respondents with children, a higher percentage (86%) is willing to pay more to use facilities and programs. Of these, only 14% are not willing to pay an increase.

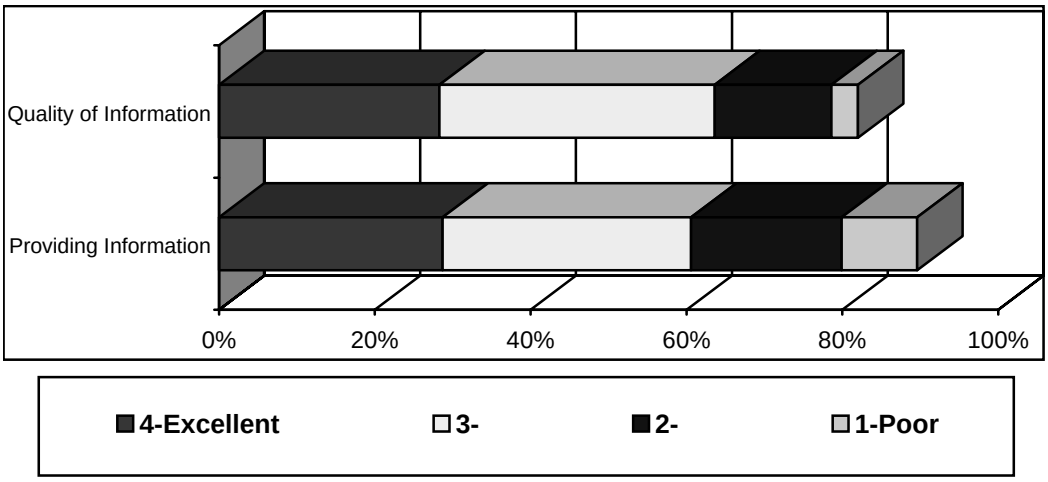
Figure 2.22: Willingness to Pay for Facilities and Programs



22. Communications – How Do They Find Out About Offerings?

- 61% of all respondents felt the Town of Brookline does an excellent or good job of providing them with information about recreational services and programs rating it a “4” or “3”.
- 64% of all respondents said the quality of information in the recreational brochure was excellent or good, rating it a “4” or “3”.

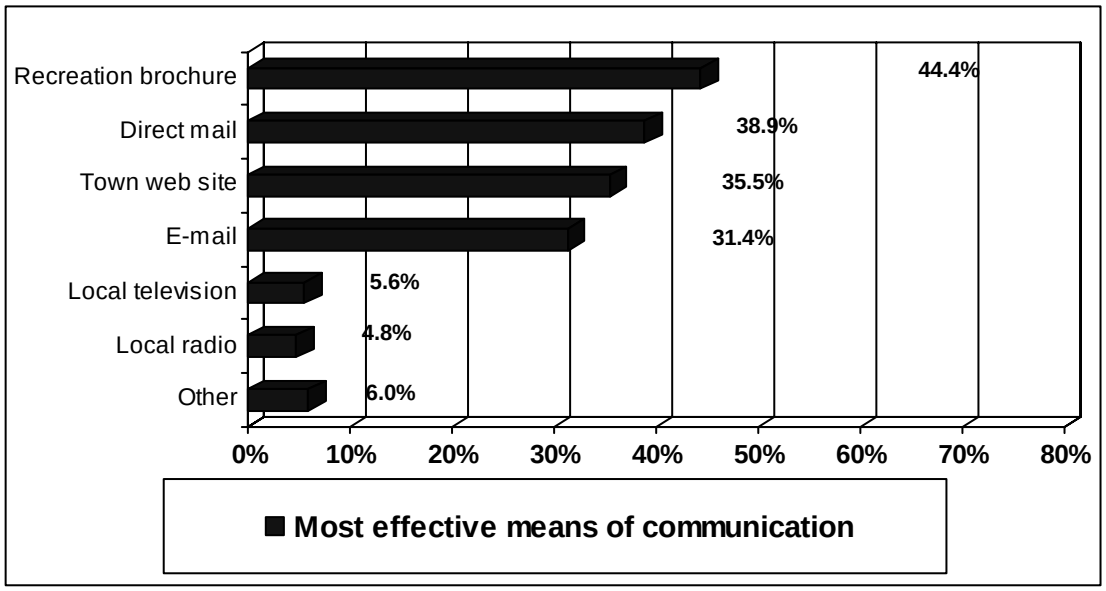
Figure 2.23: Information about services and programs



23. Communications - How Effective are the Modes of Communication?

- Respondents reported several means of communication for the Park and Open Space Division and Recreation Department to reach them which include the Recreation Brochure, direct mail, town web site and e-mail.

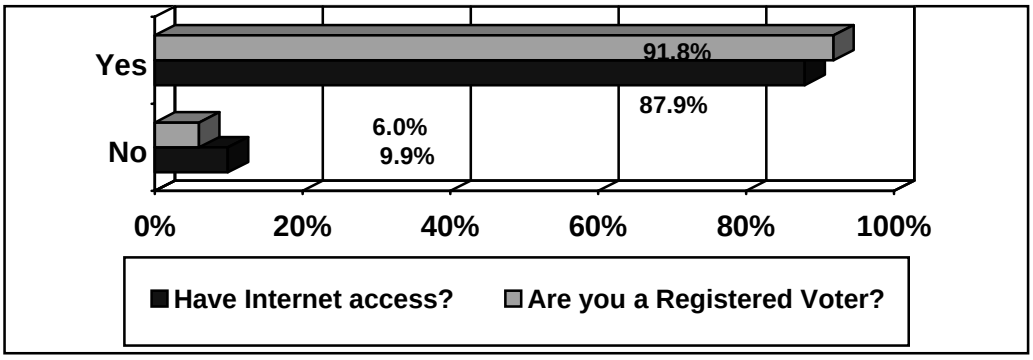
Figure 2.24: Most Effect Means of Communication



24. Communications – Do They Have Internet Access? Are They Registered Voters?

- A majority of Brookline respondents are registered voters and have Internet access.
- 97% of respondents under 55 years of age, 90% between 55 and 64 and 61% of those 65 and over have Internet access.

Figure 2.25: Access to the Internet



III. Parks and Open Space Inventory

Lost Pond Reservation

Introduction – Summary of Findings

Parks, open space and recreation facilities form an essential component of Brookline's character and have a long and established history in the town. Brookline's parks contribute significantly to the character of the community, complement the dense development patterns, and strengthen neighborhoods. Existing parks and conservation lands provide numerous advantages to the community, including environmental protection, passive and active recreation, historic preservation, social benefits, and enhanced aesthetic character. Together, the park and open space system form a large greenspace system in Brookline. The presence and distribution of greenspace is closely linked with the quality of natural and cultural resources available to the community. The Parks and Open Space Division maintains a sound management strategy to prevent degradation of facilities and ensure that quality services extend to the community, while simultaneously preserving the parks' natural, cultural and recreation resources. They address a broad range of issues like balance of active/passive and personal/organized recreation needs while undertaking renovations and design tasks for each park.

This chapter includes an inventory of existing Town-owned park and open space properties in Brookline. While the Parks and Open Space Division manage Brookline's cemeteries, they were not addressed in the inventory, nor are they part of the evaluation in this report. The inventory separates the town park and open space properties into ten categories, similar to the categories presented in the *Open Space 2000* plan. This includes community parks (11) including the Putterham golf course, historic parks (5), neighborhood parks (12), passive parks (11), school playgrounds (10), conservation areas (4), and other open space including traffic medians and islands (15), buffers (5), and reservoirs and water supply lands (3) and one future park. Seventy-seven (77) properties totaling 563.2 acres were addressed in the inventory, which documented the property status, ownership and maintenance information in addition to history, site features and amenities that include athletic facilities, play equipment, access, buildings, structures, furnishings, infrastructure, and special features and discuss the issues concerning each property. This acreage figure includes open space lands owned by the Massachusetts Department of Conservation and Recreation (DCR) that are maintained by the Town of Brookline such as the Lost Pond Reservation and the West Roxbury Parkway median. Many of these properties are also listed on the National and State Registers of Historic Places and deserve special consideration. The total acreage and individual acreages for specific properties reflect current figures received from the Division of Parks and Open Space. The information contained in the individual inventory sheets is derived from several Town sources, and verified in the field by the project team.

The last element of this inventory is a summary chart for all parks and open space parcels that includes quality scores for the parks as well as the quantity and quality scores for individual components. This chart includes a 0-3 score for each park based on its overall quality, condition, and appearance as well as scores of

0-3 for individual parks' active and passive qualities. Similarly, individual components (fields, courts, picnic areas, etc.) were both quantified and given a quality ranking of 0-3. This ranking informs the GRASP TM Level of Service Analysis described in Chapter 4.

Community Parks

Brookline's community parks consist of seven (7) existing parks, the golf course and the Town landfill, totaling approximately 217 acres, over a third of the Town's public open space. They include Amory Playground (listed on the National and State Registers of Historic Places as well as a Local Historic District), Brookline Avenue Playground (National Register eligible), Cypress Street Playground (National Register eligible), Daniel J. Warren Field (Eliot Center), Harry Downes Field, Putterham Golf Course, Soule Recreation Center, Waldstein (Dean) Playground, and the Town Landfill, for which plans are underway to create a new community park. These properties provide a diversity of passive and active recreation amenities that benefit the entire community and as a result contain most of the Town's athletic facilities, including turf fields, ball fields and tennis courts, along with the primary indoor facilities. Because of high recreational demand, turf fields and ball fields associated with community parks require substantial maintenance and monitoring to ensure that they are protected during inclement weather and remain usable. Several community parks, such as Cypress Street Playground (1871), Brookline Avenue Playground (1871), Waldstein Playground (1902), Amory Playground (1903), and Downes Field (1914) were some of the first parks in the Town, and thus contribute substantially to the collective appreciation of parks and open space by Brookline's residents. The 18-hole Putterham golf course is a great community recreation resource, and one of few municipally-owned golf courses in the metropolitan Boston area. The Town Landfill is being capped and rehabilitated as a future community park with opportunities for both active and passive recreation, including a new multi-use field.

Cypress Street Playground athletic fields

The inventory revealed that while the community parks are well-loved and well-maintained, there are a few issues that affect both use and condition. The Town-wide lack of multi-use turf fields, addressed in the next chapter, necessitates creative use of the available grass area, such as overlaying soccer and lacrosse fields over the outfields at Amory Playground. The urban location of many community parks limits parking options and existing restroom facilities would benefit from enhanced accessibility.

Historic Parks

The historic parks include the Brookline Reservoir Park**,** Emerald Necklace (Riverway and Olmsted Park), Larz Anderson Park, and Longwood Mall, totaling 123 acres. These important properties, also listed on the National and State Register of Historic Places, are well-maintained and periodically rehabilitated through projects that preserve historic character and accommodate compatible uses. The Brookline Reservoir contains a circumferential path that encircles the water body, providing an important walking and jogging route for residents. The Emerald Necklace Parks are managed in collaboration with the City of Boston and are nationally significant as one of the first linear park systems in the nation,

Longwood Mall

designed by Frederick Law Olmsted, Sr. The linear park system provides the most extensive pedestrian and bike path system in Brookline. Larz Anderson Park, formerly an estate, houses the Museum of Transportation and is the only historic park with extensive recreation facilities, including a group picnic area, playground, ballfields and the only outdoor skating rink in the town. The size and rolling topography of the park easily accommodate a wide variety of uses, while preserving the historic character of the designed landscape. The park maintenance facility is also located at Larz Anderson. Longwood Mall is preserved for its historic landscape feature, the oldest collection of European Beech trees in the country.

Neighborhood Parks

Twelve (12) neighborhood parks totaling 17.3 acres are located primarily in the northern half of the Town. They include Boylston Street Playground, Clark Playground, Coolidge Playground, Griggs Park (National Register eligible), Emerson Garden listed on the National and State Registers of Historic Places), Juniper Street Playground, Lawton Playground, John E. Murphy Playground, Mary E. Robinson Park, Lotta Bradburn Schick Park, Billy Ward Playground, and Winthrop Square (listed on the National and State Registers of Historic Places). These parks contrast with the aforementioned community parks in that they are much smaller in size, averaging 1.4 acres each, and thus primarily serve the immediate surrounding community rather than the Town as a whole.

Ford Playground at Emerson Garden

Many of the neighborhood parks serve as social gathering areas for nearby residents, particularly in the more densely populated sections of Brookline, and several are cooperatively managed with neighborhood associations or friends groups. All of the neighborhood parks contain playgrounds, some with associated spray pools or basketball courts. The inventory revealed that the character and condition varies among the neighborhood parks, with noteworthy park character found at Coolidge Playground, Griggs Park, and Emerson Garden; and high quality playground equipment at Boylston Street Playground, Coolidge Playground, Emerson Garden, Lotta Bradburn Schick Park, and Winthrop Square. In contrast, playground amenities at Clark Playground, Juniper Street Playground, and Lawton Playground are less than optimal and would benefit from enhanced accessibility and overall improvement.

Longwood Playground

4. School Playgrounds

The Division of Parks and Open Space also maintains school grounds, and school playgrounds contribute to the Town's recreation facilities. Ten (10) school playgrounds, totaling 46 acres, were inventoried, including Baldwin School Playground (listed on the National and State Registers of Historic Places), Baker School Playground, Driscoll School Playground, Heath School Playground, new William H. Lincoln School Playgrounds (listed on the National and State Registers of Historic Places), old William H. Lincoln School Playgrounds, Lawrence School/Longwood Playground, Pierce School Playground, Devotion School and the Runkle School Playground. These properties contain one turf field, five ball fields, thirteen basketball courts,

and ten tennis courts that are available for community use when school is not in session. Except for the Baldwin School and the old Lincoln School, school playgrounds are in good condition and provide a valuable neighborhood amenity. School grounds also serve as neighborhood playgrounds and the primary park in many areas where they are situated.

Passive Parks

Passive parks are similar in character to neighborhood parks, except that most are smaller and lack constructed play areas. Eleven (11) passive parks are found in Brookline, totaling 29.5 acres and include Corey Hill Park, Dane Park (National Register eligible), Eliot Street Park, Knyvet Square, Linden Park (listed on the National and State Registers of Historic Places), Linden Square (listed on the National and State Registers of Historic Places), Mason Square (listed on the National and State Registers of Historic Places), Monmouth Street Park (listed on the National and State Registers of Historic Places), Philbrick Square (listed on the National and State Registers of Historic Places), Saint Mark's Square, and the Town Hall lot. Dane Park (17.2 acres) and Corey Hill Park (4.2 acres) are the largest passive parks. Corey Hill has a distinctive vista overlook that is particularly significant in Brookline.

Corey Hill Park

Conservation Areas

Brookline's conservation areas, which protect several significant natural areas, are in fact, milestones in the history of landscape preservation. Hall's Pond Sanctuary, Amory Woods (both listed on the National and State Registers of Historic Places as well as the Local Historic District), D. Blakely Hoar Sanctuary, and the Lost Pond Conservation Area and DCR Reservation protect 89.4 acres of natural habitat in this urban community. These natural areas are a critical ingredient in Brookline's open space system, as they provide significant areas for bird watching, quiet contemplation, nature exploration, and habitat protection that distinguish this group of properties from other parks in Town. Hall's Pond contains a constructed boardwalk that allows easy access through the wetland without disturbing the flora and fauna, while the Lost Pond Conservation Area and Reservation preserves with minimum disturbance or human intrusion an undisturbed natural habitat resource.

Hall's Pond Sanctuary boardwalk

Traffic Medians, Islands, and other parcels

The well landscaped traffic medians and islands add visual quality to the Town and enhance Brookline's neighborhoods. The inventory evaluates 15 islands and medians, totaling 21 acres. Notable in this group of properties are the 14.2 acre Beacon Street Mall (listed on the National and State Register of Historic Places),, and the 2.16 acre West

Landscaped traffic island

Roxbury Parkway (listed on the National and State Registers of Historic Places), which form a linear greenspace through the Town. The Division also maintains reservoir and waterworks lands as well as other parcels for which public access is restricted.

Inventory

This section presents an inventory of Brookline's outdoor parks, recreation areas, and open space that will be used to complete the GRASP™ Analysis and determine the desired Level of Service for the Brookline's parks and open space system. This inventory will also be useful as baseline information that informs the recommendations contained in the Master Plan. The inventory was completed in spring 2005.

The information contained in this inventory is derived from the following sources:

- *Open Space 2000* and *Open Space 2005*
- 2003 Brookline Parks and Open Space Inventory Database
- Field Use Tables provided by the Town of Brookline, Division of Parks and Open Space
- Other recreational facilities information provided by the Brookline Recreation Department
- Aerial photographs provided by the Brookline GIS program
- Field Inventory conducted by the project team in fall 2004 and spring 2005

Inventory sheets for the following parks are organized similarly to the categories in the Town's *2000 and 2005 Open Space Plans.* NR indicates National Register of Historic Places, SR indicates the Massachusetts Register of Historic Places, and LHD indicates Local Historic District.

Community Parks
Amory Playground (NR, SR, LHD)
Brookline Avenue Playground (NR eligible)
Cypress Street Playground (NR eligible)
Daniel J. Warren Field
Harry Downes Field
Putterham Golf Course
Soule Recreation Center (NR, SR)
Waldstein (Dean) Playground
Newton Street Park (Town Landfill)

Historic Parks
Brookline Reservoir Park (NR, SR)
Emerald Necklace (1) Riverway (NR, SR)
Emerald Necklace (2) Olmsted Park (NR, SR)
Larz Anderson Park (NR, SR)
Longwood Mall (NR, SR)

Neighborhood Parks
Billy Ward Playground
Boylston Street Playground
Clark Playground
Judge Sumner Z. Kaplan Park at Coolidge Playground
Daniel F. Ford Playground at Emerson Garden
Griggs Park (NR eligible)
John E. Murphy Playground
Juniper Street Playground
Lawton Playground
Lotta Bradburn Schick Park
Mary E. Robinson Playground
Winthrop Square (NR, SR)

School Playgrounds
Baker School Playground
Baldwin School Playground (NR, SR)
Devotion School Playground
Driscoll School Playground
Heath School Playground
Longwood Playground
Pierce School Playground (NR, SR)
Runkle School Playground
William H. Lincoln School Playground (New)
William H. Lincoln School Playground (Old) (NR, SR)

Passive Parks
Corey Hill Park
Dane Park (NR eligible)
Eliot Street Park
Knyvet Square
Linden Park (NR, SR)
Linden Square (NR, SR)
Mason Square (NR, SR. LHD)
Monmouth Street Park (NR, SR)
Philbrick Square (NR, SR, LHD)
Judge Henry Crowley Park at Saint Mark's Square
Town Hall Lot (NR, SR)

Conservation Areas
D. Blakely Hoar Sanctuary
Hall's Pond Sanctuary & Amory Woods (NR, SR, LHD)
Lost Pond Conservation Area
Lost Pond Reservation

Medians and Traffic Islands
Beacon Street Mall (NR, SR)
Brington Road Island
Corey Farm Circle
Dudley Triangle
Dwight Square
Eliot and Crafts Triangle
Francis J. Hickey Square
Francis X. Ryan Circle (NR, SR)
Freeman Square
Horace James Circle (NR, SR)
Pleasant Street Triangle
Singletree Road Circle
VFW Parkway Median (NR, SR)
Webster Street Triangle (NR, SR)
West Roxbury Parkway (NR, SR)

Other
Clark Road Land
Clark Road/MBTA Land
Clinton Road Waterworks Land (NR, SR)
Health Department Lot (NR, SR)
Newton Street Parcel
Reservoir Road Extension (NR, SR)
Reservoir Road Land
Singletree Reservoir
Town Reservoir (NR, SR)

Future Parks
MWRA Fisher Hill Reservoir (NR, SR)

A. Community Parks

Amory Playground

Category Community Parks
Size 8.28 acres
Protection Article 97, NR, SR, LHD
Manager Brookline DPW, Division of Parks
Location Amory Street
Precinct 1
Inventory Date 10/12/04 revised 2/1/05

Vicinity Located near Beacon Street and bordered by Hall's Pond Sanctuary, Amory Woods, single family houses and a condominium building.

OVERVIEW

Amory Playground is located contiguous to Hall's Pond Sanctuary and Amory Woods, within the Cottage Farm Local Historic District. The park's topography consists of a vegetated bowl with each of the four sides exhibiting differing characteristics: 1) a line of mature oaks, 2) urban apartment buildings, 3) willows and Hall's Pond Sanctuary, and 4) the mixed woodlands of Amory Woods. A parking lot separates the playground from Amory Woods. The field is visually blocked from the single family houses by the mature trees and its sunken landform. Its parking also serves Hall's Pond Sanctuary. Park recreational facilities include 6 clay tennis courts, 1 baseball and 1 softball diamond with the outfield areas also used for soccer. The park is also a popular dog walking area participating in the Green Dog Program.

PARK HISTORY

Most of this area was originally a large wetland known as Cedar Swamp. The Massachusetts tribe maintained a palisade, or fort, constructed of cedar surrounded by a ditch three feet in depth and a parapet three feet in height. Remains of the fort were visible until 1845 when William Amory removed them. Over the years, the swamp slowly shrank. During the 1800s, the land was part of property owned by David Sears, which he divided and distributed amongst his children. The land was given to Anna Sears, who married William Amory; by the 1840s, the Amory family had built a large house. Their 25-acre property contained a hill, dale, grove, meadow, and stream and extended to Powell Street. The associated Gothic Revival house was located on a ridge of what is now Amory Street reportedly built on the ruins of the Indian palisade. William lived until 1884 and his widow until 1895. The sons, William and Charles resided here until c.1890, when they began to lease out the property. The hill was leveled, the trees cut down and a portion of the property was taken for Amory Street. It also included a section of Hall's Pond.

In 1903, the Town bought 8.2 acres from the Amory Land Trust to be used as a public playground with the option to erect a school on the property. The owners of the Pond on Ivy Street offered to the Town the deed to the pond and a strip surrounding it, if the Town would maintain it as a park. This proposal was not accepted.

DEED/TITLE/RESTRICTIONS

The Town purchased the property from Trustees of the Amory Land Trust in 1903 for $62,363.34. The current deed states that the size 356,370 square feet is "more or less." The land is for use as a public playground, "which use however shall not prevent the erection thereon of school houses". Slope rights to Freeman &

Essex Street are reserved to the Grantor. The park is within the Cottage Farm Local Historic District in addition to being on the National and State Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 baseball field** in fair condition is located adjacent to the tennis courts and has a natural turf field with sand. This field has some drainage issues and several of the bases are missing. The field is used for high school baseball during the spring, summer and fall recreation seasons.
- **1 softball field** in good condition is used during the spring, summer, and fall recreation seasons.
- **Soccer:** The outfields of both ball fields are used for soccer during the spring, summer and fall recreation seasons. This is not a distinct field from the two ball fields.
- **6 clay tennis courts** are located close to Beacon Street. They require specialized intensive maintenance, but are currently in good condition. At the time of the inventory, the nets were missing as the courts were closed for the season. The town charges a fee for the use of the tennis courts.

Playground/Equipment

- 1 sandbox with wooden sides is located on the hill near Amory Street.

Access

- **Pedestrian Access:** A main bituminous walkway in good condition runs from the parking lot along perimeter to Beacon Street There is also a small bituminous walkway around the tennis courts connecting to the main pedestrian pathway. Wood steps with a metal handrail in good condition connect the path around the tennis courts to a private drive.
- Asphalt ramp with wooden railings to non-ADA bathroom above comfort station is in good condition.
- **Vehicular Access:** There is a bituminous parking lot in good condition with 25 parking spots including 2 ADA spots.

Buildings and Structures

- **Restroom/storage building:** There is a brick and concrete storage garage in fair condition located at the tennis courts which also houses the comfort station. On top of the garage is a non-ADA compliant restroom facility accessed via an asphalt ramp with a metal handrail.
- **1 Versalok retaining wall** in good condition is located at the storage garage near the tennis courts.

Site Furnishings

- **Benches:** There are altogether 5 benches in good condition. 2 metal benches are for players at little league diamond (Wabash), 2 players' metal benches at baseball diamond (Wabash Valley), 1 cement and wood bench at top of hill overlooking tennis courts alongside Amory Street.
- **Drinking fountains:** The park has 2 drinking fountains in good condition. One is located at the parking lot and the other between the tennis courts and the baseball diamond.
- **Fencing:** Wood fencing along Amory Street and the parking lot is in good condition. The chain link fencing around the tennis courts, between the Sanctuary and the walkway, and back of the parking lot are also in good condition.
- **Lighting:** The pedestrian path from the Beacon Street entrance to the parking lot off of Amory Street is lit with metal pedestrian lights in good condition.
- **Picnic tables:** There are 4 picnic tables in fair condition: 1 wood and metal picnic table at tennis courts, 3 wood and metal picnic tables in park next to Amory Woods.
- **Signage:** There are 18 regulatory signs, made of metal and/or wood at various locations like entrances, fences, parking lots, baseball field, and tennis courts. They are in good condition.

- **Trash receptacles:** There are 9 Rubbermaid plastic trash barrels in good condition. 2 are located at parking lot, 2 at little league diamond, 2 at baseball diamond, 2 at tennis courts, and 1 at picnic tables. Victor Stanley metal trash receptacles near the entrances are in good condition.

Infrastructure

- **Water spigots:** There are 4 water spigots in the tennis courts used for maintaining the clay surface. They are of seasonal use and in good condition.
- **Irrigation System:** The irrigation system was installed for the baseball and soccer fields in 1975 and reworked in 1986. The system has been nonfunctional since 2003 and is planned to be upgraded in 2006.

Special Features

- There is a concrete art piece located on the hill by the Amory Street entrance in good condition.
- The clay tennis courts are a unique feature in Brookline and appreciated by residents.
- Amory has much better than average on-site parking.
- The mature oaks and mixed deciduous trees at the park's perimeter give the user the experience of being surrounded by nature while in fact being in a dense urban environment.

Park Issues

- The fields are presently used well beyond their design capacity and the baseball and softball outfields are also used for soccer. Because of continued scheduling and demand, it is difficult to maintain the fields.
- The existing comfort station is not fully accessible and should be improved.

Aerial photo of Amory Playground (Town of Brookline GIS, 2000)

Brookline Avenue Playground

Category Community Parks
Size 4.05 acres
Protection Article 97; National Register eligible
Manager Brookline DPW, Division of Parks
Location Brookline Avenue
Precinct 4
Inventory Date 10/25/04 revised 2/1/05

Vicinity Surrounded by train tracks, apartment building, single family neighborhood, James J. Lynch Recreation Center and Brookline Ave. One block away from Olmsted Park.

OVERVIEW

This property, along with Cypress Street Playground, was the Town's first land purchase for parks and recreation. This park is comprised of a large athletic field along Brookline Avenue. The park is relatively flat except for the slope below Aspinwall Avenue and is located partially within the 100-year floodplain of the Muddy River. There is a fenced tot lot near the Lynch Center and an open lawn scattered with swings in the play area. This playground is part of the Green Dog Program.

PARK HISTORY

The Brookline Avenue land was bought from Thomas Aspinwall in 1871. At the April 1871 Town Meeting, the members voted to buy two lots for playground purposes. The Town's first purchase of land for playground purposes was one of the first such municipal purchases of land in the country. The property was not used very much during the 1870s and in 1880 it was deemed unsuitable, or "altogether unfit for the purposes bought." By 1896, the users petitioned the Park Commissioners to pay for gymnastic apparatus. In 1898, the Commissioners authorized the purchase of 5 lbs. of dumbbells, one set each of #10 and #12 Indians, and rope to replace or repair the merry-go-round. An open-air gym was established in 1899. In 1905, a drinking fountain was put in. The Town bought another 10,351 square feet from the Holtzer-Cabot Company in 1915. The park was renovated in 1934.

DEED/TITLE/RESTRICTIONS

The Town purchased 166,899 square feet of the property "to be by them used, improved, & maintained as and for a public square, park, or common" for $33,379.80 from Thomas Aspinwall in 1871. Another 4,832 square feet of the property with no restrictions was bought from Trustees of the Aspinwall Land Company in 1887 for $1,691.20 to be used for Winthrop School, the present Recreation Building next to the park. Another 10,351 square feet of land with no restrictions was purchased from Holtzer-Cabot Electric Company in 1915. Part of this land became The Water Department Pipe Yard and another part was added to the Brookline Ave Playground. The current park boundary was established in 1974.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 softball field** used for softball in spring, summer, and fall recreation seasons is in good condition. It is also used for baseball in spring season. It is lighted.
- **Other field uses:** The field is also used for soccer in spring, summer, and fall recreation seasons. It is used for lacrosse in spring and for football in fall seasons.

Playground/Equipment

- The playground is located near the recreation center.
- 3 climbing structures are in the play area with combinations of slide, bridge, game panel, and monkey bars made of steel, metal and plastic for toddlers and children and are in good condition.
- 1 Landscape Structures, Inc. manufactured steel and plastic swing set in the play area is in good condition.
- 1 wooden sandbox in the play area measuring 10 feet square is in good condition.

Access

- **Pedestrian Access:** There is gated concrete pedestrian access at the corner of Brookline Avenue and Aspinwall Avenue and also at the entrance to the play area. Another gated concrete and asphalt pedestrian entrance is located behind the recreation building. They all are in good condition. There is a concrete walkway from the Aspinwall entrance to the field and it is in good condition.
- There is a granite stairway with railings into the recreation center.
- **Vehicular Access:** There is gated grass covered maintenance vehicle access off Brookline Avenue near the recreation building and it is in good condition. A concrete vehicular access is located off south side of the recreation building.

Buildings and Structures

- The recreation building, consisting of brick construction over concrete base, is in good condition.
- 1 Dyna/bilt Products metal storage facility is in good condition.

Site Furnishings

- **Benches:** There are 14 benches of 4 different types in the park: 4 PC metal players benches are located at base/softball diamond (installed 1997 Wabash Valley); 2 wood and steel are located at the corner of Aspinwall and Brookline Ave (1997 renovation, DuMor Inc.), one of these benches has two dedication plaques to "Paul Gaulin"; 2 3-deck benches are located at the softball diamond for fans (installed 1997, National Recreational Systems, Inc.); 1 wood and steel at corner of School and Brookline Ave (1997 renovation, DuMor, Inc.); and 5 wood and steel benches are located at the recreation building & play area. The 6 feet long wooden benches were renovated in 1995. All of these benches are in good condition.
- **Drinking Fountains:** 1 Murdock water fountain near softball diamond is in good condition.
- **Fencing:** Metal fence around play area and field separating the two areas is in good condition.
- **Lighting:** The ball field is lighted at its four corners with Musco Sports lights in good condition.
- **Picnic tables:** 1 wood and steel picnic table located in the play area is in good condition.
- **Signage:** There are 9 regulatory signs made of metal and wood and located at playground entrance, recreation parking lot and building, and corner of Brookline Avenue and Aspinwall Avenue. They are all in good condition.
- **Trash receptacles:** There are 6 Rubbermaid plastic trash barrels in total: 1 at the corner of Aspinwall and Brookline Ave.; 2 at the baseball diamond; 1 at the corner of School and Brookline Ave.; and 2 in the play area. They are all in good condition.

Infrastructure

- **Irrigation System:** System installed in 1998 for the field is in good condition.

Special Features

- A row of mature Zelkovas.

Park Issues

- The playground is poorly landscaped.
- The layout of the paths and seating at the play area is oddly designed and provides no shade.

Aerial photo of the Brookline Avenue Playground (Town of Brookline GIS, 2000)

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Cypress Street Playground

Category	Community Parks
Size	5.22 acres
Protection	Article 97, Deed restriction; National Register eligible
Manager	Brookline DPW, Division of Parks
Location	Cypress Street
Precinct	6
Inventory date	10/09/04 revised 2/1/05
Vicinity	Bordered by multi-family houses, Cypress Street and Brookline High School.

OVERVIEW

The playground is a long rectangular park located between multi-family houses on the north, Cypress Street on the east, the High School on the west and the Main Gym and Kirrane Aquatic Center on the south. The park has a clearly organized design. Athletic functions are combined with the play area and spray pool located at the bottom of the slope below Cypress Street. Organized recreational activities are concentrated in the western two thirds of the park with a basketball court and softball fields that are also used for the Little League, football, and soccer. The high school buildings and Main Gym / Kirrane Aquatic Center overlook the park and create a campus character. New playground equipment was installed in 1999 and 2000. This area is now being used by the School Department's "early education" program for preschoolers. The donations from neighborhood families and parents of children in the B.E.E.P. program have largely funded the new equipment. Dogs are allowed on-leash.

PARK HISTORY

This site, along with Brookline Avenue Playground, was one of the first municipal purchases for playground purposes in the United States. In 1876, the new property was filled with loam from the Fairmont (now Dudley) Street pit, thirty young maples were planted and a spruce flagpole was erected. By 1880, the Brookline Athletic Club had built a track and seats for sports exhibitions. The playground was enlarged in 1886 when an additional 67,179 square feet were added. At some point, a bandstand had been erected, but it was removed in 1897. A new flagstaff by Boston Spar Co. was erected, built of Oregon pine and the top of spruce, part of an 1876 mast. The Town Report of 1904 stated that it was very difficult to keep order with the variety of uses in the park. The soil was sterile with small stones. In 1909, architect Guy Lowell's plans for a new bandstand were accepted. It is not clear if this structure was ever built, although the 1921 Town Report states that the Cypress Street bandstand was a disgrace. Over the years, the property has been the site of many activities, including ice skating, track meets, baseball, and football. In 1970, there was a proposal to use the site for a new Manual Arts Building.

DEED/TITLE/RESTRICTIONS

The Town bought this land from William B. Craft for $45,878.50 in 1871 as "public grounds to use, improve, and maintain for the public use forever, and as for a public square, park, common or playground, not otherwise."

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **2 softball fields** located in front of the high school are in good condition and one of them is lighted. The field orientation of the south field is good and that of north field is acceptable for mid to late afternoon play. They are used in spring, summer and fall recreational seasons. One 70 x 110 yard field can be located between the 2 infields without overlapping them. The baseball backstop needs repair and repainting.
- **Other field uses:** The fields are used for Little League and soccer in spring season and for football and soccer in summer and fall seasons.
- **1 basketball court** with asphalt curbing and measuring 267 feet is located near Cypress Street. It has been recently resurfaced and is in good condition.

Playground/Equipment

- 1 playground area is located beside the basketball court, separated from the fields by a walkway.
- 2 Landscape Structures, Inc. climbing structures with combinations of slides, game panel, and bridge are in good condition.
- 2 Landscape Structures, Inc. swing sets, one with two bucket seats and the other with 2 belt seats, are in good condition.
- 1 concrete spray pool with 4 spouts is in good condition.

Access

- **Pedestrian Access:** There is an asphalt pedestrian path from Davis Street and a concrete pedestrian walkway at Tappan Street across from the MBTA stop. Both of them have ramps, are ADA accessible and are in good condition. There is another pedestrian path along Tappan Street across from the pool. The park can also be accessed from the side walk of Greenough Street. The asphalt walkway from the Davis Street entrance to the Tappan Street entrance is in fair condition with some cracks. The circumferential walkway of the park with asphalt surface is in good condition.
- Vehicular Access: None

Buildings and Structures

- 1 metal utility box at Tappan Street pedestrian entrance opposite MBTA stop is in fair condition.
- 1 metal memorial with concrete base is located in the playground area and is in good condition.
- 3 metal bollards along Greenough Street are in good condition.

Site Furnishings

- **Benches:** There are altogether 25 benches of 5 varieties made of steel, plastic, wood and aluminum. 2 Wabash benches are placed at each of the baseball diamonds; 1 large viewing bleacher made of aluminum at Cypress Street side baseball diamond; and 6 DuMor, Inc. wood and steel benches near the playground. 4 wood and steel benches near Cypress Street baseball diamond are old. 10 cement benches are located along Greenough Street. Most of the benches are old and worn.
- **Drinking fountains:** 1 Murdock metal fountain with concrete base is located in the playground. It is unstable and in fair condition. Another one near the field is in good condition.
- **Fencing:** Metal fencing along Davis and Tappan Streets are in good condition. Concrete and wood fencing along Cypress Street is also in good condition.
- **Lighting:** There are 8 flood lights for the athletic fields and 3 metal lights along the path from Davis Street to Tappan Street. They are all in good condition.
- **Signage:** 7 metal and wood regulatory signs located near softball cages along Cypress and Greenough Streets, Davis Street entrance, corner of Davis and Greenough Streets are in good condition. 1 interpretive metal sign located at Tappan Street entrance opposite the pool is also in good condition.

- **Trash receptacles:** The Rubbermaid plastic trash barrels are in good condition; 1 at Davis entrance, 1 near the playground, 2 at players' benches near each baseball diamond, 1 at Tappan entrance opposite the pool. There are also 3 Victor Stanley steel trash barrels along Greenough Street.

Infrastructure

- **Irrigation System:** System installed for the fields in 1981 is in good condition.

Special Features

- The mature trees lining the perimeter separate the park from the busy roads surrounding it.
- Two ball fields permit simultaneous use of the park.
-

Park Issues

- The very small outfield diminishes play and poses a safety hazard to nearby cars and adjacent residences.
- Lack of picnic tables.
- Limited public use of the fields due to high school use.

Aerial photo of Cypress Street Playground (Town of Brookline GIS, 2000)

Daniel J. Warren Field

Category Community Parks
Size 11.1 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Eliot Street
Inventory Date 10/12/04 revised 2/1/05
Precinct 14
Vicinity Surrounded by single family houses, wooded areas and neighborhood streets.

OVERVIEW

Warren Field is one of the 3 largest playing fields in Brookline. It serves the Heath School and neighborhood as well as being a town-wide facility for baseball, soccer, and softball. One baseball field and 1 Little League field, 3 tennis courts, 2 bang boards, and 4 basketball courts are located at this facility. Play equipment is widely scattered through the park. Off-street parking is provided off Eliot Street. This site is defined primarily by the extensive recreation equipment. There is also a log cabin structure situated in the center of the park. The park is part of the Green Dog Program.

PARK HISTORY

This park was formerly the second home of the Rivers School. The school was founded in 1915 by Robert Rivers who had married the daughter of Walter Channing, a physician with a clinic at the corner of Boylston Street and Route 9. Rivers was one of the first to establish a school based on the principles of an “open air school” beneficial to the students’ health. The school buildings were built between 1918 and 1920 and were all designed by Putnam & Cox. In 1945, all the other buildings on this site were demolished except for the Rivers School recreational building. This now houses the Eliot Recreation Center. With the exception of a small addition in 1950, its exterior remains unaltered with its stucco finish, half-timbering, and gables reflecting the medieval style of building. The property is used as a neighborhood playground and a summer camp. In 1940, the Rivers School merged with the Greater Country Day School of Boston and became the Rivers Country Day School. It purchased the Andrew Adie Estate on Hammond Street and relocated to this site. This second location is now the Town’s Soule Recreation Center. The Rivers Country Day School eventually moved to Weston.

The field was renamed Warren Field, after Daniel W. Warren, Jr., the Superintendent of the Park Department. A native of Brookline, Warren graduated from the School of Agriculture of the Massachusetts State College in 1932, majoring in horticulture. He then joined his father and brother in the local firm of D.W. Warren & Sons, landscape architects, working for 10 years. During that time he took other horticulture courses, receiving a certificate in tree surgery. He opened a florist shop in Brookline Village and later joined the Park Department as foreman of maintenance, becoming a superintendent in 1945. Renovation of the park was completed in early 1995. The Town Recreation Department moved into the building in 2004.

DEED/TITLE/RESTRICTIONS

The Town acquired the property from Neillian Realty Co. in 1944 with no restrictions.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **3 basketball courts** with asphalt surface and 2 extra hoops, in front of Eliot Street parking lot, are in good condition.
- **3 tennis courts** with asphalt surface, at the end of Eliot Street parking lot, are in good condition.
- **1 baseball field** behind the tennis courts is in good condition. It is used during summer and spring recreational seasons. Also includes a softball base in good condition.
- **1 Little League field** along Chestnut Hill Avenue side of the park is in good condition and used in spring, summer, and fall seasons.
- Both outfields are used for soccer during all the recreational seasons.

Playground/Equipment

- The playground has 2 play areas, one in front near the recreation building and the other in the rear near the ball fields.
- 7 Landscape Structures, Inc. climbing structures with combinations of slide, bridge, monkey bars, ladder, track ride, and game panel; 5 in front play area and 2 in back play area are in good condition. Another climbing structure with monkey bars near the parking lot in front play area is in good condition and another one with a car in back play area is in fair condition.
- 1 Landscape Structures, Inc. swing set with 5 belt seats, 3 bucket seats, and 2 horse seats in front play area is in good condition.
- 2 wooden sandboxes, one near the parking lot in front play area and the other with a wooden house in back play area are in good condition.
- Tuff Riders spring toy in front play area is in fair condition with some rusting.
- Brick and cement spray pool is in good condition.

Access

- **Pedestrian Access:** The gated asphalt access from Eliot Street to the play area is in good condition. Asphalt access from Eliot Street to rear of recreation building is in good condition. 2 ADA accessible unpaved entrances from Ackers Avenue are in good condition. Unpaved access from Chestnut Hill Avenue is in good condition whereas that from Doran Road is in fair condition. The concrete walkway from parking lot past basketball to center of the park is in good condition.
- **Vehicular Access:** ADA accessible gated asphalt access to 20 parking spots from Eliot Street is in good condition.

4. Buildings and Structures

- The wooden recreation building is in good condition.
- The wooden storage facility and metal storage facility are in fair condition.
- The metal and stone memorial is in good condition.

Site Furnishings

- **Benches:** The park has three types of benches, Wabash Valley for baseball players (2 at each field); 2 steel bleachers for onlookers at each baseball/soccer area; and 12 Bench MFG Co., 3 at parking lot sandbox, 1 near swings, 2 at Eliot Street playground, 2 overlooking basketball courts, and 4 between fields.
- **Drinking fountains:** 1 Murdock water fountain between the basketball and tennis courts.
- **Fencing:** Metal fencing around entire park, tennis court and play field are in good condition.
- **Signage:** Metal and wood regulatory signs, 3 at Eliot Street, 11 at end of parking lot to maintenance path, 3 near the parking lot, and 1 near play field near Chestnut Hill Avenue, are in good condition. 2 metal and wood interpretive signs near the parking lot are in good condition.

- **Trash receptacles:** Rubbermaid plastic trash barrels, 4 at each baseball/soccer field, 1 at Eliot Street sandbox, 1 at Eliot Street entrance, 3 in parking lot, 2 near basketball, courts, and 1 between fields, are in good condition. There is also a large steel dumpster near the parking lot in good condition.

Infrastructure

- **Irrigation System:** System installed for the play fields in 1994 is in good condition. Another one installed for the lawn in 1996 was reported 'removed' in the Water Department.

Special Features

- The park is distinguished by the variety and number of recreation equipment and facilities.

Park Issues

- Lack of organization of benches.
- The storage facility needs to be updated.

Aerial photo of Daniel J. Warren Field (Town of Brookline GIS, 2000)

Harry Downes Field

Category Community Parks
Size 8.73 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Pond Avenue
Precinct 5
Inventory Date 10/26/04 revised 2/1/01
Vicinity In a neighborhood of single and multi-family homes, surrounded by neighborhood streets, across from Olmsted Park.

OVERVIEW

The topography of Harry Downes Field is striking in that there is a bowl at one end and a plateau at the other. Two edges of the site are surrounded by trees, creating a natural look. However, the nearby Jamaica Towers is very prominent and dominating, adding an urban visual element. The park currently includes a track, field facilities, soccer and football fields, and one softball diamond. Work is currently scheduled to install synthetic turf and resurface the track in 2006. There is a play area located at the southwestern end of the site and a restroom and storage building located behind the backstop at the northeastern end of the field. Mature oaks line the southern edge of the property. As a whole the field is attractive because of the significant number of trees and because the fence enclosing most of the site is a much less dominant feature. This park is part of the Green Dog Program.

PARK HISTORY

Although the Town voted to buy this Massachusetts Institute of Technology land on Pond Avenue at the end of 1906, the actual purchase did not take place until 1914. It was designated as Brookline Stadium. The name was reconsidered and this area became Brookline Field. It was decided to restrict its use to Brookline boys unless special authorization was given. Gates designed by the Town Engineer and built by the Park force were installed in 1918. A portion of the field was set aside for supervised play. A committee of five individuals was appointed at the 1924 March Town Meeting to develop the field. Based on the study, plans were made and the location and plan of the field house and grandstand were agreed upon. At the annual Town meeting, the Board chose architect Gavin Hadden of New York to make the plans. It was decided to replace the wooden grandstand with one of steel. The Town constructed the new field house in 1926. In 1929, there were plans to enlarge the field and to put in a running track. Permission was given to the Gaelic Athletic Association for Gaelic games in May 1932. In 1946, the engineering department drew up plans for a press box and broadcasting booth on the field grandstand. The 1979 improvements included a new tot lot, field house, bleachers, running track and 3 ball fields. Additional improvements occurred in 1983 funded by Land and Water Conservation Fund. Another reconstruction took place in 1994-95. Improvements planned for 2006 include a synthetic turf field and new track surfacing.

DEED/TITLE/RESTRICTIONS

The Town purchased the property from Massachusetts Institute of Technology in 1914 for $85,000. There are no known restrictions on the property.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 multi- purpose field** with a running track around it is located near Jamaica Road and is in good condition. It is used for football in summer and fall recreational seasons. It is also used for lacrosse in spring and soccer in all seasons. It accommodates long jumps, high jump, discus throw, and shot put. Synthetic turf is funded for construction in summer 2006.
- **1 softball field** near Pond Street is in good condition. It is used for softball in spring, summer and fall seasons and for rugby in spring season.

Playground/Equipment

- The fenced play area is located at the edge of the park along Riverway Park.
- 1 Landscape Structures, Inc. swing set with 2 bucket seats and sand base is in good condition.
- 1 wooden sandbox with a play structure is in good condition.
- 1 Landscape Structures, Inc. climbing structure with slide, ladder, bridge, and slide is in good condition.

Access

- **Pedestrian Access:** The gated concrete access from Highland Street, Jamaica Road and the play area on Jamaica Road are in good condition. Concrete walkway outside fencing along Highland Street and Jamaica Road is in good condition. Asphalt walkway in play area is in good condition whereas the one near the storage area is in poor condition with cracks.
- **Vehicular Access:** The unpaved gated maintenance vehicle access from the running track to the playground is in fair condition with drainage problems. The asphalt and concrete maintenance vehicle access off Highland Street into storage area is in fair condition with some cracks. Parking is on-street.

Buildings and Structures

- The concrete restroom and storage facility measuring 50' x 50' is in good condition.
- The metal and stone memorial to Harry Downes at corner of Highland Street and Jamaica Road is in good condition.
- Concrete retaining walls along Jamaica Road and Pond Street are in fair condition.

Site Furnishings

- **Benches:** 10 benches of 4 types are in fair condition; 2 at corner of Jamaica Road and Highland Street made of wood and steel, 5 in the play area made of wood & steel, 1 bleacher at the track made of aluminum, and 2 bleachers at the baseball field made of wood and steel.
- **Drinking fountains:** one water fountain in the field and another one in play area are in good condition.
- **Fencing:** Metal fencing around the entire park and separating play area from the fields is in good condition.
- **Lighting:** 2 steel lights near the storage facility are in good condition.
- **Picnic tables:** 1 wood and steel table located at corner of Jamaica Road and Highland Street is in fair condition.
- **Signage:** 1 wooden interpretive sign at the corner of Jamaica Road and Highland Street is in poor condition and covered by plants. The wood and steel regulatory signs are in good condition; 1 located near Jamaica Road and the play area, 1 near softball field, 2 beside the storage facility, and 1 near Jamaica Road.
- **Trash receptacles:** 11 Rubbermaid plastic trash barrels are in good condition; 2 at corner of Jamaica Road and Highland Street, 1 at Jamaica Road entrance, 4 near play area, 3 at baseball diamond, and 1 at Highland Street pedestrian entrance.

Infrastructure

- **Irrigation System:** System installed for the fields in 1980 is in good condition.

Special Features

- This park is notable for devoting almost the entire available area to active recreation and its proximity to the passive Olmsted Park.

Park Issues

Location of a heavily used active recreation facility within a residential neighborhood.

Aerial photo of Harry Downes Field (Town of Brookline GIS, 2000)

Putterham Golf Course

Category Community Parks
Size 119.90 acres
Protection Article 97
Manager Brookline Recreation Department
Location 1281 West Roxbury Parkway
Precinct 15
Inventory Date 10/27/04 revised 2/1/05
Vicinity Located near the Country Club and Pine Manor College.

OVERVIEW

The 18-hole golf course is the largest Town-owned greenspace. In addition to the golf course, the property includes Putterham Woods and wetlands. The property also contains a putting green, practice chipping green, and teaching areas. The club house has an administrative office, a large foyer, sandwich bar with kitchen, game room, and a pro shop. It allows dogs on-leash.

PARK HISTORY

The land now used as the Putterham Golf course was originally bought for playground purposes over a period of several years. The first purchase was in 1899-1900 of 62 acres. The next parcel of 62.6 acres was bought in 1901. The Town bought several smaller lots from 1902 to 1939. Much of the land was historically a wetland. A portion of this property was taken for the 1917 incinerator and fire Station 6 on Hammond Street.

In 1900, a thinning of the wood was personally supervised by Charles Sprague Sargent, Director of the Arnold Arboretum and a member of the Park Committee. In 1921, 2000 Red Pines were planted at Putterham. The golf course was designed by Stiles and Van Kleek during the Depression and opened in 1933. The preservation of the natural and scenic beauty was a concern and the design preserved as many trees as possible. The clubhouse was designed by Kilham and Hopkins at the same time.

DEED/TITLE/RESTRICTIONS

The Town purchased the property with no known restrictions. It was designated park land in 1907.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There is no play equipment in Putterham Golf Course.

Athletic Facilities

- **The 18-hole golf course** is in good condition.

Access

- **Pedestrian Access:** Asphalt pathway along the course is in good condition.
- **Vehicular Access:** Asphalt surface vehicular access from the parkway to the parking lot and club house are in good condition.

Buildings and Structures

- Metal sculpture of Francis Quimet in front of the club house is in good condition.
- The brick and concrete club house is in good condition.

- Stucco maintenance building near third hole is in poor condition.
- The wooden maintenance/storage facility near the cart storage area is in good condition.

Site Furnishings

- **Benches:** Wooden benches along the pathway are in good condition.
- **Drinking fountains:** 4 along the pathway are in good condition.
- **Fencing:** Wooden picket fencing behind the club house is in good condition. Metal fencing around the property is in good condition.
- **Picnic tables:** 1 wooden table located near the storage facility at the entrance of the course pathway is in good condition.
- **Signage:** Metal regulatory signs, 4 in the parking lot and 6 in front of the club house, are in good condition. 2 wooden interpretive signs, one in front of the club house and the other behind it are in good condition.
- **Trash receptacles:** Many plastic trash barrels located along the pathway are in good condition.

Infrastructure

- **Irrigation System:** Computer controlled full irrigation system is in good condition.

Special Features

- The plant palette reflects the presence of wetlands.
- The property has scattered rock outcroppings.

Park Issues

- Town fee puts limitation on allocating Enterprise Fund for improvements within the golf course.
- Large open lawn areas located on slopes create storm water drainage issues in the course.

Aerial photo of Putterham Golf Course (Town of Brookline GIS, 2000)

Soule Recreation Center

Category Community Parks
Size 9.49 acres
Protection Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Hammond Street
Precinct 15
Inventory Date 10/26/04 revised 2/1/05
Vicinity Surrounded by Hammond St., Health St., Woodland St. and wooded area.

OVERVIEW

Soule Recreation Center, named for Augustus Soule, a Brookline Park Commissioner, is located in the carriage house from the estate of John G. Wright. The surrounding site has a wooded area, a specimen Beech tree (which played a deciding role in the location of the rear soccer field), an isolated land area subject to flooding, and an interesting geological history. Not only are puddingstone and other rock outcroppings present, but the soil content is unique as well with eleven feet of peat found in one of the fields. Additionally, the site has an interesting engineering history; during the mid-1800s a drain line was built in the lower field. Robson Field, located near the site of the original main house, has 1 soccer field. The entire recreation area includes 2 soccer fields, tennis courts, tot lot, and play equipment. A design review process concluded in May 2006 to replace the play equipment for the older children, add play equipment for the younger children and to add a spray pad feature. It is anticipated that construction will commence in Summer 2006. It participates in the Green Dog Program.

PARK HISTORY

In 1961, the Town bought this property for recreational purposes. The main house burned in 1963. The carriage house continues to be used by the Recreation Department as well as other private organizations that rent the space. This building, a fine example of the Medieval Revival style, with half-timbering, and diamond paned upper sashes, as well as the non-extant main house and the gatehouse were designed by the architectural firm of Chapman and Frazer in 1896 for John G. Wright. Wright, a wool merchant in Boston, had bought the property from Thomas Quimby, a farmer. The main house, which faced Woodland Road, was a large medieval castle. Andrew Adie, a subsequent owner, was the president of the Scotia Worsted Mills with an office at 60 Federal Street. The original design of the estate was by Olmsted, Olmsted and Eliot and contained a formal rose garden with a turnstile, a cow paddock, a hen house and vegetable gardens as well as a potting shed. The wall around #648 is part of the wall which surrounded the entire estate and was built in 1908 along with the house at #648. In 1908, there was also a plan for a pond near the Baldwin School area. Chapman & Frazer designed a greenhouse in 1916. In 1942, the carriage house and main building were bought by the Rivers School (now located in Weston) and converted into classrooms and administrative offices. The Rivers School had previously been located at what is now the Eliot Recreation Center. The school built the gymnasium in 1944. The small house at #648 Hammond was sold as a private residence in the 1940's. The field located near the site of the house was named after Nicholas E. Robson. Dedicated in 1980, the family contributed $10,000 to renovate the field in memory of their son. The Baldwin School playground is contiguous with the recreation area. The area was renovated in 1995 and 1996 with Vilon Self Help State funds.

DEED/TITLE/RESTRICTIONS

The Town acquired the property from Rivers School in 1960 with no restrictions. This property is located in the Chestnut Hill Historic District, which is on the National Register of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **2 multipurpose turf fields,** one along Hammond Street and the other behind the park are in good condition. They are used for soccer and lacrosse in spring, summer, and fall recreation seasons.
- **1 tennis court** measuring 226 feet (renovated in 1996) is in good condition.
- **Gym**: The indoor gymnasium inside the recreation center is in good condition.

Playground/Equipment

- The playground has two play areas, one located near the parking lot and the other by the side of the building.
- 3 Landscape Structures, Inc. swing sets, 2 with 2 belt seats each and 1 with 2 bucket seats in the lower play area are in good condition.
- 1 Children's Environments wood climbing structure with a number of features is located in the side play area and is in good condition except for splintering.
- Wooden sandbox attached to the climbing structure is in good condition.

Access

- **Pedestrian Access:** Asphalt walkways from parking lot to field and play area are in good condition.
- **Vehicular Access:** Asphalt vehicular access with parking off of Hammond Street is in good condition. The gated asphalt maintenance vehicle access form Heath Street is in fair condition.

Buildings and Structures

- Recreation Department office building is in good condition.
- Renovated gymnasium building is in good condition.
- Wooden retaining walls along play area and parking lot are in good condition.
- Wooden stairs between play areas and at upper play area are in good condition.
- Granite bollards located on the maintenance vehicle path are in good condition.

Site Furnishings

- **Benches:** 4 wood and steel benches, 2 at upper play area and 2 at lower play area, are in good condition.
- **Drinking fountains:** 1 Murdock water fountain at lower parking lot is in good condition.
- **Fencing:** Metal fencing along driveway side of front field, back of property, and rear soccer field are in good condition. Wooden fencing opposite to the parking lot is in good condition.
- **Lighting:** There are 3 small lights on Recreation Center building looking over parking lot and play area.
- **Picnic tables:** 3 wooden picnic tables in the playground are in good condition.
- **Signage:** 3 metal and wood interpretive signs, 2 at upper soccer field and 1 at Heath Street, are in good condition. Metal interpretive sign at Hammond Street is in good condition. 11 metal regulatory signs in the parking lot are in good condition.
- **Trash receptacles:** 1 large wood and steel dumpster behind the park is in good condition. Rubbermaid plastic trash barrel, 4 at driveway, 3 at back soccer field, and 1 at upper play area are in good condition.

Infrastructure

- **Irrigation System:** Systems installed in 1980 and 1996 for the soccer field are in good condition.

Special Features

- Remnants of the prior estate, such as the Beech tree and stone wall, add character.
- Access to and circulation within the park is the reverse of the original layout, with entry from what had been the back of the site and approaching the back of the carriage house.

Park Issues

- Lawn is in poor condition.
- Terraces in play areas meant to be garden beds are unused.
- Park lacks a water feature, which would benefit summer programs.
- Play equipment is not appropriate to the early childhood programs run by the Recreation Center and is scheduled to be replaced.

Aerial photo of Soule Recreation Center (Brookline GIS, 2000)

Newton Street Park [Town Landfill]

Category	Community Park (Future)
Size	42.36 acres total (planned new park development is 15.15 acres)
Protection	Article 97
Manager	Brookline DPW, Parks Division
Location	Newton Street Incinerator Drive
Precinct	15
Inventory Date	10/01/04 revised 2/1/05
Vicinity	Adjacent to Lost Pond Conservation Area

OVERVIEW

The former landfill and transfer station is being capped for future land uses, including a park. The Brookline solid waste transfer station, formerly an incinerator, is located within the property. Parts of the station's land are used to store snowplows and other town equipment. The property is planned and funded as a future site for a multi-use park in Brookline to include an athletic field, pathways, playground, picnic shelter, benches, a wetland overlook, and connection to Lost Pond Sanctuary.

PARK HISTORY

A portion of the property was transferred to the Conservation Commission in 1982.

DEED/TITLE/RESTRICTIONS

There is an access agreement with the Massachusetts Department of Conservation and Recreation to allow part of the park to be built on their property.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Currently there are no athletic facilities, playground equipment, access, structures, site furnishings, or irrigation system in the landfill. The proposed plan, shown above, features a multi-purpose turf field, recreational trails, picnic area, playground, and a parking area.

Aerial photo of the Town Landfill (Town of Brookline GIS, 2000)

Waldstein (Dean) Playground

Category Community Parks
Size 5.63 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Dean Road
Precinct 14
Inventory Date 11/02/04 revised 2/1/05
Vicinity Enclosed by oak trees, train track, at the back of an apartment building parking lot, flanked by two churches.

OVERVIEW

Large mature oaks line the edge of this park. There is a division through the middle of the park, with open lawn on one side and an extensive array of recreational facilities on the other side. Hence, there is considerable contrast to the character of the park depending on the entrance point. From Dean Road, the park appears as a large green space. From Clinton Path, the park appears to be a dense recreational area. The playground has 8 new tennis courts. There is a Little League field near Dean Road. The open field is also used for soccer. During weekdays the site serves as the venue for the physical education programs of Runkle School. The field is used extensively for youth baseball and Brookline High School rugby training. The park is included in the Green Dog Program.

PARK HISTORY

This property was acquired in 1901. Originally, the Village Brook ran through it. The brook was covered and the lower side toward Beacon Street was filled to make way for playing fields. In 1918, tennis courts were built. Tournaments for tennis and croquet were held here. When Clinton Path was laid out c. 1903, a strip of land was bought from Boston and a flight of stairs from Dean Road was built. It was re-sodded in 1996 and the irrigation system was upgraded in 1997.

DEED/TITLE/RESTRICTIONS

The Town acquired 247,760 square feet of the property from Susan Wadsworth et. al. under the condition that “no apartment buildings or stables to be erected there on.” This parcel was previously called Beacon Street Playground and later called Dean Park. This information came from the 1960 deed research but could not be located during the 2003 deed research. The Town purchased another 2,935 square feet from the City of Boston in 1903 with no restrictions.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 Little League field** near Dean Road is in good condition. It is used in spring, summer, and fall recreational seasons.
- **Other field uses:** The outfield is used for softball and soccer during spring, summer, and fall recreational seasons.
- **1 basketball court** with asphalt surface is lighted. Located behind the tennis courts, it is in good condition.
- **8 tennis courts** with asphalt surface of which 5 are lighted. Located near Strathmore Road, they are in good condition.

Playground/Equipment

- The playground is located behind the tennis courts from Clinton Path.
- 4 Landscape Structure, Inc. and Columbia Cascade, Inc. climbing structures with combinations of ladder, bridge, game panel, slide, and track ride are in good condition.
- 2 Landscape Structure, Inc. swing sets, one with 8 bucket seats and the other with 6 flat seats, are in good condition.
- Concrete spray pool is in good condition.
- 1 wooden sandbox is in good condition.

Access

- **Pedestrian Access:** Concrete entrance from Strathmore Road is in good condition. Concrete access from Dean Road with stairs and railings is in good condition. Concrete access with ramps from Dean Road is in good condition. Asphalt walkway from Dean Road ramp entrance is in good condition. It stops abruptly in a grass area at the bottom of the hill. Pedestrian traffic has created 2 dirt pathways running parallel to Beacon across the park (both sides of park). Concrete and asphalt walkway from Clinton Road past tennis courts to maintenance entrance is in fair condition with cracks.
- **Vehicular Access:** Concrete maintenance vehicles access from Beacon Street is in good condition.

Buildings and Structures

- Brick restroom facility is in fair condition but needs updating.
- The storage facility is in fair condition.

Site Furnishings

- **Benches:** There are altogether 19 benches of 5 varieties, 3 near Dean Road ramp entrance (wood and steel), 8 in playground area (wood and steel), 3 at end of Dean ramp entrance (wood and cement), 2 for baseball players (plastic and steel), and 3 at tennis building (plastic & steel).
- **Drinking fountains:** The fountains are in poor condition with 3 working fountains, 1 at basketball court, 1 at playground, 1 at tennis courts and 1 out of service fountain at base of Dean stairway entrance.
- **Fencing:** Fencing around the park consist of 5 types; cement and wood by Dean Road, rusted chain link along the MBTA right of way and Beacon Street, new Steelco along tennis courts, old cement and chain along tennis courts, and metal stake around some extend of the edge.
- **Game tables:** 2 metal and steel chess/checkers tables with seating along the path outside play area are in good condition.
- **Lighting:** Metal lights, 4 over tennis courts, and 5 along pathway from Dean Road to Strathmore/Clinton Path, are in good condition.
- **Picnic tables:** 3 wooden tables, two in the play area and one near restrooms are in good condition.
- **Signage:** 1 metal and wood interpretive sign in the middle of fence along Dean Road is in good condition. Metal and wood regulatory signs, 2 at maintenance path off Beacon Street, 2 near tennis courts and play area, and 2 on tennis court fence, are in good condition. Metal regulatory signs, 3 on tennis court fence, and 5 along Strathmore Road and Clinton Path, are in good condition.
- **Trash receptacles:** Rubbermaid plastic trash barrels, 1 at maintenance entrance, 1 at basketball courts, 4 at tennis courts, 2 at baseball courts, 3 in playground area, and1 at Dean Road ramp entrance, are in good condition.

Infrastructure

- **Irrigation System:** System installed for the play field in 1967 is in good condition.

Special Features

- The park embodies two very different senses of scale and density.

Park Issues

- Lack of planning in picnic area.
- Benches need to be carefully relocated and laid out better.
- Lack of paved pedestrian paths within the park.
- Lack of handicapped accessible play equipment.

Aerial photo of Waldstein Playground (Town of Brookline GIS, 2000)

B. Historic Parks

Brookline Reservoir Park

Category Historic Parks
Size 32.21 acres
Protection Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Along Route 9 between Lee and Warren Streets.
Precinct 15
Inventory Date 10/26/04 revised 2/1/05
Vicinity Bordered by single family houses, Boylston and Lee Streets

OVERVIEW

The water body and the surrounding vegetation characterize the Brookline Reservoir property. It is a man-made body of water approximately one mile in circumference. A jogging/walking track encircles the reservoir. The entire park is visible from virtually the entire perimeter, while the details of the property become observable when walking along the circular path. The architecturally significant gatehouse is a prominent feature. Most of the park is set below the surrounding roads, creating a feel of separation between the park abutting lands. The exception to this is a stretch along Route 9 where the path is higher than the roadway and plantings are necessary to screen it. Swimming and skating are not allowed on the property. The reservoir is on the National and State Registers of Historic Places. Dogs are allowed on-leash. The reservoir is stocked annually with fish by the Massachusetts Department of Fish and Wildlife and fishing is allowed by permit from the Town Clerk's Office.

PARK HISTORY

The reservoir was originally built as a drinking water supply for the City of Boston. It was acquired in 1903 for $150,000, of which one-third was contributed by abutters. This area was once low-lying pastureland with a marsh in the center and stream running through it. In Revolutionary times, the land belonged to the Gardner family. By 1800, Richard Sullivan, a Boston merchant, had bought it and built a large house on the land off of what was then called the Sherburne Road. John Thayer, a Boston banker and a later owner, was preparing to build his home when the City of Boston took five acres of his land to construct a reservoir. The eventual size of the City's purchase was over thirty acres. The reservoir was part of the Cochituate water system and was built to feed the Beacon Hill Reservoir that stood at the intersection of Hancock, Derne and Temple Streets. On October 14, 1848, at 11:45 a.m. the first water from Lake Cochituate was let through a small conduit to the thirty-inch main pipe, arriving at a fountain on the Boston Common at 2:00 p.m. On November 16, 1848, the Brookline Reservoir was filled to capacity.

The gatehouse, designed by Charles E. Parker, is a Classical Revival building with a closed pediment and quoins. It is built of two shades of granite that emphasize the quoins, stringcourse, window surrounds, niches, and doorway. The gatehouse has been used as a meeting place for a number of purposes. In 1902, the City of Boston decided to sell the reservoir and its surrounding land. Prompted by rumors of undesired development, the neighbors, including Amy Lowell, John C. Olmsted, Walter Channing, Edward Atkinson, and George Lee, contributed more than $50,000 towards the purchase price of $150,000. The citizen contribution was accepted at the December 30th, 1902 Town Meeting. Although there were plans in the 1920's to build a beach and a bathhouse near Lee and Dudley Streets as well as a wharf near the gatehouse, they were not realized. In 1926, the gatehouse was altered to provide rooms and toilet facilities for swim meets of men and women, skating and other occasions. The Reservoir Park was considered briefly in 1956 as a possible location for a new Town Hall. The wooden pump house next to the gatehouse was built during World War II. It was renovated through the efforts of nearby neighbors.

DEED/TITLE/RESTRICTIONS

The land was purchased from City of Boston in 1903 for $150,000 with the condition of "operate and maintain to flow water through." The property is individually listed on the National Register of Historic Places and is adjacent to the Town Green Historic District. An early nineteenth century Boston milestone is located below the gatehouse.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There is no playground equipment or irrigation at the Brookline Reservoir.

Athletic Facilities

- A walking and jogging path of bituminous asphalt and stonedust surface constructed around the reservoir is in good condition.

Access

- **Pedestrian Access:** Asphalt pedestrian path into the park from Dudley Street and Dudley Way intersection, concrete and asphalt pedestrian entrance from Dudley Way and Lee Street intersection, and the dirt and concrete pedestrian entrance from Dudley Street are all in good condition. The worn concrete pedestrian access with stairs and railings from Walnut Street is in fair condition.
- **Vehicular Access:** Asphalt vehicular access from Warren Street with pedestrian path leading to the reservoir is in good condition. Parking is primarily along Dudley Street.

Buildings and Structures

- The historical building, which is in fair condition, is made of wood and brick containing 1 pump house, 1 sportsmen's club, 1 Boston Edison building, 1 pump facility directly connected to the reservoir.
- Granite retaining wall along the intersection of Boylston & Warren Streets, along pump house, parts of Dudley St (stone), along Route 9 (closest to Lee St), around actual reservoir is in good condition.

Site Furnishings

- **Benches:** There are 38 benches in total along the path around reservoir and a number have dedications. They are made of wood and steel and are in good condition.
- **Fencing:** Wood and metal fencing along parts of Warren, Dudley, & Walnut Streets and all of Dudley Way & Lee Street is in good condition.
- **Lighting:** 1 metal lamp post at the top of Warren Street entrance is in good condition.
- **Signage:** 4 wood and metal regulatory signs located at the entrances. 1 metallic interpretive sign containing reservoir information located on the path at Dudley Street and Dudley Way intersection. They are all in good condition.
- **Trash receptacles:** There are 14 steel trash barrels manufactured by Victor Stanley along path around the reservoir. They are in good condition.

Special Features

- The reservoir with a stone and vegetated edge is the most unique feature of the park.
- The plantings include a variety of ornamental trees and shrubs, including Kwanzan Cherry trees, mature evergreen and deciduous trees, and native plants.

Park Issues

- None.

Aerial photo of the Brookline Reservoir Park (Town of Brookline GIS, 2000)

Emerald Necklace I - Riverway Park

Category Historic Parks
Size 13.8 acres
Article Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Between Boylston and St. Mary's Streets
Precinct 1, 3, & 4
Inventory Date 10/09/04 revised 2/1/05
Vicinity Surrounded by major streets, shopping center, Harvard Medical School, Emerson College, MBTA train track and apartments

OVERVIEW

The Riverway along with Olmsted Park form a green space link that runs through Boston and a portion of Brookline to the Commons and to Franklin Park. It forms the lower, narrower section of the Emerald Necklace Park System between Brookline Village and the Back Bay Fens. The park is located a few feet lower than the street along most of the Riverway. Stone bridges, vegetation, and landform hide the park away from the busy traffic routes around it. Riverway's eight acres of forest landscape with mature trees provide ample shade. Jogging and biking are the major activities in the park. Dogs are allowed on-leash.

PARK HISTORY

Frederick Law Olmsted, Sr., the celebrated designer of New York's Central and Prospect Parks as well as other parks and historic open spaces across the United States, was also the landscape architect for Boston's "Emerald Necklace," part of which is in the Town of Brookline. His plan for the "Sanitary Improvement of the Muddy River" (1881, revised 1890), which required close to fifteen years for implementation, can be divided into two components: the Riverway and Olmsted (originally called Leverett) Park. The "Riverway" Project included recontouring the banks on both sides of the Muddy River, then tidal marshlands and a breeding ground for disease, and planting them with native trees and shrubs, many of which were eventually chosen by Brookline Park Commissioner Charles Sprague Sargent.

Land for the park construction was purchased between 1881 and 1894 from private property owners. In 1929, funds were allocated by Town Meeting to clean and deepen the Muddy River, while in the mid-1980s, as part of the Massachusetts Olmsted Historic Landscape Preservation Program, the Commonwealth appropriated over $1 million for the restoration of the Riverway and Olmsted Park.

DEED/TITLE/RESTRICTIONS

The Town acquired the properties of both parks between 1863 and 1900 with 40 transactions. Most of the parcels were acquired "to be used for park purposes under the supervision of the Park Commissioner." Some of the original property owners included Trustees of Aspinwall Land Company, Trustees of the Brookline Land Company, Overseers of the Poor, City of Boston, House of the Good Shepherd, Trustees of A. Aspinwall estate, and Boston & Albany Railroad Company. The Emerald Necklace Park System including Riverway and Olmsted Park are listed on the National Register of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There is no playground equipment or irrigation system in the Riverway.

Athletic Facilities

The bike / pedestrian path along the water body is in good condition and heavily used by the community.

Access

- **Pedestrian Access:** Concrete and asphalt entrance at River Road is in good condition. The gated asphalt entrance with railings and stairs from Longwood MBTA stop are in fair condition. The Carlton Street footbridge is in serious disrepair and closed to the public. Concrete and asphalt entrances with railings and stairs from bridge from Riverway and Longwood Avenue bridges are in good condition. The asphalt entrance from Netherlands Road is in good condition. Concrete and asphalt walkway from Park Drive to Chestnut Street is in good condition.
- **Vehicular Access:** Concrete and asphalt maintenance vehicle access from Netherlands Drive is in good condition. There is a maintenance vehicle access from River Road. Concrete maintenance vehicle access from Boylston Street is in good condition.

Buildings and Structures

- Granite bollards blocking vehicles on the pedestrian bridges are in good condition.
- The Riverway contains a rich assemblage of original bridges and stairs, which are distinctive features of the park. Longwood Bridge, the Chapel Street Bridge with its arches over the watercourse and bridle path, the bridges at Netherlands Road, Brookline Avenue, the ramps to Route 9, and two pedestrian bridges to the island area are in good condition. The iron Carlton Street Bridge is in poor condition.
- The granite and concrete retaining walls at Route 9, Netherlands, River and Aspinwall Roads are in good condition.
- The drainage structures in the Riverway, including a 500-foot long culvert over the stream from Route 9 to Brookline Avenue, are in good condition.
- The Huntington Avenue (Route 9) Overpass has been maintained well.

Site Furnishings

- **Benches:** The wood and steel benches in the park are in good condition; 7 total along Riverway Park path of the same type, 4 between Park Drive and Longwood Avenue, and 3 between Longwood and Aspinwall Streets.
- **Fencing:** Metal fencing along Riverway Park that abuts the public transit line is in good condition.
- Lighting: 5 metal and wood lampposts over pathway between Netherlands Road and Brookline Avenue are in good condition.
- **Signage:** Metal interpretive signs on the bridge over Route 9 are in fair condition.
- Trash receptacles: 6 Victor Stanley trash barrels in the park in good condition.

Special Features

- This is a nationally significant park.
- Bridges are distinctive architectural features of the park.
- Muddy River flows through the park defining the portion within the Town of Brookline.
- The park is vegetated with deciduous, flowering and native trees; deciduous and native shrubs; ground cover; and flowerbeds. It also contains some exotic and invasive species.

Park Issues

- Security control is difficult.
- Lack of location maps.

Aerial photo of the Riverway (Town of Brookline GIS, 2000)

Emerald Necklace II - Olmsted Park

Category Historic Parks
Size 12.94 acres
Article Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Between Chestnut and Boylston Streets
Precinct 4 & 5
Inventory Date 10/09/04 revised 2/1/05
Vicinity Surrounded by major streets, Brookline Village, and apartment buildings

OVERVIEW

Olmsted Park has three major ponds, six historic pedestrian bridges crossing the watercourse joining its three major ponds, a stone retaining wall and several drainage structures. Olmsted Park, sheltered from the busy city by the densely wooded areas, forms the broader segment of the Emerald Necklace Park System. Olmsted Park is directly adjacent to Jamaica Pond. The park has the second largest historic forest in the Necklace with has 17 acres of forest cover. Ward's Pond, a protected preserve in the park, has boardwalk access. It is very popular for dog walking and allows dogs on-leash. The Babbling Brook near Willow Pond is currently under restoration.

PARK HISTORY

Frederick Law Olmsted, Sr., celebrated designer of New York's Central and Prospect Parks as well as other parks and historic open spaces across the United States, was also the landscape architect for Boston's "Emerald Necklace," part of which is in the Town of Brookline. His plan for the "Sanitary Improvement of the Muddy River" (1881, revised 1890), which required close to fifteen years for implementation, can be divided into two components: the Riverway and Olmsted Park. Olmsted Park was designed as a chain of picturesque fresh-water ponds, alternating with attractive natural groves and meads. Included in the plans for Olmsted Park was the creation of Leverett Pond from a malarial swamp near Brookline Village as well as the incorporation of many of the natural landscape features, which predate the park. Originally named Leverett Park, the park's name was changed in 1900 by the Boston Parks Commissioners to honor Olmsted. Charles Sprague Sargent, Director of the Arnold Arboretum and Chairman of the Brookline Parks Commission also contributed to the planting plan of the Brookline side of the Emerald Necklace.

Land for the park construction was purchased between 1881 and 1894 from private property owners. Seven "Natural History" ponds were created between Ward's and Willow Ponds in 1893 for Natural History Society educational programs. They were filled in during the last years of the nineteenth century. In the mid 1980s, as part of the Massachusetts Olmsted Historic Landscape Preservation Program, the Commonwealth appropriated over $1 million for the restoration of the Riverway and Olmsted Parks. The Olmsted Master Plan was implemented in 1997 and 1998 with funds from the Community Development Block Grant. The Willow Pond and Ward's Pond footbridges were restored between 1983 and 1984 through a grant from the George B. Henderson Foundation to the Massachusetts Association for Olmsted Parks. Allerton Overlook was restored in 2003 and 2005 with partial funding from the Department of Environmental Management. The Babbling Brook is scheduled for restoration in 2006.

DEED/TITLE/RESTRICTIONS

The Town acquired the park property between 1863 and 1900 with 40 transactions. Most of the parcels were acquired "to be used for park purposes under the supervision of the Park Commissioner." Some of the original property owners included Trustees of Aspinwall Land Company, Trustees of the Brookline Land Company, Overseers of the Poor, City of Boston, House of the Good Shepherd, Trustees of A. Aspinwall estate, and

Boston & Albany Railroad Company. The Emerald Necklace Park System including Riverway and Olmsted Park is listed on the National and State Register of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There is no playground equipment in Olmsted Park.

Athletic Facilities

- The bike / pedestrian path along the water body is in good condition and heavily used by the community.

Access

- **Pedestrian Access:** Concrete and asphalt entrances from Leverett Pond nearest to Route 9, Allerton Overlook, Cumberland Avenue, Riverdale/Willow Pond Road, and Chestnut Street Bridge are in good condition. Concrete and asphalt path from Boylston Street to Jamaicaway is in good condition. The asphalt entrance from Ward's Pond is in good condition. Concrete and asphalt walkway from Park Drive to Chestnut Street is in good condition.
- Concrete and metal stairs with railings between paths at Route 9 parking lot is in good condition. Granite, concrete and asphalt stairs with railings at Allerton Overlook is also in good condition.
- **Vehicular Access:** Concrete and asphalt access from Leverett Pond near Route 9 to 24 parking spots is in good condition. Concrete maintenance vehicle access from Willow Pond Road is in good condition. Concrete and asphalt access from Jamaica Road to Perkins parking lot near Ward's Pond with 13 parking spots is in good condition.

Buildings and Structures

- Metal memorial at Allerton Overlook is in fair condition.
- Granite bollards blocking vehicles on the pedestrian bridges are in good condition.
- The bridges, constructed with granite, concrete, and asphalt, crossing over the water body at Cumberland Avenue, Ward's Pond and Willow Pond are in good condition. The puddingstone footbridge at Ward's Pond is in good condition. These bridges are the dominant architectural features of the park.

Site Furnishings

- **Benches:** The wood and steel benches, 4 at Allerton overlook, 16 between Route 9 and Chestnut Street, are in good condition. There is one older wood and steel model at Ward Pond / Perkins Parking lot.
- **Bike racks:** 5 Bike-Link bike racks, 3 at Route 9 parking lot, and 2 at Perkins parking lot are in good condition.
- **Fencing:** Metal fencing along North Leverett Pond is in good condition.
- **Signage:** 4 metal and wood interpretive signs from Route 9 to Ward Pond / Perkins parking lot are in good condition. Metal interpretive signs on the bridge over Route 9 are in fair condition.
- **Trash receptacles:** Victor Stanley trash barrels in the park are in good condition; 3 at Route 9 parking lot, 1 at Route 9 pedestrian entrance, 10 along Route 9-Chestnut Street path, 1 at Willow Pond Rd, and 2 at Perkins parking lot.

Infrastructure

- **Irrigation System:** 3 installed for the shrub bed, lawn, and flowerbed at Allerton Overlook in 2001 are in good condition.

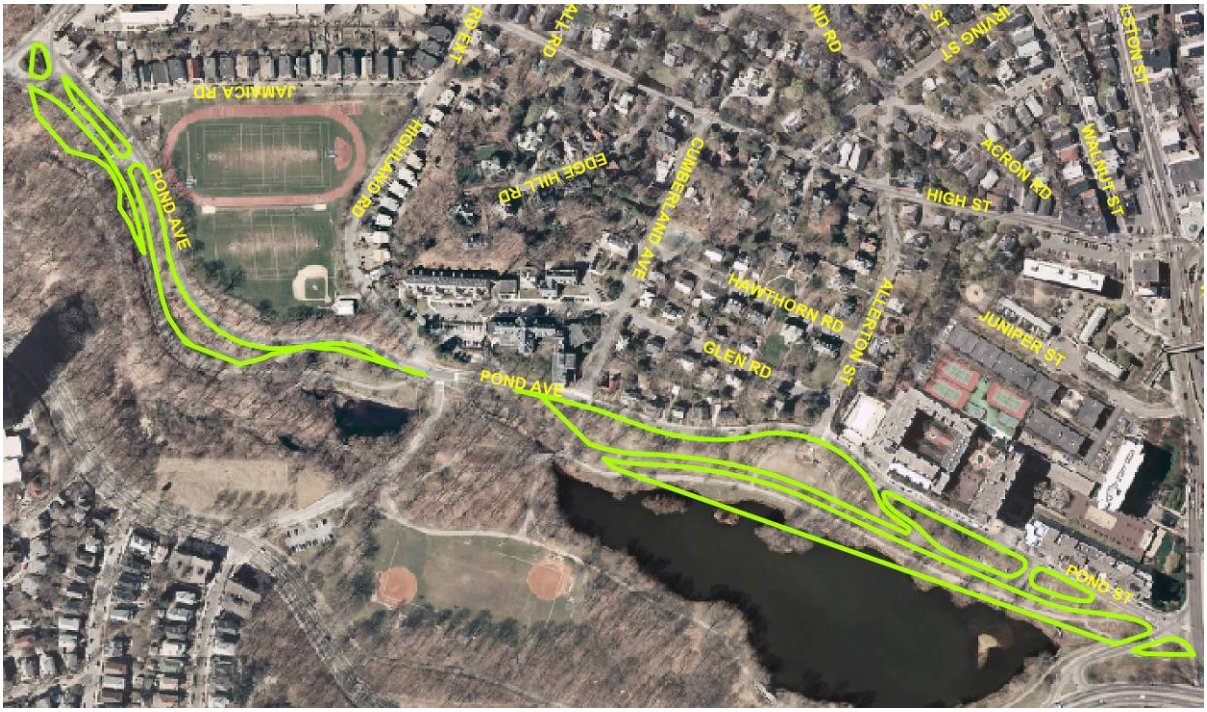
Special Features

- The park is vegetated with deciduous, flowering and native trees; deciduous and native shrubs; ground cover; and flowerbeds. It also contains some exotic species.

- Ward's Pond, the park's southernmost water body, is much smaller and shallower than neighboring Jamaica Pond (2.5 acres compared to 64.3 acres) and is only 6.5 feet deep. Its shallowness invites eutrophication and abundant aquatic plant growth.
- Willow Pond encompasses 0.7 acres with a maximum depth of 6 feet. It is fed by Ward's Pond and a stream.
- Leverett Pond of 9.4 acres with a depth up to 5.5 feet has gabion cribs allowing stable grassy banks to extend to the water's edge.

Park Issues

- Security control is difficult.
- Lack of location maps.



Aerial photo of Olmsted Park (Town of Brookline GIS, 2000)

Larz Anderson Park

Category Historic Parks
Size 61.13 acres
Protection Article 97, NR, SR, MHC preservation restriction on the top of hill
Manager Brookline DPW, Division of Parks
Location Newton Street
Precinct 15
Inventory Date 10/01/04 revised 2/1/05
Vicinity Single family houses, town houses and private school.

OVERVIEW

Larz Anderson Park, the largest park in Brookline, is listed on the National and State Register of Historic Places. The site, which was formerly the Larz Anderson estate, is composed of large expanses of lawn at the top of the hill, the playing fields, and sweeping slopes. The park has an extensive and species-diverse tree population with a ground cover of grass with some moss. At the highest point (where the main house stood), there are exceptional views of Boston. The architecturally significant Carriage House remains and houses the Museum of Transportation, along with several houses the Andersons built that are located just outside the park. Contemporary uses include a hilltop outdoor skating rink in the former Italian Garden. Throughout other seasons, the ice rink is used for day camp, and both athletic and cultural events such as concerts and dances. The community garden area has 72 plots and there is a picnic shelter with grills located close to the newly restored pond and athletic fields. The park also houses several Town offices including the Division of Parks maintenance yard. The hillside of the park has employed the Green Dog Program.

PARK HISTORY

The land was once the property of the Goddard family and, during the Revolutionary War, it was known as Goddard Heights. It was named after the husband of the donor of the property, Isabel Weld Anderson, a granddaughter of William Fletcher Weld who was a successful merchant and shipbuilder. Weld purchased a number of parcels of land between 1841 and 1881 to create “Windy Top,” his country estate. William Fletcher Weld II inherited the property upon the elder Weld’s death. The son built a Shingle Style house in 1885 as well as the carriage house in 1889. Both were designed by Edmund Wheelwright. Weld also built one of the first private polo fields in New England on the lower fields, now the location of the athletic fields. Weld’s cousin, Isabel Weld Anderson, secretly bought the property from his widow in 1899, after she inherited a substantial sum from her grandfather. Her husband served as an ambassador of the United States during the administrations of Presidents Taft and Harding.

After the Andersons acquired the property, they began to transform it into one of the showcases of New England. The Larz Anderson estate was developed during the "Country Place Era", which has been referred to as the golden age of American gardens. The initial character of the property was that of a self-sufficient agricultural estate with animals, farm related buildings, crops and vegetable gardens. As a polo field, golf course, and deer park were added, the character of the estate began to change. With the help of some of the prominent designers of the time, it gradually transformed into a private estate garden that was frequently open to the public.

The present entrance to the Park’s maintenance facility was once the entrance to the Rose Garden, designed by Fox and Gale in 1902. The maintenance yard is currently located on the site of the former vegetable garden. There was also an area called the Walled Garden, which included large greenhouses. The parking lot on the side of the hill across from the skating rink was a tennis court lined with columns, a balustrade, and a

pergola, also designed by Fox and Gale. The skating rink is on the site of a formal Italian garden, designed by landscape architect Charles Platt, who was responsible for bringing formal Italian Renaissance Revival style gardens to America. The Italian garden consisted of a bowling green, a pine grove with walks framed by statues, and a formal Italian garden with a pergola, as well as topiary, Italian pots, and an elaborate garden. The area just around the steps from the present parking lot on the top of the hill was a Japanese garden laid out in 1907 by the master Onchi San, whom Ambassador Anderson had convinced to travel from Japan to Brookline. Architects Little and Brown designed an addition to the house, the tempietto, or the "Temple of Love", and the lagoon, part of a Water Garden started in the spring of 1910. The lagoon had its own island, a sculptured causeway, and a fountain. There was also a hydrangea garden, a lilac garden and a pet cemetery for the dachshunds at the Goddard end of the Pond. The 1914 Neo-classical addition to the house was meant to resemble Lulworth Castle on the British Channel. The area that is now the Community Gardens was the site of an elaborate wooden trellis that had a Chinese pagoda with bells on top and covered with grapes.

Following Larz Anderson's death in 1937, Mrs. Anderson bequeathed the main portion of the estate to the Town in 1948. Her will stipulated that the buildings and land be used for educational and recreational purposes. Town Meeting accepted the gift in 1949. The town report of that year states that the plants in the greenhouses were set in the Town's parks, squares and around public buildings. During 1950, the first full year of ownership, the Town's first recreational use consisted of a camping program. Boy and Girl Scout troops used the park. An open-air fireplace was constructed and a number of picnic tables and benches were placed nearby. Skiing, skating, and tobogganing were enjoyed, while floodlights were added around the lagoon to enhance skating. A private contractor was hired to cut and remove the hay in exchange for the value of the hay. Male recipients of Town welfare worked one hundred hours each, maintaining the beds of the Italian gardens and the two ornamental spray fountains in the Lagoon were repaired for active use. Finally, it was decided to use the greenhouses to grow not only all the annual bedding plants for the public spaces of the Town, but also special plants for art exhibits in the public library. An exhibit of ceramic elves was held in the dome section of the greenhouse. In 1952, there was a fishing derby and a day camp, which included an animal show.

Not knowing what to do with the vacant house, the Town tore it down in 1955 and removed the Italianate garden to make space for the skating rink. The skating rink was built in 1958; the warming hut was added in 1958. In 1962, the picnic shelter by the lagoon was constructed and the Park Department building added in 1970-71. With funds provided by a Massachusetts Self-help grant, the Town is preserving and stabilizing the landscape and the gazebo as well as renovated the playground and picnic areas. In 1990, the Town developed a long range master plan meant to restore the park's historic features as well as integrate suitable active and passive recreational uses. With assistance from Urban Self-Help Funds and Town funding, Phase 1 of the restoration was accomplished. A new, relocated all-season pavilion replaced the existing warming hut in 1995. Also, new lighting, hockey boards and a speaker system were installed. The Town created a horticulture Master Plan during 2000-2003 and renovated the hill top, turf, playground and picnic shelter using Ryder Cup funds. It also replaced the concrete wall on Goddard Avenue in 2005. In 2003 the Massachusetts Arborists Association held its annual Arbor Day Celebration in the park, and members donated over $200,000 worth of tree care on that day.

DEED/TITLE/RESTRICTIONS

Isabel Anderson donated the land to the Town "for purposes of public recreation, or for charitable purposes, or for purposes of public education" in 1951. The property is on the National and State Register of Historic Places. There is a 1998 Massachusetts Historic Commission preservation restriction for the top of the hill.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic/Recreation Facilities

- **2 softball fields** with turf grass are in good condition. They are used for softball games in spring, summer, and fall recreational seasons.
- **Other field uses:** The ball fields are also used for Little League games in spring and summer seasons, soccer in three seasons, lacrosse in spring season, and field hockey in fall season.
- **Open space** with turf grass on the hill and near the pond is in good condition.
- **Ice rink** on top of the hill is lighted and in good condition. The rink has an artificial ice surface with an ammonia/brine cooling system. The ice surface measures 200' x 85' with an adjacent 140' x 25' children's and beginner's area. The rink includes hockey boards, backstops, and lights for night time skating. Winter programming includes public skating, skating lessons, and school, senior, and youth hockey leagues.
- **Picnic area** with a covered shelter contains grills and picnic benches overlooking the pond is in good condition.

Playground/Equipment

- The play area is located near the ball fields and picnic area.
- The play equipment was renovated and a new toddler's structure added in 2005.
- 3 Columbia Cascade swing sets, with 4 flats seats, 2 flat seats, and 4 bucket seats respectively, are all in good condition. There is one handicapped accessible swing.
- 2 Timber Form climbing structures with combinations of slide, bridge, monkey bars, and rings are in good condition.

Access

- **Pedestrian Access:** The gated asphalt entrance from Goddard Street is in good condition. The concrete and asphalt walk from Goddard Street to the play area is also in good condition. Asphalt walkways around the play area, field and pond are in good condition.
- Granite and concrete stairs at Goddard Street entrance and into playground area, rink, along pond pathway is in good condition. Historic stairs in the rink and in the Bowling Green area, left from Anderson period, constructed with granite and concrete are in poor condition.
- Concrete and wood ramps into the Carriage House and into rink are in good condition.
- **Vehicular Access:** ADA accessible asphalt entrance from Goddard Street to 16 parking spaces is in good condition. The asphalt access road from Newton Street is also in good condition. The asphalt access road from Newton Street exits into Avon Street with 22 parking spots at top level and 46 spot inside the parking lot. The concrete and asphalt access from Avon Street to side of parking yard is in fair condition.

Buildings and Structures

- The brick and concrete office building is in good condition.
- The restroom facility near the ball fields is in fair condition and the doors need to be made handicap accessible.
- 2 foot bridges across the pond, constructed with granite and asphalt, are in good condition.
- The wooden picnic shelter by the athletic fields is in good condition.
- The brick and concrete monument beside the pond (Temple of Love) is in good condition.
- Historical Putterham School with slate retaining wall and wood fencing is in good condition.
- The Museum of Transportation located in the historical Carriage House is constructed with brick, and metal, and is in good condition.
- The ice-skating rink constructed with brick, metal, wood and concrete is in good condition.
- 1 fountain in the pond is in good condition.
- Wooden pagoda near Avon Street exit is in good condition.

- The concrete sculptures left from Anderson ownership are in fair condition.
- Historical structures such as Martha house, gardener's house and tenement house are in fair condition.
- 4 office and storage buildings are in fair condition.
- Stone and cement retaining walls at baseball diamond, at rink, at top of hill, between pond and auto museum are in good condition.

Site Furnishings

- **Benches:** There are altogether 61 benches of 11 types. 1 wooden and 1 cement bench at Museum of Transportation, 2 wood and metal benches in the rink, 6 cement benches from Anderson ownership in the rink, 2 Wabash Valley benches at each softball field, 10 Game Time benches in the rink, 6 cement benches at bowling green, 12 Victory Stanley benches in playground, 13 along pond pathway, and 2 wooden benches in picnic area.
- **Drinking fountains:** 1 fountain between the picnic area and play area is in good condition.
- **Grills:** There are 18 steel grills in the picnic area in fair condition.
- **Fencing:** Fencing around the park boundary, wood from Goddard lot along Goddard and Avon Streets, wood and cement along Newton Street, high thick wall at Goddard Street along pond, is in good condition. Metal fencing around the play area and rink is in good condition.
- **Lighting:** The metal lights, several attached to skating rink office, 2 inside the parking lot, 4 flood posts over rink, and 2 at Newton Street entrance are in good condition.
- **Picnic tables:** There are altogether 28 tables of 3 types in the picnic area; 15 stationary wood and metal in concrete, 6 portable wooden tables, and 7 portable wood and metal tables. They are in good condition. The handicap accessible benches are "Gretchen" by Landscape Forms.
- **Signage:** There are 48 signs within the park and most are in good condition. Regulatory signs: 1 metal sign near softball field, 2 metal signs near the office building, 1 metal and wood sign near the rink, 21 metal signs related to parking, 3 metal signs at Goddard lot, and Goddard pedestrian entrance, 1 metal and wood sign near Goddard Street, and 3 metal signs near pond and at top of the hill. Interpretive signs: 2 metal signs near the rink, 1 wooden sign near the pond is worn, 4 metal and wood signs at entrance to the rink, wooden bulletin board in the community garden is worn, 4 metal signs at Newton Street entrance, two metal signs near Putterham School, and 3 metal signs near softball fields.
- **Trash receptacles:** 31 Rubbermaid plastic trash barrels, 1 at top parking lot, 1 at side parking lot, 2 at each softball field, 4 at Goddard Street parking lot, 1 at Avon Street exit, 22 at picnic area, are in good condition. 4 metal benches around the pond are in good condition. There are 2 ADA accessible steel and plastic ashtrays near the rink and auto museum in good condition.

Infrastructure

- **Irrigation System:** 1 installed for the athletic fields by Goddard Street. Another one installed in 1991 for the field near the Gazebo is not functioning.

Special Features

- Putterham School moved to park grounds for 250th anniversary historic exhibit.
- Museum of Transportation in Carriage House.
- Park used for environmental education.
- Hosted Massachusetts Arborists Association 2003 Arbor Day Celebration.
- Community garden is highly used.
- Pond with grass and stones around it is in good condition.
- The park is planted with deciduous, evergreen, flowering, native, and specimen trees; evergreen, deciduous, native shrubs. It contains some exotic species.
- The view of Boston skyline from the upper parking lot is spectacular.

Park Issues

- The outdoor skating rink is vulnerable to weather changes as it is difficult to maintain constant temperature and ice condition.
- Parks Division maintenance facility yard is visible from the entrance on Auto Museum side.
- The restrooms need to be updated.
- The park maintenance facility needs improvement by separating the office space from the workshop / storage area.

Aerial photo of Larz Anderson Park (Town of Brookline GIS, 2000)

Longwood Mall

Category Historic Parks
Size 2.55 acres
Protection Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Kent & Beech Streets
Precinct 1
Inventory Date 11/01/04 revised 2/1/05
Vicinity Surrounded by single family Houses and Wheelock College's Brookline campus, near Beacon St.

OVERVIEW

Longwood Mall consists of a linear park with historic Beech trees, many of which were planted by David Sears. The mall is considered the oldest grove of European Beech trees in the U.S. The rectangular park has no site furniture, and is located on relatively flat land. Visitor activities are restricted to protect the mature beech trees and dogs are not permitted.

PARK HISTORY

Longwood Mall is one of the four parcels of open space parks that were the brainchild of David Sears (1787-1871). By the 1850's, he had planted fourteen thousand trees in the Longwood area, having ordered from Messrs. Cunningham and Son in Liverpool. This included three hundred European Sycamores, three thousand English and Dutch Elms, one thousand assorted oaks and one thousand Norway Maples. Of the fourteen thousand planted, Sears recorded that ten thousand had survived. When the Town took possession of the oval park, it cut down the superfluous trees to give more room to the Beech trees. In 1925, more Beeches were set out and a drain constructed to carry off stagnant water that tended to rot the tree roots. In 1983, the Friends of the Longwood Mall, a neighborhood group, established a fund for long-term maintenance for the trees. This group was presented with a Massachusetts Historical Commission Preservation Award in 1984 for their work in saving this unique resource. All ground cover was treated with mulch and wood chips in 1996 and 1997. The park is within the Longwood National Register Historic District

DEED/TITLE/RESTRICTIONS

The Town acquired the property from Francis Shaw in 1902 with the condition that it "shall be laid out…as public parks…and shall never be used for the purpose of a playground, as distinguished from a public park." The park is on the National and State Register of historic places as well as located within the Longwood Historic District.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There are no athletic fields, playground equipment, or irrigation in Longwood Mall.

Access

- **Pedestrian Access:** Park does not have fencing and hence is accessible from all sides. Asphalt walkway along Kent Street is in good condition.
- **Vehicular Access:** Parking is available along Beech Street and Chatham Street.

Buildings and Structures

- None

Site Furnishings

- **Signage:** 2 wooden interpretive signs at Hawes and Kent Streets are in good condition. 1 metal interpretive sign at corner of Hawes and Chatham Streets is in good condition.

Special Features

- The historic Beech trees give this park its unique and significant character.

Park Issues

- The current program of carefully monitoring the Beeches and replacing them when necessary is vital to preserving this exceptional park.

Aerial photo of Longwood Mall (Town of Brookline GIS, 2000)

C. Neighborhood Parks

Billy Ward Playground

Category Neighborhood Park
Size 0.54 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Brook Street & Aspinwall Avenue
Precinct 6
Inventory Date 10/27/04 revised 2/1/05
Vicinity In a single and multi-family neighborhood, across the street from St. Mary's Church and St. Paul's Church

OVERVIEW

The Town acquired this park by purchasing four lots over a period of seventy years. This history, combined with changes in elevation, has influenced the character of the park. A distinct pathway bisects the park, creating a series of functional areas. The park contains a grass area, a sand-based play structure, swings, a spray pool, a wooden-roofed play structure, and a small basketball court next to the third play structure. Play areas are laid out on different levels with the tot lot in the upper level in a sunken area. A center planter, flowering trees, mature trees and open lawn make the park enjoyable for adults as well as kids. Handicapped accessible equipment is also provided. Dogs are not allowed.

PARK HISTORY

The Town acquired this playground between Aspinwall and Brook Streets in 1914 from William and Thomas Aspinwall. At this time, the playground was less than one quarter of its present size and contained a large elm tree and swing set. In 1972, the Town purchased the adjacent lots, demolished the existing houses, and constructed a playground, which was funded by the federal Cities and Parks Program. The renovation created a grass sitting area, a sunken house foundation for gardening and play, a sand area, spray pool, and a half basketball court. In 1992, after a two-year design review process, the playground was renovated again to include updated equipment for tots and older children, a new spray pool, a downsized basketball key and considerable landscaping and screening. The name of the playground was changed at its dedication from Brook Street Playground to Billy Ward Playground.

DEED/TITLE/RESTRICTIONS

The Town purchased 4,604 square feet of the land from Thomas and William Aspinwall in 1914 for $423.54. George Belcher Cutts et. al. transferred to the Town 14,716 square feet as two parcels to the Town in 1972 for $46,600.00. The deed has a "Cancelled" stamp on it, but the land remains in Town ownership. The Town acquired another 4,934 square feet from S. and A.C. Curtis in 1972. No deed records exist for this purchase, but the land plans and atlas confirm the transfer of land.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **½ basketball Court** located at Brook Street entrance. Though its markings are a bit worn on the asphalt surface, it is in good condition.
- **Open space** located near Aspinwall with turf grass has benches. It is shaded and in good condition.

Playground/Equipment

- The playground has two play areas, one located adjacent to the basketball court and the other at a higher elevation accessed by a ramp.
- 4 Landscape Structures Inc. steel, wood, and plastic climbing structures include combinations of slide, bridge, game panel, and bars with either sand or processed fiber as base material. They are all in good condition.
- 2 swing sets, one for infants and the other for older children, made of steel and plastic are in good condition. One of them has an accessible seat.
- 1 sand box measuring 20 feet square is in good condition.
- 1 spray pool made of concrete is in good condition.
- 2 spring toys made of steel and plastic manufactured by Landscape Structures Inc. are in good condition though they lack the required 6 feet safety set back.

Access

- **Pedestrian Access:** Concrete and asphalt walkway near Aspinwall Avenue is gated. Another similar walkway at Brook Street entrance is ADA accessible and has a gate at the entrance. The walkways connect the entrances through the park and are in good condition.
- Asphalt ramps with railings, connecting the lower and upper parks, are in good condition.
- **Vehicular Access:** Both pedestrian pathways double as vehicular access for maintenance.

Buildings and Structures

- Timber retaining walls that double as benches are in good condition.

Site Furnishings

- **Benches:** There are 14 ADA accessible benches made of wood, plastic and steel. 13 of them are on Aspinwall Avenue and one is on Brook Street. They are all in good condition.
- **Drinking fountains:** 1 water fountain manufactured by Murdock and made of metal with concrete base is located at Brook Street entrance. It is in good condition.
- **Fencing:** Metal fencing around the entire park with higher fence around basket ball court is in a range of conditions, from good to poor.
- **Lighting:** 1 metal light post with concrete base is located at Brook Street entrance and is in good condition.
- **Picnic tables:** 1 picnic table set located near the spray pool across the pedestrian path or in the lawn area.
- **Signage:** 4 regulatory signs made of wood and plastic are placed at the entrances and near the basketball court. They are in good condition. The two interpretive signs, one at each entrance, made of wood are also in good condition.
- **Trash receptacles:** Single trash barrels manufactured by Victor Stanley and made of steel and plastic are placed at either entrances. They are in good condition.

Infrastructure

- **Irrigation System:** The system installed for the lawn in 1973 broke down in 2003.

Special Features

- Numerous wood timbers are used in retaining walls and the changes in elevation add interest and play value.
- There are a number of significant mature trees that provide shade and a sense of being protected.
- The park is planted with evergreen, deciduous, flowering, native, and specimen trees; evergreen, deciduous, and native shrubs; flowerbeds; and ground cover.

Park Issues

- Sunken areas underneath the swings.
- The drinking fountain on the lower level is not convenient for the upper level, especially the picnic area.

Aerial photo of Billy Ward Playground (Town of Brookline GIS, 2000)

Boylston Street Playground

Category Neighborhood Park
Size 1.16 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Precinct 6
Location Boylston Street
Inventory Date 10/27/04 revised 2/1/05
Vicinity Located between the train track and Boylston St. with multi-family houses on two short sides.

OVERVIEW

According to *Open Space 2000*, the Town acquired this property in 1851. It contains a very small playing field, which is suitable as a 40' x 60' youth soccer field and for softball and baseball practices. The park has a backstop for softball but no infield. It also has a basketball court with 4 hoops and a small play area. It is linked to the neighborhoods by a pedestrian bridge over the MBTA tracks. Dogs are allowed on-leash.

PARK HISTORY

This playground was originally the site of the new South Primary School. The school was used by multiple occupants until 1971 when the building was torn down and the area was converted into playground space. The play equipment, irrigation, and turf were renovated in 2002.

DEED/TITLE/RESTRICTIONS

The Town purchased 42,528 square feet of the property from Elijah Emerson in 1868 for $7,089.42. Later another 17,046 square feet were purchased from James H McGivney and Ellen J Mealey McGivney in 1901. From this area 3,200 square feet was taken for a street & Davis Path. A size discrepancy dates from 1964 with total area becoming 50,884 square feet. The property has no known restrictions.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 T-ball field** used for baseball and soccer in spring, summer and fall recreation seasons and also for Little League in fall season. It does not have an infield and is in good condition.
- **1 full basketball court** with 2 extra hoops and asphalt surface is in good condition. There is a drain in the middle of the court.

Playground/Equipment

- The playground is located behind the basketball court along the MBTA track edge.
- 1 Game Time steel, metal and plastic climbing structure with slide, bridge, rings and game panel for toddlers was installed in 2002. It is in good condition.
- 1 cement basin spray pool is in good condition.
- 1 Gametime Powerscape Swing and 1 Add-A-Bay swing set with basket and flat swings made of metal. Though the play area has some drainage problems, it is in good condition.

Access

- **Pedestrian Access:** There is one pedestrian access from Route 9 with concrete stairs, asphalt ramp and railings leading to the field and another one to the basketball court. Davis Path connects the White Place stairway to the Boylston stairway. Its concrete stairs have steel handrails. All pedestrian accesses are in good condition.
- The asphalt ramp from the basketball stair case to the toddler area is in good condition.

- **Vehicular Access:** The gated pedestrian access with stamped concrete paving at the end of Cameron Street is also used by maintenance vehicles. It is in good condition.

Buildings and Structures

- Granite entry posts at the end of Cameron Street.
- An ornamental gate at the end of Cameron Street.
- Granite retaining wall along Route 9 is in good condition.
- Granite bollards at the three entrances are in good condition.

Site Furnishings

- **Benches:** 8 around toddler area are made of wood and steel. There is a curved wood bench by Sitecraft, Inc. Two among them are Wabash Valley manufactured steel and aluminum benches for players near the field. They are all in good condition.
- **Drinking fountains:** 1 Murdock metal fountain cemented to the ground is in good condition.
- **Fencing:** Metal fencing around the entire park. Colorguard Corporation manufacture steel and plastic fence between field and basketball court. They are both in good condition.
- **Lighting:** 1 metal light at Davis Path is in good condition.
- **Picnic tables:** 2 Game Time manufactured wood and steel picnic tables near toddler area are in good condition.
- **Signage:** 1 metal regulatory sign on the ramp near school from Route 9 is in good condition.
- **Trash receptacles:** There are 5 Rubbermaid plastic trash barrels; 2 each at the field and toddler area and 1 near the basketball court. There is also a Game Time manufactured steel trash barrel near toddler area. They are all in good condition.

Infrastructure

- **Irrigation System:** 1 installed for the field in 2002 is in good condition.

Special Features

- Interesting pavement with bluestone, scored concrete, and bituminous surfaces.
- Mature Sycamore trees and giant Yews.
- The park is planted with deciduous, evergreen, and specimen trees and deciduous shrubs.

Park Issues

- There is no parking and the park is hard to reach by bike.
- No sound screen between the park and the noisy train track.
- The drain grate in the center of the basketball court affects the play.
- The park is reserved for School Department use during school hours.

Aerial photo of the Boylston Street Playground (Town of Brookline GIS, 2000)

Clark Playground

Category Neighborhood Park
Size 1.08 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Cypress Street
Precinct 5
Inventory date 10/09/04 revised 2/1/05
Vicinity Bordered by Cypress, Edwin and Mulford Streets

OVERVIEW

The many trees in the park and the surrounding wood-frame residences lend this park its domestic character. The mound at the entrance adds interest to an otherwise flat plane. The park has an open lawn area near the play area. Park recreational facilities include a tot lot, swings, a basketball court, and a spray pool. This small neighborhood playground with multiple components appeals to various age groups. Dogs are not allowed.

PARK HISTORY

The Town bought this land, including the large boulder from the Vass, Clark, and Cutler families in 1913. The property was designated as Clark Playground and was rebuilt in 1990. The Clark family was part of the Brookline community for several centuries. Samuel Clark, who died in 1727, was a wheelwright. Samuel II was a carpenter who built the first Meeting House on Walnut Street. He became a deacon in 1766. The Clark homestead was located at the corner of Walnut and Chestnut Street. Samuel Clark IV (Harvard 1895) taught at the old brick schoolhouse.

DEED/TITLE/RESTRICTIONS

The town purchased 26,864 square feet of the property from Helen Cutler & Annie Clark and 22,498 square feet from Harriet Vass in 1913. The deeds had the stipulation "to be acquired for playground purposes."

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 full basketball court** with asphalt surface is in good condition.
- **Open space** located between the basketball court and swings with turf grass and informal bases is in poor condition due to soil compaction. It is lighted and has benches. It is used as a kids' field to play stickball.

Playground/Equipment

- The playground has two play areas, one located at the front entrance from Cypress Street and the other at back, near the end of Mulford Street.
- 1 Landscape Structures Inc. climbing structure with a combination of slide, game panel, and bridge in front play area is in fair condition though a bit old.
- There are 2 swing sets in the back play area of the park. The one with plastic seats for toddlers and the other one with bucket seats for infants need replacement.
- 1 cement spray pool for children is in good condition.

Access

- **Pedestrian Access:** The gated asphalt pedestrian access from Cypress Street, which is in fair condition, needs repair. The bituminous walkway that loops around the park is in good condition.

- **Vehicular Access:** Concrete vehicular accesses from end of Edwin Street and Mulford Street are in good condition. However, there is no access into the playground for maintenance.

Buildings and Structures

- Timber retaining walls at the playground area are in fair to good condition.
- Granite short walls beside Cypress & Edwin Streets are in good condition.

Site Furnishings

- **Drinking fountains:** Murdock manufactured metal water fountain with concrete base located at the end of Mulford Street is in good condition.
- **Benches:** There are 9 benches made of wood and steel distributed around the park. They are in good condition though of older design. There is a curved concrete bench near the spray pool.
- **Fencing:** There is high metal fencing in good condition at the back of the park by the swing set and basketball court.
- **Lighting:** There is 1 metal lamp post with concrete base in good condition in the open lawn.
- **Picnic tables:** There is one wood and steel picnic table near the climbing structure which is in good condition.
- **Signage:** There is one wooden bulletin board in poor condition at Cypress Street entrance. The 4 regulatory metal signs located at Cypress Street entrance and end of Mulford Street are in good condition.
- **Trash receptacles:** There are 3 Rubbermaid plastic trash barrels in the park in good condition.

Infrastructure

- **Irrigation System:** The town installed an irrigation system in the park in 1987 with one outlet in the open space area and another one in grass between climbing area and swings/basketball court.

Special Features

- A large puddingstone outcropping in the rear of the park adds interest.
- The small scale of this park and the proximity of the surrounding homes give it an intimate feeling.

Park Issues

- Tot lot is not fenced and components are outdated with code issues on play equipment/railings and steps.
- Overall lack of proper fencing; the rusty fence near swings needs replacement.
- Potential conflict exists between spray pool and basketball because they are very close to each other.
- Message signboard is in poor condition.

Aerial photo of Clark Playground (Town of Brookline GIS, 2000)

Judge Sumner Z. Kaplan Park at Coolidge Playground

Category Neighborhood Park
Size 1.68 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Columbia Street
Precinct 9
Inventory Date 10/27/04
Vicinity Located in a single and multi-family neighborhood.

OVERVIEW

The playground was acquired in 1905 and was rehabilitated by the Town in 1966, 1990, and 2004. It functions as a small park with a meadow-like lawn area, pine grove, and mature plantings. This park accommodates several uses and functions successfully because the diverse range of uses does not create conflicts. Park recreational facilities include tots' and older children's play areas, spray pool, tennis court, basketball court, and an open lawn area. The park renovation funded by a Community Development Block Grant in 1990 added two play structures and perimeter landscaping; relocated the playground entrance; and relocated the basketball court to the opposite side of the playground. This park is part of the Green Dog Program.

PARK HISTORY

After the Town acquired the property in 1905, it made arrangements to fill it with material from the excavations of the high-level sewer built by the Metropolitan Water and Sewerage Board. The playground was improved and developed in 1965-66 with an overall site design by the Olmsted firm. The Town renovated the park in 1990 with funds from the Community Development Block Grant. The Town updated the park again with new play structures, pedestrian scale lighting, and improvements to lawn, tennis court, and path in 2004.

DEED/TITLE/RESTRICTIONS

The Town purchased 18,690 square feet of the property from Henry S. Coolidge and 54,452 square feet from Henry, Ellen, and Walter Coolidge in 1905. The property was purchased to develop "for park, playground or public purposes only."

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 tennis court** located near Kenwood Street and with asphalt surface is in good condition.
- **1 basketball court** with 2 hoops and located near Columbia Street has asphalt surface. Though the lines have faded, the court is in good condition.
- **Open space** with turf grass and located near Russell Road is in good condition.

Playground/Equipment

- The playground is located along Kenwood Street.
- The Kompan structures, including toddler swings, are in good condition.
- Landscape Structures, Inc. plastic and steel 12 ft. high swing set with 2 belt seats is in good condition.
- The cement sand box is in good condition.
- The spray pool for toddlers is in good condition. The pool has a new concrete pavement surround that is handicapped accessible.

Access

- **Pedestrian Access:** The asphalt pedestrian access from Kenwood Street, Russell Street, Columbia Street, and corner of Columbia and Russell Streets are all ADA accessible and in good condition. The concrete and asphalt walkway that loops around the park is in fair condition with some surface cracks.
- **Vehicular Access:** There is no vehicular access into the park.

Buildings and Structures

- 2 ornamental granite bollards at the entry to the toddler play area are in good condition.
- Concrete storage structure near the tennis court is in good condition.

Site Furnishings

- **Benches:** There are 7 wood and steel benches by Mexico Forge Inc. that are in fair condition; 2 near the tennis courts, 3 near the toddlers' play area, and 2 in the open space along Russell and Columbia Streets. There are 8 Dumor steel benches, 4 at the spray pool and 4 at the big kids' equipment.
- **Drinking fountains:** 1 Dependable metal fountain with concrete base is in good condition.
- **Fencing:** Metal fencing around the tennis court, between the playground and open space, and around play area is in good condition.
- **Lighting:** 4 ornamental pedestrian scale lights along the path are in good condition.
- **Picnic tables:** 1 wood picnic table in the playground is in good condition.
- **Signage:** There are 5 regulatory metal signs, 4 near the basketball court and 1 near the corner of Columbia and Kenwood Streets. They are all in good condition. The wooden bulletin board near the tennis court is in good condition.
- **Trash receptacles**: There are altogether 4 Rubbermaid plastic trash barrels; 1 near the tennis courts, 2 near the playing area, 1 at the entrance from Columbia Street. They are all in good condition. 2 Victor Stanley trash barrels in the park are also in good condition.

Infrastructure

- **Irrigation System:** 1 installed for the open lawn is in good condition.

Special Features

- Mature Red Horse Chestnut trees.
- Tot lot with interesting stone seat wall and decorative sandblasted granite piers.
- Interesting entrance paving pattern.
- The park is planted with deciduous, evergreen, flowering, and specimen trees and deciduous, and evergreen shrubs.

Park Issues

- Basketball court needs new paint.

Aerial photo of the Judge Sumner Z. Kaplan Park at Coolidge Playground (Town of Brookline, GIS, 2000)

Daniel F. Ford Playground at Emerson Garden

Category Neighborhood Park
Size 2.05 acres
Protection Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Davis Avenue
Precinct 6
Inventory date 10/09/04 revised 2/1/05
Vicinity Surrounded by Davis Avenue and Emerson Street.

OVERVIEW

Surrounded by single and multi-family homes and often hosting community events, Emerson Garden is not only a beautiful site but also a gathering area for nearby residents. The diverse perimeter plantings and clearly marked, inviting entrances render a gardenesque character to the park. The present uses of the park include ball playing, sunbathing, and tot play. The park has specimen trees, interesting shrubs and perennials, a circular path used for bicycling and casual open space use. Bench groups are located near the spray pool and at intervals around the walk. Though the park is simple in shape the curvilinear paths create interest. Playground facilities include Brookline's first spray pool, and a colorful play structure ship in the toddlers' lot. It is part of the Green Dog Program.

PARK HISTORY

Emerson Park was formerly the site of the estate of Elijah Emerson who owned much of the land in the area. The land had originally been part of the 250 acre land grant that belonged to Reverend John Cotton. By 1746, it belonged to the Davis family who owned it until 1822. By 1846, Emerson had begun to acquire parts of this tract. He was a wealthy merchant, director of the Second National Bank, and president of the Middlesex Horse Railroad. His 1846 Gothic Revival house and barn stood in the center of the park, but was later moved. While Emerson lived on the property, the area contained 2 houses, outbuildings, and a small dumbbell shaped pond. After Emerson's death, his two daughters sold two acres of their father's estate to the Town. In 1908, it was designated as Emerson Garden. Charles Sprague Sargent of the Park Commission was put in charge of design and construction of the park. Two sand pits were built in 1910. The Park Commission asked the Playground Committee to remove the volleyball net because it decided that the grounds and shrubbery were damaged by organized play and voted not to permit any organized play that involved the use of apparatus, including croquet and volleyball. It was one of the earliest parks with a spray pool, after which most of the Town's spray pools were fashioned. In 1995, the park and equipment were renovated.

DEED/TITLE/RESTRICTIONS

The Town purchased the property from Sarah C. Davis et al for $45,000 in 1907 with the stipulation that "no building exceeding 600 square feet ground area to be erected for 25 years, and must be for the purpose for which tract was purchased". The park is on the National and State Registers of Historic Places as well as being located in the Cypress-Emerson Historic District (National Register of Historic Places).

PHYSICAL DESCRIPTION OF SITE FEATURES and AMENITIES

Athletic Facilities

- **Open space** with turf grass is well used and is in good condition though it has a few worn patches. It is used for outdoor concerts and for informal sports practice.

Playground/Equipment

- The playground is located at the corner of Emerson Street and Davis Ave.

- 2 swing sets, one with a bucket seat and the other with two flat seats are in good condition. One of them has accessible seat.
- Sand box with cement curb is in good condition and acts as base material for a Kompan play structure.
- Concrete spray pool, repaired in 1995, is in good condition.
- Climbing structure with ladder and another one with slide and bridge are in good condition. Another Kompan climbing structure in the shape of a ship in a sand box with roof, slide, bridge, and ladder is in good condition.

Access

- **Pedestrian Access:** The asphalt pedestrian accesses from corner of Waverley Street and Davis Avenue, and corner of Waverley and Emerson Streets are in good condition. The asphalt walkways along the park edge and inside the park are in good condition.
- **Vehicular Access:** Maintenance vehicle access with asphalt surface at corner of Emerson Street and Davis Avenue is in good condition.

Buildings and Structures

- The stone retaining wall along the edge of Davis Street is in good condition

Site Furnishings

- **Benches:** The 19 ADA accessible DuMor Inc. steel and wood benches are in good condition; 12 along the pathway, 4 near the spray pool and 3 near the play area.
- **Drinking fountains:** ADA accessible water fountain in the play area is in good condition.
- **Fencing:** Metal fencing around the park is in good condition.
- **Lighting:** The metal light with concrete base in the play area is in good condition.
- **Signage:** The interpretive sign engraved on granite post at Waverly/Emerson entrance, though not easily noticeable, is in good condition along with the wooden interpretive sign. There are 15 regulatory signs; 7 metal ones along the streets, 3 wooden ones at the entrances, and one at the play area. There is also a wooden kiosk/bulletin board for community use.
- **Trash receptacles:** There are 5 Victor Stanley steel trash barrels in good condition; 1 at Emerson/Davis Street entrance, 1 at Waverly/Emerson Street entrance (for recycling), 2 at Waverly/Emerson entrance and 1 at the play area.

Infrastructure

- **Irrigation System:** The system installed in 1987 for the flowerbeds is in good condition.

Special Features

- The park is planted with deciduous, flowering, and specimen trees; deciduous and evergreen shrubs; perennials and groundcover.
- The ship in the play area is a distinctive feature.
- The active Friends of Emerson Garden assist in maintaining the park and perennial gardens at the entrances.

Park Issues

- Worn turf patches in the lawn.

Aerial photo of the Daniel F. Ford Playground at Emerson Garden (Town of Brookline GIS, 2000)

Griggs Park

Category	Neighborhood Park
Size	3.34 acres
Protection	Article 97, eligible for NR
Manager	Brookline DPW, Division of Parks
Location	Griggs Road
Precinct	10
Inventory Date	10/27/04 revised 2/1/05
Vicinity	Half a block away from Washington Street

OVERVIEW

Griggs Park is located on a former wetland, in an enclave surrounded by houses and apartment buildings. Willow trees line the circular form of the park and a memorial garden overlooks the wetland. The vegetation and wetland make the park visually interesting. The vegetated wetland attracts birds, providing ample interest for amateur ornithologists, particularly during warm seasons. The pathway is circular, rounding a collection of trees and vegetation situated next to the wetland in the middle of the park. The trees blocking the cross view of the park, combined with the meandering pathway, render a more spacious effect than many other parks. Facilities include a paved path and playground. It is part of the Green Dog Program.

PARK HISTORY

The Town acquired the park land in parts between 1901 and 1905 although the earliest plan exists from 1897. It was developed as a playground in 1903. Thomas B. Griggs, from whom the Town purchased a large section of the land, was a member of an established family in Brookline and a prominent developer. His house was located nearby on Washington Street. In February 1914, it was officially designated as Griggs Park. The renovation in 1997-98 addressed the drainage problem, added new plantings, and improved the pathways and sitting areas. A park neighbor donated the benches.

DEED/TITLE/RESTRICTIONS

The Town purchased 8,471 square feet of the property from Lewis Conant and Carrie Conant; 5,221 square feet from Samuel Williams; 16,464 square feet from Mary Russell; and 1,652 square feet from Johns Parsons in 1901. There were no known restrictions on these lands. In the same year Thomas Griggs transferred two parcels to the Town, 90,660 square feet with no restrictions and 23,600 square feet “to be used only as a public park and playground for at least 10 years.” Deed research conducted in 1960 found Griggs to have donated 182,235 square feet of land, with a portion taken for Griggs Street and Marion Path. The deeds from research conducted in 2003 showed a total of 151,014 square feet. The remaining size discrepancy is most likely due to a missing deed from a large portion of land from F. Haven. The Town acquired additional 2,473 square feet from William Miller in 1903, and another 2,473 square feet from Carrie Burton Jr. in 1905 for $370.95.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **Basketball:** 2 hoops with grass surface located near the play area are in poor condition.
- **Open space** around the wetland is in good condition.

Playground/Equipment

- The playground located along the eastern edge of Griggs Terrace is not fenced.
- The wooden sandbox is in good condition.

- 2 Landscape Structures, Inc. swing sets, one with 6 belt seats and the other with 2 bucket seats, are in good condition.
- The fire truck climbing structure is in poor condition with paint chipped at spots and rusty. 2 Landscape Structures, Inc. climbing structures with combinations of slide, ladder, game panel, and swing are in good condition.

Access

- **Pedestrian Access:** The ADA accessible asphalt entrances, one at corner of Griggs Road and Griggs Terrace, and the other off Griggs Terrace, are in good condition. There is an asphalt walkway around park perimeter and connecting the entrances.
- **Vehicular Access:** ADA accessible and maintenance vehicle access with asphalt surface at the corner of Griggs Road and Griggs Terrace is in good condition.

Buildings and Structures

- A memorial metal plaque on a stone reads "Doris Vercoe Solomon" at the center of the park overlooking the wetland is in good condition.
- The wooden 2 foot high post with dedication, "Tree Dedicated to Sarita Tisser 1996", is in poor condition as the post fell down.
- 6 granite bollards, 2 each at each entrance, are in good condition.

Site Furnishings

- **Benches:** 13 DuMor wood and steel benches are in good condition and distributed within the park. 2 green steel benches with concrete base are in good condition in the memorial garden. These benches are part of the memorial to D.V.Solomon.
- **Drinking fountains:** 1 Murdock steel fountain with concrete base in the play area is in good condition.
- **Fencing:** Metal fencing around park perimeter is in good condition.
- **Signage:** There are 3 regulatory metal and wood signs, one at each entrance. There are 3 wood interpretive signs, one at each entrance. They all are in good condition.
- **Trash receptacles:** 4 Rubbermaid plastic trash barrels are in good condition; 1 at each of the 3 entrances, and 1 in play area.

Infrastructure

- **Irrigation System:** None

Special Features

- Scenic landscape views.
- The wetland with vegetation and stones at its edge acts as a storm water retention basin.
- The park is planted with a variety of trees and shrubs, but the Willows contribute most to its character.

Park Issues

- Basketball court surface is deteriorated.
- The scattered arrangement of play equipment breaks the continuity of the play area.
- Play area is not fenced.

Aerial photo of Griggs Park (Town of Brookline GIS, 2000)

John E. Murphy Playground

Category Neighborhood Park
Size 0.51 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Kent & Brook Streets
Precinct 4
Inventory Date 10/27/04 revised 2/1/05
Vicinity Surrounded by neighborhood streets.

OVERVIEW

The park is bowl shaped with a noticeable grade change, retaining walls on three sides and a sloped grass surface. Play equipment, furniture, and entry points are located on two sides. Park recreational facilities include basketball key, tot lot, and spray pool. Dogs are not allowed.

PARK HISTORY

Originally the Brook Street lot, the Town bought this site in 1915. In 1971, it was named after John E. Murphy, a former Park and Recreation Commissioner. The playground changed substantially in 1971 when tot play equipment, a basketball hoop and swings were added. In 1993, it was rebuilt under the Town mandated design review process using Community Development Block Grant funds. In 1998, the drainage problem in the play area was corrected by the Water and Parks Divisions of the DPW.

DEED/TITLE/RESTRICTIONS

The Town purchased the property from Harriet A. Howe & Percival S. Howe in 1915 with no known restrictions.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1/2 basketball court** with asphalt surface is located on sloping ground with worn paint and is in fair condition.
- **Open space** with turf grass located at corner of Bowker and Kent Streets is in fair to mediocre condition due to poor drainage and sloping ground.

Playground/Equipment

- The playground has two play areas, one in the front of the park at Brook Street and the other at rear at Bowker Street.
- 2 Landscape Structures Inc. swing sets - one with 3 bucket seats and one accessible seat in back play area, and the other in front play area with 2 belt seats - are in good condition.
- 3 Landscape Structures, Inc. climbing structures - two in front play area and one in back play area with combinations of slide, bridge, ladder, and game panel - are in good condition.
- 1 wooden sand box in hexagonal shape in back play area is in good condition.
- 1 cement spray pool is in good condition.
- 2 Tuff Riders spring toys in back play area are in good condition.

Access

- **Pedestrian Access:** ADA accessible asphalt access from Brook Street is in good condition.
- **Vehicular Access:** Asphalt surface maintenance vehicle access from Bowker Street is in good condition. It is also ADA accessible.

Buildings and Structures

- Murphy monument made of metal, granite, and cobble stone is in good condition.
- Wooden retaining walls along Brook Street, and play areas are in good condition.

Site Furnishings

- **Benches:** 12 ADA accessible steel and wood benches are in good condition; 2 at Bowker Street entrance, 4 in the fenced play area, 2 at open space, 3 at spray pool, and 1 at the unfenced play area.
- **Drinking fountains:** 1 Murdock water fountain at Bowker St. entrance is in good condition.
- **Fencing:** Metal fence around the entire park and separating toddler area are in good condition.
- **Lighting:** 2 flood lights, at Brook Street and Bowker Street, are in good condition.
- **Signage:** 1 metallic interpretive sign at Bowker Street entrance is in good condition. 4 metallic regulatory signs, 2 at each entrance, are in good condition.
- **Trash receptacles:** 2 Victor Stanley steel and plastic trash barrels, one at the Bowker Street entrance and the other at the unfenced play area, are in good condition.

Infrastructure

- **Irrigation System:** 1 installed for the lawn in 1998 is in good condition.

Special Features

- The park is planted with deciduous and flowering trees, deciduous and evergreen shrubs, and groundcover.

Park Issues

- Sloping ground surface affects some of the play activities.

Aerial photo of John E. Murphy Playground (Town of Brookline GIS, 2000)

Juniper Street Playground

Category	Neighborhood Park
Size	0.41 acres
Protection	Article 97
Manager	Brookline DPW, Division of Parks
Location	Juniper Street
Precinct	4
Inventory Date	10/26/04 revised 2/1/05
Vicinity	Bounded by cooperative housing and Housing Authority property.

OVERVIEW

Juniper Street Playground is dominated by a steep slope planted with trees and overly mature junipers. The steep wooded slope embracing the two sides of the park provides ample shade. Most of this small facility consists of a playground. Dogs are not allowed.

PARK HISTORY

This playground is situated directly behind one of Brookline's housing complexes. The Brookline Housing Authority was established in 1948. It directs the building and managing of public housing for the Town. The housing unit was designed by Richmond & Goldberg.

DEED/TITLE/RESTRICTIONS

Brookline Redevelopment Authority donated the land to the Town in 1967. The deed & land size does not include the adjoining housing complex, which has a central rubber play area with no play equipment.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Playground/Equipment

- 1 spring toy is in poor condition with rust and chipped paint.
- 1 Mexico Forge Inc. climbing structure with swing, slide, ladder, and game panel is in good condition.
- 1 swing set with tire seats is in good condition.
- 1 spray pool is not functional.

Access

- **Pedestrian Access:** ADA accessible concrete and asphalt entrance path from Juniper Street and front parking lot are in good condition. Concrete walkway with ramps, railings, and stairs from the housing complex is in fair condition. Path with ramps, stairs, and railings from High Street is in good condition.
- Asphalt ramp with railings in the central play area is in good condition.
- **Vehicular Access:** The gated maintenance vehicle access from Juniper Street is in good condition.

Buildings and Structures

- The residential buildings around the park are in good condition.
- Concrete retaining walls along the rear play area are in fair condition.

Site Furnishings

- **Benches:** 4 Victor Stanley steel and wood benches in the central play area are in good condition. 4 other wood and steel benches located in the rear play area are also in good condition.
- **Fencing:** Metal fencing around play areas is in good condition.

- **Lighting:** 1 metal lamp post in the rear play area.
- **Picnic tables:** 1 old wood and steel table in the rear play area is in fair condition.
- **Signage:** 1 metal, wood and plastic interpretive sign located at maintenance entrance off Juniper Street is in good condition. 2 metal and wood regulatory signs, one at entrance to rear play area and the other at maintenance entrance off Juniper Street, are in good condition.
- **Trash receptacles:** 2 Rubbermaid plastic trash barrels in the rear play area are in good condition, as are 3 Victor Stanley steel and plastic trash barrels in the central play area..

Infrastructure

- **Irrigation System:** None

Special Features

- The park is planted with deciduous and flowering trees, deciduous and evergreen shrubs.

Park Issues

- The steep slope is susceptible to erosion.
- Uneven pavement.
- Play equipment does not meet ADA or safety standards.

Aerial photo of Juniper Street Playground (Town of Brookline GIS, 2000)

Lawton Playground

Category	Neighborhood Park
Size	1.08 acres
Protection	Article 97
Manager	Brookline DPW, Division of Parks
Location	Lawton Street
Precinct	9
Inventory Date	10/27/04 revised 2/1/05
Vicinity	Bisected by Lawton Street; surrounded by multi-unit buildings.

OVERVIEW

This playground is divided by Lawton Street with two areas of almost equal size on both sides of the street. The north side is used for court games and sunbathing. The south portion is a playground for young children. The woodland feel of this portion is due to its small-scale, dense plantings. The location of the spray pool within a collection of pines creates the feel of a forest clearing. The perimeter of the northern side is lined with trees. Dogs are allowed on leash.

PARK HISTORY

This property was originally the Highway Department yard. Recreational use began in 1956. The Olmsted firm designed the southern side of the park in the 1960s. The first renovation was done in 1971 and included a spray pool, sand box, and play equipment on the south side and a basketball court on the north side. A path to Gibbs Street was added in 1972. Improvements in 1990 included renovating the spray pool and two new play structures. New benches, revitalization of sod and planting areas and some changes in paving were also included. The Community Development Block Grant funded the rehabilitation of the south side. Preliminary design has been completed for the next round of improvements with construction planned for 2006.

DEED/TITLE/RESTRICTIONS

The Town acquired 23,459 square feet of the property from Lane in 1940. No deeds exist recording this, but atlas & land plans show this information. Another 20,101 square feet was acquired from Lawton Realty Trust in 1961 for $ 6,250 “for recreational purposes.”

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **2 basketball courts** with asphalt surface located on the western side of the park are undersized but in fair condition.
- **Open space** with turf grass near the basketball court is in fair condition.

Playground/Equipment

- The playground is located in the southern part of the property.
- 1 cement spray pool is in good condition.
- Climbing structure with swing, game panel, and slide is in fair to poor condition. Another climbing structure with slide, game panel, and rings is in fair to poor condition. Neither meet current safety or accessibility codes.
- 2 Tuff Riders spring toys are in good condition.

Access

- **Pedestrian Access:** ADA accessible gated asphalt access from northeast side of the southern half of the park is in good condition. The gated asphalt access from southeast side of the southern half of the park is in good condition. The asphalt access off Thorndike Street is in good condition. The asphalt path to the basketball courts is in good condition. Asphalt walkways that loop through the park connecting the entrances are in fair condition with some cracks.
- **Vehicular Access:** There is no vehicular access into the park.

Buildings and Structures

- A stone seat wall with a bluestone cap is in good condition.

Site Furnishings

- **Benches:** 15 benches throughout the park are in good to poor condition. 8 of them are of one type of wood and metal design, another two are of plastic and metal at Thorndike Street entrance, and the last 5 are of another variety of wood and metal.
- **Drinking fountains:** The fountain is fair condition but is not accessible.
- **Fencing:** Metal fencing around the play area is in good condition.
- **Picnic tables:** 1 wood steel table in the play area is in fair condition.
- **Signage:** 3 metal and wood regulatory signs, one at each park entrance, are in good condition.
- **Trash receptacles:** There are 3 Rubbermaid plastic trash barrels located at the entrances to the park.

Infrastructure

- **Irrigation System:** 1 installed in 1972 for the open space was listed as “dead” by the Water Department in 2003.

Special Features

- The southern half of the park contains significant mature pines, sycamores, and Kwanzan cherries.

Park Issues

- The basketball court surface needs repair.
- There is a foot path worn through the lawn on the northern part of the park to a gap in the fence leading to Commonwealth Avenue.

Aerial photo of Lawton Playground (Town of Brookline GIS, 2000)

Lotta Bradburn Schick Park

Category Neighborhood Park
Size 1.1 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Addington Road
Precinct 12
Inventory Date 10/27/04 revised 2/1/05
Vicinity Located on top of the hill.

OVERVIEW
There are three defining features to this park, its location on top of a hill, enclosure by an attractive stone wall, and a charming shelter with blue stone paving. It is part of the Green Dog Program.

PARK HISTORY
The park is one among the six lots bought by the Town atop Aspinwall Hill in 1945 for recreational purposes. Formerly known as Addington Park, this property was opened for recreational purposes in October 1950. In 1955, the park was rededicated and named after Lotta Bradburn Schick, a woman long involved in municipal affairs in Brookline. She was a member of the School Committee for 15 years and a Town Meeting member from 1925. She first ran for School Committee in 1925, being endorsed by the Brookline Public School Association. She was voted in the 1929 election. She was born in Connecticut, attended Wellesley College where she received her masters in French. She taught French in New Jersey for several years. Her father was a pioneer paper manufacturer of Holyoke who moved to Hartford. In the mid 1920s, she established the Katherine Bradburn Cup (in memory of her daughter) for the senior girl in the High School excelling in scholarship and athletics. She was a pioneer in the movement for school pensions; chairman of the scholarship fund committee of the Brookline Women's Club; she provided money for eleven girls to attend college; other interests included advocating school control of lunchrooms with standard menus (vs. concessionaires); maintenance of adequate medical and nursing services; and provision of proper recreational facilities and classes for students needing special instruction. She was also instrumental in the formation of the Aspinwall Hill Associates and started the movement for a municipal golf course. In 1932 and 1934, Lotta Schick ran in the primary for a seat in the Massachusetts House of Representatives. In 1942, she ran for Selectman. She drove the first ball at the official opening of the Putterham Meadows Golf Course, being honored as the person who was the moving spirit in its establishment. The park was completely renovated in 1997 and 1998 with Town funds.

DEED/TITLE/RESTRICTIONS
The Town acquired the property from George B. Sargent with no restrictions in 1946.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities
- **1 basketball court** with asphalt surface is located next to the play area and is in good condition.
- **Open space** with turf grass located along Addington Road is in good condition.

Playground/Equipment
- The playground with covered picnic shelter is located along Addington Road.
- 2 climbing structures with combinations of game panel, slide, bridge, pool slide, and ladder, are in good condition. 1 climbing structure with monkey bars is in fair condition.

- 2 Landscape Structures Inc. swing sets, one with 2 belt seats and the other with tire seats, are in good condition.

Access

- **Pedestrian Access:** Asphalt access from the Addington Road rear entrance with ramps and railings is in good condition. The gated concrete access from the Addington middle entrance with stairs and railings is in good condition. Asphalt access from rear parking lot is in good condition. Asphalt walkways from entrances into the playground area are in good condition.
- **Vehicular Access:** The gated maintenance vehicle access with asphalt surface from Addington Road is in good condition.

Buildings and Structures

- There is a metal and granite memorial at top of the stairway entrance on Addington Road.
- Wooden retaining wall at the play area is in good condition.
- 6 concrete bollards at base of stairs are in good condition.

Site Furnishings

- **Benches:** 13 wood and steel benches distributed within the park are in good condition.
- **Drinking fountains:** 1 Murdock water fountain is in good condition.
- **Fencing:** Metal fencing around the park and the toddler play area is in good condition.
- **Game tables:** 2 concrete checkerboard tables next to toddler play area are in good condition.
- **Lighting:** 1 flood light for the open space is in good condition.
- **Picnic tables:** Sheltered wood and steel picnic tables between play stations are in good condition.
- **Signage:** Metal and wood regulatory signs, 4 at ramp off Addington Street, 1 at maintenance entrance, 1 at Addington stairway entrance, 2 at toddlers' area fence, and 7 at rear driveway entrance are in good condition. Wooden bulletin board at the maintenance entrance is in good condition.
- **Trash receptacles:** 3 Rubbermaid plastic trash barrels within the park.

Infrastructure

- **Irrigation System:** 1 installed in the lawn is in good condition.

Special Features

- The park is planted with deciduous, evergreen, and flowering trees and deciduous shrubs.
- The park's terrain and hilltop location are noteworthy.

Park Issues

- None

Aerial photo of Lotta Bradburn Schick Park (Town of Brookline GIS, 2000)

Mary E. Robinson Playground

Category Neighborhood Park
Size 2.38 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Cypress & Franklin Streets
Precinct 5
Inventory date 10/09/04 revised 2/1/05
Vicinity Located along Cypress Street.

OVERVIEW

Playground facilities include a youth baseball/softball infield, large paved basketball court, and a play area in a pleasant wooded bowl in the northwest corner. It is separated from the Walnut Place conservation restriction by one lot. This park has a variety of edge conditions: one is sloped, one lined with trees, two sides are lined with houses, and two with streets. There is a wide variety of fencing types. The vegetation is not notable except along the perimeter, where it is very mature. This park participates in the Green Dog Program.

PARK HISTORY

In 1874, this property belonged to Mrs. William Wilson who had a house across the street. The Mary E. Robinson Playground was the site of the car barn lot for the Boston Elevated Railway Company in the 1890s. The original car barn opened in November 1894 by the West End Street Railway; an addition was put on in 1897. It was closed on December 3, 1933 after 39 years of service. The car house served as the terminus of several lines. After the peak year in 1929, the car requirements declined to 35 in the fall of 1933 and only 19 were stored here. Over the years, this car house served the following routes: the Boston & Worcester Railway; the “Ipswich Street” Route (Chestnut Hill to Park Street); the Huntington Avenue Route (Cypress Street to Park Street via Huntington); and the Allston Station-Dudley Station Route.

Edward H. and Elizabeth B. Hill sold it to the Town for playground purposes in 1939. Margaret Robinson, born Moloney, was the chair of the Democratic Town Committee and former member of the school committee for 6 years. She lived at 230 Cypress Street. She served as a town meeting member, the president of the Democratic Women’s Club, a member of the Women’s Relief Corps, former president of the American Legion Auxiliary of the Brookline Post, and a member of the National Civic Foundation. She had been a prime advocate of the William H. Lincoln School on Boylston Street.

In 2001, a new irrigation system and field were installed with funds from the Community Development Block Grant.

DEED/TITLE/RESTRICTIONS

Edward H. & Elizabeth B. Hill donated 92,029 square feet of the property to the Town in 1939 “for playground purposes.” John L. Newell et. al. transferred another 14,113 square feet of the property to the Town with no restrictions in 1965.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 Little League field** located at corner of Cypress and Franklin is in good condition. It is used in spring, summer, and fall recreational seasons.
- **Soccer:** The outfield of the Little League field is also used for soccer in spring, summer, and fall seasons.

- **½ basketball court** located at end of High Street Place with asphalt surface is in good condition.
- **1 inline skating/hockey rink** located at end of High Street Place is lighted and in good condition with asphalt surface.

Playground/Equipment

- The play area is tucked away in one corner of the site.
- 1 spray pool constructed with cement and brick is in good condition.
- 1 Landscape Structures Inc. climbing structure with slide, bridge, pool slide, monkey bars, and ladder is in good condition.
- 1 Landscape Structures Inc. swing set with 3 belt seats and I bucket seat is in fair condition.

Access

- **Pedestrian Access:** ADA accessible concrete path from Franklin Street is in good condition. Asphalt walkway from Cypress Street is in good condition. The concrete and asphalt walk from High Street Place is in good condition.
- Asphalt ramp from Franklin Road maintenance entrance is in good condition.
- **Vehicular Access:** The gated concrete and asphalt maintenance vehicle access road from Franklin Street is in good condition.

Buildings and Structures

- Metal memorial in the concrete path is in good condition.
- Wooden retaining walls near the play area are in good condition.

Site Furnishings

- **Benches:** 2 team benches by Wabash Valley are in good condition at the ballfield. 7 wood and steel benches, 4 around field perimeter and 3 around play area, are in fair condition.
- **Drinking fountains:** 1 Murdock metal fountain in the play area.
- **Fencing:** Metal fencing around the park is in good condition.
- **Lighting:** 8 metal lampposts around park boundary are in good condition.
- **Signage:** 3 metal and wood regulatory signs, located Franklin Street vehicle entrance, Cypress Street entrance, and near basketball court, are in good condition. The metal interpretive sign at Cypress Street entrance is in poor condition.
- **Trash receptacles:** 6 Rubbermaid plastic trash barrels, 1 at Cypress Street entrance, 2 at play field, 1 at basketball, 1 in play area, and 1 at Franklin Street maintenance entrance, are in good condition.

Infrastructure

- **Irrigation System:** The irrigation system installed in 2001 is in good condition.

Special Features

- The park is planted with deciduous, flowering, and native shrubs; deciduous and native shrubs.

Park Issues

- Benches need repair.
- Swing set needs to be updated.

Aerial photo of Mary E. Robinson Playground (Town of Brookline GIS, 2000)

Winthrop Square

Category Neighborhood Park
Size 1.93 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location St. Paul Street
Precinct 2
Inventory Date 10/13/04 revised 2/1/05
Vicinity Surrounded by single family houses, townhouses and apartment buildings.

OVERVIEW

This park has a courtyard feel with three sides lined by brick apartment buildings and a clearly-defined perimeter fence. There are two sections to the park, one open area and one densely vegetated area with amenities (playground equipment, benches, and a rose garden). Though the park is compartmentalized in function and use, the perimeter fence and mature shade trees composed primarily of maples and oaks unify its character. The rose garden, raised flower beds, and trellis are additional character-defining elements. Dogs are allowed on-leash.

PARK HISTORY

Winthrop Square/Minot Rose Garden was acquired by the Town in four parts. The Winthrop Square property was part of four parcels of open space parks that were the brainchild of David Sears (1787-1871). It was named after his mother's family. A section running through the middle of the park was not originally a pathway called Anne Street, annexed by the Town to the park. The Minot Rose Garden section of this park contains an arbor that had been part of the Larz Anderson estate. The park was improved in 1965 with tot equipment. No major improvement was made until 1984. This included a spray pool, new play equipment, a renovated field with irrigation system, new swing, drinking fountain, and rose garden irrigation. In 1994, the park was renovated with the addition of benches, play structures, lighting, and landscaping. The Town replaced the older children's wooden play structure in 2004. The rose garden was replanted in 2005.

DEED/TITLE/RESTRICTIONS

The Town acquired 46,470 square feet of the property from Francis Shaw-heirs of David Sears in 1902 under the condition that it "shall be laid out…as public parks…and shall never be used for the purpose of a playground, as distinguished from a public park." The Town purchased another 10,816 square feet from Robert and Anne Warner in 1909 "to be maintained as a public playground, in accordance with the provisions of Section 19 of Chapter 28 of the Revised Laws." Another 19,991 square feet was transferred from Edward P. Shaw et al in 1906 "to be maintained as public playground." This information was located in the 1960 deed research and is confirmed by the land plans. It was not located during the 2003 research.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 multipurpose turf field** located at the northern part of the park is in good condition. It is used for soccer during spring, summer, and fall seasons.

Playground/Equipment

- 3 Landscape Structure Inc. swing sets, one with 2 bucket seats, another with 2 belt seats and 2 bucket seats and the last one with 3 bucket seats and 1 chair seat, are in good condition.
- 2 sandboxes with cement border are in good condition.

- 1 spring toy for toddlers is in good condition.
- 1 cement spray pool is in good condition.
- 4 Landscape Structure Inc. climbing structures with wooden railroad ties as border and combinations of slide, monkey bars, bridge, and game panel, are in good condition.
- The wooden tot play structure is in good condition.

Access

- **Pedestrian Access:** Concrete access between playground and field is in good condition. The gated concrete accesses from Still Street into the field and into the play area are in good condition. The gated concrete accesses from Browne Street and St. Paul Street are in good condition. The concrete and asphalt walkway that loops through and down the center of the park area is in fair condition with some cracks.
- **Vehicular Access:** None into the park.

Buildings and Structures

- Metal plaque on granite memorial located near the swings is in good condition.

Site Furnishings

- **Benches:** There are 32 benches of 6 varieties within the park in good condition. 17 are green-painted steel and wood (Bench Mfg Co), 4 are grey steel and wood, 4 are black steel and wood, 2 are green steel and wood, 2 are green metal and wood, and 3 are steel and cement.
- **Drinking fountains:** 2 water fountains, one in the field and the other in the play area along the side of St. Paul Street, are in good condition.
- **Fencing:** Metal picket fence around the park, and metal chain-link fence around the field are in good condition.
- **Lighting:** 2 metal lights, one at St. Paul Street and play area (mid-park) and the other one at Browne and St. Paul Street (southern corner of park) are in good condition.
- **Picnic tables:** 1 wood and cement ADA accessible table located at play area near Still Street entrance is in good condition.
- **Signage:** 2 metal and wood regulatory signs, one between park and field and the other at Still Street entrance, are in good condition. 2 metal and wood interpretive signs, one between park and field and the other at Still Street entrance, are in good condition. 4 metal regulatory signs at St Paul Street entrance, Still Street entrance, Browne Street entrance, and in the play area are in good condition. The wooden interpretive sign and bulletin board at Browne Street entrance are in good condition.
- **Trash receptacles:** 5 ADA accessible steel trash barrels, 1 along path from Still Street to field, 1 at path from Still Street to play area, 1 on the path from play area to the field, 1 at St. Paul Street entrance and 1 at Browne Street entrance, are in good condition.

Infrastructure

- **Irrigation System:** The irrigation system for the rose beds is in good condition.

Special Features

- The park is planted with deciduous, flowering, and specimen trees; deciduous shrubs; flowerbeds; and groundcover.
- Planned layout of the playground allows easy movement through it.

Park Issues

- The turf field is visually separated from rest of the park by the high fence.
- Dog rules are confusing because the park contains signs that both prohibit and allow dogs.

Aerial photo of Winthrop Square (Town of Brookline GIS, 2000)

D. School Playgrounds

Baker School Playground

Category School Playground
Size 11.27 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Beverly Road
Precinct 16
Inventory Date 11/01/04 revised 2/1/05
Vicinity Located adjacent to D. Blakely Hoar Sanctuary in a single and multi-family neighborhood.

OVERVIEW

Baker School Playground is notable for its significant grade change. The highest point is in the front playground and field area, with a steep drop into D. Blakely Hoar Sanctuary. The topography divides the playground into separate areas, with each are having its own use and activity. Additional character definition is provided by the mature oaks and garden located at the front of the property. The recreational facilities include 5 tennis courts, a play equipment area, one and one-half basketball courts, and a softball infield. School and physical education programs occupy the fields from 8 AM to 4 PM during weekdays while youth baseball, youth soccer, and men's softball use field areas at other times. Dogs are allowed on-leash.

PARK HISTORY

This property was purchased in 1935 in conjunction with the building of the Baker School. The designers for the school were Kilham, Hopkins, and Greeley. Numerous additions were completed by the same architects over the next 20 years. In 1949, the Town constructed five tennis courts with a special mixture of asphalt and cork and then with green asphalt called "altos". The playground is located on a flat site above the school. It was renovated in 1999-2000. The tennis courts were resurfaced in 2004.

DEED/TITLE/RESTRICTIONS

The land was acquired in 1935 as a donation/bequest from its original owner, Management Corp. No restrictions apply to this property.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 softball field** with turf, clay and sand surfaces is used for softball in spring, summer, and fall recreation seasons. It is in good condition.
- **Soccer:** The softball outfield is also used for soccer in fall and spring seasons and for lacrosse in spring.
- **1 basketball court** with asphalt surface and 4 extra hoops is in good condition. It is located next to the school and measures 250 ft. The extra hoops are located close enough to each other to inhibit play.
- **5 Tennis Courts** with asphalt surface are located behind the school. They are in good condition.

Playground/Equipment

- The playground has two play equipment areas, one located in the front near the basketball and tennis courts for ages five to twelve and a separate toddler structure to the side near the kindergarten and entrance to D. Blakely Hoar Sanctuary.

- 2 Landscape Structures, Inc. steel and plastic climbing structure with combinations of slide, bridge, monkey bars, and game panel in the front play area are in good condition. One of them was installed during the 1995 renovation. Landscape Structures, Inc. steel and plastic climbing structure in the side play area is in good condition and includes slide, bridge and a game panel.
- Landscape Structures monkey bars in playground connected to basketball court are in good condition.
- Toddler swing set with 2 seats is in good condition.

Access

- **Pedestrian Access:** Concrete walk off of Beverly Road to kindergarten play area is gated. Bituminous pathway off Gerry Road located behind school leads to tennis courts. Both are in good condition
- The concrete stairways from the school to the basketball/playground area, from the tennis courts to the back of the school, and from the kindergarten play area to the back of school are in good condition. There is a concrete walkway around the tennis courts to the school and playground area.
- Concrete ramp from school to playground is in good condition.
- **Vehicular Access:** U turn for drop off access at school with asphalt surface has ramp and stairs. Vehicular access with 40 car parking spots for school employees off of Beverly Road is in good condition.

Buildings and Structures

- The school buildings mainly consist of brick and concrete. They are in good condition.

Site Furnishings

- **Benches:** There are 5 benches in good condition from various manufacturers and materials. One granite memorial bench overlooks tennis courts. A Dumor 118 steel memorial bench is located between school and basketball/playground area, 2 cement benches (sitting walls) are located in the playground area (one installed in 1995). There is also a three-tiered cement riser in front of school.
- **Bike Racks:** There are 3 Game Time manufactured steel bike racks in good condition. Two are located between school and playground/basketball area and one is in front of the school.
- **Drinking fountains:** There are 2 drinking fountains manufactured by Murdock, one between playground and basketball court and the other at stairs above tennis courts. They are both in good condition.
- **Fencing:** Fence around the entire park, which is in good condition, separates field from playground area with 2 gated pedestrian entrances and 2 vehicle maintenance gates. From the playground to Beverly Road there is 1 pedestrian gate. There is also chain link fence in good condition around tennis courts with 2 gated entrances.
- **Picnic Tables**: There are 3 picnic tables made of wood and metal which are ADA accessible and in good condition. One is in the kindergarten area behind the school and two are in the playground/basketball area.
- **Signage –** There are 39 signs in total. Regulatory signs made of wood and/or metal at locations like entrances to the tennis courts, main entrances, along Beverly Road, parking lot, front of the school are in good condition. The interpretive signs made of wood and metal at locations like Beverly Road, school parking lot, Gerry Road, main entrances, and front playground are also in good condition.
- **Trash receptacles:** There are 11 Rubbermaid plastic trash barrels in good condition. One is in kindergarten area behind the school, four are in playground/basketball area, two are in tennis court area, and two are in front of the school. Victor Stanley metal trash receptacles near the entrance are in good condition.

Infrastructure

- **Irrigation system:** One installed in 2000 for the softball field is in good condition.

Special Features

- Sculpture of children reading made of metal in a ceremonial area with seat walls and ornamental plantings is located in front of school and in good condition.
- Monument made out of granite, "In Memory of Roseanne Allen" is located at corner of the playground near Beverly Road and in good condition.
- Granite bench-memorial to Schreiber family located overlooking tennis courts & tennis entrance is in good condition.
- 1 dedication on a bench in the middle of school area consisting of metal with brick base is in good condition.
- Vegetation includes deciduous, evergreen, flowering, and native trees; deciduous, evergreen, and native shrubs; flowerbeds; and groundcover.

Park Issues

- Lack of pedestrian path connecting the two entrances.

Aerial photo of Baker School Playground (Town of Brookline GIS, 2000)

Baldwin School Playground

Category School Playgrounds
Size 1.25 acres
Protection Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Heath Street
Precinct 15
Inventory Date 10/26/04 revised 2/1/05
Vicinity Abuts Soule Recreation Center at the back of Baldwin School

OVERVIEW
This park, associated with Baldwin School, shares one entrance and a parking lot with the Soule Recreation Center. The property is defined by its rolling topography, mature oaks over expansive lawn, and considerable variation between highest and lowest elevation levels. The playground includes two fenced tot lots, sand boxes, swings, and mature oaks with sloped lawn area. Dogs are allowed on-leash.

PARK HISTORY
One part of this property, bought in 1871, had been a fire station, which was moved to Hammond Street and is now Fire Station 6. Another part of this park was bought in 1898 and was originally Thomas Winter's estate. In 1898, architect George F. Johnson designed a new two story fire station to stand on the land the Town had purchased the year before at the corner of Heath and Oak Streets. It was a combination of hose wagon and chemical company. The old wagon which had been at the Devotion Street station was moved here. It remained in active use until it was replaced by the new Colonial Revival fire station and training facility built in 1938-39. The Oak and Heath Streets lot became the site of the Baldwin School and Chestnut Hill Library (no longer extant).

The Baldwin School building originally contained a school and a branch library. The red brick Colonial Revival school and library, designed in 1926 by Kilham, Hopkins, and Greeley, opened on September 12, 1927. The building held a kindergarten, three classrooms, and a playground. This school was forced to close in 1981 due to the financial constraints of Proposition 2 1/2. It is now used for Winthrop House, an alternative program of Brookline High School, and for a preschool, the Brookline Schools Staff Children's Center.

DEED/TITLE/RESTRICTIONS
The Town bought 53,655 square feet of the park from the Rivers School in 1941 for $3,500.00. Deed research conducted in 1960 found this information which is confirmed by land plans. The deed was not located during the 2003 research. The Town bought a parcel of 51,726 square feet from Mary McCormack in 1871. Another land parcel of 12,155 square feet was bought from John & Margaret O'Handley in 1898. It is on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities
- **Open Space** with rolling lawn behind the school is in good condition. Mature oaks provide shading to this area which is a good location for children's games.
- The tennis courts are associated with the Soule Recreation Center.

Playground/Equipment

- The playground has two play equipment areas, one in front of the school and the other behind it.
- The playground equipment in front play area has been recently replaced and is used by the Brookline Schools Staff Children's Center.
- Wooden house with climbing structure, located in front play area, is in fair condition.
- Sand box made of wood in front play area is in good condition.
- 2 slides made of plastic in front play area are in fair condition.
- Swing set with 2 bucket seats and made of steel and plastic in front play area is in good condition.
- Climbing structure, consisting of wooden house with 2 slides, in back play area is in good condition.
- Swing set with 2 belt seats and 3 bucket seats, made of steel and plastic, in back play area is in good condition.
- Wooden sand box, measuring 9 x 12 feet, in back play area is in good condition

Access

- **Pedestrian Access:** A concrete pathway leading to front play area with railings and steps is in fair condition as its surface has some cracks. There is a concrete walkway in good condition from street side (front play area) to side of school.
- The wooden staircase to tennis courts is in good condition. Concrete stairway with metal railings to the front play area is in fair condition with some cracks.
- **Vehicular Access:** Concrete road along the side of the school leading to back play area and maintenance parking area is in good condition. Public parking is provided on site with 7 parking spots and also on street.

Buildings and Structures

- Storage facilities made of wood located near the play area behind the school are in good condition.
- The office is located in the school building which is made of brick and is in good condition.
- Stone retaining walls near the front play area and in front of the school are in good condition.

Site Furnishings

- **Benches:** 1 wooden bench located inside rear play area is in good condition.
- **Fencing:** Metal fence around the front play area is in good condition whereas the one around the back play is in fair to poor condition. The metal fence surrounding the tennis courts is in good condition. The metal fence enclosing parts of the school premises is bent and rusty.
- **Lighting:** Metal lights attached to 2 school entrances provide illumination for the front play area and to a little extent for the back play area and they are in good condition.
- **Picnic tables:** 3 wooden picnic tables located next to back play area are in fair condition.
- **Signage:** 2 regulatory metal signs in the front and side of the school are in good condition. The regulatory metal sign in the front parking lot is also in good condition. The metal sign with Brookline tennis rules near the tennis courts is in fair condition.
- **Trash receptacles:** Rubbermaid plastic trash barrels located at the far entrance to the tennis courts and at the entrance to rear playing area are in good condition.

Infrastructure

- **Irrigation System:** None

Special Features

- The park has a wide array of vegetative species including deciduous, evergreen, and small flowering trees; deciduous and evergreen shrubs; raised flower bed and ground cover. The most significant vegetation is the collection of mature oaks.
- The site has interesting rock outcroppings.

Park Issues

- The parking area is poorly defined and creates conflicts between vehicles and pedestrians.

Aerial photo of Baldwin School Playground (Town of Brookline GIS, 2000)

Devotion School Playground

Category School Playground
Size 6.72 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Devotion Street
Precinct 8
Inventory Date 10/13/04 revised 2/1/05
Vicinity Surrounded by single and multi-family homes and the school building.

OVERVIEW

This is a complicated site with numerous site features: a Little League field, 3 basketball courts, 3 tennis courts, play equipment, a historic house, a large school, and a streetscape with game tables and benches. The grade change is dramatic with a substantial elevation change from one side of the playground to the other. This leads to several levels of terracing, creating a fragmented, compartmentalized character. The fragmentation is also fostered by a lack of consistency in materials used for furniture, fencing, paving, and walls. This area is heavily used and acts as a successful gathering spot with a tot lot, benches, game tables, and a community bulletin board. A portion of the playground extends behind residences on Stedman Street to link up with a path from Babcock Street. There is considerable vegetation on this site, particularly along Harvard Street. However, the urban setting dominates the greenery and the vegetation does not successfully screen the views. Dogs are allowed on-leash.

PARK HISTORY

The Town acquired this land as part of the acquisition of the school in 1891. In the mid-1890s, a portion of it served as the nursery for the Tree Planting Committee. The Department of Public Works kept a stable here and a firehouse was located here from 1893 to 1965. In 1948 the Town acquired an additional 27,720 square feet from the Bouve-Boston School to complete its design in 1949. A modern, hard surface play area was put in with three additional tennis courts. Floodlights were erected. It became a multiple-use play area with playground equipment as well as paddle tennis, basketball, softball, roller-skating, and ice-skating in the winter. In 1965, the site was improved and the Fire Station was demolished. The Town renovated the playground in 1999 with relocation of the backstop for safety, installation of irrigation system and field sod.

The Town bought land from Nahum Smith for a new primary school in the Coolidge Corner area in 1891. The school was named after Edward Devotion, an early settler who bequeathed a legacy to the Town to maintain a school. The architects Loring & Phipps, and later Kilham & Hopkins, designed the original buildings. By 1974 three of the four original buildings had been demolished and replaced. The Fire Station at what is now the Devotion Playground was built in 1892-3. Alexis French, the Town Engineer, was the engineer and perhaps the architect. It was dedicated in 1893. In 1898, a new Holloway combination wagon and chemical engine was bought. The old one went to the new fire house at Oak and Heath Streets.

The Devotion House was acquired when the Town bought Nahum Smith's lot in 1891 for the Devotion School. Probably built c.1740, this gambrel roof house with its central chimney is one of the few and best examples still standing of mid-18th century Georgian architecture in Brookline. When first built, it was only one room in depth; the section on the west was a later addition. The Devotion family was a prominent Brookline family from the initial settlement of the Town. Edward Devotion, Sr., born in 1641, was living in the Muddy River Parish by 1645. He was a French Huguenot immigrant from La Rochelle, France. After arriving in Brookline he became a freeman and member of the church. John Devotion, born in 1659, served as had his father and his own son Edward, Jr., in such capacities as constable, tithing man, and perambulator of the town

boundaries. John and his son signed the petition for Brookline's separation from Boston. Edward Devotion, Jr., bequeathed numerous gifts to the church and Town, with his residual estate being designated for the building and maintenance for a school near the center of Town. The intent of the will was disregarded for many years.

Solomon Hill next purchased the house and farm and then sold it to Nathaniel Wheelwright. Wheelwright went bankrupt and sold the land to William Marshall in 1786. By 1815, Ebenezer Francis owned the property; and he sold it to three men: Israel Thorndike, David Sears, and Ebenezer Francis. Thorndike took the old Devotion property and rented it out to George Babcock who soon bought it outright. During the nineteenth century, this property was known as the Babcock farm. By 1891, Nahum Smith owned the property, and sold it to the Town. When the Town took over the building, several repairs were made under the supervision of architect William G. Preston. The house was raised by about four feet from its original foundations and new sills were put in. Many clapboards had to be replaced, but the old nails were saved and reused. At first, the Selectmen did not know what to do with the house and offered it to anyone who would move it and use it as an historical site. Since no one wanted it, the Selectmen transferred the responsibility of the house to the Brookline Historical Society. It now serves as a house museum and contains many heirlooms donated by descendants of the Devotion family. A re-enactment of William Dawes' ride takes place annually on April 19th. Dawes rode from Roxbury stopping at the Devotion House to warn the inhabitants of the arrival of the British. The curator and her family lived in part of the house.

DEED/TITLE/RESTRICTIONS

The Town acquired 296,931 square feet of the property from Nehum Smith. This deed was not located during the 2003 research, but was part of the 1960 findings and is confirmed by land plans. Devotion Street was extended through this property for firehouse access to Stedman Street and then abandoned to enlarge the park when the firehouse was abandoned. The firehouse was located on 10,000 square feet of this property, which has now been absorbed by the park grounds. Another 27,720 square feet was purchased from Bouve-Boston School of P.E. in 1948 for $8,600. There are no known restrictions on the land.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **3 basketball courts** near Stedman Street with asphalt surface are in good condition. Behind the school, there are two extra hoops without court lines on asphalt surface.
- **3 tennis courts** with asphalt surface and located behind the basketball courts in the northern part of the playground are in good condition.
- **1 Little League field** located in the southern part of the playground, between the school and Stedman Street, is in fair condition with a few patches on its turf and used in all seasons.
- **Soccer:** The outfield of the ball field is also used for soccer games in spring and fall seasons.

Playground/Equipment

- The playground has 3 play areas, one in front of the school and two by the side of the school.
- 2 wooden sand boxes, one in front play area and another in cemented area near Stedman Street are in good condition.
- 3 Landscape Structures Inc. climbing structures with combinations of rings, bridge, slide, monkey bars, and game panel, one in front play area and two in side play areas, are in good condition. Another steel climbing structure with monkey bars and rings is also in good condition.
- 3 steel and plastic spring toys in front play area are in good condition.
- 2 swing sets, one with two tire seats in one side play area and the other with two belt seats in front play area are in good condition.

Access

- **Pedestrian Access:** The fenced asphalt pathway from Babcock Street to the tennis courts is in good condition. 4 concrete walkways are laid from Devotion Street to the play area, 1 Little League field, the pathway to Stedman Street, and to the basketball courts. Concrete access from Harvard Street to the playground is gated whereas the one from the school pick-up lane is not gated; both are in good condition. The asphalt and brick path between Devotion and Stedman Streets is in good condition. The concrete and asphalt walkway from Harvard Street to basketball past play field is in fair condition with few cracks.
- There is a concrete ramp from Stedman Street to the concrete square in front of the school.
- The concrete stairs with railings near the field diamond, cement square in front of the school, and play area are in good condition.
- **Vehicular Access:** The concrete maintenance vehicle access from Stedman Street to play field is gated and in good condition. The maintenance vehicle access from Stedman Street to basketball and tennis courts is in fair condition with some cracks on concrete surface. The vehicular access from Harvard Street to the 10 parking spots in front of the school consisting of concrete and asphalt is in good condition.

Buildings and Structures

- Brick and concrete school building is in good condition.
- The wooden structure of historical Devotion House is in good condition.
- Granite retaining walls near tennis courts, basketball courts, cement surface in the field diamond, concrete square at Stedman Street in front of school, and play area are in good condition.
- Metal bollards, 2 at school entrances and 3 behind the school, are in good condition with some paint chipped off.

Site Furnishings

- **Benches:** There are 34 benches, all in good condition; 4 at the corner of Stedman and Harvard Streets, 8 along Harvard Street, 2 at school entrance, 8 in front of play area, 2 in mid-playground area, 1 in rear playground area, 1 at double tennis court, 4 at basketball courts, 2 players benches at field diamond and 2 cement overlooking baseball diamond. Most are ADA accessible.
- **Bike racks:** 4 Brandir Ribbon Rack steel bike racks are in good condition; 2 behind the school and 2 at playground.
- **Drinking fountains:** 3 Murdock metal fountains with concrete base; 1 located near basketball courts is not functional, 1 behind school near rear playground is missing parts, and 1 in front playground off Harvard Street is in good condition.
- **Fencing:** Metal fencing around the playground and the equipment is in good condition.
- **Game tables:** 2 ADA accessible steel and wood chess tables with stationary seats at the corner of Harvard and Stedman Streets are in good condition.
- **Lighting:** Metal streetlights with concrete base overlooking pathway from Devotion Street to Stedman Street are in good condition. 1 pedestrian scale lamp at Devotion House is also in good condition.
- **Picnic tables:** 3 ADA accessible wood and steel tables are in good condition; I in the kindergarten area behind the school and 2 near basketball courts.
- **Trash receptacles:** There are 16 Rubbermaid trash barrels in good condition; 2 at corner of Stedman and Harvard Streets, 2 at school entrance, 4 in front of play area, 2 in middle playground, 2 at baseball diamond, 1 at the end of Devotion Street, 2 at basketball courts, 1 near double tennis courts. Also, 5 Victor Stanley steel trash barrels are in front of the school along Harvard Street.

Infrastructure

- **Irrigation System:** 1 installed for the play field in 2000 is in good condition.

Special Features

- Attractive streetscape along Harvard Street.
- Vegetation includes deciduous, evergreen, flowering, and native trees; deciduous, evergreen, and native shrubs; flowerbeds; and groundcover.

Park Issues

- The location of playground's paved area on a slope hinders some play activities.
- Dog rules are confusing because the park contains signs that both prohibit and allow dogs.

Aerial photo of Devotion School Playground (Town of Brookline GIS, 2000)

Driscoll School Playground

Category School Playground
Size 4.03 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Westbourne Terrace
Precinct 13
Inventory Date 11/02/04 revised 2/1/05
Vicinity Surrounded by commercial buildings and apartments, near Beacon St.

OVERVIEW
Renovated in 1993, the park includes 2 tennis courts, a play equipment area, and soccer field. Orientation of the school and grounds is somewhat counterintuitive, as the front of the school faces Westbourne Terrace while the back of the school, and the school grounds, face Washington Street. Dogs are allowed on-leash.

PARK HISTORY
The Driscoll playground is the site of four houses that were razed in 1955. In order to relieve congestion at the Runkle School, the Driscoll School was opened in 1911 with 6 classrooms and town kindergartens, designed by architects Kilham & Hopkins. The school was named after Michael Driscoll who was born in 1844 in Brookline and served on the School Committee for 52 years. Additions were made in 1929, 1953, and 1979. The field was renovated in 2001.

DEED/TITLE/RESTRICTIONS
The Town acquired 24,584 square feet from Henry W. Estabrook; 36,000 square feet from James B. Bell; 23,129 square feet from Daniel Dewar; and 23,129 square feet from Brookline Savings Bank in 1910. No known restrictions applied to these lands. Another 50,333 square feet was purchased from A. Wolfman, H. & H. Crawford, M.Harris, A. & C. Barr in 1954 for $125,000.

PHYSICAL DESCRIPTION OF SITE FEATURES and AMENITIES

Athletic Facilities
- **1 and ½ basketball courts** with asphalt surface, located near the school is in good condition and lighted.
- **2 tennis courts** located off Westbourne Terrace, with asphalt surface is in good condition.
- **Open space** with asphalt surface near basketball and tennis courts is in good condition.
- **1 multipurpose turf field** near Washington Street is in good condition with a few worn patches. It is used for T-ball and soccer in spring, summer, and fall seasons.

Playground/Equipment
- 2 swing sets, one with 6 belt seats and the other with 2 bucket seats is in good condition.
- One climbing structure with slide, bridge, game panel, rings, and monkey bars and another one with track ride are in good condition.
- 1 wooden sandbox is in good condition, though the spiral configuration of stepped timber sections does not seem well used.

Access
- **Pedestrian Access:** ADA accessible concrete pedestrian access from Washington Street is in good condition. Concrete access with stairs and railings from Westbourne Terrace is in good condition.

Concrete and asphalt walkways from connecting streets to playground, through park, and around school are in good condition.
- Concrete stairs, 1 connecting parking levels, 2 along Westbourne Terrace, and 1 going into school from playground, are in good condition.
- Concrete ramp from playground into school is in good condition.
- **Vehicular Access:** Asphalt vehicular access from Bartlett Street to the 50 parking spots in two levels is in good condition.

Buildings and Structures
- The brick school building on concrete base is in good condition.
- Concrete bollards between upper parking lot and school are also in good condition.

Site Furnishings
- **Benches:** There are 9 steel and wood benches; 2 near basketball court, 4 in play area and 3 near the field. The cement wall doubles as sitting wall along play area. All of them are in good condition.
- **Bike racks:** The steel bike rack located near upper parking lot is in good condition.
- **Drinking fountains:** 1 Murdock fountain in the play area is in good condition.
- **Fencing:** Metal fence around the park is in good condition.
- **Lighting:** The floodlights overlooking the field and the two streetlights over the upper parking lot are in good condition.
- **Picnic tables:** 5 wood and steel tables, 3 in the play area and 2 near the field, are in good condition.
- **Signage:** 17 metal regulatory signs, 10 near the school and parking lot, 1 along Washington Street, I at basketball court entrance, 2 near the tennis courts, and 3 near the playground, are in good condition.
- **Trash receptacles:** 4 Rubbermaid plastic trash barrels, 2 in the play area and 2 near the basketball courts are in good conditions.

Infrastructure
- **Irrigation System:** 1 installed in 1983 for the field has a broken valve.

Special Features
- Good visual access of the playground from the street.
- The park is planted with evergreen, deciduous, flowering, and specimen trees; evergreen and deciduous shrubs; flower beds; and groundcover.

Park Issues
- Due to the sloped topography and the location of the school building, the northern and western sides of the property create challenging conditions for plant growth.
- The tiles in the seat walls forming the amphitheater are deteriorating.

Aerial photo of the Driscoll School Playground (Town of Brookline GIS, 2000)

Heath School Playground

Category School Playground
Size 6.51 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Eliot Street
Precinct 14
Inventory Date 10/13/04 revised 2/1/05
Vicinity Direct access to Boylston St.; single family houses around two sides of the park

OVERVIEW
This playground is defined by a row of uniformly mature oaks along the front entrance of the school at Eliot Street, the slope at the rear of the property, and the planted courtyard in the school atrium. Currently the playground has landscaping, basketball half-court, and an informal turf field. It was renovated in 1996, and new play equipment for ages 5 to 12 was installed in 2005. Dogs are allowed on-leash.

PARK HISTORY
In 1902, the Town bought the Reed lot at the corner of Boylston and Reservoir Lane for a school. The Town hired Peabody & Stearns to design the building and bids were opened in November 1902. The lot was improved and a terrace built before the building opened on September 12, 1904. The new red brick school contained a manual training room on the first floor. One hundred oak trees were planted and 6500 square feet were set aside for a school garden in 1905. In the 1920s, shower baths at the Heath School were made available to residents of the area; they were kept open two evenings a week during the winter and one afternoon a week in the summer. In 1929, the attendance in the shower baths was 7,942. The Peabody and Stearns school was torn down for the new Heath School designed by Hugh Stebbins in 1958.

DEED/TITLE/RESTRICTIONS
The Town purchased the property from Eben W. Reed et. al. in 1902 with no restrictions. It was sold as two parcels, with 520 square feet taken for Boylston Street widening. One parcel as 22,279 square feet and the other was 6 acres. Deed totals 283,639 square feet approximately, but 1900 land atlas sets land as 284,552 square feet (factoring in Boylston widening). 15,448 square feet was added from Aqueduct location bringing the 1927 property to 300,000 square feet. 31700 square feet was taken for Fire Station 4 leaving 268,300 square feet in 1930. Size changed to current size in 1972 with the abandonment of part of Eliot Street for parking and looped entrance to the school.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities
- **Basketball:** 3 hoops by the side of the school with asphalt surface are in good condition. The upper parking lot has one hoop in fair condition and is lighted.
- **Open space** with turf in front of the school is in fair condition with patches of worn areas.

Playground/Equipment
- The playground has two play areas, one in front of the school and the other by the side of the school.
- 1 Landscape Structure swing set with 3 tire swings in front play area is in fair condition.
- 1 Landscape Structure for ages 5 to 12 in the front play area was installed in 2005 and is in good condition, and the other in the side play area is in good condition.

Access

- **Pedestrian Access:** Concrete ADA accessible entrance in front of the school is in good condition. Concrete gated access from Eliot Street parking lot is in good condition. Asphalt path from the corner of Boylston Street and Reservoir Drive is in good condition. Gated unpaved access from Corner Eliot Street and Eliot Crescent is in good condition. Concrete and asphalt walkways around the school, from Eliot Crescent, and from Route 9 are in good condition.
- Granite and concrete stairs from school to Reservoir Road are in good condition.
- **Vehicular Access:** ADA accessible vehicular access with asphalt surface from Eliot Street to front of the school is in good condition. Vehicular access to the 20 parking spots near Reservoir Drive is in good condition.

Buildings and Structures

- The school building is in good condition.

Site Furnishings

- **Benches:** 3 DuMor, Inc. wood and steel benches along Eliot Street are in good condition.
- **Bike racks:** 2 steel bike racks, at the front and back of the school, are in good condition
- **Fencing:** Metal chain link fence running around the school except on Reservoir Drive side, is in good condition.
- **Game tables:** 2 plastic checkers tables located between the school buildings are in good condition.
- **Lighting:** 2 metal lights at the upper parking lot are in good condition.
- **Picnic tables:** 3 wood and steel tables between the school buildings are in good condition.
- **Signage:** 1 metal and wood regulatory sign at Eliot Street playground, 2 metal regulatory signs in front of the school, 5 metal regulatory signs in Reservoir Road parking lot, and 14 regulatory signs in Eliot Street parking area are all in good condition.
- **Trash receptacles:** 7 Rubbermaid plastic barrels in good condition; 1 at Reservoir Road playground, 1 near basketball hoop at the side of school, 2 at Eliot Street playground, 1 at Eliot Street parking lot with gated entrance, and 2 at western side of Eliot Street. 3 Victor Stanley steel trash barrels in front and side of the school are in good condition.

Infrastructure

- **Irrigation System:** 1 installed in 1995 is in good condition.

Special Features

- The courtyard with a collection of boulders situated around a centerpiece and a granite bench.
- The playground has good visibility.
- The park is planted with deciduous, flowering, and specimen trees; deciduous and evergreen shrubs; flowerbeds; and groundcover.

Park Issues

- Poor sod condition of the lawn area in front of the school.

Aerial photo of the Heath School Playground (Town of Brookline GIS, 2000)

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Longwood Playground

Category School Playground
Size 4.99 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Longwood & Francis Streets
Precinct 3
Inventory Date 11/02/04 revised 2/1/05
Vicinity Located in a single and multi-family neighborhood.

OVERVIEW
Situated in a bowl, the perimeter of Longwood Playground is lined with mature trees. The consistent site furniture provides continuity, while the variety of plantings creates interest. The recreational facilities are multiple yet organized; the slopes of the land dictate the location of the field, and all other facilities are located around the field. Stone, boulder, and brick retaining walls add quality to the park. There are several pleasant seating areas sprinkled throughout the park. During the week, the park serves the Lawrence School's physical education and after school programs. The park is developed with 2 separate play areas, one designed for school age children and the other for toddlers. Three tennis courts are located at the eastern edge of the playground. Two short combination softball and youth baseball infields are provided, however the area is too small for simultaneous play and men's softball in either field. A well-developed pedestrian path system exists around the field. The only purpose for 2 infields would be to provide additional space for youth baseball practice. The site can accommodate a 40 x 60 yard soccer field. Dogs are allowed on-leash.

PARK HISTORY
The property was a deep marsh that had to be filled in, taking many years to settle. Olmsted and Eliot were hired to improve it in 1895. In 1928, Town Meeting authorized the Selectmen to petition the General Court to allow a small area of the playground to be taken for the school building. A tennis field house was constructed in 1929. It was upgraded again between 1949 and 1950. A section on Francis Street was also bought, replacing the Riverdale Casino.

The first Lawrence School was built on land on Francis Street acquired in 1873 from Winifred McLean. The Town hired Peabody & Stearns to design a school for the Longwood area to relieve congestion at the Harvard Street School. It was a Stick style building constructed of brick and wood. A new kind of desk and seat was used. In 1884, the School Committee recommended the enlargement of this school rather than enlarging the Pierce School. The next year, Peabody & Stearns were hired to enlarge the school by adding two rooms with a hall in the center--doubling its previous size. In 1889, Mrs. Amos A. Lawrence gave the school a portrait of her late husband, after whom the school was named, as well as a valuable set of physical apparatus. G. Clough enlarged the building again in 1891 according to plans. In 1916, Kilham & Hopkins were hired to renovate and improve the domestic science area and equipment.

By 1929, the Town felt the need to build an entirely new structure. During the construction period, Temple Ohabei Shalom put its new school building at the disposal of the Lawrence students--the students used the large lot directly behind the Temple as a playground. The building, designed by R. Clipston Sturgis, was opened on September 6, 1930. In 1965, the building was remodeled to provide two rooms, the art and science rooms as well as an industrial arts room and an enlarged library. Portable classrooms were added in 1967 and 1968. Smith, Sellow, & Doherty and Ashley, Meyer & Smith made alterations and an addition in 1972. The portable classrooms were relocated to the New Lincoln School and the Runkle School. The school building and the park were completely renovated in 1994 and again in 2003.

DEED/TITLE/RESTRICTIONS

Samuel McLean transferred 57,031 square feet of the property to the Town in 1873. The Town purchased 170,099 square feet from Henrietta W. Thomas in 1891 and another 27,629 square feet from Charles H. Stearns et. al. in 1898 with the stipulation that "no building shall be placed within 20 feet…no building of a value less than $45,000, no apartment house, no building for carrying on any mechanical trade or for manufacturing purposes." The Town acquired 18,150 square feet of the property from Knights of Columbus/Building Corporation in 1959. Original deed was not available, only a duplicate certificate of Title from 9/30/1977 was available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **2 Little League fields** in good condition are used in spring, summer, and fall recreational seasons.
- **Other field uses:** The fields are used for softball in all seasons and for soccer in spring and fall seasons.
- **3 tennis courts** located across Newell Street are in good condition.
- **1 basket ball court** located behind the ball fields is in good condition.

Playground/Equipment

- The playground has two play areas, one for ages five to twelve located close to Francis Street and the other for toddlers near the tennis courts.
- Spring toy in the toddler area is in good condition.
- 3 climbing structures, two for the older children and one for the toddlers, are in good condition.
- All three swing sets are in good condition.
- The sand box in the toddler play area is in good condition.
- The see-saw structure in the toddler play area is in good condition.
- 1 cement spray pool is in good condition.

Access

- **Pedestrian Access:** Pedestrian entrances from Francis Street, Longwood Avenue and Stearns Road are in good condition. The bituminous path around the ball fields connects the basketball court, tennis courts and playground with the school.
- Ramp and stairs from Longwood Avenue entrance is in good condition.
- **Vehicular Access:** Vehicular access with asphalt surface provided around the school building is in good condition.

Buildings and Structures

- The school building is in good condition.
- The stone retaining wall near the Francis Street play area is in good condition.

Site Furnishings

- **Benches:** The **Dumor 118** metal benches are in good condition; 3 along the path, 5 in the front play area, and 2 in the rear play area. 3 wood and metal benches around the spray pool are in good condition. 2 metal players' benches near one of the field bases are in good condition.
- **Bike racks:** 3 at the pedestrian entrance from Francis Street are in good condition.
- **Drinking fountains:** 1 beside the spray pool is in good condition.
- **Fencing:** Metal fences along the park boundary, around the tennis courts, separating the ball fields from the play areas, are in good condition.
- **Lighting:** Acorn lights, 6 along the walkway and 1 in the front play area, are in good condition.
- **Trash receptacles:** Victor Stanley metal trash barrels are in good condition; 4 around the path and 1 near the spray pool.

Infrastructure

- **Irrigation System:** System installed with the 1994 renovation is in good condition.

Special Features

- The mature oaks at the park's perimeter add greatly to its character.
- A circular perennial garden off the west of the school building is planted and maintained by a friends group and adds color and interest, as well as being a point of pride for the community.
- The park is an especially active social gathering spot for the local community, and a pass-through for pedestrian commuters.

Park Issues

- The small turf area near Francis Street is difficult to maintain.
- Additional plantings would enhance the west side of the school building and perhaps offer learning opportunities.
- The area directly north of the tennis courts us currently unused.

Aerial photo of Longwood Playground (Town of Brookline GIS, 2000)

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Pierce School Playground

Category School Playground
Size 2.37 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location School Street
Precinct 7
Inventory Date 11/02/04 revised 2/1/05
Vicinity Enclosed by apartment buildings and parking lot on the west and housing on the north and east.

OVERVIEW

The park has an upper level with play equipment and a lower level with a ball field, with a steep grassed slope in between. The curvilinear paths and semicircular walls reinforce the pattern of rounded shapes in the upper level. The playground and field are located behind residences along School Street. The playground is enclosed by apartment buildings and their parking lot on the west, housing on the east and north. This green space serves as the school yard for the Pierce School which connects to the site by means of a pedestrian bridge over School Street. The school does not own the playground. The field is used extensively for youth baseball during the spring. The playground also includes a basketball court, play area, tot lot, seating area, and spray pool. Dogs are allowed on-leash.

PARK HISTORY

This property was purchased, taken, and given in 6 separate plots to serve as a playground.

DEED/TITLE/RESTRICTIONS

The Town purchased 11,304 square feet of land from Charles Leavitt with no restrictions in 1927 and Mr. Leavitt donated 1996 square feet with no restriction the same year. Fannie Hall Fegan donated 36,575 square feet of land in 1927 and Anna M. & William J. Ward donated some land in 1928 to the Town with the “plan of land to be conveyed to the Town of Brookline for the Pierce School Playground." In 1951, the Town acquired another 29,306 square feet from Trustees of Fannie Hall Fegan and another 19,487 square feet from Jacob Ditch in 1962 to be developed “for recreational, school, playground purpose.”

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 and ½ basketball courts** with asphalt surface are located near School Street. The court is lighted and in good condition.
- **1 Little League field** located behind basketball courts is lighted and in good condition. It is used in spring, summer, and fall recreational seasons.
- **Soccer:** The outfield of Little League field is used for soccer in all recreational seasons.
- **Open space** with turf grass is lighted and in good condition. It is used for passive recreation.

Playground/Equipment

- The playground has two play areas located adjacent to each other and separated by fencing and shrub planting.
- There is a wooden sand box with wooden table and wood borders.
- 2 Landscape Structures Inc. swing sets, one with 3 tire seats and the other with 3 bucket seats are in good condition. Another swing set in the play area with 2 belt swings is also in good condition.

- 2 Landscape Structures, Inc. climbing structures, one with slide in toddler play area and the other with slide monkey bars, bridge and game panel, are in good condition.
- Cement spray pool in the play area is in good condition.

Access

- **Pedestrian Access:** The gated concrete access from Harvard Avenue is in good condition. The gated concrete and asphalt access from Harvard Avenue is also in good condition. Asphalt access from Harvard Avenue is in good condition. Concrete and asphalt access from School Street is in good condition. Concrete access with stairs from Pierce School walking bridge is in good condition. Asphalt walkways connecting the entrances and looping through the park are in good condition.
- Wooden stairs into the play area are in fair condition.
- **Vehicular Access:** Concrete and asphalt maintenance vehicle access form Harvard Avenue is in good condition. Asphalt access to School street parking lot is in good condition, though the parking lot pavement is in poor condition and there are opportunities for pedestrian/vehicle conflicts there.

Buildings and Structures

- The metal storage bin next to the basketball court is in good condition.
- Metal and granite memorial located under a tree along Harvard Avenue is in fair condition.
- Retaining walls, constructed with granite, wood, and concrete, at the corner behind the play field, along side of Harvard Avenue apartment complexes, along Harvard Avenue, and along play area are in fair condition.
- Granite and concrete bollards along Harvard Avenue and along School Street are in good condition.

Site Furnishings

- **Benches:** Wood and steel benches, 2 at basketball court, 2 (Wabash Valley manufacturer) at Little League field, 1 viewers bleacher, 4 along loop path in the park are in good condition. 3 wood and cement benches in toddler play area, and 2 wood and metal ones in toddler play area are in good condition.
- **Drinking fountains:** 2 Murdock water fountains, one between basketball court and play field and the other between 2 play areas, are in good condition.
- **Game tables:** 2 wood and steel tables with chess/checker boards and in good condition.
- **Fencing:** Metal fencing, around entire park except along Harvard Place, is in good condition
- **Lighting:** 14 metal lights, 2 light posts over basketball court, 4 over baseball diamond, 1 over field, 4 over pathway looping through sitting area, and 3 over playground area, are in good condition.
- **Picnic tables:** There are 2 wood and steel tables in the toddler play area.
- **Signage:** 3 interpretive signs, 2 wooden signs at School Street entrance and 1 metal and wood sign at Harvard Avenue gated pedestrian entrance, are in good condition. 2 metal regulatory signs, one at School street entrance and the other at Harvard Avenue, are in good condition.
- **Trash receptacles:** 6 Rubbermaid plastic trash barrels, 1 at School Street entrance. 2 at Little League field, 2 at play area, and 1 at gated Harvard Avenue entrance, are in good condition.

Infrastructure

- **Irrigation System:** 1 installed for the play field in 1991 is in good condition.

Special Features

- The park receives very heavy use from the school and the community.

Park Issues

- Plants are missing in the planters in the picnic area at the time of inventory.

Aerial photo of the Pierce School Playground (Town of Brookline GIS, 2000)

Runkle School Playground

Category School Playground
Size 3.05 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Clinton Road
Precinct 12
Inventory Date 11/02/04 revised 2/1/05
Vicinity In a mostly single-family neighborhood, surrounded by neighborhood streets and school.

OVERVIEW
There are a number of components to this park. The gardenesque front entrance has two pathways, one stair and one ramp, that originate at opposite points and converge at the front doors to the school. There is a memorial composed of a bench and Japanese lantern and an amphitheater used for school ceremonies. The side entrance offers a view of three descending plateaus. The first level is comprised of play equipment as is the second, while the third level contains an expansive lawn. There is variation in the quality of the finish materials. A high quality stone wall and ornamental metal fence are juxtaposed with a bituminous berm and pathway and unappealing benches. There is a large bituminous area separating the rear of the school from the lawn. Dogs are allowed on-leash.

PARK HISTORY
Land for the playground at Runkle School was purchased in 1903. Renovation of the play area started in 1999 with additional improvements to play equipment implemented in 2000.

DEED/TITLE/RESTRICTIONS
The Town purchased 50,000 square feet for the property with no restrictions in 1895 and another 46,389 square feet in 1903 “for playground use” from Lisette De Wolf Rotch. Deed information came from 1960 deed research. Another 36,699 square feet was purchased from the same person in 1908 with the stipulation that “no building within 25 ft. of Chesham Road, and on Buckminister Street no buildings under $8,000 in cost shall be erected, manure shall be kept covered at all times, etc.”

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities
- **Basketball:** 1 full and 2 half courts with 2 extra hoops and asphalt surface are located at the end of Clinton Street parking lot and are in good condition. Concrete access with ramps and stairs from Druce Road is in good condition.
- **Open space** with turf grass along Clinton Road is in good condition.

Playground/Equipment
- 2 Game Time swing sets, one with 4 belt seats and the other with 2 bucket seats, are in good condition.
- 2 Game Time climbing structures with combinations of slide, monkey bars, bridge, and game panel are in good condition.

Access

- **Pedestrian Access:** Concrete and asphalt walk from Chesham Street is in good condition. The concrete walkway and bluestone path in front of the school are in good condition. The concrete and asphalt walkway from the rear parking lot to play area and side of the school is in good condition.
- Concrete stairs from rear of school to basketball court is in good condition.
- Concrete and asphalt ramp from rear of school to basketball court with railings is in good condition.
- **Vehicular Access:** Concrete and asphalt maintenance vehicle access from Clinton Street is in good condition. Concrete access from Druce Road is in good condition.

Buildings and Structures

- 1 Japanese stone lantern with dedication is in good condition.
- The school building is in good condition.
- Concrete retaining walls, 1 opposite parking lot, and 2 in front of school, and wooden retaining wall along play area are in good condition.

Site Furnishings

- **Benches:** Benches of 5 varieties, 2 opposite parking lot (metal and wood), 2 at parking lot path (metal and wood), 4 in playground (metal and wood), 1 with dedication, and 2 in school front (granite), are in good condition. One cement and tile-decorated sitting wall at the school front is also in good condition.
- **Bike racks:** 2 bike racks located in front of the school are in good condition.
- **Fencing:** Metal fencing around the park consists of 4 types, new and old stake, rusted chain link, and new chain link fence, all in fair condition.
- **Lighting:** 3 fixtures are located in front of the school.
- **Signage:** Wood and metal regulatory signs, 6 at Clinton entrance, and 5 along Clinton Road, are in good condition.
- **Trash receptacles:** Rubbermaid plastic trash barrels, 1 at field area, 2 in playground, 1 in basketball, 1 composting bin, and 2 in front of school, are all in good condition.

Infrastructure

- **Irrigation System:** 1 located for the open lawn toward Clinton road is in good condition.

Special Features

- There are several memorial trees in addition to the memorial bench; two cherries along the front of the school to the right of the entry and one cherry tree up the slope from the amphitheater. In addition, a cherry near the memorial bench was donated by the Runkle family.
- The seat wall decorated with tiles at the amphitheater provides a useful and attractive area for school ceremonies.

Park Issues

- Lack of separation between the parking lot and open lawn.

Aerial photo of Runkle School Playground (Town of Brookline GIS, 2000)

William H. Lincoln School Playground (New)

Category School Playground (Active)
Size 4.24 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks
Location Kennard Road
Precinct 5
Inventory Date 10/12/04 revised 2/1/05
Vicinity Surrounded by single-family homes, the Old Burying Ground, and the Brookline Music School; one block away from Boylston Street.

OVERVIEW
This site is interesting for its variation in scale. Parts of the property appear constrained: the entrance point is tightly organized and both playground areas are confined within a small space. As one walks southerly around the school the grounds open up into a large, open sloped lawn and a big terrace located at the side of the school. The perimeter of the lawn area is an old, charming brick wall some of which has been recently restored. Dogs are allowed on-leash.

PARK HISTORY
The New Lincoln School was established as a Brookline school in 1969. It is located on the site of the Hill-Kennard-Ogden House (known as "The Maples" in the 1890s). This Greek Revival/Regency house, located at 25 Kennard Road and one of Brookline's prominent architectural resources, was built in 1843-44 by architect Gridley J. Fox Bryant for Jeremiah Hill. Bryant was also the architect of the old Boston City Hall, the Mercantile Wharf Building, and the original building of Boston City Hospital. The Kennard House is unusual for the wide architrave and the curved two-story bay on one side. It is a contributing building of the Town Green National Register District. Hill, a commission merchant and partner in Hill, Chamberlain & Company, died in 1862. His daughters had financial difficulties and were forced to sell the property in 1869 to Martin Perry Kennard. Kennard was a partner in the firm of Bigelow & Kennard (jewelers and silversmiths) and a Custom House collector and Sub-Treasurer of the United States for 13 years. In 1888, C. N. Webster described the estate in his "Thirty-Five Brookline Residences" as a "most charming realization of a gentleman's country abode". By 1897, Kennard began to subdivide his property, and subsequently Hedge and Kennard Roads were laid out and developed. After Kennard died in 1903, his heirs sold the house to Colonel Hugh Ogden in 1906. Ogden was a Boston lawyer with extensive business and financial interests. Ogden built the brick wall around the property as well as the wooden Colonial Revival carriage house in 1910. Three dormers were added in 1905; another two in 1916. The piazza of the main house was enclosed in 1916.

The Park School Corporation bought the house and grounds in 1927 for educational purposes. Originally started by Caroline Pierce in 1888, the school became known as The Park School in 1913. Julia B. Park had taken over as headmistress in 1910 when Miss Pierce retired. The school moved to #31 Hedge Road in 1915. In 1978 the Town of Brookline demolished this large shingle style house, built in 1905 after designs of Wheelwright & Haven for Mary C. Brandegee as a private school, in 1978. Expanding enrollment forced The Park School to buy the property across the street. The school at #31 Hedge Road was kept for the kindergarten and the first grade; the Kennard house was used for the administration and the upper grades; and the carriage additions to the main house were added for additional classroom space, one in 1929 and one in 1930. An addition was made to the carriage house in 1956. In the late 1960s, the Faulkner family gave a large parcel of land on Goddard Avenue to the Park School, and a large school building was erected on the new site. The old Hill-Kennard place was then bought by the Brookline School Department, which used it for

the primary grades of the Lincoln School. The new school and grounds were completed in 1994 and included extensive play structures and a multi-use field. The Hill-Kennard house became the home of the Brookline Music School. Portions of the brick perimeter wall were replaced in 2005.

DEED/TITLE/RESTRICTIONS

The Town acquired the property as two parcels from Park School Corporation for $400,000 in 1970 "for the purpose of the public schools." The property is located within the Town Green Historic District and is on the National and State Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **1 basketball court** beside the school with asphalt surface is in good condition.
- **Open space** with turf grass beside the school is in fair condition with large worn patches in the lawn.

Playground/Equipment

- The playground has two play areas, one near the front entrance of the school and kindergarten accessed by steps from the parking area and the other one behind the school near the open space.
- 2 Landscape Structures, Inc. climbing structure with combinations of slide, monkey bars, bridge, ladder, game panel, and track ride one in front play area and the other in back play area are in good condition.

Access

- **Pedestrian Access:** Concrete access from Kennard Street with railings and stairs is in good condition. Concrete and asphalt access with stairs from Walnut Street is in good condition. Concrete and asphalt walkways from vehicular and pedestrian entrances into and through play areas are in good condition.
- Concrete stairs from vehicular drives to school and play areas are in good condition.
- Concrete ramps from vehicular paths to school and play area are in good condition.
- **Vehicular Access:** ADA accessible concrete and asphalt access from Hedge Street to the school employee parking lot with railings and ramp is in good condition. Asphalt vehicular access from Kennard Street to the circular drive in front of the school with 10 parking spots is in good condition. Pedestrian access from this drive leads to upper and lower play areas are ramped.

Buildings and Structures

- The school building is in good condition.

Site Furnishings

- **Benches:** Wooden benches, 4 "Country Casual" in upper playground, 5 of another type (2 at rear of school and 3 at school front), are in good condition.
- **Bike racks:** 3 steel bike racks, 2 at front of school and 1 at rear of school, are in good condition.
- **Fencing:** Brick wall around Walnut Street and Kennard Street is in good condition. Metal and wood fencing around rear and front parking lots are in good condition.
- **Lighting:** 3 Sternberg lights and 1 other type light in rear parking are in good condition. 7 Sternberg Lanterns Inc. lights at front school entrance area are in good condition**.**
- **Signage:** 18 metal regulatory signs located at vehicular entrances and parking lots are in good condition.
- **Trash receptacles:** Victor Stanley trash barrels, 2 in the front and 3 in the back of the school are in good condition. There is 1 more trash barrel in front of the school.

Infrastructure

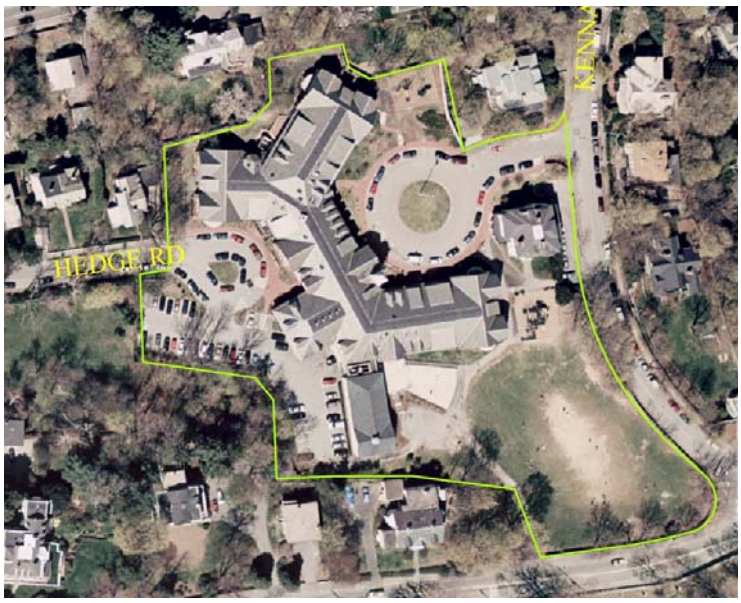
- **Irrigation System:** 2 installed in 1994 for the open space and shrub bed.

Special Features

- The park is planted with deciduous, evergreen, and flowering trees, deciduous and evergreen shrubs; and groundcover.

Park Issues

- Lack of accessible play equipment.



Aerial photo of new Lincoln School Playground (Town of Brookline GIS, 2000)

William H. Lincoln School Playground (Old)

Category School Playground
Size 1.51 acres
Protection None
Manager Brookline DPW, Division of Parks
Location 194 Boylston Street
Precinct 5
Inventory Date 10/26/04 revised 2/1/05
Vicinity By the side of the school building, 60 feet above the street level; right by Boylston Street.

OVERVIEW
The building is no longer used as a school and currently provides temporary locations for various Town offices when other buildings are under construction. There is a small playground area located next to the building. Dogs are allowed on-leash.

PARK HISTORY
When the Town decided to build a new school near the Boylston Street School, it was believed inadvisable to have another school so near the railroad tracks. In 1886, the Town bought the Broadhead lot across the street for school purposes. The building that was already on the lot was sold at auction for $57.00. The architects, Peabody & Stearns, were hired the next year to design the new school. The original plans called for a building that would have exceeded the $8,000 appropriated for the new grammar school. The architects came up with two other sets of designs. The plan chosen was that of a late Victorian red brick schoolhouse, named for William H. Lincoln, a trustee of Wellesley and the Massachusetts Institute of Technology as well as a School Committee member for many years. The new school contained eight schoolrooms and a hall. The school Committee was very proud of the large hall; it was able to hold all the students of the school at one time. William H. Lincoln decorated the hall with casts of friezes of the Parthenon, statues, busts, and a chandelier. Lincoln claimed to be the first school in the area to use works of art for schoolhouse decoration. The school was dedicated in the hall on May 16, 1888. Students from the old Ward School were transferred here in May 1888. In 1890, the Town bought the lot next door for a new building and a playground. By 1898, the four primary schools of Winthrop, Parsons, Boylston, and Sewall sent their students to the Lincoln Grammar School.

Manual studies/industrial education was inaugurated in 1888 advocated by John D. Runkle, president of M.I.T., along with William H. Lincoln. They persuaded the School Committee to introduce shop work and domestic science as classes for boys and girls. The Town voted to alter the two large rooms in the upper floor for industrial education. The rooms were finished and dormers were put in. The cooking department was started in September 1888 and there was also a special room for sewing classes. In 1889, a brick shop with six rooms was constructed in the rear; a story was added to a small "L" at the rear of the shop in 1903. After the first year in the main Lincoln School building, the manual studies classes were held in the annex until a separate manual training school was built next to the Lincoln School in 1893 to expand the system of study. When the new Manual Training School/School of Practical Arts was built near the High School, the old Manual Training school became part of the Lincoln School.

In the 1920s, discussion about a new site and new building for the Lincoln School began. In 1929, Town Meeting appropriated $45,000 for a new site on Walnut Street. The Searle lot at the corner of Walnut Street and Walnut Place was proposed, but was defeated at Town Meeting and the land bought by the Walnut Place Trust. The next year, the site of the old Cushing house (located at what is now Cushing Road) was voted down as well. By 1930, the Town decided to replace the old Peabody & Stearns building. Maurice P. Meade,

the architect for the proposed new school, investigated the old building and made a report to the School Committee stating that the old building was poorly lighted, poorly ventilated, and most elements badly worn, concluding that if the school was to remain in the same condition, it should be abandoned. The School Committee agreed with Meade who designed a new Colonial Revival structure on the site of the old Lincoln and Manual Training Schools. The old schools were razed in 1931 and the new school constructed in 1932. In 1948, the school contained 18 classrooms, a double kindergarten room, a library, a remedial reading room, a sewing room, a domestic science room, an industrial arts room, a gymnasium, a cafeteria, an auditorium, a clinic, a principal's suite, and a teachers' room. In 1979, the decorative railing on the roof was removed. The building is now used as a back-up facility when other Town buildings are under construction.

DEED/TITLE/RESTRICTIONS

The Town acquired 35,244 square feet of the property from Sarah D. and Susan B. Clark in 1886. It added another 20,705 square feet from Alfred Winsor and Horace D. Chaplin, executors of the will of Edward S. Philbrick, in 1890. Both parcels had the stipulation that “no stable to be erected hereon for 25 years.”

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- **Open space** with turf grass beside the school with hilly irregular slopes, is in good condition.

Playground/Equipment

- The playground is located on top of the hill along the edge of the property.
- 1 climbing structure with slide, ladder, and game panel with a wooden table is in poor condition.

Access

- **Pedestrian Access:** ADA accessible concrete entrance with stairs, railing, and ramps from Boylston Street is in good condition. An elevator has recently been installed to provide access from Boylston Street. The gated concrete and asphalt access from Walnut Path is in poor to fair condition with railings and stairs. Concrete and asphalt walkways from the entrances are in fair condition.
- **Vehicular Access:** No vehicular access into the park.

Buildings and Structures

- The brick school building is in fair condition.
- Retaining walls constructed with cement, stone, granite, asphalt around the park are in good condition.

Site Furnishings

- **Bike racks:** 1 steel bike rack beside the school is in fair condition.
- **Fencing:** Metal fencing around the park is in fair condition.
- **Lighting:** Metal lights connected to the school building have to be tested to determine if they are in working condition.
- **Signage:** 2 metal and wood regulatory signs in front of the school are in good condition. The wood and metal regulatory sign at Walnut Path entrance is in poor condition as it is bent and rusted.
- **Trash receptacles:** 1 plastic Rubbermaid trash barrel located at school side entrance is in good condition.

Infrastructure

- Irrigation System: None

Special Features

- Elevation above Boylston Street

Park Issues

- Limited space.

Aerial photo of old Lincoln School Playground (Town of Brookline GIS, 2000)

E. Passive Parks

Corey Hill Park

Category Passive Parks
Size 4.16 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Summit Avenue
Precinct 11
Inventory Date 10/28/04 revised 2/1/05
Vicinity Bisected by Summit Ave. on top of the hill, surrounded by single family neighborhood and condo buildings.

OVERVIEW
The most significant attribute of this park is its hilltop location and striking view of Boston and Cambridge. The park is divided in two by Summit Avenue. This potential disruption is ameliorated by the mature oaks and maples that line both edges of the street; clearly defining the sides of the park. The park property was acquired through two transactions. The southern parcel contains a playground and the northern parcel has a sundial and large open sloped lawn. It is part of the Green Dog Program.

PARK HISTORY
The first improved road to the park property was built in 1869. Corey Hill Park was purchased in several transactions between 1900 and 1917. In 1925, the view from the park was threatened by a proposal to construct buildings on lots on the north side. As a result, the Town recommended protecting the park and view by acquiring its adjacent lots. The Town reconstructed both sections of the park between 1985 and 1989. The sundial memorial in the northern parcel is dedicated to Shirley Sidd, former Town treasurer.

DEED/TITLE/RESTRICTIONS
The Town purchased 46,021 square feet of the property from Gardner Beals in 1900 “to be kept open for 20 years,” which later formed part of the northern parcel of the park. Another 92,778 square feet purchased from William Maynard in 1916 to be “kept open for park purposes for a period of not less than twenty years from the date hereof” later formed the southern parcel. However, there is an anomaly regarding Lot 20 and a Frances Richards regarding the selling and reselling of the property for $41.10 in 1917. The Town purchased 24,450 square feet from Old Colony Tr. Co. et. al. and another 20, 450 square feet from Gilbert V. Pennock. Both these lots were added to the northern parcel and their transactions were undated.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities
- **Open Space** with turf grass stretching across both sides of Summit Avenue on a steep hill is in fair condition.

Playground/Equipment
- Landscape Structures, Inc. swing set with 3 belt seats in the play area is in good condition.
- Landscape Structures, Inc. steel and plastic climbing structure with slide, game panel, swings, monkey bars, and bridge is in good condition. Another Landscape Structures, Inc. steel and wood

climbing structure with a car structure in sand is in good condition. Landscape Structures, Inc. climbing structure with rings is also in good condition. Landscape Structures, Inc. steel and plastic climbing structure with slide, game panel, and swing is in good condition. Another climbing structure with track ride is also in good condition.

- Sand box for toddlers with processed wood fiber base material is in good condition.

Access

- **Pedestrian Access:** 2 concrete pedestrian accesses to the southern parcel from Summit Avenue are in good condition. This side of the park is fenced but the accesses are not gated. Access to the northern lot is from the sidewalk of Summit Avenue. The granite walkway from northern side to the sundial is also in good condition.
- Vehicular Access: None

Buildings and Structures

- There is a stone-faced seat wall in the northern part of the park which is in good condition.

Site Furnishings

- **Benches:** There are 8 steel and wood benches; 5 in the southern parcel and 3 in the northern parcel. They are all ADA accessible and in good condition. The 2 cement benches beside the sundial are in good condition.
- **Drinking fountains:** 1 Murdock fountain on the southern side of Summit Avenue is in good condition.
- **Fencing:** Metal fencing bordering the southern parcel along Summit Avenue is in good condition.
- **Picnic tables:** 2 wooden tables in good condition that are not fixed to the ground.
- **Signage:** There are 7 metal regulatory signs in good condition; 5 in the southern parcel and 2 in the northern parcel. 2 wooden bulletin boards in the southern parcel are in good condition.
- **Trash receptacles:** 2 Rubbermaid plastic trash barrels in good condition are located in the southern parcel. 3 Victor Stanley steel trash barrels in good condition are located in the northern parcel.

Infrastructure

- Irrigation System: None

Special Features

- A large sundial plaza in the north parcel of the park with dedication monument.
- Spectacular view of Boston and Cambridge skylines and beyond from the open space.
- The park is planted with deciduous and specimen trees and deciduous and evergreen shrubs.
- Stone boulders and rock outcroppings in the playground.

Park Issues

- Pedestrian path is lacking in playground at one entrance.
- Lawn edge near the sidewalk is worn.
- Lack of shade at the play equipment makes it unusable at times.

Aerial photo of Corey Hill Park (Town of Brookline GIS, 2000)

Dane Park

Category Passive Parks
Size 17.23 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Hammond Street
Precinct 15
Inventory Date 11/04/04 revised 2/1/05
Vicinity Located near Putterham Woods

OVERVIEW

Dane Park is the only passive wooded park in the Town. It is located on former estate land and contains a variety of forms of volcanic debris. Specific formations in the park include a lava dome that was formed when molten lava was hurled out of an active volcano and lava pillows that resulted when hot lava flows reached the edge of existing dry land and dropped into the sea. The formations have been studied by Boston College geology students for years, and hold exciting potential for educational opportunities for students in Brookline. The wooded park land acquired in 1953 has recreational trails. One side of the park is along private land with no public access. Dogs are allowed on-leash.

The park is comprised of two separate areas, one abuts Woodland Road and the other abuts the Highway Maintenance facility. The two areas are separated by Putterham Golf Course, and no clear pedestrian link currently exists. A master planning process was begun in 2005 to address issues of circulation, interpretation, vegetation, access and use.

PARK HISTORY

Dane Park is a unique natural and historic resource. Once part of the micro continent Avalon, the rock outcrops in the park have been documented by Professor James Skehan of Boston College as being particularly fine and accessible examples of 575,000,000 year old volcanic rock that support the theory of the formation of the North American continent.

DEED/TITLE/RESTRICTIONS

The Town purchased 416,756 square feet of the property from Edward Dane for $9,000 in 1953 with no restrictions. Edward Dane in turn donated another 318,512 square feet “for recreational or education purposes” the same year.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There are no athletic facilities, playground equipment, or irrigation in Dane Park. There used to be play equipment at the park, but the Town removed it due to vandalism and lack of use.

Access

- **Pedestrian Access:** ADA accessible asphalt pedestrian access from Hammond Street is in good condition. The dirt pedestrian trail from the golf course is in fair condition. The asphalt walkway from Hammond Street entrance into the park stops abruptly not far into the park, but otherwise in good condition.
- **Vehicular Access:** The gated maintenance vehicle access with an asphalt surface off the Highway Department driveway is in good condition. There is no parking inside the park.

Buildings and Structures

- The stone retaining walls at the back of the park are in fair condition.

Site Furnishings

- **Fencing:** Metal fencing along Hammond Street and parts of Woodland Street is in good condition. Metal fencing at the back of the park is in poor condition as it is rusty and bent.
- **Signage:** Metal and wood interpretive signs, one each at Hammond Street entrance and along driveway of Highway Dept and five inside the park, are in good condition.

Special Features

- Wetland habitat on the border of the park and golf course.
- Noteworthy rock formations with interpretive plaques.
- The site is planted with deciduous, evergreen, and native trees; deciduous and native shrubs; and groundcover. The park also has a variety of invasive exotic vegetation.

Park Issues

Limited accessibility to the park and within the park.

Aerial photo of Dane Park (Town of Brookline GIS, 2000)

Little Field Park

Category Passive Parks
Size 0.84 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Eliot Street
Precinct 14
Inventory Date 11/05/04 revised 2/1/05
Vicinity In a residential neighborhood, by the Heath School Playground.

OVERVIEW
Eliot Street Park is a small piece of property located next to Heath School, with Eliot Crescent separating the two. The row of uniformly mature trees along the front of Heath School continues along the front of the park as well as around the rest of the perimeter. The park consists of trees over lawn with no other vegetation or site features. Dogs are allowed on-leash.

PARK HISTORY
The Town acquired this property as 2 lots, one belonging to the City of Boston and the other to a private citizen.

DEED/TITLE/RESTRICTIONS
The Town acquired 181,343 square feet of the property from the city of Boston. No deeds were found for this property transfer that took place between 1907 and 1913. The Town of Brookline divided the parcel into three properties: (1) Heath School, (2) Eliot Crescent, and (3) Eliot Street Park. In 1919, a donation from Andrew White added 957.7 square feet of land with no restrictions to the park. In 1964, the park size changed from 43,925 to 37,282 square feet.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There is no playground equipment or irrigation in Eliot Street Park.

Athletic facilities
- **Open space** with lawn is in fair condition.

Access
- **Pedestrian Access:** Lack of fencing allows access along Eliot Street and Eliot Crescent. There are no paths.
- **Vehicular Access:** None into the park.

Buildings and Structures
- Concrete retaining wall at the rear of the park is in fair condition.

Site Furnishings
- **Fencing:** Metal fences along south west side of Eliot Crescent and around back of the park are in fair condition.
- **Trash receptacles:** 1 Rubbermaid trash barrel at south west corner of Eliot Street and Eliot Crescent.

Special Features
- The park is planted with deciduous and specimen trees.

- The mature oak trees over lawn define the character of the park.

Park Issues

- None.

Aerial photo of Eliot Street Park (Town of Brookline GIS, 2000)

Knyvet Square

Category Passive Parks
Size 2.8 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location St. Paul & Amory Streets
Precinct 1
Inventory Date 10/12/04 revised 2/1/05
Vicinity Surrounded by single family houses and apartment buildings with parking along one side.

OVERVIEW

This park exhibits a flat, tilted plane patterned by regular, geometric shapes. Diagonal paths beginning at each of the four corners of the park intersect in the middle of the park and are flanked by regularly-spaced trees. There are three distinctive horizontal levels of vegetation; the upper layer of the deciduous trees, a middle layer of smaller, ornamental trees, and a lower level of evergreen and deciduous shrubs. The period site furniture adds to the urban feel of the passive park. It is used for walking, sunbathing and quiet contemplation. Dogs are not allowed.

PARK HISTORY

Knyvet Square is part of four parcels of open space parks that were the brainchild of David Sears (1787-1871). David Sears was a member of a wealthy merchant family of Boston that conducted trade in the East Indies and China. He began buying land in 1818 in the area known as Longwood, stretching from the Charles River to the Muddy River. By the late 1840s, Sears began laying out streets, lots and four squares or small parks. Knyvet Square was named after his own son. David Sears learned to appreciate the different species of trees during his numerous trips to England. The heirs of David Sears gave all four squares to the Town in 1902-1903 to be reserved for park purposes.

In 1961, lights were installed and paths were resurfaced. In 1963, an underground irrigation system was installed, and flowering trees were added around 1975. The Community Development Block Grant funded the 1995 renovation. The major elements of the 1995 renovation were safety related and included repaving of all the walks, removal of dead and hazardous wood from the large trees, and removal and replacement of some flowering trees at the end of their life. Stumps left from recently removed trees were taken out and the area was regraded. A drainage problem at the Amory Street corner was corrected. New landscaping and lighting was kept to a minimum. Brick pavement was added only under benches and in the middle circle. Lawn treatment is a combination of turf renovation and new sod.

DEED/TITLE/RESTRICTIONS

Francis Shaw-Heirs of David Sears, transferred the property to the Town with the stipulation that "the parcels of land…shall be laid out…as public parks…and shall never be used for the purpose of a playground, as distinguished from a public park."

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There is no playground equipment or irrigation in Knyvet Park.

Athletic Facilities

- **Open space** area for sunbathing, relaxing in the park is in good condition.

Access

- **Pedestrian Access:** Asphalt entrances from corner of Thatcher and Amory Streets, from Amory Street, and from St. Paul Street are in good condition. Concrete and asphalt walk from the corner of St. Paul and Thatcher Streets is in good condition. The four asphalt walkways connect in the middle of the park.
- **Vehicular Access:** None into the park.

Buildings and Structures

- None

Site Furnishings

- **Benches:** 6 sets, each with 3 wood and steel ADA accessible benches, are in good condition in the park. 2 sets are located in the middle of the park and 4 sets midway along the four pathways.
- **Fencing:** The post and cable fencing along the park edge is in good condition.
- **Lighting:** 3 single metal lamps in middle of the paths and 1 set of 4 lamps in middle of park are in good condition.
- **Signage:** 2 metal regulatory signs on the trash barrels and 2 wooden interpretive signs near Amory and St. Paul Streets are in good condition.
- **Trash receptacles:** Victor Stanley ADA accessible steel trash barrels are located at each of the 4 entrances and 2 in the middle of the park. They are all in good condition.

Special Features

- The park is planted with deciduous, flowering, and specimen trees; and deciduous and evergreen shrubs.

Park Issues

- Planting around the benches and in the center of the park is deteriorating.
- Views to parking affect the aesthetics of the park.

Aerial photo of Knyvet Square (Town of Brookline GIS, 2000)

Linden Park

Category Passive Parks
Size 0.28 acres
Protection Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Linden Street
Precinct 4
Inventory Date 10/26/04 revised 2/1/05
Vicinity In a residential neighborhood.

OVERVIEW

The park reflects planned suburban subdivisions as advocated by Victorian landscape designer A.J. Downing. Its small scale, location, and site furniture make it an ideal community gathering point supported by the consistent quality and style of site furniture, as well as the well-positioned tables. Though the perimeter of the park is surrounded by busy local traffic, the ornamental fence creates an inviting feel while protecting park visitors, especially children. The vegetation is simple but works well. There are no programmed activities and the only equipment is a sandbox. The steel picket fencing, period lights, benches, tables, and new landscaping enhance the park's character. A large number of mothers and day care providers bring children for picnics and play. The fence and gates provide secure protection. Dogs are not allowed.

PARK HISTORY

Linden Park and Linden Square date from 1844 and are part of a residential development laid out by Thomas Aspinwall Davis and designed by Alexander Wadsworth. Davis was a jeweler who became Mayor of Boston in 1844, the year in which he died. Wadsworth was a civil engineer who worked on many projects, including Mt. Auburn Cemetery in Cambridge. The land had originally been a cherry and apple orchard that had belonged to the Davis family, known as Holden Farm. In 1842, Thomas A. Davis bought three quarters of his mother's and James Holden's share of the land, "being and lying in the center of said Brookline being divided in two parts by the county road leading from Brookline to Cambridge and called Harvard Street and being the same land of the said Lucy held in virtue of her right of dower in the estate of her late husband Ebenezer Davis…" The next year, in 1843, Thomas A. Davis laid out this property in lots on a plan drawn by Alexander Wadsworth, and sold the lots at auction. Along with the land, Davis wrote in a number of restrictions related to the use of the lots and the open space that went along with the property. Each owner held a right in common to Linden Park and the Court (now Pierce Street) and Avenue (Linden Street). They were "to be forever kept open for the use and proprietors of Linden Place…" Each lot was sold with the condition that "no building shall be erected upon said tracts within thirty feet of Harvard Street or of the Court or Avenues laid down on said plan …the only buildings to be erected upon said land or placed thereon, shall be dwelling houses and their appearances exclusive of all shop yards or conveniences for manufacturing or mechanical purposes." Of the three planned open spaces, only Linden Park and Linden Square remain. Davis built himself a Gothic Revival cottage that faced Linden Park. This house has been moved to #29 Linden Place. Several other houses of the original development remain. The houses in the area were "considered at the time of their erection to be beautiful structures and the colony was rather aristocratic. It was a beautiful section of town--the land to the north and west, now covered with houses, was then a beautiful woods, with a brook running through it." In 1899, the Proprietors of Linden Place released the title and presented the land to the Town. Renovation in 1991 with Community Development Block Grant funds increased user enjoyment.

DEED/TITLE/RESTRICTIONS

The Town acquired the property from Stone, Fay, et al-proprietors of Linden Pl. in 1900 with the stipulation that it "shall remain as a public open space or park". It is listed on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Athletic Facilities

- None

Playground/Equipment

- 1 circular concrete sandbox with granite border is in good condition. It is located at the center of the park.

Access

- **Pedestrian Access:** The gated asphalt access from Linden Court is in good condition. Another gated asphalt access from corner of Linden Street and Linden Court is in good condition. Concrete walkways through the park connecting the entrances are in good condition.
- **Vehicular Access:** It can be accessed from Linden Court, Linden Place and Linden Street.

Buildings and Structures

- Metal bollards at Linden Place and Linden Street intersection and at the outer corners of the park are in good condition.
- Stone wall at corner of Linden Place and Linden Court is in good condition.

Site Furnishings

- **Benches:** 11 Bench MFG, Inc. wood and steel benches along the walkway are in good condition.
- **Fencing:** Metal fencing around the park is in good condition.
- **Lighting:** 3 pedestrian scale lights, 2 inside the park and 1 at southern entrance, are in good condition.
- **Picnic tables:** 1 ADA accessible Bench MFG, Inc. wood and steel table at Linden Place side of the park is in good condition. There are 2 wood and steel tables.
- **Signage:** 2 wood and metal regulatory signs at the entrances are in good condition. 1 metal sign at Linden Street entrance is in good condition. The wooden bulletin board at Linden Street entrance is in fair condition.
- **Trash receptacles:** 2 Victor Stanley steel trash barrels at the entrances of the park are in good condition.

Infrastructure

- **Irrigation System:** No irrigation system, but the riser is in good condition.

Special Features

- The park is planted with deciduous, evergreen, flowering and specimen trees; and deciduous and evergreen shrubs.
- The brick paving around the sand box makes the park visually interesting.

Park Issues

- Lights were missing near the seating area in the park at the time of the inventory.

Aerial photo of Linden Park (Town of Brookline GIS, 2000)

Linden Square

Category Passive Parks
Size 0.19 acres
Protection Article 97, NR, SR
Manager Brookline DPW, Division of Parks
Location Linden Place
Precinct 4
Inventory Date 10/26/04 revised 2/1/05
Vicinity In a residential neighborhood.

OVERVIEW

Similar to Linden Park, Linden Square reflects a semi-urban character. The square has the same benches and fence as the Park, with the exclusion of picnic tables. Compared to Linden Park, the trees of the Square have more presence and are more mature. There is a clear, central focal point created by a circular seating area with benches and occasional tables. The lawn is not in peak health. The square is surrounded by impressive architecture. This space feels more like a mini-park than an urban square. Dogs are not allowed.

PARK HISTORY

The park property was originally 1.5 feet below the surrounding streets. It was filled and curbstones set around. There were diagonal walks across; the remainder was either grass or shrubbery. The fencing was removed in Spring 1897. Linden Square remained connected with the Davis house. By 1869, both belonged to Asa Goodnow. At the April 1, 1895 Town Meeting, the Park Commissioners were authorized to accept this gift of land known as the "horseshoe lot". This square shares its history with Linden Park. The square is listed in the National Register of Historic Places.

DEED/TITLE/RESTRICTIONS

The Town acquired the property from Leonard Stone & Mary G. Stone in 1895 with the stipulation that it "shall remain as a public ornamental open space or park." It is listed on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There is no playground equipment or irrigation in Linden Square.

Athletic facilities

- **Open space** with lawn is in fair condition.

Access

- **Pedestrian Access:** The gated asphalt entrances from the corner of Perry Street and Linden Place, and the corner of Toxteth Street & Linden Place are in good condition. ADA accessible gated asphalt paths with ramps at northwest and northeast corners of Toxteth and Perry Streets are in good condition. Asphalt and brick walkways from the entrances are in good condition.
- Vehicular Access: None

Buildings and Structures

- Metal monument located in the middle of the park is in good condition.

Site Furnishings

- **Benches:** 6 ADA accessible Bench MFG Corp. wood and steel benches within the square are in good condition.

- **Fencing:** The metal fencing around the park is in good condition.
- **Lighting:** 4 metal lampposts within the park are in good condition.
- **Signage:** 3 metal regulatory signs at all the entrances except at Toxteth and Linden Place entrance. The metal interpretive sign at Linden Place and the interpretive sign at northeast corner are in good condition.
- **Trash receptacles:** 4 Victor Stanley steel and plastic trash barrels located at each entrance are in good condition.

Special Features

- Nicely landscaped seating area with brick paving and central planting bed.
- The park is planted with deciduous, flowering, and specimen trees; and evergreen and deciduous trees.

Park Issues

- Even though the park does not allow dogs, they are frequently found in the park and have caused some damage to turf and vegetation.

Aerial photo of Linden Square (Town of Brookline GIS, 2000)

Mason Square

Category Passive Parks
Size 1.14 acres
Protection Article 97, NR, SR, LHD
Manager Brookline DPW, Division of Parks
Location Cottage Farm Street
Precinct 1
Inventory Date 10/13/04 revised 2/1/05
Vicinity Surrounded by single-family houses.

OVERVIEW
Mason Square is unique because of the regularly spaced grid of mature trees located on a flat plane. This quiet park is distinguished by large Red Oaks. Dogs are not allowed.

PARK HISTORY
Mason Square is one of the four park parcels that were the brainchild of David Sears (1787-1871). It was named after his wife's family.

DEED/TITLE/RESTRICTIONS
The Town acquired the property from Francis Shaw-heirs of David Sears in 1902 under the condition that it "shall be laid out…as public parks…and shall never be used for the purpose of a playground, as distinguished from a public park." It is listed on the State and National Registers of Historic Places and is in the Cottage Farm Local Historic District.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There is no playground equipment or irrigation in Mason Square.

Athletic facilities
- **Open space** with lawn is in good condition.

Access
- **Pedestrian Access:** The park can be accessed from all sides but there are no paved paths in the park.
- Vehicular Access: None

Buildings and Structures
- Metal bollards located on Ivy Street are in poor condition with chipped paint.

Site Furnishings
- Signage: The wooden interpretive sign is in good condition.

Special Features
- The park is planted with deciduous trees.

Park Issues
- The existing trees are uniformly mature, and can be expected to decline at the same time. At that point there will need to be a strategy for replacement.
- A path is worn through the lawn by pedestrians cutting diagonally across the park.

Aerial photo of Mason Square (Town of Brookline GIS, 2000)

Monmouth Street Park

Category Passive Parks
Size 0.16 acres
Protection Article 97, NR, SR, LHD
Manager Brookline DPW, Division of Parks
Location 86 Monmouth Street
Precinct 1
Inventory Date 11/05/04 revised 2/1/05
Vicinity Adjacent to the Brookline Art Center and in a neighborhood of primarily historic brick townhouses.

OVERVIEW

Striking 1800s architecture borders two sides of the park, while the other two sides are bordered by a modern apartment building and rear of a store complex. The small-scale ornamental fence adds significantly, framing the park and giving it a clear identity. The vegetation includes mature trees. It is located just a block away from Beacon Street. Dogs are allowed on-leash. The park is currently undergoing a total renovation, with reopening planned for spring or summer 2006.

PARK HISTORY

The park property was originally purchased as two lots. In 1864 the town built Longwood School on one parcel, which was moved elsewhere on the property in 1886 to accommodate the building of a firehouse in the other parcel. Soon it was decided to make this company a chemical engine company, and in 1882 a chemical engine was bought and placed into the old wooden shed. There was much concern about the safety of the older building. Two options included building another building or renting the brick club stable building and fitting it up for fire use. The option to remain at the Longwood Club stable was taken for a few years before the Town decided to construct a new firehouse, one suitable for a chemical engine.

The new shingle and brick Shingle Style two story firehouse building was designed by Peabody & Stearns in 1886 and was tied to a lot at Monmouth and St. Mary's Street, next to the Longwood School which had been bought from William Lawrence and David Sears in 1863. The Longwood School was moved 25 feet and turned to face St. Mary's Street. The first story of the firehouse held the engine and horses and the second story was a tenement for the driver and his family. At the turn of the century, there were four large white horses, which were placed in automatic stalls. The company was transferred to Station #5 on Babcock Street when it opened in 1964. The old Chemical Fire House was remodeled and became the Brookline Arts Center in 1968. In Fall 2002, Town Meeting voted for both lots to be protected under Article 97. A full renovation of the park commenced in 2005 and is scheduled to open again to the public in 2006. The park renovation was funded with CDBG monies and included a small play structure for toddlers; the design of which was inspired by the former fire station.

DEED/TITLE/RESTRICTIONS

The Town acquired the property from William R. Lawrence in 1864 for $901.90. The existing firehouse building and the land under that building was exempted from Article 97 in 2002, while the rest of the property was set for park purposes only. It is listed on the State and National Registers of Historic Places and is recorded in the Longwood National Register Historic District.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

The park renovation project will include irrigation, pathways, benches, planting, installation of young children's play structure, pedestrian scale lighting and rehabilitation of the fence.

Athletic Facilities

- **Open space** with turf grass will be lighted.

Access

- **Pedestrian Access:** Pedestrian access will be ungated and will be off St. Mary's Street and a bluestone plaza area to be shared with the Arts Center.
- **Vehicular Access:** Maintenance access will be from the pedestrian paths.

Buildings and Structures

- There will be new custom-designed toddler play equipment utilizing a fire house theme and incorporating salvaged fire equipment and a historic image of the old firehouse.

Site Furnishings

- **Benches:** 6 Dumor 118 steel benches will be installed, with 2 of them being donor benches.
- **Fencing:** Metal fencing around the park will be historic in appearance.
- **Lighting:** 2 metal lights connected to the utility poles are in fair condition. 2 ornamental pedestrian scale lights are being added at the entries.
- **Signage:** 2 wood and metal regulatory signs at Monmouth Street entrance are in good condition. 1 metal regulatory sign at St. Mary's Street entrance is in good condition. 1 wooden interpretive sign at corner of Monmouth and St. Mary's Streets is in good condition.
- **Trash receptacles:** 2 Victor Stanley steel trash barrels at the entrances are in good condition and will be reinstalled.

Special Features

- The park is planted with deciduous, evergreen, flowering, and specimen trees; evergreen and deciduous shrubs; perennials, groundcovers, and bulbs.

Park Issues

- None at this point.

Aerial photo of Monmouth Street Park (Town of Brookline GIS, 2000)

Philbrick Square

Category Passive Parks
Size 0.28 acres
Protection Article 97, NR, SR, LHD
Manager Brookline DPW, Division of Parks
Location Upland & Maple Streets
Precinct 5
Inventory Date 11/02/04 revised 2/1/05
Vicinity In a single-family neighborhood.

OVERVIEW
Philbrick Square is a small park with a lawn area, benches, and significant mature trees gradually being replaced. Frederick Law Olmsted completed the original layout of this park in the 1880s as part of the residential plan for the area. The site is bordered by notable Victorian homes of brick, stone, and wood. Dogs are allowed on-leash.

PARK HISTORY
In the 1880's, Edward Philbrick hired the Olmsted firm to layout this park as part of a residential development. In 1901, Mabel Foster sold this property to the Town.

DEED/TITLE/RESTRICTIONS
The Town purchased the property from Mabel H. Foster in 1901, to be "kept open and maintained as a public park." This land is located in the Pill Hill Local Historic District and in the Pill Hill National Register District. It is on the State and National Register of Historic Places

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There is no playground equipment or irrigation in Philbrick Square.

Athletic Facilities
- **Open space** with lawn is in good condition.

Access
- **Pedestrian Access:** The park can accessed from all sides, though there are no paved paths.
- Vehicular Access: None

Buildings and Structures
- None

Site Furnishings
- **Benches:** 2 wood and steel benches located near Upland Road are in good condition.

Infrastructure
- Irrigation System: None

Special Features
- The original oaks are majestic and beloved by the neighborhood.

Park Issues

- The oaks are beginning to fail, and it will be years before the replacement oaks achieve the same size and character.

Aerial photo of Philbrick Square (Town of Brookline GIS, 2000)

Judge Henry Crowley Park at Saint Mark's Square

Category Passive Parks
Size 0.40 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Park, Vernon & Marion Streets
Precinct 10
Inventory Date 10/12/04 revised 2/1/05
Vicinity Surrounded by neighborhood Streets and across from St. Mark Church Building.

OVERVIEW

The geometry of this park is both small and striking with a triangular shape and paths. There is a slight elevation to the park, resulting in the bench placement being at a slight pitch. A plant bed, blocking the view into the park, dominates the front entrance at the tip of the triangle. The mature trees, ornamental site furniture such as benches, tables, and period light fixtures also define the character of this park. Dogs are allowed on-leash.

PARK HISTORY

The Town accepted this triangle from the heirs of Marshall Stearns in 1897 with the restriction that no buildings are to be erected on the property. It was renovated in 1995.

DEED/TITLE/RESTRICTIONS

The Town acquired the property from William Stearns and Hannah Swift in 1897 under the condition that "the premises shall be forever kept open for the benefit of light and air for the convenience and comfort of all…"

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There is no playground equipment in Saint Mark's Square.

Athletic Facilities

- **Open space** with lawn is in good condition.

Access

- **Pedestrian Access:** Concrete access from intersection of Marion and Vernon Streets is in good condition. Concrete entrances with ramps from corner of Marion and Park Streets, and corner of Vernon and Park Street are in good condition.
- Vehicular Access: None

Buildings and Structures

- Metal bollards at Marion and Vernon Streets intersection are in good condition.

Site Furnishings

- **Benches:** 28 ADA accessible steel benches by Bench Mfg Corp along the pathway are in good condition and are angled toward each other to encourage conversation.
- **Fencing:** Metal fencing around the park except at Park Street side is in good condition.
- **Lighting:** 4 metal lampposts are in good condition.
- **Picnic tables:** 3 steel and plastic tables along Park Street side are in good condition.
- **Signage:** 2 metal regulatory signs at both Park Street entrances are in good condition. 2 wooden interpretive signs at both Park Street entrances are in good condition.

- **Trash receptacles:** Victor Stanley wood and plastic trash barrels, 2 at Marion/Vernon corner, and 2 at Park Street entrance.

Infrastructure

- **Irrigation System:** 1 installed in 1997 for the shrub bed.

Special Features

- The park is planted with deciduous, flowering, and specimen trees; and deciduous and evergreen shrubs.

Park Issues

- None.

Aerial photo of Saint Mark's Square (Town of Brookline GIS, 2000)

Town Hall Lot

Category Passive Parks
Size 1.99 acres
Protection None, NR, SR
Manager Brookline DPW, Division of Parks
Location Washington Street
Precinct 6
Inventory Date 11/02/04 revised 2/1/05
Vicinity By the Town Hall, in a commercial and residential mixed use area.

OVERVIEW
Located in front of the Town Hall, this is a highly used public space. The landscape is well maintained with vegetation, benches, and walkways. Dogs are allowed on-leash. Suggestions for redesign or refinements for this area have been made in the Main Library/Town Hall Grounds Master Plan completed in 2005.

PARK HISTORY
This area was completely redone in 1998 with a new layout and site furniture.

DEED/TITLE/RESTRICTIONS
It is on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in the Town Hall lot.

Access
- **Pedestrian Access:** There is access from all sides of the open space. An exposed aggregate surface walkway and concrete unit pavers are in good condition.
- **Vehicular Access:** It is accessible from the parking lot on Pierce Street and from Washington Street.

Buildings and Structures
- There is a historic bell hung at ground level with concrete supports at the entrance.
- The memorial plaque beside the walkway is in fair to poor condition.

Site Furnishings
- **Benches:** 7 wood and metal benches with back rest, 5 located in front of the building portico 2 by the side of the portico, and 1 wood and metal bench without back rest are in good condition.
- **Bike racks:** 1 metal bike rack in front of the portico is in good condition.
- **Trash receptacles:** 1 steel trash barrel located by the side of the portico is in good condition.

Special Features
- The lot has an interesting paving pattern using different colors of concrete unit pavers .
- The site contains many deciduous trees and shrubs in planters, plus seasonal annuals and bulbs.

Park Issues
- None

Aerial photo of Town Hall Lot (Town of Brookline GIS, 2000)

F. Conservation Areas

D. Blakely Hoar Sanctuary

Category Conservation Area
Size 24.98 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Gerry Road
Precinct 16
Inventory Date 11/01/04 revised 2/1/05
Vicinity At the back of Baker School and in a single and multi-family neighborhood.

OVERVIEW
D. Blakely Hoar Sanctuary forms a portion of the Charles to Charles Greenway, connecting communities in Boston, Brookline, and Newton through greenspace. The sanctuary contains several typical plant communities. A trail with several boardwalks circles it, and the south branch of the Sawmill Brook flows through it from east to west. It cuts through an extensive Red Maple swamp and vernal pool habitat. Cliffs and outcrops of Puddingstone, or Roxbury Conglomerate, define the north edge of the sanctuary. A wooded upland is found in the northeastern part of the property.

Adjacent to Gerry Road is a grove of trees, once part of a Beech-Hemlock forest. Many of the Hemlocks have been damaged by woolly adelgid, and wind damage has taken a toll on the larger trees. There has been extensive damage to the understory, shrub layer, and herbaceous plant layer, partly due to overuse. Dogs are not allowed.

PARK HISTORY
The Town acquired the sanctuary in 1961 with a bequest from D. Blakely Hoar, a noted Brookline lawyer and conservationist, who stipulated in his will that a portion of his estate be used to establish a bird sanctuary in Brookline. The Conservation Commission assumed responsibility for the sanctuary in 1969.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground structures, or irrigation in D. Blakely Hoar Sanctuary.

Access
- **Pedestrian Access:** Pedestrian entrances from Gerry Road and behind Baker School are in good condition. The nature trail with boardwalk sections is in good condition. Parts of the nature trail lead to other natural areas in Boston.
- **Vehicular Access:** None into the sanctuary.

Buildings and Structures
- The wooden kiosk with sanctuary information at the entrance is in good condition.

Site Furnishings
- **Fencing:** The wooden fence at the entrance from Gerry Road is in fair condition.
- **Signage:** 2 metal signs at the entrances by Gerry Road and Beverly Road are in good condition.

Special Features

- The wooded area with mature trees and the wetland provide good habitat conditions.
- There are prominent puddingstone outcrops in the property.
- At the entrance to the Sanctuary, the trail crosses a small bridge over the south branch of the Sawmill Brook. Formerly an open stream, the brook is now routed through a large pipe until it reaches the Sanctuary, gathering water from storm drains along the way. The brook flows through the Sanctuary from east to west, passing through a large wetland in the middle of the property.
- The Hemlock grove near the Gerry Road entrance is monitored by the Forestry Department for spread of Woolly Adelgid, an insect pest that threatens the life of these trees.

Park Issues

- Access to the sanctuary is difficult to find, as the residents must enter through the nearby Baker School or Gerry Road.

Aerial photo of D. Blakely Hoar Sanctuary (Town of Brookline GIS, 2000)

Hall's Pond Sanctuary & Amory Woods

Category	Conservation Area
Size	Hall's Pond - 3.5 acres Amory Woods - 1.56 acres
Protection	Article 97, NR, SR, LHD
Manager	Brookline DPW, Division of Parks
Location	Behind 1120 Beacon St.
Precinct	1
Inventory Date	10/12/04revised 2/1/05
Vicinity	Amory playground, condo buildings, single family homes, and parking lot.

OVERVIEW

Hall's Pond is one of two natural ponds remaining in Brookline. The sanctuary contains a pond, wetlands, an upland area, and a formal garden area. A short trail with wetland overlooks circles the pond. Amory Woods was incorporated into and connected to Hall's Pond in 2000. Amory Woods has a small wetland, a handicapped accessible nature trail and a gazebo. Hall's Pond, Amory Woods and adjacent Amory Playground provide nearly 14 acres of varied habitat and contiguous recreational land that offer a diversity of uses for the densely developed northern Brookline community. The pond and uplands provide habitat for a variety of birds, including great blue herons, black-crowned night herons, kingfishers, and red-winged blackbirds. With no spring or stream feeding the pond, the source of the water in the pond is rainwater falling in the surrounding heavily developed urban land. The sanctuary is used for environmental education purposes and dedicated to passive exploration. Active recreation, such as ball games, bicycling, and dog walking are not permitted inside the property.

PARK HISTORY

Well into the 1800s, the sanctuary was part of Cedar Swamp. It is historically significant as Minna Hall, a co-founder of the Massachusetts Audubon Society, owned it in 1896. About 1910, Charles A. Newhall acquired the land between the pond and Beacon Street, built apartment buildings, and created formal gardens. He designed the existing formal garden with a simple axial design with 4 corner beds framing a central oval. Hall's Pond was reduced to its present size around 1948 when a dam was constructed to the west of the pond and the land was filled to create Amory Playground. The Town purchased the property in 1975 as the first conservation land acquired by the Town. In 1976 the Friends of Hall's Pond was founded by Josephine Albrecht and other citizens to assist the Conservation Commission in managing it. A major component of its 2000 restoration project was the unification of Amory Woods with this sanctuary, enhancing the ecological integrity of the sanctuary, and improving of water quality and wetland habitat. The Town acquired Amory Woods in 1977 from the Massachusetts Association for the Blind.

The sanctuary saw extensive improvements in 2002, with existing wetlands restored and new wetlands created, improvements to drainage into Hall's Pond, new fencing, a new boardwalk around the pond, installation of commemorative granite piers, and the upland transformed by removal of invasive plant species and replanting with native species. The path system in Amory Woods was improved in 2005.

DEED/TITLE/RESTRICTIONS

The sanctuary and Amory Woods are located within the Cottage Farm Historic District and are on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There are no athletic facilities, playground equipment, or irrigation in Hall's Pond Sanctuary.

Access

- **Pedestrian Access:** A cedar boardwalk, near Amory Woods, connects to Essex Street over the wetland. Nature trails around the pond with boardwalk sections in the sanctuary and woods are in good condition. The woodchip and compacted stonedust walkways in the Hall's Pond section and asphalt and brick walkway in Amory Woods section are in good condition. The formal garden is easily accessed from the gated south entrance near Beacon Street and Amory Woods from the gated north entrance near Freeman Street.
- **Vehicular Access:** There is no vehicular access into the property. Amory Playground located adjacent to the sanctuary has on-site parking.

Buildings and Structures

- 2 observation platforms overlooking the pond are in good condition.
- The wooden gazebo in Amory Woods is in good condition.
- Arched trellis in the formal garden is in good condition.
- Granite memorial dedicated to Josephine Albrecht, founder of Friends of Hall's Pond in formal garden is in good condition.
- Metal gates with inscribed granite posts at the entrances are in good condition.

Site Furnishings

- **Benches:** 2 wood and steel benches along the walkway and wooden bench in the formal garden are in good condition.
- **Fencing:** Metal fencing along the boundary is in good condition.
- **Signage:** 2 metal signboards, one at the Beacon Street entrance and one at Amory Woods entrance, are in good condition. In both locations there is a map with regulatory and interpretive information. At the Beacon Street entrance there is also a board for display information.
- **Trash receptacles:** 2 plastic trash barrels, one located at each entrance, are in good condition.
- **Bicycle rack:** 1 steel bicycle rack at the Beacon Street entrance is in good condition.

Special Features

- The wetland has both native and exotic species.
- Natural pond with vegetated bank is a little less than 1 acre in area with shoreline length of approximately 827 feet.
- Arcade of willow trees bordering the pond offers scenic views.
- The woodland with a variety of native trees and shrubs and a meadow contrasts the surrounding urban background.
- Friends of Hall's Pond actively maintain the formal garden in the sanctuary.

Park Issues

- There is some vandalism and damage to the fence and railing of the boardwalk.

Aerial photo of Hall's Pond Sanctuary and Amory Woods (Town of Brookline GIS, 2000)

Lost Pond Conservation Area and Lost Pond Reservation

Category	Conservation Areas
Size	Conservation Area - 26.03 acres (owned by the Town of Brookline) Reservation - 33.34 acres (owned by the Massachusetts DCR)
Protection	Article 97
Manager	Brookline DPW, Division of Parks
Location	Off Newton Street
Precinct	15
Inventory Date	11/05/04 revised 2/1/05
Vicinity	Surrounded by single family neighborhood and Town landfill (currently being capped).

OVERVIEW

The conservation area adjoins the Hammond Pond Parkway and the City of Newton's Kennard Conservation Area and Park. It is an excellent wildlife observation area accessible by trails. The sanctuary has a rolling landform with massive rock formations. The state-owned Lost Pond Reservation property administered by the DCR lies adjacent to Lost Pond Conservation Area. The pond is located on the reservation property. Lost Pond is a "kettle hole" pond, formed around a mass of ice left by glacial activity 17,000 years ago. A quaking peat bog has developed on its northern edge. As with all the sanctuaries, dogs are not allowed.

PARK HISTORY

The sanctuary was acquired by the Town in 1945 and was formerly part of the Town's incinerator and landfill site from 1952 to 1975. It was then used to house a Transfer Station for the Town's trash. Subsequent leaching from the landfill site near the Pond has caused a deterioration of water quality. The Town transferred the property to the Conservation Commission in 1982 for conservation and passive recreational use. Two citizens bought the reservation property and donated it to the state. It is now an important component of the complex of Brookline, Newton, and state owned conservation lands. A 1915 plan shows that the abutter, Frederick Kennard, a landscape architect, diverted the Lost Pond drainage to South Meadow Brook, which ran across his property. The landfill is currently being capped and will contain a recreational park with connections to the sanctuary.

DEED/TITLE/RESTRICTIONS

No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

There are no athletic fields, playground equipment, or irrigation in Lost Pond Conservation Area.

Access

- **Pedestrian Access:** Access from Arlington Road (North) is in good condition. Nature trails with boardwalk sections are in fair condition. These trails are old bridal paths that have existed for many years. In keeping with the undeveloped natural character of the area, the trails are not improved.
- **Vehicular Access:** None into the property

Buildings and Structures

- Low stone walls inside the property are in fair condition.
- A kiosk at the entrance with map and trail information is in fair condition.

Site Furnishings

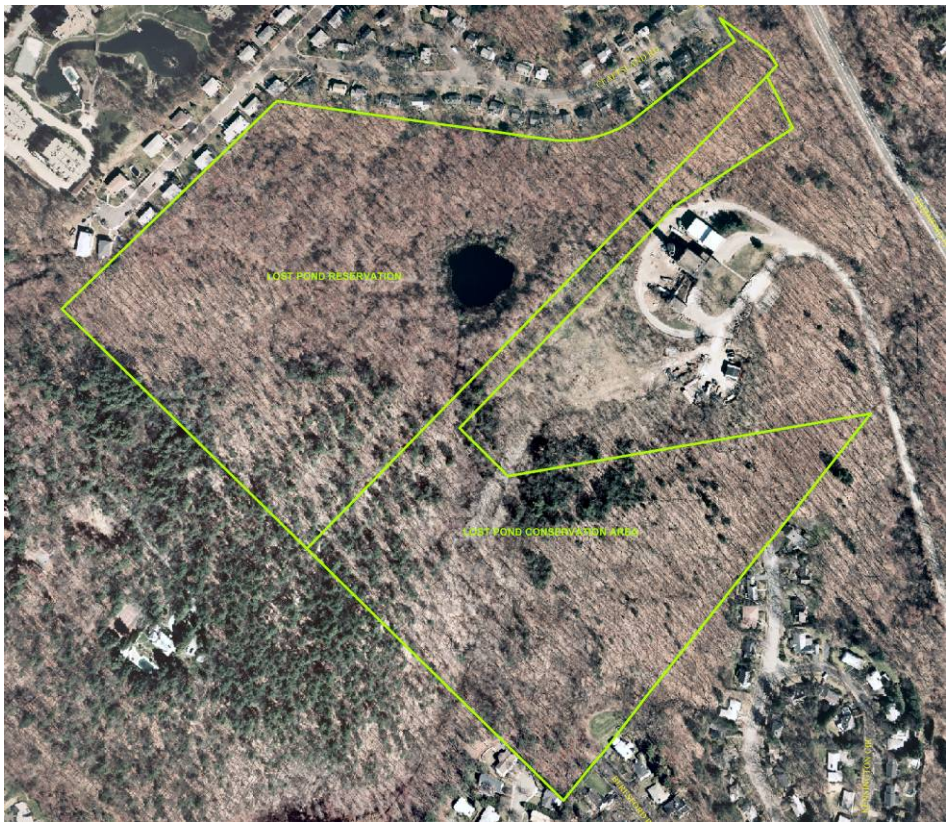
- **Fencing:** Wooden picket fence at the entrance is in good condition.
- **Signage:** Metal sign at the entrance is in fair condition.

Special Features

- The wooded areas with deciduous and evergreen trees as well as the pond and the vegetated wetland provide good habitat conditions.
- Lost Pond drains into the wetland which drains into South Meadow Brook in Kennard Conservation Area via a culvert.
- This is one of the most interesting and unusual types of wetlands found in New England. Generally, kettle holes continue to fill with peat. Peat bogs, which often develop in deep glacial lakes, are formed by the gradual decomposition of plant material in highly acidic, poorly drained areas.
- The Friends of Lost Pond is an active group focused in the protection and preservation of this natural wetland.

Park Issues

- Access to the sanctuary is difficult.
- There is a sign permitting dogs in the sanctuary at the Arlington Road North entrance though conservation areas do not allow dog use.



Aerial photo of Lost Pond Conservation Area and Lost Pond Reservation (Town of Brookline GIS, 2000)

G. Traffic Medians, Islands, and Other Properties

Beacon Street Mall

Category Medians and Traffic Islands
Size 14.25 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks
Location Beacon Street
Precinct 1, 3, 8, 9, 10, 11, 12, 13, 14
Inventory Date 11/06/04 revised 2/1/05
Vicinity Median of Beacon St.

OVERVIEW
Located in the most urban area of Brookline the mall acts as a median of Beacon Street and carries the MBTA Cleveland Circle trolley line down its middle. The mall consists of landscaped islands and parking lots abutting the MBTA right-of-way.

PARK HISTORY
Beacon Street was laid out as a narrow county lane in 1850-1851 to link north Brookline to Boston. Forty years later Frederick Law Olmsted's design transformed it into a grand boulevard including a mass transit system that was the second electric trolley line in the country (and the oldest still in operation). This design included various lanes for designated means of travel, separated by rows of trees. Improvements to plantings, lighting, and street furniture are planned for the near future as part of the Beacon Street Enhancements Project.

DEED/TITLE/RESTRICTIONS
No information is available beyond the State and National Register status.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in Beacon Street Mall.

Access
- **Pedestrian Access:** The mall can be reached from the roads intersecting Beacon Street though pedestrian use of the mall is restricted. A short stretch of asphalt pedestrian path along the train track separated by a row of Yew plantings is in fair condition.
- Concrete steps with steel pipe railings, negotiating the level difference for pedestrian crossing between the two sides of Beacon Street, are in good condition.
- **Vehicular Access:** Vehicular access is present wherever there is parking adjacent to the mall.

Buildings and Structures
- There are many MBTA waiting shelters made of fiberglass in the mall in good to fair condition plus a restored historic shelter at Coolidge Corner.

Site Furnishings
- **Fencing:** Steel picket fencing bordering various sections of the mall is in good condition. Black aluminum fence at Coolidge Corner is in poor condition.
- **Lighting:** Single head cobra lights for Beacon Street located inside the mall are in good condition.

- **Signage:** There are many metal regulatory signs in good condition along the mall. There is a decorative steel sign kiosk in good condition at Coolidge Corner used to display information related to local events and programs

.

Special Features

- The line of mature trees covering almost 80% of the mall is a distinctive feature which alleviates the urban transportation character of the mall.

Park Issues

- The landscaping and paving vary in design and material for different MBTA stops along Beacon Street weakening the uniformity in the character of the mall. This issue will be addressed as part of Beacon Street Renovation Project.

Aerial photo of Beacon Street Mall (Town of Brookline GIS, 2000)

Brington Road Island

Category	Medians and Traffic Islands
Size	0.08 acres
Protection	None
Manager	Brookline DPW, Division of Parks
Location	Brington Road
Precinct	6
Inventory Date	11/04/04 revised 2/1/05
Vicinity	Residential neighborhood

OVERVIEW
Located in a residential setting, the island has a small patch of perennial shrubs and a shade tree. It does not have enough area for physical public use. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, site furnishings, or irrigation in Brington Road Island.

Access
- **Pedestrian Access:** It can be reached from all sides.
- **Vehicular Access:** It can be reached from Brington Road.

Buildings and Structures
- There is a fire hydrant and a wooden utility pole located inside the island.

Special Features
- The island with a mature tree, shrubs, groundcover and granite curb resembles a linear planter in character.

Park Issues
- None

Aerial photo of Brington Road Island (Town of Brookline GIS, 2000)

Corey Farm Circle

Category	Medians and Traffic Islands
Size	0.06 acres
Protection	None
Manager	Brookline DPW, Division of Parks
Location	Intersection of Williston, Evans, and Downing Roads
Precinct	13
Inventory Date	11/04/04 revised 2/1/05
Vicinity	Residential neighborhood

OVERVIEW
The circle with shrubs is surrounded by single family houses. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in Corey Farm Circle.

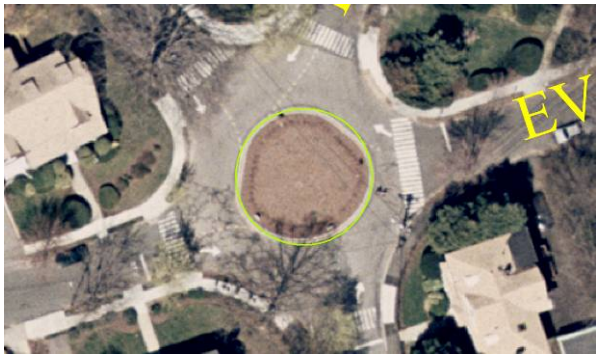
Access
- **Pedestrian Access:** It can be reached from all sides.
- **Vehicular Access:** It can be reached from circular road around it.

Buildings and Structures
- None

Site Furnishings
- **Signage:** There are 4 metal regulatory signs inside the circle facing each the roads intersecting at the circle.

Special Features
- The circle with shrubs and perennials with granite curbing resembles a circular planter in character.

Park Issues
- None



Aerial photo of Corey Farm Circle (Town of Brookline GIS, 2000)

Dudley Triangle

Category	Medians and Traffic Islands
Size	0.81 acres
Protection	Article 97
Manager	Brookline DPW, Division of Parks
Location	Intersection of Dudley St & Lee St
Precinct	14
Inventory Date	11/04/04 revised 2/1/05
Vicinity	Residential neighborhood adjacent to the Brookline Reservoir and the approach road to Route 9.

OVERVIEW
The triangle with mature trees and open lawn act as a landscaped park. Dogs are not allowed.

PARK HISTORY
In the 1800s, this property was a Town gravel pit.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in Dudley Triangle.

Access
- **Pedestrian Access:** It is accessible from all sides.
- **Vehicular Access:** It is reached mostly from the side road as Dudley Street and Lee Street are busy roads.

Buildings and Structures
- None

Site Furnishings
- **Signage:** 1 metal regulatory sign along the side road is in good condition.

Special Features
- Mature oaks over lawn.

Park Issues
- None

Aerial photo of Dudley Triangle (Town of Brookline GIS, 2000)

Dwight Square

Category	Medians and Traffic Islands
Size	0.16 acres
Protection	Article 97
Manager	Brookline DPW, Division of Parks
Location	Intersection of Dwight St & Babcock St
Precinct	8
Inventory Date	11/04/04 revised 2/1/05
Vicinity	Located in a residential neighborhood; one block from Devotion School playground.

OVERVIEW
This is a small landscaped parcel surrounded by residential buildings. It has a mix of shade and flowering trees, flowering shrubs and groundcover, and seating. Dogs are allowed on-leash**.**

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields or playground equipment. The square was renovated in fall 2005 and irrigation installed.

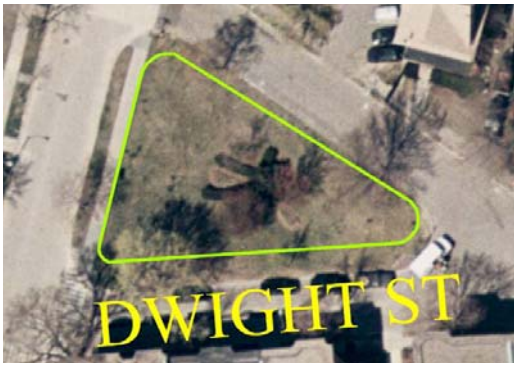
Access
- **Pedestrian Access:** It can be reached from all sides. There is a concrete sidewalk along Babcock Street and a secondary concrete walk with benches leading into the park.
- **Vehicular Access:** It can be reached from all sides.

Buildings and Structures
- **Seat Wall:** A fieldstone seat wall was installed in fall of 2005.

Site Furnishings
- **Signage:** 5 metal regulatory signs and 2 metal interpretive signs are in good condition.
- **Benches:** There are four Dumor steel benches along the secondary path.

Special Features
- There is a fire hydrant and mail box located along the side of Babcock Street.
- Mature trees are located along the edge of the triangle.

Park Issues
None.



Aerial photo of Dwight Square (Town of Brookline GIS, 2000)

Eliot and Crafts Triangle

Category	Medians and Traffic Islands
Size	0.26 acres
Protection	None
Manager	Brookline DPW, Division of Parks
Location	Intersection of Eliot Street & Crafts Road
Precinct	13
Inventory Date	12/08/05
Vicinity	Located in a residential neighborhood near the Eliot Recreation Center.

OVERVIEW
This is a small landscaped parcel surrounded by single family homes. It has a mix of evergreen, shade and flowering trees over lawn and some flowering shrubs around a utility box. Dogs are allowed on-leash**.**

PARK HISTORY
At one time there was a formal rose garden at the corner where Crafts Road meets Eliot Street.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation.

Access
- **Pedestrian Access:** It can be reached from all sides.
- **Vehicular Access:** It can be reached from all sides.

Buildings and Structures
- A utility box maintained by RCN is in the center of the island.

Site Furnishings
- **Signage:** Three traffic signs

Special Features
- .The mature trees, especially the White Pine, are significant amenities.

Park Issues
- Additional planting is needed to screen the utility box.
- The evergreen Yews are fully mature and will need to be replaced at some point.

Francis J. Hickey Square

Category Medians and Traffic Islands
Size 0.06 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks
Location Intersection of Harvard St. and Washington St.
Precinct 6
Inventory Date 11/02/04 revised 2/1/05
Vicinity Commercial land use

OVERVIEW
The square is located in a busy urban area with a commemorative plaque, benches, and planters. It is a highly used public space. Dogs are allowed on-leash.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
It is listed on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in Francis J. Hickey Square.

Access
- **Pedestrian Access:** It can be accessed from all sides. The concrete walkway in the square is in good condition.
- **Vehicular Access:** It can be accessed from Harvard Street and Washington Street.

Buildings and Structures
- There are two special features in good condition. One is a piece of architectural ornament that had been part of the historic police and court building. The other is a monument to Francis Hickey, for whom the square is named.
- The period reproduction clock at the center of the square is in good condition.

Site Furnishings
- **Benches:** 8 wood and metal benches around the central planter are in good condition.
- **Fencing:** Metal posts with chain connecting them are in good condition although the chain is broken at certain sections.
- **Lighting:** There are 4 historic metal and glass lamp posts within the square in good condition.
- **Signage:** 4 metal regulatory signs along the edge are in good condition. There is also a temporary community message board inside the square.
- **Trash receptacles:** 3 Victor Stanley metal trash barrels located along the edge of the square are in good condition.

Special Features
- The square has two concrete planters; one contains a period reproduction clock and the other a tree.
- The deciduous trees and evergreen shrubs planted inside the square are in good condition.

Park Issues

- None

Aerial photo of Francis J. Hickey Square (Town of Brookline GIS, 2000)

Francis X. Ryan Circle

Category	Medians and Traffic Islands
Size	0.71 acres
Protection	NR, SR
Manager	Brookline DPW, Division of Parks (owned by Massachusetts State)
Location	Intersection of West Roxbury Parkway and Grove St.
Precinct	16
Inventory Date	11/02/04 revised 2/1/05
Vicinity	Roundabout of busy streets next to Temple Emeth, a shopping area, and residences

OVERVIEW
This landscaped island is also known as Putterham Circle. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
It is listed on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or site furnishings in Francis X. Ryan Circle.

Access
- **Pedestrian Access:** It can be accessed from all sides. A bituminous walkway bisects the circle.
- **Vehicular Access:** It can be accessed from West Roxbury Parkway and Grove Street.

Buildings and Structures
- There are two metal posts near the flower bed at the center of the circle.

Infrastructure
- **Irrigation System:** The irrigation system is in good condition.

Special Features
- The circle is planted with deciduous trees, deciduous and evergreen shrubs, and ground cover.

Park Issues
- Lack of painted crosswalks and busy vehicular traffic make pedestrian crossing potentially hazardous.

Aerial photo of Francis X. Ryan Circle (Town of Brookline GIS, 2000)

Freeman Square

Category	Medians and Traffic Islands
Size	0.15 acres
Protection	Article 97
Manager	Brookline DPW, Division of Parks
Location	Intersection of Freeman St & Babcock St
Precinct	8
Inventory Date	11/04/04 revised 2/1/05
Vicinity	Located in a residential neighborhood; one block from Dwight Square.

OVERVIEW
This is a small landscaped parcel surrounded by residential buildings. It is dog friendly.

PARK HISTORY
The park was renovated in the fall of 2005, with new irrigation, plantings, a seat wall and benches, and a secondary path.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields or playground equipment in Freeman Square.

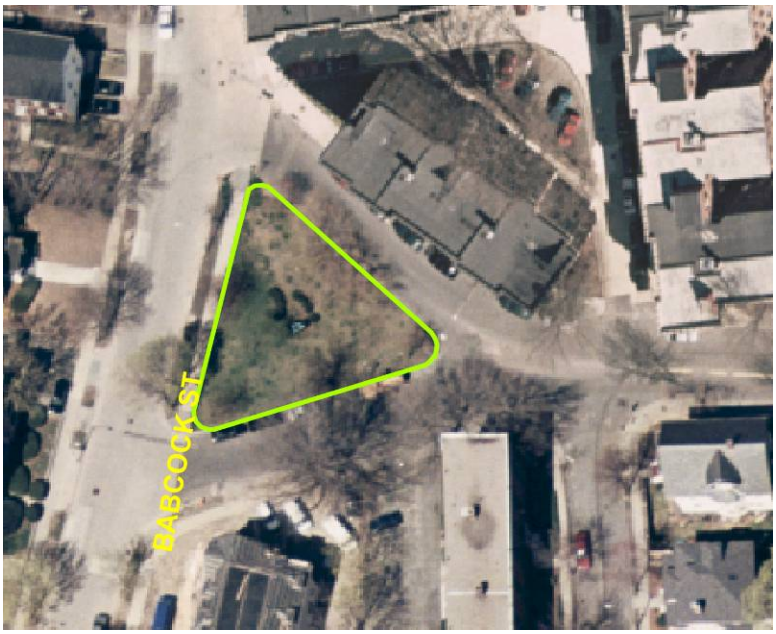
Access
- **Pedestrian Access:** It can be accessed from all sides. There is a concrete sidewalk in good condition along Babcock Street.
- **Vehicular Access:** It can be accessed from all sides.

Buildings and Structures
- None

Site Furnishings
- **Signage:** 8 metal regulatory signs and 1 metal interpretive sign are in good condition.

Special Features
- There is an emergency light post located along the side of Babcock Street.
- Mature trees are located along the edge of the triangle.
- The veteran's memorial sign at the center of the triangle is surrounded by shrubs.

Park Issues
- None



Aerial photo of Freeman Square (Town of Brookline GIS, 2000)

Horace James Circle

Category Medians and Traffic Islands
Size 0.71 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks (owned by Massachusetts State)
Location Intersection of Hammond Pond and West Roxbury Parkways
Precinct 15
Inventory Date 11/01/04 revised 2/1/05
Vicinity Busy roads lined with thick vegetation in a residential neighborhood

OVERVIEW
This is a landscaped island at the intersection of Hammond Parkway, West Roxbury Parkway, Newton Street, Hammond Street, and Lagrange Street. It functions well as a traffic island with aesthetically appealing landscaping. Dogs are not allowed.

PARK HISTORY
The Massachusetts Horticultural Society awarded a Blue Ribbon Certificate to the Tree Planting Committee in 1937 for its implementation of Sidney Shurcliff's landscape design.

DEED/TITLE/RESTRICTIONS
No information is available beyond the State and National Register status.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields or playground equipment in Horace James Circle.

Access
- **Pedestrian Access:** There is access from all sides at the pedestrian crossings on the roads.
- **Vehicular Access:** It can be accessed from all the roads that insect at the circle.

Buildings and Structures
- None

Site Furnishings
- **Lighting:** The single cobra head lamp posts for the roads are located inside the circle and are in good condition.

Infrastructure
- **Irrigation System:** The irrigation system is in good condition.

Special Features
- The circle has mature deciduous trees. They are in good condition along with the deciduous and evergreen shrubs and open lawn.

Park Issues
- There is a need to evaluate possible issues related to vehicular sight-lines.
- Pedestrian access is dangerous.

Aerial photo of Horace James Circle (Town of Brookline GIS, 2000)

Pleasant Street Triangle

Category Medians and Traffic Islands
Size 0.05 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks
Location Pleasant Street
Precinct 10
Inventory Date 11/04/04 revised 2/1/05
Vicinity Located in a commercial area along Beacon St.

OVERVIEW
This triangle located north of Coolidge corner on Beacon Street consists of planters located on paved surface. It is heavily used by pedestrians and functions as a small urban park. Dogs are allowed on-leash.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
It is listed on the State and National Register of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in Pleasant Street Triangle.

Access
- **Pedestrian Access:** The triangle is accessible from the pedestrian crossing across Pleasant Street and is completely paved.
- **Vehicular Access:** It can be reached from Beacon and Pleasant Streets.

Buildings and Structures
- There is a big granite cobble planter at the center of the triangle.

Site Furnishings
- **Benches:** 3 wood and metal benches located across the central planter are in good condition.
- **Lighting:** 3 modern metal lights, each with double luminaries are located at each corner of the triangle
- **Signage:** 2 metal signs, one interpretive and the other regulatory, located along the edge of the triangle are in good condition.
- **Trash receptacles:** 1 steel trash receptacle near the benches is in good condition.

Special Features
- The evergreen shrub planting acts as a fence along the edge of the triangle.

Park Issues
- The Yew planters affect the vehicular sight lines from Pleasant Street.

Aerial photo of Pleasant Street Triangle (Town of Brookline GIS, 2000)

Single Tree Road Circle

Category Medians and Traffic Islands
Size 0.33 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Single Tree Road
Precinct 15
Inventory Date 11/04/04 revised 2/1/05
Vicinity End of a cul-de-sac in a residential neighborhood.

OVERVIEW
The property is located at the end of a dead end road in a residential neighborhood. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in Single Tree Road Circle.

Access
- **Pedestrian Access:** It can be reached from all sides as it is not fenced.
- **Vehicular Access:** It can be reached from Single Tree Road.

Buildings and Structures
- None

Site Furnishings
- **Lighting:** The single cobra head lamp posts for the road are located inside the circle and in good condition.

Special Features
- There are 2 fire hydrants and 1 emergency lamp post located along the edge of the circle.

Park Issues
- None

Aerial photo of Single Tree Road Circle (Town of Brookline GIS, 2000)

VFW Parkway Median

Category Medians and Traffic Islands
Size 1.17 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks (owned by Massachusetts DCR)
Location VFW Parkway
Precinct 16
Inventory Date 11/04/04 revised 2/1/05
Vicinity Residential neighborhood.

OVERVIEW
This linear median consists of mature oaks over lawn and is edged with granite curb.

PARK HISTORY
No information is available beyond the State and National Register status.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in VFW Parkway Median.

Access
- **Pedestrian Access:** It can be accessed from both sides of the roads except at one location where timber fencing is present to discourage crossing over.
- **Vehicular Access:** It can be accessed from the travel lanes of VFW Parkway.

Buildings and Structures
- None

Site Furnishings
- **Fencing:** One part of the median has timber fencing in good condition.
- **Lighting:** The shoebox pole lights for the parkway are located inside the median on either side. They are in good condition.
- **Signage:** The metal regulatory signs located along the median at road intersections are in good condition.

Special Features
- The mall of mature trees in the median renders a scenic effect to the Parkway.

Park Issues
- Pedestrian access is dangerous. This is primarily a visual amenity.

Aerial photo of VFW Parkway (Town of Brookline GIS, 2000)

Webster Street Triangle

Category Medians and Traffic Islands
Size 0.08 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks
Location Webster Street
Precinct 10
Inventory Date 11/04/04revised 2/1/05
Vicinity Commercial and urban location in Coolidge Corner.

OVERVIEW
The triangle was designed as part of the entry to the Marriott Hotel and provides sculptural seating and planters. The site is heavily used by pedestrians and is located in an urban setting. It functions as a small urban park. Dogs are allowed on-leash. The Marriott Hotel has an agreement with the Town to maintain the plantings.

PARK HISTORY
The new design replaced a former small gathering area with benches and a granite cobble planter.

DEED/TITLE/RESTRICTIONS
It is listed on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in Webster Street Triangle.

Access
- **Pedestrian Access:** The triangle is located along the sidewalk of Beacon Street and can be accessed from the brick walkway in good condition.
- **Vehicular Access:** It can be reached from Beacon and Webster Streets.

Buildings and Structures
- None

Site Furnishings
- **Benches:** 2 wood and 3 granite seats are in good condition.
- **Lighting:** 3 metal lamps of antique design are in good condition.
- **Signage:** The metal regulatory sign on one of the light poles is in good condition. The metal and fiberglass information kiosk with 3 faces acts as a major feature of the triangle announcing community events.
- **Trash receptacles:** 1 metal trash receptacle is in good condition.

Special Features
- The design and material of the triangle improve the streetscape of Beacon Street.
- It has planters with ornamental plantings along the road side.

Park Issues
- The brick pavement has slight drainage problems leaving water puddles after rain events.

Aerial photo of Webster Street Triangle (Town of Brookline, 2000)

West Roxbury Parkway

Category Medians and Traffic Islands
Size 2.16 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks with help from Chestnut Hill Realty (owned by Massachusetts State)
Location West Roxbury Parkway
Precinct 15
Inventory Date 11/05/04 revised 2/1/05
Vicinity Median passing by Putterham Golf Course and single family houses.

OVERVIEW
The parkway starting at Horace James Circle is part of Newton Street before South Street intersection. The median is lined with mature trees and planted with shrubs. It exists as two parcels, the division occurring where Wolcott Road meets the parkway. The terrain of the median varies from steep slope to relatively flat.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available beyond the State and National Register status.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in the West Roxbury Parkway median.

Access
- **Pedestrian Access:** None
- **Vehicular Access:** Maintenance vehicles access the median by parking on the unpaved shoulder of the road.

Buildings and Structures
- Stone retaining walls at one section of the median, where the slope the median varies between the opposite travel lanes, are in good condition.

Site Furnishings
- **Fencing:** Wood and metal guard rails along the median edge bordering the travel lane at higher elevation are in fair condition.
- **Lighting:** Single head cobra lights for the travel lanes located inside the median are in good condition.
- **Signage:** The wooden interpretive sign in the middle of the median is in good condition. It can be visible only from one travel lane as tall shrubs are planted behind it.

Special Features
- There are some rock formations with trees growing beside it in one part of the median.
- The ornamental plant beds and flowering trees improve the visual aesthetics of the parkway.

Park Issues

- Maintenance is difficult due to the undulating terrain.
- There are some overly mature trees.

Aerial photo of West Roxbury Parkway (Town of Brookline GIS, 2000)

Clark Road Land

Category Buffers
Size 0.66 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Clark Road
Precinct 6
Inventory Date 11/04/04 revised 2/1/05
Vicinity Sandwiched between houses and MBTA right-of-way.

OVERVIEW
The property is behind a residence and adjacent to MBTA subway line, and consists of fenced wooded area with very little active maintenance. It offers no physical or visual access to it and acts as a buffer zone between the subway line and the residential area. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, site furnishings, or irrigation in Clark Road Land.

Access
- **Pedestrian Access:** There is no public entry as the property is fenced.
- **Vehicular Access:** None

Buildings and Structures
- None

Special Features
- The property contains mature trees.

Park Issues
- None

Aerial photo of Clark Road Land (Town of Brookline GIS, 2000)

Clinton Road Waterworks Land

Category Buffers
Size 0.53 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks (owned by Massachusetts State)
Location Clinton Road
Precinct 14
Inventory Date 11/04/04 revised 2/1/05
Vicinity Connects to Clinton Path and to Waldstein Playground.

OVERVIEW
The property is fenced off and behind a residence from Clinton Road with no public access. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
It is listed on the state and National Register of Historic Places

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, site furnishings, or irrigation in Clinton Road Waterworks Land.

Access
- **Pedestrian Access:** The property is fenced, restricting public entry.
- **Vehicular Access:** None

Buildings and Structures
- None

Special Features
- The property contains mature trees.

Park Issues
- None

Aerial photo of Clinton Road Waterworks Land (Town of Brookline GIS, 2000)

Health Department Lot

Category Buffers
Size 0.74 acres
Protection None
Location Beside Health Department building on Harvard St
Precinct 6
Inventory Date 11/04/04
Vicinity Located adjacent to Pierce School.

OVERVIEW
Landscaped green space surrounds the Health Department building. The property with sloping ground is provided with drains to control storm water. Dogs are allowed on-leash. Some improvements are planned as part of the Health Department building renovation to be completed in 2006. In addition, recommendations were made regarding this area in the Main Library/Town Hall Landscape Master Plan completed in 2005.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, site furnishings, or irrigation in this lot.

Access
- **Pedestrian Access:** It can be accessed from all sides as it is not fenced. The bituminous concrete walkway with steps, bisecting the lot to connect the parking lot and Harvard Street, is in fair condition and is used heavily by the Pierce School community.
- **Vehicular Access:** It can be accessed from the parking lot and Harvard Street.

Buildings and Structures
- None

Special Features
- The site is planted with deciduous and evergreen trees and shrubs. It also has an open lawn area. The condition of the plants varies.

Park Issues
- None

Aerial photo of Health Department Lot (Town of Brookline GIS, 2000)

Newton Street Parcel

Category Buffers
Size 0.11 acres
Protection Article 97
Manager Brookline DPW, Division of Parks
Location Newton Street
Precinct 15
Inventory Date 11/04/04 revised 2/1/05
Vicinity Sandwiched between houses and Newton Street.

OVERVIEW
The property is fenced and located on a sloping terrain along Newton Street with no public access. Dogs are not allowed.

PARK HISTORY
This land was part of the original site of the Putterham School. The school building was moved to Larz Anderson Park in 1965.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, or irrigation in the Newton Street Parcel.

Access
- **Pedestrian Access:** The concrete walkway along Newton Street gives direct access to the property.
- **Vehicular Access:** None into the parcel.

Buildings and Structures
- There is a concrete plaque on the ground just outside the fenced area.

Site Furnishings
- **Fencing:** The chain link fence running around the property is in good condition.

Special Features
- There are mature trees and shrubs on the property.
- The site also has a few rock outcroppings among the uneven terrain.

Park Issues
- None

Aerial photo of Newton Street Parcel (Town of Brookline GIS, 2000)

Reservoir Road Extension

Category Buffers
Size 0.092 acres
Protection Article 97, NR, SR, LHD
Manager Brookline DPW, Division of Parks
Location Reservoir and Middlesex Roads
Precinct 13
Inventory Date 12/7/05
Vicinity Residential neighborhood.
next to MBTA tracks

OVERVIEW
This small passive park was once the extension of Reservoir Road to a vehicular bridge over the Green Line MBTA tracks. The roadway was replaced with a pedestrian path and bridge with native plants surrounding it. Dogs are allowed on-leash.

PARK HISTORY
Town Meeting in November of 2004 voted to discontinue a portion of Reservoir Road leading to the bridge over the MBTA tracks and designate the area for a park. This portion of the road had been out of use since 1978, when the road was closed due to the bridge being unsafe. The MBTA has since replaced the bridge with a new pedestrian-only bridge.

DEED/TITLE/RESTRICTIONS
It is listed on the State and National Register of Historic Places, as well as the local historic district.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, site furnishings, or irrigation in Reservoir Road Land.

Access
- **Pedestrian Access:** A pedestrian path bisects the park.
- **Vehicular Access:** None into the property.

Buildings and Structures
- None.

Special Features
- The neighbors assisted in the selection of the native plant materials used to achieve a naturalistic, wooded effect. Trees, flowering shrubs, and groundcover were installed.

Park Issues
- None

Reservoir Road Land

Category Buffers
Size 0.98 acres
Protection NR, SR, LHD
Manager Brookline DPW, Division of Parks
Location Unconstructed Reservoir Lane
Precinct 13
Inventory Date 11/04/04 revised 2/1/05
Vicinity Isolated location.

OVERVIEW
This unimproved property is located at the intersection of Reservoir Road and the unconstructed Reservoir Lane. It is a fenced property sloping down from the road level with no public access. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
It is listed on the State and National Registers of Historic Places and is in the Chestnut Hill North Local Historic District.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, site furnishings, or irrigation in Reservoir Road Land.

Access
- **Pedestrian Access:** The property is fenced, restricting public access.
- **Vehicular Access:** None into the property.

Buildings and Structures
- There is an historic granite structure on the site, Weber's Waste, which was formerly associated with the Chestnut Hill Reservoir.

Special Features
- Timber fencing along the edge of Reservoir Road allows clear views into the property.
- The property contains mature trees.

Park Issues
- None

Aerial photo of Reservoir Road Land (Town of Brookline GIS, 2000)

Single Tree Reservoir

Category Reservoir and Water Supply Lands
Size 2.76 acres
Protection None
Manager Brookline DPW, Division of Parks
Location Behind Chestnut Hill Benevolent Association
Precinct 15
Inventory Date 11/04/04 revised 2/1/05
Vicinity Located off of Rt. 9 and approach is adjacent to Chestnut Hill Benevolent Association.

OVERVIEW
The site contains a large green water tank and is part of the Town's water distribution system. Public access to the property is restricted. Dogs are not allowed.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
No information is available.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic playfields, playground equipment, site furnishings, or irrigation in Single Tree Reservoir.

Access
- **Pedestrian Access:** There is no public access. The property is fenced and gated.
- **Vehicular Access:** Asphalt surface maintenance vehicle access through the road accessing Chestnut Hill Benevolent Association parking lot is in good condition.

Buildings and Structures
- Metal water tank located at the gated entrance dominates the view into the property.

Special Features
- Stone walls and concrete steps are used to negotiate the grade changes within the property.

Park Issues
- None

Aerial photo of Single Tree Reservoir (Town of Brookline GIS, 2000)

Town Reservoir

Category Reservoir and Water Supply Lands
Size 4.79 acres
Protection NR, SR
Manager Brookline DPW, Division of Parks
Location Hayden Road
Precinct 14
Inventory Date 11/04/04 revised 2/1/05
Vicinity Close to a college campus and estate property.

OVERVIEW
The site is located adjacent to a residential development currently under construction. The reservoir under the ground serves as part of the Town's water distribution system. Public access to the property is restricted. Dogs are allowed on-leash.

PARK HISTORY
No information is available.

DEED/TITLE/RESTRICTIONS
It is listed on the State and National Registers of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES
There are no athletic fields, playground equipment, site furnishings, or irrigation in Town Reservoir.

Access
- **Pedestrian Access:** There is no public entry. The property is fenced and gated.
- **Vehicular Access:** Asphalt surface maintenance vehicle access for Fisher Avenue is in good condition.

Buildings and Structures
- None

Special Features
- The property has large open lawn at the center and trees bordering its boundary

Park Issues
- None

Aerial photo of the Town Reservoir (Town of Brookline GIS, 2000)

H. Future Parks

Fisher Hill Reservoir

Category	Future Parks
Size	9.97 acres
Protection	NR, SR
Future Manager	Brookline DPW, Division of Parks (currently owned by the MWRA)
Location	Fisher Avenue
Precinct	14
Inventory Date	11/05/04 revised 2/1/05
Vicinity	Located opposite the Town Reservoir

OVERVIEW

This reservoir is currently inactive and has been listed as surplus property by the Massachusetts Division of Capital Asset Management (DCAM). The Town had filed legislation to purchase the property to be converted to a multi-use park with an athletic playing field. There may be some state-mandated restrictions at the transfer.

PARK HISTORY

Two citizens bought the property and donated it to the Commonwealth. The property was transferred to the MWRA from the MDC when the former was created. The reservoir has been inactive since 1953.

DEED/TITLE/RESTRICTIONS

It is listed on the State and National Register of Historic Places.

PHYSICAL DESCRIPTION OF SITE FEATURES AND AMENITIES

Currently, there are no athletic fields, playground equipment, accesses, site furnishings, or irrigation in Fisher Hill Reservoir.

Buildings and Structures

- The reservoir control building is in poor condition.

Special Features

- Turkey oaks, an exotic species, grow on this site.

Park Issues

- None as it is yet to be developed.

Aerial photo of Fisher Hill Reservoir (Town of Brookline GIS, 2000)

Table 3.1: GRASP™ INVENTORY SUMMARY TABLE - TOWN OF BROOKLINE, MA

	Acreage (from GIS)	Overall Park Multiplier	Active Score	Passive Score	Indoor Score	Dog Friendly Score	Other Score	1 Turf Field (no full size field in Brookline)			2 Ball Field			3 Basketball			4 Tennis Courts In & Outdoor			5 Playground			6 Restroom			7 Outdoor Ice			8 Aquatics			9 Gym			10 Multipupose Room			11 Golf Course			12 Dogs Allowed			13 Open Lawn			14 Recreation Path Locations			Notes
RATING LEGEND 1 - Does Not Meet Expectation 2- Meets Expectation 3 - Exceeds Expectation								Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	
Community Parks / Facilities																																																	
Amory Playground	8.28	2.00	25.00	1.00	0.00	3.00	0.00			0.00	2.00	1.50	3.00			0.00	6.00	3.00	18.00			0.00	1.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	2.00	2.00	1.00	2.00	2.00	The two ball fields are used for baseball and softball; the outfield is used for soccer; clay tennis courts; the restrooms are not completely ADA accessible; the only play equipment is a wooden sandbox; park has picnic area; Green Dog Program; open space has lawn
Brookline Avenue Playground	4.05	2.00	4.50	0.00	0.00	3.00	0.00			0.00	1.00	2.50	2.50			0.00			0.00	1.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00	A small lawn area is located inside the playground; ball field is lighted; the infield of the ball field is used for softball and baseball and the outfield is used for soccer and lacrosse; playground has picnic area; Green Dog
Cypress Street Playground	5.22	2.00	9.50	0.00	0.00	2.00	0.00			0.00	2.00	2.50	5.00	1.00	1.50	1.50			0.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	The outfield of the two ball fields are used for soccer and football; one ball field is lighted; the ball fields are used for softball and Little League; the pavement of the basketball court is sloping towards the drain located at the center of the court; dogs allowed
Harry Downes Field	8.73	2.00	7.50	0.00	0.00	3.00	0.00	1.00	3.00	3.00	1.00	2.00	2.00			0.00			0.00	1.00	2.50	2.50	1.00	1.50	1.50			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00	The track around the turf field is rated 1.5; the turf field is used for football, lacrosse, long jumps, high jump, discus throw, and shot put; the ball field is used for softball and rugby; field recently approved for synthetic turf; the restrooms are not completely ADA accessible; playground has picnic area; Green Dog Program; * synthetic turf is funded to be installed
Soule Recreation Center	9.49	1.50	10.50	1.00	5.00	3.00	0.00	2.00	2.00	4.00			0.00			0.00	1.00	3.00	3.00	1.00	1.50	1.50			0.00			0.00			0.00	1.00	2.50	2.50	1.00	2.50	2.50			0.00	1.00	3.00	3.00	1.00	2.00	2.00			0.00	Turf fields are used for soccer and lacrosse; the playground has 2 play areas; playground has picnic area; Green Dog Program; open space has lawn
Daniel J. Warren Field (Eliot Center)	11.10	2.00	28.00	1.00	2.50	3.00	0.00			0.00	2.00	3.00	6.00	3.00	3.00	9.00	3.00	3.00	9.00	1.00	2.00	2.00			0.00			0.00			0.00			0.00	1.00	2.50	2.50			0.00	1.00	3.00	3.00	1.00	2.00	2.00			0.00	The ball fields are used for baseball, softball and Little League and the outfields are used for soccer; the basket ball courts have 2 extra hoops; the playground has 2 play areas and picnic area; Green Dog Program; Eliot Recreation Center is in the park; open space has lawn
Waldstein (Dean) Playground	5.63	2.00	32.00	0.00	0.00	3.00	0.00			0.00	1.00	2.50	2.50	1.00	3.00	3.00	8.00	3.00	24.00	1.00	2.50	2.50	1.00	1.50	1.50			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00	The ball field is used for Little League and baseball and the outfield for soccer; 5 tennis courts are lighted; restrooms are not completely ADA accessible; playground has picnic area; Green Dog Program
Main Gym	1.64	1.00	4.00	0.00	1.00	0.00	0.00			0.00			0.00			0.00	2.00	2.00	4.00			0.00			0.00			0.00			0.00	1.00	1.00	1.00			0.00			0.00			0.00			0.00			0.00	Dance and program rooms also located in the gymnasium building; * indoor tennis courts
Kirrane Aquatics Center	0.38	2.00	0.00	0.00	2.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00	1.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00	25 meter pool, diving well, and lockers in the aquatics center
Putterham Golf Course	119.90	2.00	4.00	2.00	1.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00			0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00			0.00	1.00	3.00	3.00	Dogs allowed; club house
Landfill/Incinerator Land	42.36	2.50	12.00	1.50	0.00	3.00	0.00	1.00	3.00	3.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	3.00	3.00	1.00	3.00	3.00	Funded project, not yet constructed
Subtotal	216.78							4.00			9.00			5.00			20.00			7.00			5.00			0.00			1.00			2.00			3.00			1.00			9.00			4.00			3.00			
Historic Parks																																																	
Larz Anderson Park	61.13	2.50	17.50	2.50	0.00	3.00	0.00			0.00	2.00	3.00	6.00			0.00			0.00	1.00	3.00	3.00	1.00	2.00	2.00	1.00	2.50	2.50			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	3.00	3.00	1.00	3.00	3.00	The ball fields are used for softball, Little League and the outfields are used for soccer, lacrosse, and field hockey; outdoor ice rink is lighted; accessible play equipment; the restrooms are not completely ADA accessible; playground has a large picnic area; Green Dog Program in one section of the park; open space has lawn
Brookline Reservoir Park	32.21	2.50	6.00	3.00	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	3.00	3.00	1.00	3.00	3.00	Dogs allowed; extensive perimeter walkway; open space has lawn
Emerald Necklace I - Riverway Park	13.80	2.50	5.00	3.00	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.50	2.50	1.00	2.50	2.50	Dogs allowed; extensive bike/pedestrian path; open space is wooded
Emerald Necklace II - Olmsted Park	12.94	3.00	6.00	3.00	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	3.00	3.00	1.00	3.00	3.00	Dogs allowed; extensive bike/pedestrian path; open space is wooded
Longwood Mall	2.55	3.00	3.00	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00	No dogs allowed; open space has lawn
Subtotal	122.63							0.00			2.00			0.00			0.00			1.00			1.00			1.00			0.00			0.00			0.00			0.00			4.00			5.00			4.00			
Neighborhood Parks																																																	
Boylston Street Playground	1.16	2.00	8.00	0.00	0.00	2.00	0.00			0.00	1.00	3.00	3.00	1.00	2.00	2.00			0.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	*Ball field is a T-ball field that is also used for baseball, Little League, and soccer; the basketball court has 2 extra hoops and has a drain at the center of the court; playground has picnic area; dogs allowed
Clark Playground	1.08	1.50	5.50	0.00	0.00	0.00	0.00			0.00			0.00	1.00	2.50	2.50			0.00	1.00	1.50	1.50			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	1.50	1.50			0.00	The lawn area with an informal base has erosion problems and is used as a kids field for stickball; the playground has 2 play areas and they are not fenced; swing set needs to be updated; playground has picnic area; no dogs allowed
Judge Summner Z. Kaplan Park at Coolidge P	1.68	3.00	13.50	0.00	0.00	3.00	0.00			0.00			0.00	1.00	2.50	2.50	1.00	3.00	3.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	2.50	2.50	1.00	2.50	2.50	It has a lawn area that is not programmed for active recreation; playground has picnic area; Green Dog Program; playground and tennis courts are recently renovated
Griggs Park	3.34	3.00	8.00	2.50	0.00	3.00	0.00			0.00			0.00			0.00			0.00	1.00	2.50	2.50			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	3.00	3.00	1.00	2.50	2.50	It has a lawn area that is not programmed for active recreation; the unpaved basketball court has erosion problems; the playground is not fenced; Green Dog Program; * 2 basketball hoops with unpaved surface, not a
Daniel F. Ford Playground at Emerson Garden	2.05	3.00	8.50	2.00	0.00	3.00	0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	3.00	3.00	1.00	2.50	2.50	It has a lawn area that is not programmed for active recreation; the unpaved basketball court has erosion problems; the playground is not fenced; Green Dog Program; * 2 basketball hoops with unpaved surface, not a
Juniper Street Playground	0.41	1.50	1.50	0.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00	1.00	1.50	1.50			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	The playground has picnic area; no dogs allowed
Lawton Playground	1.08	2.00	9.50	1.00	0.00	2.00	0.00			0.00			0.00	2.00	2.00	4.00			0.00	1.00	1.50	1.50			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.00	2.00	1.00	2.00	2.00	It has a lawn area that is not programmed for active recreation; playground has picnic area; dogs allowed
John E. Murphy Playground	0.51	2.50	5.00	0.00	0.00	0.00	0.00			0.00			0.00	0.50	2.00	1.00			0.00	1.00	2.50	2.50			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	1.50	1.50			0.00	The playground has 2 play areas with updated safety surface; accessible play equipment; no dogs allowed; * 1 half basketball court has no markings
Mary E. Robinson Park	2.38	2.50	6.75	0.00	0.00	3.00	0.00			0.00	1.00	3.00	3.00	0.50	2.50	1.25			0.00	1.00	2.50	2.50			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00	The infield of the ball field is used for Little League and the outfield is used for soccer; the swing set needs to be updated; Green Dog Program; * the inline skating rink is not used much; 1 half basketball court
Lotta Bradburn Schick Park	1.10	2.50	7.50	1.00	0.00	3.00	0.00			0.00			0.00	1.00	2.50	2.50			0.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	2.00	2.00			0.00	The play ground has picnic area; Green Dog Program
Billy Ward Playground	0.54	2.50	5.75	0.00	0.00	0.00	0.00			0.00			0.00	0.50	2.50	1.25			0.00	1.00	2.50	2.50			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00	The playground has two play areas; accessible play equipment; play ground has picnic area; no dogs allowed; * 1 half basketball court
Winthrop Square	1.93	2.50	9.00	1.50	0.00	2.00	0.00	1.00	1.50	1.50			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.50	2.50	1.00	2.00	2.00	It has a lawn area that is not programmed for active recreation; the turf field is used for soccer; play area has accessible equipment; playground has picnic area; dogs allowed
Subtotal	17.26							1.00			2.00			7.50			1.00			12.00			0.00			0.00			0.00			0.00			0.00			0.00			8.00			9.00			5.00			
School Playgrounds																																																	
Baldwin School Playground	1.25	1.50	1.75	0.00	0.00	1.00	0.00			0.00			0.00			0.00			0.00	1.00	1.50	0.75			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00	1.00	2.00	1.00			0.00	The playground has 2 play areas; playground has picnic area; dogs allowed
Baker School Playground	11.27	2.00	11.25	0.00	0.00	1.00	0.00			0.00	1.00	2.50	1.25	1.00	2.50	1.25	5.00	3.00	7.50	1.00	2.50	1.25			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00			0.00			0.00	The infield of the ball field is used for softball and outfield for soccer; the play playground has two play areas; playground has picnic area; dogs allowed; * basketball court has 4 extra hoops
Devotion School Playground	6.72	2.00	8.00	0.00	0.00	1.00	0.00			0.00	1.00	1.50	0.75	3.00	2.00	3.00	3.00	2.00	3.00	1.00	2.50	1.25			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00			0.00			0.00	The infield of the ball field is used for Little League and the outfield is used for soccer; tennis courts have dip on the surface; the play ground has 3 play areas; playground has picnic area; dogs allowed; * two additional basketball hoops with asphalt surface behind the school
Driscoll School Playground	4.03	2.00	7.75	0.00	0.00	1.00	0.00	1.00	2.00	1.00			0.00	1.50	3.00	2.25	2.00	3.00	3.00	1.00	3.00	1.50			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00			0.00			0.00	The turf field is used for soccer, T-ball and Little League; playground has picnic area; dogs allowed; * 1 full and 1 half basketball courts
Heath School Playground	6.51	2.00	4.50	0.00	0.00	1.00	0.00			0.00			0.00	2.00	2.00	2.00			0.00	1.00	3.00	1.50			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00	1.00	2.00	1.00			0.00	It has a lawn area that is not programmed for active recreation; the playground has 2 play areas; park has picnic area; dogs allowed
William H. Lincoln School Playground (new)	4.24	2.00	3.50	0.00	0.00	1.00	0.00			0.00			0.00	1.00	2.50	1.25			0.00	1.00	2.50	1.25			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00	1.00	2.00	1.00			0.00	It has a lawn area that is not programmed for active recreation; the playground has 2 play areas; dogs allowed; * the two half basketball courts are used as full court
William H. Lincoln School Playground (old)	1.51	1.00	0.50	0.00	0.00	1.00	0.00			0.00			0.00			0.00			0.00	1.00	1.00	0.50			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00			0.00			0.00	It has a lawn area located on a slope that is not programmed for active recreation; dogs allowed
Longwood Playground	4.99	2.50	12.00	0.00	0.00	1.00	0.00			0.00	2.00	2.50	2.50	1.00	3.00	1.50	3.00	3.00	4.50	1.00	3.00	1.50			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00	1.00	2.00	1.00	1.00	2.00	1.00	It has a lawn area that is not programmed for active recreation; the infields of the ball fields are used for Little League and softball and the outfield is used for soccer; playground has two play areas; dogs allowed; the park has been recently renovated
Pierce School Playground	2.37	2.00	4.75	0.00	0.00	1.00	0.00			0.00	1.00	2.00	1.00	1.50	2.00	1.50			0.00	1.00	2.50	1.25			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00	1.00	2.00	1.00			0.00	The infield of the ball field is used for Little League and the outfield is used for soccer; the playground has 2 play areas adjacent to each other; one play area has accessible equipment; playground has picnic area; dogs allowed; * 1 full and 1 half basketball courts
Runkle School Playground	3.05	2.00	4.50	0.00	0.00	1.00	0.00			0.00			0.00	2.00	2.00	2.00			0.00	1.00	3.00	1.50			0.00			0.00			0.00			0.00			0.00	1.00	2.00	1.00	1.00	2.00	1.00			0.00	It has a lawn area that is not programmed for active recreation; basket ball court has two extra hoops; dogs allowed; * 1 full and two half basketball courts
Subtotal	45.94							1.00			5.00			13.00			13.00			10.00			0.00			0.00			0.00			0.00			0.00			0.00			10.00			6.00			1.00			
Passive Parks																																																	
Corey Hill Park	4.16	2.50	2.00	2.00	0.00	3.00	0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00	The playground has picnic area; Green Dog Program
Dane Park	17.23	2.50	4.50	3.00	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.50	2.50	1.00	2.00	2.00	Dogs allowed
Little Field Park	0.84	2.00	2.00	3.00	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.00	2.00			0.00	Dogs allowed
Knyvet Square	2.80	2.50	4.00	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.00	2.00	It has a lawn area that is not programmed for active recreation; no dogs allowed
Linden Park	0.28	2.00	2.00	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00	It has a lawn area that is not programmed for active recreation; playground has picnic area; no dogs allowed
Linden Square	0.19	2.00	2.00	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00	It has a lawn area that is not programmed for active recreation; no dogs allowed

	Acreage (from GIS)	Overall Park Multiplier	Active Score	Passive Score	Indoor Score	Dog Friendly Score	Other Score	1 Turf Field (no full size field in Brookline)			2 Ball Field			3 Basketball			4 Tennis Courts In & Outdoor			5 Playground			6 Restroom			7 Outdoor Ice			8 Aquatics			9 Gym			10 Multipupose Room			11 Golf Course			12 Dogs Allowed			13 Open Lawn			14 Recreation Path Locations			Notes
RATING LEGEND 1 - Does Not Meet Expectation 2- Meets Expectation 3 - Exceeds Expectation								Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	Quantity	Rating	Score	
Mason Square	1.14	2.00	2.00	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			1.00	2.00	2.00			0.00	It has a lawn area that is not programmed for active recreation; no dogs allowed
Monmouth Street Park	0.16	1.50	5.00	1.50	0.00	2.00	0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.00	2.00			0.00	Dogs allowed: * funded to be constructed
Philbrick Square	0.28	2.00	2.00	3.00	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.00	2.00			0.00	Dogs allowed
Judge Henry Crowley Park at Saint Mark's Square	0.40	2.00	2.00	1.50	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00	1.00	2.00	2.00			0.00	Dogs allowed
Town Hall Lot	1.99	2.50	0.00	0.00	0.00	2.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	Dogs allowed
Subtotal	29.47							0.00			0.00			0.00			0.00			2.00			0.00			0.00			0.00			0.00			0.00			0.00			7.00			9.00			2.00			
Conservation Areas																																																		
Hall's Pond Sanctuary (3.5 acres) and Amory Woods (1.56 acres)	5.06	2.50	6.00	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	3.00	3.00	No dogs allowed; open space is wooded
D. Blakely Hoar Sanctuary	24.98	2.50	5.00	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	2.00	2.00	No dogs allowed; open space is wooded
Lost Pond Conservation Area (26.03 acres) and Reservation (33.34 acres - DCR)	59.37	2.00	4.50	3.00	0.00	0.00	0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	3.00	3.00	1.00	1.50	1.50	No dogs allowed; open space is wooded
Subtotal	89.41							0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			3.00			3.00			
Other																																																		
Clark Road Land	0.66	1.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Clinton Road Waterworks Land	0.53	1.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Health Department Lot	0.74	2.00	0.00	0.00	0.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	Dogs allowed
Newton Street Parcel	0.11	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Reservoir Road Land	0.98	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Reservoir Road Extension	0.09	2.00	0.00	1.50	0.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00	1.00	2.00	2.00	Dogs allowed
Single Tree Reservoir	2.76	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Town Reservoir	4.79	2.00	0.00	0.00	0.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	Dogs allowed; underground reservoir
Subtotal	10.66							0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			3.00			0.00			1.00			
Traffic Medians and Islands																																																		
West Roxbury Parkway	2.16	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Beacon Street Mall	14.25	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Brington Road Island	0.08	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Corey Farm Circle	0.06	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Dudley Triangle	0.81	2.50	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Dwight Square	0.16	2.50	0.00	0.00	0.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	Dogs allowed
Eliot and Crafts Triangle	0.26	2.00	0.00	0.00	0.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	Dogs allowed
Freeman Square	0.15	2.50	0.00	0.00	0.00	2.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	1.00	2.00	2.00			0.00			0.00	Dogs allowed
Francis J. Hickey Square	0.06	2.50	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Horace James Circle	0.71	2.50	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Pleasant Street Triangle	0.05	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Francis X. Ryan Circle	0.71	2.50	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Single Tree Road Circle	0.33	2.50	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
VFW Parkway Median	1.17	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Webster Street Triangle	0.08	2.00	0.00	0.00	0.00	0.00	2.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	No dogs allowed
Subtotal	21.04							0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			3.00			0.00			0.00			
Future Parks																																																		
Fisher Hill Reservoir	9.97		0.00	0.00	0.00	0.00		0.00		0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00			0.00	0.00		0.00			0.00			0.00	* Dogs will be allowed; 1 multi use turf field to be constructed
Cumulative Total	**563.2**							**6.0**			**18.0**			**25.5**			**34.0**			**32.0**			**6.0**			**1.0**			**1.0**			**2.0**			**3.0**			**1.0**			**44.0**			**36.0**			**19.0**			

Amory Playground and Hall's Pond Sanctuary

IV. Park, Open Space and Recreation Facilities and Programs

Introduction

Brookline is fortunate to have a remarkable and established park system, with properties that range in character from large historic parks to small neighborhood playgrounds. The parks and indoor facilities also provide the setting for diverse recreation programs that benefit a wide variety of residents. This chapter presents both inventory and analysis findings related to parks, facilities and programs managed by the Town of Brookline, Recreation Department and the Parks and Open Space Division within the Department of Public Works. This chapter analyzes the organization and function of these departments; identifies physical and fiscal resources; and analyzes the level of service capacity for Brookline's park and recreation facilities. These findings, used in concert with Chapter II: Needs Assessment and Chapter III: Park and Open Space Inventory, inform the recommendations contained in Chapter V.

Brookline's parks, recreation facilities, natural areas, and recreation programs are managed and overseen by joint efforts and cooperation within the Town of Brookline, but primarily by the Parks and Open Space Division within the Public Works Department (which manages the parks maintenance, management and outdoor facilities) and the Recreation Department (which manages most of the programs and indoor facilities).

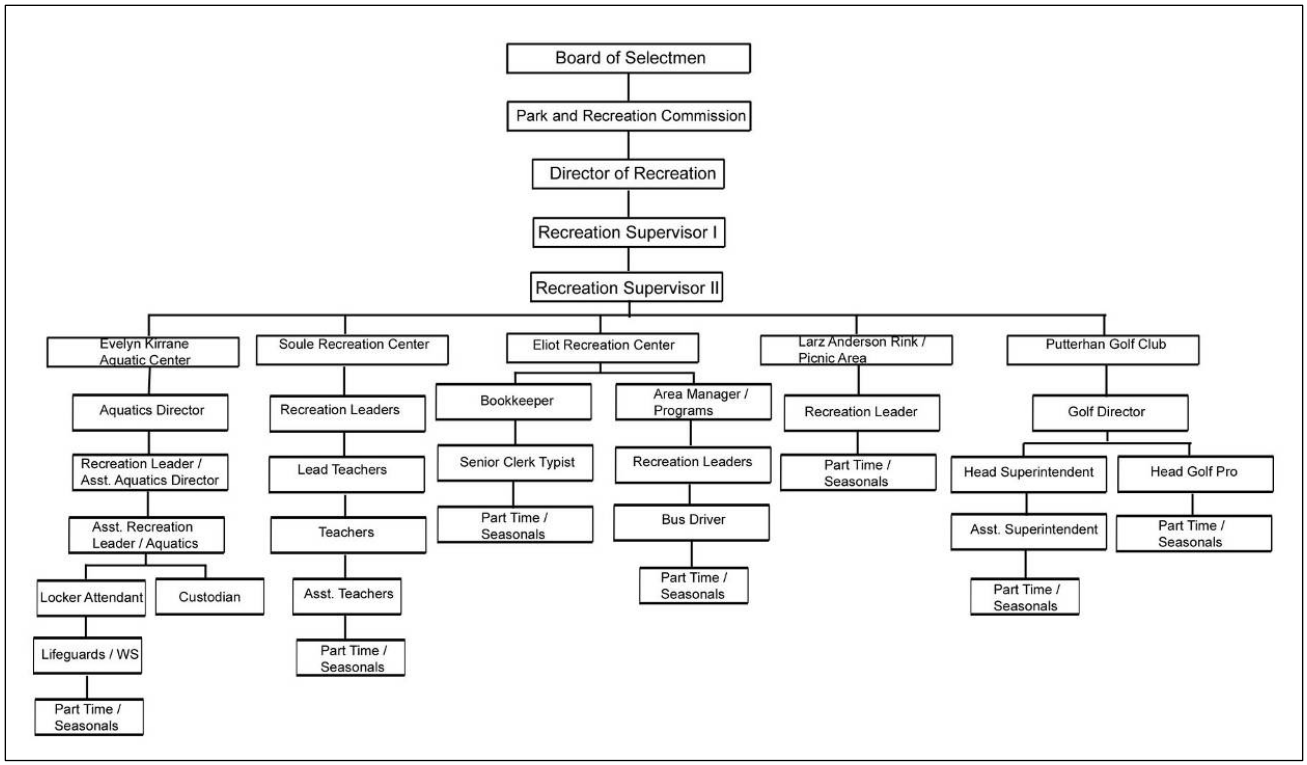
A. Organization and Management of the Recreation Department

The Recreation Department is responsible for providing year-round, high quality indoor and outdoor recreation activities for children, youths and adults. The Department is overseen by the Parks and Recreation Commission, which consists of seven residents appointed by the Board of Selectmen, and serves as the policy-making body. The Department has 22 full-time staff along with other part-time and temporary positions.

Mission of the Recreation Department

To deliver programs for the Brookline Community that provide cultural, social, mental, and physical elements, and to ensure that activities take place in well-maintained parks and facilities.

Table 4.1: Recreation Department Organization Chart



B. Recreation Programs and Indoor Facilities

The Recreation Department offers a variety of programs in various facilities throughout the Town. In Brookline, the Recreation Department has evolved over time to focus primarily on the youth of the community along with sports (mostly offered through partnership with sports associations) and aquatics programs. These focus areas have developed partially due to the available facilities, and partially in alignment with the Brookline Schools' parallel development of the Community Education Programs, which provide a heavy focus on adult education and other activities, as well as the Brookline Senior Center, which focuses on senior activities. In addition, most of the fitness and wellness activities in the community are offered through the Community Education Programs or private fitness providers. The following section highlights some of the primary program areas for the Recreation Department.

1. Aquatics Programs

At the Evelyn Kirrane Aquatics Center, the aquatics staff operates three indoor pools, known collectively as "The Brookline Swimming Pool":

- a 42' x 75' pool
- a 30' x 36' diving pool
- a 25' x 36' teaching pool

This pool is the site of the **first public indoor pool in the U.S.**, and Brookline community residents continue to enjoy a safe, clean aquatic facility that offers a diverse modern

Kirrane Aquatics Center

program. Through a donation from the Brookline Community Fund, the pool now has a new portable handicap lift to assist patrons in and out of the pools. The pool staff is highly trained and they attend monthly training courses and three members of the staff are Certified Pool Operators.

The aquatics staff manages a variety of programs. For example, in 2004, the Brookline Recreation Department sponsored the second annual lifeguard Olympics for Massachusetts and finished in first place. The Swim Team, with 248 members, is a leader in the Winter Suburban Swim League. The Brookline High School uses the pools for their swim teams. In addition, there are open swim times, specialty classes and swim lessons offered throughout the year.

Related to the Aquatics Center, there is a feeling that the Town does not need to do any additional marketing, as most programs are at capacity and fill very quickly. There could be additional marketing opportunities for Aquatics Open Swim and rentals, with potentially looking at offering more hours to help meet demand and provide a higher cost recovery for the facility. In order to do this the Town would need to add staff resources. Parking is a large problem at this site, although the facility is located adjacent to the Brookline Hills MBTA stop.

2. Other Indoor Facilities

The indoor facilities managed by the Department are listed in Table 4.2 below.

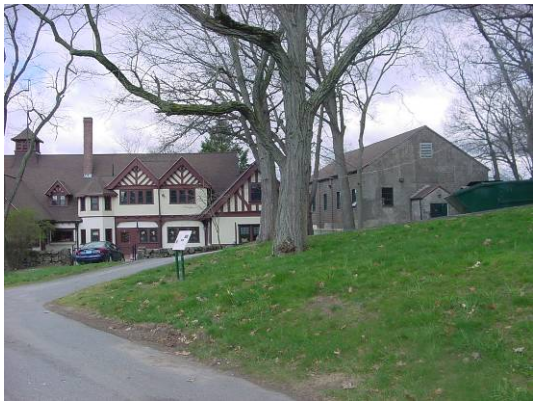
Table 4.2: Indoor facilities

Facility	Description	Square Footage
Brookline Golf Club at Putterham 1281 W. Roxbury Parkway Chestnut Hill, MA	Golf Course Club House	6,016 SF
Eliot Recreation Center	Administrative Offices for Brookline Recreation, After School program	5,408 SF
Evelyn Kirrane Aquatics Center / Brookline Swimming Pool 60 Tappan Street Brookline, MA	25 M pool, diving well, teaching pool, spectator seating, locker rooms	16,768 SF
Main Gym Facility 66 Tappan Street Brookline, MA	Gym, dance, program rooms, indoor tennis	71, 237 SF* * This facility is owned and managed by Brookline Schools, and used cooperatively for recreation programs, but not readily available for the public (not included in SF total)
Soule Recreation Center 652 Hammond St. Chestnut Hill, MA	Home to the RAFT Teen Center, Year Round Day Care, Gym and other programs	Recreation Center – 5,461 SF Gym – 3,962 SF
Total Indoor Space		**37,615 SF**

3. Youth and Teen Programs

Summer Camps

The Brookline Recreation Day Camps offer a successful summer program. Children ages four to thirteen are delighted with a variety of classes and activities provided during this 8-week camp, offered 8:30 am to 4 pm on Monday-Friday at Eliot Recreation Center, Soule Recreation Center, Baldwin and Lawrence Schools. Each day includes varied activities and special events. A seasonal summer staff of 120 participates in a two-day orientation, which includes seminar sessions on all aspects of camp management. In 2004, more than 75% of the Day Camp Staff completed certified courses in CPR and First Aid and there is a full-time Health Coordinator on the day camp staff. Scholarships are granted to many children for Day Camp. In recent years, scholarships have totaled between $25-35,000 per year, allowing hundreds of lower income youth to participate.


Soule Recreation Center

R.A.F.T

The R.A.F.T. (Recreation Activities for Teens) program, created in 1992 in response to the findings of the Town's Youth Steering Committee, has over 1000 teens involved. The R.A.F.T. Teen Dances are very successful and have proven to be a tremendous social gathering for Brookline's 6th, 7th and 8th grade students. Also, R.A.F.T. Friday evening activities at the Soule Recreation Center are very popular. In addition, new portable skateboard ramps and slides were placed throughout the Town during the spring and summer.

Other Youth and Teen Programs

Many programs are operated at the Main Gym Facility. Over 400 children participate in the youth and travel basketball leagues, which are coached by parent volunteers. The Department offers recreation lacrosse leagues. The program objectives are to offer recreational leagues with the emphasis on participation; not winning. Classes such as tap and ballet classes are offered throughout the year. In addition, the Department offers a High School Soccer Camp, Babysitter's Training Classes, and other miscellaneous programs at various facilities.

4. Adult Sports

While Brookline Schools Community Education Program offers most of the recreational, educational and leisure programs for adults in Brookline, the Recreation Department provides oversight for many of the Adult Sports Leagues, typically in cooperation with the various sports associations. The Recreation Department coordinates field usage and availability, often providing staffing and scheduling for hundreds of adult association participants at no cost.

Tennis remains very popular and is offered at 11 different areas. Indoor tennis and indoor adult soccer (cosponsored by Viking Soccer) round out programs at the Main Gym. Twilight softball leagues are conducted for men and women of all ages.

5. Therapeutic Recreation and Programming for Those with Special Needs

The Recreation Department is aware of the need for programs for those with special needs, and the Town pays close attention to implementing accessibility for all levels of ability, sometimes beyond the requirements. Since the Town's focus has been primarily on offering programming for youth, staff has worked with Brookline Schools to identify potential programs that may be beneficial for youths with special needs. These programs have had limited success, mostly due to the difficulty of creating awareness in the special needs population. Staff is continuing to partner with the schools to address these needs.

Accessibility and Usability

Relative to access to people of all abilities, Brookline strives to not only meet the letter of the Americans with Disabilities Act (ADA) law, but to incorporate the spirit of the law into each and every public space as it is designed or renovated. In recent years there has been a concerted effort to move towards this philosophy and the Town is meeting all obligations to provide ADA accessible facilities. Still, there is a desire to incorporate additional usability beyond minimum accessibility standards as budgets and realities allow.

For example, playgrounds are being designed to meet or exceed the Consumer Product Safety Commission (CPSC) guidelines and American Society of Testing Materials (ASTM) standards for playground safety, as well as the regulation of the (ADA). Some communities have chosen to attempt to meet the minimum requirements of accessibility at most of their playgrounds and then provide one playground that is fully accessible to children with mobility disabilities. This recognizes that play is not only a physical activity; it is also an important social activity.

Brookline strives to provide opportunities for children with mobility disabilities to play without leaving their mobility device and includes auditory and sensory experiences for children with other types of disabilities, e.g. deafness, blindness, etc. This is accomplished through a combination of ground and elevated activities, natural materials and manipulative materials such as plants and water.

Unfortunately, despite recent efforts to comply with the Americans with Disabilities Act (ADA), citizen comments indicate that accommodations for people with disabilities can still be somewhat inadequate. Attention needs to continue to focus on providing facilities that not only are accessible by law, but also strive to being **usable for people with all levels of ability or disability**. Individuals who are disabled, in rehabilitation from injuries, heart attacks, strokes and surgeries, as well as those suffering from chronic pain such as arthritis can benefit from various forms of adaptive exercise and aquatic therapy. For many individuals who have a physical disability, water exercise is the only viable alternative.

6. Brookline Golf Club at Putterham

Located in the south section of Brookline, adjacent to the Country Club and Pine Manor College, Brookline Golf Club at Putterham is a public course designed by Stiles and Van Kleek during the Great Depression and opened in 1933 with 18 holes, a practice putting green, chipping green, teaching areas and an irrigation system. The course is open year round, weather permitting.

Putterham Golf Course from the Golf Club terrace

The Golf Club holds golf tournaments, corporate and family gatherings, along with providing a completely equipped Pro Shop, teaching and lessons, club fittings and repair. Breakfast, lunch and snacks are available at the Grill on the Green clubhouse restaurant. Residents of Brookline pay a

reduced rate for season and greens fees. All rates are within market rates for public golf courses in the Greater Boston area.

More than $2 million in capital improvements have been implemented since FY 03. These include renovation of tee complexes, sand bunkers, and greens throughout the course; installation of paved cart paths; renovation of the irrigation and remote control systems; and improvements to the clubhouse interior.

In 2004, renovations were started on the eighteenth and seventeenth holes that have resulted in a new tee complex. With increased marketing and a larger inventory of available items in the pro shop, the attendance at Putterham continues to increase with open play rounds at approximately 40,000 per year plus several thousand rounds in a variety of tournaments and lessons. 2004 also brought increased awareness of the Golf Club through advertisements on local radio and the launch of the new Golf Club website (www.brooklinegolf.com). The Golf Club is run completely as an Enterprise Fund for the Town.

Currently, Putterham Golf Course is located on 123 acres of prime land in South Brookline. According to national trends, demand for golf is steady, but not increasing, with the strongest public market being for a 9-hole course with a driving range. Opportunities at Putterham Golf Course that either redesign service and parking areas or reduce the size of the course from an 18-hole course to a 9-hole course were explored by the Town to accommodate other community recreation services if acquisition were determined to be infeasible. The Park and Recreation Commission considered the site and current population it is serving, the floodplain and wetland resources of the site, wildlife habitat value and overall community needs. The Park and Recreation Commission does not support the conversion of any open space at Putterham Meadows Golf Course for any use other than open space and also notes that the public and the Park and Recreation Commission have voiced strong support for having the Putterham Meadows Golf Course remain an 18 hole golf course.

7. Brookline Golden Age Club

The Brookline Golden Age Club offers day field trips, runs the Senior Scene newspaper, and holds an annual holiday party. Programs for senior citizens and membership in the Brookline Golden Age Club continue to expand. The ever-popular spring, summer and fall day trips to destinations such as the North Shore Music Theatre, Foliage Trips, Foxwoods Casino, Martha's Vineyard and a Day at the Races, continue to be filled to capacity. Golden Age Club monthly meetings are held at the Brookline Senior Center and Recreation staff work cooperatively with Senior Center staff.

8. Miscellaneous Programs

The Department offers a variety of events and specialty programs throughout the year, such as:

- Seven summer concerts that are planned as one-day special events;
- Various offerings for teenagers;
- Courses in Pet 1st Aid and Babysitting;
- A Haunted Hay Ride, held at the Golf Course;
- An Infant/Toddler program at the Soule Recreation Center;
- Gardening is conducted in 72 plots at Larz Anderson Park; and
- The "Green Dog Off-Leash" pilot program in thirteen parks; this may become a permanent program starting in 2005.

9. Recreation Administration

In addition to the program areas and facilities described above, the Recreation Department handles a variety of administrative functions, including:

- Training, management and professional development opportunities for staff
- Computerized registration for all programs
- Youth workers are an integral part of staffing for all Town departments. The administration of this program is coordinated by the Recreation Department
- Staff actively participates in Town-wide planning such as the annual budget process, capital improvements, and the Brookline 300th planning process
- Assisting numerous agencies with their transportation needs including:
  - Council on Aging
  - Brookline Schools
  - Police Academy
  - Brookline High School Athletics
  - Housing Authority
  - School/Community Partnership

Coordinating and Scheduling Volunteer Sports Associations

The Recreation Department helps to coordinate field usage and organization for numerous volunteer sports associations in the community. This assistance is provided at no cost for the associations. Activities provided include:

- Training of sports association volunteer coaches (for example in 2004 the Department trained over 135 volunteer soccer coaches).
- Development of a "Code of Conduct" through the new Youth Sports Council.
- Helping the recreational Lacrosse program join the Mass Bay League.
- Cooperative agreements for field use are in place with Beaver Country Day School, Park School, Hellenic College and Pine Manor College.

There is a high demand for fields and a need for additional time availability and space. In trying to meet the demand, the Recreation Department operates very creatively in obtaining field space from other private entities and schools. Appendix C provides a list of private institutions who provide fields for Brookline's use to help meet the community demand.

The Town staff would like to offer more Town-wide trainings for the youth sports associations, volunteers and coaches, certified through the National Association of Youth Sports (NAYS), in order to help maintain quality control and teach best practices in this area of service.

Cooperation with Brookline Schools

Staff works closely with Brookline Schools to share spaces, thereby allowing more programming for all Brookline's citizens. There is a need for greater formalized mechanisms for sharing of these facilities. It is important to recognize that Brookline Schools has a separate mission for its facilities, with a primary emphasis on educational activities, but there is increased demand from the community for optimum utilization and

programming of all tax-funded facilities. Currently, while there is sharing of some facilities, most facilities are not readily available for public use.

Fitness and Wellness

Currently the Recreation Department does not typically provide fitness and wellness activities other than athletics and aquatics. There are some American Red Cross certification classes. These types of activities are somewhat provided for the community by private health clubs (see a list of these alternative providers in Appendix C) and through some programs offered through Brookline Adult and Community Education. Stakeholders and the survey indicated that there is a need and demand for additional low cost and accessible fitness and wellness opportunities and facilities in the community. Brookline Recreation Department is currently constrained from filling this need primarily due to lack of appropriate facilities.

C. Parks and Open Space Division Organization and Management

Despite the density of development, Brookline has significant land protected for public parks and open space that contribute greatly to the Town's character. The Parks and Open Space Division, within the Department of Public Works, carries out the acquisition, design, and development of parks and open space in Brookline, in addition to maintaining parks, athletic facilities, and the grounds of Town and school buildings. The Division maintains a total of 443.3 acres[1] of public parks and open space, including:

- 17 parks
- 4 sanctuaries
- 22 playgrounds
- 1 full-sized outdoor skating facility
- 21 fields
- 19 basketball courts
- 36 hard surface tennis courts
- One set of 5 clay courts
- Grounds of 12 public buildings and 4 parking areas
- 41 traffic islands
- 2 cemeteries
- 325 Commerical Areas Flower Barrels

The Division also maintains an additional 52.04 acres of cemetery grounds.

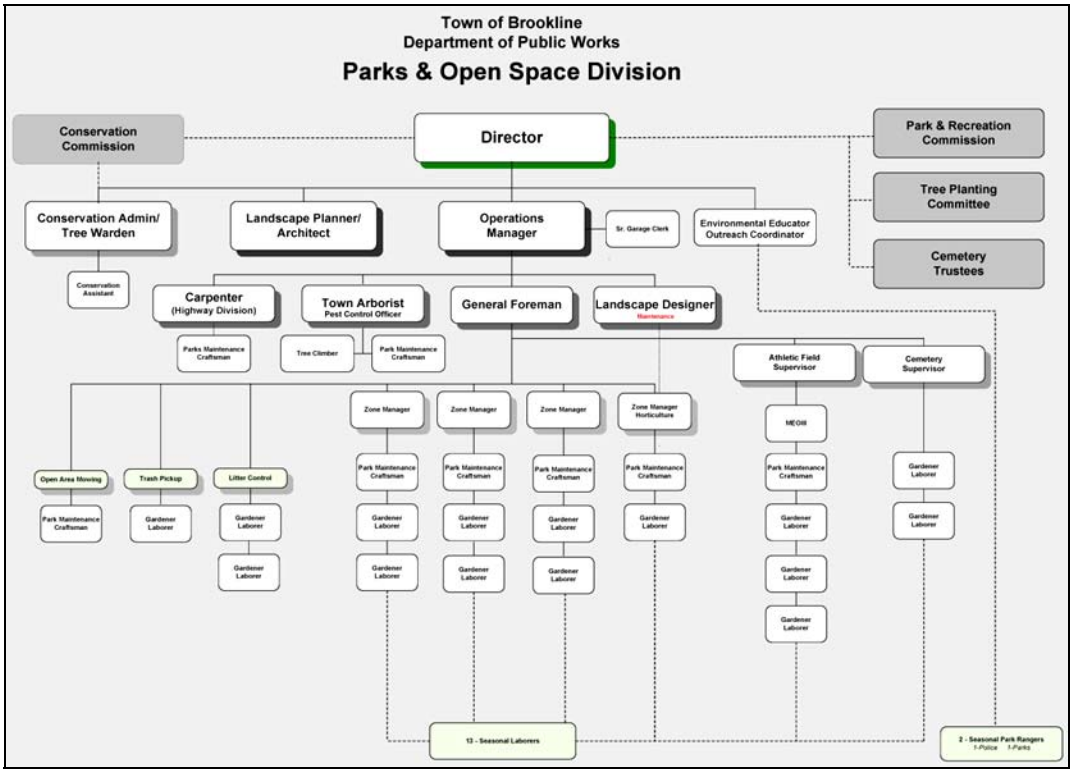
The Mission of the Parks and Open Space Division

To develop a safe, accessible well maintained network of parks and open spaces for both passive and active recreational uses that preserves the historic integrity and cultural significance of Brookline's landscape for the use, benefit and enjoyment of the community.

[1] This corresponds to the 563.2 acres included in the inventory excluding the 119.9-acre Putterham Golf Course, which is managed by the Recreation Department.

The Division is headed by the Director, who oversees 40 permanent and 13 temporary/seasonal positions. Park maintenance operations is headed by an Operations Manager, who maintains the Town properties in three geographic zones that are supplemented by specialized horticulture, athletic field and cemetery teams. Their office and garage facilities are located in Larz Anderson Park. The environmental educator and outreach coordinator is a shared position with the Recreation Department and the carpenter position is supported by the Highway and Sanitation Division. All grounds maintenance for Brookline's parks, playgrounds, open space properties, street trees, traffic islands and medians, cemeteries, and landscapes surrounding school and Town-owned buildings is carried out by the Parks and Open Space Division in the Department of Public Works. Management, policies, by-laws and capital improvements as they relate to the above areas are supported by the designated committee or board.

Table 4.3: Organization Chart for the Division of Parks and Open Space (Department of Public Works)



The Parks and Open Space Division works collaboratively with several boards and commissions, who together shape the priorities for the Division. The Board of Selectmen, the Town Administrator, and the Parks and Recreation Commission collectively make decisions concerning allocation of state and federal funds with regard to parks and open space. The Conservation Commission, in association with Town Counsel and the Selectmen, negotiates land purchases, restrictions, and gifts. The Brookline Conservation Land Trust, a private non-profit organization, facilitates the Town's open space efforts by accepting gifts of lands or administering conservation restrictions. The Trust furthers the Town's open space preservation and protection goals in its ability to act quickly to protect vulnerable open space. Collective approval from the Conservation Commission or Parks and Recreation Commission, Board of Selectmen, and Town Meeting is required before the Town can accept donations of land for conservation or recreation purposes. Conservation restrictions, whether held by the town or the Brookline Conservation Land Trust, are endorsed by the Commission, the Selectmen, and approved by the Massachusetts Executive Office of Environmental Affairs. The Conservation Commission is also entrusted with the responsibility of preparing and updating the Open Space Plan, which identifies and recommends land management preservation and protection strategies for open space within the Town. The Open Space Plan Committee, co-chaired by the Conservation Commission, representatives of

the Board of Selectmen, and Brookline Greenspace Alliance, monitors the progress towards goals set by the Open Space Plan. They are currently working on the 2005 update. The Conservation Commission is also responsible for reviewing improvements to conservation areas whereas the Park and Recreation Commission oversee parks, play fields, and recreation facilities.

The Comprehensive Plan, first published in 1960 and updated every ten years refines the framework for decision-making with respect to open space and recreational facilities in relation to prevalent trends in urban renewal, housing, education, and public works in the Town. The Preservation Commission, authorized to seek and accept historic preservation restrictions, also contributes to Open Space protection for historic or cultural landscapes.

The Park and Recreation Commission reviews program development for parks, playgrounds, and recreation facilities and administers the public design review process. The Park and Recreation Commission appoints a seven person Design Review Committee to work with the Park and Open Space Division to implement a public participation design process for major capital improvements. The process is managed by the Director of Parks and Open Space and the Town's landscape architect. The Trustees of the Old Burying Ground and Walnut Hills Cemetery oversee the management of these two historic cemeteries. The School Committee has jurisdiction over school buildings, while the Park and Recreation Commission and Park and Open Space Division oversee management, maintenance and improvements to school playgrounds and exterior landscapes. The Tree Planting Committee assists with the management, planting and replacement of street trees along the pubic right-of-way whereas the Transportation Board facilitates improved and safer transportation corridors. The Board of Selectmen oversees the management of undesignated parcels.

State and federal properties are managed by agencies based primarily on their use or function. For example, state-owned parkways and the Lost Pond Reservation are managed by the Department of Conservation and Recreation (formerly the Metropolitan District Commission). The National Park Service maintains two historic sites in Brookline – the Frederick Law Olmsted National Historic Site on Warren Street and the John F. Kennedy Birthplace National Historic Site on Beale Street.

D. Interpretive Programs

Brookline provides a variety of interpretive and education programs in its parks and conservation areas, and has plans for significant expansion, particularly through programs developed by the recently created Environmental Education and Outreach Coordinator position. In 2005-2006, the Town offers numerous programs specifically focused on nature exploration for children and a Junior Ranger Outdoor Explorer's Camp. The Brookline GreenSpace Alliance, a nonprofit environmental advocacy and education organization formed in 1987 to preserve, protect, and enhance open spaces of Brookline, offers environmental nature based programs for the schools. Brookline schools, in conjunction with the GreenSpace Alliance, conduct interpretive programs in Hall's Pond Sanctuary and D. Blakely Hoar Sanctuary. The opportunity to partner on program development, analysis and delivery should be considered by the Town and the GreenSpace Alliance. As part of the Alliance, 40 park friends groups, neighborhood associations and community groups, individuals, and businesses coordinate to protect Brookline's neighborhood parks, sanctuaries, street trees, playing fields, and other green space. The Alliance outreach activities are designed to keep Town residents informed on important issues,

Trail guide, D. Blakely Hoar Sanctuary

meetings, and events related to open space in their local environment. The GreenSpace Alliance also offers field trips and nature walks.

E. Field Analysis

Athletic fields, including multi-use turf fields, football field, baseball and softball fields are an essential and critical component of Brookline's recreation facilities. They provide designated space for organized team sports, ranging from the high school athletic program to youth and adult sports programs, and serve as open greenspace for other informal activities such as kite flying, frisbee, and open play. Many of Brookline's parks have been part of the community for over a century, with street patterns and density of residential and commercial development predating current standards for athletic fields. With increased demand for organized sports programs, it is not surprising that the Town Park and Recreation Commission, Recreation Department, Parks and Open Space Division, and High School athletic program have all reiterated that the lack of fields both limits program options and results in accelerated deterioration.

One important objective of this Master Plan is to analyze the current field distribution in Brookline to determine immediate and future needs and to make recommendations for improvement including re-design. This analysis evaluates Brookline field data as well as national standards to determine how the current field system meets the Town's needs and thus informs the recommendations included in Chapter V. The Master Plan addresses field use in three ways: by reviewing the findings and data collected by the Town to date; conducting a park and open space inventory to document current field conditions and uses; and through a GRASP™ Level of Service (LOS) analysis described later in this chapter, which considers national standards based on population. Specific sources used in this field analysis include:

Turf field at Daniel J. Warren that overlays outfields illustrating dual use, 2004

- 1992 "Phase 1 Study of the Town of Brookline's Playing Fields" (Halvorson);
- Park and Open Space Inventory (Chapter III) related to current field locations, condition, and potential for expansion;
- Statistics related to field design, programming, and past/current use provided by the Recreation Department and the Park and Open Space Division;
- Current dimensional standards for field design and construction;
- Level of Service analysis (section H, Chapter IV);
- Planned capital improvements such as Downes Field and the Newton Street [Town Landfill] Park, as well as planned acquisition and construction at the MWRA Fisher Hill Reservoir; and
- Recommendations or issues discussed in the Town's 1994 and 2000 *Open Space Plans* and 2005 *Comprehensive Plan*.

Issues related to field quantity, use and design have been documented by the Town for many years. In 1992, the Halvorson Company completed a "Phase 1 Study of the Town of Brookline's Playing Fields." This study addressed the condition, function, and potential expansion of sports fields in order to optimize the number and location of 15 playing fields. This study included a visual assessment and an evaluation by an agronomist specializing in sports turf management with an evaluation of the existing layout, size, and orientation of fields to determine the potential for improvements. At the time the 1992 study was completed, Brookline had 2000

participants utilizing Town athletic fields in Spring (156 teams); 1650 participants in Fall (100 teams); and 1000 additional uses by private groups, mainly for softball. Halvorson identified that the single most critical factor in determining the number of facilities needed to meet the Town's recreation program is capacity of fields to withstand programmed use without being damaged beyond the ability of the maintenance program to restore the fields. They concluded that Brookline has insufficient number of turf fields and ball diamonds to meet its current program demand.

The Halvorson study recommended total field needs based on both current 1992 and projected needs, excluding dual or overlapping uses. This included the following totals:

- 20 Little League fields in spring;
- 14 soccer fields in spring and fall (10 for recreational league soccer fields, 4 traveling league fields) plus 5 soccer fields for interscholastic play in fall;
- 11-12 softball fields (8-9 fields for men's softball in the spring and 3 fields for women's softball in the summer) plus 3 baseball fields and 3 softball fields for interscholastic play in spring;
- 2 football fields;
- 1 field hockey field in fall;
- 2 lacrosse fields in spring; and
- 1 rugby field in spring.

Several of the specific issues and recommendations related to field layout and design included in the Halvorson study remain applicable in 2005, largely because Brookline still has a field deficit (see discussion below). These issues include recommendations to:

- Provide two distinct types of fields: rectangular (soccer, field hockey, football, lacrosse) & ball diamonds (Little League, baseball, softball);
- Limit sports programming to parks and playgrounds with adequate space for organized sports activities;
- Avoid overlapping playing fields with the infield area of ball diamonds;
- Avoid more than one infield overlapping the same outfield area if both infields cannot be used simultaneously;
- Design infields with maximum flexibility to serve more than one league and limit the number of Little League games programmed during softball season;
- Avoid developing two or more infields that overlap the same outfield area and avoid laying out rectangular field games across infield areas. Provision of additional backstops without infields is a better arrangement to support practice use without impacting rectangular field games.

Parsons Field, Northeastern University with synthetic turf

Football field and track at Harry Downes Field

- Upgrading standard park construction details such as fence, backstops, pavement below and around benches, will help reduce maintenance requirements while improving aesthetics and function.
- Design changes to team bench areas such as safety fencing and pavement below benches will improve maintenance and safety.

Since 1992, the Town has continued to monitor field use and demand, with discussions related to the ongoing issue found in the *1994 Open Space Plan*, *Open Space 2000*, and *2005 Comprehensive Plan*. In addition to the deficit in quantity of fields, none of the existing turf fields meet current dimensional standards for regulation adult or youth soccer (Table 4.4). The Recreation Department and the Parks and Open Space Division use a number of creative solutions to address the problem, such as dual use of outfields for soccer and lacrosse and cooperative arrangements with private institutions such as Parsons Field, owned by Northeastern University. Some practice fields and game fields used by younger children are much smaller than regulation size for youth play, and the actual available playing area varies enormously from site to site. Natural turf is also vulnerable to damage during wet weather and the Parks and Open Space Division regularly inspects fields to determine if they are playable. However, even when fields are closed to league play, other residents may not be aware of the vulnerability of the sod, and fields have been inadvertently damaged. Occasionally, fields are taken out of play, so they can be rehabilitated or rested to allow the turf to recover.

Two current design and construction projects will significantly improve the Town's field deficit, consistent with the recommendations in the 1992 study. They include the redevelopment of the Newton Street Landfill site into a community park with a multi-use turf field, and the conversion of Downes Field oval, used for high school football, into synthetic turf.

Table 4.4: Field Standards for Regulation Play

Sport	Adult Field Dimensions	Youth Field Dimensions
Football	160' x 360'	160' x 360'
Soccer	210' x 340'	165' x 300'
Lacrosse	180' x 330'	180' x 330'
Field Hockey	180' x 300'	180' x 300'
Baseball	90' bases with 400' distance to center	60' bases with 215' distance to center
Softball	65' Bases with 400' home run fence	60' bases with 215' home run fence

Source: *Sports Fields: A Manual for Design, Construction, and Maintenance* by Jim Puhalla, Jeff Krans, and Mike Goatley.

Field sports participation has grown substantially since 1976 (Table 4.5). In order to meet the current demand, the Recreation Department has agreements with several private institutions including Beaver Brook Country Day School, Park School, and Pine Manor College who provide an additional four soccer fields for the Town's use. This deficit is the result of both an increase in the number of participants as well as in the number of team sports, particularly for non-profit and recreational leagues (Table 4.6). Although overall Brookline has a well-established and significant park system, the number and condition of fields do not meet the needs of the community.

Table 4.5: Field Sports Participation, 1976-2003

ACTIVITY	1976	1979	1982	1987	1993	1999	2001	2002	2003
High School – boys sports									
Baseball	54	49	50	48	42	70	70	70	70
Football	95	86	67	70	57	68	52	78	76
Spring track	39	45	58	29	32	80	78	75	72
Lacrosse and rugby	49	45	59	82	57	95	110	112	119

ACTIVITY	1976	1979	1982	1987	1993	1999	2001	2002	2003
Soccer	47	60	60	81	60	82	84	85	86
Total participation	***284***	***284***	***294***	***310***	***248***	***395***	***394***	***420***	***423***
High School – girls sports									
Softball	21	52	47	43	48	52	52	56	59
Field hockey	31	40	32	44	56	65	66	65	66
Lacrosse			62	59	33	66	68	72	78
Soccer		39	32	43	36	75	75	75	77
Total participation	***52***	***131***	***177***	***193***	***179***	***269***	***261***	***265***	***280***
Total High School use	***336***	***416***	***471***	***503***	***327***	***664***	***655***	***685***	***703***
Non-profit and recreational leagues									
Youth soccer	680	745	1440	1500	1800	1800	1800	1800	1750
Youth travel soccer				320	400	500	500	500	550
Youth baseball					800	800	850	820	830
Women's softball			120	120	120	120	120	120	0
Men's softball			316	316	316	316	316	316	335
Pop Warner football						120	0	?	127
Girl's softball						120	180	188	246
Youth lacrosse								140	168
Total non-profit use	***680***	***745***	***1876***	***2256***	***3476***	***3676***	***3556***	***3884***	***4006***

Source: Town of Brookline, Recreation Department

Table 4.6: Field Sports Seasonal Use

Field or Park Name		High School Baseball	Softball	Youth Baseball	T-Ball	Soccer	H.S. Football & Pop Warner	Lacrosse	Field Hockey	Rugby	Total Ball fields per Season	Total Multi-purpose Fields per Season
Amory	Spring	1	1			1					2	1
	Summer	1	1			1					2	1
	Fall	1	1			1					2	1
Baker	Spring		1			1		1			1	2
	Summer		1								1	0
	Fall		1			1					1	1
Boylston	Spring	1				1					1	1
	Summer	1				1					1	1
	Fall	1		1		1					2	1

Field or Park Name		High School Baseball	Softball	Youth Baseball	T-Ball	Soccer	H.S. Football & Pop Warner	Lacrosse	Field Hockey	Rugby	Total Ball fields per Season	Total Multi-purpose Fields per Season
Brookline Avenue	Spring	1	1			1		1			2	2
	Summer		1			1					1	1
	Fall		1			1	1				1	2
Cypress Play-ground	Spring		1	1		1					2	1
	Summer		1			1	1				1	2
	Fall		1			1	1				1	2
Devotion	Spring			1							1	0
	Summer			1							1	0
	Fall			1							1	0
Downes	Spring		1			2		2		1	1	5
	Summer		1			2	2				1	4
	Fall		1			2	2				1	4
Driscoll	Spring				1						1	0
	Summer				1						1	0
	Fall				1						1	0
Larz Anderson	Spring		2	1		1		1			3	2
	Summer		2	1		1					3	1
	Fall		2			1			1		2	2
Lawrence	Spring		1	1							2	0
	Summer		1	1							2	0
	Fall		1	1							2	0
Pierce	Spring			1		1					1	1
	Summer			1		1					1	1
	Fall			1		1					1	1
Robinson	Spring			1		1					1	1
	Summer			1		1					1	1
	Fall			1		1					1	1
Soule Rec-reation	Spring					2		2			0	4
	Summer					2		2			0	4
	Fall					2		2			0	4
Waldstein	Spring		1	1		1					2	1
	Summer		1	1		1					2	1
	Fall		1	1		1					2	1

Field or Park Name		High School Baseball	Softball	Youth Baseball	T-Ball	Soccer	H.S. Football & Pop Warner	Lacrosse	Field Hockey	Rugby	Total Ball fields per Season	Total Multi-purpose Fields per Season
Warren Field	Spring	1		1		1					2	1
	Summer	1		1		1					2	1
	Fall			1		1					1	1
Winthrop	Spring					1					0	1
	Summer					1					0	1
	Fall					1					0	1
Total Use	Spring	4	9	8	1	15	0	7	0	1	***22***	***22***
	Summer	3	9	7	1	14	3	2	0	0	***20***	***18***
	Fall	2	9	7	1	15	4	2	1	0	***19***	***21***

Source: Brookline DPW, Division of Parks and Open Space

Table 4.7: Field Uses / Design Worksheet

Field or Park Name		High School Baseball	Softball	Youth Baseball	T-Ball	Soccer	H.S. Football & Pop Warner	Lacrosse	Field Hockey	Rugby	Total Ball fields	Total Multi-purpose Fields
Amory	Design	1	1								2	
	Use	1	1			1						
Baker	Design		1								1	
	Use		1			1		1				
Boylston	Design				1						1	
	Use	1			1	1		1				
Brookline Avenue	Design		1								1	
	Use	1	1			1	1					
Cypress Play-ground	Design		2								2	
	Use		2			1	1					
Devotion	Design			1							1	
	Use			1								
Downes	Design		1			1	1				2	1
	Use		1			2	2	2		1		
Driscoll	Design					1					1	1
	Use			1	1							
Larz Anderson	Design		2								2	
	Use		2	1		1		1	1			
Lawrence	Design			2							2	
	Use		1	2								

Field or Park Name		High School Baseball	Softball	Youth Baseball	T-Ball	Soccer	H.S. Football & Pop Warner	Lacrosse	Field Hockey	Rugby	Total Ball fields	Total Multi-purpose Fields
Pierce	Design			1							1	
	Use			1		1						
Robinson	Design			1							1	
	Use			1		1						
Soule Rec-reation	Design					2					2	2
	Use					2		2				
Waldstein	Design			1							1	
	Use		1	1		1						
Warren Field	Design	1		1							2	
	Use	1		1		2						
Winthrop	Design					1						1
	Use					1						
Total Use	Design	2	8	7	1	5*	1	0	0	0	18	5*
	Use	4	10	9	2	14	4	7	1	1	25	27

*Total turf fields excluding the new multi-purpose field proposed for the Newton Street Landfill. Source: Brookline DPW, Division of Parks and Open Space

Table 4.8: Field Demand and Supply, 2004-2005

SPORT	# of Participants	Existing Fields	Required Fields
Varsity baseball	70	2	3
Softball	232	8	9
Youth baseball	830	11	19
Soccer (all)	2463	14*	18*
Football	203	2	3
Lacrosse	365	2	4
Field hockey	66	1	3
Spring track	72	1	1
Totals	***4301***	***38***	***56***

*****The 14 soccer fields included in Table 4.8 reflect Fall 2005 programmed use, including dual-use fields; none of these meet standards for adult regulation soccer. The additional required fields reflects the four currently used private fields at Beaver Country Day School, Park School, and Pine Manor College. Source: Town of Brookline, Recreation Department.

After reviewing field design and use information from the Town, the park inventory and analysis revealed that Brookline has only six (6) multi-purpose turf fields exclusively used for field sports, including the new field to be constructed at the Newton Street Landfill. The five existing turf fields are found at Downes Field, Soule Recreation Center (2 fields), Winthrop Square, and Driscoll School. Other fields, particularly Amory Playground, Brookline Avenue Playground, Cypress Street Playground, Daniel J. Warren Field, Waldstein Playground, Larz Anderson Park, Boylston Street Playground, Robinson Park, Baker School, Devotion

School, Longwood Playground, and the Pierce School all utilize softball or baseball outfields as soccer fields. The Level of Service (LOS) analysis and GRASP™ Maps 4.4 and 4.5 contained in Section H illustrate the degree to which the existing multi-purpose turf fields and baseball/softball fields currently meet Brookline's needs. The map indicates that less than 25% of the area in Brookline is within 1/3 mile of a multi-purpose field, with 50% of the area near a baseball, softball, or turf field. The analysis also found that multi-purpose fields, while well distributed across Brookline, do not provide a great deal of coverage or access, indicating that the overall capacity for multi-purpose fields use is low. This need is particularly acute in Brookline because **none of the existing fields meet the standards for full-sized regulation [adult] soccer**. All of the fields owned and programmed by the Town of Brookline are less than full-size for soccer, with the exception of Cypress Street and Downes Field, where the lined fields overlaying outfields appear to meet or approach the dimensional standards for regulation **youth** soccer. The oval field at Downes Field also meets the standards for football and field hockey. Although the turf fields overlap ball fields, both Amory and Larz Anderson Park have sufficient space to accommodate regulation field hockey and lacrosse (180' x 300' and 180' x 330' respectively). Rugby is difficult to fit in the existing field system because the fields are both longer and wider than soccer (230' x 395').

This evaluation considered a number of factors, including the quantity of dedicated (designed) turf fields, the reduced capacity of fields that overlay softball and baseball outfields, and the fact that Brookline does not have any adult regulation-sized multipurpose turf fields. **The results of this analysis indicate a deficit of six multi-purpose turf fields and 6 ball fields.** With this in mind, several Town parks were further evaluated to see if they have sufficient space to support a regulation-sized adult soccer field (210' x 340') or alternatively, a regulation sized youth soccer field (165' x 300'), which would provide the greatest flexibility for other sports, although both youth and adult football, require a linear dimension of 360'. The results of this evaluation, done from scaled GIS maps and the Town Landfill design plans provided by the Parks and Open Space Division are summarized in Table 4.9. Soccer was selected for comparison, because it is the most popular field use. This particular part of the analysis considers the potential for increasing the size of existing multi-purpose fields into a regulation-sized field, not the addition of new baseball/softball or turf fields. Additional discussion related to the GRASP™ Level of Service analysis related to fields is provided in Chapter IV, section E, with specific recommendations for athletic fields in Chapter V.

Table 4.9: Turf Field Capacity [regulation soccer]

PARK	Field Capacity	Existing uses, issues
Community Parks		
Amory Playground	Yes (210'x340')	Soccer field overlays outfields, sloping topography around periphery but well screened from neighborhood.
Brookline Avenue Playground	Yes	Soccer and lacrosse field overlays outfields.
Cypress Street Playground	Yes (165'x300')	Soccer and football fields overlay outfields. Lined soccer field meets standards for regulation youth play.
Harry Downes Field	1 field existing (180'x300')	Area within track is used for football, lacrosse; outfield is used for rugby. Approved for synthetic turf. Lined field on outfield meets standards for youth regulation soccer play.
Soule Recreation Center	Yes (140'x300' at upper field)	2 multi use turf fields used for soccer and lacrosse. Need to evaluate potential site impacts for youth regulation-sized field at upper location in more detail, particularly related to topography and trees.
Daniel J. Warren Field	Possible (180'x300')	Soccer field overlays outfield. Youth regulation size field along NE boundary requires further evaluation of site impacts.
Waldstein (Dean) Playground	Possible (165'x300')	Soccer field overlays outfield. Youth regulation size field might affect existing infield. Other site impacts need to be evaluated in more detail.
Town Landfill	Yes (210'x340')	Current design includes 225' x 360' multi-use turf field

PARK	Field Capacity	Existing uses, issues
Historic Parks		
Larz Anderson Park	Yes (210'x340')	Soccer, lacrosse, and field hockey overlay outfields. Installation of regulation-sized turf field might necessitate removal of existing infields
Neighborhood Parks		
Boylston Street Playground	No	Soccer field overlays T-Ball outfield
Mary E. Robinson Park	No	Soccer field overlays outfield
Winthrop Square	1 field existing; not suitable for regulation play	Turf field used for soccer
School Playgrounds		
Baker School Playground	No	Soccer field overlays outfield
Devotion School Playground	No	Soccer field overlays outfield
Driscoll School Playground	1 field existing; not suitable for regulation play	Existing turf field is used for soccer, T-Ball and Little League (no backstop).
Longwood Playground	No	Soccer field overlays outfield.
Pierce School	No	Soccer field overlays outfield.

F. Planning and Design

Brookline uses a range of funding sources for recreation and open space, design, development, protection and management. Town Meeting approves the annual budget, which includes operational funds for both the Department of Recreation and Division of Parks and Open Space, as well funding individual projects identified in the Capital Improvements Program (CIP). Town staff works continuously on additional sources to support protection, planning and design projects, including Self-Help funds, Urban Self-Help funds and the Land and Water Conservation Fund programs managed by the Massachusetts Executive Office of Environmental Affairs, Division of Conservation Services. Community Development Black Grants administered by the federal government and coordinated by the Town Planning Department support the renovation and improvement of existing Town facilities.

Depending on the nature of the proposed improvements, design and the production of bid packages is accomplished either by Town staff, such as the Division of Parks and Open Space landscape architect or designer and the DPW's Engineering Division staff, or alternatively through contracts with consultants. Proposed improvements are developed through the conceptual design and design development phases within the Park and Recreation Commission's design review process established by Town Meeting in 1990 (Article 3.15, Section 2 under the Park and Recreation Commission). The purpose of the design review process stated in the article is "to ensure that all plans for the substantial construction, alteration or repair of a park or recreation area under the jurisdiction of the Commission respect the historical, cultural, aesthetic, and open space values of the Town and serve the expressed needs of the primary community to be served by the improvement." The Park and Recreation Commission establishes a Design Review Committee consisting of four Commission members and three members from the user community, one of whom is a landscape design professional or member of a relevant profession. The Design Review Committee works closely with the Parks and Open Space Director and the landscape architect to establish the program, develop design solutions, and prioritize the improvements based on public comment and the projected costs through a series of public meetings until consensus is met. When the Design Review Committee has voted approval for the proposed design, the project then goes before the Park and Recreation Commission for their vote at a regularly

scheduled Commission meeting. With the Commission's approval in hand, the final bid documents are then prepared.

The design review process allows the neighborhood residents, Park and Recreation Commissioners, and the Parks and Open Space Director and staff to work together to balance the neighborhood needs, overall Town needs, and the Division's maintenance capabilities by considering a broad range of issues. This involves an extensive notification process, including mailings to residents and local Town Meeting members, postings in local newspapers, on the Town's web site, at the park and with the Town Clerk. In addition, priorities for park improvements are developed by the Director of Parks and Open Space, and the Park and Recreation Commission with input from staff and the public.

Design plan for the Newton Street Landfill Park, 2004

The FY 2006 to 2011 Capital Improvements Program for the Town of Brookline recommends a number of specific projects to improve existing park facilities, particularly for immediate turf field enhancements. In 2006, the CIP includes Town expenditures for Amory Field, Dane Park; the Newton Street Landfill Park with an additional $250,000 in state funds; turf improvements at Downes Field and the Landfill; $430,000 in grants from the NFL and CDBG program for Downes Field; park and playground rehabilitation; and Town/school grounds improvements. Significant projects are also projected in FY2007 and 2008 including funds for the acquisition, design and field construction at the MWRA Fisher Hill Reservoir and rehabilitation of the Soule Recreation Center playground.

Riverway, Emerald Necklace Parks

Three properties have planning documents in place that help guide long term improvements and preservation efforts. They include the Larz Anderson Park Master Plan, the Emerald Necklace Master Plan (in collaboration with the City of Boston and the Commonwealth of Massachusetts), and a Master Plan for the Putterham Meadows Golf Course.

G. GRASP™ Level of Service Analysis

Analysis of the existing parks, open space, trails and recreation systems helps to determine how they serve the public. Level of Service (LOS) is typically defined in parks and recreation master plans as the capacity of the various components and facilities that make up the system to meet the needs of the community. This is often expressed in terms of the size or quantity of a given facility per unit of population.

History of Level of Service Analysis

In order to help standardize parks and recreation planning, universities, agencies and parks and recreation professionals have long been looking for ways to benchmark and provide "national standards" for how much acreage, how many ball fields, pools, playgrounds, etc., a community *should* have. In 1906, the fledgling "Playground Association of America" called for playground space equal to 30 square feet per child. In the

1970's and early 1980's, the first detailed published works on these topics emerged.[2] In time, general "rule of thumb" ratios became the norm, with 10 acres of parklands per thousand population becoming the most widely accepted standard. Other figures also have been cited as "traditional standards", but have been less widely accepted.

In 1983, Roger Lancaster compiled *Recreation, Park and Open Space Standards and Guidelines*, published by the National Recreation and Park Association (NRPA). In this publication, Lancaster recommended "that a park system, at minimum, be composed of a core system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population."[3] The guidelines went further to make recommendations regarding an appropriate mix of park types, sizes, service areas, and acreages, and standards for the number of available recreational facilities per thousand population. While the book was published by NRPA and the table of standards became widely known as "the NRPA standards," these figures were never formally adopted for use by NRPA.

Since that time, numerous publications have updated and expanded upon possible "standards", several of which have been published by NRPA. Many of these publications did benchmarking and other normative research to try and determine what an "average LOS" should be. It is important to note that as an organization, NRPA focused in recent years on accreditation standards for agencies, which are less directed towards outputs, outcomes and performance, and more on planning, organizational structure, and management processes. In essence, the popularly referred to "NRPA standards" for LOS, as such, do not exist. The following table gives some of the more common "capacity standards" in use today.

Table 4.10: Commonly Referenced LOS Capacity "Standards"

Activity/ Facility	Recommended Space Requirements	Service Radius and Location Notes	Number of Units per Population
Baseball Official Little League	3.0 to 3.85 acre minimum 1.2 acre minimum	¼ to ½ mile Unlighted part of neighborhood complex; lighted fields part of community complex	1 per 5,000; lighted 1 per 30,000
Basketball Youth High school	2,400 – 3,036 s.f. 5,040 – 7,280 s.f.	¼ to ½ mile Usually in school, recreation center or church facility; safe walking or bike access; outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings	1 per 5,000
Football	Minimum 1.5 acres	15 – 30 minute travel time; usually part of sports complex in community park or adjacent to school	1 per 20,000
Soccer	1.7 to 2.1 acres	1 to 2 miles Youth soccer on smaller fields adjacent to larger soccer fields or neighborhood parks	1 per 10,000
Softball	1.5 to 2.0 acres	¼ to ½ mile May also be used for youth baseball	1 per 5,000 (if also used for youth baseball)

[2] Gold, 1973; Roger Lancaster, *Recreation, Park and Open Space Standards and Guidelines* (Alexandria, VA: National Park and Recreation Association, 1983)

[3] Lancaster, p. 56

Activity/ Facility	Recommended Space Requirements	Service Radius and Location Notes	Number of Units per Population
Swimming Pools	Varies on size of pool & amenities; usually ½ to 2-acre site	15 – 30 minutes travel time Pools for general community use should be planned for teaching, competitive & recreational purposes with enough depth (3.4m) to accommodate 1m to 3m diving boards; located in community park or school site	1 per 20,000 (pools should accommodate 3% to 5% of total population at a time)
Volleyball	Minimum 4,000 s.f.	½ to 1 mile Usually in school, recreation center or church facility; safe walking or bide access; outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings	1 court per 5,000
Total Land Acreage		Various types of parks - mini, neighborhood, community, regional, conservation, etc.	7.5 to 10 acres per 1,000

Sources:
David N. Ammons, *Municipal Benchmarks - Assessing Local Performance and Establishing Community Standards*, 2nd Ed., 2002
Roger A. Lancaster (Ed.), *Recreation, Park and Open Space Standards and Guidelines* (Alexandria, VA: National Recreation and Park Association, 1983), pp. 56-57.
James D. Mertes and James R. Hall, *Park, Recreation, Open Space and Greenways Guidelines* (Alexandria, VA: National Recreation and Park Association, 1996), pp. 94-103.

In conducting planning work, it is essential to realize that the aforementioned standards are a valuable tool to determine the "norm" for capacity, but may not necessarily be the target standards for a specific community. Capacity Standards are utilized in this plan as a tool to address Level of Service Target Standards, described more fully on the following pages. It is important to note, however, that each community is different and there are many varying factors which are not addressed by the capacity standards alone.

GRASP™

The Brookline Master Plan uses a methodology beyond the typical capacity standards analysis described above. This expanded methodology is called **GRASP™** (Geo-referenced Amenities Standards Program). This methodology has been applied in communities across the nation in recent years as a better way of measuring and portraying the service provided by parks and recreation systems. In this methodology, capacity is only part of the LOS equation. Other factors are brought into consideration, including *quality*, *condition*, *location*, *comfort*, *convenience*, and *ambience*. To do this, parks, recreation facilities, and open space are evaluated as part of an overall infrastructure made up of various components, such as playgrounds, multi-purpose fields, passive use areas, etc. The ways in which the characteristics listed above affect the amount of service provided by the components of the system are explained below.

- **Quality –** The service provided by any component, whether it is a playground, soccer field, or swimming pool is determined in part by its quality. A playground with a variety of features, such as climbing structures, slides, and swings that meet safety standards and ADA guidelines provides a higher degree of service than one with nothing but an old teeter-totter and some "monkey-bars".

- **Condition –** The condition of a component within the park system also affects the amount of service it provides. A playground in disrepair with unsafe equipment does not offer the same service as one in good condition. Similarly, a soccer field with a smooth surface of well-maintained grass certainly offers a higher degree of service than one that is full of weeds, ruts, and other hazards.

- **Location –** A park or component serves the public only if they can get to it. A typical park playground provides greater service to those who live nearby than someone living all the way across town. Therefore, service is dependent upon proximity and access.

- **Comfort –** The service provided by a component, such as a playground or ball field, is increased by amenities such as shade, seating, and nearby restrooms. Comfort enhances the experience of using a component.

- **Convenience –** Convenience encourages individuals to use a component or visit a park, which in turn increases the amount of service that it offers. For example, easy access and the availability of trash receptacles, bike rack, or nearby parking enhance the service provided by a component.

- **Ambience –** Simple observation proves that people are drawn to places that "feel" good. This includes a sense of safety and security, as well as pleasant surroundings, attractive views, and a sense of place. A well-designed park is preferable to poorly-designed one, and this enhances the degree of service provided by the components within it.

Brookline's Level of Service evaluates each of the various components found within the park and open space system to determine their geographic location, quality and condition. The quantity of each component is recorded as well, providing data on capacity for the LOS analysis. The methodology uses comfort, convenience and ambience as characteristics that are part of the context and setting of a component. They are not characteristics of the component itself, but when they exist in proximity to a component they enhance its value. This will be explained further in the next section.

By combining and analyzing the value of each component, it is possible to measure the service provided by the entire park and open space system from a variety of perspectives and for any given location. This was done for Brookline, and the results are presented in a series of maps and tables that make up the **GRASP™** analysis of the study area. Neither the GRASP™ analysis nor the inventory contained in Chapter III include Brookline's two cemeteries because they do not contribute substantially to the Town's recreational resources.

Inventory of Components

The project team completed an inventory of Brookline's parks and open spaces by visiting each site and examining the components found there in terms of the characteristics described above. Individual sheets describing the parks and conservation areas are included in Chapter III and summarized in Table 3.1: Inventory Summary in the previous chapter. For purposes of this Master Plan, all facilities which are **planned and funded** as of June 2005 are included in the LOS inventory and analysis. An example of this is the Newton Street Landfill, which at the time of plan writing, is planned, and funded.

Scoring the Components

The analysis uses a scoring system to record the service value of each component when all of the characteristics are taken into account. For each component, it is assumed that the typical or "average" characteristics found in Brookline represents the normal expectations of the community for that component, unless input from staff, the public, or other sources indicates otherwise. For example, the typical playground in Brookline contains a moderate-sized children's play structure with a variety of elements that allow for physical and social play. The structure is in reasonably good condition and enclosed in an area of safety surfacing with a low fence around it. This "average" playground can be used as the basis for a three-point scoring system wherein a score of "2" represents the basic level of quality and condition expected for a playground. Playgrounds that exceed this average because they are newer or contain special features are given a score of "3", and playgrounds that fall below it because they are old, obsolete, or otherwise inferior receive a score of "1". A playground that is unsafe or otherwise unusable would receive a score of "0".

In this fashion, all of the major components within each park and open space throughout the system were scored against an assumed basic level of expectation for quality and condition. This is the *Component Score* for that component. The geographic location for the component was also recorded. At each site, an evaluation was also made of the comfort, convenience, and ambience of the park, and an overall score from one to three was given to each property to represent how it compares to a basic level of expectation for these qualities. This is the ***Overall Park Multiplier*.**

All of the data generated from this evaluation was compiled into an electronic database created in MSWord, Excel and GIS software that is available to the Town for use in a variety of ways. The database will help the Division of Parks and Open Space and the Recreation Department keep track of its facilities and can be used to schedule programs, maintenance, and the replacement of components.

Measuring Service

The main purpose of the data for the Master Plan, however, is to use it for analyzing how existing parks and recreation facilities and programs meet the needs of Brookline's residents. Service, as described earlier, is derived from both a combination of characteristics and is also the result of multiple components working together to meet a specific set of needs. The Level of Service for a given component at any geographic location is dependent upon the combined service offered by all facilities available to meet that need, which exist within reasonable access from that geographic location. This is the basis for the **GRASP™** method of determining LOS. In this method, LOS is graphically displayed as a series of shades on a map of Brookline. Each map uses the composite service values for selected combinations of components to show how a particular type of service is being provided. The service value of any given component is calculated by multiplying its Component Score by the Overall Park Multiplier for its location. The combination of components for each map is determined by the type of service being measured, such as active recreation, passive use, indoor recreation, etc.

Service Areas

Because the ease of access to a component also affects service, a service radius is assigned to each component. For Brookline's LOS analysis, a service radius of 1/3 mile has been used, on the assumption that this radius encompasses an area from which the component can normally be reached within a walking time of 10 minutes, even along an indirect route, with the exceptions of the indoor areas, where varying buffers were utilized (see below).

Walking times have been used instead of driving times because, given the size of Brookline, it is possible to drive to from any point to another within a reasonable drive time. For that reason, the distribution and location of facilities is less important to the Level of Service than the quantity and quality of facilities. Having an adequate number of facilities of the basic quality needed for a given activity will address the LOS requirements regardless of the location of those facilities, however, given the density of Brookline, providing adequate parking in all parks for people to drive to is impractical and impossible in some cases. By looking at walking times, the **GRASP™** Level of Service analysis brings into it the added dimension of access to the services being provided.

The GRASP™ LOS Maps

By assigning a component's value to its service area and plotting it on a map, the area served by the component is displayed as a shaded circle. To better understand "walkability," the circle may be truncated to account for barriers such as major roadways. The shade of the circle represents the service value of the component, with darker shades representing higher values. By overlaying the service areas from multiple components, a composite map is produced that provides a graphic representation of the cumulative level of service for any given location on the map. A darker shade at any given location indicates that the service

areas overlaying that location cumulatively provide a higher level of service to the location. Lighter colors indicate locations with lower cumulative levels of service.

This type of analysis can be performed using various combinations of components to measure different types of services. Each analysis produces a map that shows how that type of service is being provided on a geographic basis across the Town. Several such maps have been produced for the purposes of this Master Plan. They are described in the following sections.

The analyses are intended to show how service is being provided primarily by the Town of Brookline's parks, open spaces and recreation facilities. In some instances, scores for components have been adjusted to reflect a reduced amount of public access. For example, school facilities are available for public recreational use only outside of school hours. The study boundaries are limited to the Town limits because facilities outside of Brookline, while being available to residents, are not within Brookline's control and may be subject to change without the community's input. Therefore, the analyses are intended to show only how Brookline is served by components within its jurisdiction. The first **Map 4.1: Brookline GRASP™ Inventory** shows an inventory of the park and open space system, with additional greenspace, also indicated, such as Walnut Hills Cemetery (Town) and the Brookline Country Club (private).

Map 4.2: GRASP™ Analysis - Access to Passive Uses

The ***Access to Passive Uses*** map was derived from the service values of those components that support passive uses, such as quiet contemplation, enjoyment of nature, etc. In this map, each park, conservation land and open space was given a passive use score (0-3) by the project team and this score was then used to generate Map 4.2. For the purposes of this study, **"passive use area**" is defined to mean:

> Non-developed natural resource areas, conservation lands, and semi-developed and managed parklands and open space areas. Typically these areas are open for public use, but designed for low-impact recreational activities such as walking, jogging (individually or in small groups), picnicking, wildlife viewing, reading, and/or minimal human use. They often function as wildlife corridors, viewsheds, conservation areas, woodlands, urban buffers, or stormwater management areas. Some are also significant cultural landscapes. This includes undeveloped open space as well as developed park areas that are suited to passive enjoyment.

The map shows opportunities for passive use distributed throughout Brookline, with some gaps, particularly in the southeast section. Opportunities for passive use exist for over 80% of the Town. North and northeast Brookline have a large number of smaller parks, while south Brookline has fewer parks with greater total acreage. This means that access (walkability) to parks with passive recreation is greater in north Brookline because they are well distributed in a densely populated area.

St. Mark's Square

There are several pockets of Brookline that are not within 1/3 mile of public passive open space including the neighborhood south and southwest of the Walnut Hills Cemetery, Sargent Estates (there is access to private common open space), portions of Chestnut Hill north of Route 9, some private land with larger lots in middle Brookline and a stretch from the Runkle School (the schools were not considered passive open space) to the north of Route 9. Both Brookline Village and Lower Beacon Street, while commercial centers for the Town, have significant opportunities for passive use access.

Although not managed by the Town of Brookline or specifically addressed in this Master Plan passive open space is available at the Chestnut Hill Reservoir (in Newton) and Jamaica Pond (in Boston) which is accessible to the Reservoir Road area and Sargent Estates respectively.

Map 4.3: GRASP™ Analysis - Access to Active Uses

The ***Access to Active Uses*** map shows how Brookline is served by components for organized sports, children's play, and other activities. The specific **GRASP™** selected components for this project include:

- Ballfields
- Basketball Courts
- Golf
- Multipurpose Fields
- Open Lawns (suitable for informal play and activities)
- Outdoor Ice Skating
- Playgrounds
- Recreation Centers
- Recreational Paths
- Tennis

The map indicates significantly higher levels of service in the northern half of Brookline as compared to the southern half. This finding is consistent with input from staff and the public. Analysis identified a concentration of active park uses and access to them in north Brookline and found fewer facilities in south Brookline. The maps identified no access within 1/3 mile for the neighborhood south and southwest of the Walnut Hills Cemetery, middle Brookline and in a small pocket of land close to Reservoir Road. There are increased opportunities for access to active uses around the schools in middle and north Brookline as compared to south Brookline.

Longwood Playground

Because the map is a composite of *all* components for active use, it does not reflect any shortfalls that may occur for a particular type of component. Multipurpose fields are an example that emerged from the master planning process, in which many stakeholders indicated that the needs for multi-purpose fields were not being met. Additional maps were generated to take a closer look specifically at this issue.

Map 4.4: GRASP™ Analysis - Multi-Purpose Fields Maps

Two maps were produced to evaluate the Levels of Service for multi-purpose fields. Multi-purpose fields are defined as turf fields, typically rectangular, that are used for soccer, football, lacrosse, and other similar turf field sports. The first map, ***Current Multi-purpose Field Level of Service***, shows the service provided by existing fields dedicated to multi-purpose use.

The map indicates that less than 25% of the area in Brookline is within 1/3 mile to a multi-purpose field. The analysis found that multi-purpose fields, while well distributed across Brookline, do not provide a great deal of coverage or access, indicating that the

Multi-purpose turf field at Soule Recreation Center

overall capacity for multi-purpose fields use is low. This need is particularly acute in Brookline because none **of the existing fields meet the standards for full-sized regulation [adult] soccer**. All of the fields owned and programmed by the Town of Brookline are less than full-size for adult soccer, although a few appear to meet the dimensional standards for youth soccer.

Map 4.5: GRASP™ Analysis - Multi-Purpose Fields LOS - Outfields Included

The ***Multipurpose Field Level of Service (LOS) Outfields Included*** map shows how the Levels of Service changes when the outfields of ball fields not intended but currently programmed for multi-purpose use are included in the field analysis. As noted in the previous section, none of the fields in Brookline are of regulation full-size for adult field sports.

The map demonstrates that when combined, approximately 50% of the area in Brookline is within 1/3 mile of a baseball, softball or multi-purpose field. Access to fields is concentrated in north Brookline. Often staff and field users are using less than adequate size fields, and/or using the outfields of baseball and softball fields for their games, when these turf areas were not designed for these types of sports. This analysis is useful because it provides a more accurate picture of how the needs are being accommodated and accomplished, even though there are not adequate turf field facilities. By comparing the two maps, it is possible to see how much of the multi-purpose field need is currently being met on fields designed and intended for other uses. This causes conflicts and/or reductions in service for the other uses even though adequate facilities for those other uses may currently exist. Based on this analysis, additional multipurpose fields are needed, especially in the southernmost section of Brookline.

Ball field at Larz Anderson Park

Map 4.6: GRASP™ Analysis - Access to Indoor Uses

This map shows the indoor multi-purpose spaces, gyms and the Kirrane Aquatics Center. In this map, the analysis uses varying buffers for indoor areas due to their increased correlation with population density. The buffers used are:

- Aquatics: 3922 foot buffer (density of 7,500-15,000 per square mile)
- Gyms: 2664 & 3768 foot buffers (densities of < 7,500 per square mile and the 7,500-15,000 per square mile respectively)
- Multi-purpose Rooms: 1884 foot buffer (density of < 7,500 per square mile)

Eliot Recreation Center

The map shows that the northern part of Brookline has a current higher LOS for indoor spaces, with a large portion of the Town having little or no access. It is important to note that typically this analysis for other communities also includes other components such as dedicated fitness spaces, cultural arts space, teen center space, etc., but none of these types of spaces are operated by the Town of Brookline. Some activities are operated with schools and private facilities, but they were not included in the current analysis

Amory Playground

due to identified lack of availability for ongoing public access.

Map 4.7: GRASP™ Analysis Access for People with Dogs

The needs assessment revealed that access to parks for people with dogs has been an issue for the Town. This map provides an illustration of how people who want to recreate with their dogs in the park and open space system were being served. The Town allows dogs on-leash in some parks all of the time and off-leash in certain parks at specific times through the Green Dog program. For this analysis, parks that allow dogs on-leash were given a score of 2, while parks offering the Green Dog program were given a score of 3. Parks where dogs are not allowed were given a score of zero.

The map analysis demonstrates that over 80% of the Town has some level of access for people with dogs. The greatest level of service is provided in north Brookline where there are more parks that allow dogs on leash or have designated off leash hours.

Map 4.8: GRASP™ Level of Service (LOS) – Walkability

This map provides a composite picture of how the park system infrastructure, taken as a whole, offers residents access to recreation opportunities within an easy walk of home. On this map, darker shades represent places where there is greater availability of options, in terms of quantity and quality, for people to get out of their house and walk to. The map shows that over 90% of the Town area has some walkable park, open space or recreation facility.

This map is relevant because contemporary society values healthy and sustainable lifestyles and as a result, desire communities where people have the opportunity to enjoy active living and open space without having to drive their car. Parks and recreation plays an important role in attaining this vision. The map shows where walkability is highest, and where it might be increased by providing more components for people to walk to or by providing higher-quality components that will entice them to walk more. This map also shows that the barrier posed by Route 9, separating the north and south halves of Brookline, affects walkability.

Coolidge Playground

Map 4.9: Population Analysis – Density per Square Mile – 2003 Figures

This map shows the population density in terms of number of persons per square mile for each census tract in Brookline. As the map indicates, densities are much higher in the northern parts of Brookline, ranging to more than 28,000 per square mile in some neighborhoods, and averaging at least 7,500 per square mile throughout the northern area. In the south, densities are consistently lower, less than 7,500 per square mile throughout.

This map is useful in comparing the distribution of services shown on previous maps with where people live. It helps to explain why there are fewer components located in the southern half of Brookline, and supports to some extent the differentiation of levels of service between the two areas. However, regardless of where they live, all residents deserve access to a basic level of service, within reasonable distance from home. This is where distribution of facilities becomes more important than the quantity or capacity of facilities. It is important to identify a basic target level of service for

Devotion School Playground

all parts of Brookline and develop strategies for meeting it through an appropriate combination of features.

Map 4.10 - GRASP™ Level of Service – Capacity Based

Because of the relatively high population densities found in parts of Brookline, this map has been generated to evaluate the capacity of the infrastructure to meet the needs of the population in those areas. Normally, the provision of a basic level of service through the distribution of components within the community will be adequate to assure enough capacity for recreation opportunities. But when densities are high enough, it is important to make sure that there is adequate capacity to serve the population. This map uses information from the *Population Analysis – Density per Square Mile* map to generate a service radii based not on a walking distance of 1/3 mile as in the other maps, but instead encompasses the number of people normally served by typical neighborhood parks in typical American neighborhoods.

To calculate the baseline population served by each component, it was decided that using the population number found within a 1/3 mile service area in a "typical" suburban neighborhood in America would be appropriate as a comparison. This equates to 2625 persons. Facilities found within the typical neighborhood park are normally sized to accommodate the population within the neighborhood. In actuality, the typical suburban neighborhood park often serves a larger area with a radius of up to ½ mile. The 1/3 mile radius has been used to reflect the walkability goals, and to provide a more conservative estimate of the capacity offered by each component.

In this map the service area for each component is adjusted to encompass approximately 2625 persons, as calculated from the density of the Census tract in which the component is located. The actual calculation for this was bracketed, using population breaks at 7500, 15,000, and 22,500, and 30,000 persons per square mile. The resulting service radiuses are 1760', 1245', 1016', and 880'. Each radius contains approximately 2625 persons. The resulting map shows darker shades where the total capacity of the components is highest. Put another way, for any location on the map, the darkness of the color indicates the relative number of capacity-based service areas into which the location falls. Darker areas have a greater choice of components with adequate capacity near them than do lighter areas.

When the **GRASP™** analysis is adjusted for this population density factor, the map shows that there is actually a lower LOS, especially in north Brookline, where the population is higher. When accounting for capacity of the facilities, they are actually serving a smaller geographic area. This density analysis shows an even higher need for increasing LOS overall than using the walkability analysis. This intuitively makes sense given that north Brookline has one of the highest population densities in the United States, with some areas having up to 30,000 people per square mile.

Soule Recreation Center

Level of Service Target Standards

In addition to the comprehensive inventory and the graphic depiction of the analysis maps, the GRASP™ methodology also uses a more typical ***capacity analysis*** that evaluates how many people are being served by a current component, and how many components of that type are necessary to meet LOS expectations as the community increases in population. **It is important to note that this analysis is just ONE tool used in analysis, and the numbers should be used as a quantitative guide for decision making and justification, but not as absolute targets.**

Table 4.11 ***Inventory of Components and GRASP™ Level of Service Standards*** indicates that the Town of Brookline has a need for many additional components, but may have an excess in some components as compared to other similar community standards.

In order to create these **Target Standards**, the commonly use **Capacity Standards** (discussed earlier in this section) were evaluated for Brookline. Target standards were created based on those standards, along with the factors such as Brookline is an urban community on the East Coast, with a high population density, and varying levels of need and historic programming focus, as shown in the needs assessment analysis.

Quantitatively, in order to meet community expectations considering the expected population of 59,900 in the year 2010, along with current trends and demand, the analysis indicates that the Town should acquire or develop the following additional facilities:

- 36 additional acres of land (this is a target for **total acreage**, including open space/conservation, active outdoor and facility-siting uses), excluding the Newton Street Landfill and the MWRA Fisher Reservoir, which are both future, planned parks.
- 6 full-size multi-purpose turf fields (or 3 new fields if synthetic turf with lights are utilized on all fields, or up to 11 new additional fields if not full-size)
- 1 baseball and 5 softball fields
- 1 aquatics facility
- 3 gyms
- 17 multi-purpose room components (based on 3,000 SF per room, or more efficiently at 2.4 SF per person, approximately 51,000 SF)
- 2 additional recreational paths (at approximately 1 mile per path)
- 1 indoor ice arena

From just this quantitative capacity analysis, some components appear to be over-served at this time:

- Basketball courts
- Tennis courts
- Playgrounds

It is important to note that these quantitative target standards are just one way to look at targets. This does not necessarily mean that the Town should start immediately re-purposing tennis courts (a sport more popular in Brookline than most parts of the U.S.) or playgrounds (which are usually more important from a “distance-to” type of analysis than from a capacity or quantitative analysis), but does allow for additional consideration of these types of spaces when looking at future allocation of resources and need for additional facilities. Some facilities are more important to evaluate from a location and/or distance-type (walkability) perspective.

Table 4.11: Inventory of Components and Level of Service Target Standards

Brookline, Massachusetts

	Small Field (Multipurpose)	Large Field (Multipurpose)	Baseball & Softball	Basketball Court	Tennis Courts	Playgrounds	Outdoor Ice	Aquatics	Gym	Multipurpose Room	Golf Course	Dogs Allowed	Open Lawn	Recreational Path	Indoor Ice	Total Acreage
INVENTORY																
Community Parks/Facilities																
Total Components for All Sites	4		9	5	20	7		1	2	3	1	9	4	3		216.78
Totals	***4***	***0***	***9***	***5***	***20***	***7***	***0***	***1***	***2***	***3***	***1***	***9***	***4***	***3***	***0***	***216.78***
Historic Parks																
Total Components for All Sites			2			1	1					4	5	4		122.63
Totals	***0***	***0***	***2***	***0***	***0***	***1***	***1***	***0***	***0***	***0***	***0***	***4***	***5***	***4***	***0***	***122.63***
Neighborhood Parks																
Total Components for All Sites	1		2	7.5	1	12						8	9	5		17.26
Totals	***1***	***0***	***2***	***8***	***1***	***12***	***0***	***0***	***0***	***0***	***0***	***8***	***9***	***5***	***0***	***17.26***
School Playgrounds																
Total Components for All Sites	1		5	13	13	10						10	9	1		45.94
Totals	***1***	***0***	***5***	***13***	***13***	***10***	***0***	***0***	***0***	***0***	***0***	***10***	***9***	***1***	***0***	***45.94***
Passive Parks																
Total Components for All Sites						2						7	9	2		29.47
Totals	***0***	***0***	***0***	***0***	***0***	***2***	***0***	***0***	***0***	***0***	***0***	***7***	***9***	***2***	***0***	***29.47***
Conservation Areas																
Total Components for All Sites													3	3		89.41
Totals	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***3***	***3***	***0***	***89.41***
Other																
Components Identified from Field Inventory												3				10.86
Totals	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***3***	***0***	***0***	***0***	***10.86***
Traffic Medians and Islands																
Components Identified from Field Inventory																21.04
Totals	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***21.04***
Future Parks																
Total Components for All Sites	0											3				9.97
Totals	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***3***	***0***	***0***	***0***	***9.97***
Totals For ALL Existing Facilities	**6**	**0**	**18**	**25.5**	**34**	**32**	**1**	**1**	**2**	**3**	**1**	**44**		**18**	**0**	**563.36**

		Small Field (Multipurpose)	Full-size Multi-Purp. Field	Baseball & Softball	Basketball Court	Tennis Courts	Playgrounds	Outdoor Ice	Aquatics	Gym	Multipurpose Room	Golf Course	Dogs Allowed	Open Lawn	Recreational Path	Indoor Ice	Total Acreage
LEVEL OF SERVICE COMPARISON																	
STUDY AREA Current Population	**57,100**																
CURRENT LOS (# per 1000 Population)																	
All Existing Facilities		**0.11**	**0.00**	**0.32**	**0.45**	**0.60**	**0.56**	**0.02**	**0.02**	**0.04**	**0.05**	**0.02**	**0.77**	**0.00**	**0.32**	**0.00**	**9.87**
Current Population per Component		9,517	NA	3,172	2,239	1,679	1,784	57,100	57,100	28,550	19,033	57,100	1,298	NA	3,172	NA	1,014
Target LOS (Note # 1)		**0.20**	**0.10**	**0.40**	**0.20**	**0.50**	**0.33**	**0.01**	**0.04**	**0.08**	**0.33**	**0.02**	**NA**	**NA**	**0.33**	**0.02**	**10.000**
Population per Component		**5,000**	**10,000**	**2,500**	**5,000**	**2,000**	**3,030**	**100,000**	**25,000**	**12,500**	**3,030**	**50,000**			**3,030**	**50,000**	**1,000**
STUDY AREA INVENTORY / L.O.S. COMPARISON																	
TOTAL TO EQUAL TARGET LOS at Current Population		11	6	23	11	29	19	1	2	5	19	1	NA	NA	19	1	571
Total **NEW or ADDITIONAL** to achieve Target LOS at Current Population																	
Beyond Existing Quantity		5	6	5	-14	-5	-13	0	1	3	16	0	NA	NA	1	1	8
Projected Population - Year 2010:	**59,900**																
TOTAL TO EQUAL TARGET LOS at Projected 2010 Population		12	6	24	12	30	20	1	2	5	20	1	NA	NA	20	1	599
Total **NEW or ADDITIONAL** to achieve Standard LOS at Current Population																	
All Existing		6	6	6	-14	-4	-12	0	1	3	17	0	NA	NA	2	1	36

Notes:
1. LOS Standards are shown for reference purposes only, and should not be considered absolutes. Standards vary from place to place and time to time, and should not be used as set targets or goals, but rather as a tool for setting targets, goals, and implementation plans. For example, many communities use a standard of 10 acres per 1,000 in planning efforts, but for dense urban communities, 7.5 acres per 1,000 is sometimes more realistic.
2. Typically a goal of 1 tennis court per 20,000 is appropriate - With Brookline's high community emphasis on tennis, a standard of 1 court per 10,000 was utilized.
3. There are not established acceptable standards for dog areas or open lawns. Overall acreage is a better indicator.
4. Total acreage reflects August 2005 figures from the Division of Parks and Open Space and excludes cemeteries and the indoor facilities at the Main Gym and Kirrane Aquatic Center

H. Land Acquisition

Due to its proximity to Boston, property in Brookline was developed early for agriculture and, later, for fine estates. The continued presence of some large undeveloped properties is due to protective measures that reflect great foresight on the part of earlier citizens and town leaders. A number of important donations of land were made, and Brookline was an early leader in purchasing large parcels for recreational use and open space protection. At present, a small but significant number of important properties remain in largely natural and open condition. Their future protection as open space depends upon similar foresight today.

A municipal policy encouraging conservation restrictions would enable the Town to facilitate donation of valuable open space where that is feasible. Modifications to the Zoning By-law, such as a review of cluster zoning and planned development of large parcels, could give the Town some ability to shape future development of such properties. Notwithstanding the twin hurdles of high land costs and scarce municipal resources, Brookline must identify funding to enable the Town to purchase real estate interests for the purpose of conservation, park development and recreation facilities. Without such bold action, Brookline's ability to influence or affect the future of important open land in the Town will be severely constrained.

Brookline has notable examples of historic parks, greenways, sanctuaries, neighborhood pocket parks, and a sizable "urban forest" that define the character of the Town. These resources provide not only aesthetic value and opportunities for passive and active recreation, but also support the underlying natural systems that are needed for the sustainable future of the Town – such as clean air, clean water, protection from excessive heat, cold and noise, stormwater management, flood control and wildlife habitat.

This Parks, Open Space and Recreation Strategic Master Plan is designed to set a course of action that will assist the Town to address park and recreation deficiencies and meet its long term open space and recreation goals. The public participation and planning process that produced the *Open Space Plan 2000* and the Town's *Comprehensive Plan 2005* provide extensive information regarding past and present trends in land acquisition, and land value in Brookline, and identify opportunities for land that may become available in the future. GIS is also a helpful tool in identifying large tracts of unprotected open space.

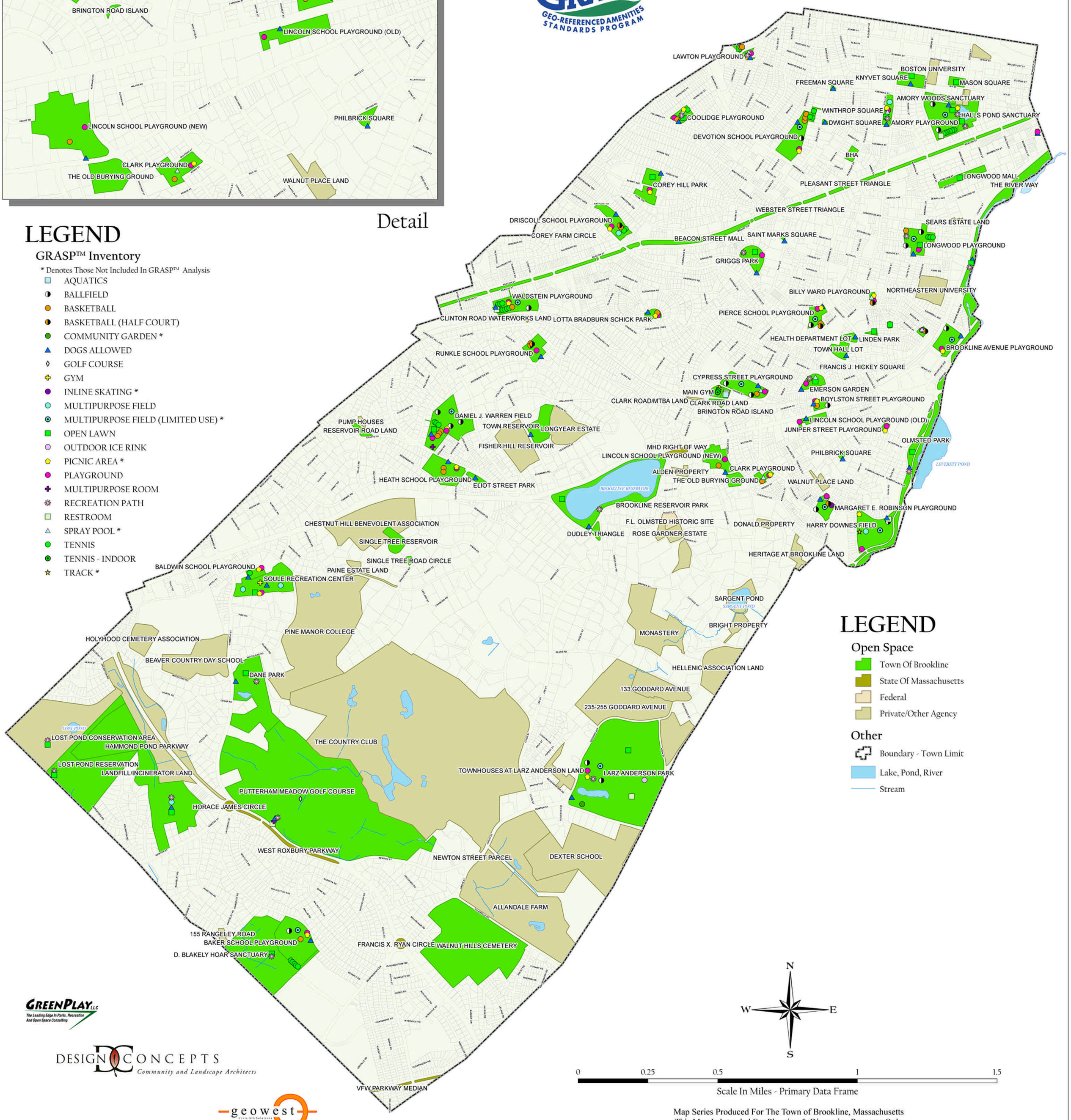
The *Comprehensive Plan 2005* states that "Public open space throughout the Town will be preserved and enhanced, and every opportunity will be taken to add new open spaces and programming. To the extent possible, efforts will be made to preserve and protect private open spaces." Acquisition needs related to parks, open space, and recreation facilities are addressed generally in the Town's *2005 Comprehensive Plan.* For example, the *Comprehensive Plan* identifies potentially subdividable parcels, particularly in South Brookline, that represent some of the larger properties in Town. The *Comprehensive Plan* also identifies a number of specific issues that relate to land acquisition needs for parks, open space and recreation facilities:

> **Issue #4: Identify Future Recreation Opportunities:** There are large tracts of private land, particularly in South Brookline, some of which have shown signs of change with recent conveyances or subdivisions. Target sites should be identified and owners' intentions tracked to evaluate possible opportunities for the Town. However, with only 2% of the land vacant, high market values for estate land, and competing interests, opportunities for land acquisition are extremely limited. It is likely that efforts would need to focus on institutional land and expansion or more efficient use of existing recreation facilities.
>
> **Issue #5: Protecting Greenways:** The largest and most recognized greenway in Brookline is the regional Charles to Charles greenway, which stretches from the Charles River in the West Roxbury neighborhood of Boston through Newton and Brookline to the Charles River in the Back Bay neighborhood of Boston. Many major tracts of open space (both public and private) contribute to the

GRASP™ INVENTORY

Detail

LEVEL OF SERVICE METHODOLOGY
GRASP
GEO-REFERENCED AMENITIES STANDARDS PROGRAM



LEGEND

GRASP™ Inventory

* Denotes Those Not Included In GRASP™ Analysis

- AQUATICS
- BALLFIELD
- BASKETBALL
- BASKETBALL (HALF COURT)
- COMMUNITY GARDEN *
- DOGS ALLOWED
- GOLF COURSE
- GYM
- INLINE SKATING *
- MULTIPURPOSE FIELD
- MULTIPURPOSE FIELD (LIMITED USE) *
- OPEN LAWN
- OUTDOOR ICE RINK
- PICNIC AREA *
- PLAYGROUND
- MULTIPURPOSE ROOM
- RECREATION PATH
- RESTROOM
- SPRAY POOL *
- TENNIS
- TENNIS - INDOOR
- TRACK *

LEGEND

Open Space

- Town Of Brookline
- State Of Massachusetts
- Federal
- Private/Other Agency

Other

- Boundary - Town Limit
- Lake, Pond, River
- Stream

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0 0.25 0.5 1 1.5

Scale In Miles - Primary Data Frame

Map Series Produced For The Town of Brookline, Massachusetts
This Map Is Intended For Planning & Discussion Purposes Only
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Published - July 2005

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Community and Landscape Architects

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Civic GIS Solutions

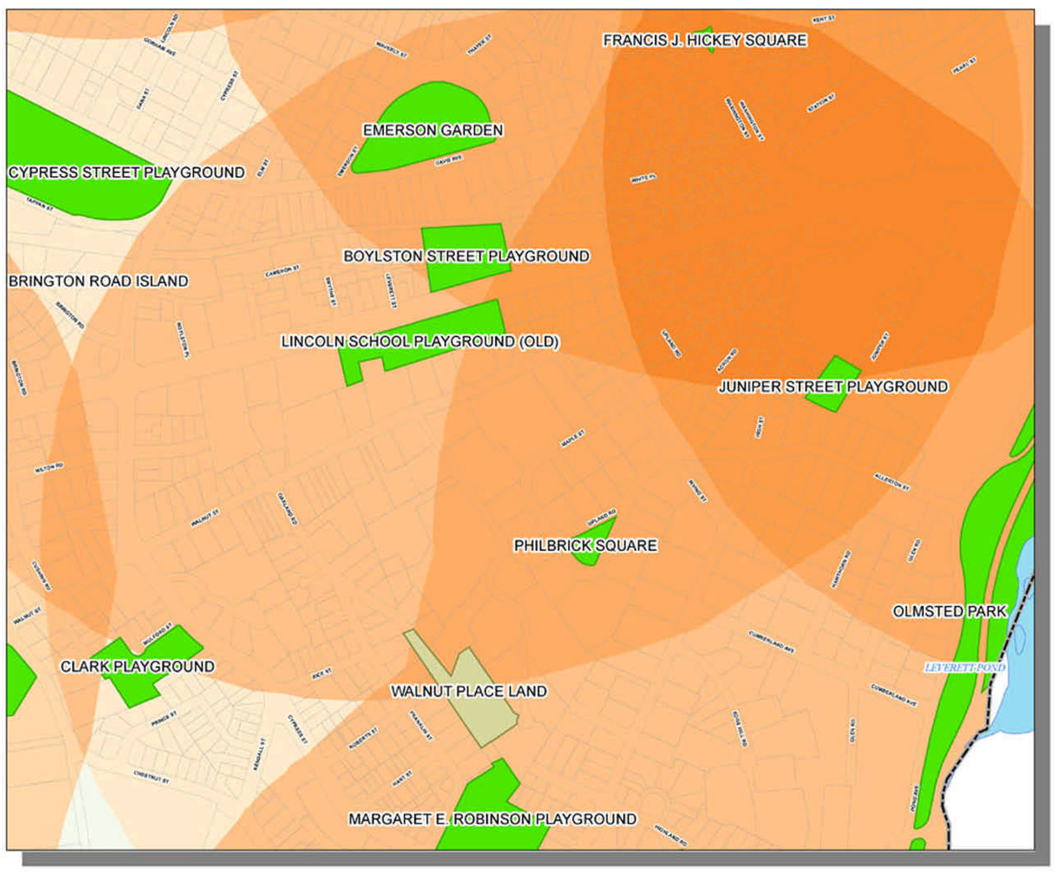
Pressley Associates, Inc.

TOWN OF BROOKLINE MASSACHUSETTS

PARKS, OPEN SPACE & RECREATION MASTER PLAN

Brookline Massachusetts

GRASP™ ANALYSIS
ACCESS TO PASSIVE USES



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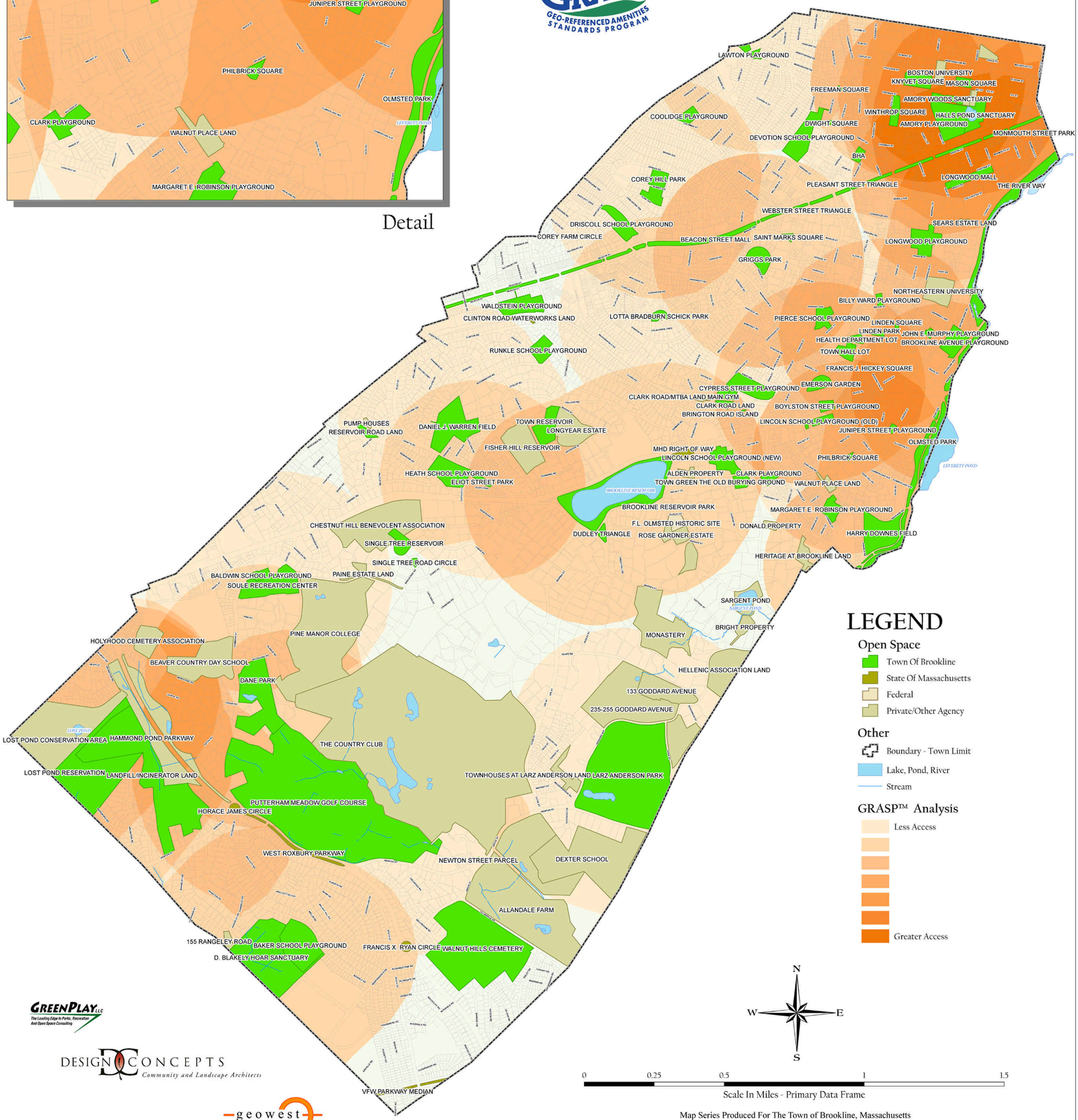

LEGEND

Open Space
- Town Of Brookline
- State Of Massachusetts
- Federal
- Private/Other Agency

Other
- Boundary - Town Limit
- Lake, Pond, River
- Stream

GRASP™ Analysis
- Less Access
- Greater Access

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0 0.25 0.5 1 1.5

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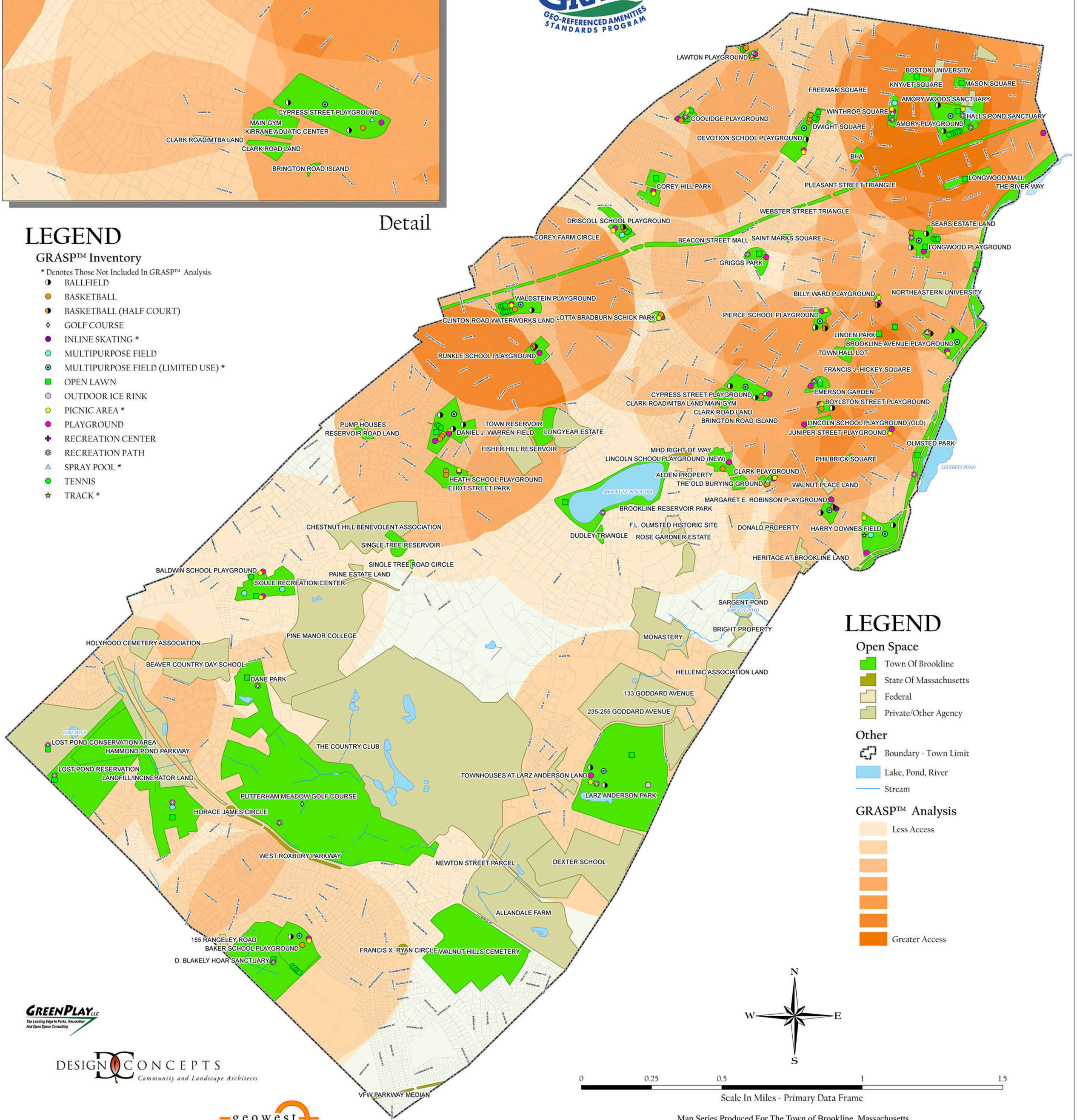
Brookline Massachusetts

GRASP™ ANALYSIS
ACCESS TO ACTIVE USES

Detail

LEVEL OF SERVICE METHODOLOGY
GRASP
GEO-REFERENCED AMENITIES STANDARDS PROGRAM



LEGEND

GRASP™ Inventory

* Denotes Those Not Included In GRASP™ Analysis

- BALLFIELD
- BASKETBALL
- BASKETBALL (HALF COURT)
- GOLF COURSE
- INLINE SKATING *
- MULTIPURPOSE FIELD
- MULTIPURPOSE FIELD (LIMITED USE) *
- OPEN LAWN
- OUTDOOR ICE RINK
- PICNIC AREA *
- PLAYGROUND
- RECREATION CENTER
- RECREATION PATH
- SPRAY POOL *
- TENNIS
- TRACK *

LEGEND

Open Space

- Town Of Brookline
- State Of Massachusetts
- Federal
- Private/Other Agency

Other

- Boundary - Town Limit
- Lake, Pond, River
- Stream

GRASP™ Analysis

- Less Access
- Greater Access

N
W E
S

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Scale In Miles - Primary Data Frame

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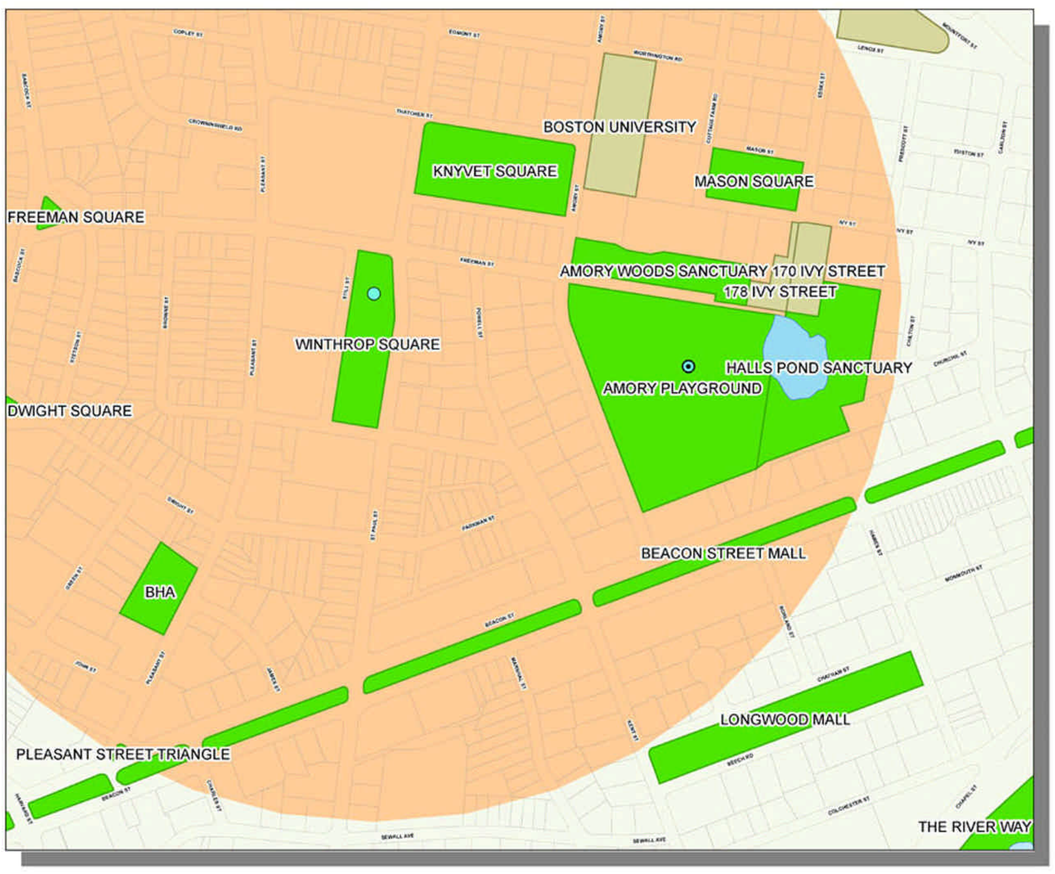
PARKS, OPEN SPACE & RECREATION MASTER PLAN

Brookline Massachusetts

GRASP™ ANALYSIS
CURRENT MULTIPURPOSE FIELD LEVEL OF SERVICE (LOS)



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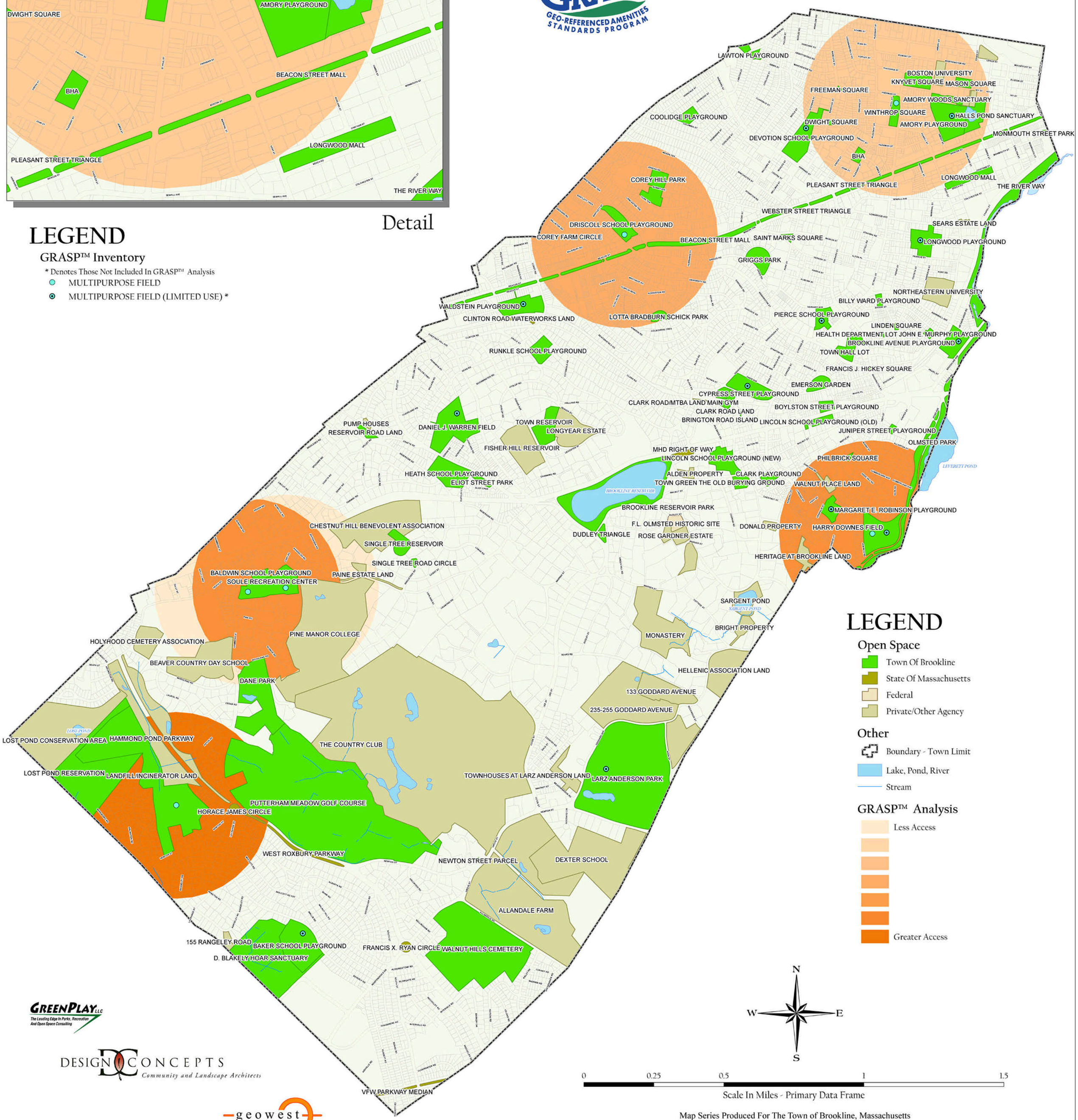

LEGEND

GRASP™ Inventory

* Denotes Those Not Included In GRASP™ Analysis

- MULTIPURPOSE FIELD
- MULTIPURPOSE FIELD (LIMITED USE) *

LEGEND

Open Space

- Town Of Brookline
- State Of Massachusetts
- Federal
- Private/Other Agency

Other

- Boundary - Town Limit
- Lake, Pond, River
- Stream

GRASP™ Analysis

- Less Access
- Greater Access

N W E S

0 0.25 0.5 1 1.5

Scale In Miles - Primary Data Frame

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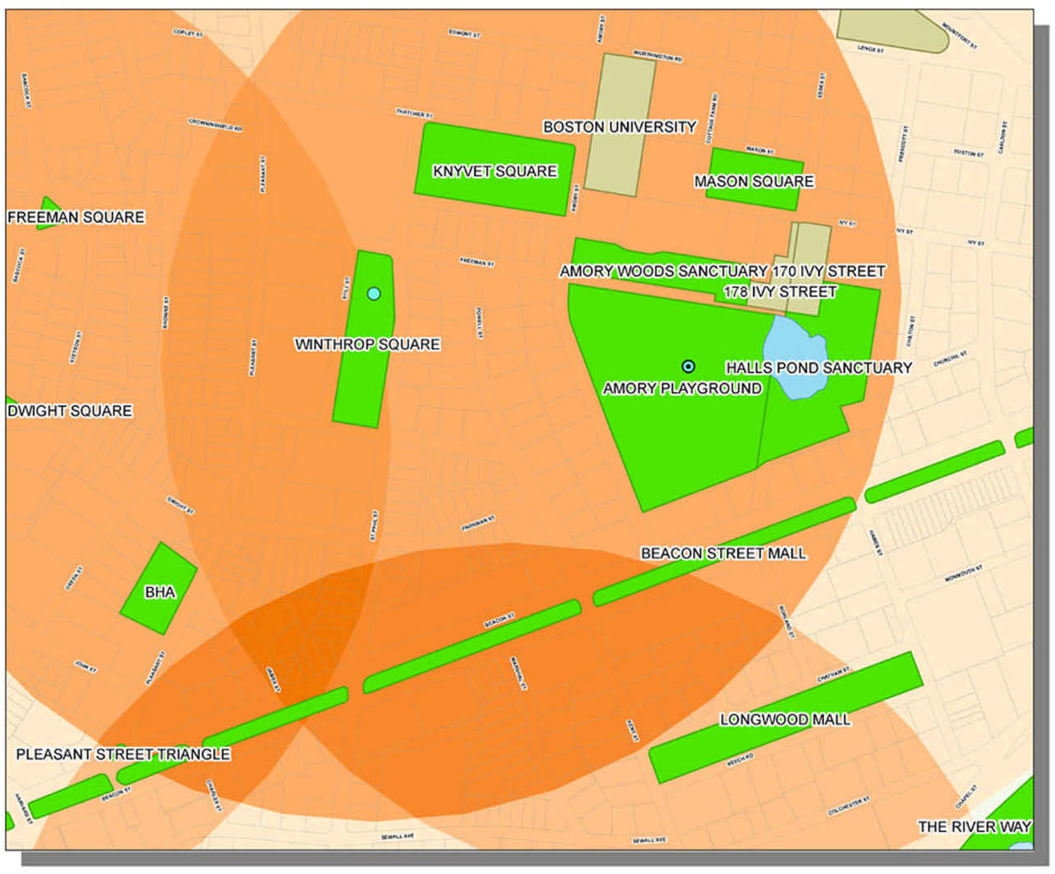
Brookline Massachusetts

GRASP™ ANALYSIS
MULTIPURPOSE FIELD LEVEL OF SERVICE (LOS)
OUTFIELDS INCLUDED



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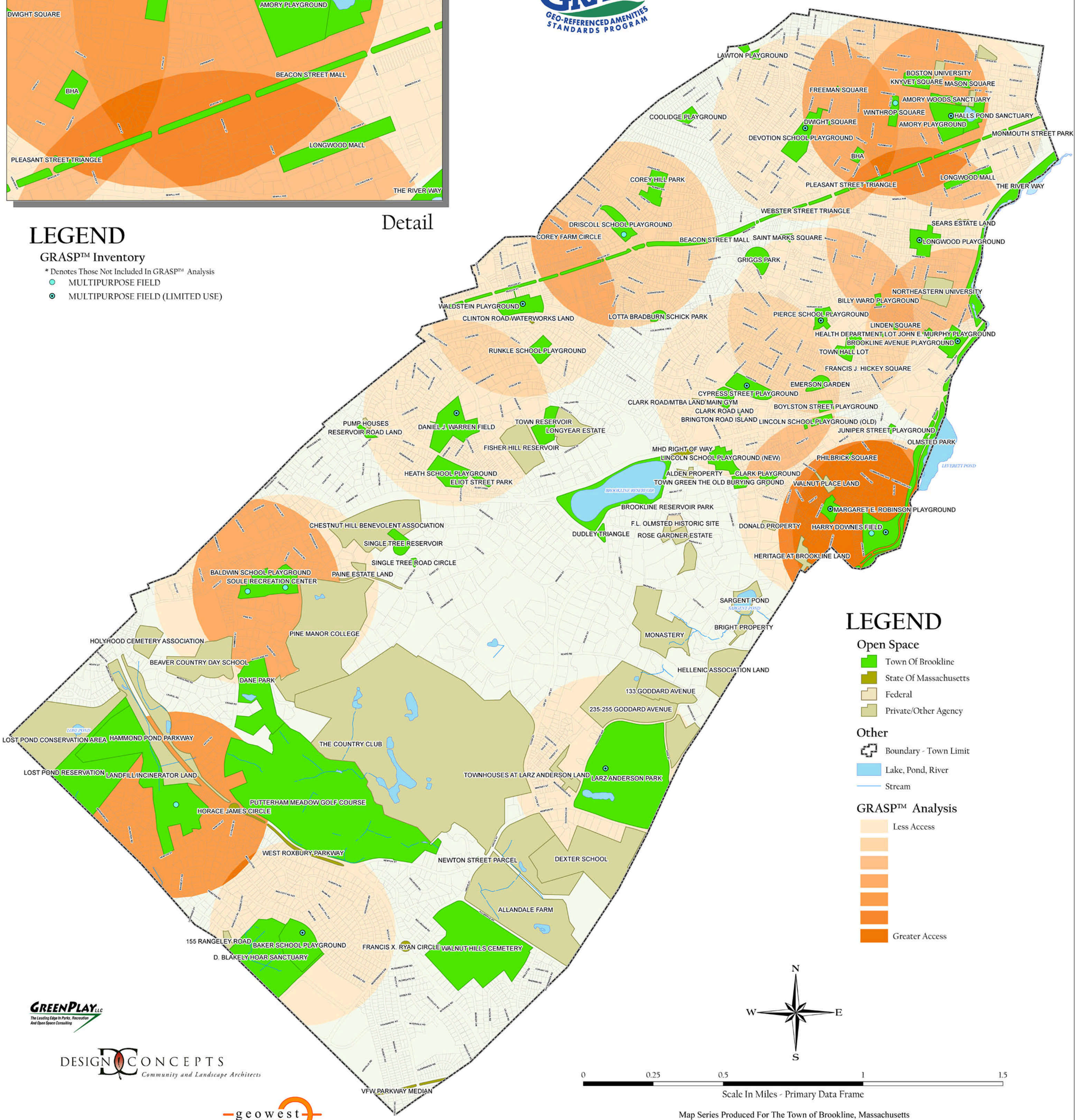

LEGEND

GRASP™ Inventory

* Denotes Those Not Included In GRASP™ Analysis

- MULTIPURPOSE FIELD
- MULTIPURPOSE FIELD (LIMITED USE)

LEGEND

Open Space

- Town Of Brookline
- State Of Massachusetts
- Federal
- Private/Other Agency

Other

- Boundary - Town Limit
- Lake, Pond, River
- Stream

GRASP™ Analysis

- Less Access
- Greater Access

N W E S

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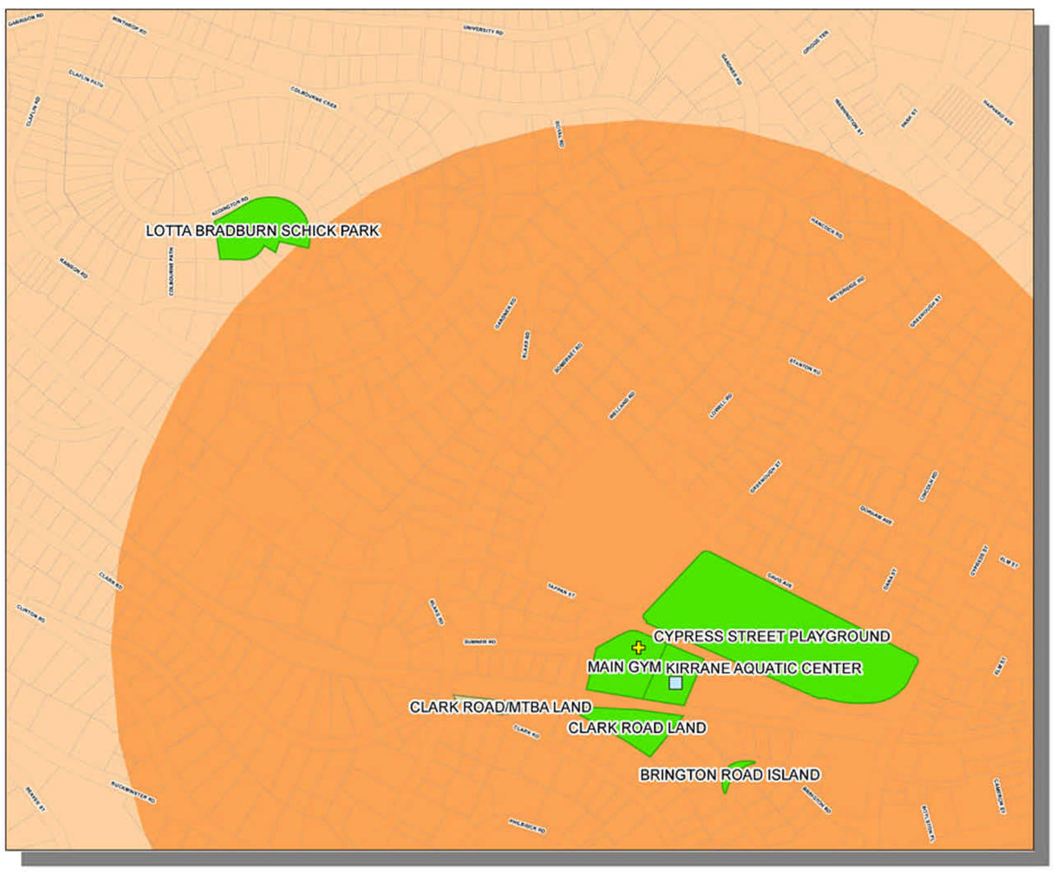
Brookline Massachusetts

GRASP™ ANALYSIS
ACCESS TO INDOOR USES



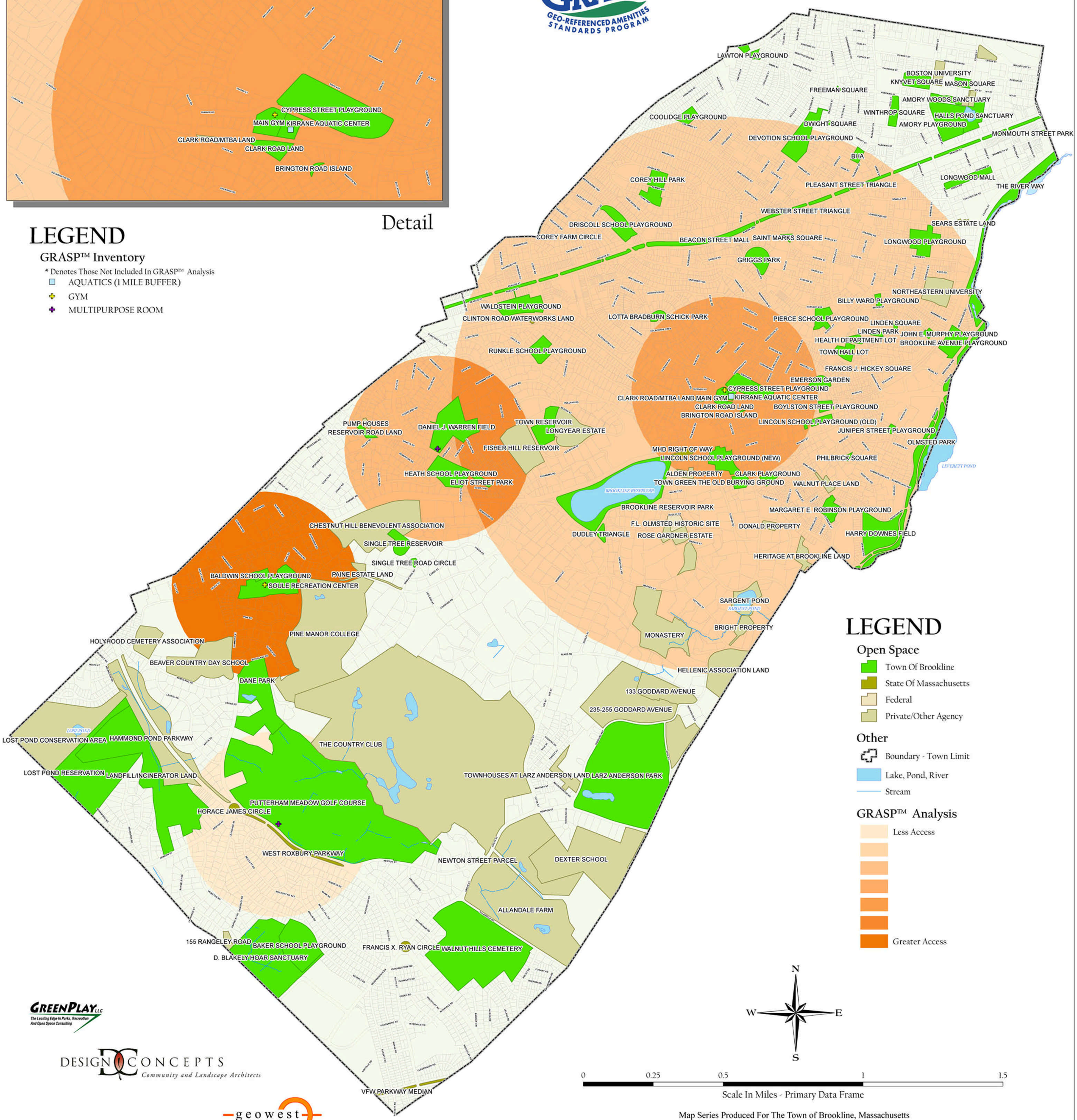
Detail

LEGEND

GRASP™ Inventory

* Denotes Those Not Included In GRASP™ Analysis

- AQUATICS (1 MILE BUFFER)
- GYM
- MULTIPURPOSE ROOM



LEGEND

Open Space

- Town Of Brookline
- State Of Massachusetts
- Federal
- Private/Other Agency

Other

- Boundary - Town Limit
- Lake, Pond, River
- Stream

GRASP™ Analysis

- Less Access
- Greater Access

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Scale In Miles - Primary Data Frame

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DESIGN CONCEPTS — Community and Landscape Architects

geowest — Civic GIS Solutions

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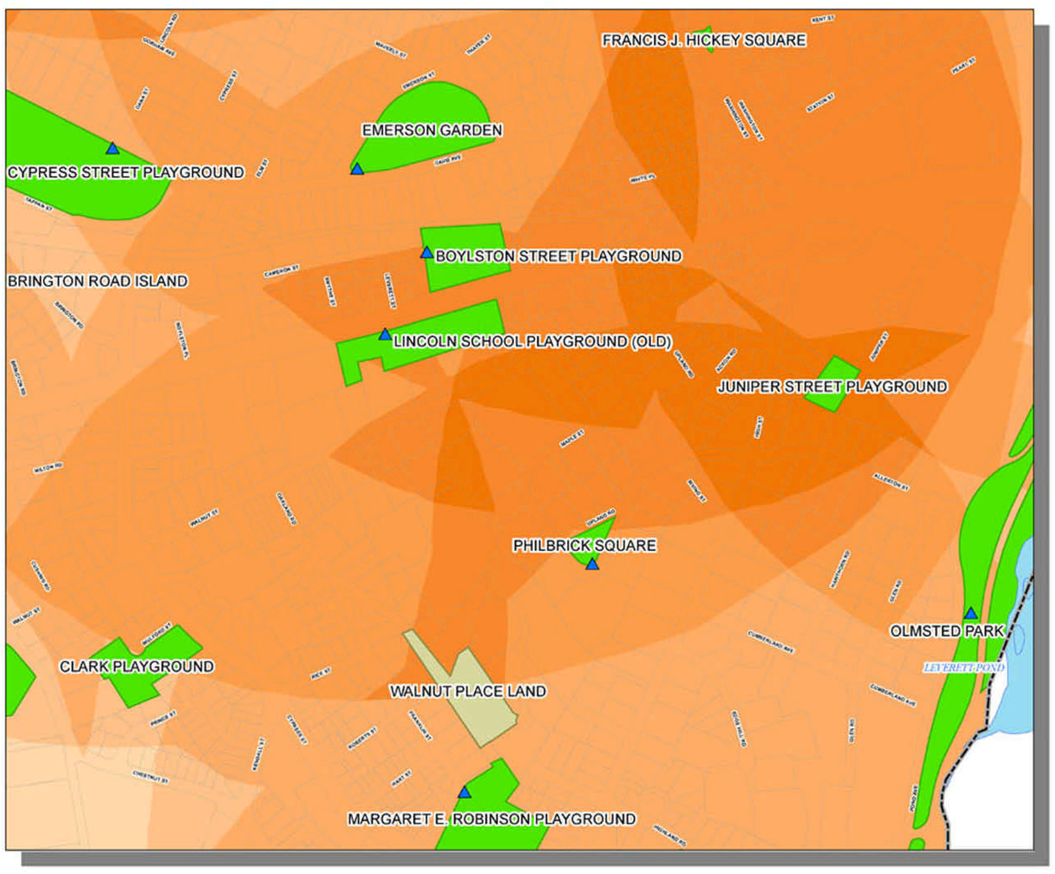
TOWN OF BROOKLINE MASSACHUSETTS
PARKS, OPEN SPACE & RECREATION MASTER PLAN

Brookline Massachusetts

GRASP™ ANALYSIS
ACCESS FOR PEOPLE WITH DOGS



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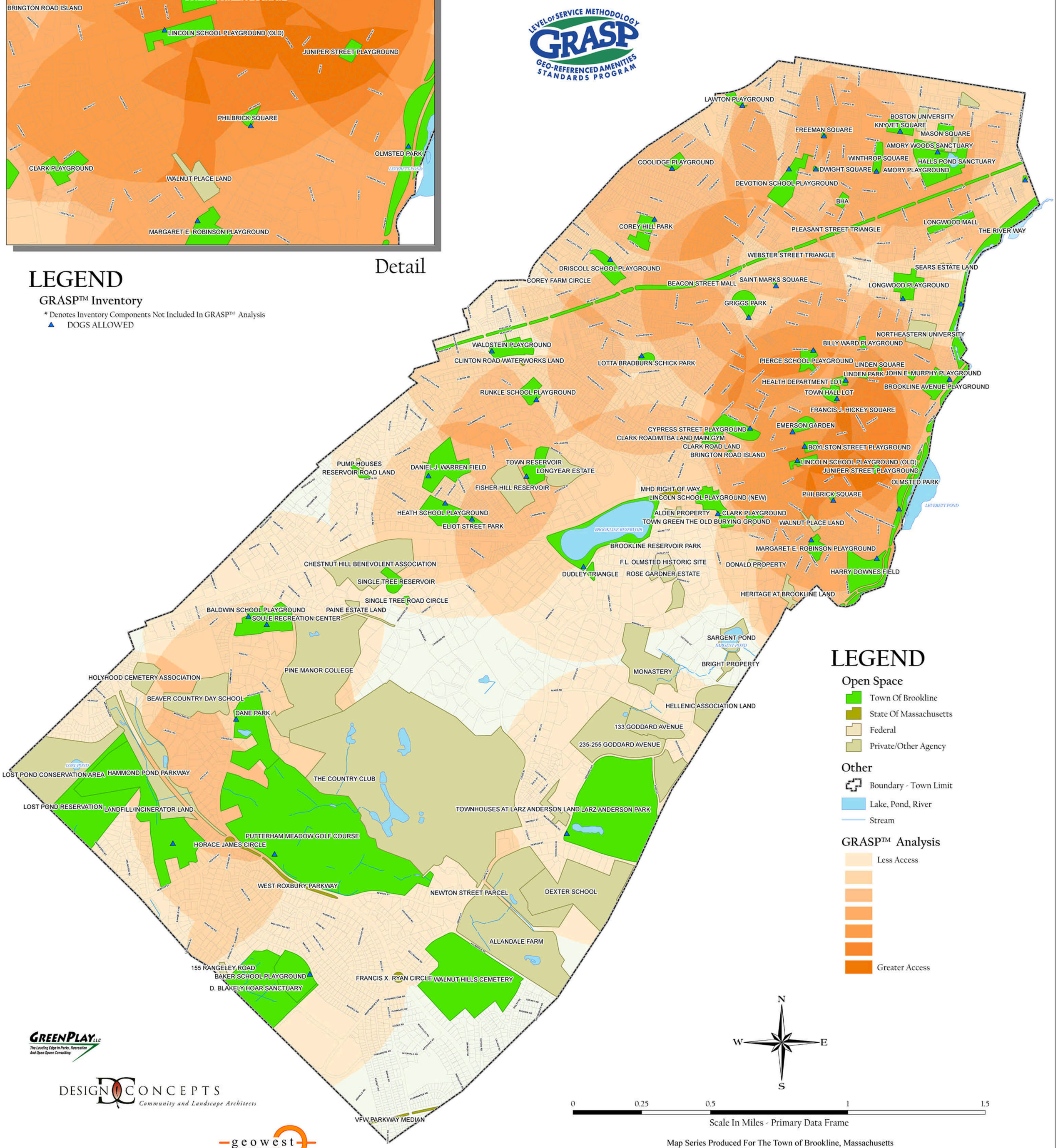

LEGEND

GRASP™ Inventory

* Denotes Inventory Components Not Included In GRASP™ Analysis

▲ DOGS ALLOWED

LEGEND

Open Space

- Town Of Brookline
- State Of Massachusetts
- Federal
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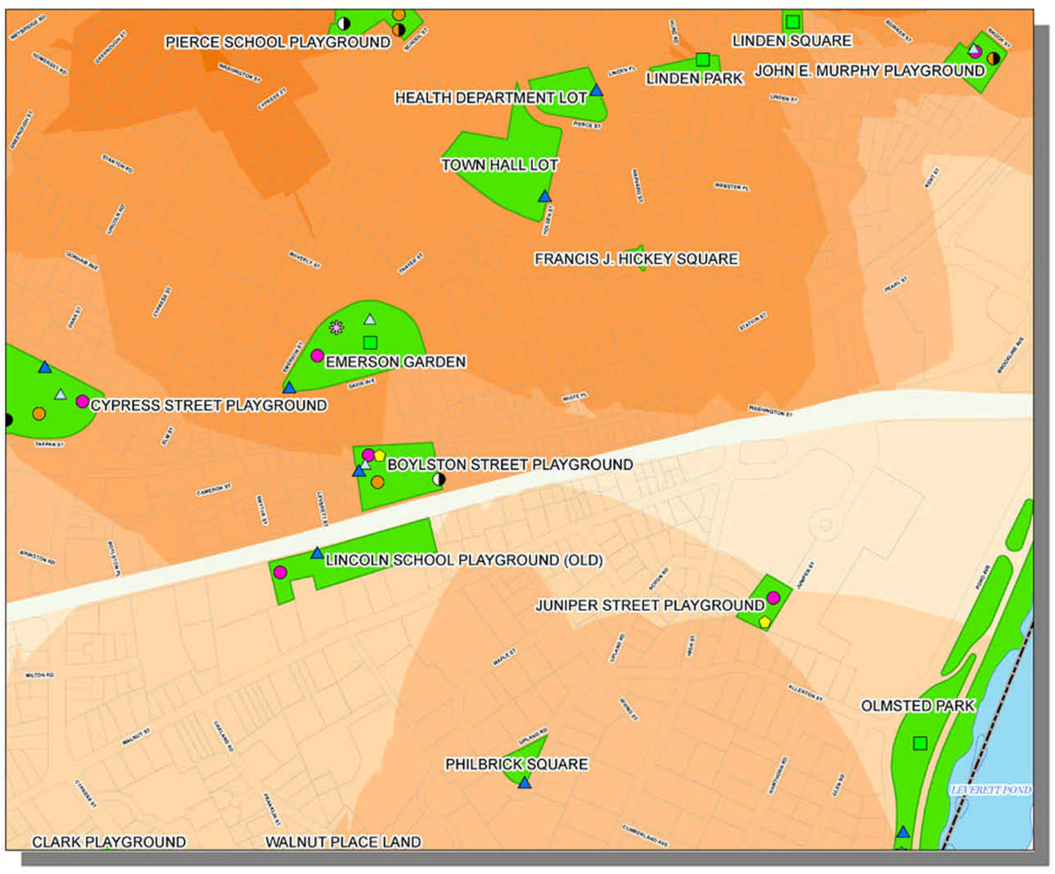
TOWN OF BROOKLINE MASSACHUSETTS

PARKS, OPEN SPACE & RECREATION MASTER PLAN

Brookline Massachusetts

GRASP™ ANALYSIS
LEVEL OF SERVICE (LOS) - WALKABILITY BASED



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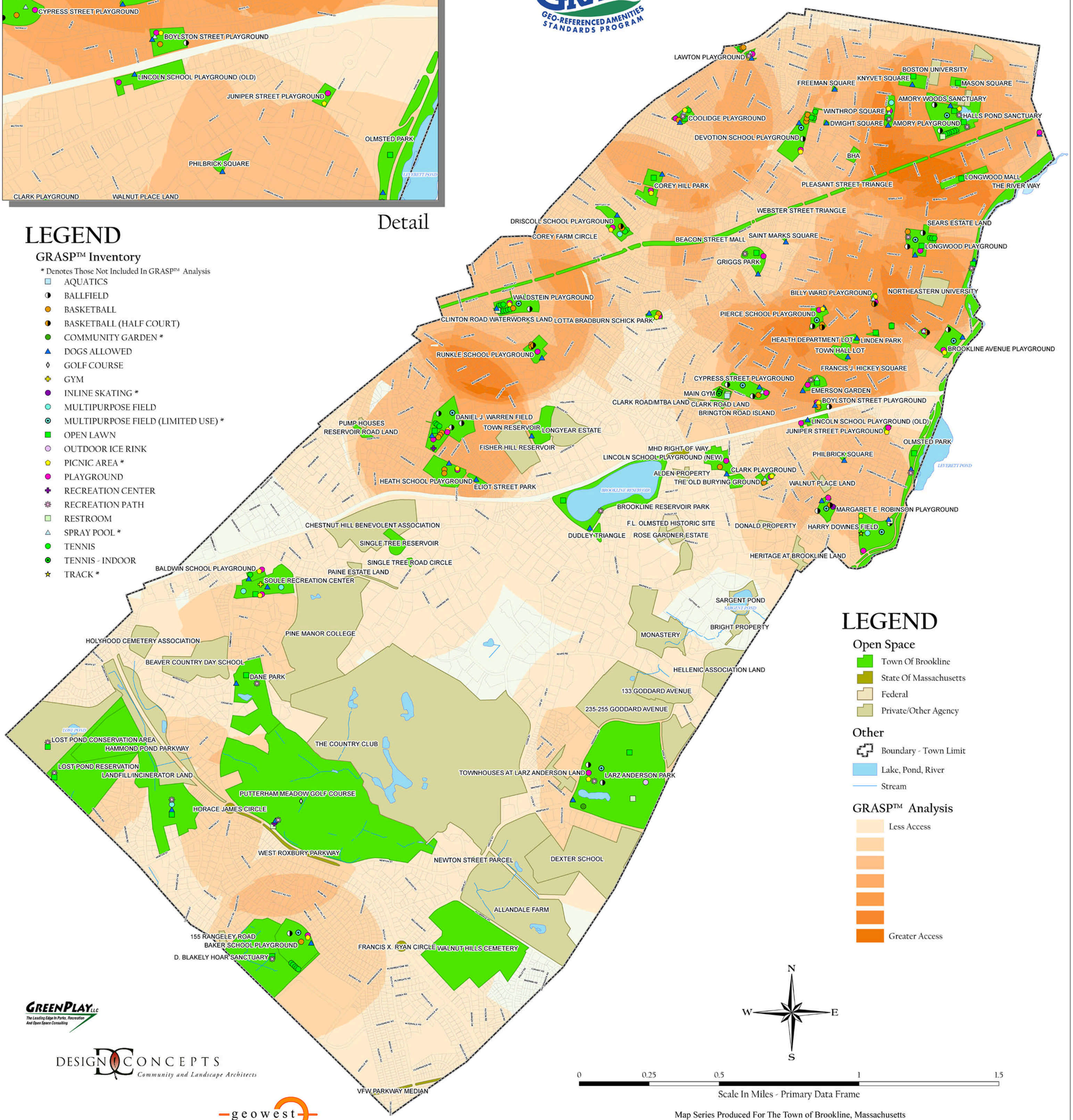

LEGEND

GRASP™ Inventory

* Denotes Those Not Included In GRASP™ Analysis

- AQUATICS
- BALLFIELD
- BASKETBALL
- BASKETBALL (HALF COURT)
- COMMUNITY GARDEN *
- DOGS ALLOWED
- GOLF COURSE
- GYM
- INLINE SKATING *
- MULTIPURPOSE FIELD
- MULTIPURPOSE FIELD (LIMITED USE) *
- OPEN LAWN
- OUTDOOR ICE RINK
- PICNIC AREA *
- PLAYGROUND
- RECREATION CENTER
- RECREATION PATH
- RESTROOM
- SPRAY POOL *
- TENNIS
- TENNIS - INDOOR
- TRACK *

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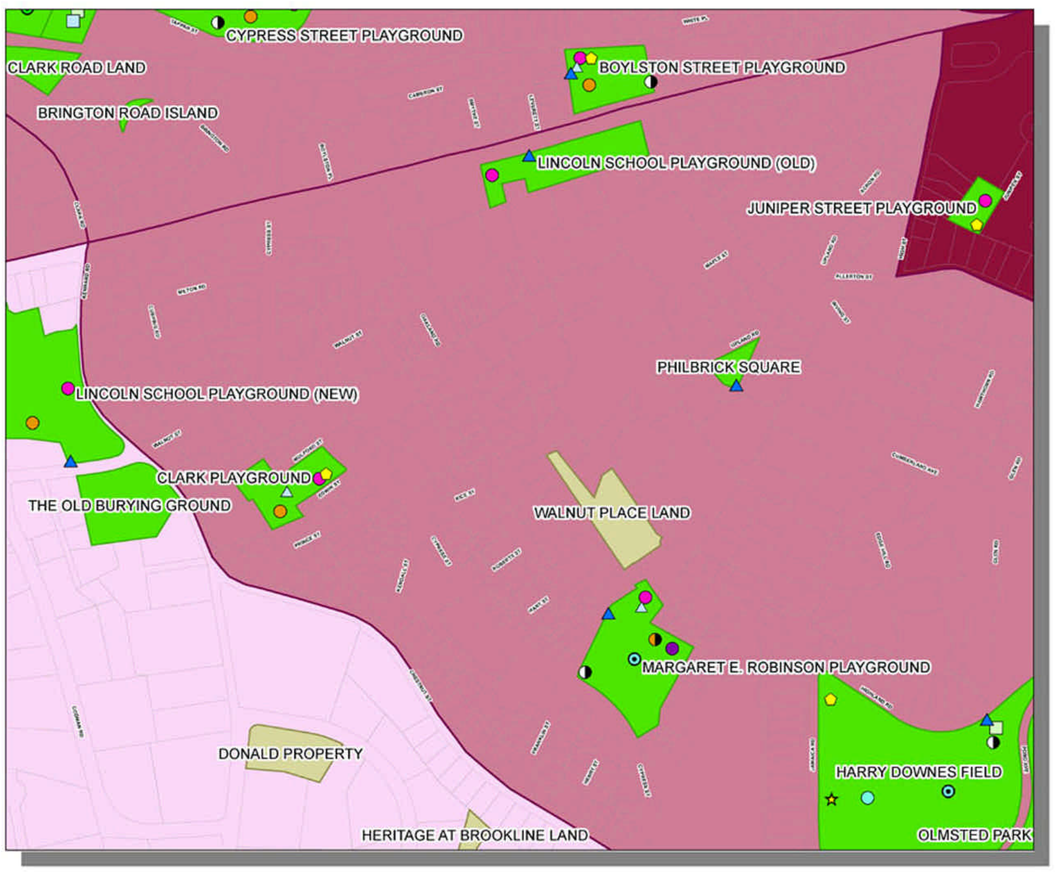
PARKS, OPEN SPACE & RECREATION MASTER PLAN

Brookline Massachusetts

POPULATION ANALYSIS
DENSITY PER SQUARE MILE - 2003 FIGURES



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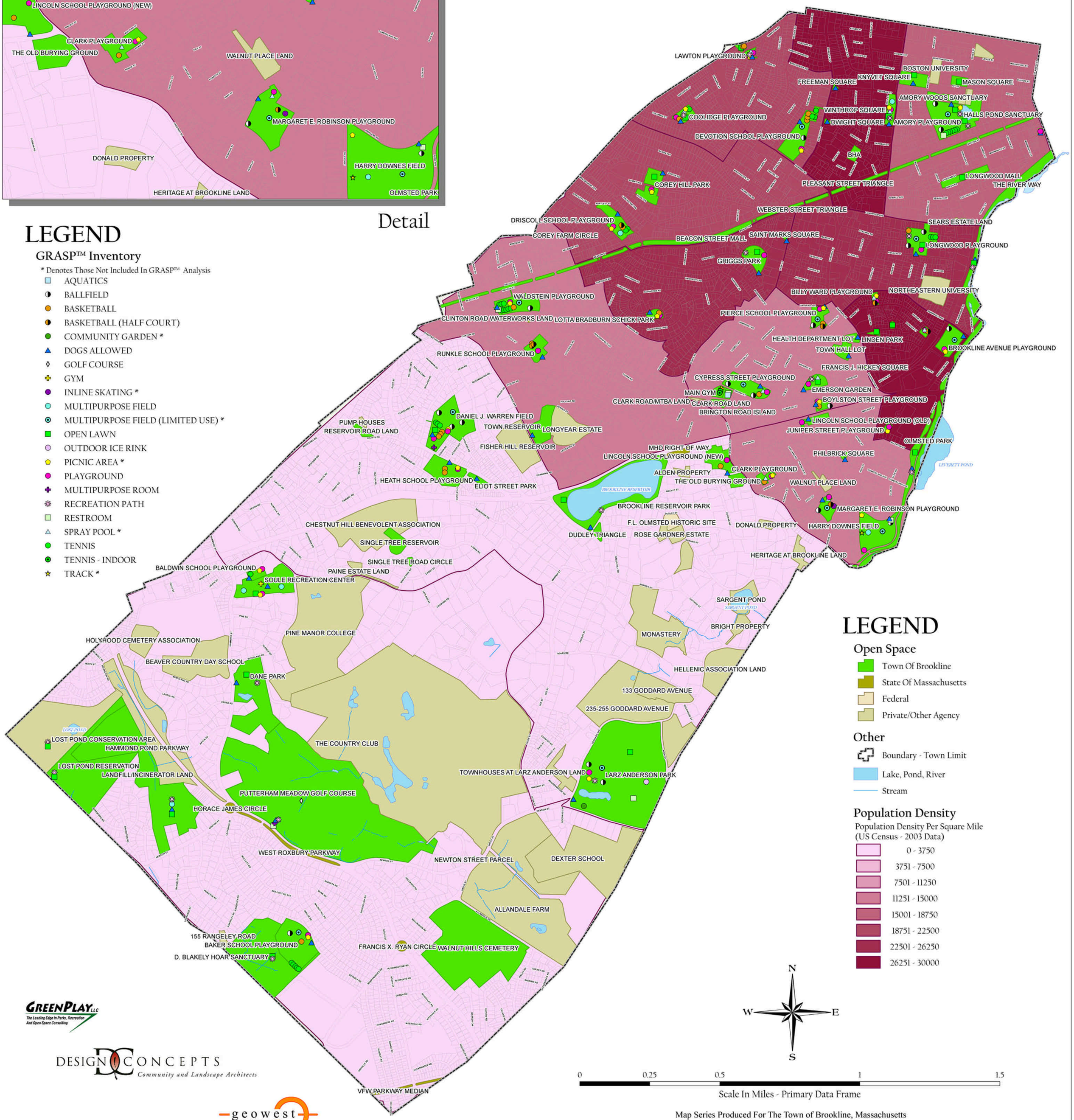

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- Stream

Population Density

Population Density Per Square Mile
(US Census - 2003 Data)

- 0 - 3750
- 3751 - 7500
- 7501 - 11250
- 11251 - 15000
- 15001 - 18750
- 18751 - 22500
- 22501 - 26250
- 26251 - 30000

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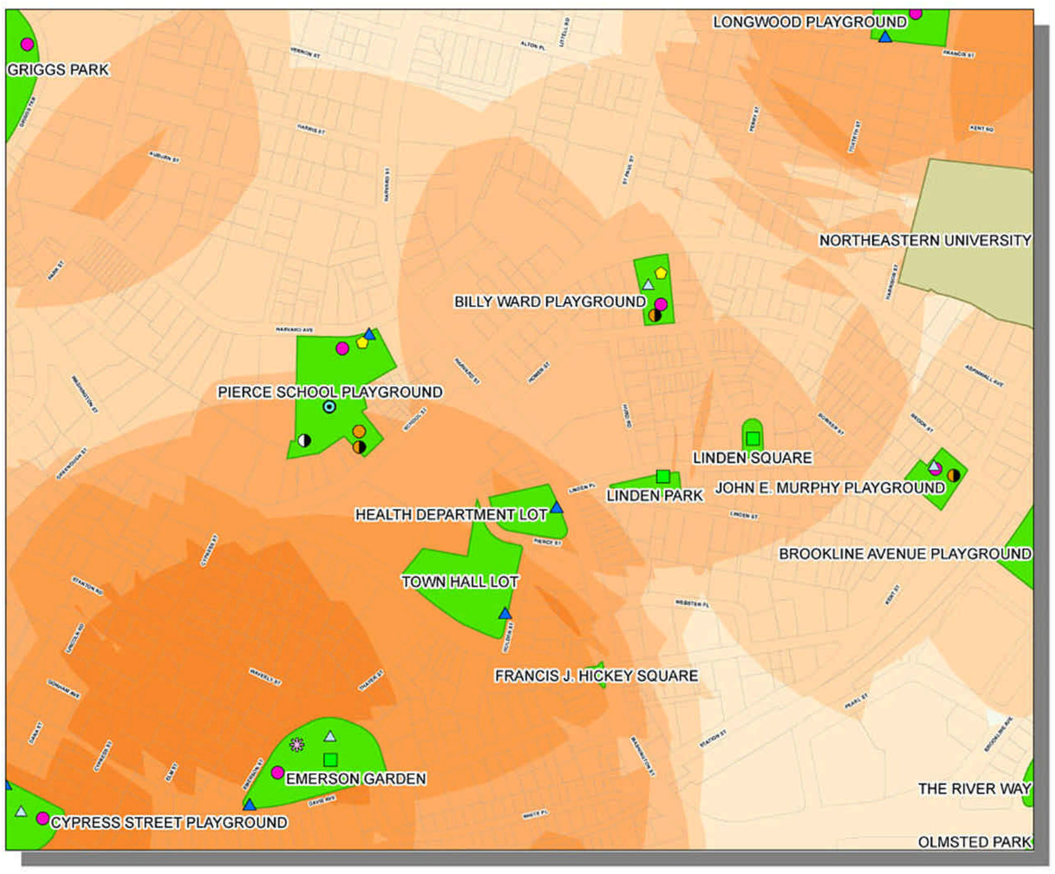
PARKS, OPEN SPACE & RECREATION MASTER PLAN

Brookline Massachusetts

GRASP™ ANALYSIS
LEVEL OF SERVICE (LOS) - CAPACITY BASED



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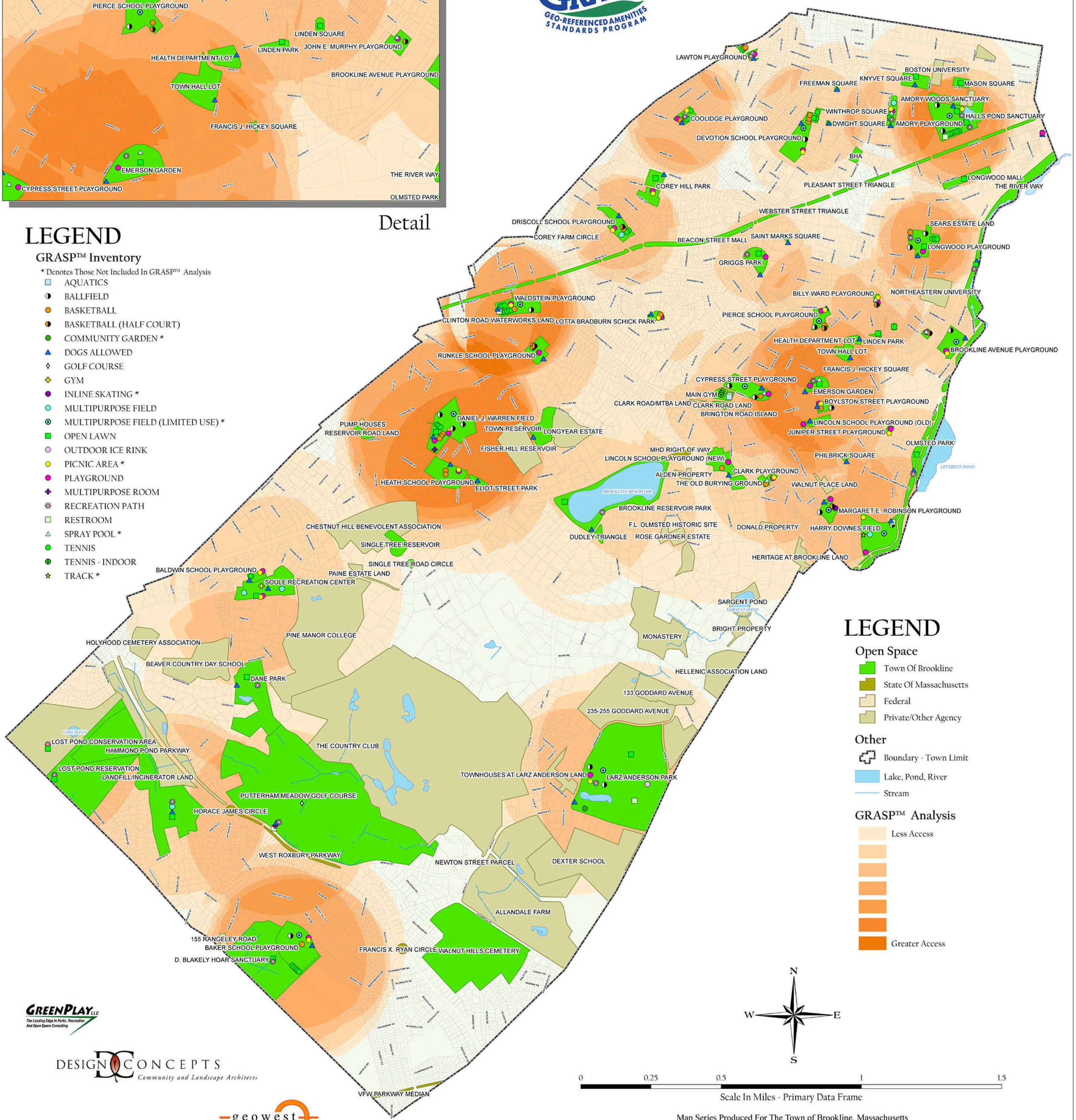

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TOWN OF BROOKLINE MASSACHUSETTS
PARKS, OPEN SPACE & RECREATION MASTER PLAN

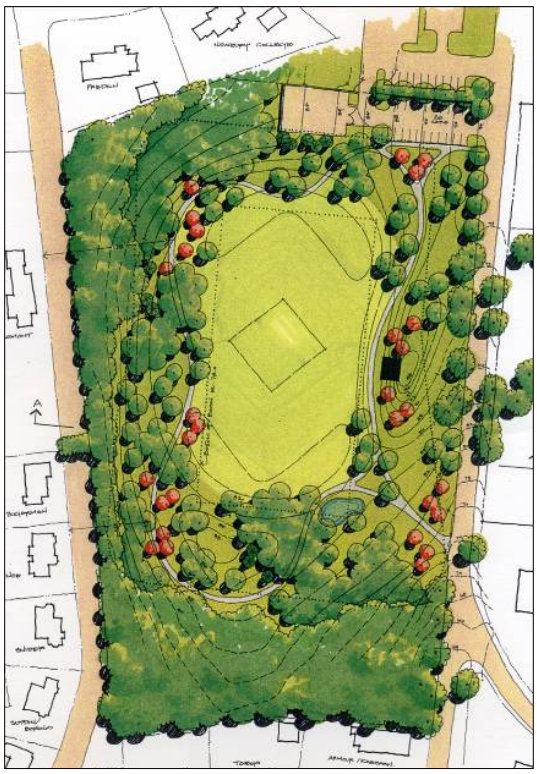
Brookline Massachusetts

Brookline portion of this greenway including Putterham Meadows Golf Course, the Country Club, Larz Anderson Park, Allandale Farm, Olmsted Park, and the Riverway. Any land acquisitions for recreation or protection of open space should prioritize land that also contributes to the protection of greenways.[1]

The *Comprehensive Plan* recommends strategies for open space and natural resource protection, and to protect community character, which are relevant to priorities for future park land acquisition:

- Pursue a variety of financing strategies for open-space protection;
- Avoid or mitigate the loss of existing private open space in densely developed parts of Town;
- Use a full complement of available protection tools and strategies to protect the most important open spaces and natural resources as identified by the Open Space Plan;
- Create vest-pocket parks and neighborhood community greens with existing public and private resources, where possible; and
- Create and improve streetscape and open spaces in commercial areas, particularly in northern Brookline and Coolidge Corner.[2]

According to the *Open Space Plan 2000*, there are close to 653 acres of unprotected public and private open space remaining in Brookline. Approximately 502 of these acres of open space are with private institutions, religious organizations, agricultural land, and recreational land that are not protected from development. While none of these organizations have suggested any intent to sell, repurpose or otherwise develop their properties, opportunities for land acquisition or Planned Development Districts (PDD) associated with properties such as Allandale Farm (the last working farm in Boston or Brookline), Pine Manor College, the Holy Transfiguration Monastery, Chestnut Hill Benevolent Society, Bournewood Institution, Beaver Country Day School and others should be discussed by the Town with a comprehensive public process. The intent of this process from a Park, Open Space and Recreation Master Planning perspective would be to preserve and protect open space and to provide additional active and passive public recreational opportunities while accommodating change and Town-wide needs.



Rendering of the planned acquisition and park development at the MWRA Fisher Hill Reservoir site.

In 2005, the Conservation Commission is updating the Town's Open Space Plan. This includes identifying parcels greater than 5 acres in size that should be considered for future land acquisition. Opportunities regarding these parcels should be evaluated to determine the degree to which they meet the goals of this Master Plan and other community goals. The Town is currently planning on acquiring the 10-acre

[1] Town of Brookline, *Comprehensive Plan 2005-2015*, Issues and Opportunities – Recreation, p. 152.

[2] *Brookline Comprehensive Plan 2005-2015*, p. 36

MWRA Fisher Hill Reservoir property for passive recreation and a multi-use field. This acquisition directly supports the goals and findings of this Master Plan. In addition, given the shortage of multi-use turf fields and baseball fields in Brookline, the Town should develop an agreement with Northeastern University regarding the future of Parsons Field, such as a right of first refusal in the event the University decides to sell or develop the land for a use other than athletic fields. Beyond the *Comprehensive Plan* and *Open Space Plan*, Brookline does not have a strategic plan focused specifically on land acquisition.

General estimates from the Planning Department indicate property values in South Brookline (south of Route 9) at approximately $1.3 to $1.7 million per 40,000 sf, which translates into an average of $1.63 million per acre. The level of service analysis identified a total shortfall of 36 acres of open space, at least half of which should be dedicated to passive/conservation uses. At current market value, and without considering wetlands, deed restrictions, or other factors that affect value, achieving Brookline's open space acquisition needs could approach $59 million dollars. While the general recommendation is to acquire half of the additional acreage for passive use, Brookline has a deficiency of 6 multi-purpose turf fields and 6 ball fields. The total acreage needed for these active recreation fields will vary at a given location. However, assuming two acres per field, this deficit could require 24 acres of open space. Brookline also has a significant need for multi-generational indoor recreation space, particularly south of Route 9. A multi-purpose indoor recreation facility with 60,000 to 100,000 square feet of programmable space could require an additional 5-10 acres of land, depending on the specific site conditions. Other active recreation needs include indoor ice and trails, so that more than 36 acres may be required to meet the recreational needs of the community. A more detailed and strategic land acquisition plan that looks at these uses in concert with potential properties and individual site constraints will be needed to more fully assess additional acreage needs for recreational facilities.

I. Benchmarking

Benchmarking is an important tool that allows us to compare certain attributes of Brookline's parks, open space, recreation and related services with other comparable communities. For this plan, Brookline was compared to six other identified communities. These comparisons were based on administrative data and utilized 2003 budget information. Maintenance comparisons are covered in section K. It was very difficult to find comparable communities because Brookline has an incredibly high population density and income levels. The following communities were chosen primarily for their similarities in:

- Population density
- Income levels
- Bond Ratings
- NRPA Gold Medal Award Winners
- Adjacency to major metropolitan areas

Table 4.12 compares factors such as population, density, income, indoor recreation space, and park and recreation staff FTEs, and total acreage of open space. For Brookline, the acreage figure reflects the parks and open space properties included in the inventory and GRASP™ analysis and excludes the Town cemeteries, which are managed by the Division of Parks and Open Space but not addressed otherwise in this Master Plan because they already have plans guiding their development and operations.

Table 4.12: Benchmarks for Brookline, Massachusetts

Community	Population (2003 est.)	Population Density Per Sq Mi	Average Household Income	Bond Rating	Total FTE's	Managed Indoor Space (sq ft)	Indoor SF /1000	Total Acres	Acres per 1000 Persons
Alexandria, VA	131,918	8,562	$81,439	AAA	133	130,000	985	791	6.0
Arlington, TX	332,696	3,465	$47,662	AAA	198	135,000	402	4,581	13.8
Arlington County, VA	190,133	7,311	$87,019	AAA	408	359,194	1,887	903	4.8
Brookline, MA	**57,100**	**8,750**	**$108,525**	**AAA**	**67**	**37,615**	**630**	**562[3]**	**9.8**
Greensboro, NC	231,241	2,116	$58,823	AAA	309	346,080	1,496	3,753	16.2
Montgomery County, MD	926,508	1,826	$101,489	AAA	224	N/A	N/A	11,000	11.9
Tacoma, WA	206,112	4,112	$50,938	AAA	250	167,185	811	628	3.0

Community	Total Parks/ Recreation Budget	Expenditure per 1000 Persons	Revenues	Cost Recovery	FTEs/1,000	Revenues / 1,000
Alexandria, VA	$16.8 Million [a]	$128,900	$1.5 Million [b]	9%	1.01	$11,400
Arlington, TX	$20.4 Million	$61,400	$8.0 Million	39%	0.60	$24,000
Arlington County, VA	$27.8 Million	$149,500	$4.5 Million	16%	2.14	$23,700
Brookline, MA	**$4.4 Million**	**$73,700**	**$1.0 Million**	**23%**	**1.12**	**$16,750**
Greensboro, NC	$27.1 Million	$117,300	$3.7 Million	14%	1.33	$16,000
Montgomery County, MD	$59.5 Million	$64,300	$3.3 Million	6%	0.24	$3,600
Tacoma, WA	$34.6 Million	$165,000	$7.2 Million	21%	3.05	$34,900

Note: Brookline's total FTE and total parks and recreation budget includes staff and operating costs associated with management of the two Town-owned cemeteries.

[a] Won NRPA Gold Medal in 2003 with Prince George's County as part of the Maryland National Capital Park and Planning Commission (MNCPPC)

[b] General fund allocation only

[c] General fund revenues only

1. Analysis of Benchmarking

Brookline is a very unique community, and as far as comparisons and benchmarking go, it is difficult to find other comparable communities. In addition, it is very difficult to confirm that characteristics such as "total acres" compare the same components. For Brookline, this number includes not only parks and open space, but also a public golf course, and traffic medians and islands. For other communities, what they report may not be exactly the same, but it is still a useful exercise. It is most important for Brookline to benchmark against itself over time than with other communities in order to maintain the desired level of resident satisfaction. Findings do point to the potential for increased cost recovery and revenue, and perhaps the need for more indoor and outdoor facility space. An analysis of park maintenance is included in section K.

[3] Total open space acreage reflects data received from the Division of Parks and Open Space, GIS system as of August 31, 2005 and revised in May 2006, including parks, conservation lands, playgrounds, Putterham Golf Course, excluding the Town-owned cemeteries. Acreage figures in the inventory and GRASP™ analysis exclude cemeteries, conservation restrictions, and park or open space properties owned and managed by others (such as the Massachusetts DCR or the National Park Service). Even though they are owned in fee by the Town, the cemeteries are not included in this table and the GRASP™ Level of Service analysis as they do not provide recreational amenities and are managed separately by the Division of Parks and Open Space.

Items of Note:

- Brookline has the highest population density and highest income per household of any comparable community that could be found.
- Brookline has slightly more than average acres of land/thousand residents for these mostly urban/suburban communities, but less than average budget/thousand residents.
- Brookline has the second lowest amount of square footage of managed indoor space.
- Brookline has the second highest level of cost recovery for these selected communities.

J. Financial Analysis

Brookline's parks, recreation and open space facilities, services and programs are just a few components of the overall infrastructure system financed by the Town of Brookline. The full Town budgets include funding for Administration and Finance (Selectmen, Information Technology, Legal Services, Town Planning and Community Development and administrative costs), Public Safety (police, fire and building departments), Public Works (Engineering, Transportation, Sanitation and the **Parks and Open Space Division),** Cultural Services (libraries) and other services (Heath Department, Veterans Services, Council on Aging, Human Relations and Youth Resources, and **Leisure Service (Recreation Department)**.

1. Budgets

In FY2004, the total Town General Fund Operating Budget was **$146,573,115**, of which **$4,499,251 (3%)** was allocated for parks, recreation and open space services. Please see Table 4.13: Operating Budget Summary on the following page.

Approximately 70% of the Town's operating revenue comes from property tax. Local receipts have exhibited a slowdown due to the economic downturn, placing further pressure on the budget. In addition, the Town is experiencing significant increases in collective bargaining and employee benefit costs as approximately two thirds of the operating budget is for personnel related expenses. While the parks, recreation and open space services are certainly operating under these constraints, it is important to recognize that these services are "core services" important to the community and appropriate for priority funding allocations.

While the Parks and Open Space Division operates completely through the General Fund revenues, the Recreation Department does collect fees and revenues through both the General and the Recreation Revolving Fund. This Department also manages one of the Town's two Enterprise Funds for the Golf Club (the other being the Water and Sewer Fund). This allows for more entrepreneurial operations, but also creates an expectation that they will always have greater than 100% cost recovery, which is typically challenging when providing municipal leisure services and facilities. It can be said that if municipal leisure services were always able to provide a profit, they would probably be assumed by the private sector. This is not the case, and so the Town's financial challenge is to continue providing these core services as expected by the community. Community members expect quality leisure services that are "affordable by all," yet providing many of these services requires the allocation of general fund subsidies through priorities decided by the Board of Selectmen. Analysis and examination of this financial challenge, management of the expectations, and creation of consensus for priority of funding is one of the primary objectives of this Master Plan.

Table 4.13: Brookline Operating Budget Summary - Parks, Open Space and Recreation

Operating Budgets	FY01	FY02	FY03	FY04	FY05	change	% change
Recreation Department (Gen Fund)	1,156,638	1,228,887	1,244,910	1,291,953	1,252,114	(39,839)	-3.08%
Recreation Department (Rev Fund) *	390,513	514,617	607,751	692,491	1,009,781	317,290	45.82%
Parks & Open Space**	2,333,222	2,248,316	2,425,057	2,514,808	2,536,345	21,537	0.86%
Totals	**3,880,373**	**3,991,820**	**4,277,718**	**4,499,251**	**4,798,240**	**298,240**	6.65%
General Fund Operating Budget				**146,573,115**	**153,439,656**	**6,866,541**	**4.68%**
% of Town Budgets				**3%**	**3%**		

Revenues	FY04	FY05		
Recreation General Fund	345,802	350,000	**4,198**	**1.21%**
Recreation Revolving Fund	720,323	1,013,532	**293,209**	**40.71%**
Parks and Open Space	0	0	**0**	**0.00%**
Total Revenues	**1,066,125**	**1,363,532**	**297,407**	**27.90%**

Cost Recovery	FY04	FY05
Rec. General Fund	27%	28%
Recreation Revolving Fund	104%	101%
Parks & Open Space	0%	0%
Total	**24%**	**28%**

* FY00 - FY04 = actual exp's; FY05 = budget.
** The Division of Parks and Open Space operational budget includes costs associated with maintenance and management of the Town's two cemeteries, which are not included in the Master Plan. In FY05, this includes $198,070 in the Parks & Open Space budget that funds cemetery personnel, supplies and services.

2. Traditional Funding

The Town of Brookline's Planning Board adopts a Capital Improvements Program (CIP) budget each year. A capital improvement project is defined as any project that adds to the Town's infrastructure, has a substantial useful life, and costs more than $25,000. There are detailed evaluation criteria set forth by the Planning Board used to identify and prioritize the projects. All projects must be in accordance with adopted plans, goals and objectives of the Town. The Town's CIP does a good job of balancing the many important and competing needs of the Town, including the needs of the schools. It is recognized that a balance must be maintained between operating and capital budgets so as to meet the needs of both to the maximum extent.

Between the FY 2005-2011, the Town has allocated almost **$20,000,000** to capital improvement projects for parks, recreation and conservation. This amount is approximately **19%** of the Town's capital budget overall. The summary FY 2005-2011 CIP Budget for Parks and Playgrounds, Recreation Facilities, and Conservation Areas is included as Table 4.14.

Table 4.14: Capital Improvement Program

Recreation CIP Projects	Total	2005	2006	2007	2008	2009	2010	2011	Future
Swimming Pool	**$1,000,000**	$1,000,000							
Master Plan	**$100,000**	$100,000							
Larz Anderson Rink	**$400,000**		$140,000	$130,000	$130,000				
Waldstein Building	**$255,000**			$30,000	$225,000				
Warren/Eliot Log Cabin	**$50,000**						$50,000		
Soule Rec. Ctr.	**$225,000**	$75,000						$150,000	
Total Recreation CIP	**$2,030,000**	**$1,175,000**	**$140,000**	**$160,000**	**$355,000**	**$0**	**$50,000**	**$150,000**	**$0**

Parks and Playgrounds CIP	Total	2005	2006	2007	2008	2009	2010	2011	Future
Amory Field	**$350,000**		$350,000						
Billy Ward Playground	**$660,000**							$60,000	$600,000
Brookline Res. Park	**$220,000**								$220,000
Comfort Stations	**$150,000**					$50,000	$50,000	$50,000	
Dane Park	**$230,000**	$60,000	$170,000						
Downes Field Track	**$60,000**	$60,000							
Downes Field - NFL Grant	**$200,000**		$200,000						
Downes Field - CDBG	**$230,000**		$230,000						
Eliot Playground	**$660,000**					$60,000	$600,000		
Fisher Hill	**$4,600,000**			$1,350,000	$3,250,000				
Larz Anderson Park	**$185,000**	$185,000							
Lawton Playground	**$350,000**	$350,000							
Lighting and Amenities	**$150,000**			$150,000					
Longwood Mall	**$35,000**	$35,000							
Newton St. - Town	**$175,000**		$175,000						
Newton St. - State	**$250,000**		$250,000						
Park & Forestry HQ Renov.	**$25,000**						$25,000		
Parks/Playground Rehab	**$2,000,000**	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
Riverway Park	**$425,000**								$425,000
Soule Playground	**$850,000**			$350,000				$500,000	
Tennis/BB Courts	**$300,000**	$100,000		$100,000		$100,000			
Town/School Ground Rehab	**$960,000**	$120,000	$120,000	$120,000	$120,000	$120,000	$120,000	$120,000	$120,000
Tree / Shrub Management	**$100,000**	$25,000			$25,000		$25,000		$25,000
Turf - Downes/Landfill	**$300,000**		$300,000						
Winthrop / Minot Rose Garden	**$440,000**				$40,000	$400,000			
Totals	**$13,905,000**	**$1,185,000**	**$2,045,000**	**$2,320,000**	**$3,685,000**	**$980,000**	**$1,070,000**	**$980,000**	**$1,640,000**

Conservation/Open Space	Total	2005	2006	2007	2008	2009	2010	2011	Future
Trees- Town	**$ 800,000**	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	
Trees CDBG	**$ 240,000**	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	
Hemlock Tree Removal	**$ 40,000**	$ 40,000							
Forestry Renovation	**$ 80,000**							$ 80,000	
Lost Pond Sanctuary	**$ 25,000**				$ 25,000				
Muddy River Restoration - prop tax	**$ 745,000**	$ 745,000							
Muddy River Restoration - bond	**$ 905,000**	$ 905,000							
Walnut Hill Cemetary Updgrade	**$ 210,000**	$ 35,000		$ 60,000	$ 115,000				
Old Burial Ground	**$ 200,000**				$ 100,000			$ 100,000	
Small Green OS / Streetscapes	**$ 200,000**	$ 50,000			$ 50,000		$ 50,000		$ 50,000
Totals	**$ 3,445,000**	**$ 1,905,000**	**$ 130,000**	**$ 190,000**	**$ 420,000**	**$ 130,000**	**$ 180,000**	**$ 310,000**	**$ 50,000**
Grand Totals PROS CIP	**$19,380,000**	**$4,265,000**	**$2,315,000**	**$2,670,000**	**$4,460,000**	**$1,110,000**	**$1,300,000**	**$1,440,000**	**$1,690,000**
Total Town CIP	**$ 129,141,902**	**$ 21,507,313**	**$ 14,420,803**	**$ 23,475,786**	**$ 10,146,500**	**$ 5,886,500**	**$ 13,682,500**	**$ 5,572,500**	**$ 34,450,000**
% of Town CIP for P, R and OS	**15%**	**20%**	**16%**	**11%**	**44%**	**19%**	**10%**	**26%**	**5%**

3. Cost Recovery

Cost Recovery is defined as the amount of funding for non-capital items that comes into the Town (not from the General Fund or tax subsidy). Total Cost Recovery for the Town of Brookline's recreation, parks and open space services is 23%. This means that the Town is recovering 23% of the total operating revenue from fees and alternative funding for parks, recreation and open space services.

Developing a Subsidy/Cost Recovery Philosophy

A subsidy/cost recovery philosophy refers to the degree to which services are supported from tax funding compared to user fees. Typically, park development, maintenance, and operations are heavily subsidized through tax dollars. Recreation programs are supported with a mix of revenue from taxes and user fees. For example, if the direct and indirect costs for offering a particular program total $10, and participants are

charged a $7 registration fee, the additional cost must be offset through a subsidy. In this example, the program is at a 30% subsidy and 70% cost recovery. This subsidy would come from the Town's general fund.

Nationally, many park and recreation departments are seeking to reduce dependence on tax dollars and use fees to offset indirect and direct costs. The subsidy level of departments varies from a minimal dependence on fees to a complete fee-based program, covering all costs. In some respects, departments fund their entire operations independently from the government budget.

As stated above, Brookline currently recovers about 23**%** of its recreation and parks expenses through user fees and alternative funding. This includes parks maintenance costs. In comparison to most agencies this figure is relatively low (U.S. averages typically 25-50**%**). A possible reason for this is a strong financial commitment of the Town's Board and the taxpayers. Satisfaction levels are very high, and there is indication that the community feels positive towards additional tax support. On the other hand, there continues to be a demand for more high quality facilities and programs with a limited budget available to provide them. Efforts to increase cost recovery could occur that enhance the ability to generate revenue while maintaining or increasing the participation needed to generate new dollars. The Town may want to develop a cost recovery philosophy, policy and plan, which takes into account the funding philosophies that will guide future pricing and allocation of resources. More information about the **Pyramid Pricing and Cost Recovery Methodology** is included in Appendix D.

Issues Identified Related to Pricing and Cost Recovery

The factors involved in achieving higher cost recovery generally fall into two categories: design and programming. Design is important for several reasons. As the Town-wide survey of resident usage, satisfaction, needs, and priorities for parks and recreation facilities showed, most people are willing to pay for value in recreation. For this reason it is important to provide facilities that meet all the key needs for recreation, therapeutics, and sports, and meet those needs in a first rate manner. A similar criterion applies to multi-use sports facilities and community centers. Excellent design promotes usage, which leads to community satisfaction and generates revenue.

State-of-the-art sports and fitness facilities can attract top-level competitions that bring in significant direct revenue. Indirect revenue such as taxes paid by visitors for lodging and meals is also a factor. Corporate contributions, both as a part of the initial cost or later as event sponsorships, are possible when first-rate facilities are involved. These facilities can attract high caliber coaches who build community interest and broad participation in the associated sports. It is also known that there is a high demand for fitness and wellness facilities. These types of facilities can usually operate at greater than 100% cost recovery if designed and operated well.

Issues Related to Public-Private Competition

One issue that is often identified in municipal master planning is the challenging yet persistent myth that public recreation agencies might use tax dollars to compete with private sector fitness and wellness providers. Brookline is currently not providing these services, primarily due to facility constraints and focus on other areas, but demand for additional facilities and programs has been shown as high. Currently there are six private fitness and wellness "alternative providers" within the Town (see Appendix C). Stakeholder interviews, including those with the managers of some of the private facilities, indicated an intense need for more fitness and wellness opportunities for the community. Concerns have been raised that the Town perhaps should not "compete" with the private facilities. This concern has been raised in many communities across the nation, but the reality is that public facilities rarely compete with private sector facilities, even when provided within the same community. In fact, typically the introduction of public fitness facilities often increases the participation at private facilities.

The reasoning behind this reality is that typically the private sector provides fitness and wellness services for just 20-25% of the community, leaving approximately 75-80% of the community without services. Reasons for non-participation in private facilities typically include cost and the "intimidation" factor for non-exercisers. As public facilities are introduced, typically the general population increases participation in these types of activities. Ability to pay is often not an issue at a public facility, and the beginning or "non-exercisers" are less likely to be afraid to try activities in a beginning public program. In reality the public facilities usually act as "feeder programs," getting people "off the couch" and used to working out. For those for whom fitness becomes a lifestyle activity, the more advanced participants often then migrate to private facilities, with their typically more specialized and higher quality program and equipment availability. As such, the introduction of tax subsidized public facilities typically increase participation for both public and private facilities, and assist with providing a community benefit of greater fitness and wellness for the Town's population overall.

In addition, facility programming is a key factor in cost recovery. It is important to provide a range of activities and schedule them in response to changes in demand. Flexibility of design is essential to meeting this objective. Besides user fees, other activities that generate significant revenue without large staff and other costs are birthday parties, events, team rentals, classes, and fitness centers. Other sources of income could include: equipment rentals and sales, spectator admission charges, training camps, sales of licensed merchandise, vending and food concession sales.

Under the current pool configuration, the Town recovers more than direct operating costs through instructional activities, but this is not currently the case for competition or community recreation under the current fee structures and available times. These direct costs include on-site recreational and custodial staff, program staff, swimming supplies and equipment. Indoor facilities should be designed with the goal of operating with higher cost recovery, consistent with the principle of full access for all Town residents. Factors affecting the ability to generate revenue from pool rentals for competitions include location, size, design, deck space, seating, and parking.

A factor related to programming is marketing. Creative efforts to enhance usage are also important in cost recovery. One example might be an arrangement with local hotels under which the hotels could offer their guests a discounted pass to the facility in exchange for an annual fee paid to the Town.

4. Alternative Funding and Partnerships

The Town has historically used a variety of funding mechanisms for financial resources. Table 4.15 shows the wide variety of types of funding mechanisms available.

Partnerships and Cooperative Programming

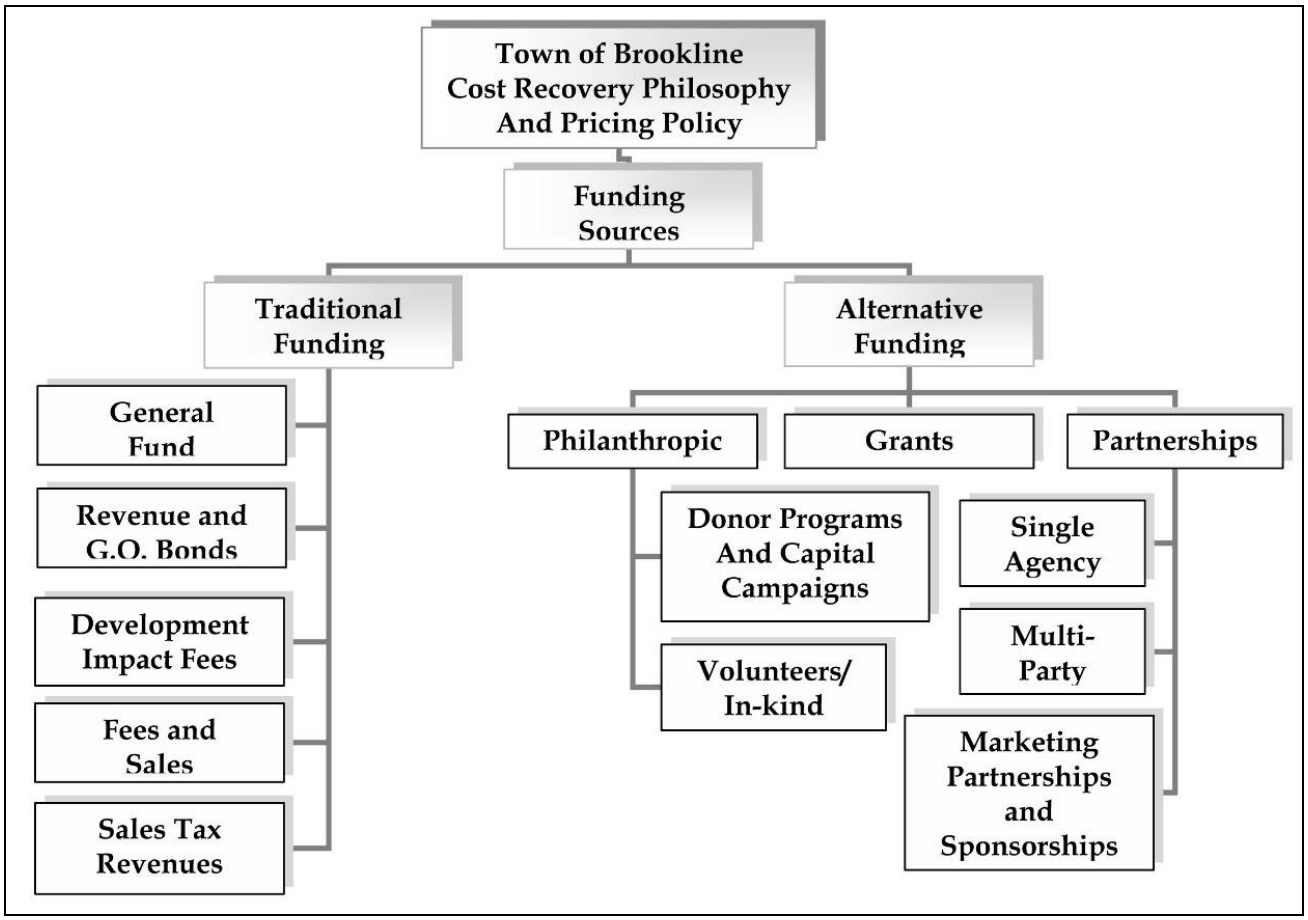
The Town of Brookline already has a wide variety of partnerships and cooperative programming agreements in place, but analysis shows that the procurement, agreements, and oversight of these partnerships is often informal and the resulting understanding provides a great number of resources but also include a large amount of risk and staff resources. It is important for the Town to get a better handle on how to procure, who has authority for approval, and what types of partnerships are most appropriate.

Partnerships with Brookline Schools

The Town and Brookline Schools do partner on a variety of programs and facilities but there are issues from both agencies relative to the need for additional space, ownership and maintenance, scheduling, and availability to the public. The Town needs to revisit policies affecting the availability and maintenance of recreation and leisure spaces. Individual school principals currently make decisions on the availability of this publicly funded space. The Town needs to build on, detail and expand the current joint use agreements between the Recreation Department, Parks and Open Space Division, and Brookline Schools for all facilities

and fields which have joint use. The Town recognizes that schools are communities within communities and school events should take precedence in joint use arrangements; conversely, Brookline Schools need to recognize that opening their facilities helps them be a better partner in the community. Importantly, a formalized and enforceable agreement needs to be reached between the two groups for the benefits of students and residents alike.

Table 4.15: Cost Recovery and Pricing Diagram



Interagency Coordinating Board

Brookline could explore adopting an Interagency Coordinating Board as a partnership model. This Board could centrally schedule and rent community use of buildings, including Town office buildings, libraries, and schools. When managing community use of a school, it gives the school's activities first priority. Rentals differ for non-profit versus for-profit organizations, type of facility, time of day and time of week. Other agencies operate this way. One such successful coordinating board is in Montgomery County, VA, operating since 1978. This organization generates over $6 million a year, half of which is returned to the facilities to reimburse them for related costs for utilities, supplies and wear and tear. The objective is to maximize the community's access to public facilities at affordable rates for a wide range of activities. All those using public facilities must first attend a training session. For more information see: *http://www.emontgomery.org/cupf/co.mo.md.us/index.htm.*

Grants and Donor Programs

Currently the Recreation Department has one staff person focused on procurement. Typically there are about three or four applications for grants completed per year, bringing in around $14,000 per year. The Brookline Schools also write many grants and often other Town departments are included as supporting partners. These grants typically provide funding for school-age populations only. There is also a theatre group running after school programs at a Town building through a grant. This group supplies staff and supplies, the Town offers programs, but there are no collected revenues. This is a way to not accrue additional direct costs or revenues, but to offer a new program for the community. As for donations, the Town does have "Booster's Account". This account is not widely advertised and is used minimally. A formal donor program is not in place.

In the past five years, the Division of Parks and Open Space has collected approximately $2.5 million in grants given to the Town for historic landscape preservation, nature sanctuary restoration, environmental education, park improvements, program development, and urban forestry products. In addition, there have been millions of dollars from the Massachusetts Olmsted Bond Bill of 1980 and other state funds applied toward projects in the Emerald Necklace Parks, which are jointly managed by Brookline, Boston, and the Commonwealth. The Town has additionally received between $250,000 and $500,000 in CDBG projects per year, which are not grant funds per se, but supplement the budget. They are included in the Capital Improvement Plan. In FY05, grants for parks and open space include:

- $250,000 - Land and Water Grant (Commonwealth of Massachusetts)[4]
- $200,000 - NFL Grant;
- $400,000 – Committed private donation;
- $15,000 – The Brookline Community Fund Grant (Brookline); and
- $7,000 – Urban Forestry Grant (Commonwealth)

  For a total of $872,000.

Projected grants for FY06 include:

- $300,000 – Tentative soccer club donations/partnership;
- $25,000 – Rose Garden fundraiser to go for maintenance; and
- Other annual special projects.

Clearly, alternative funding is important for both the Department of Recreation and the Division of Parks and Open Space. There may be additional funding sources the Town should pursue to increase its capacity to implement the goals of the Master Plan, as described below.

Sponsorships

The Recreation Department procures sponsorships on a limited informal basis, for example, they get donations to sponsor the Summer Concert Series, where the sponsors are listed and mentioned at the program. Sponsors provide funding to help pay for artists and part-time events staff, but not other costs such as maintenance or planning staff-time.

[4] Funds from the grant for FY 2006.

Potential Funding Sources for Brookline Parks, Recreation and Open Space

After review of current practices and overview of potential traditional and alternative funding sources with Town staff, the following sources of funding appear to have additional potential for the Town of Brookline (listed in alphabetical order). Definitions of these sources are included in Appendix D.

Recommendations related to the areas of potential emphasis are included in Chapter 5.

- Advertising Sales
- Bonding
  - General Obligation Bonds
  - Revenue Bonds
- Catering Permits and Services
- Concessionaires and Contracting
- Cost Avoidance Techniques
- Dedication / Development Fees
- Easements
- Equipment Rentals
- Fees and Charges for Programs, Admissions and Services
- Foundations / Gifts
- Friends Groups
- Fundraising Events
- Grants
- "Impact" or Real Estate Development Fees
- Intergovernmental Agreements
- Land and Water Conservation Fund
- Land Trusts
  - Irrevocable Remainder Trusts and/or Life Estates
- Leasehold Financing
- Merchandise Sales
- Parking Fees
- Partnerships
- Private Developers
- Rentals and Reservations
- Special Improvement Districts
- Sponsorships and Naming Rights
- Taxes
  - Sales Taxes
  - Property Taxes
  - Other Specific Taxes
- Ticket Sales
- Volunteerism

Note: These sources listed above may or may not be the most appropriate sources of funding for Brookline, but they are successfully utilized in other communities. For example, Brookline currently has the authority to issue general obligation bonds, but not limited obligation bond (i.e. revenue bonds). Many other communities in the U.S. use revenue bonds to build recreation facilities. The Town would need to seek special legislation from the State to do this. Some limitations may cause an initial constraint, but should not completely rule out these types of funding possibilities. Future attention needs to be paid to all of these funding mechanisms and further examination can yield detailed analysis as to the feasibility and appropriateness of each source. Creativity and focus on increased opportunities is the key.

Ability to Pay

The Town of Brookline supports programs that allow all community members to participate regardless of their ability to pay. For example, the Recreation Department has a scholarship program in place. In order to participate, community members need to provide documents as listed by the housing authority and complete application to get a reduction in the fee. There are not clear published guidelines for the public, and often applicants do not know whether they can receive a scholarship or the amount of the discounted cost of a program until after they apply.

Table 4.16: Actual Recreation Scholarships - 2002-2004

Dates		Amounts	Operating Fund
7/02 - 6/03		$15,160	Revolving
Summer Camp 2002		$35,601	General
	Total 02-03	**$50,761**	
7/03 - 6/04		$20,553	Revolving
Summer Camp 2003		$33,805	General
	Total 03-04	**$54,358**	
7/04 - 6/05		$ 8,350	Revolving
Summer Camp 2004		$22,021	General
	Total 04-05	**$29,698**	

Currently the Department is implementing a new registration program will allow eligible participants to complete an application just one time per year. However, there still is a need to simplify the application programs. Currently, all program applications are hand-filed and applicants must fill out a new application for each program.

K. Maintenance Practices and Analysis

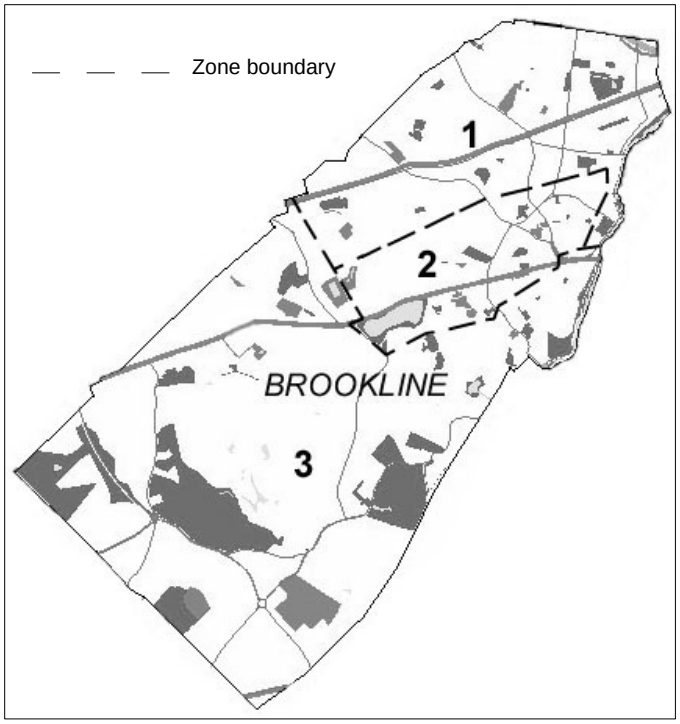
The Parks and Open Space Division maintain existing parkland and conservation areas, grounds of public buildings, school grounds, cemeteries, and street trees. Responsibilities are divided among the following and described below:

- General maintenance crews for each of three geographic zones;
- Horticulture crew;
- Athletic Facilities crew;
- Cemeteries crew;
- Golf course crew (managed by the Recreation Department);
- Seasonals/interns; and
- Contracted services.

The Division organizes the town geographically into three maintenance zones. Zone 1 includes facilities in the northern part of the town. Zone 2, the smallest in area, borders either side of Route 9. Zone 3 covers the southern part of Brookline, and generally includes the larger parcels of park land**.** Despite differences in total acreage listed in Table 4.17, maintenance responsibilities are distributed equitably within each zone based on the character of individual parks, level of public use, and specific maintenance requirements, with

supplemental services added as needed. For example, maintenance work is augmented in all three zones with contracted services, and the athletic fields crew takes care of all the field space. Zone 3, which has the largest acreage of the three maintenance zones, is supplemented by an additional seasonal position five days per week at Larz Anderson Park, two seasonal conservation interns assigned to conservation lands, and the golf course crew, who maintain the Putterham Golf Course for the Recreation Department. The Runkle School (zone 1), New Lincoln School (zone 2), and Heath School in (zone 3) receive contracted grounds maintenance services. The cemetery crew also maintains a few other properties in addition to the cemeteries.

Each geographic zone team performs mowing and trimming, mulching beds and weeding, litter removal, hand and mechanical sweeping, tree and shrub maintenance, cleaning playgrounds, maintaining playground structures, graffiti removal, reporting of current conditions, debris and trash cleanup, landscape maintenance, and maintenance of wheelchair ramps, sidewalks, and parking lots.



Maintenance zones, Town of Brookline, DPW, Division of Parks and Open Space

Table 4.17: Division of Open Space by Zone (based on Parks and Open Space Inventory)

Category	Zone 1		Zone 2		Zone 3		Total	
	Number	Area (acres)	Number	Area (acres)	Number	Area (acres)	Number	Area (acres)
Community Parks	3	17.96	1	5.22	4	149.22	8	172.40
Historic Parks	2	16.35	1	32.21	2	74.07	5	122.63
Neighborhood Parks	5	9.13	4	4.26	3	3.87	12	17.26
School Playgrounds	4	18.79	6	8.12	3	19.03	13	45.94
Passive Parks	5	8.66	3	2.46	3	18.35	11	29.47
Conservation Areas	1	5.06	0	0	3	84.35	4	89.41
Other	8	20.07	6	4.37	13	61.61	27	86.05
Total	28	96.02	21	54.82	28	413.26	77	563.16

Source: Brookline Division of Parks and Open Space, GIS.

The above table illustrates land area inventoried for the Master Plan, which is managed by the Division of Parks and Open Space, organized by park category and zone and also including the Putterham Golf Course managed by the Department of Recreation. Further detail on each of these properties is included in Chapter 3 and in Appendix F: Maintenance zones. A few of the town maintained properties were not included in the Master Plan inventory. For example, the business, operations and maintenance of the Walnut Hills Cemetery and the Old Burying Ground are maintained by a separate cemetery zone team that also cares for a few town

properties and open spaces in South Brookline. The cemeteries are only briefly discussed in this plan because they have specific requirements and are covered under a separate cemetery master plan. Several small traffic circles, and triangles are also not directly addressed in the plan such as Chatham Circle, Colburn/Addington, Hancock/Welland Street, Pearl Street Strip, Conroy Square, Clinton/Buckminster Intersection, two triangles at Sumner/Buckminster, Lee/Route 9 Island, Tappan/Blake Triangle, Baker Circle/Baker Triangle, Craft Road Triangle, Newton/Grove Island, Reservoir/Craft Road, Cabot Street Circle, Eliot Street/Route 9 Island, Clinton Road Circle, Goddard Circle, and Village Pedestrian Bridge; public grounds at Coolidge Library, Lynch Center, six Fire Stations, Senior Center, Main Library, Putterham Library, Coolidge Corner Library, Town Green, Police Station, and areas associated with Trades and Arts Building, Pool/Gym, and the High School.

In addition to the zone teams based on geographic area, the Division also staffs two teams focused on specific highly skilled maintenance areas. A horticulture team is in charge of specialized planting, maintenance, management, and ornamental pruning in all geographic zones and the athletic field team provides specialized maintenance, mowing, lining, grooming, fertilization and capital improvements of the recreation play fields also in all geographic zones. Putterham Golf Course is managed by the Recreation Department and contracted services provide grounds maintenance at four schools and select sites throughout the park system. Generally, the zones are equally divided in terms of time necessary to accomplish tasks and are supplemented by both internal staff and contracted services to supplement the zone crews' capabilities. The forestry crew supports the Division by maintaining all shade trees along public ways, parks, school grounds, cemeteries, and all other public grounds. Seasonal employees and interns are hired annually to supplement general labor crews, work in historic parks and to perform trail maintenance and invasive vegetation removal in conservation areas.

On a daily basis, each crew member reports to the zone manager for their assigned duties and upon completing them, reports the status at the end of the day. Each zone crew manages a complete round of maintenance for the facilities within their zone in 8-12 days. The following maintenance needs are addressed on a regular basis according to the climatic variations over a year:

General (Zone Crews 1, 2 & 3)

- Watering
- Weeding
- Soil testing
- Trash barrel pick up
- Flower beds
- Annuals and perennials
- Fall bulb planting
- Debris clean up
- Fall leaf collection
- Install/maintain sand barrels
- Snow removal
- Ice rink
- Sweeping courts, pathways & parking areas
- Graffiti removal
- Special events

Sports fields (Athletic Field Crew)

- Cut sport fields
- Overseed / seed
- Core aerate and drag
- Detach turf areas
- Top dress loam / sand
- Fertilize turf areas
- Lime turf areas
- Weed control
- Insect control
- Lining and painting
- Grooming infields
- User group coordination
- Installing, fixing, replacing nets

Forestry Crew

- Tree and stump removal
- Structural and safety pruning
- Tree trunk protection
- Tree replacements
- Fertilize tree areas
- Pest and Insect control
- Tree tagging and installation
- Emergency tree response
- Removal of invasive vegetation
- Safety pruning around signs etc.
- Special events

Horticulture Crew

- Prune and trim shrubs
- Special planting projects
- Train vines
- Ornamental pruning of small trees
- Weeding and plant identification
- Planting 325 flower planters
- Planting 41 traffic circles and islands
- Watering all newly planted areas
- Masonry wall & pathway improvements
- Prune roses
- Fertilize shrubs and vines
- Fertilize roses
- Install / replace shrubs
- Seasonal beautification
- Install plant bed mulch
- Insect control
- Special events

Inspections (Zone Crews 1, 2 & 3)

- Playground equipment
- Fences, gates, and bollards
- Tables, benches and picnic tables
- Tennis courts
- Basketball courts
- Park signs
- Informational boards

Lawn and Open Space (Zone Crews 1, 2 & 3)

- Cut open spaces
- Cut park lawn

Irrigation (Zone Crews 1, 2 & 3)

- Open systems
- Close systems
- Set and adjust all time clocks

Spray Pools (Zone Crews 1, 2 & 3)

- Open system
- Close system
- Maintain drainage, buttons and mechanisms through season

Trash Collection

- Empty 375 Trash Barrels

Nextel communication systems are utilized for coordinating site work in addition to handheld radios, cellular phones, and truck radios. A DPW wide geographic cartographic program is being introduced to record maintenance work, and is expected to assist with strategies for Town-wide park maintenance activities. The official website is being upgraded to include more information and regular updates about the parks and related activities. There is an emergency telephone line available to the public to contact the DPW/Division of Parks and Open Space. Emergency responses are prioritized based on health and safety concerns of the community and employees.

1. Staff

Table 4.18 lists the 40 full time and 15 seasonal maintenance staff positions within the Division of Parks and Open Space. A full time Carpenter position is assigned to maintain park facilities, but is organizationally listed under the Highway Division. In addition, the Park and Open Space Division supplements in-house resources with contracted services for tree pruning and removals as well as grounds maintenance at four schools and special projects. This increases staff flexibility and augments maintenance capabilities by providing additional manpower during busy seasons, particularly spring and fall.

Table 4.18: Current Park Staff by Zone

Classification	Total Number	Location	Number
Operations Manager	1	Admin / Planning	1
Conservation Administrator	1	Admin / Planning	1
Landscape Planner / Architect	1	Admin / Planning	1
Town Arborist / Pest Control*	1	Admin / Planning	1
General Foreman*	1	Admin / Planning	1

Classification	Total Number	Location	Number
Landscape Designer*	1	Admin / Planning	1
Cemetery Supervisor*	1	Cemetery Zone	1
Senior Garage Clerk*	1	Admin / Planning	1
Conservation Assistant	1	Admin / Planning	1
Zone Manager*	4	Zone 1	1
		Zone 2	1
		Zone 3	1
		Horticulture Zone	1
Athletic Fields Supervisor*	1	Athletic Field Zone	1
Motor Equipment Operator 3*	1	Athletic Field Zone	1
Tree Climber / Laborer*	1	Forestry – Trees/Sanctuaries	1
Park Maintenance Craftsman*	8	Zone 2	1
		Zone 3	1
		Horticulture Zone	1
		Traffic Islands/ Misc. Open Space Mowing	2
		Athletic Field Zone	1
		Forestry – Trees/Sanctuaries	1
		Trash Pickup / Litter	1
Gardener / Laborer*	15	Zone 1	3
		Zone 2	2
		Zone 3	2
		Horticulture Zone	1
		Athletic Field Zone	2
		Cemetery Zone	2
		Amory Tennis	1
		Trash Pickup / Litter	2
Environmental Educator	1	Admin / Planning	1
Total Full Time Employees	**40**		**40**
Seasonal Laborers	13		
Park Rangers	2	Police	1
		Parks	1

* Indicates staff under Operations Manager. Source: Brookline Parks and Open Space Division

2. Facilities and Equipment

Park maintenance activities are centered at a yard within Larz Anderson Park. The current facility includes approximately 28,000 square feet of outdoor space and two garages with a total of 11,530 square feet. However, half of one of the truck garages is used as a mechanic office and workspace with an additional 1,150 square feet used as general office space with a combination locker room, conference room and lunch room. The staff feels that the current offices located inside the garage compromise not only their ability to

work efficiently and effectively, but their health and safety as well. In addition, the storage area for small and large engine equipment and tools is inadequate as is the space, including restrooms, dedicated to accommodating the workforce.

The park maintenance facility is currently located within the walls of the former vegetable and flower garden of the original Larz Anderson estate. Since this is a National Register-listed property, the located poses limits to the Division's ability to expand the footprint without adversely affecting the integrity of the site. This is compounded by the steepness of the surrounding site and results in a cramped space with insufficient area for vehicle and material storage or traffic flow. The garage structures are also in need of rehabilitation since they experience leakage, have exposed electrical wiring, inadequate life safety apparatus and sewage problems. In addition to rehabilitation of existing facilities, the Operations Manager feels that with the current staff, the Division needs an office space of 3,500 square feet and an additional garage area of 5,000 square feet. This could be accomplished by moving the office and meeting space to the abutting caretakers house on Avon Street (which would need to be renovated to accommodate these functions), removing the existing garages, and rebuilding the yard and garage to properly accommodate park and open space operations. Alternatively, the existing footprint could be used to build a dual level garage and storage space within the existing footprint to accommodate all Division operations. Table 4.19 lists the equipment currently owned by Parks and Open Space Division.

Table 4.19: Current Equipment List

Item	Year	Number
4 Door Sedan	1 - 2003 2 – 2004	3
4WD Pickup Truck	2 – 1995 4 – 1999 1 – 2003 1 – 2005	7
2WD Pickup Truck	2001	1
4WD SUV	1993	1
C&C- Dump BC	2 – 2001 1 – 2003 1 – 2004	4
C&C- Dump Body	1 – 1995 2 – 1997 1 – 1999 1 – 2000 1 – 2002	6
1.7 CY Spreader	1997	1
C&C- Pack	1999	1
Hydroseed Sprayer	2003	1
C&C- Utility Body	1990	1
C&C- Chip Box	2003	1
50' Aerial Lift	2003	1

Equipment	Year	Number
Charriot 61"	1 – 2000 1 - 2001	2
Turf Tractor	2 – 1989 2 – 1994 4 – 2004 1 – 2005	9
Broadcast Spreader	1996	1
Tandem Utility Trailer	2 – 2000	2
Brush Chipper	1 – 1980 1 – 1994 1 – 2001	2
Tandem Axle Trailer	1 – 1980 1 – 1994 1 – 2001	3
Fork Lift	1970	1
Airofier	2000	1
Tree Chipper	2003	1
Tandem Axle Equipment Trailer	3 – 1998 1 – 2001	4
Equipment Trailer	1 – 1985 1 – 1994	2
Graffiti Remover	1985	1

Front End Loader	1 – 1994 1 – 2003	2
Ton Econoroll Roller	1980	1
Multi-purpose tractor	2003	1
60” Mower	3 – 2000	3
Bobcat	1994	1

Ice Resurfacer	1989	1
Athletic Field Conditioner	1 – 2003 1 – 1996	2
14 CY Leaf Collector	1999	1
Air Compressor	2004	1
Slice Seeder	2000	1
Turf Blower	2 – 1989	2

Source: Brookline Parks and Open Space Division.

The maintenance equipment listed above vary considerably in age, with several critical vehicles and equipment exceeding fifteen to twenty-five years in age. These include a fork lift, turf tractor, tandem axel trailer, brush chipper, graffiti remover, ice resurfacer and ton econoroll roller. The older equipment generally decreases efficiency and should be upgraded. There is also a need to increase the fleet to better utilize maintenance personnel. Thus, the Division needs to replace its outdated equipment and the supplement existing fleet to accomplish its maintenance task management effectively.

3. Maintenance Standards

Park usage and maintenance are directly related to each other. An increase in park usage demands greater maintenance work while well-maintained parks attract more users. Given this interdependence between usage and maintenance, a maintenance and management plan is required to ensure that an increase in park usage is supported by an increase in the quality and quantity of park maintenance. The *Maintenance Plan for the Muddy River Parks of the Emerald Necklace, Muddy Rivers Restoration Project* was referenced to establish a framework for parks and open space maintenance standards based on the following parameters:

- Calculating square foot maintenance cost;
- Articulating higher maintenance standards; and
- Establishing performance standards based on work activities.

Square Foot Maintenance Cost

It is complex to measure and manage park maintenance work without defining the specific work items or procedures and there are many methods for measuring maintenance work. This Master Plan uses the analysis in the Muddy River Restoration Project and applies it to the Brookline park system. Maintenance tasks are classified into six categories:

1. **General Maintenance** – work related to appearance of the park and sanitary conditions including litter pickup and trash collection from receptacles;

2. **Horticultural Care** - work related to care of shrubs, perennials, small trees, turf care, mowing, pruning, woodland management, and tree care;

3. **Repair and Preservation** – work related to functioning and safety of park equipment and facilities, preventative maintenance, and repair including that of park lighting, benches, park structures, and graffiti removal;

4. **Operations and Special Events** – work related to use of park facilities and equipment that is often seasonal or special event related, such as setting up and removing barricades. and

5. **Water Body Management** – work related to maintaining park water bodies including monitoring, cleaning, edge repair, and removal of invasive species.

6. **Athletic Facility Management** – work related to maintaining the town's hard and soft courts, multipurpose fields and ballfields by overseeding, aerating, rolling, grooming, lining, programming, mowing, irrigating and restoration. Active recreation athletic fields have a higher frequency and intensity of use and therefore cost more per square foot to maintain.

The general grounds maintenance within the Brookline Parks and Open Space Division has 32 full time staff for 2006 who will be maintaining the properties inventoried in this Master Plan. For the purposes of this analysis, operating budgets for cemeteries, conservation and the tree crews are not incorporated into the general maintenance operations. In addition, annual capital equipment is not considered part of the operating dollars for grounds maintenance. These items are typically analyzed separately, as the tree crews' budget is largely dedicated to street tree work, the cemeteries budget is for operations and maintenance of the cemeteries and the conservation budget is intended to support policy, programming and administration of the Wetlands Protection Act. This analysis is intended to evaluate the Town's ability to complete general grounds maintenance tasks.

Brookline has 563.16 acres of parks and open space according to the Town's GIS Inventory[5], excluding 52.04 acres constitute cemetery grounds, which not included for analysis in this Master Plan. Because it is managed by a separate revolving fund, the maintenance of Putterham Meadows Golf Course (119.90 acres) is also not included in this analysis. Therefore, the Master Plan maintenance analysis covers the other 443.26 acres of Town-owned parks and open spaces, including acreage for the future parkland planned for the former MWRA Fisher Hill Reservoir and the small open spaces and town building properties maintained by the Division. Maintenance costs per square foot are then based on the annual cost of salaries, services, and supplies divided by the total square feet of parkland. The operating budget for FY06 excluding capital equipment and the elements listed above totals $1,803,034. For Brookline, this calculates to $0.09/square foot as follows:

$1,803,034/(443.26 acres x 43,560 square feet per acre) = $0.09/square foot

Higher Maintenance Standard

Maintenance cost per square foot is estimated at $0.8/square foot for the Arnold Arboretum in Boston and $0.12/square foot for Prospect Park in the Borough of Brooklyn, New York. The Maintenance and Management Plan for the Muddy River Parks of the Emerald Necklace established a need of $0.10/square foot. This analysis also assumes a desired standard of at least $0.10/square foot for Brookline parks and open space due to the high expectations of residents, property values, and the additional responsibility of trash collection in parks. This applies to playgrounds, historic parks, community parks, conservation areas, and general open space. The estimated cost per square foot to maintain athletic fields is considerably higher at $.12 - $.20 per square foot excluding capital costs and equipment. Because Brookline is relatively small geographically and has a strong supporting maintenance program this plan assumes the average of $.16 per square foot to maintain the active recreation fields in Brookline. The acreage of active recreational field space in Brookline is approximately 42.65 acres.

The estimated operating budget to support Brookline's Parks and Open Spaces should be **$2,042,310.50** based upon the following:

Maintenance cost at $0.10/sf = 0.10 x 400.61 acres x 43,560 square feet per acre = $1,745,057.10.

[5] This reflects the updated inventory supplied by the Division of Parks and Open Space in May 2006.

Maintenance cost at $0.16/sf = 0.16 x 42.65 acres x 43,560 square feet per acre = $297,253.44.

$1,745,057.10 + $297,253.44 = **$2,042,310.50**

The Town's current budget for these services is **$1,803,034** leaving an estimated gap of **$239,276.5.** In addition to an increase in operating dollars, the budget should allow for an annual percentage increase of 3% to cover the cost of inflation. Brookline will not be able to increase maintenance standards without additional resources.

The allocation is also influenced by the distribution of type and character of parks or open space properties as they vary in their maintenance requirements in terms of intensity and frequency. In addition, strategies need to continue to be developed to increase maintenance capacity through a combination of the following:

- Improved management;
- Increased staff productivity;
- Increased staff strength;
- Reduction of non-productive time; and
- Use of contracted services.

In his book, *Municipal Benchmarks: Assessing Local Performance and Establishing Community Standards*, David N. Ammons states that very limited information exists regarding labor ratios for park maintenance activities. Ammons also indicated that a report "prepared by a management analysis team in Pasadena, California, concluded that a ratio of one park maintenance employee for every 7-10 acres should produce 'A-Level' service—in other words, 'a high-frequency maintenance service'."[6] However, he points out that "standards of the maintenance-employee-per-park-acreage variety and corresponding statistics reported by individual cities, are complicated by the question of developed versus undeveloped park acreage … and therefore should be interpreted cautiously." Among ten cities he examined, ratios of 10.6 to 84.7 acres maintained per maintenance employee were reported. The following labor ratio guidelines devised by the NRPA is useful in deciding on its own standards, procedures, and resource requirements.

Table 4.20: Labor Ratios for Selected Parks and Recreation Maintenance Activities

Task		Labor Hours
Mowing 1 Acre, Flat Medium Terrain at Medium Speed		
	20" walking	2.8 per acre
	24" walking	2.2 per acre
	30" riding	2.0 per acre
	72" (6-foot) riding	0.35 per acre
	Bush hog	0.5 per acre
Trim		
	Gas powered (weed eater)	1.0 per 1,000 linear ft.
Planting Grass		
	Cut and plant sod by hand (1.5' strips)	1.0 per 1,000 sq. ft.
	Cut and plant sprigs by hand (not watered)	10.9 per 1,000 linear ft.

[6] City of Pasadena [CA], Management Audit Team, 1986, p. 9.4

	Seed, by hand	0.5 per 1,000 sq. ft.
	Over seeding, Reconditioning	0.8 per acre
Fertilize Turf		
	24": sifter spreader	0.16 per 1,000 sq. ft.
	Hand push spreader 36"	2.96 per acre
	Tractor towed spreader 12"	0.43 per acre
	Weed Control	
	Spraying herbicide w/fence line truck, tank sprayer 2 ft. wide (1" either side of fence)	0.45 per 1,000 sq. ft.
Leaf Removal		
	Hand rake leaves	0.42 per 1,000 sq. ft.
	Vacuum 30"	0.08 per 1,000 sq. ft.
Tree Removal		
	Street tree removal	13.0 per tree
	Street tree stump removal	3.5 per tree
	Park tree removal	5.0 per tree
	Park tree stump removal	2.0 per tree

Source: *Municipal Benchmarks: Assessing Local Performance and Establishing Community Standards*, David N. Ammons

Recommended performance standards for park maintenance activities related to landscape and recreation features, derived from the Muddy River Restoration Project are included in Appendix H – Maintenance Performance Standards.

4. Additional Staff and Equipment Requirements

The high expectation of maintenance and upkeep from the community creates a large need for additional manpower and equipment. The analysis shows the need to add a wash bay, underground diesel tank, and two mechanic bays (one with a lift) to the facility to increase efficiency of equipment repair. With increase in landscape services, labor and equipment, the Parks and Open Space Division needs to expand its office and storage space. Based on the analysis of the existing operations staff, analysis of the maintenance cost per square foot required to meet the higher standards set by the Muddy River Project, and the analysis of the increased staff required to meet these higher standards, the following additional staff are needed to meet Brookline's expectations (Table 4.21).

Furthermore, the Division needs additional equipment listed in Table 4.22, as well as an equipment replacement program that will allow for the cyclic replacement of aging vehicles and machinery and provide additional resources necessary to take full advantage of changing technologies and thus keep maintenance work flowing effectively and efficiently. The Division will require additional garage space of 5,000 s.f. following the procurement of equipment listed in Table 4.22.

There is great potential and scope in investing in a re-design of the facility that better separates the office and equipment areas to accommodate the personnel and the storage and maintenance of equipment. A facility similar to that of the Highway and Sanitation Division in terms of volume and design can amply resolve this issue for the Parks and Open Space Division. The following two tables list additional staff requirements and equipment recommended for the Division of Parks and Open Space. The bobcat with backhoe attachment, Massey Ferguson tractor, and dump truck single bench are replacements.

Table 4.21: Additional Park Staff Requirements

Area	Staff needs
Town wide	Add a fourth maintenance zone Add 5 additional seasonal workers Add one additional trash truck and operator
Horticulture/ Arboriculture	Create an independent Tree Warden position that is at the same level at the Operations Manager to oversee planning and community development projects, special permitting, integrated pest management, the impact of roadway construction projects on street trees, to participate in emergency response and all activities associated with the Tree Planting Committee.
Trades	Staff 2 mechanics at the Parks Maintenance facility
Buildings and structures	Create a 3 member trades crew with 2 carpenters and 1 mason
Professional development	Improve training opportunities of specialized personnel

Table 4.22: Additional Equipment Requirements

Zone	Item	Specification
Horticulture	18' horticulture crew trailer	Landscape trailer with sides and box
	Rototiller	Troy-Bilt
Fields	Pull behind top dresser	11/2yd tub
General	Watering truck	With boxes on side for plant care
	Additional trash truck	6yd dump
	Pick-up truck	F-250 with plow
	Dump truck single bench	Side dump
	Dump truck crew cab	Side dump
	Mulch / fibar blower power tampered vibrator	Finn / 11/2yd tub
	Three 15' toros	21' baggers
	Bobcat with backhoe attachment	Drill / auger / forks / sweeper
	Massey Ferguson tractor	57hp
	Gator / Toro with dump body	Workman 1100
	Sweeper	Sidewalk sweeper
	Leaf loader / vac	30hp/20yd
	2-12-15 person van	Environmental educators, prison crews

Source: Brookline Parks and Open Space Division

L. Marketing

The Town publishes a program book twice per year that lists all of the Recreation, Parks and Open Space offerings. This program book is released during the third week of August and in December. Survey respondents appear to be very familiar with the Town's programs, but over 51% were not familiar with facilities. This indicates a need to increase awareness of the Town's facilities through a branding and awareness program.

Many programs fill up quickly when the brochure first comes out, but as the brochure ages, later programs often experience decreased enrollments. The Town is adding more new adult programs, but since the Town programs have not typically supported that target market, Brookline residents often don't know to look in the

program book for them. While the staff is trying to increase offerings for this important segment, the awareness of the offerings does not yet exist within the community.

In addition to the program book, there are other marketing outlets that are utilized. Information on park and recreation programs is typically included in the Community Schools Adult Education (CEAP) book. For youth programs, staff often sends flyers out to students in the K-8 schools. Unfortunately, press releases for local media produce mixed results in terms of actual publication.

The Town's website is managed by the Information Technology staff. The creation of the web site has helped tremendously with registration and the "shelf life" of program marketing. In addition, they send out information on what's new in Brookline, along with a quarterly update on all of Town activities to a mailing list of approximately 1,300 people.

M. Technology

Working with the Town's Information Technology (IT) Department, the Recreation Department operates a highly successful on-line registration program. This is significant since the survey shows that over 88% of residents have internet access within their homes. Currently the Recreation Department is implementing a new registration program that will help streamline the registration process, create a way to collect liability waivers from individuals just once per year, and allow for Scholarship applications just once per year. This is being applauded, as the previous registration system appeared to be driven primarily by easing the program process, not improving customer service, efficiency, or marketing applications.

In general there are some cultural issues that are delaying the most efficient use of technology. Some of the staff persons have been with the agency for a long time, and have been somewhat resistant to implementing new technologies and adapting to their usage. For example, some staff are resistant to utilizing email, even though computers are available to them and the usage of email would help in terms of internal efficiency and communications. As older staff retires and new hires are brought in, they are changing the organization, and tend to be more open to new implementation. In addition, the Recreation Department and Open Space Division is working with the Town's Information Technology staff to implement new networks, digitize the field permitting system, update the website, and address the need for field, park, and facility maintenance and rentals.

The Town has created an overall IT Strategic Plan, but there are limited resources for implementation and there are not currently guiding IT Strategic Plans for Parks and Open Space or the Recreation Department. The Town uses the Munis System widely. The Division of Parks and Open Space has started to utilize geographic data from the Town's GIS Department in planning and managing the parks. The use of technology is otherwise limited. While the Town's Finance Department and the Recreation Department are both computerized, the registration and financial software and systems used are not compatible making financial system management inefficient and resulting in a loss of staff time and resources from an administrative standpoint.

Larz Anderson Park

V. Recommendations and Action Plan

A. Summary of Issues and Opportunities

The Town of Brookline envisions a world-class system of parks, open spaces and recreation that serves the needs of all residents. The system includes parks of all sizes and types, with a variety of recreational and cultural programs and services. The town's parks, open spaces, natural areas, recreation facilities and programs are essential elements that create a livable, dynamic and economically vibrant town and promote a town-wide identity.

This Master Plan is intended to identify and address a wide variety of issues affecting Brookline's parks, open spaces, recreation facilities and programs, including areas for both celebration and improvement consistent with the needs of the community and the special qualities of the Town. The Plan establishes a framework for addressing Brookline's short and longer term needs. It defines an approach that maximizes the Town's park and open space opportunities by creating a system that first acknowledges and protects the Town's existing open spaces and goes on to identify additional park, open space and recreation opportunities for the future. Several topics were identified through the statistically-valid survey, public forums, stakeholder meetings, and GRASP™ analysis that reveal areas in which Brookline clearly meets the community's needs:

1. Brookline has a great diversity of park and open space properties and recreational facilities ranging from neighborhood playgrounds to historic parks and natural areas. According to the GRASP™ Level of Service standards, Brookline has met approximately 94% of its needed park acreage for the next ten years.

2. The quantity of some facilities, such as playgrounds and tennis courts actually exceed the standards for the population. The survey revealed that 77% of Brookline residents feel that existing parks and playgrounds meet the needs of the community.

3. Parks and open space are an integral component of the community. Acquisition of park and conservation land has a long history in Brookline; Cypress Street Playground and Brookline Avenue Playground are two of the first municipal purchases for playground purposes in this United States. The Emerald Necklace Park System, which resides partially in the Town of Brookline is nationally significant as a one of the first linear park systems in the country and was designed by America's foremost landscape architect and Brookline resident, Frederick Law Olmsted Sr. Recent acquisitions have added significantly to the park system, by preserving important natural habitats at Hoar Sanctuary, Hall's Pond and Amory Woods, and Lost Pond.

4. Brookline's urban population is generally well served by the location of parks and open space properties. The most densely populated area in north Brookline has the best access to parks including areas for passive recreation.

5. Recreation programs offer a wide range of opportunities. These range from team sports programs and camps for youth, to recreation programs and courses for adults.

6. Brookline meets the community's recreation program needs through creative, cooperative methods and by using facilities operated by other institutions. By leveraging access to Town facilities such as the Putterham Golf Course, the Brookline Recreation Department gains access to additional recreation fields and indoor ice.

7. Brookline citizens value their parks, open spaces, and recreation programs. A majority of residents feel that parks add significant value to residential property in the town. Park maintenance was rated excellent or good by 77% of the survey respondents.

This plan also identified a variety of areas for potential improvement, which in turn form the general framework for the recommendations described below.

1. The quantity and size of Brookline's athletic fields, especially multi-use turf fields do not meet the current demand or the Level of Service standards for Brookline.

2. Indoor recreation facilities, such as aquatic facilities and indoor ice are insufficient in the Town.

3. Brookline residents desire more open space, trails and recreation facilities, programs, and activities.

The challenge is that most residents think that Brookline's parks, open spaces and recreational programs and facilities are in good shape, when in fact every area of the Town is underserved in basic ways. Parks, open space and recreation add to the vitality of Brookline, and provide significant economic benefits. The following major themes emerged throughout the planning process as recommended focus areas for the next ten years and beyond.

B. Major Themes and Recommendations

Theme One: Brookline Needs Additional Facilities and Public Spaces

Inventory findings and analysis of all of the information gathering tools used in this plan points to a strong need for additional recreation facilities and park land for the Town of Brookline. The survey, stakeholder interviews, and GRASP™ analysis all indicate there is high demand for more fields, recreation programs, facilities and park land. Furthermore, most existing facilities are operating at maximum capacity. The primary needs are for multi-purpose turf fields and baseball fields, indoor recreation space, and the development or acquisition of additional parkland and trailways to meet specific needs described below.

The Town requires additional acreage for both active and passive uses. The community survey revealed that Brookline residents strongly favor open space acquisition, trailways in and between our parks and open spaces, additional athletic fields and the provision of indoor multi-generational community recreation activities. An additional 36 acres will meet the target acres per population; however an additional 36 to 58 acres will be needed to accommodate all of the recreational facilities and programmatic needs identified in this Plan.

1.A. Add Additional Acreages and Amenities

There is substantiated demand for additional land, facilities and trails. Brookline currently has a high amount of acreage for urban areas at 9.9 acres per 1,000, based on the current population.[1] However, there is strong support for acquisition additional green space and open space lands, particularly to accommodate projected additional population growth. A target goal of 10 acres per 1,000 is warranted.

Recommendation: As resources can be identified, the Town should strive to provide:

- An additional total of **36** acres of park or conservation land by 2010. This land should be allocated for a balance of uses, including additional active recreation areas, passive uses and conservation areas, trails, and specialty facilities. If possible, approximately 50% of the acreage should be dedicated to passive and/or conservation area uses.

- Create a Town-wide land acquisition strategic plan. Specific land acquisition priorities should be identified, including both the types of desired properties and potential parcels for acquisition. This should be carefully coordinated with Town planning efforts, with clear and effective communication with landowners. Specific areas of focus for a land acquisition strategy should include:

  - Identifying additional land for multi-purpose turf fields. Brookline should consider active communication with Northeastern University regarding the future of Parson's Field.
  - Identifying additional land for green space, passive recreation, natural area protection, particularly within the Charles River greenway identified in the Town's 2005 *Comprehensive Plan*.
  - Adopting the Community Preservation Act. This is one of few vehicles that provides potential funding for open space land acquisition and for the acquisition and preservation of historic landscapes, both of which are directly applicable to Brookline.

- The target for additional facilities includes:
  - 6 additional multi-purpose turf fields;
  - 6 additional baseball and softball fields;
  - one skate park;
  - one outdoor full-size inline rink, which could be accommodated within the ice rink at Larz Anderson Park;
  - one indoor ice skating rink;
  - one driving range;
  - 2 outdoor spray grounds - one in North Brookline, and one in South Brookline;
  - 2 miles of walking trails (along with more trail connections); and
  - An outdoor event space.

[1] Based on the total park and open space acreage of 563.2 acres and current population of 57,100.

1.B. Multi-purpose Turf Fields

An increased inventory of active, outdoor recreation facilities is required to meet the specific athletic and fitness needs of the community. Currently, Brookline has a deficit of multi-use turf fields, and has no full-size regulation soccer fields for adult play. The Town also needs to maximize the availability and playability of outdoor recreation spaces by implementing facility improvements that support intensified use. One strategy for overcoming this deficit is to implement synthetic turf and enhanced lighting of athletic fields whenever possible.

In addition, the LOS analysis in Chapter IV revealed a shortfall in baseball and softball fields, which is compounded by the current overlapping uses in several parks. This shortage leads to programming and maintenance issues for the Recreation Department and the Parks and Open Space Division, with high demand from the public, sports associations, and Brookline schools. The analysis shows that an ideal target to meet the demand would be to build **6 new regulation full-size multi-purpose turf fields**. The study also revealed the need for 5 additional softball fields and 1 baseball field. Building these fields would help eliminate the current conflict of use of the outfields of existing baseball and softball fields for turf field sports, making these fields more available for their intended uses.

The study identified that acquiring or rehabilitating existing park land to create additional fields is extremely difficult in Brookline, with the limited availability and high cost of land. Several alternatives for overcoming this issue are described in more detail below, but one primary strategy would be to adopt a philosophy that includes implementing **synthetic turf** for athletic fields whenever possible. With Brookline's high population density and heavy use, synthetic turf can help increase the capacity of field use by 2 to 4 times that of natural grass, especially if the fields are lighted, allowing for longer playing time. Synthetic turf is also more playable in inclement weather, and is not subject to rest due to overuse. New technologies in synthetic turf have eliminated most of the previous issues with this product, and the fields look more natural. Most fields are now guaranteed for 8-10 years, and often see a 12-15 year lifespan.

Recommendation: It is recommended that the Town of Brookline locate and build 6 full-size regulation turf multi-purpose fields (or 2 - 4 fields if synthetic turf and/or lights are utilized). The amount of land needed is approximately 2 acres per field, which equals a need for **5 to 14 additional acres of land** (including support spaces) for these purposes. If spaces are not found to locate full-size fields, smaller fields would be needed, and these, along with all existing fields, should also be evaluated for installation of synthetic turf and/or lighting. Table 4.9 (Chapter IV) considers the potential to reconfigure existing fields to meet adult or youth regulation play. The upper area at Soule Recreation Center appears to be sufficient in size to support a regulation sized youth soccer field and would therefore be a good candidate for synthetic turf. The new field at the Newton Street Landfill is an excellent candidate for synthetic turf as it has sufficient space to support an adult regulation sized soccer field. Other candidates for larger fields exist in areas where softball/baseball outfields co-exist with turf fields, including Cypress Street Playground, Larz Anderson Park, Amory Playground, and the outfield at Downes Field.

All fields should have adequate parking and transportation access, and be completely ADA accessible.

1.C. Indoor Multi-Purpose Community Recreation Centers

The Town needs to provide enriching recreation programs that support lifetime users that will optimize the service value of those programs, maximize the value of facilities as a community investment, and increase revenue capacity and cost recovery. The quality of recreation programming is inextricably linked to the staff's ability to provide relevant programs and excellent customer service, and the quality of the facilities in which the programs and services are offered. Additional recreation facilities that better support program needs and revenue generation capabilities should be put into service. There is a strong need for additional

programmable indoor facility space for gyms, indoor aquatics, fitness and wellness, and multi-purpose spaces for classes and programs. Ideally, Brookline should strive to have two multi-purpose community recreation centers, one located in north Brookline, and one in south Brookline. An integrated system of diverse, high quality community centers and recreation facilities serves all residents. Currently the ability to add additional desired programming is limited due primarily to spatial issues

The recreation industry has seen an internal revolution nationwide in the last 15 years, with a strong inclination towards locating indoor recreation facilities into larger "multi-purpose" community recreation centers. Several communities in New England are implementing these types of centers, and the numbers are growing rapidly around the United States. These centers typically range from 40,000 to 150,000 square feet, housing multiple components such as:

- Gyms
- Indoor competitive and leisure (warm water) aquatics
- Fitness and dance rooms
- Cardiovascular and free-weights fitness rooms
- Arts and crafts rooms
- Senior and teen areas
- Game rooms
- Child care areas
- Multi-purpose meeting, event and programming spaces
- Other specialized spaces
- Support and storage spaces

A good target standard for indoor facilities space for suburban/urban communities is 2.4 SF per population, or for Brookline at 2010, a total of **143,760 SF**. Currently Brookline has a total of indoor programmable space of 37,615 SF.

The trend toward multiple smaller separate buildings (similar to the previous strategy used in Brookline and many other urban communities) has changed, because larger multi-purpose centers offer the following benefits through co-locating the many amenities in larger buildings:

- One location offers "one-stop shopping" for families of all ages, increasing all-age usage, retention (they come back more often), and cross-utilization (they use more facilities within the center). For these reasons, users are typically also willing to pay a higher entrance or membership fee.
- Having facilities combined into one building decreases the necessary staffing ratios and overall operational expenses.
- The higher revenue combined with decreased overall expenses leads to higher cost recovery for a community recreation centers.

In addition, there is a strong interest from a not-for-profit group to build a "teen center". This group is looking to raise funds to build and operate such a center, and has approached the Town to explore a potential partnership. Typically in professional municipal recreation situations, it is found that teen centers are much more successful and have higher participation rates when co-located within a larger multi-purpose center.

Recommendation: Brookline should strive to have two larger multi-purpose community recreation centers, one located in north Brookline, and one in the south half of Brookline, to meet the needs for indoor recreation spaces. Each center should have a similar program and be approximately 50 to 60,000 SF. A specific detailed feasibility study and pro-forma should be completed for each center, but they should possible consider the following facilities:

- Gyms
- Aquatics (both lap and leisure facilities)
- Multi-purpose classrooms, events, cultural arts and meeting spaces
- Teen and senior areas
- Game rooms
- Fitness and wellness spaces
- Support and storage areas
- One center should have an indoor walking track
- One center should potentially incorporate an indoor ice rink

Both centers should have adequate parking and transportation access, and be completely ADA accessible.

For the North Brookline Center it is recommended that the current Main Gym, Kirrane Aquatics center and Unified Arts Building be renovated to include the above spaces in a more efficient format, along with potential solutions for underground or rooftop parking. It may be desirable to co-locate the discussed potential teen/youth center within this facility. The South Brookline Center would need to be newly built. It is recommended that the aquatics elements at the North Center include the current competitive and high school swimming focus, adding a leisure component as space allows. For the South Brookline Center, the aquatics focus should be on leisure, warm water and/or therapeutic activities.

Theme Two: Brookline Needs to be Creative to Achieve its Goals

Brookline has many challenges in trying to meet the additional facilities and lands described above. Therefore, creative use of existing and new facilities, strategic partnerships, and alternative funding mechanisms will be required to meet the Town's park and recreation needs. The Town should, as its first priority, pursue open space acquisition as a means to meet the indoor and outdoor park, open space and recreational deficits. The Town should also pursue regional opportunities and partnerships that maximize the community use of existing public and private facilities. Given budget constraints, the Town may also need to research opportunities to repurpose existing public park, open space facilities or public buildings. Finally, after evaluating impacts, costs and benefits of acquisition, partnerships and repurposing of existing public resources the Town would have to consider the cost of no action and the impacts of a decision not to meet a particular community need identified in this plan.

While land acquisition is the top recommendation to meet the park, open space and recreational deficits in Brookline, there is just simply not much available land to be purchased, and the land that is available is typically very high priced. The population density is very high, and town budget resources are limited for a variety of reasons. These challenges lead to the need for creative and innovative solutions, which may require a focus on different or non-traditional alternatives. Some potential strategies to be explored include:

2.A. Repurpose Existing Park, Open Space or Public Building facilities

The Town should evaluate all of its assets and determine if they are meeting Brookline's greatest needs. The philosophy of clustering may help reduce redundancies in park, open space and recreational facilities and

services while creating opportunities to meet some of the needs identified in this plan. Currently Putterham Golf Course is located on 120 acres of prime land in South Brookline. Demand for golf is steady but not increasing, with the market for 9-hole games being the strongest. However, opportunities at Putterham Golf Course that either redesign service and parking areas or reduce the size of the course from an 18-hole course to a 9-hole course were explored by the Town to accommodate other community recreation services if acquisition were determined to be infeasible. The Park and Recreation Commission considered the site and current population it is serving, the floodplain and wetland resources of the site, wildlife habitat value and overall community needs. The Park and Recreation Commission does not support the conversion of any open space at Putterham Meadows Golf Course for any use other than open space and also notes that the public and the Park and Recreation Commission have voiced strong support for having the Putterham Meadows Golf Course remain an 18-hole golf course. Other public spaces and facilities that should be evaluated include the location of the Park and Open Space Operations Facility at Larz Anderson Park and possibly the abundance of outdoor tennis facilities.

1.) **Implement a "Clustering Philosophy" for parks and facilities design**

Due to the high cost of land for the development of park facilities and the high cost of operating and maintaining duplicate facilities in most neighborhoods, developing a "clustering approach" for public amenities management may benefit the Town. Clustering involves establishing service area boundaries that include several parks and treating them as a ***single unit of service*** rather than individual parks. Within the cluster, overall community needs for individual **components** such as playgrounds, tennis courts, game courts, picnic shelters, sports fields, indoor programming space and other items commonly found in neighborhood and community parks is met without duplicating them in each individual park.

Benefits of this clustering philosophy approach include:

- Opening up space within existing parks for new facility development or reclaiming space for passive, non-programmed or pick-up activities;
- Reducing duplication of services and reducing the cost of maintenance of facilities that are underutilized;
- Reducing the capital cost to renovate or replace these duplicate facilities at the end of their life cycle and allowing fewer but higher quality facilities to be developed;
- Creating an environment where the quality of the facility and recreation experience become the priority, not the quantity of facilities and recreation experiences; and
- Enabling the Town to target land acquisition within a cluster complex to acquire space for the elements that are not provided in the current parks—this also allows the Town to look at potential greenway connections to link the parks with the cluster.

2.B. Optimize Maximum Creative Use of Other Spaces

In light of the continued demand for more space, it is imperative that the Town look at every avenue for optimizing the use of spaces that are available, including partnering and creative repurposing.

1) Maximize the Partnership with Brookline Community Schools

For the Town of Brookline, space is at a premium. Brookline taxpayers fund the Town's parks, open space and recreation facilities, and also the school facilities. As the demand for space and optimization increases, it is necessary to recognize that schools are at present only a partially tapped resource. They present a real opportunity for enhanced community use when they are not being utilized for their primary education mission.

The Town already has many joint use agreements and projects that are done in conjunction with the schools. These joint use agreements make sense for taxpayers, since all of the facilities are paid for through tax dollars, and most residents do not have children in the schools. Unfortunately, currently many of these agreements are either through verbal commitments or incomplete written agreements that are not functioning optimally for programming staff, teachers, and park maintenance staff, or providing optimum availability of facilities for the community. With the need for additional hours and facilities for recreational use, the joint use agreements should be reviewed at all levels, including front-line programming staff, teachers, custodians, and senior administration, to ensure that optimum joint use is achieved and formally outlined for each individual facility, based on joint need and the different missions. Priorities of use should be governed by the Board of Selectmen and School Board and enforcement of the agreements should be made a high priority.

Recommendation: The Town should:

- Appoint a staff and a Citizen Task Force to work with the Parks, Open Space, Recreation and Schools staff and appointees to review all existing and future joint use agreements.
- Incorporate the inclusion of schools, recreation and parks and open space in all facility decisions.
- Outcomes of this process should include:
  - Recognizing the disparate missions but shared resource base of the Town's parks, recreation and open spaces and the Brookline Schools;
  - Developing newly written joint-use facility agreements for all facilities;
  - Meeting with current user groups to discuss changes in agreements and new procedures for reserving facilities for exclusive use;
  - Exploring creating an Inter-Agency Coordination Board;
  - Establishing a timeframe for the implementation and monitoring of agreements;
  - Establishing a policy for joint development and use of facilities with the school system (can be in accordance with the **Partnership Policy** discussed below);
  - Creating evaluation and enforcement guidelines for both parties.

2) Optimize Creative Use of Other Spaces

In other densely populated areas such as Chicago, New York City, Arlington, VA, and especially in European cities, the practice of creating "Green Roofs" – or creating gardens and/or natural areas on top of roofs, is becoming more popular as a method for creating more green space. Green Roofs have been shown to reduce energy consumption and noise levels, increase preservation of biodiversity and acreage of "natural areas". Some progressive communities such as Portland, OR, are even actively pursuing partnerships with large retailers (Wal-Mart, Target) to create active recreational fields on top of these large roof structures.

Recommendation: The Town should research the costs and potential for adding additional "Green Roof" zoning or guidelines for buildings, potentially opening up additional arenas for development for both natural and active spaces.

2.C. Look at Additional and Alternative Funding Mechanisms

The Town currently has a fairly rigid capital improvement funding process in which there is not much room for separate large capital projects such as those proposed in this plan. It has been identified that there would be a benefit for the Town to evaluate alternative methods of financing these projects using other methods than those traditionally utilized. One possible solution is the use of a "Debt Exclusion Override" referendum for the capital facilities. The needs assessment supports a potential willingness to pay for specific identified projects.

In the Needs Assessment, respondents strongly supported alternative funding including the procurement of grants, creating relationships with other entities to provide or enhance recreation opportunities, increased impact developer fees and increased user fees to develop and maintain improvements. Three-fourths of respondents are willing to pay increased user fees for funding their suggestions in the survey.

Recommendation: It would be beneficial for the Town to consider the following types of funding sources (listed alphabetically below - detail in Appendix E) in greater detail and emphasis to help increase the amount of funding for parks, open space and recreation and achieve the funding necessary to implement the recommendations included in the **Action/Implementation Plan** at the end of this chapter:

- Advertising Sales
- Bonding
  - Debt Exclusion Override
  - Revenue Bonds
- Catering Permits and Services
- Concessionaires and Contracting
- Dedication / Development Fees
- Easements
- Equipment Rentals
- Fees and Charges for Programs, Admissions and Services
- Foundations / Gifts
- Friends Groups
- Fundraising Events
- Grants
- "Impact" or Real Estate Development Fees
- Intergovernmental Agreements
- Land and Water Conservation Fund
- Land Trusts, Irrevocable Remainder Trusts and/or Life Estates
- Leasehold Financing
- Merchandise Sales
- Parking Fees
- Partnerships with for-profit and non-profit organizations
- Private Developers
- Rentals and Reservations
- Special Improvement Districts
- Sponsorships and Naming Rights
- Taxes
  - Sales Taxes
  - Other Specific Taxes
- Ticket Sales
- Volunteerism

While these sources may not be the most appropriate sources of funding for Brookline, they have been successfully used in other communities. Brookline currently has the authority to issue general obligation bonds but not limited obligation bonds (i.e. revenue bonds). Many other communities in the U.S. use revenue bonds to build recreation facilities. The Town would need to seek special legislation from the State to do this. Some limitations may cause an initial constraint, but should not completely rule out these types of funding possibilities. Future attention is needed to consider all of these funding mechanisms and further examination can yield detailed analysis as to the feasibility and appropriateness of each source. Creativity and focus on increased opportunity is the key.

If a voter referendum for Debt Exclusion Override, Community Preservation Act, or any type of new tax or bond is determined desirable, there should be a concentrated effort to identify and market the benefits of the specific projects and timeline that are being proposed for the public. Additional details on definitions related to funding are included in Appendix E.

2.D. Allocate Staff Resources to Creative Strategies

In order to achieve the newer or innovative strategies, the Town of Brookline should invest in staff time and resources to evaluate, centralize, and move forward with the exploration of options. Current staff is open to possibilities, but existing workloads are already such that examination of new strategies feels almost overwhelming. The Town would benefit and could see a high return on investment from assigning a professional staff person to move forward with planning, procurement, monitoring and evaluation of alternative strategies.

Recommendations: The Town should:

- Hire **one full-time** "Creative Strategies Coordinator" (or whatever title is deemed most appropriate) to work just on the above ideas and procure grant and other alternative funding options. This position should be considered a senior management level position, working across the Recreation, Parks and Open Space Divisions cohesively, to explore and implement options for alternative funding and partnerships, and report to both the Directors of the Recreation Department and Parks and Open Space Divisions, with a goal of at **least $1 million per year** in actualized additional revenue equivalents for these shared areas. While this amount may sound initially high, given the income levels, amount of local and nearby businesses and breadth of opportunities, it should be a realistic goal for the Town of Brookline if staff resources are genuinely allocated to this purpose.

- Focus on centralized management through this position for:
  - Sponsorships
  - Grant procurement
  - Partnerships and Inter-governmental Agreements
  - Economic development
  - Foundations and/or Donor Programs
  - Communications
  - Other options for creative funding

- Adopt a pre-approved policy for Sponsorships and Donations. Since these types of alternative funding can sometimes be controversial, it is important to explore the possibilities and outline appropriate sponsorship guideline in advance of procurement to save time, resources, and pro-actively address potential communications issues.

- Create and adopt policies to formalize all partnerships in a written format. A **Partnership Policy** should provide an outline of what types of partnerships are appropriate for the Town, the approval and procurement procedures, steps for partnering, monitoring and evaluation criteria, risk management and exit strategies if for some reason a partnership does not go as planned. In addition, during this Partnership Policy formation, it will be important to identify a system for tracking and identifying all current and potential partners. A "Sample Partnership Policy" in included in Appendix E.

Theme Three - Preserving and Enhancing the Environment is a Top Priority

Brookline has a strong history of environmental awareness, stewardship and preservation of its public lands. However, just 42% of survey respondents indicated that they believe the current system is completely or somewhat meeting their needs for nature sanctuaries and trails. Over 48% of respondents (the highest amount) indicated that open space acquisition and maintenance was their top priority for funding. Despite its urban location, Brookline contains extensive environmental areas including streams and water bodies, forested areas and wetlands. Although many of these areas are preserved from development, they will require active management to ensure long-term protection and to restore some of the degraded systems. A focus on preservation and maintenance of the Town's forests, meadows, hills and wildlife habitat is important to ensure an ecologically sound natural system that can be enjoyed by all users.

Recommendations

3.A. Preserve and Protect Open Space in a Variety of Land-Use Contexts

Brookline's unique character depends on a fine balance between desirable density and the readily available presence of green and open space throughout Town. The determination of the community to maintain the green and open character of Brookline in the face of continued development pressure has been evidenced by the priorities which emerged in the Comprehensive Plan 2005-2015, The Open Space Plan 2005 and this Master Plan. It has also manifested itself in the community response to several recent development projects in Town.

In recent years it has become clear that considerations of open space protection depend upon specific land-use contexts. Natural, undeveloped open space has become rare in Brookline and remains on only a few large institutional, residential and publicly-owned properties. Yet as Brookline becomes increasingly built-out, recognition has emerged that even in the context of built space, it is important to preserve open space values.

As a way of maintaining Brookline's unique character going forward, the 2005-2015 Comprehensive Plan set a goal of "no net loss" of open space town-wide. This concept would benefit from further discussion and definition. In this Plan, "no net loss" is understood at a minimum to reflect the community's very apparent desire to ensure the preservation of open space as a component of built space when the town has oversight of residential and commercial development. Special attention should be paid to ensuring that there is a balance of types of open space protected in Town by implementing the following:

- Determine appropriate strategies for open space protection for the large (5 acre or more) parcels owned by private institutions;
- Pursue open space protection opportunities in residential areas zone S-15 and larger;
- Explore opportunities for open space preservation in the context of other private residential development or redevelopment projects;
- Promote the inclusion of open space values in the context of commercial development and redevelopment;
- Promote protection of publicly-owned open space.

3.B. Improve and Protect the Water Quality and Functions of Brookline's Watersheds

In order to promote better water quality, less flooding and better aquatic habitat, it is important to focus on maintaining and improving water quality. Numerous on-going efforts are occurring on federal, state and local levels to protect and enhance Brookline's water resources that are vital for flood control, storm damage protection, wildlife and fisheries habitat and recreational uses. The Town needs to ensure a high level of protection for Brookline's remaining fragile wetlands and improve the water quality in surface waters including rivers, brooks, ponds and lagoons. The following are some of the most important areas for focus:

- Continue aggressive implementation of the Town's stormwater management program;
- Continue commitment to the Muddy River Restoration Project;
- Pursue illegal connections and identify other sources of reduced water quality;
- Investigate ways to improve water quality in Hall's Pond and Lost Pond;
- Continue efforts to certify vernal pools;
- Monitor quality of perennial and intermittent streams;
- Initiate public education;

- Complete storm drain and wastewater improvements;
- Adopt and implement a local wetlands by-law.

3.C. Emphasize Sustainability and Green Buildings

The use of sustainable technologies to help minimize the impacts of buildings on the environment has gained in popularity over the past 10-15 years. The U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED™) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. The LEED Rating System addresses many aspects of the design and building process. Reduced site disturbance, water efficiency, energy efficiency, construction waste management, and indoor environmental quality are some examples of the different design and building strategies incorporated in LEED. While the LEED program has been around for nearly ten years, it has gained in popularity since 1998 when the first LEED version 1.0 Rating System was released. Brookline should incorporate a vision of sustainable buildings for all new projects.

3.D. Create a Natural Resource Policy and Management Plan

As the Town's resources and services have grown, there has been an increased need for centralized management practices. The guidelines and standards for management have sometimes become created on an "as needed" basis. The Town should now review all definitions and practices, create a centralized management plan for all natural areas. With the creation of the updated parcel inventory in this Master Plan, these should be formalized into adopted plans and policy to help guide future acquisitions, planning and usage. In spite of the urbanization of Brookline, there is a surprising diversity of wildlife. The following are recommendations to preserve, restore and create habitat for native wildlife and plants and strategies to promote peaceful co-existence between wildlife and humans:

- Devise policies and programs that promote and protect plant and animal biodiversity;
- Establish a municipal policy for wildlife management;
- Protect significant wildlife corridors;
- Use conservation restrictions and other tools to allow protection of lands that have significant values for native wildlife and biodiversity;
- Implement practices that increase diversity of wildlife species and preserve wildlife habitat;
- Preserve and protect Brookline's urban forest;
- Preserve and enhance protections for the Town's sanctuaries.

3.F. Continue and Increase Sound Environmental Practices

The Town has been adopting sustainable environmental practices and should continue to place priority on those practices, including:

- Decreasing the use of impervious surfaces where possible, yet still maintaining accessibility where desired;
- Decreasing the dependence on herbicides and pesticides;
- Increasing the educational opportunities for private property owners;
- Increasing education and interpretation resources;
- Providing ongoing resources to control invasive species;
- Implement practices that increase diversity of wildlife species and protective corridors;

- Continuing to monitor the "Green Industry" for new best practices.

Theme Four - Brookline Must Be Able to Get There

All of the planning and funding in the world means little if the community is not able to get to the parks and open spaces to use them. This realization translates into a heavy emphasis on access for all and transportation, working closely between Town departments to ensure that any new facility or other public space is walkable, accessible, usable, has adequate parking, and/or is on major transit lines.

One major issue with the Town of Brookline's facilities is the difficulty experienced by users in trying to park or get too many of the amenities. While this plan realizes the inherent difficulties of building facilities on limited land in densely populated urban areas, alternative transportation planning is key.

Recommendations

4.A. Strive to Ensure Usability beyond Pure Accessibility

Brookline has implemented a strong focus on usability of all public spaces for people of all abilities, but there remain facilities and lands that are not adequately accessible. The Town needs to maintain a focus that extends above and beyond what is required by law when feasible, including technical research, design expertise, and citizen input related to creating and redeveloping public spaces that are accessible and usable by all. The goal is to create spaces that are not only accessible but are also completely usable by the public.

4.B. Work Together to Ensure Access

All departments within Brookline and adjacent communities need to work more closely together on planning for all public spaces and facilities projects. The value of the MBTA transit system in creating opportunities for access to parks and recreation facilities is evident. This should be taken into account when locating new parks, open spaces or recreational lands. Facilities with a Town-wide draw should be located near MBTA stops whenever possible, since this can have the effect of distributing traffic rather than causing congestion near the component. For example, if a large outdoor concert venue is created and placed in a location accessible by the MBTA system, it may encourage people who do not live near a transit stop to at least drive to the one nearest to them and take the bus or train from there to the concert. Traffic is thereby distributed among transit stops instead of concentrated near the concert venue.

- The Town should include transportation planning and access planning for all renovated or new facilities. The plans should provide an emphasis on walkability, alternative access modes (friendly to cyclists, skateboards, in-line skating, etc.), parking and maintaining accessibility for all.
- The Town should assign a "transportation and access coordinator", either through contract services or in-house, to work with parks, recreation and open space projects related to parking, alternative transportation options and accessibility.

4.C. Create Bicycle and Pedestrian Greenways

Brookline needs to establish a network of open space corridors, including "green" streets with bicycle lanes and pathways that are valued for their environmental, aesthetic and economic benefits. This will not only identify, protect and promote pedestrian and bicycles access routes, but will also improve safety and aesthetics.

The public stressed the need for bicycle and pedestrian routes, access to open space, and greening of roads and bike trails. There are few safe and satisfactory non-vehicular routes, even for intrepid bikers, both in the heavily developed areas of north Brookline and the less dense sections of south Brookline. Moreover, the routes that exist do not connect the public to the Town's major open space areas. The existing bicycle and

pedestrian routes lack a 'green' landscape that would provide aesthetically pleasing surroundings and a safe buffer between non-vehicular users and automobile drivers.

Brookline would benefit by more bicycle and walking paths, as well as more sidewalks, especially those leading to important destinations such as open spaces, schools and commercials areas. The addition of these amenities, along with the greening of the streets generally, through planting of more trees and larger tree lawns will augment the open space experience in Brookline.

- Improve safety and aesthetics for pedestrians and bicycles on important access roadways;
- Create a "Gateway East" on Boylston Street/Route 9 at the Boston Border that includes establishing a formal pedestrian/bicycle connection across Route 9 between Olmsted and Riverway Parks;
- Implement the Beacon Street Master Plan to enhance the green character of this historic boulevard and multi-use transportation corridor;
- Identify, protect and promote other pedestrian and bicycle access routes;
- Repair and reopen the Carlton Street Footbridge.

4.D. Continue to Update and Implement Trail Systems Management

Community members want to enjoy Brookline's "walkable" attributes, and there needs to be safe connecting trails for walking, biking, jogging and alternative modes of transportation. As the Town has grown, densified and implemented GIS systems for management, the trails system management and communications pieces should become more detailed. The Town needs to continue to update the GIS systems, including the **GRASP™** database, to include details on length of trails, trail surfaces, updated connections and accessible locations. By creating a detailed trail systems database, future decisions on trail location, land acquisitions, and easements will be more equitable and easier to justify and manage.

Theme Five - Brookline Can Do It Better

Brookline is operating relatively efficiently for current levels, and public opinion is pretty high relative to existing programs, services, and maintenance, but there is always room for improvement. The following areas appeared as priority focus areas for improvement throughout this analysis.

5.A. Cost Recovery and Business Planning

As Brookline has grown and evolved, the issues of pricing and the relationship of funding to cost recovery has grown inconsistently across the Town's departments and divisions. Current operation budgets are based on historic achievement, not on an integrated philosophy and consensus on where the Town would like to see cost recovery/subsidy for both the Recreation Department and the Division of Parks and Open Space. While there are some approved fee policies, determination for fees, prices, subsidy levels and cost recovery varies. In addition, the basis for the categorization of the general and revolving fund budgets may be dated not sufficiently defined and/or not understood by the majority of the staff or public.

This Master Plan does not include comprehensive projections for Operational Budgets at this time, since the primary financial recommendation is that the Town should reevaluate the current and projected cost recovery expectations and revise pricing and fee structures to accommodate a consensual and equitable philosophy and policy for both the Recreation Department and the Division of Parks and Open Space. The Operational Budget for FY06 has already been approved and allocated. Including additional projections at this point would prove irrelevant if the Town develops an overall philosophy and revises cost recovery goals. However, the Plan does recommend specific increases in the maintenance operating budget of the Parks and Open Space Division, in 2005 dollars, as it relates to maintenance service delivery based upon deficits identified and acreage maintained.

Recommendation: The Town should:

- Create and implement a clear **Pricing and Cost Recovery Policy**, an easily articulated Philosophy, and approved pricing formulas based on using the ***Pyramid Pricing and Cost Recovery Methodology***. This Policy should be approved by the Parks and Recreation Commission, the Open Space Board, and the Board of Selectmen, and created in conjunction with all levels of staff involvement to create accurate values and consensus based on the Town's Mission for these types of services.
- Re-evaluate and clarify the use and expectations of the Revolving Fund Budget relative to other program areas.
- Re-evaluate the current practice of offering most field rentals for free to sports associations. In most communities around the U.S., this practice is being seen more and more as a revenue-based permitting system, recognizing the large value that the Town provides in offering fields, scheduling, lining, preparation and maintenance. The history of offering these services at no or low cost is becoming a luxury most communities are deciding belongs with higher cost recovery practices. **The Town should evaluate whether a fee-based system may be more appropriate for these services.**
- Evaluate other potential forms of revenue for the Town including Alternative Funding (see Recommendation 2C above), concessions and contracting, field rentals, impact fees, land dedication requirements, advertising, etc.
- Create and adopt a **Strategic Business Plan** for all recreation, parks and open space programs and fee-based facilities that includes revenue expectations, operational guidelines, funding and marketing. This Plan should include revised Operational Budgets to coincide with the CIP planning timeframe.

5.B. Ability to Pay

The master planning process identified that "ability to pay" remains an issue for a segment of Brookline's population. While overall, Brookline residents have higher incomes than most places in the U.S., and over 50% of survey respondents indicated that they would be willing to pay higher user fees, almost 20% of the households have an income below $50,000 per year. The Town has a scholarship program in place to help those in need, but not all available scholarship funds are awarded. In investigating the possible reasons for this incongruence, it became apparent that the process for obtaining financial assistance may not be widely known, and it may be seen as onerous or embarrassing by potential applicants.

Recommendation: The Town should work towards simplifying the application process for scholarships or discounted program rates to make it easier, more equitable and objective for potential participants in this program. The application process is somewhat onerous, and can be seen as embarrassing. Guidelines should be published in all brochures and available at registration desks that outline eligibility requirements, income levels and the amount of assistance or discount that is available for the applicant so that potential applicants can ascertain their potential assistance level prior to application. The goal of this recommendation is to make it easier for those who may not be able to afford programs to get assistance, and to better communicate the availability of this type of assistance.

5.C. Programming for Trends, Demographics and Usage

Brookline has historically focused most of its programming on youth, aquatics and sports in the community. While this focus has allowed for establishment of strong programs in these areas, analysis of demographics, trends, and needs indicate that there is a large portion of the population (and taxpayers) that may not be benefiting from the programming focus. Less than 50% of survey respondents indicated that programming is meeting their needs. In addition, demographics show that Brookline has a 5.5% higher population of ages 25-34 than the average U.S. community, and 70.3% of the population is over age 25. 43.2% of the households

make more than $100,000 per year. For adults and seniors, fitness and wellness programs are the highest priority. With the aging of the baby boomers, these numbers are only increasing. These potential markets for programs (often those programs with potentially higher cost recovery) are not being fully tapped.

Recommendation: While the facility and spatial limitations are certainly limiting factors, the Town may want to adjust the programming focus to include more activities that would be attractive to adults and seniors. This increase in focus could include:

- Acknowledging that while they may age, Baby Boomers will never consider themselves "seniors". They typically are more interested in fitness, wellness, environmentally-based, educational, and special events types of programs without the "senior label".
- Programs and facilities need to be scheduled to be open and available on nights and weekends when users aren't working.
- An increase in the offering of one-time or "drop-in" type programs that do not required a high level of commitment.
- Offering higher priced and higher cost-recovery but attractive programs such as trips, special events, specialized individual training, adventure-type programs, etc.
- An increased emphasis on cultural, environmental and historic programs.

5. D. Marketing and Awareness

A large portion of the population is unaware of programs and especially facilities that are available to them. Only one-third to half of the respondents were aware of programs offered by the Town, and less than half were aware of the facilities offered. In order to increase awareness, participation and position facilities and programs for public support and usage, the Town needs to create comprehensive marketing strategies and plans.

Recommendation: The Town should:

- Create a marketing plan for the next five years that looks at all aspects of marketing and awareness.
- Increase the recreation program guide to a quarterly schedule to increase participation in later offerings and create a more effective "shelf life".
- Improve the quality of the Program Guide to attract adults and promote higher cost recovery programs - similar in quality to the Community Education guide
- Add a map of all facilities to the program guide along with information on access and alternative transportation.
- Implement a cohesive marketing and branding campaign that focuses on identity, signage, facility awareness, and under-utilized programs like the ice rink, therapeutic recreation, adult programs, etc.
- Provide a clear and uniform interpretive and informational signage throughout the park and facilities system.
- Create a marketing campaign that highlights the water quality and open swim times at the aquatics center.
- Promote the historic significance and grandeur of the parks' landscapes, along with identifying those parks that offer a unique and marketable experience for residents and visitors, many of whom are only familiar with parks close to their homes.

- When the new registration system is up and running, the Town should collect and maintain a database of users for marketing and tracking purposes.

5.E. Technology

Technology plays a major role in efficiency of public agencies. For Brookline, technology has and is being implemented, but often in a piecemeal fashion. The Parks and Open Space Division and the Recreation Department have several different types of software and hardware that typically do not communicate efficiently, creating duplication of work.

Recommendation: The Town should:

- Create an IT Strategic Plan specifically for both the Recreation Department and the Division of Parks and Open Space that looks at hardware, software, needs, return on investment, life-cycle, and integration.
- Look at integrating registration and rentals, facility and parks maintenance, golf course, administrative and financial software systems to minimize duplications and inefficiencies.

5.F. Staff Training and Succession Planning

Like most communities, Brookline will be experiencing a large amount of staff transitioning, succession and turnover in the next few years as long-time staff members retire due to aging of the Baby Boomers. Brookline has been blessed to have a solid staff for many years, but this impending turnover will cause some turmoil as the culture naturally changes. Staff with higher levels of technological expertise, computer usage, and differing values will become colleagues with those who have different views and long-term experience in the previous system and culture.

Recommendation: The Town should recognize and create awareness of current and impending change of staff culture due to change of staff from “long-term” to younger employees due to coming retirements. There needs to be training and resources allocated to plan for inclusion and knowledge-base transfer, documentation of processes, change awareness and transition-coping strategies, succession and promotion from within.

5.G. Parks Maintenance and Management

While the public ranked parks maintenance as very high, with 77% being satisfied with this service by the Town, staff and stakeholder interviews revealed the need for more resources in order to maintain this level of service for the community. The survey identified that the top two priorities for Brookline residents are maintaining existing parks and providing more natural areas and open space. Furthermore, the maintenance analysis included in Chapter IV revealed that to achieve an “ideal” level of maintenance using the methodology in the Draft Maintenance and Management Plan for the Muddy River Improvement Project, adapted from maintenance standards in several northeastern cities, Brookline needs to both increase the operating budget for park maintenance and add a significant number of staff or contract services.

One of the most critical issues in park management today is inadequate funds for park maintenance. Too often, park maintenance costs are the first to suffer budget cuts because it takes a long time for the public to see and react to the impact of decreased park maintenance. However, in the long run costs to upgrade existing facilities far exceed the costs of regular maintenance.

Parks maintenance operates out of the facility at Larz Anderson Park, and the existing garage, offices, vehicle and equipment storage and staging areas are inadequate for the scope, breadth and amount of work that needs to be done to maintain the existing park system. In addition, the park maintenance responsibility has

grown substantially, with many of the processes, guidelines and plans lagging behind the staff needs and the amount of work that has to be done on a daily basis.

Recommendation: In order to continue to provide a high level of service for park maintenance, the Town should:

- Evaluate two alternatives to improve the park maintenance yard, and implement the preferred alternative:
  - Rehabilitate the existing facility at Larz Anderson Park to improve indoor office and meeting facilities and equipment storage, as well as outdoor storage and staging areas. The existing house on Avon Street could be efficiently adapted to provide clean and safe office and meeting space. This could be done as part of the update to the Master Plan, which considers the affects of new additions on the historic landscape; or
  - Centralize the park maintenance with or nearby the Department of Public Works Municipal Service Center or Golf Maintenance Facility.
- Enhance maintenance capabilities by:
  - Adding an additional work crew/zone. Possible areas of staff enhancement include horticulture and preservation maintenance with a specific need identified for the Emerald Necklace Parks and other specific areas identified in Chapter IV.
  - Further evaluating existing and desired staff/maintenance capacity in order to determine where new positions, skills, or services can be best utilized. This should include phased approach to achieving an ideal level of maintenance funding, which indicates a current operating deficit of $239,276, needed for FTEs (full-time equivalent staff), seasonal staff, services and supplies.
  - Addressing equipment shortfalls and needs, necessary to efficiently care for the Town's diverse, significant, and highly used park system.
  - Continuing professional development and making available technical support necessary for effective repair, rehabilitation, and maintenance (survey services, CADD, standard details).
- Create a Town-wide maintenance plan for the park system that outlines the above approaches, philosophies, policies and guidelines for all aspect of parks maintenance, considering the performance standards outlined in Appendix H.

5. H. Proactive Issues Management

Brookline typically experiences a high level of community and neighborhood involvement, and a high percentage of residents are very articulate, well-educated and passionate about their community. This is usually a positive situation, but can be problematic when specific neighborhood groups are resistant to change that may benefit the community as a whole.

Recommendation:

- Brookline needs to be proactive in identifying issues early on that may become controversial or difficult, and devise strategies to include all facets of a project or issue, including voices that can represent the neighborhood interests, special project interests, and the interests of the community overall.
- To deal with neighborhood protectiveness related to construction of new public facilities, the Town should create a proactive "issues management" team approach to all project planning that includes early identification of potential issues, involvement of community-wide advocates, communication and consensus building, in addition to the design review process.

- All projects and planning should include a comprehensive public process that is widely advertised and includes professional facilitation that identifies the varying viewpoints.

C. Six Year Action/Implementation Plan

This Master Plan contains a menu of recommendations necessary to meet Brookline's park and recreation needs. Table 5.1 summarizes the recommendations and proposes a projected timeline for completion. The majority of the components listed below are proposed within a six year period, corresponding to the Town's CIP program. A few major recommendations, such construction of a new community center, or acquisition of major open space parcels may have a longer horizon.

Table 5.1: Action/Implementation Plan

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
THEME 1: BROOKLINE NEEDS ADDITIONAL FACILITIES AND PUBLIC SPACES					
A. Add additional outdoor recreational amenities					
Convert 2 existing fields to synthetic turf	Immediately	Division of Parks and Open Space	Field design, construction	$900,000 per field or $1.8 million	Provides immediate benefit related to a critical recreation facility need.
Add 4 additional multi-purpose turf fields (Acquire 2 acres per field or 8 acres)	0-6 years Identify parcels, secure funds, and reach settlement with land owners	Division of Parks and Open Space in coordination with Planning, Legal and Selectmen	Land acquisition cost; plus field design and construction	$1.63 million per acre for land acquisition[2] ($13 million); $300,000 per field for turf and $900,000 per field for synthetic turf; $1.2 million to $3.6 million construction cost.	Provides increased facilities to meet Brookline's level of service need. Allows for some limited field rotation to aid in long-term maintenance and management.
Add 1 additional baseball field and 5 softball/youth baseball fields (Acquire 2 acres per field or 12 acres)	0-10 years Identify parcels, secure funds, and reach settlement with land owners	Division of Parks and Open Space in coordination with Planning, Legal and Selectmen	Land acquisition cost; plus field design and construction	$1.63 million per acre for land acquisition[2] ($19.5 million); $300,000 per field for turf and $900,000 per field for synthetic turf; $1.8 million to $5.4 million construction cost.	Provides increased facilities to meet Brookline's level of service need. Allows for some limited field rotation to aid in long-term maintenance and management.
Plan for additional recreation facilities such as indoor ice rink, spray grounds, walking trails & an outdoor event space	0-10 years Identify parcels, build possible partnerships, identify funding, and begin planning	Division of Parks and Open Space in coordination with Recreation, Planning and Selectmen	Design and planning services for planning and feasibility studies	Cost will vary depending upon project and depth of planning process	Provides increased facilities to meet Brookline's level of service need.
TOTAL Estimated Cost: $4.8 to $10.8 million excluding land acquisition.					

[2] Average estimated land acquisition costs based on communication with the Town of Brookline, Planning Department, who estimated land valued in South Brookline to range from $1.3 to 1.7 million/40,000 sf. This translates into an average of $1.63 million/acre.

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
B. Create indoor multi-purpose recreation centers					
Rehabilitate the Main Gym and Kirrane Aquatics Center; renovate and add approximately 30,000 sf of usable space	3-6 years	Department of Recreation: programming Building Department: design and construction	Design, management plan and construction costs	$700,000 for design $10 million in construction costs	Provides for increased indoor recreation and updates aging building without requiring land acquisition.
Design and Construct new Community Center in south Brookline – approximately 60,000 sf	Feasibility study: 3-6 years followed by design and construction in 6-12 years	Department of Recreation: programming Building Department: design and construction	Design, management plan and construction costs	$800,000 for design; $20-30 million for construction; depending on site selected could require 1.63 million/acre	Would readily achieve Brookline's indoor recreation needs and better serve south Brookline.
TOTAL Estimated Cost: $31.5 to $41.5 million excluding land acquisition.					
C. Add additional acreage (36 -58 acres)					
Add 36 -58 acres of land allocated for a balance of uses. Identify critical needs and parcels for land acquisition. Secure funds and negotiate acquisition.	0-12 years Identify parcels, secure funds, and reach settlement with land owners	Division of Parks and Open Space in coordination with Planning, Legal and Selectmen	Land acquisition cost; allocate funds as specific parcels are identified. Operational costs for staff time and/or consultant costs	$1.63 million per acre	Meets Brookline's projected open space needs based on LOS standard of 1 acre/1000 residents. Achieves a major objective of the Master Plan to meet Brookline's open space needs for both passive and active recreation and land conservation.
Create a town-wide land acquisition strategic plan (including adoption of the Community Preservation Act).	2-6 years Establish land acquisition priorities, identify parcels, develop communication strategy and identify funding	Division of Parks and Open Space in coordination with Planning, Legal and Selectmen	Land acquisition cost; allocate funds as specific parcels are identified. Operational costs for staff time and/or consultant costs	$1.63 million per acre Approximately $20,000 to $30,000 in consultant costs for planning.	Meets Brookline's projected open space needs based on LOS standard of 1 acre/1000 residents. Develops land acquisition strategies to achieve goals identified in Master Plan and OS Plan.
TOTAL Estimated Cost: $36.4 to $52.4 million excluding land acquisition. *Short-term recommendation is to acquire an additional 8 acres for fields. Estimated Cost: $13 million.* *Long-term recommendation is to acquire an additional 28-50 acres for passive/active use. Estimated at $45.6 - $81.5 million*					

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
THEME 2: BROOKLINE NEEDS TO BE CREATIVE TO REACH ITS GOALS					
A. Consider opportunities to repurpose existing park, open space or public building facilities					
Evaluate all assets and determine if meeting greatest needs.Implement a clustering philosophy for parks and facilities design and maintenance.	3-6 years	Department of Recreation Division of Parks and Open Space	Operational costs related to staff time and resources for preliminary planning and process.	$10,000-$25,000 for consultant costs.	Will inform land acquisition plan; could provide areas for recreational facilities without requiring land acquisition.
B. Optimize maximum creative use of other spaces					
Maximize Partnerships with Brookline Schools**.**	0-3 years	Joint committee including Schools, Parks and Recreation	No capital costs; operational costs related to staff time and resources only	NA	Facilitates cooperative management and shared goals for joint use and management of school grounds and recreation facilities.
C. Investigate Alternative Funding Mechanisms					
Consider and prioritize a variety of funding sources used locally, regionally and nationally to evaluate alternative methods of financing.	0-3 years	Parks and Recreation, in coordination with Town fiscal managers	No capital costs; operational costs for staff time or consultant costs only	NA	Critical to determining and securing funds to meet park, open space, and recreation needs given limited municipal funding sources.
D. Allocate Staff Resources to Creative Strategies					
Hire a Creative Strategies Coordinator	2-3 years	Joint position shared by Division of Parks and Open Space and Department of Recreation	Increases operational budget by one person. Approximately $50,000-$80,000/year plus benefits (operational cost)	NA	Provides attention on creative initiatives, rather than using existing staff positions devoted to other functions.
Coordinate grants, communications, creative funding alternatives. Create policies related to sponsors/partnerships.	3-6 years	Joint position shared by Division of Parks and Open Space and Department of Recreation	Potential for increased revenue up to $1,000,000/year	NA	Enhances Brookline's ability to find and secure funding for parks, open space, and recreation facilities and programs.
				TOTAL Estimated Cost: $10,000 to $25,000	*excluding operating costs.*

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
THEME 3: PRESERVING AND ENHANCING THE ENVIRONMENT IS A TOP PRIORITY					
A. Preserve and protect open space in a variety of land-use contexts					
Determine appropriate strategies for open space protection. Create of a land conservation policy.	Ongoing	Division of Parks and Open Space, Legal, Selectmen	Operational costs for staff time only	NA	Retains balance between desirable density and presence of green and open spaces.
B. Improve and protect the water quality and functions of Brookline's watersheds					
Emphasize importance of water quality. Aggressively Implement stormwater management program.	Ongoing	Department of Public Works	Operational costs for staff time only	NA	Provides clear direction related to the importance of existing water resources in daily operations.
C. Emphasize sustainability and green buildings					
Encourage the use of sustainable technologies (including green roofs)	Ongoing	DPW, Selectmen, Building, Health, Planning	Operational costs for staff time only	NA	Helps to reduce Brookline's municipal energy needs and provides a model for environmentally-friendly construction.
D. Create a Natural Resource Policy and Management Plan					
Create policies and programs that promote and protect biodiversity, wildlife management and natural areas.	0-3 years	Division of Parks and Open Space, Health Department and Police Department	Staff time and/or consultant costs	Approximately $25,000 to $50,000 for consultant costs	Provides for consistent management of Brookline' natural resources across multiple jurisdictions.
E. Continue and increase sound environmental practices					
Implement sound environmental practices town wide.	Ongoing	DPW, Selectmen, Building, Health, Planning and Recreation Department	Operational costs for staff time only	NA	Retains and maintains quality environment for Brookline's residents and contributes to land conservation objectives.
				TOTAL Estimated Cost: $25,000 to $50,000 excluding operating costs.	

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
THEME 4: BROOKLINE MUST BE ABLE TO GET THERE					
A. Usability beyond accessibility					
Create and redevelop public spaces that are accessible and usable by all.	Ongoing	DPW, Selectmen, Building, Health, Planning and Recreation Department	Operational costs for staff time only	NA	Ensures that existing and proposed parks, open spaces and recreational facilities and programs are fully useable by the entire community.
B. Work together to ensure access					
Include transportation and access planning for all renovated or new facilities.	Ongoing	Division of Parks and Open Space and Department of Recreation, Engineering, Highway, Planning	Operational costs for staff time only. Should be part of all new projects.	NA	Ensures that all parks, open spaces and recreation facilities are accessible to all of Brookline's residents.
Create a transportation and access coordinator or provide services (consulting or in-house) for each Park and Recreation project	3-6 years	New position or consulting services	Increased Town operational budget by one position. Approximately $50,000 -$70,000 plus benefits (operational cost)	NA	Would greatly help to facilitate access to parks and recreation facilities given limited parking and public transportation, especially for Brookline's senior population.
C. Create bicycle and pedestrian greenways					
Continue to update and implement trail systems management	Ongoing	Division of Parks and Open Space	Operational costs for staff time only and/or consultant costs on a project basis.	Approximately $25,000 to $50,000 for consultant costs	Enhances Brookline's recreational amenities including opportunities for bikeways connecting beyond the town.
TOTAL Estimated Cost: $25,000 to $50,000 excluding operating costs.					
THEME 5: BROOKLINE CAN DO IT BETTER					
A. Cost recovery and business planning					
Implement pricing and cost recovery policy	0-3 years	Recreation Department with Division of Parks and Open Space	Operational costs for staff time only and/or consultant costs	Approximately $25,000 to $30,000 for consultant costs.	Enhances Brookline's ability to fund programs and increases funding flexibility, particularly with limited municipal budgets.

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
Re-evaluate use and expectations for Revolving Fund	0-3 years	Recreation Department	Operational costs for staff time only	NA	Provides greater funding flexibility
Evaluate fee system for field rentals	0-3 years	Recreation Department	Operational costs for staff time only	NA	Brings fees in line with comparable costs in other communities to cover true costs related to field scheduling, preparation, and repair.
Create strategic business plan	3-6 years	Joint project by Department of Recreation and Division of Parks and Open Space	Operational costs for staff time and/or consultant costs	Approximately $45,000 to $65,000 for consultant costs	Increases operation and management effectiveness for both Parks and Recreation.
B. Ability to pay (enhance scholarship program)					
Simplify the application process for scholarships or discounted program rates.	Ongoing	Department of Recreation	Operational costs for staff time only	NA	Provides recreational programming opportunities for a larger segment of Brookline's population.
C. Programming related to Trends, Demographics and Usage					
Reevaluate program focus based upon population demographics and need.	0-3 years	Division of Parks and Open Space Department of Recreation	Operational costs for staff time only	NA	Directs recreational programming to serve Brookline's specific demographics, esp. senior and young adults.
D. Marketing and awareness					
Create a marketing plan	0-3 years	Division of Parks and Open Space Department of Recreation	Operational costs for staff time and/or consultant costs	Approximately $25,000 to $35,000 for consultant costs	Increases visibility of the towns facilities, parks and programs; directs marketing at specific demographics/users
Improve program guide	0-3 years	Department of Recreation with input from Division of Parks and Open Space	Hard costs for design and printing.	Design $5,000 Printing $10,000	Improves communication between Town and residents.
Maintain database of users	0-3 years	Department of Recreation	Operational costs for staff time only	NA	Provides information to inform ongoing program development.

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
E. Technology					
Create an IT Strategic Plan	0-3 years	Division of Parks and Open Space Department of Recreation	Operational costs for staff time and/or consultant costs	Approximately $25,000 to $30,000 for consultant costs	Critical to understanding existing and future IT needs (see below)
Integrate software for all operational areas	3-6 years	Division of Parks and Open Space Department of Recreation	Operational costs for staff time and/or consultant costs; new software costs	NA	Improves efficiencies and communications between departments
F. Staff training and succession planning					
Plan for staff transitioning, succession and turnover	Ongoing	Division of Parks and Open Space Department of Recreation	Operational costs for staff time only	NA	Provides long term consistency and efficiencies related to program administration and park management.
G. Park maintenance and management					
Improve park maintenance yard: Evaluate alternatives Implement improvements	0-3 years 3-8 years	Division of Parks and Open Space for all components	Feasibility study to evaluate alternatives Construction costs	$40,000 for feasibility study; $560,000 for design if new facility; $1-8 million for construction costs;	Provides safer, more efficient work environment for park maintenance with opportunities for increased materials and equipment storage.
Add additional zone crew	3-4 years	Division of Parks and Open Space	Increased operational costs	NA except for increased equipment needs	Provides critical maintenance support – could include new zone specifically tailored to the nationally significant Emerald Necklace Parks
Address equipment shortfall	Ongoing	Division of Parks and Open Space	Capital and operational expenditures (funding source exists in annual operating budget)	$250,000 per year	Provides equipment needed to adequately maintain the park and open space system.
Professional development	Ongoing	Division of Parks and Open Space	Operational costs for staff time and/or training costs ($500/person for 15 staff)	Suggested budget of $7,500/year for training and professional development	Provides additional tools to accomplish goals. Increases efficiency and job satisfaction for workforce.

Theme and Recommendation	Timeline	Responsibility	Financial Impact	Projected Capital Costs	Public Benefit
Clustering philosophy	3-6 years	Division of Parks and Open Space in collaboration with other Town departments	Operational costs for staff time and/or consultant costs	Approximately $10,000 to $15,000 in consultant costs	Enhances operational efficiencies.
Town-wide maintenance plan	0-4 years	Division of Parks and Open Space	Operational costs for staff time and/or consultant costs	Approximately $25,000 to $35,000 in consultant costs	Provides clear direction and expectations for maintenance activities and ensures that priorities are addresses.
TOTAL Estimated Cost: $1,207,500 to $8,775,000 excluding operating costs.					
TOTAL Estimated Cost: $37.7 million to $61.3 million excluding land acquisition (1.C)					

Conclusion

The capital improvements proposed in this Master Plan require a considerable level of financial support. However, these improvements will have substantial economic, social, environmental, and "quality of life" benefits for residents through increased property values, enhanced visual and environmental qualities, and additional opportunities for passive and active recreation that together make Brookline a desirable community for residents, institutions, and businesses. ***To implement the capital costs outlined above, the Town will need an estimated $37.7 to $61.3 million.*** This includes costs associated with conversion of existing fields to synthetic turf as well as new field construction, renovation of the Kirrane Aquatic Center and the Main Gym, improvements to the maintenance facility and equipment replacement, and a number of smaller projects. It does not include the cost for land acquisition. Additional funding can likely come from increased Cost Recovery, increased alternative funding (grants, sponsorships and partnerships) and project-specific voter approved bonds. Longer range recommendations include costs for the construction of a new community recreation center (cost included above) and substantial costs for land acquisition (costs estimated in 1.C).

Table 5.2: Summary of Recommended Capital Improvements

Recommendation	Cost Range Low	Cost Range High	Notes
RECOMMENDATIONS – Accomplish in the next 0-10 years			
Convert 2 fields to synthetic turf	1,800,000	1,800,000	Based on $900,000/synthetic turf field
Create 4 additional multipurpose fields			
▪ Acquire 8 acres	13,000,000	13,000,000	Based on 1.63 million/acres; 2 acres/field
▪ Construct 4 new fields	1,200,000	3,600,000	Costs for both natural and synthetic turf
Create 6 additional ballfields			
▪ Acquire 12 acres	19,600,000	19,600,000	Based on 1.63 million/acres; 2 acres/field
▪ Construct 6 new fields	1,800,000	5,400,000	Costs for both natural and synthetic turf
Rehab Main Gym and Aquatic Center			
▪ Design	700,000	700,000	
▪ Construction	10,000,000	10,000,000	
New Recreation Center			
▪ Design	800,000	800,000	Feasibility study and design only
▪ Construction	20,000,000	30,000,000	Construction costs only
Improve program guide	15,000	15,000	Design and printing
Improve Park Maintenance Yard			
▪ Feasibility Study/Design	40,000	560,000	Evaluate alternatives and sites; design
▪ Construction	1,000,000	8,000,000	
Land Acquisition Strategic Plan	20,000	30,000	
Pricing and Cost Recovery Policy	25,000	30,000	
Training	7,500	7,500	
EST. TOTAL	37,407,500	60,942,500	excluding land acquisition
ADDITIONAL STUDIES			
Natural Resource Management Plan	25,000	50,000	
Trail Management Plan	25,000	50,000	
Strategic Business Plan	45,000	60,000	
Marketing Plan	25,000	30,000	
IT Strategic Plan	25,000	30,000	
Cluster Study	10,000	25,000	
Maintenance Plan	25,000	35,000	
EST. TOTAL	180,000	280,000	
LAND ACQUISITION RECOMMENDATIONS - Accomplish within the next 6-12 + years			
Acquire 36-58 additional acres of open space	45,640,000	45,640,000	Based on 1.63 million/acre
TOTAL	58,680,000	94,540,000	

Eliot Square

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Sporting Goods Manufacturers Association (SGMA, North Palm Beach, FL)

Appendix A: Stakeholder Meeting Summaries

1. Park and Recreation Commission 11-08-04
2. Park and Recreation Staff 11-09-04
3. Brookline Community Education and Adult Programs 11-09-04
4. Student Services, Brookline Schools 11-09-04
5. Brookline High School Athletic Department 11-10-04
6. Brookline Council on Aging 11-10-04
7. Brookline High School students 03-05
8. Brookline Early Education Program/Parent Teacher Organizations 04-12-2005

1. Park and Recreation Commission

Public Meeting

DATE: November 8, 2004
LOCATION: Public Safety Building Community Room
ATTENDEES: Park and Recreation Commission
Open Space Committee
Bob Lynch, Recreation Director
Erin Chute, Director of Parks and Open Space
Marion Pressley, Pressley Associates, Inc.
Lauren Meier, Pressley Associates, Inc.
Teresa Penbrooke, Greenplay, LLC.

Discussion:

1. Strengths

- Quality of parks
- Historic character of parks
- Acquisition opportunities in south Brookline
- Facilities (rink, pool etc.)
- Programs serve infants through seniors (all have waiting lists)
- Natural features and water bodies (such as, Larz Anderson Park and Emerald Necklace Park)
- Easy access to parks (walking path or public transportation)
- Old and historic trees – mature and healthy
- Good collection of equipments and high level of maintenance crew and training program
- Efficient spray pools
- Sanctuaries and conservation lands buffered from urban environment
- Recreation staff, coaches and volunteers
- Community partners – Friends, Greenspace Alliance, etc.
- Neighborhood “ownership” of local parks
- Adult education programs
- Reservoir

2. Weaknesses and Opportunities

- Topography renders some unbuildable land
- Route 9 as barrier
- Lack of knowledge about park system
- Transient demographic

- Need for affordable and quality wellness facilities
- Not enough facilities serving young adults and seniors
- Neighborhood issues related to community parks
- Lack of buffers between parks and neighborhood
- Issues of priorities, maintenance, conflict uses between schools and parks
- Fitness programs for teens and places to hang out
- Inappropriate uses of facilities
- Self programming, such as flexible schedule for fitness and trails
- Outdoor pools
- Aging facilities
- Lack of bicycling opportunities
- Focus town resources on transportation planning and parking
- MDC pool at Cleveland Circle
- NE university
- Acquisition opportunities
- Rolling shuttles
- No parking at Downes Field
- Public transportation system is weak in some areas
- Need to have sufficient park land to allow for “resting” active areas
- Neighborhood issues and concerns get in the way of meeting community needs
- Downes Field and Landfill site are potential locations for artificial turf
- Need to re-evaluate Halvorgen 1992 analysis of field use
- Use of tennis courts – seasonal situated – clay courts – how to make full use
- Need indoor ice – need money for outdoor ice rehabilitation
- Shared technology between schools and recreational department

2. Park and Recreation Department Staff

Stakeholder Meeting Notes

DATE: November 9, 2004
LOCATION: DPW maintenance Facility
ATTENDEES: Staff of Brookline Park and Recreation Department
Teresa Penbrooke, Greenplay, LLC.
Lauren Meier, Pressley Associates, Inc.
Hongfei Chen, Pressley Associates, Inc.

Discussion:

1. **Strengths:**
   - Staff respond well to each other's needs in a timely way even with lack of facilities in some areas.
   - Strong personnel top to bottom with expertise and professional skills
   - Respond well to public
   - Good at the children's program areas
   - Strong sense of ownership of the programs and facilities
   - Good relationships with other town departments
   - Erin sets a high standard and backs up staff 100% in order to meet objectives, expects regular progress and achieves results by facilitating teamwork. She sees both the big picture and is tenacious about detail.
   - Bob has an incredible institutional memory and is well respected in the Town, making collaborative programs possible.

2. **Weaknesses:**
   - User groups place unrealistic demands (e.g. field lining)
   - Conflicts in field use between soccer / lacrosse / baseball
   - Lack of supervision of field uses (checking permits and inappropriate uses)
   - Inconsistencies of the policy enforcement
   - Lack of space and facilities for new programs
   - Inflexibilities because of the strong sense of ownership of the programs and facilities
   - Lack of vision with commission creates disconnection with staff
   - Differing expectations related to accessibilities
   - Unrealistic demands by schools: immediate response, pristine conditions, etc.
   - Poor communication with schools related to school facility use: lack of consistency
   - Insufficient support from school custodial staff related to ice, show removal and year round uses
   - Misunderstanding about roles and responsibilities between parks and recreation department, schools and public

3. **Opportunities:**
   - Full time ranger program
   - Field "ranger" – 1-2 people on weekends
   - Communication and training with law enforcement
   - Possible law enforcement with dedicated role related to parks and recreational open space use
   - Fitness center
   - Synthetic turf
   - Park maintenance facilities
   - On call – indefinite service consultant of structural engineer and lighting designer

- Restore Italian garden at Lartz Anderson Park
- Acquisition of open space by land bank
- Alternative play equipments and playground surface material
- Define accessibilities according to state and federal law and town objectives
- Investment with schools to improve and create new educational programs
- Formalize facility use and care cooperation with school department

4. To do:

- Contact sports associates
- Set up a vision for Brookline's recreational use of parks and open space

5. Need:

- Field space with lights

6. Wish list:

- Integrated fitness center with indoor ice rink, field on top, outdoor spaces, day care, gymnasium, close-by the golf course

3. Brookline Community Education and Adult Programs (CEAP)

Stakeholder Meeting Minutes

DATE: November 9, 2004
LOCATION:
ATTENDEES: Linda Larson, Director of Brookline Community Education and Adult Programs (CEAP)
Teresa Penbrooke, GreenPlay, LLC
Melissa Battite, Brookline Recreation Department
Bob Lynch, Brookline Recreation Department

Historically, the CEAP program has evolved since 1980 when Evelyn Kirrane was Director of Recreation and was happy to have the Schools do adult education, dance and exercise programs. Now they offer a full line of education, arts, culture, trips, outdoor recreation, fitness and wellness classes.

CEAP programs are all educational and/or instructional in nature, even for fitness. For example, they don't sponsor teams but do offer lessons in sports.

The target audience is ages 28-33 but adults of all ages participate. Almost all offerings are for adults, but they do offer summer programs for kids – NOT "camps" but programs (distinction is important under Mass. state health regulations laws, which affect Recreation Department camps).

CEAP programs have to be completely financially self-supporting and often more. All programs must have a "curriculum" and are more structured than the recreational programs.

In recent years CEAP has lost 25% of their students due to the economic recession (this amounts to about 3,800 students). Linda primarily believes that this is due to the fact that most adults consider these programs to be easily discarded during times of economic hardship – less discretionary income.

Both CEAP and Recreation Dept. have to work together for gym and school facility space. There is a problem in that School Principals have autonomy and can control the access. Things get cut often, and they're left scrambling for space to hold classes.

There is a new competitor for fitness and dance in Brookline – Brookline Community Center for the Arts (BCCA) is a private organization that started in recent years. Linda believes that they started without "doing their homework" and took on too much debt for their building. BCCA programs are very high-priced and they don't seem to be working well. BCCA has an impressive catalogue of offerings and a nice building, but it doesn't seem like they understand the business or will be able to financially survive. They are now targeting the late-night dance party crowd to make money, and are acquiring a somewhat seedy reputation because of it.

Linda believes it is wrong for governments to subsidize those things for which people can afford to pay.

The schools want their cut of CEAP revenue, and it is difficult, especially in current lean times. Luckily CEAP had some cushion from prior better years, but programs are now losing money. Luckily she convinced schools to let her keep her surplus in prior years so she can survive.

CEAP does four high quality Activities Guides per year that are distributed throughout community (not only in Brookline), mostly hand delivered to public gathering areas. This costs them about $24,000 per year. Recreation Dept. does two Program Guides per year, mailed to all residents.

Discussed points on how Recreation and CEAP can better work together:

- There should be more cooperative marketing:
  - CEAP and Recreation Department should provide links to each other's websites on their respective websites.
  - CEAP can help publicize listings of parks and open spaces in Guides
  - CEAP and Recreation Dept. can provide space (half page each?) to describe each other's offerings and provide contact info in each other's guides.
- They should do cooperative scheduling and programming meetings four times per year, and share information more on scheduling and/or canceling scheduled building use (so that it goes to the other instead of general public if giving up some use).
- Starting in Fall 2005, they should do some co-sponsored special events. Since CEAP must be self-supporting, they can't do whole events, but could help with musicians and bringing the event quality "up a notch".
- They should co-sponsor family and inter-generational activities.
- CEAP would like to offer more interpretive programs in parks and conservation lands, and could offer fitness or walking classes in various park locations to help familiarize citizens with what's available to them.
- CEAP wants to know more about what's available in Brookline parks and open spaces so they can help publicize it for residents.

4. Student Services, Brookline Schools

Stakeholder Meeting Minutes

DATE: November 9, 2004
LOCATION:
ATTENDEES: Nancy Lane, Assistant Superintendent of Student Services, Brookline Schools
Teresa Penbrooke, GreenPlay, LLC
Melissa Battite, Brookline Recreation Department
Bob Lynch, Brookline Recreation Department

Melissa and Nancy have been working together on creating Special Olympics for the population with special needs. They have created successful multi-day events that included partnering and influence with other Town agencies.

1300 youth are recognized as having special needs in Brookline. About 200 have participated in the Special Olympics program.

Melissa and Nancy tried to partner on offering other programs, but only had 4 participants sign up. They realized afterward that the parents may not of been fully aware that the programs were offered (they were listed in the Program Guide, but the parents of kids with special needs may not of known to look there).

Melissa and Nancy have met with the parents this morning, and are trying to get more parental involvement to decide how to provide more successful programs.

Each school has someone who works with their special needs population.

The Recreation Department is very interested in developing more therapeutic recreation programs, but the rec. staff does not necessarily have the training to deal with physical and cognitive limitations. The school personnel do have this training.

Any program offered needs to have parental involvement and parents want the ability to drop kids off, like other programs offer.

Melissa and Nancy would like the parent to have a more organized Parents Group that could work as advisors to the Rec. Dept. Melissa is working with them on this.

The School Special Ed. Faculty and aids could assist by providing training for the Recreation staff, along with providing access to the parents group, mailing lists, and ability to reach them directly with the marketing information. The information would also go into the Program Guide.
The schools also have an adaptive P.E. program that has specialized equipment that may be available for the Rec. Dept. use?

Any programs offered need to have comparable fees as those that are offered to the non-disabled, even though it's known that it costs more to provide them.

Many in the disabled community do not know about the existing high level of accessibility of recreation facilities and parks. They are not aware of special aquatics programs and equipment available.

Some things happen in school that affect the Rec. Dept. afterschool programs, and yet the staff of these programs are not notified (i.e.; death of one student's brother and then the student acted out in afterschool program – staff was unaware). In addition, students have had issues in after school programs and the school didn't know about it.

Kids are expected to do homework in afterschool programs, yet rec. staff is not fully trained in curriculum or control of rowdy students.

Almost all playgrounds and recreation facilities are now fully accessible.

Suggestions for future enhanced cooperation between Schools and Recreation Department:

1) The schools can provide cognitive and behavioral training regarding special education and working with the disabled for the Rec. Dept. staff.
2) There should be more cooperation for summer camps.
3) There needs to be more marketing and awareness regarding the programs and availability of accessibility provided. The Recreation Department can create a list of aquatics activities, programs, playgrounds and other facilities geared toward those with special needs, and the schools will help distribute and/or provide mailing lists.
4) The Program Guide should include statements throughout about how most all participants can be accommodated in programs if the Recreation Department is notified in advance, along with lists of accessible facilities.
5) There needs to be more formalized communication between the schools and the Recreation staff about "crisis" situations. Schools will add the camp and afterschool coordinators to their communications lists, and Recreation staff will add the schools to their list of who to notify about situations with students in those programs.
6) It will be helpful for Recreation and school staff to meet to discuss cooperative marketing and programming several times per year. Quarterly?
7) Melissa is currently the primary contact at Recreation Dept.

5. Brookline High School Athletic Department

Stakeholder Meeting Notes

DATE: November 10, 2004
LOCATION: Brookline High School
ATTENDEES: Peter Rittenberg, Athletic Director
Joe Campagna, Baseball
Erin Chute, Director of Parks and Open Space
Bob Lynch, Director of Recreation
Melissa Battite, Recreation Department
Lauren Meier, Pressley Associates, Inc.
Teresa Penbrooke, GreenPlay, LLC

Discussion:

1. Strengths

- 40 Sports, 72 Teams, 1400 participants (~500 per season)
- Good cooperation – shared monthly schedules for field use
- Parks and Recreation give first priority to schools for field and facility use
- Offer some no cut teams – freshman basketball, swim team
- Individual teams raise funds for their specific programs
- Cooperative programs with Northeastern, Boston University, Roxbury Community College, and Boston College for field/facility use.
- Lacrosse, Hockey, Baseball are coached by dedicated volunteers
- Fields are also neighborhood parks (see also below)
- Strong tennis program

2. Weaknesses

- Due to New England weather, fields are tight; Cypress Street fields were closed two years
- During weather closures – subvarsity teams suffer the most because they are cancelled rather than rescheduled
- Programs are currently at capacity
- No financial compensation for school use, maintenance etc.
- 2-6 weekly high school weekends morning, sometimes conflicts if games run over
- No stadium – Brookline uses Parsons Field (Northeastern)
- Need for additional gym space – e.g. 6 basketball teams in two gyms
- 2 more full-size gyms needed
- Soccer creates wear and tear on soccer fields
- Travel soccer teams feel like they have not enough fields; not always Brookline residents; no financial compensation
- Pop Warner program is not limited to Brookline residents; no financial compensation
- Permitting issues with youth sports (not always honest, empowerment)
- Field sports overlap with baseball and soccer
- No capacity for intramural activities because of field limits
- Locker rooms at the Main Gym (Tappan Street) are insecure and inadequate
- No Brookline Boosters for additional financial support
- De-centralization of fields results in considerable time spent moving teams around town and lack of locker room facilities
- Field house at Downes Field is tired; Pop Warner program has taken over a large amount of storage space, which needs a facilitated resolution

- Because fields are also neighborhood parks, need to consider potential affects on the adjacent community/neighborhood.

3. Opportunities

- Town computer network – shared folder with Parks and Recreation and High School for field scheduling
- Need a Field Use Study – Deficiencies, Shortfalls, New Technology (e.g., synthetic turf, Downes Field, Landfill)
- Consider Parsons Field for future acquisition
- Evaluate potential fee structure for field use, particularly schools and youth associations that builds a fund for future land acquisition/development and doesn't adversely affect town budget.
- Install synthetic turf as test case to evaluate potential for expanded use; develop information package for Town showing examples of new synthetic turf; costs; guarantees.
- Designate a centrally-located field as the principal game field (consider High School/Cypress Street); consider fencing for controlled access and for potential revenue associated with games and tournament play.
- Soule Recreation Area – needs organization of storage and restrooms, plus locker room; may be some opportunity for field reorganization
- Develop formalized agreements with NU and BC related to field use
- Add a retractable dome for field use during inclement weather. Consider indoor dome facility with 200 meter track, facilities for tennis, gymnastics, practice field
- Evaluate Pine Manor College for future acquisition
- Consider adding parking UNDER fields (e.g. Cypress Street)
- Rehabilitate the Tappan Street facility, including Main Gym and the Aquatic Center.
- Need adequate storage, restrooms at field sites
- Funds spent for ice rental could be re-directed into new indoor facility (Brookline High spends 225/hour for ice time rentals, $20,000/year)
- Monitor non-resident participation in youth association sports by posting roster with addresses and random checking.

Additional Notes on Programs and Facility Use

- Downes Field CDGB grant
- New fields to be added at Landfill site
- See MIT field house; Lexington facilities

SUMMARY OF HIGH SCHOOL PROGRAMS AND FACILITIES

Program	Facility and comments
Track	Uses Regis Lewis Roxbury community college for meets only, and for occasional practice sessions during vacation *Indoor practice on top floor of Tappen pavilion gym*
Ice: Girls and Boys Hockey	Uses BU Walter Brown Rink for games Practice at Dexter – pay for ice time Larz Anderson – Varsity teams
Wrestling	Uses High School Gym 1
Basketball	Uses High School Gym 2
Swimming: Boys and Girls programs	High School - six lanes Boys and girls are scheduled in different seasons, with approximately 30 boys and 50 girls participating in competitive programs
Town swim team	Uses Lane pool

Private Lessons	Lesson pool / Diving pool
Tennis: Boys and Girls programs	Boys – Baker (creates a transportation issue) Girls – Dean (more convenient to high school) Good indoor facilities, in same season STRONG PROGRAM Decentralization issue (feels like 1 ½ facilities) No conflicts with town recreation programs
Baseball	2 regular fields and 3 teams Catholic Memorial – turf field Warren Parsons Field JV at Amory Home Game vs. practice conflicts Need one extra regulation-size baseball field Issues: overlap with youth, overuse – it would be nice if youth had their own designated field Fall – Warren – temporary field fence created barrier for high school use
High School Soccer (Fall 6 teams)	Share Cypress Street Boys JV – Amory Girls Freshman and JV – Warren Boys Freshman – Brookline Avenue Considerable wear and tear on soccer fields
Field Hockey (women)	Larz Anderson
Youth Soccer (8th grade)	
LaCrosse – Boys and Girls	6 teams, varsity gets priority, no practice site Boys at Downes Field Girls at Larz Anderson
Youth LaCrosse – now 3 years old	
Crew	Riverside, Northeastern, outside storage Huge program, 100 kids, sustained by parents
Girls Softball	
Sailing	Charles River, community boathouse
Rugby – team (spring)	Home at Downes with lacrosse and soccer, overlapping fields
Golf	Varsity – country club JV – Putterham
Skiing	Cross Country – Weston Alpine – Blue Hills

6. Brookline Council on Aging

Focus Group/Public Meeting

DATE: November 10, 2004
LOCATION: Brookline Senior Center
93 Winchester Street, Brookline, MA
ATTENDEES: Ruthann Dobeck, Director
Agnes Rogers, COA Chair
Lauren Meier, Pressley Associates, Inc.
Teresa Penbrook, GreenPlay LLC
Bob Lynch, Director of Recreation
Melissa, Battite, Recreation Department
Kathy Robinson, Recreation Department
Council on Aging attendees

Discussion:

1. Strengths

- Kathy is excellent! Needs an assistant to expand programs.
- COA appreciate flowers / planting around the Brookline Senior Center
- The parks are well cared for
- Walker's Club
- Town pool is an asset
- Intergenerational programs
- Volunteers are crucial to the Senior Center (200)
- Senior Center van and bus
- Golden Age Club – affordable
- Existing fitness programs at Senior Center
- Bowling in West Roxbury
- Bingo

2. Weaknesses

- Off leash rules for dogs need enforcement
- There is little green space in North Brookline; with density issues in North Brookline
- Parks need restrooms
- Access to the Town pool is difficult
- Larz Anderson is also inaccessible except for festival
- Transportation and access are tough issues for seniors. The constraint seems to be adequate funding for the van / bus (program + transport)
- Center is not open on weekends; Sunday is a particularly tough day for seniors
- Not as many people using the Necklace (feels less safe)
- Halls Pond feels less safe

3. Opportunities

- Need fitness programs for seniors weekends / evenings – both expand programs and keep the center open
- Open the Center on Sundays
- Expand trips, events, concerts for Seniors, especially on Sundays (easier parking)
- Need more cultural programs / festivals with lower prices - expand diversity
- More brunches followed by jazz
- Coordinate concert schedule with Boston (Brookline concerts are very popular)

- Add rangers to Emerald Necklace; increases sense of safety and also offers tremendous knowledge
- Add special guided walks for seniors at Halls Pond, other conservation areas
- Need to get the word out to newcomers; 50% have computer access – need multiple ways to communicate with seniors, e.g. personal communication, brochures and web, but not email.
- Create "welcome wagon" package for newcomers: relocation, meetings, same for new families
- Provide Woodworking studio class/time at the High School. (Can there be a program during off hours?)
- Provide Sunday activities at the library; particularly important if Senior Center is not open on weekends.
- Some interest in longer trips (overnight).
- After-school programs needed for pre-school through sixth grade.
- Develop a cooperative brochure with programs for seniors including information from the COA and Brookline Recreation Department

Additional Notes

- December 2 hearing re: open hours
- Elderbus (capacity 30) + Van (capacity 16)
- Reclaim Lynch Center –between High Street and Winn Development on Brookline Avenue

7. Brookline High School

Focus Group

DATE: March, 2005
LOCATION: Brookline High School
ATTENDEES: Officer Jen Canney
High School group of 23 students

Discussion:

1. Strengths

- Quantity and variety of parks and open spaces (10 respondents)
- Sport fields and activities (7 respondents)
- Parks are clean and well maintained
- Spaces for quiet relaxation
- Places for family activities
- Recreation programs for younger children
- Presence of water fountains, swings, and "bench-table combination things"
- Parks like Robinsons that incorporate multiple activities close together (field, gym, baseball, court, etc.)

2. Weaknesses

- Need more bathrooms which are clean and not locked, such as at Amory (5 respondents)
- Lack of (multiple) functioning water fountains at every park, especially Downes, Brookline Avenue, and Eliot (5 respondents)
- Lack of skateboarding opportunities (2 respondents)
- Lack of response to gang activity in parks and safety issues
- Parks need to be empty by dusk or are sometimes closed due to weather
- Cleaning of pond water
- Basketball and tennis courts need repaving
- Dog owners not cleaning up after their pets
- Field surface drainage; condition of field turf at Downes
- Lack of accessible permits
- Need better track field

3. Opportunities

- Create a miniature golf course or putting green (5 respondents)
- Ideas about a small zoo, town-wide paintball tournaments
- More youth sport program offerings
- Extend the Eliot Park Fun Center
- More organized activities
- Repaint the Eliot Park basketball court and flood it in winter for ice-skating
- More parks and open spaces without playgrounds to focus on older teens rather than younger children

8. BEEP PTO

Focus Group Discussion

DATE: April 12, 2005
LOCATION: Public Safety Building Community Room
ATTENDEES: BEEP PTO
Bob Lynch, Recreation Director
Melissa Battite, Recreation Department
Lauren Meier, Pressley Associates, Inc.

Discussion:

1. What Works

- Lots of parks and the parks are very accessible, particularly walking distance
- Parks fit into Brookline's urban culture as a place to get together in lieu of large backyards
- Parks build community
- Parks provide places for pick up activities
- Components for different age groups are important
- Access to sprinklers/spray pools in the summer is terrific
- Brookline has a strong history related to park acquisition and development
- Lawrence playground is well designed
- Web information is helpful; provides information where the parks are located, what facilities they affer and recreation programs
- Coolidge Park play equipment is great
- Emerson Park ship has multiple components (parents call it Pirate Ship Park)

2. Improvements Needed

- Not as comfortable with young kids in wooded environments largely due to safety, particularly Leverett Pond/Olmsted Park
- Emergency numbers need to be posted (hot line), particularly related to emergency numbers or reporting condition/use issues
- Household garbage/special events trash pick up needs improvement
  Need more trash receptacles and pick up
- Need better communication/monitoring/enforcement of inappropriate uses, particularly fields being used when they're closed.
- Dogs – need better monitoring and enforcement of dog policy, such as ticketing dog owners or communication
- Don't fix what's not broken
- Accessibility needs improving, particularly surface materials and swings
  Coordinate with parents, experts regarding accessibility improvements, such as Russ Hoyt
- Restrooms should be open and clean, needs improvement
- Lynch Center - shade needed
- Complete enclosures needed around playground areas for safety – Emerson
- Access illegal parking at ramps and crosswalks creates hazards for small children
- Indoor facilities - pool is inadequate and the swim program needs to be geared to age appropriate methods.

3. BEEP PTO Wish List

- Outdoor pool might be desirable
- Place for community activities needed
- Communication with parents/PTO to build relationships
- Family oriented, year-round programs

Open gym- time for informal activities

- Too many fees for programs because Recreation programs need to be self-supporting.

Appendix B: Statistically-valid Survey

Note: This survey has been re-formatted slightly to fit the Master Plan

Dear Resident:

The Town of Brookline is preparing an Open Space and Recreation Master Plan that will be utilized by the Town to guide recreation, park, and open space planning and development for the next 5 to 20 years. As a resident of Brookline, you have been randomly selected to receive this survey. Your opinion will provide the Town with input on specific priorities based on the needs of citizens. Please take a few minutes to complete the survey. Your specific answers will be anonymous, but your views, in combination with those of others, are extremely important.

FACTS ABOUT BROOKLINE RECREATION AND OPEN SPACE:

The **Town of Brookline** created departments for **Recreation, Parks, Forestry, Open Space, and Cemeteries** in the early 1900s. Brookline built some of the first playgrounds and the first public municipal pool in the country.

The **Recreation Department** provides programs for all ages in sports and cultural arts, along with youth, senior and environmental programs. The Recreation Department also operates:

- Evelyn Kirrane Aquatics Center
- Putterham 18-hole Golf Course
- Soule Recreation Center
- Eliot Recreation Center
- Amory Clay Tennis Courts
- Larz Anderson Park Outdoor Ice Rink
- Larz Anderson Garden Plots
- Larz Anderson Picnic Areas
- Main Gymnasium Facility

The **Open Space Division** maintains over 600 acres of Town-owned active and passive parks and facilities. This is accomplished through the following elements:

- **Conservation** – protects and preserves the environment through enforcement of regulations, provision of public safety in open space areas, wetlands protection, flood mitigation, and administering conservation areas and easements.
- **Parks and Public Grounds** manages and maintains 485 acres of public grounds, with 17 parks, 4 sanctuaries (natural areas), 22 playgrounds, land around 11 public building areas, 4 parking areas, 41 traffic islands, 21 playing fields, 22 tot lots, 19 basketball courts and 37 tennis courts. The Division also builds and maintains ice seasonally at the Larz Anderson outdoor skating rink.
- **School Grounds** – maintains the 32 acres of public school land, along with all of the land around the 10 public schools.
- **Forestry** – preserves and maintains over 50,000 trees on public grounds.

We appreciate your taking the time to give us your opinion!

Sincerely,

Robert T. Lynch
Director of Recreation
(617) 730-2069

Erin E. Chute
Director of Parks and Open Space
(617) 730-2088

Please return your survey within the next seven days! Refold and tape the survey so that the return address to National Survey Research and postage paid information is shown.

Town of Brookline Park and Recreation Master Plan Citizen Survey

1. Overall, how well do you think the parks, recreation facilities and programs and activities provided by the Town of Brookline are currently meeting the needs of the community? (5-9)

(Please circle one number for each facility)

	Completely Meets Needs Of Community			Not at all Meeting Needs Of Community	No opinion/ Not Familiar
Parks and playgrounds	1	2	3	4	5
Recreation facilities	1	2	3	4	5
Programs and Activities	1	2	3	4	5
Athletic fields	1	2	3	4	5
Nature Sanctuaries and Trails	1	2	3	4	5

2. The following facilities are operated by the Town of Brookline. Please rate the QUALITY of each facility. If you don't use, don't participate or don't know, indicate by circling "5". (10-18)

	Excellent			Poor	Don't know/ Don't use/ Don't participate
Evelyn Kirrane Aquatics Center	1	2	3	4	5
Putterham 18-hold Golf Course	1	2	3	4	5
Soule Recreation Center	1	2	3	4	5
Eliot Recreation Center	1	2	3	4	5
Amory Clay Tennis Courts	1	2	3	4	5
Larz Anderson Park Outdoor Ice Rink	1	2	3	4	5
Larz Anderson Garden Plots	1	2	3	4	5
Larz Anderson Picnic Areas	1	2	3	4	5
Main Gymnasium Facility	1	2	3	4	5

3. Overall, how would you rate the maintenance of the Town of Brookline parks you have visited? (19)

1☐ Excellent 3☐ Needs some improvement 5☐ Don't know
2☐ Good 4☐ Needs much improvement

4. Which of the following programs offered by the Town of Brookline are you aware of? *(Check those you are aware of)* (20-41)

01 ☐ Athletic leagues 04 ☐ Senior citizen programs 07 ☐ Youth and preschool activities 10☐ Park Rangers
02 ☐ Swim programs 05 ☐ Special events 08 ☐ Teen programs (RAFT) 11☐ Dance
03 ☐ Fitness classes 06 ☐ Arts programs 09 ☐ Dog "off leash" hours in some parks 12☐ Not aware of any

5. How often do you participate in Town of Brookline programs or use park and recreation facilities? (42)

1☐ Weekly 2☐ At least monthly 3☐ At least quarterly 4☐ A few times per year 5☐ Never

6. Why don't you participate MORE OFTEN in the Town of Brookline programs, parks and recreation facilities? (43-48) (V5-75)

1☐ Don't know about offerings 3☐ Too expensive 5☐ No time/too busy 7☐ Other____
2☐ Hard to find locations 4☐ Too difficult to register 6☐ Don't offer what I want

7. What is the single most important issue or need concerning Brookline parks, recreation programs and facilities? (V76-225)

Youth and Teens Parks and Recreation Programs (Answer if there are children under 19 in your household-if NO-Skip to Q9a)

8a. How often do children under 19 in your household visit a Town of Brookline park or park facility?
1☐ At least once/week 2☐ A few times/month 3☐ At least once/month 4☐ A few times/year
5☐Rarely (49)

8b. Have children in your household participated in a Town of Brookline recreation program within the past year? (50) 1☐ Yes 2☐ No

8c. If the Town provided MORE program opportunities like those listed below, which would your children under 19 be MOST INTERESTED in participating? *(Check all that apply)* (51-82) (V226-300)

01 ☐ Baseball 08 ☐ Volleyball 15 ☐Wrestling 22 ☐ Downhill/cross country skiing
02 ☐ T-Ball 09 ☐ In-line hockey 16 ☐ Hiking 23 ☐ Rock climbing 29 ☐ Evening teen programs
03 ☐ Softball 10 ☐ Racquetball 17 ☐ BMX Biking 24 ☐ In-line hockey 30 ☐ After school prog.
04 ☐ Soccer 11 ☐ Golf 18 ☐ Mountain biking 25 ☐ Ice hockey 31 ☐ Teen programs
05 ☐ Football 12 ☐ Athletic clinics 19 ☐ Skateboarding 26 ☐ Music education 32 ☐ Preschool programs
06 ☐ Basketball 13 ☐ Gymnastics 20 ☐ Summer camp 27 ☐ Arts and crafts 33 ☐ Other____
07 ☐ Tennis 14 ☐ Fishing 21 ☐ Aquatic prog. 28 ☐ Environ./nature prog. 34 ☐ None/not interested

Adult Parks and Recreation Programs (Answer if there are adults aged 19 to 64 in your household-if NO-Skip to Q10a)

9a. How often do adults aged 19 to 64 in your household visit a Town of Brookline park or park facility? (83)
1☐ At least once/week 2☐ A few times/month 3☐ At least once/month 4☐ A few times/year 5☐ Rarely

9b. Have adults in your household participated in a Town of Brookline recreation program within the past year? (84) 1☐ Yes 2☐ No

9c. If the Town provided MORE program opportunities like those listed below, which would adults aged 19 to 64 be MOST INTERESTED in participating? *(Check all that apply)* (85-126) (V301-375)

01 ☐ Baseball 08 ☐Arts and crafts 15 ☐ Mountain biking 22 ☐ How to/instructional courses
02 ☐ Basketball 09 ☐Volleyball 16 ☐ Horseshoes 23 ☐ Gardening/community gardens
03 ☐ Softball 10 ☐ Tennis 17 ☐ In-line hockey 24 ☐ Music/dance/drama
04 ☐ Soccer 11 ☐ Aquatic programs 18 ☐ Ice hockey 25 ☐ Other_____
05 ☐ Racquetball 12 ☐ Running 19 ☐ Fitness classes 26 ☐ None/not interested
06 ☐ Golf 13 ☐ Walking/hiking 20 ☐ Health/wellness classes
07 ☐ Disc golf 14 ☐ Biking 21 ☐ Nature study/gardening

Senior Parks and Recreation Programs (Answer if there are senior adults aged 65 or older in your household-if NO-Skip to Q11)

10a. How often do seniors in your household visit a Town of Brookline park or park facility? (127)
1☐ At least once/week 2☐ A few times/month 3☐ At least once/month 4☐ A few times/ year
5☐ Rarely

10b. Have seniors in your household participated in a Town of Brookline recreation program within the past year? (128) 1☐ Yes 2☐ No

10c. If the Town provided MORE program and service opportunities like those listed below, which would seniors be MOST INTERESTED in participating? *(Check all that apply)* (129-168) (V376-450)

01☐ Fitness classes 06☐ Horseshoes 11☐ Gardening 16☐ Health/wellness classes 21☐ Field trips

02☐ Aquatic program 07☐ Fishing 12☐ Woodworking 17☐ Instructional classes 22☐ Other_____
03☐ Tennis 08☐ Bridge/cards 13☐ Socials 18☐ Computer classes 23☐ None/not interested
04☐ Hike/bike/walk 09☐ Billiards 14☐Dominos 19 ☐ Nature walks
05 ☐ Golf 10 ☐ Arts/crafts 15 ☐Dance prog. 20 ☐ Environmental Programs

Needs and Priorities of the Brookline Park and Recreation System

11. We would like your input on several large recreation improvement projects that could be made in the future if funding were available. Please rate the importance of each facility? (169-187) *(Please circle one number for each facility)*

	Very Important			Not Important	No opinion/ Not Familiar
Amphitheater (outdoor)	1	2	3	4	5
BMX bicycle course	1	2	3	4	5
Community Center	1	2	3	4	5
Fitness Center	1	2	3	4	5
Indoor ice rink (ice hockey, figure skating, figure skating)	1	2	3	4	5
Indoor leisure/play pool	1	2	3	4	5
Indoor warm water therapy pool	1	2	3	4	5
In-line hockey court	1	2	3	4	5
More gymnasiums	1	2	3	4	5
More trails and bike paths	1	2	3	4	5
Open space acquisitions and preservation	1	2	3	4	5
Outdoor pool	1	2	3	4	5
Parks – General (picnics, informal sports fields, playgrounds, gathering areas, etc)	1	2	3	4	5
Parks for organized sports (soccer, football, soft/baseball, etc.)	1	2	3	4	5
Picnic areas/pavilions	1	2	3	4	5
Collaborate with the school department to develop shared athletic and indoor facilities	1	2	3	4	5
Performing arts or cultural center	1	2	3	4	5
More sanctuaries and nature center	1	2	3	4	5
Skateboarding/in-line skating	1	2	3	4	5

Community Center Facility Needs

12. The following is a list of indoor features that could be included in a Community Center. Please rate the importance of each facility below that you feel should be included in a Community Center. (188-203)

(Please circle one number for each facility)	Very Important			Not Important	No opinion/ Not Familiar
Arts and crafts room	1	2	3	4	5
Citizen/senior lounge area	1	2	3	4	5
Child care area for center users	1	2	3	4	5
Dance/aerobics	1	2	3	4	5
Gymnasium (for indoor basketball, volleyball, etc.)	1	2	3	4	5
Indoor pool with lap lanes for competition/fitness swimming	1	2	3	4	5
Indoor aquatic center with pool, water slide, lazy river, etc.	1	2	3	4	5
Indoor warm water therapy pool	1	2	3	4	5
Indoor track	1	2	3	4	5
Multipurpose space (classes, meetings, receptions, parties)	1	2	3	4	5
Squash courts	1	2	3	4	5
Rock climbing wall	1	2	3	4	5
Sauna and steam room	1	2	3	4	5
Senior Center	1	2	3	4	5
Teen activities area	1	2	3	4	5
Weight room with treadmill, bike and step machines	1	2	3	4	5

13. How many times within the past year have you or members of your household used the following recreation facilities? (204-212)

	1 to 3	4 to 6	7 to 10	11+	None
Evelyn Kirrane Aquatics Center	1	2	3	4	5
Putterham 18-hole Golf Course	1	2	3	4	5
Soule Recreation Center	1	2	3	4	5
Eliot Recreation Center	1	2	3	4	5
Amory Clay Tennis Courts	1	2	3	4	5
Larz Anderson Park Outdoor Ice Rink	1	2	3	4	5
Larz Anderson Garden Plots	1	2	3	4	5
Larz Anderson Picnic Areas	1	2	3	4	5
Main Gymnasium Facility	1	2	3	4	5

14. In order to develop and maintain the park and recreation improvements you have suggested herein, how strongly would you support EACH of the funding options listed below. *(Please circle one number for each option)* (213-218)

	Strong Support		Low	Support	No opinion/ Not Familiar
An increase in user fees (*paying fee to use facility/program*)	1	2	3	4	5
Voter approved bond programs	1	2	3	4	5
Increased impact fees for developers	1	2	3	4	5
Increased property taxes	1	2	3	4	5
Create relationships with other entities to provide or enhance recreation opportunities and parks maintenance in Brookline such as schools, churches, businesses, civic groups, neighborhood associations, YMCA, etc.	1	2	3	4	5
State and Federal Grants	1	2	3	4	5

15. If you had the ability to prioritize the budget for the Town's Parks and Open Space Division and Recreation Department, how would YOU prioritize each category below? *(Please circle one answer for each priority listed)*
(219-227) (V451-525)

	Very Important Priority				Not an Important Priority
Improve/maintain existing parks, playgrounds, recreation facilities	1	2	3	4	5
Acquire or develop new/larger parks with more recreation amenities	1	2	3	4	5
Provide more natural areas and open spaces	1	2	3	4	5
Construct new fields for youth and adults (softball, soccer, baseball)	1	2	3	4	5
Install new synthetic turf systems for certain fields to increase use	1	2	3	4	5
Develop special recreation facilities (skate park, teen center)	1	2	3	4	5
Improve beautification in parks and along roadways	1	2	3	4	5
Provide more new/improved special events (e.g. Summer Concerts)	1	2	3	4	5
Other (please write in_____)	1	2	3	4	5

16. In your opinion how much value do parks and recreation facilities add to residential property value? (228)
(Scoring – Add significant value = 4 and do not add value = 1)
Add significant value . . 4 . . . . . 3 . . . . . 2 . . . . . 1-Do not add value

17. Thinking about the entire Town budget and the departments it funds such as law enforcement, emergency services, street maintenance/sidewalks/street lighting, water/sewer, public administration, zoning, enforcement/animal control, and schools, in your opinion, what PRIORITY should Parks and Recreation have? *(Scoring – Highest priority = 4 and lowest priority = 1)*

Highest priority . . 4 . . . . . 3 . . . . . 2 . . . . . 1-Lowest priority (229)

18. How much MORE are you willing to pay to use facilities and programs based upon your suggestions herein? (230)
1☐10% to 20% more 2☐ 20 to 50% more 3☐ 50% to 100% more 4☐No increase

19. Overall, how good of a job does Brookline do in providing you with information about recreational services and programs? And, how would you rate the quality of information provided by the Parks and Recreation Brochure? (231-232)

	Excellent			Poor	Don't know/ Not familiar
Overall job of providing you with information	1	2	3	4	5
Quality of information in the Recreation Brochure	1	2	3	4	5

20. Considering there is a cost to communicate, what is the best way the Park and Open Space Division and Recreation Department can reach you? (233-238) (V526-600)
1☐ The Recreation Brochure 3☐ Local television 5☐ City Internet/web site
2☐ Local radio 4☐ Flyer/direct mail 6☐ E-mail 7☐ Other _____

21. Do you have access to the Internet? 1☐ Yes 2☐ No (239)

22. Are you a registered voter in Brookline? 1☐ Yes 2☐ No (240)

23. How long have you been a resident of Brookline?
1☐Less than 2 years 2☐ 2 to 5 years 3☐ 6 to 10 years 4☐ 11 to 20 years 5☐ Over 20 years (241)

24. Do you own or rent your residence? 1☐ Own 3☐ Rent (242)

25. Which age groups are represented in your household? ***(Check all that apply)*** (243-246)
1☐ 0 to 5 years of age 3☐ 11 to 13 years of age 5☐ No children in household
2☐ 6 to 10 years of age 4☐ 14 to 18 years of age

26. How many persons, including yourself, reside within your household?

1☐ One 2☐ Two 3☐ Three 4☐ Four+ (247)

27. Your age?

1☐ Under 18 3☐ 25 to 34 5☐ 45 to 54 7☐ 65 to 74 (248)

2☐ 18 to 24 4☐ 35 to 44 6☐ 55 to 64 8☐ 75+

28. In which geographic area of Brookline do you reside?

1☐ North of Route 9 2☐ South of Route 9 (249)

29. Your ethnic background:

1☐Caucasian/Anglo 3☐ Hispanic/Latino 5☐ Native American (250)
2☐ African American 4☐ Asian 6☐ Other

30. Your total annual household income (before taxes): (251)

1☐Under $25,000 3☐ $50,000 to $74,999 5☐ $100,000 to $149,999 7☐ $200,000 to $249,999
2☐ $25,000 to $49,999 4☐ $75,000 to $99,999 6☐ $150,000 to $199,999 8☐ $250,000 or more

Appendix C: Alternative Providers

1. Fitness and Wellness Provides Located in Brookline

Health Clubs

Beacon Hill Athletic Clubs
279 Washington Street
Brookline, MA 02445
617.277.8600
www.beaconhillathleticclubs.com
This provider offers Elliptical Trainers, Free Weights, Selectorized machines, Precor, Stationary cycles (Upright and recumbent), Stairmasters, Nutrition Counseling, Towel Service, Locker and Shower facilties, Sauna & Steam Rooms, Treadmills, Cardioboxing, Circuit Training, Personal Training, Physical Therapy; Use of all BHAC Locations and free parking. Opened 2002.

Brook House Condominium Trust Health Club
33 Pond Avenue
Brookline, MA 02445
617.731.2332
Serving 760 condominium units, this provider offers adult and children's pools, extensive exercise rooms, tennis courts, and a golf hitting area.

Curves
2 Brookline Place
Brookline, MA 02445
617.735.9494
This provider specializes in fitness programs and exercise classes for women.

Fitness Together Brookline
1406 Beacon Street
Brookline, MA 02446
617.232.2297
This provider offers Elliptical Trainers, Treadmills, Free Weights, Nutrition Programs, Personal Training, Physical Therapy, Sports Specific Training, and Weight Loss Programs.
Treadmills
Weight Loss Program

Fitness Unlimited
62 Harvard Street
Brookline, MA 02445
617.232.7440
www.fitnessunlimited.com
This provider offers a Complete Wellness Center featuring classes, women's fitness specialists, certified personal trainers and a registered dietitian, Nautilus Nitro/Cybex/Body Master and Free Weight Equipment, Life Cycles, Life Steps, Stairmasters, new Treadmills and Elliptical Cross Trainers (2003), State-of-the-art birch wood floating aerobic floor, Newbury Street style cardio loft with exposed brick walls and hardwood floors, Sauna and Steam Rooms, Private Dressing Rooms, fully air-conditioned. Award winning aerobic schedule which offers: kick box, dance, pilates, balletone, yoga and power yoga, target toning and much

more! Club interior designed by award winning designer Shirley Novack. Voted Best Fitness Center 7 Years Running by Brookline Tab, Readers Choice Awards

Studio Elle
318 Beacon Street
Brookline, MA 02446
617.975.0100
www.studioelle.com
This provider offers pilates classes, personal instruction, and equipment.

Other Massage Treatment/Therapy and Personal Training Providers

A Head To Toe Body Treatment
318 Harvard Street
Brookline, MA 02446
617.277.8244

Healing Entities
1620 Beacon Street
Brookline, MA 02446
617.731.0044

Healing Touch
318 Harvard Street
Brookline, MA 02446
617.713.0550

Masterful Coaching
1732 Beacon Street
Brookline, MA 02446
617.739.3302

Muscular Therapy Center/Fitness Connection
310 Harvard Street
Brookline, MA 02446
617.566.2828

Muscular Solutions
1368 Beacon Street
Brookline, MA 02446
617.566.8986

One Body
1368 Beacon Street
Brookline, MA 02446
617.738.2639

Riverstone Massage Therapy
1368 Beacon Street
Brookline, MA 02446
617.277.8990

Suddenly Slimmer
1674 Beacon Street
Brookline, MA 02446
617.735.9119

2. Private Institutions that allow the Town of Brookline to use their fields and/or facilities

Beaver Country Day School
791 Hammond St.
Chestnut Hill, MA 02167
617.738.2700
During both Spring and Fall, eight weeks each season, two soccer fields are used every Saturday.

Boston College
140 Commonwealth Avenue
Chestnut Hill, MA 02467
617.243.0108
During the Fall season, the Football Stadium is used on two or three Saturdays or Sunday, in exchange for golfers' use of Putterham.

Boston University
275 Babcock Street
Boston, MA 02215
617.353.4628
During the Winter Season, the Brookline High School Hockey Team uses the indoor ice arena for practices and games.

Northeastern University
360 Huntington Avenue
Boston, MA 02115
617.373.2000
During the Fall, Spring, and Summer season the outdoor athletic complex (Parsons Field) is used for 4 or 5 football games in fall and for several baseball games in spring and summer.

Park School
171 Goddard Avenue
Brookline, MA 02445
617.277.2456
During both Spring and Fall, eight weeks each season, two soccer fields are used every Saturday.

Pine Manor College
400 Heath Street
Chestnut Hill, MA 02467
617.731.7000
During both Spring and Fall, one turf field is used on an ad-hoc basis when needed.
During Fall and Winter, 15 weeks total, the gymnasium is used for basketball practice on Sundays.

Note: The Brookline Recreation Department is presently in negotiations with the administration of the Jewish Community Center, located in Newton, MA, for the possible future reciprocal use of facilities, most of which are indoor.

Source: Brookline Recreation Department

Appendix D: Financial Information

1. Pricing Philosophy and Cost Recovery Policy

The Pyramid Methodology and Sample Outline

The creation of a Cost Recovery philosophy and policy is key to maintaining financial control, equitably pricing offerings, and identifying core programs, facilities and services for an agency. Critical to this philosophical undertaking is the support and buy-in of elected officials and advisory boards, staff and ultimately of citizens. Whether or not significant changes are called for, the organization wants to be certain that it is philosophically aligned with its residents. The development of the pricing philosophy and cost recovery policy is built on a very logical foundation, using the understanding of who is benefiting from the parks and recreation service to determine how that service should be paid for. The development of the philosophy can be broken down into steps:

Step 1 – Building on Your Mission – What is Your Mission?

The entire premise for this process is to fulfill the Community mission. It is important that organizational values are reflected in the mission. Often mission statements are a starting point and further work needs to occur to create a more detailed common understanding of the interpretation of the mission. This is accomplished through involving staff in a discussion of a variety of filters.

Step 2 –Understanding the Pyramid – Filters and the Benefits Filter

The filters are a series of continuums covering different ways of viewing service provision. Primary filters are described below, however, the benefits filter is the foundation of a pyramid model and is used here to illustrate a pricing philosophy for parks and recreation organizations. Other filters will be described in the following sections.

Filter	Explanation
benefit:	who receives the benefit of the service? (skill development, education, physical health, mental health, safety)
commitment:	what is the intensity of the program?
trends:	is it tried and true or a fad?
obligation:	is it our role to provide? (also includes legal-ex. ADA)
market:	what is the effect of the program in attracting customers
relative cost to provide:	what is the cost per participant
environmental impact:	what is the impact to the resource or other visitors?
political:	what is out of our control?
Who we serve:	are we targeting certain populations?

The Benefits Filter

The most foundational of the filters is the benefits filter. It is shown first as a continuum and then in the Pricing Philosophy Pyramid model.

More highly benefits individual
Highly benefits individual
More individual/less community benefit
some community some individual benefit
Benefits community as a whole

Conceptually, the foundational level of the pyramid represents the mainstay of a public parks and recreation program. Programs appropriate to higher levels of the pyramid should only be offered when the preceding levels below are full enough to provide a foundation for the next level. This foundation and upward progression is intended to represent the public parks and recreation core mission, while also reflecting the growth and maturity of an organization as it enhances its program and facility offerings.

It is often easier to integrate the values of the organization with its mission if they can be visualized. An ideal philosophical model for this purpose is the pyramid. In addition to a physical structure, *pyramid* is defined by Webster's Dictionary as "an immaterial structure built on a broad supporting base and narrowing gradually to an apex." Parks and recreation programs are built with a broad supporting base of core services, enhanced with more specialized services as resources allow. Envision a pyramid sectioned horizontally into 5 levels.

A) **COMMUNITY Benefit -** The foundational level of the pyramid is the largest, and includes those programs, facilities and services that benefit the **COMMUNITY** as a whole. These programs, facilities and services can increase property values, provide safety, address social needs, and enhance quality of life for residents. The community (made up of residents of the State of Arizona) generally pays for these basic services and facilities through taxes. These services are offered to residents at minimal or no fee. A large percentage of the tax support of the agency would fund this level of the pyramid.

Examples of these services could include the existence of the community parks and recreation system, the ability for youth to visit and enjoy facilities on an informal basis, development and distribution of marketing brochures, low-income or scholarship programs, park and facility planning and design, park maintenance, and research, or others.

NOTE: All examples are generic - your programs and services may be very different based on your agencies mission, demographics, goals, etc.

B) **COMMUNITY/Individual Benefit** – The second and a smaller level of the pyramid represents programs, facilities and services that promote individual physical and mental well-being, and provide recreation skill development. They are generally the more traditionally expected services and beginner instructional levels. These programs, services and facilities are typically assigned fees based on a specified percentage of direct and indirect costs. These costs are partially offset by both a tax subsidy to account for the **COMMUNITY** Benefit and participant fees to account for the **Individual** Benefit.

Examples of these services could include the ability of teens and adults to visit facilities on an informal basis, ranger led interpretive programs, and beginning level instructional programs and classes, etc.

C) **INDIVIDUAL/Community Benefit** – The third and even, yet smaller level of the pyramid represents services that promote individual physical and mental wellbeing, and provide an intermediate level of recreational skill development. This level provides more **INDIVIDUAL** Benefit and less **Community** Benefit and should be priced to reflect this. The individual fee is higher than for programs and services that fall within the lower levels of the pyramid.

Examples of these services could include summer recreational day camp, summer sports leagues, year-round swim team, etc.

D) **MOSTLY INDIVIDUAL Benefit** – The fourth and even smaller level of the pyramid represents specialized services generally for specific groups, and may have a competitive focus. In this level, programs and services may be priced to recover full cost, including all direct and indirect costs.

Examples of these services might include specialty classes, golf, and outdoor adventure programs. Examples of these facilities might include camp sites with power hook-ups.

E) **Even more highly INDIVIDUAL Benefit** – Stretching to the top, the fifth and smallest level of the pyramid represents activities that have a profit center potential, and may even fall outside of the core mission. In this level, programs and services should be priced to recover full cost plus a designated profit percentage.

Examples of these activities could include elite diving teams, golf lessons, food concessions, company picnic rentals and other facility rentals, such as for weddings, or other services.

Step 3 – Sorting Services

It is critical that this sorting step be done with staff, and with governing bodies and citizens in mind. This is where ownership is created for the philosophy, while participants discover the current and possibly varied operating histories, cultures, missions and values of the organization. It is the time to develop consensus and get everyone on the same page, the page you write together. Remember, as well, this effort must reflect the community and must align with the thinking of policy makers.

Sample Policy Language:

XXX Community brought together staff from across the department to sort existing programs into each level of the pyramid. This was a challenging step. It was facilitated by an objective and impartial facilitator in order to hear all viewpoints. It generated discussion and debate as participants discovered what different staff members had to say about serving culturally and economically different parts of the community; about historic versus recreational parks; about adults versus youth versus seniors; about weddings and interpretive programs; and the list goes on. It was important to push through the what to the why to find common ground. This is what discovering the philosophy is all about.

Step 4 – Understanding the Other Filters

Inherent in sorting programs into the pyramid model using the benefits filter is the realization that other filters come into play. This can result in decisions to place programs in other levels than might first be thought.

These filters also follow a continuum form, however do not necessarily follow the five levels like the benefits filter. In other words, the continuum may fall totally within the first two levels of the pyramid. These filters can aid in determining core programs versus ancillary programs. These filters represent a layering effect and should be used to make adjustments to an initial placement in the pyramid.

The Marketing Filter: what is the effect of the program in attracting customers?

Loss leader — Popular/high willingness to pay

The Commitment Filter: what is the intensity of the program, what is the commitment of the participant?

drop-in opportunities	instructional –basic	instructional –intermediate	competitive – not recreational	specialized

The Trends Filter: is the program or service tried and true, or is it a fad?

basic	traditionally expected	staying current with trends	cool/cutting edge	far out

The Obligation Filter: is it our role to provide? Is it legally mandated?

must do/legal requirement	traditionally expected to do	should do/no other way to provide	could do/ someone else could provide	highly questionable/ someone else is providing

The Relative Cost to Provide Filter: what is the cost per participant?

low cost per participant	med. cost per participant	high cost per participant

The Environmental Impact Filter: what is the impact to the resource or other visitors?

low impact to resource or others	high impact to resource or others	exceeds park capacity

Other Filters Also Come Into Play
Who We Serve: are we targeting certain populations?

Children and families	Local residents	County residents	Regional residents	Non-residents of the community

The Political Filter: what is out of our control?
This filter does not operate on a continuum, but is a reality, and will dictate from time to time where certain programs fit in the pyramid.

Step 5 – Determining Current Subsidy/Cost Recovery Levels

Subsidy and cost recovery are complementary. If a program is subsidized at 75%, it has a 25% cost recovery, and vice-versa. It is more powerful to work through this exercise thinking about where the tax subsidy is used rather than what is the cost recovery. When it is complete, you can reverse thinking to articulate the cost recovery philosophy, as necessary. The overall subsidy/cost recovery level is comprised of the average of everything in all of the levels together as a whole. Determine what the current subsidy level is for the programs sorted into each level. There may be quite a range in each level, and some programs could overlap with other levels of the pyramid. This will be rectified in the final steps.

Step 6 – Assigning Desired Subsidy/Cost Recovery Levels

Ask these questions: Who benefits? Who pays? Now you have the answer; Who benefits – pays! The tax subsidy is used in greater amounts at the bottom levels of the pyramid, reflecting the benefit to the **Community** as a whole. As the pyramid is climbed, the percentage of tax subsidy decreases, and at the top levels it may not be used at all, reflecting the **Individual** benefit. So, what is the right percentage of tax subsidy for each level? It would be appropriate to keep some range within each level; however, the ranges should not overlap from level to level. Again, this effort must reflect your community and must align with the thinking of your policy makers. In addition, pricing must also reflect what your community thinks is reasonable, as well as the value of the offering.

Examples
Many times categories at the bottom level will be completely or mostly subsidized, but you may have a small cost recovery to convey value for the experience. The range for subsidy may be 90- 100% - but it may be higher, depending on your overall goals. The top level may range from 0% subsidy to 50% excess revenues above all costs, or more. Or, your organization may not have any activities or services in the top level.

Step 7 – Adjust Fees to Reflect Your Comprehensive Pricing Philosophy

Across the country, ranges in overall cost recovery levels can vary from less than 10% to over 100%. Your organization sets your target based on your mission, stakeholder input, funding, and/or other circumstances. This exercise may have been completed to determine present cost recovery level. Or, you may have needed to increase your cost recovery from where you are currently to meet budget targets. Sometimes just implementing the policy equitably to existing programs is enough, without a concerted effort to increase fees. Now that this information is apparent, the organization can articulate where it has been and where it is going – by pyramid level and overall, and fees can be adjusted accordingly.

Step 8 – Use Your Efforts to Your Advantage in the Future

The results of this exercise may be used:
To articulate your comprehensive pricing philosophy;
To train staff at all levels as to why and how things are priced the way they are;

To shift subsidy to where is it most appropriately needed;
To recommend program or service cuts to meet budget subsidy targets, or show how revenues can be increased as an alternative; and,
To justify the pricing of new programs.

This Sample Pricing Philosophy and Policy Outline is provided by:
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2. Potential Funding Sources

The following alphabetical list provides a quick overview of the types of potential funding sources that may be evaluated for to the purpose of providing additional funding for the Town of Brookline's parks, recreation and/or open space offerings.

Advertising Sales

This revenue source is most often based on the sale of tasteful and appropriate advertising on park and recreation related items, such as; in a program guide, on scoreboards, dasher boards, and other visible products or services that are either consumable or permanent and that expose the product or service to many people. Although philosophies in the public sector differ on the appropriateness on this funding source, some agencies utilize it to create substantial revenue. Historically, the Town of Brookline has not been inclined to pursue this form of revenue. Please review the information on **Sponsorships** and **Partnerships** below.

Bonding

A referendum can be sought to achieve voter approval for bonds initiated through Board approval and citizen vote.

- **General Obligation Bonds**
  This funding source includes bonded indebtedness, issued with the approval of the electorate for capital improvements and general public improvements. Currently, the Town of Brookline uses this type of bonding for specific projects.

- **Revenue Bonds**
  These are bonds that can be used for capital projects that will generate revenue for debt service, where fees can be set aside to support repayment of the bond.

Catering Permits and Services

These are, in essence, a license to allow caterers to work in the parks and recreation system on a permit basis with a set fee or a percentage of food sales that are returned to the Town. Also, many cities have their own catering service and receive a percentage of the sales of their food.

Community Preservation Act

The Community Preservation Act (CPA) signed by Governor Cellucci and Lieutenant Governor Swift on September 14, 2000, is a relatively new tool to help communities preserve open space and historic properties, and create affordable housing and recreational facilities. It is a statewide enabling legislation that allows cities and towns to exercise control over local planning decisions. This legislation strengthens and empowers Massachusetts communities:

- All decisions are local.
- Local people must vote by ballot to adopt the Act.
- Local legislatures must appoint a committee of local people to draw up plans for use of the funds.
- These plans are subject to local comment and approval.
- If residents don't feel the CPA is working as they expected, they can repeal it.

The Community Preservation Act provides new funding sources which can be used to address three core community concerns:

- Acquisition and preservation of open space
- Creation and support of affordable housing
- Acquisition and preservation of historic buildings and landscapes

A minimum of 10% of the annual revenues of the fund must be used for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use. This gives each community the opportunity to determine its priorities, plan for its future, and have the funds to make those plans happen.

Concessionaires and Contracting

Contracting with private businesses or non-profits to provide and manage desirable recreational activities can help finance, construct, and operate necessary facilities and services, and provide additional compensation from vendors to the Town (see **Partnerships** below).

Concessions and/or Merchandising Sales

This revenue source can come from the public or private sector on resale items, from gift shops and pro shops, for either all of the sales or a set gross percentage. Concession management can include retail sales or rentals of soft goods, hard goods, or consumable items. The Town can operate these services internally, contract for the service, and/or receive a set amount of the gross percentage or full revenue dollars that incorporates a profit after expenses. The Town of Brookline does offer some of these services.

Corporate Sponsorships

This revenue-funding source allows corporations to invest in the development or enhancement of new or existing facilities in public systems. Sponsorships are also often used to fund programs and events. Sponsorships are currently procured in a minimal manner for the Town of Brookline and are addressed further in following sections.

Cost Avoidance

While not technically a funding source, the Town can choose to “avoid” additional costs by taking the position that it is not beneficial to try to be everything for everyone. The priorities for subsidy and resources must be driven by the market and stay with core business. By shifting its role as direct provider, the Town can experience savings by deciding whether or not to provide for certain facilities or programs. This is known as “cost avoidance”. The estimated savings can be realized through partnering, outsourcing, or deferring to another provider of a service and/or facility. The information on Cost Recovery in Chapter 4, Section I discusses how to determine uses of this technique.

Dedication/Development Fees

These fees are assessed for the development of residential and/or commercial properties, with the proceeds to be used for parks and recreation purposes, such as; open space acquisition, community park site development, neighborhood parks development, regional parks development, etc. Currently, the Town Board of Trustees informally negotiates these types of fees on a case-by-case basis. Public agencies throughout the U.S. utilize this source of funding, often for substantial revenue. The Town may want to formalize its expectations and guidelines for this type of funding source, involving staff and stakeholders in the process, whom may be affected.

Easements

This revenue source can be available when a Town allows utility companies, businesses, or individuals to develop a type of an improvement above-ground or below-ground on their property for a set period of time and a set dollar amount to be received by the Town on a annual basis. Currently, the Town allows many easements in the community, and typically does not charge for easements.

Equipment Rentals

The revenue source is available through the rental of equipment, such as; golf clubs, stages, tables, chairs, tents, and the like that are used for recreation purposes.

Foundation/Gifts

These dollars are raised from tax-exempt, non-profit organizations established with private donations in promotion of specific causes, activities, or issues. They offer a variety of means to fund capital projects, including capital campaigns, gift catalogs, fundraisers, endowments, sales of items, etc. The Town of Brookline is fortunate to have access and support by the Brookline Community Foundation. This relationship allows for targeted pass-through of alternative funding and support for identified projects.

Grants

The Town of Brookline does support the procurement of grant funding as a revenue source. Currently, the Recreation Department and the Parks and Open Space Division collects approximately 10% and 5%, respectively, of its revenue from granting sources. Additional funding is readily available, especially for one-time capital projects and investments of resources in increasing procurement for this type of funding, which can produce a high return on investment. Below is a brief listing of some major granting sources. Please see Chapter 4, Section I for additional information.

- **Intermodal Transportation and Efficiency Act**
  This funding program, commonly called TEA-21 Grants, was authorized by the Federal Government in 1991. Funds are distributed through the state. There are several million dollars in enhancement revenues available for transportation-related projects, including bicycle and pedestrian trails, rail depot rehabilitation, landscaping, and beautification projects. The Town does participate in procurement of these types of grants.

- **Land and Water Conservation Fund**
  These funds are awarded for acquisition and development of parks, recreation, and supporting facilities, distributed through the National Park Service and State Park System.

Interlocal or Intergovernmental Agreements

These are contractual relationships, entered into between two or more local units of government and/or between a local unit of government and a non-profit organization for the joint usage/development of sports fields, regional parks, or other facilities. These are one form of **Partnership** (see below and Chapter 4, Section I). The Town currently has many of these types of agreements in place, specifically with Brookline Public Schools. Cooperation of this sort can save substantial funding for the community's taxpayers.

Land Trusts

Many communities have developed land trusts to help secure and fund the cost for acquiring land that needs to be preserved and protected for greenway or recreational purposes. This can be a good source to utilize for acquisition of future lands. The Brookline Conservation Land Trust may be a good candidate for this type of funding. Currently the future of this Land Trust is uncertain. Trusts can provide substantial revenue if resources are allocated to manage and procure them effectively. Other types of trusts are sometimes utilized by the Town:

- **Irrevocable Remainder Trusts**
- These trusts are set up with individuals who typically have more than a million dollars in wealth. They may leave a portion of their wealth to the Town in a trust fund, which allows the fund to grow over a period of time and then a portion of the interest is available for the Town to use to support specific park and recreation facilities or programs, as designated by the trustee.

- **Life Estates**
- This source of money is available when someone wants to leave their property to the Town, in exchange for them to continue to live on their property until their death. The Town usually can use a

portion of the property for park purposes and then all of it following the person's death. This revenue source is very popular for individuals who are very wealthy and whose estate will be highly taxed upon their death. This often leads to their children having to sell their property because of probate costs. Life estates allow the person to receive a good annual tax deduction on their property, while leaving a life estate. It can also be very beneficial for the Town because they do not have to pay for the land.

Leasehold Financing

This is a more complex financing structure, which requires use of a third party to act as issuer of the bonds, construct the facility, and retain the title until the bonds are retired. The town enters into a lease agreement with the third party, agreeing to annual lease payments equal to the debt service requirements. The bonds issued by the third party are considered less secure than general obligation bonds of the Town, and therefore are more costly. Since a separate corporation issues these bonds, they do not impact the Town's debt limitations and do not require a vote. However, they also do not entitle the Town to levy property taxes to service the debt. The annual lease payments must be appropriated from existing revenues. Currently, the Town does utilize this funding source. An example would be agreements with Trusts for Public Lands for land purchases.

Friends Associations

"Friends" groups are typically formed to raise money for a single focus purpose, which could include a park facility or program that will better the community as a whole and their special interest. Funding can come in the form of cash, in-kind services, and or volunteers. See the information on **Partnerships** below and in Chapter 4, Section I.

Fundraisers

Many park and recreation agencies have special fundraising events on an annual basis to help cover specific programs and capital projects.

Naming Rights

Many cities and counties have begun to sell the naming rights for new buildings or renovation of existing buildings and parks for the development cost associated with the improvement. This funding source is one type of **Sponsorship** (see below). This opportunity exists in the Town.

Partnerships

Partnerships are joint-development funding sources or operational funding sources between two separate agencies, such as two government entities, a non-profit and a Town department, or a private business and a Town agency. Two partners jointly develop revenue-producing park and recreation facilities and share risk, operational costs, responsibilities, and asset management, based on the strengths and weaknesses of each partner. The Town of Brookline already has many partnerships in place, along with opportunities for increased use of this funding source. Please see additional information in Chapter 4, Section I.

Permits (Special Use Permits), Rentals, and Reservations

Special permits allow individuals to use specific Town property for financial gain. The Town either receives a set amount of money or a percentage of the gross service that is provided. Rentals and Reservations are also utilized for financial gain. This revenue source comes from the right to reserve specific public property for a set amount of time. The reservation rates are usually set and apply to group picnic shelters, meeting rooms for weddings, reunions, and outings or other type of facilities for a special activity. The Town currently permits a variety of its parks and recreation holdings, often on a free or minimal-fee basis. See Chapter 4, Section I for a detailed discussion on Cost Recovery potential.

Private Developers

Developers can lease space from Town-owned land through a subordinate lease that pays out a set dollar amount plus a percentage of gross dollars for recreation enhancements. These types of projects can include a golf course, marina, restaurants, driving ranges, sports complexes, equestrian facilities, recreation centers, and ice arenas or other amenities. See **Concessionaires** and **Partnerships**.

Real Estate Transfer Fees

As cities and counties grow or densify, the need for infrastructure improvements often continues to grow. Since parks and recreation add value to neighborhoods and communities, some cities and counties have turned to real estate transfer fees to help pay for needed renovations. Usually transfer fees amount to ¼ to ½ % of the total sale of the property. Brookline attempted to implement this type of funding with a voter initiative to instill the "Community Preservation Act" in 2003. The initiative was voted down. Many other communities utilize this funding source successfully.

Parking Fees

This fee applies to parking at selected destination facilities, such as trailhead or facility parking areas, major stadiums, and other attractions to help offset capital and operational costs.

Service and Program Fees

Service fees are those fees that are collected as dedicated user fees, which can be established by a local ordinance or other government procedures for the purpose of constructing and maintaining recreation facilities. The fee can apply to all organized activities that require a reservation of some type, or other purposes, as defined by the local government. Examples of such activities include adult basketball, volleyball, and softball leagues, youth baseball, soccer, and softball leagues, and special interest classes. The fee allows participants an opportunity to contribute toward the upkeep of the facilities being used and ongoing support of programs and facilities.

The Town of Brookline sets and collects user fees for a variety of programs, services, and facilities. The revenue from these fees can be better regulated through the implementation of cost recovery philosophies, goals, and policies. Please see Chapter 4, Section I for a more complete discussion on this topic.

Special Improvement District/Benefit District

Taxing districts can be established to provide funds for certain types of improvements that benefit a specific group of affected properties. Improvements may include landscaping, the erection of fountains, and acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements.

Taxes

Hotel, Motel, and Restaurant Tax

- These can be taxes based on gross receipts from charges and meal services, which may be used to build and operate Town facilities. Currently, the Town of Brookline collects this tax as part of general fund revenues. Often agencies allocate this tax or a portion thereof specifically to sports fields, regional parks, golf courses, tennis courts, and other special park and recreation facilities.

Sales Taxes

- Some communities in the U.S. collect a Sales Tax on various types of merchandise sold through businesses. Often this tax is used to fund specific voter-approved initiatives, divisions, or projects.

Property Taxes

- This is a common tax collected to help provide governmental services and it is the primary funding source for the Town of Brookline.

Other Taxes

- Often communities will vote to instill specific taxes upon themselves for a variety of reasons, such as a food and beverage tax, car rental tax, entertainment tax, gaming tax, cigarette tax, etc. Currently, the Town of Brookline does not utilize these types of funding sources.

Ticket Sales/Admissions

This revenue source is based on accessing facilities for self-directed activities, such as pools, ice skating rinks, ballparks and entertainment activities. These user fees help offset operational costs.

Volunteerism

This is an indirect revenue source, by which persons donate time to assist the Town in providing a product or service on an hourly basis. This reduces the Town's cost in providing the service and it builds advocacy into the system.

Appendix E: Sample Partnership and Sponsorship Information

Sample Parks and Recreation Department Partnership Policy and Proposal Format

Table of Contents

Part One

I. The Sample Parks and Recreation Department Partnership Policy

- A. Purpose
- B. Background and Assumptions
- C. Partnership Definition
- D. Possible Types of Partners
- E. Sponsorships
- F. Limited Decision-Making Partnerships
- G. Benefits of Partnerships

II. The Partnering Process

III. The Partnership Evaluation Process

- A. Mission and Goals
- B. Other Considerations
- C. Selection Criteria
- D. Additional Assistance

Part Two

The "Proposed Partnership Outline Format"

Part One

I. Sample Parks and Recreation Department Partnership Policy

A. Purpose

This policy is designed to guide the process for Sample Parks and Recreation Department in their desire to partner with private, non-profit, or other governmental entities for the development, design, construction and operation of possibly partnered recreational facilities and/or programs that may occur on City property. Sample Parks and Recreation Department would like to identify for-profit, non-profit, and governmental entities that are interested in proposing to partner with the City to develop recreational facilities and/or programs. A major component in exploring any potential partnership will be to identify additional collaborating partners that may help provide a synergistic working relationship in terms of resources, community contributions, knowledge, and political sensitivity. These partnerships should be mutually beneficial for all proposing partners including the City, and particularly beneficial for the citizens of the community.

This policy document is designed to:

- Provide essential background information,
- Provide parameters for gathering information regarding the needs and contributions of potential partners, and
- Identify how the partnerships will benefit the Sample Parks and Recreation Department and the community.

Part Two: The "Proposed Partnership Outline Format", provides a format that is intended to help guide Proposing Partners in creating a proposal for review by Sample Parks and Recreation Department staff.

B. Background and Assumptions

Partnerships are being used across the nation by governmental agencies in order to utilize additional resources for their community's benefit. Examples of partnerships abound, and encompass a broad spectrum of agreements and implementation. The most commonly described partnership is between a public and a private entity, but partnerships also occur between public entities and non-profit organizations and/or other governmental agencies.

Note on Privatization:

This application is specific for proposed partnering for new facilities or programs.

This information does not intend to address the issue of privatization, or transferring existing City functions to a non-City entity for improved efficiency and/or competitive cost concerns. An example of privatization would be a contract for a landscaping company to provide mowing services in a park. The City is always open to suggestions for improving services and cost savings through contractual arrangements. If you have an idea for privatization of current City functions, please call or outline your ideas in a letter for the City's consideration.

In order for partnerships to be successful, research has shown that the following elements should be in place prior to partnership procurement:

- There must be support for the concept and process of partnering from the very highest organizational level – i.e.: the Board or Trustees, a council, and/or department head.
- The most successful agencies have high-ranking officials that believe that they owe it to their citizens to explore partnering opportunities whenever presented, those communities both solicit partners and consider partnering requests brought to them.
- It is very important to have a Partnership Policy in place before partner procurement begins. This allows the agency to be proactive rather than reactive when presented with a partnership opportunity. It also sets a "level playing field" for all potential partners, so that they can know and understand in advance the parameters and selection criteria for a proposed partnership.
- A partnership policy and process should set development priorities and incorporate multiple points for go/no-go decisions.
- The partnership creation process should be a public process, with both Partners and the Partnering Agency well aware in advance of the upcoming steps.

C. Partnership Definition

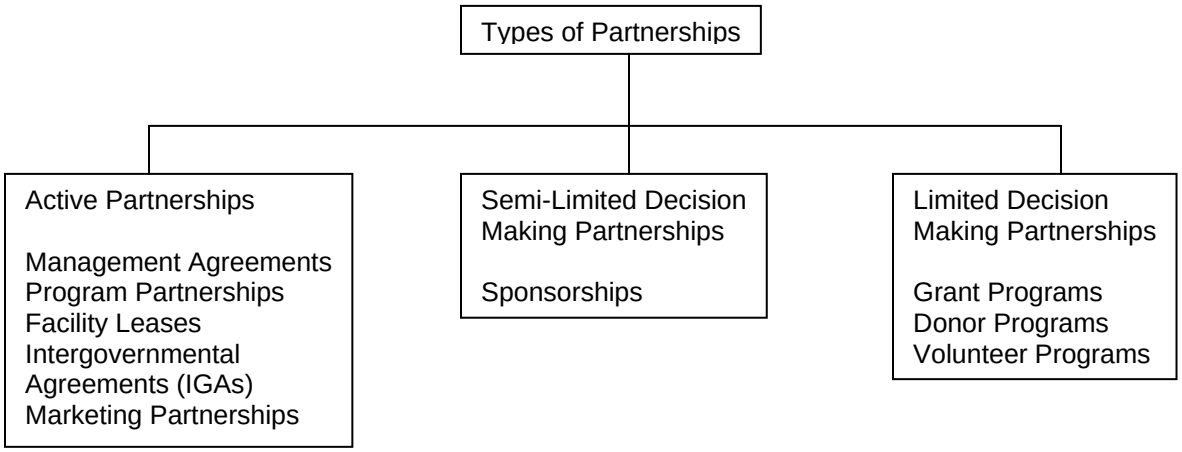
For purposes of this document and policy, a Proposed Partnership is defined as:

"An identified idea or concept involving Sample Parks and Recreation Department and for-profit, non-profit, and/or governmental entities, outlining the application of combined resources to develop facilities, programs, and/or amenities for the City and its citizens."

A partnership is a cooperative venture between two or more parties with a common goal, who combine complementary resources to establish a mutual direction or complete a mutually beneficial project. Partnerships can be facility-based or program specific. The main goal for Sample Parks and Recreation Department partnerships is enhancing public offerings to meet the mission and goals of the City. Sample Parks and Recreation Department is interested in promoting partnerships which involve cooperation among many partners, bringing resources together to accomplish goals in a synergistic manner. Proposals that incorporate such collaborative efforts will receive priority status.

Partnerships can accomplish tasks with limited resources, respond to compelling issues, encourage cooperative interaction and conflict resolution, involve outside interests, and serve as an education and outreach tool. Partnerships broaden ownership in various projects and increase public support for community recreation goals. Partners often have flexibility to obtain and invest resources/dollars on products or activities where municipal government may be limited.

Partnerships can take the form of (1) cash gifts and donor programs, (2) improved access to alternative funding, (3) property investments, (4) charitable trust funds, (5) labor, (6) materials, (7) equipment, (8) sponsorships, (9) technical skills and/or management skills, and other forms of value. The effective use of volunteers also can figure significantly into developing partnerships. Some partnerships involve active decision making, while in others, certain partners take a more passive role. The following schematic shows the types of possible partnerships discussed in this policy:



D. Possible Types of Active Partnerships

Sample Parks and Recreation Department is interested in promoting collaborative partnerships among multiple community organizations. Types of agreements for Proposed “Active” Partnerships may include leases, contracts, sponsorship agreements, marketing agreements, management agreements, joint-use agreements, intergovernmental agreements, or a combination of these. An innovative and mutually beneficial partnership that does not fit into any of the following categories may also be considered.

Proposed partnerships will be considered for facility, service, operations, and/or program development including associated needs, such as parking, paving, fencing, drainage systems, signage, outdoor restrooms, lighting, utility infrastructure, etc. The following examples are provided only to illustrate possible types of partnerships. They are not necessarily examples that would be approved and/or implemented.

Examples of Public/Private Partnerships

- A private business seeing the need for more/different community fitness and wellness activities wants to build a facility on City land, negotiate a management contract, provide the needed programs, and make a profit.
- A private group interested in environmental conservation obtains a grant from a foundation to build an educational kiosk, providing all materials and labor, and is in need of a spot to place it.
- Several neighboring businesses see the need for a place for their employees to work out during the work day. They group together to fund initial facilities and an operating subsidy and give the facility to the City to operate for additional public users.
- A biking club wants to fund the building of a race course through a park. The races would be held one night per week, but otherwise the path would be open for public biking and in-line skating.
- A large corporate community relations office wants to provide a skate park, but doesn't want to run it. They give a check to the City in exchange for publicizing their underwriting of the park's cost.
- A private restaurant operator sees the need for a concessions stand in a park and funds the building of one, operates it, and provides a share of revenue back to the City.
- A garden club wants land to build unique butterfly gardens. They will tend the gardens and just need a location and irrigation water.

Examples of Public/Non-Profit Partnerships

- A group of participants for a particular sport or hobby sees a need for more playing space and forms a non-profit entity to raise funds for a facility for their priority use that is open to the public during other hours.
- A non-profit baseball association needs fields for community programs and wants to obtain grants for the building of the fields. They would get priority use of the fields, which would be open for the City to schedule use during other times.
- A museum funds and constructs a new building, dedicating some space and time for community meetings and paying a portion of revenues to the City to lease its land.

Examples of Public/Public Partnerships

- Two governmental entities contribute financially to the development and construction of a recreational facility to serve residents of both entities. One entity, through an IGA, is responsible for the operation of the facility, while the other entity contributes operating subsidy through a formula based on population or some other appropriate factor.
- Two governmental public safety agencies see the need for more physical training space for their employees. They jointly build a gym adjacent to City facilities to share for their training during the day. The gyms would be open for the City to schedule for other users at night.

- A school district sees the need for a climbing wall for their athletes. The district funds the wall and subsidizes operating costs, and the City manages and maintains the wall to provide public use during non-school hours.

- A university needs meeting rooms. They fund a multi-use building on City land that can be used for City community programs at night.

E. Sponsorships

Sample Parks and Recreation Department is interested in actively procuring sponsorships for facilities and programs as one type of beneficial partnership. Please see **the Sample Parks and Recreation Department Sponsorship Policy** for more information.

F. Limited-Decision Making Partnerships: Donor, Volunteer, and Granting Programs

While this policy document focuses on the parameters for more active types of partnerships, the City is interested in, and will be happy to discuss, a proposal for any of these types of partnerships, and may create specific plans for such in the future.

G. Benefits of Partnerships with Sample Parks and Recreation Department

The City expects that any Proposed Partnership will have benefits for all involved parties. Some general expected benefits are:

Benefits for the City and the Community:

- Merging of resources to create a higher level of service and facility availability for community members.

- Making alternative funding sources available for public community amenities.

- Tapping into the dynamic and entrepreneurial traits of private industry.

- Delivering services and facilities more efficiently by allowing for collaborative business solutions to public organizational challenges.

- Meeting the needs of specific groups of users through the availability of land for development and community use.

Benefits for the Partners:

- Land and/or facility availability at a subsidized level for specific facility and/or program needs.

- Sharing of the risk with an established stable governmental entity.

- Becoming part of a larger network of support for management and promotion of facilities and programs.

- Availability of professional City recreation and planning experts to maximize the facilities and programs that may result

- Availability of City staff facilitation to help streamline the planning and operational efforts.

II. The Partnering Process

The steps for the creation of a partnership with the Sample Parks and Recreation Department are as follows:

A. Sample Parks and Recreation Department will create a public notification process that will help inform any and all interested partners of the availability of partnerships with the City. This will be done through notification in area newspapers, listing in the brochure, or through any other notification method that is feasible.

B. The proposing partner takes the first step to propose partnering with the City. To help in reviewing both the partnerships proposed, and the project to be developed in partnership, the City asks for a **Preliminary Proposal** according to a specific format as outlined in ***Part Two - Proposed Partnership Outline Format.***

C. If initial review of a Preliminary Proposal yields interest and appears to be mutually beneficial based on the City Mission and Goals, and the Selection Criteria, a City staff or appointed representative will be assigned to work with potential partners.

D. The City representative is available to answer questions related to the creation of an initial proposal, and after initial interest has been indicated, will work with the proposing partner to create a checklist of what actions need to take place next. Each project will have distinctive planning, design, review and support issues. The City representative will facilitate the process of determining how the partnership will address these issues. This representative can also facilitate approvals and input from any involved City departments, providing guidance for the partners as to necessary steps.

E. An additional focus at this point will be determining whether this project is appropriate for additional collaborative partnering, and whether this project should prompt the City to seek a **Request for Proposal (RFP)** from competing/ collaborating organizations.

Request for Proposal (RFP) **Trigger**: In order to reduce concerns of unfair private competition, if a proposed project involves partnering with a private "for profit" entity and a dollar amount greater than $5,000, and the City has not already undergone a public process for solicitation of that particular type of partnership, the City will request Partnership Proposals from other interested private entities for identical and/or complementary facilities, programs or services. A selection of appropriate partners will be part of the process.

A. For most projects, a **Formal Proposal** from the partners for their desired development project will need to be presented for the City's official development review processes and approvals. The project may require approval by the Legal, Planning, Fire and Safety, Finance and/or other City Departments, Parks and Recreation Advisory Board, Planning Board, The Board of Trustees, and/or the City Supervisor's Office, depending on project complexity and applicable City Charter provisions, ordinances or regulations. If these reviews are necessary, provision to reimburse the City for its costs incurred in having a representative facilitate the partnered project's passage through Development Review should be included in the partnership proposal.

B. Depending on project complexity and anticipated benefits, responsibilities for all action points are negotiable, within the framework established by law, to assure the most efficient and mutually beneficial outcome. Some projects may require that all technical and professional expertise and staff resources come from outside the City's staff, while some projects may proceed most efficiently if the City contributes staff resources to the partnership.

C. The partnership must cover the costs the partnership incurs, regardless of how the partnered project is staffed, and reflect those costs in its project proposal and budget. The proposal for the partnered project should also discuss how staffing and expertise will be provided, and what documents will be produced. If City staff resources are to be used by the partnership, those costs should be allocated to the partnered project and charged to it.

D. Specific **Partnership Agreements** appropriate to the project will be drafted jointly. There is no specifically prescribed format for **Partnership Agreements**, which may take any of several forms depending on what will accomplish the desired relationships among partners. The agreements may be in the form of:

- Lease Agreements
- Management and/or Operating Agreements
- Maintenance Agreements
- Intergovernmental Agreements (IGAs)
- Or a combination of these and/or other appropriate agreements

Proposed partnership agreements might include oversight of the development of the partnership, concept plans and project master plans, environmental assessments, architectural designs, development and design review, project management, and construction documents, inspections, contracting, monitoring, etc. Provision to fund the costs and for reimbursing the City for its costs incurred in creating the partnership, facilitating the project's passage through the Development Review Processes, and completing the required documents should be considered.

J. If all is approved, the Partnership begins. The City is committed to upholding its responsibilities to Partners from the initiation through the continuation of a partnership. Evaluation will be an integral component of all Partnerships. The agreements should outline who is responsible for evaluation, the types of measures used, and detail what will occur should the evaluations reveal Partners are not meeting their Partnership obligations.

III. The Partnership Evaluation Process

A. Mission Statements and Goals

All partnerships with Sample Parks and Recreation Department should be in accord with the City's and the Parks and Recreation Department's Mission and Goals to indicate how a proposed partnership for that Department would be preliminarily evaluated:

MISSION STATEMENT

The Sample Parks and Recreation Department will provide a variety of parks, recreation facilities and program experiences equitably throughout the community. Programs will be developed and maintained to the highest quality, ensuring a safe environment with exceptional service while developing a lifetime customer. Services will demonstrate a positive economic investment through partnerships with other service providers, both public and private, ensuring a high quality of life for citizens of Sample.

***(Sample)* GOALS –**

- Promote physical and mental health and fitness
- Nourish the development of children and youth
- Help to build strong communities and neighborhoods
- Promote environmental stewardship
- Provide beautiful, safe, and functional parks and facilities that improve the lives of all citizens
- Preserve cultural and historic features within the City's parks and recreation systems
- Provide a work environment for the Parks & Recreation Department staff that encourages initiative, professional development, high morale, productivity, teamwork, innovation, and excellence in management

B. Other Considerations

1. Costs for the Proposal Approval Process

For most proposed partnerships, there will be considerable staff time spent on the review and approval process once a project passes the initial review stage. This time includes discussions with Proposing Partners, exploration of synergistic partnering opportunities, possible RFP processes, facilitation of the approval process, assistance in writing and negotiating agreements, contracting, etc. There may also be costs for construction and planning documents, design work, and related needs and development review processes mandated by City ordinances. Successful Partnerships will take these costs into account and may plan for City recovery of some or all of these costs within the proposal framework. Some of these costs could be considered as construction expenses, reimbursed through a negotiated agreement once operations begin, or covered through some other creative means.

2. Land Use and/or Site Improvements

Some proposed partnerships may include facility and/or land use. Necessary site improvements cannot be automatically assumed. Costs and responsibility for these improvements should be considered in any Proposal. Some of the general and usual needs for public facilities that may not be included as City contributions and may need to be negotiated for a project including:

Any facilities or non-existent infrastructure construction

- Roads or street improvements Complementary uses of the site
- Maintenance to specified standards
- Staffing
- Parking
- Snow removal
- Lighting
- Outdoor restrooms
- Water fountains

- Utility improvements (phone, cable, storm drainage, electricity, water, gas, sewer, etc.)
- Custodial services
- Trash removal

Need

The nature of provision of public services determines that certain activities will have a higher need than others. Some activities serve a relatively small number of users and have a high facility cost. Others serve a large number of users and are widely available from the private sector because they are profitable. The determination of need for facilities and programs is an ongoing discussion in public provision of programs and amenities. The project will be evaluated based on how the project fulfills a public need.

4. Funding

Only when a Partnership Proposal demonstrates high unmet needs and high benefits for City citizens, will the City consider contributing resources at a below market value to a project. The City recommends that Proposing Partners consider sources of potential funding. The more successful partnerships will have funding secured in advance. In most cases, Proposing Partners should consider funding and cash flow for initial capital development, staffing, and ongoing operation and maintenance.

The details of approved and pending funding sources should be clearly identified in a proposal.

For many partners, especially small private user groups, non-profit groups, and governmental agencies, cash resources may be a limiting factor in the proposal. It may be a necessity for partners to utilize alternative funding sources for resources to complete a proposed project. Obtaining alternative funding often demands creativity, ingenuity, and persistence, but many forms of funding are available. Alternative funding can come from many sources, e.g. Sponsorships, Grants, and Donor Programs. A local librarian can help with foundation and grant resources. Developing a solid leadership team for a partnering organization will help find funding sources. In kind contributions can in some cases add additional funding. All plans for using alternative funding should be clearly identified. The City has an established Sponsorship Policy, and partnered projects will be expected to adhere to the Policy. This includes the necessity of having an Approved Sponsorship Plan in place prior to procurement of sponsorships for a Partnered Project.

C. Selection Criteria

In assessing a partnership opportunity to provide facilities and services, the City will consider (as appropriate) the following criteria. The Proposed Partnership Outline Format in Part Two provides a structure to use in creating a proposal. City staff and representatives will make an evaluation by attempting to answer each of the following Guiding Questions:

- How does the project align with the City and affected Department's Mission Statement and Goals?
- How does the proposed facility fit into the current City and the affected Department's Master Plan?
- How does the facility/program meet the needs of City residents?
- How will the project generate more revenue and/or less cost per participant than the City can provide with its own staff or facilities?
- What are the alternatives that currently exist, or have been considered, to serve the users identified in this project?
- How much of the existing need is now being met within the City borders and within adjacent cities?
- What is the number and demographic profile of participants who will be served?
- How can the proposing partner assure the City of the long-term stability of the proposed partnership, both for operations and for maintenance standards?
- How will the partnered project meet Americans with Disabilities Act and EEOC requirements?

- How will the organization offer programs at reasonable and competitive costs for participants
- What are the overall benefits for both the City and the Proposing Partners?

Additional Assistance

Sample Parks and Recreation Department is aware that the partnership process does entail a great deal of background work on the part of the Proposing Partner. The following list of resources may be helpful in preparing a proposal:

- Courses are available through local colleges and universities to help organizations develop a business plan.
- The Chamber of Commerce offers a variety of courses and assistance for business owners and for those contemplating starting new ventures.
- Reference Librarians at local libraries can be very helpful in identifying possible funding sources and partners, including grants, foundations, financing, etc.
- Relevant information including the City of Sample Comprehensive Plan, the Parks and Recreation Master Plan, site maps, and other documents are available at the City Hall. These documents may be copied or reviewed, but may not be taken off-site.
- The Sample Parks and Recreation Department Web Site has additional information.
- If additional help or information is needed, please call 000-000-0000.

Part Two

Proposed Partnership Outline Format

(Sample format to be used by the Parks & Recreation Department) Please provide as much information as possible in the following outline form.

I. Description of Proposing Organization:

- Name of Organization
- Years in Existence
- Contact Name, Mailing Address, Physical Address, Phone, Fax, Email
- Purpose of Organization
- Services Provided
- Member/User/Customer Profiles
- Accomplishments
- Legal Status

II. Decision Making Authority

Who is authorized to negotiate on behalf of the organization? Who or what group (i.e.

Council/Commission/Board) is the final decision maker and can authorize the funding commitment? What is the timeframe for decision making?

Summary of Proposal (100 words or less)

What is being proposed in terms of capital development, and program needs?

III. Benefits to the Partnering Organization

Why is your organization interested in partnering with the Sample Parks and Recreation Department? Please individually list and discuss the benefits (monetary and non-monetary) for your organization.

IV. Benefits to the Sample Parks and Recreation Department

Please individually list and discuss the benefits (monetary and non-monetary) for the Sample Parks and Recreation Department and residents of the City.

V. Details (as currently known)

The following page lists a series of **Guiding Questions** to help you address details that can help outline the benefits of a possible partnership. Please try to answer as many as possible with currently known information. Please include what your organization proposes to provide and what is requested of Sample Parks and Recreation Department. Please include (as known) initial plans for your concept, operations, projected costs and revenues, staffing, and/or any scheduling or maintenance needs, etc.

Guiding Questions

Meeting the Needs of our Community:

- In your experience, how does the project align with park and recreation goals?
- How does the proposed program or facility meet a need for City residents?
- Who will be the users? What is the projected number and profile of participants who will be served?
- What alternatives currently exist to serve the users identified in this project?
- How much of the existing need is now being met? What is the availability of similar programs elsewhere in the community?
- Do the programs provide opportunities for entry-level, intermediate, and/or expert skill levels?

The Financial Aspect:

- Can the project generate more revenue and/or less cost per participant than the City can provide with its own staff or facilities?
- Will your organization offer programs at reasonable and competitive costs for participants?
- What are the anticipated prices for participants?
- What resources are expected to come from the Parks & Recreation Department?
- Will there be a monetary benefit for the City, and if so, how and how much?

Logistics:

- How much space do you need? What type of space?
- What is critical related to location?
- What is your proposed timeline?
- What are your projected hours of operations?
- What are your initial staffing projections?
- Are there any mutually-beneficial cooperative marketing benefits?

- What types of insurance will be needed and who will be responsible for acquiring and paying premiums on the policies?
- What is your organization's experience in providing this type of facility/program?
- How will your organization meet Americans with Disabilities Act and EEO requirements?

Agreements and Evaluation:

- How, by whom, and at what intervals should the project be evaluated?
- How can you assure the City of long-term stability of your organization?
- What types and length of agreements should be used for this project?
- What types of “exit strategies” should we include?
- What should be done if the project does not meet the conditions of the original agreements

Appendix F: Maintenance Zones for Brookline Parks and Open Spaces

OPEN SPACE IN BROOKLINE

NAME	AREA (acre)	ZONE
Community Parks		
AMORY PLAYGROUND	8.28	1
BROOKLINE AV PLYGRD	4.05	1
CYPRESS ST PLAYGROUND	5.22	2
HARRY DOWNES FIELD	8.73	3
PUTTERHAM MEADOW GOLF COURSE	119.9	3
SOULE RECREATION CENTER	9.49	3
DANIEL J. WARREN FIELD	11.10	3
WALDSTEIN PLAYGROUND	5.63	1
Historic Parks		
LARZ ANDERSON PARK	61.13	3
BROOKLINE RESERVOIR PARK	32.21	2
THE RIVER WAY	13.80	1
OLMSTED PARK	12.94	3
LONGWOOD MALL	2.55	1
Neighborhood Parks		
BOYLSTON ST PLAYGROUND	1.16	2
CLARK PLAYGROUND	1.08	3
COOLIDGE PLAYGROUND	1.68	1
GRIGGS PARK	3.34	1
EMERSON GARDEN	2.05	2
JUNIPER ST PLAYGROUND	0.41	3
LAWTON PLAYGROUND	1.08	1
JOHN E. MURPHY PLAYGROUND	0.51	2
MARGARET E ROBINSON PLYGRD	2.38	3
LOTTA BRADBURN SCHICK PARK	1.10	1
BILLY WARD PLAYGROUND	0.54	2
WINTHROP SQUARE	1.93	1
School Playgrounds		
BAKER SCHOOL PLAYGROUND	11.27	3
BALDWIN SCHOOL PLAYGROUND	1.25	3
DEVOTION SCHOOL PLAYGROUND	6.72	1
DRISCOLL SCHOOL PLAYGROUND	4.03	1
HEATH SCHOOL PLAYGROUND	6.51	3
LINCOLN SCHOOL PLAYGROUND (NEW)	4.24	2
LINCOLN SCHOOL PLAYGROUND (OLD)	1.51	2
LONGWOOD PLAYGROUND	4.99	1
PIERCE SCHL PLYGRD	2.37	2
RUNKLE SCHOOL PLAYGROUND	3.05	1

Conservation Areas		
HALL'S POND SANCTUARY	5.06	1
D. BLAKELY HOAR SANCTUARY	24.98	3
LOST POND CONSERVATION AREA	26.03	3
LOST POND RESERVATION	33.34	3
Passive Parks		
COREY HILL PARK	4.16	1
DANE PARK	17.23	3
ELIOT ST PARK	0.84	3
KNYVET SQUARE	2.80	1
LINDEN PARK	0.28	2
LINDEN SQUARE	0.19	2
MASON SQUARE	1.14	1
MONMOUTH STREET PARK	0.16	1
PHILBRICK SQUARE	0.28	3
ST. MARKS SQUARE	0.40	1
TOWN HALL LOT	1.99	2
Buffers		
CLARK RD LAND	0.66	2
CLINTON RD WATERWORKS LAND	0.53	1
HEALTH DEPT. LOT	0.74	2
RESERVOIR RD LAND	0.98	3
RESERVOIR RD EXTENSION	0.09	3
Reservoir and Water Supply Lands		
SINGLE TREE RESERVOIR	2.76	3
TOWN RESERVOIR	4.79	1
FISHER HILL RESERVOIR	9.97	3
Medians and Traffic Islands		
WEST ROXBURY PARKWAY	2.16	3
BEACON STREET MALL	14.25	1
BRINGTON RD ISLAND	0.08	2
COREY FARM CIRCLE	0.06	1
DUDLEY TRIANGLE	0.81	2
DWIGHT SQUARE	0.16	1
ELIOT and CRAFTS TRIANGLE	0.26	3
FREEMAN SQUARE	0.15	1
FRANCIS J. HICKEY SQUARE	0.06	2
HORACE JAMES CIRCLE	0.71	3
NEWTON ST PARCEL	0.11	3
PLEASANT ST TRIANGLE	0.05	1
FRANCIS X. RYAN CIRCLE	0.71	3
SINGLE TREE ROAD CIRCLE	0.33	3
VFW PARKWAY MEDIAN	1.17	3
WEBSTER ST TRIANGLE	0.08	1
INCINERATOR LAND	42.36	3

DO NOT PRINT

Appendix G: Parks and Open Space Division
Zone Management Plan

Zone Manager	Zone Manager	Zone Manager	Landscape Designer	**Open Space Mowing**	Field Sup.	Cemetery Sup.	**Adopted Space**	**Admin./Planning**
Gardener	PMC	PMC	Zone Manager	**Misc. Hvy.Equip.Oper.**	MEOIII	Gardener	Carlton & Colchester	Director
MEOI-G/L	Gardener	Gardener	PMC	PMC	PMC	Gardener	Mountfort St. Isl.	Op.Mgr.
Seasonal - #1	Gardener	Gardener	Gardener	PMC	Gardener	Seasonal # 7	Forest Circle	Arborist
Seasonal - #2	Seasonal -#3	Seasonal - #4	Seasonal - #5		MEOI-G/L	Seasonal # 8	W.Rox Pkwy West	General Foreman
					Seasonal - #6			Sr. Garage Clerk
				Traffic Islands / Misc.				**Trades (Highway)**
Zone 1	**Zone 2**	**Zone 3**	**Horticulture Zone**	**Mow & Trim Sites**	**Athletic Field Zone**	**Cemetery Zone**		Supervisor
Devotion School	High School	Baker School	**235 Flower Planters**	1 - Colburn / Addington	Amory Field	Walnut Hills Cemetery		PMC
Driscoll School*	Pool & Gym	Bladwin School	Webster St. Triangle		Baker Field	Putterham Library		
Lawrence School	Trades & Arts Building	Heath School*	Beacon/Park St. Bed	1 - Freeman Square	Bolyston Field	Horace James Circle		**Amory Tennis (Apr.-Oct.)**
Runkle School*	New Lincoln School*		Beacon/St.Paul Bed	1 - Hancock / Welland St.	Brookline Ave. Field	Newton St. Median		Gardener
	Old Lincoln School	Fire Station #1	Brington Rd Neckdown			Ryan Circle		
Coolidge Library	Pierce School	Fire Station #4	Chestnut/Clinton Int.	2 - Brington Rd. Island	Cypress Field			**Larz Anderson (May-Aug.)**
Senior Center		Fire Station #6	Cypress & Chestnut St	2 - Clinton/Buckmin.Inter.	Devotion Field			Seasonal -#9
Fire Station #3	Fire Station #2		Cypress & Warren St.	2 - Dudley Island	Downes Field			
Fire Station #5	Health Center	Clark Playground	Harvard & Seawall	2 - Lee/Rt9 Island	Driscoll Field			**Streetscape/Utility**
Lynch Center	Main Library	Dane Park	Pleasant St. Triangle	2 - Sumner/Buckmin.(2) Tri	Larz Anderson			Seasonal -#12
	Police Station	Downes Field	Pleasant St. Triangle	2 - Tappan/Blake Triangle	Longwood Field			Seasonal -#13
Amory Playground	Town Hall	Eliot Street Park	Pond/Jamaica Neckd.	2 - Town Green	New Lincoln Field			
Coolidge Playground		Juniper Playground	Tappan/Blake Neckd.		Pierce Field			**Park Rangers (May-Aug.)**
Corey Hill Park	Billy Ward Playground	Larz Anderson Park	Village med.strips/Islands	3 - Baker Circle / Baker Tri.	Soule Recreation			Seasonal -#14 **(Parks)**
Griggs Park	Boylston Playground	Olmsted Park	Warren & Cottage Tri.	3 - Cabot St. Circle	Waldstein Field			Seasonal - #15 **(Police)**
Knyvet Square	Cypress Playground	Philbrick Square	Warren & Heath Tri.	3 - Clinton Rd Circle	Warren Field			
Lawton Playground	Emerson Park	Robinson Playground	Wash Sq.-T Intersection	3 - Craft Rd. Triangle	Winthrop Field			**Forestry**
Longwood Mall	Linden Park / Linden Sq.	Soule Playground	Williston Circle	3 - Dale Circle				**Trees/Sanctuaries**
Longwood Playground	Murphy Playground	Village Pedestrain Brdge		3 - Elliot St/Rt9 Island	Seeding/Fert.			Tree Climber
Mason Square	Pierce Playground	Warren Field/Eliot		3 - Goddard Circle	Coolidge Lawn			PMC
Monmouth Ct./Park	Reservoir Park			3 - Newton/Grove Isl.	Murphy Field			
Muddy River/Riverway				3 - Pond/Chestnut Rotary	Runkle Field			**Cons/Historic Parks**
Schick Park	Old Burying Ground			3 - Reservoir Rd Isl.	Schick Field			Seasonal - #10
St. Marks Park				3 - Reservoir/Craft Rd.				Seasonal - #11
Waldstein Playground	Pearl St. Strip			3 - Single Tree Circle	Skating Pavillion			
Winthrop Park	Dudley Triangle			3 - W.Rox Pkwy East				**Trash Pickup/Litter**
	Conroy Square				Tennis Courts/Nets			Gardener
	Francis J. Hickey Square							Gardener
								PMC

* Areas are maintained by contracted services

Appendix H: Maintenance Performance Standards

As part of the maintenance analysis included in Chapter 4, maintenance activities have been analyzed using the Muddy River Restoration Project as the performance standard, which in turn uses data from several northeastern cities including New York and Pittsburgh. In these performance standards, maintenance activities have been classified under Levels I, II, and III depending on intensity and frequency of work with Level I maintained at a high level of care while Level III is maintained in a more natural state. The activities have been categorized into three general areas – landscape features, recreation features, and general features.

LANDSCAPE FEATURES

Turf Maintenance

Without mowing, most turf grasses will grow to heights of 2' to 3' feet. Limiting turf to 2" to 2 ½" (for athletic fields) puts tremendous stress on the plant and increases the level of necessary inputs, especially irrigation. Turf that is cut higher (3"-4") is better able to withstand the pressures of foot traffic, equipment traffic and drought. Proper mowing practices and equipment minimize this stress. Grass clippings are to be left on all turf areas including athletic fields. This practice will decrease fertilizer requirements, increase the health of the turf's root system, and eliminate the need for disposal or composting of grass clippings. All turf areas should be aerated at least twice each year.

The soil in the landscape is the most important natural resource in the park as it sustains all plant life, including trees, shrubs and especially turf grass. Soil tests need to be done in selected areas on an annual basis. Without the information from a soil test, all management decisions regarding the soil result in guesswork. Soil tests should be conducted in early spring (March). Soil pH for turf should be between 6.0-6.5. Base saturation for potassium (K) should be 2-4%; magnesium (Mg) should be approximately 14%; and calcium (Ca) should be 60-70%.

The equipment is an integral part of turf maintenance and must be maintained on a regular basis. It should be lubricated, with blades sharpened to ensure clean cut and reduce wear and tear on the engine. The desired output related to various equipment is as follows:

580D Groundsmaster	20sec / 1000 s.f.
Tractor & Flail	1.2min / 1000 s.f.
Gravely / Hydromower	6.0min / 1000 s.f.
Lawnmower	9.0min / 1000 s.f.
Line Trimmer	20.0min / 1000 s.f.
Tractor w/aerator or spreader attachment	1.0min / 1000 s.f.
Walk behind aerator or spreader	6.0min / 1000 s.f.

1) Turf Level I: Mowed to height of 3" every 5-7 working days. Annually, the turf is evaluated for restoration, aeration, overseeding, disease, and fertilizer treatment. Soil tests in selected areas are performed annually and mineral soil amendments (Limestone, potassium fertilizer, etc.) should be applied if necessary in accordance with soil testing results. Before lime applications are made, the soil should be aerated. Nitrogen application of 1lb. /1000 square feet should be made as necessary in the spring (late April). Phosphorous fertilizers should not be applied near water surfaces. Phosphorous-containing fertilizers contribute to eutrification of water and the growth of aquatic weeds. Turf restoration (overseeding) is carried out with a slice-seeder, during the months of late August through September if necessary. When turf is restored, a snow

fence is erected to protect the grass. The performance standard is set at less than 2% trash visible with a 0% trash tolerance goal.

2) Turf Level II: Mowed to height of 4" every 7-12 working days. The soil is tested and lawn areas are fertilized as required by testing results and some weeds and bare spots are acceptable, but routinely corrected. Less than 5% trash with 0% trash tolerance goal.

3) Turf Level III: Mowed to height of 4.5" every 14-18 working days. This turf requires no fertilizer, no irrigation, occasional repair, some weeds are tolerated, and it can be allowed to wear out and grow through rest cycles. Less than 5% trash with 0% trash tolerance goal.

Meadows Maintenance

Meadows with annual and perennial flowering species provide a naturalistic contrast to the other grass areas of the park system. Some are designed to have higher grasses adjacent to heavily trafficked areas or parkways as a buffer. Some others are adjacent to woodlands and are allowed to grow as a more natural meadow environment to provide wildlife habitat.

1) Meadow Level I: Meadow grass no higher than 2 feet. Trash removed bi-weekly; less than 2% trash cover with a 2% trash tolerance goal. Meadow mowed four times per year.

2) Meadow Level II: Meadow grass not higher than 2½ feet. Trash removed based on inspection, meadow mowed twice per year. Meadow grass shall be cut once in June following spring flowers or early spring to encourage summer flowers. A final cut will be made in the fall to remove past vegetation.

Weed Control

Weed control can be applied at curb lines, fence lines, clearance along steps, cracks/ crevices, around trees, mulched planting beds, infields, and public health hazard areas (poison ivy infested areas). It can be done either mechanically using sprayers, line trimmers, and other turf maintenance equipment or manually by hand weeding, by weed wacker, ice scrapper, flat tree spade shovel, etc. All pesticide application must be performed under Massachusetts Pesticide Control Act of 1978; all chemicals shall be approved by the Conservation Commission and applications must be documented. The desired output with regard to equipment and personnel is as follows:

Spray with small sprayer	40min / 1000 s.f.
Spray with truck sprayer	14min / 1000 s.f.
Trim with line trimmer	20min /1000 s.f.
Weed (manually)	60min / 1000 s.f.

Planting Area Maintenance

Shrubs and groundcovers provide numerous functions and are a vital part of the park landscape. When properly selected and maintained, they serve as focal points, accents, help control circulation, and provide an aesthetic appearance, complimenting and enhancing the surrounding park landscape.

The annual maintenance program for new and established plants depends on the type of plant material and the skill levels of the personnel responsible for the work. Shearing of shrubs is to be discouraged except in the most formal areas such as the rose garden at Winthrop Square. Hand pruning is always preferred in order to maintain the natural character of the plant species.

1) Planting Areas Level I: Less than 10% weeds and 5% deadwood in bed. This includes formal hedges and shrub beds. These features surround formal spaces within the parks. They have a manicured formal appearance usually reflecting the nature of the space they surround. The shrub species will be kept pruned on a regular basis and in general the maintenance will be of a high level. Shrub beds and small trees are edged and mulched each spring. Shrub beds are maintained and weeded monthly. Shrub beds and small trees are watered as required. Trash removal completed minimum of once per week.

2) Planting Area Level II: Less than 10% weeds and 10% deadwood in bed. This includes informal hedges and shrub beds. They have a more bushy irregular appearance in keeping with their surroundings and a much lower level of maintenance. These hedges look reasonable if kept untrimmed. Shrub beds and small trees are edged and mulched each spring. Shrub beds are maintained and weeded every other month. Shrub beds and small trees are watered as required. Trash removal is completed bi-weekly.

3) Planting Area Level III: Less than 10% invasive species. These areas typically abut woodland areas and are more naturalistic areas that serve to provide a visual screen or buffer between intensively used areas and wildlife habitat. Use is typically low level and informal. The shrubs are allowed to achieve their natural form. The shrubs will rarely be pruned and species will be chosen that will flourish in the particular site and light conditions and will grow to the desired height without any pruning or shaping. Shrub beds and small trees are edged and mulched biannually. Shrub beds are maintained and weeded two times per year. Trash removal completed once per month.

Garden Maintenance

The skills required to undertake this work are of a specialized nature and are probably best allocated to one or two individuals and trained volunteers who are assigned to the particular area. The gardens should be maintained with less than 5% weeds. Gardens are maintained on an annual basis at a high level of horticultural care; weeding, irrigation, fertilizing, disease control, deadheading, disbudding done weekly.

Woodland / Trees Maintenance

Implementation of a regular tree maintenance program that will preserve the health and structural integrity of park trees. All woodland areas and trees will be inspected seasonally and treated according to the integrated pest management requirements. More than any other landscape element, trees provide the most prominent visual component in the landscape. Tree preservation and management involves the protection of the canopy, trunk and roots. Trees in public parks are subject to intensive visitor use. Over time this use can have severe impacts. Ongoing public use includes the following:

- Compaction and lack of soil fertility begins to change the soil both physically and chemically.
- Rainwater begins to runoff (causing soil erosion) rather than percolating down through the soil and to the plants' roots.
- Groundcover materials such as turf are lost or damaged.
- Exotic invasive species begin to seed in the woodlands (such as Ailanthus, Rhamnus, Norway Maple, Malus, Euonymus, Berberis, Celastrus, Ampelopsis) and the character of the woodland begins to deteriorate. Native invasive species such as Black Cherry and Black Locust also seed and should be removed.
- Native shrubs and native understory trees are lost.
- Older native trees cannot compete for nutrients and water and begin to decline – tops die back.
- Areas become so impacted that users begin to seek other locations.

Park managers must be vigilant to spot these trends early and initiate corrective practices such as liming, fertilization, corrective pruning and keeping mulched walking paths well mulched with composted wood chips. The removal of exotic invasive species is an intensive recurring task. Smaller plants can be hand pulled. However, the most effective strategy for eradication is cutting and spraying the freshly cut stump with a small quantity of triclopyr. All chemicals need to be pre-approved and applications must be documented. Brush should be chipped and blown into the forest if possible, or in turf areas. Wood chips should be composted in another location. Age diversity in the canopy layer is a long-term goal. Ideally the trees should be of all ages with every stage present from newly established plants to past maturity.

Woodland Level I: Less than 5% invasive species and less than 5% deadwood. These areas are characterized by rough grass and shrubs under trees on gently rolling topography. It is a pleasant open area for sitting in, picnicking or walking through. The nature of the topography is critical as the grass must be capable of being mown 3-4 times annually. Walking paths through the long grass can be cut shorter and more often. The actual frequency of mowing depends on the density of the tree canopy and park setting. Trees are inspected and pruned as necessary for health and safety biannually, and thinned out every five years. Trash is collected weekly. Woodland areas are planted 2 years after thinning to enrich natural regeneration. Stumps are removed following tree removals to improve appearance and assist maintenance.

Woodland Level II: Less than 10% invasive species and less than 10% deadwood. These areas are natural areas and serve to provide a visual screen or buffer to more intensively used areas and habitat for wildlife. Use is typically low and informal. They require a low level of maintenance, but a high level of skill for management and implementation of work. The objective in the forest areas is to sustain a continuous tree cover with the area being regenerated naturally. Both the canopy and understory will be managed on a 10-year cycle. Natural regeneration may, on occasion, be enriched by planting if the desired species do not regenerate naturally. Trees are safety pruned every five years; hazard trees are removed as required. Trash pickup as required.

Embankment Planting Maintenance in Wetlands

Depending upon plant selection, historic landscape design and relationship to pathways all of the embankment maintenance recommend the removal of invasive species such as Phragmites, Japanese knotweed and buckthorn.

1) Embankment Planting Level I: Less than 5% trash, 90% planting density, less than 5% exposed soil and less than 5% weeds and/or invasive species. Plantings are maintained by properly trained personnel monthly. Invasive species are removed on a monthly basis. Replacement plants are installed seasonally.

2) Embankment Planting Level II: Less than 5% trash, 90% planting density, less than 5% exposed soil, and less than 10% weeds and/or invasive species. Plantings are maintained by properly trained personnel four times per year. Invasive species are removed on a quarterly basis. Replacement plants are installed seasonally.

3) Embankment Planting Level III: Less than 5% trash, 90% planting density, less than 5% exposed soil, and less than 15% weeds and/or invasive species. Plantings are maintained by properly trained personnel two times per year. Invasive species are removed on an annual basis.

Waterbodies Maintenance

It is intended to keep the watercourse free from obstructions, trash and water-borne vegetation such as duckweed. The goal is to have less than 2% trash with trash removed weekly. At locations where it is more

difficult to access and have less of an impact on the visual and functional elements of the park, the goal is to have less than 5% trash with trash removed from watercourse on a quarterly basis.

When working in wetland areas or adjacent to watercourses effective erosion control methods including spill prevention and management to prevent petroleum to prevent petroleum leaks and leaks of other vehicle fluids shall be employed. The maintenance crew shall prevent all sediment or chemicals used in weed or fungus or disease control from entering any water bodies or wetland resource areas.

RECREATIONAL FEATURES

Athletic Field Maintenance

Athletic fields require a high level of daily maintenance to provide safe playable field surfaces. They must be mowed to a height of 2.5 to 3” with zero infield depressions. The trash must be removed daily, infield dragged once /week from April to August, backstops and seating repaired, fields relined as needed, turf mowed weekly and irrigated regularly. Each infield must have a stockpile of 1 to 2 tons of clay for repairs. Each ball field should have a foul pole down the left and right field lines and must be painted a visible color visible form the backstop. Bleachers placed on bituminous concrete or concrete pads allow easier cleaning and maintenance.

The home plate must be installed just below grade within the backstop area. The point of the plate will align the first and third base foul lines. The filed must be maintained at 1% grade from the base of the pitchers mound or the center of the infield to the outfield edge. Dragging must occur from the outer edge towards the mound. Poor dragging practices take soil into the grass building a lip between the turf and the infield, thus restricting positive drainage. The desired output related to equipment and personnel for athletic fields is as follows:

Dragging	25min / infield
Repair mounds / holes	60min / field

Synthetic surface fields must be cleaned on a weekly basis to avoid debris settling into the fibers. The lines must be painted each April for baseball and each August for football. Driving equipment over the surface must be carefully monitored so as to avoid shifting or damage of subsurface.

Court Maintenance

Court surfaces must be cleared of debris using a manual or mechanical method. The lines must be painted every year by April. Fencing problems such as holes in the fabric, bottom fabric turned up, missing line posts, clamps, tension bars, tie wires, exposed sharp edges of fabric, etc that could be hazardous to public use must be addressed in a timely manner. The grounds must be conditioned each spring as per the game played on the courts. Game components such as nets, goals, backboards, braces, posts and other hardware must be checked and maintained on a regular schedule. The desired output related to equipment and personnel is as follows:

Pick trash	2.4min / 1000s.f.
Hand sweeping	30.0min / 1000s.f.
Sweep / blower (turf)	5.0min / 1000s.f.
Trash vacuum	10.0min / 1000s.f.
Blow / sweep (tennis court)	12.0min / 1000s.f.
Blow / sweep (basketball / street hockey)	7.0min / 1000s.f.

Line painting	35.0min / 1000s.f.
Installation / removal (tennis net)	10min / net
Installation / removal (basketball net)	15min / net

Playground Maintenance

All playgrounds should be cleaned and debris removed using manual or mechanical method a minimum of twice a week depending on the time of year and use. Play equipment and site amenities such as benches, tables, and trash receptacles must be painted yearly after being wire brushed to remove loose or chipping paint. The play equipment must be checked periodically for the following:

- Visible cracks, bending, warping, corrosion, rusting or breakage of any component
- Worn swing hangers, S-hooks, and or swings chains
- Damaged, loose swing seat or seats with sharp edges
- Accessible sharp edges or corners on any equipment
- Loose and/or missing hardware
- Splintered, cracked or deteriorated wood
- Broken or missing rails, steps, rungs, seats
- Tripping hazards such as roots, rocks, etc.

The desired output with regard to personnel using the following equipment is as follows:

Pick trash	2.4min / 1000s.f.
Hand sweeping	30.0min / 1000s.f.
Sweep (blower)	5.0min / 1000s.f
Trash vacuum	10.0min / 1000s.f.
Paint equipment	60.0min / piece

GENERAL FEATURES

Structures

All buildings and structures should be inspected and their condition recorded annually. New work necessary because of changes in use should meet the state building code. However, historic buildings should not be altered solely to make them compliant with the state building code as this could have an adverse affect on the resources. Code related work that may be necessary when historic buildings are converted to a new [public] use should also respect the historic character and meet the *Secretary's Standards for Rehabilitation*. Alterations for accessibility should be carefully designed to respect both the historic landscape and structures. Work required to stabilize the structures, prevent vandalism, and prevent insect or animal damage should be considered a high priority and implemented immediately.

Historic structures require very specialized maintenance and sensitive treatments. All historic structures are assumed to be Level I; however the particular problem or situation may necessitate a specific response. Small, routine in-house repairs are done within 3-5 working days. Contracted repairs are assessed within 3-5 working days. Annual maintenance is done yearly and preservation maintenance is done cyclically according to the *Secretary of the Interior's Standards*. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings, the landscape comprising the entire historic property, and attached, adjacent, or related new construction.

Standards for Preservation

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Furnishings

Maintenance of park site furnishings includes:

- Bench maintenance – repair, replacement, painting
- Trash cans – emptying, repair, replacement
- Light poles – replace bulbs, painting, realigning
- Drinking Fountains – cleaning, repair, turn on & off
- Graffiti Removal

Regular maintenance of the park's site furnishings is an important task, which is often overlooked or only done on an emergency basis. Keeping park furnishings in good repair makes for a more inviting and usable park.

A uniform set of park furnishings should be developed for Brookline parks and open space including trash cans, benches, lighting standards and drinking fountains. There could be a different set of park furnishings for new parks as opposed to historic parks and in some cases a historic park could have its own unique set of furnishings.

Standardized furnishing will reinforce the signature character of the parks for the town while adding visual continuity of green space. In addition, maintenance is easier if there are one or two bench styles instead of five or six. Repairs are more likely to be done with "available materials" or not done at all when too many options exist. The furnishings should be inspected weekly and routine repairs done within 3-5 working days.

Paths and Paved Surfaces

1) Paved Surfaces Level I: Less than 2% in degraded condition. Sweeping, cleaning and washing of surfaces done weekly so there is no accumulation of sand, dirt or leaves accumulated.

2) Paved Surfaces Level II: Less than 5% degraded condition. Should be cleaned when there is a noticeable accumulation of debris.

3) Path Maintenance: Less than 5% degraded condition. Repair stone dust and asphalt paths, including minor repairs, grading and potholing as necessary.

Trash Removal

The park system should be clean and free from trash and litter. Trash receptacles should not be overflowing and litter should be kept to a minimum. Maintenance affects appearance of the park and sanitary conditions, including litter pick-up and collection of trash from receptacles.

1) Trash Removal Level I: Zero overflowing cans. Minimum servicing of once a day 7 days/week. To maintain no overflowing cans it may require more than one servicing/day and event or special use may dictate more frequent cleaning.

2) Trash Removal Level II: Zero overflowing cans. Minimum servicing of once a day 5 days/week. Event or special use may dictate more frequent cleaning. Event or special use may dictate more frequent cleaning.

3) Trash Removal Level III: Zero overflowing cans. Minimum servicing of 2 to 3 times/week. Litter barrels should be emptied up to 3 times per week from April through October and weekly during the winter. Event or special use may dictate more frequent cleaning.

Graffiti Removal

Maintenance standards for Graffiti removal are followed unless they involve a historic structure that requires historic preservation notice or authorization.

1) Graffiti Removal Level I: Graffiti removed within 24 hours.

2) Graffiti Removal Level II: Graffiti removed within 48 hours.