

HEDGES POND RECREATIONAL AREA & PRESERVE

(FORMER CAMP DENNEN)



INTRODUCTION



Weston & Sampson

Master Plan Presentation

**Hedges Pond Recreation Area
& Preserve**

Plymouth, Massachusetts

June 11, 2009

HEDGES POND RECREATIONAL AREA & PRESERVE (FORMER CAMP DENNEN)



INITIAL DESIGN PROCESS

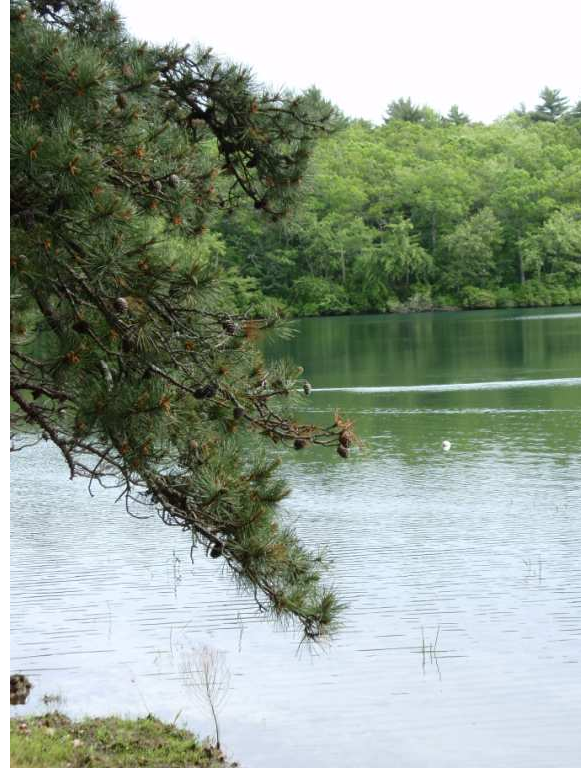
Our Priority:

Completion of a Master Plan that establishes realistic and attainable priorities for the restoration and preservation of this important open space property in a way that provides maximum benefit to the citizens of Plymouth.



Reaching a Balance:

- Create plans to promote environmental stewardship
- Develop a strategy to allow phased public access to the property in a safe + enjoyable manner
- Provide an appropriate range of passive and active recreational opportunities



Reaching a Balance:

- Make use of previously developed areas for new and refurbished amenities
- Match extent of amenities to Town upkeep capabilities
- Explore ways to generate revenue to offset operations + maintenance costs



Recreational Needs (from the RFP):

- A public beach with swimming + boating (non-motorized)
- Playground
- Outdoor function area for larger groups
- Cookout areas
- Small pavilion for outdoor entertainment
- Multi-use fields
- Tennis, basketball and volleyball
- Horseshoe and bocce
- Adventure challenge



Basic Options | Initial Conclusion:

- Do nothing
- Remove the buildings, make the property safe and open it for public use with minimal improvements
- Retain certain elements of the former Camp Dennen, establish new passive + active recreational amenities



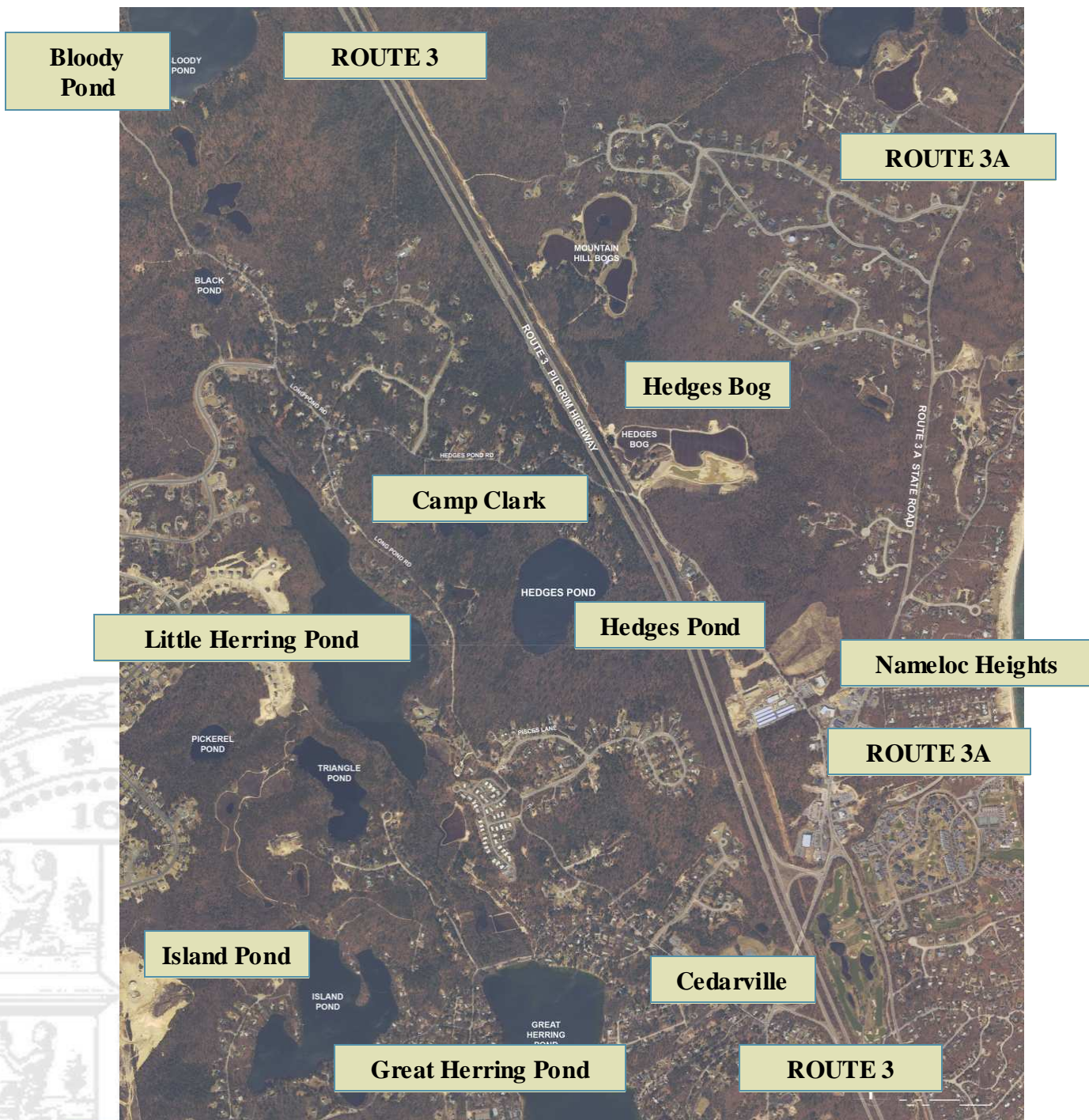
Basic Options | Initial Conclusion:

- Undertake improvements that provide value to residents but that also provide opportunities for revenue generation in order to offset the costs of operating and maintaining the property
- The Day Camp | Public Park Model

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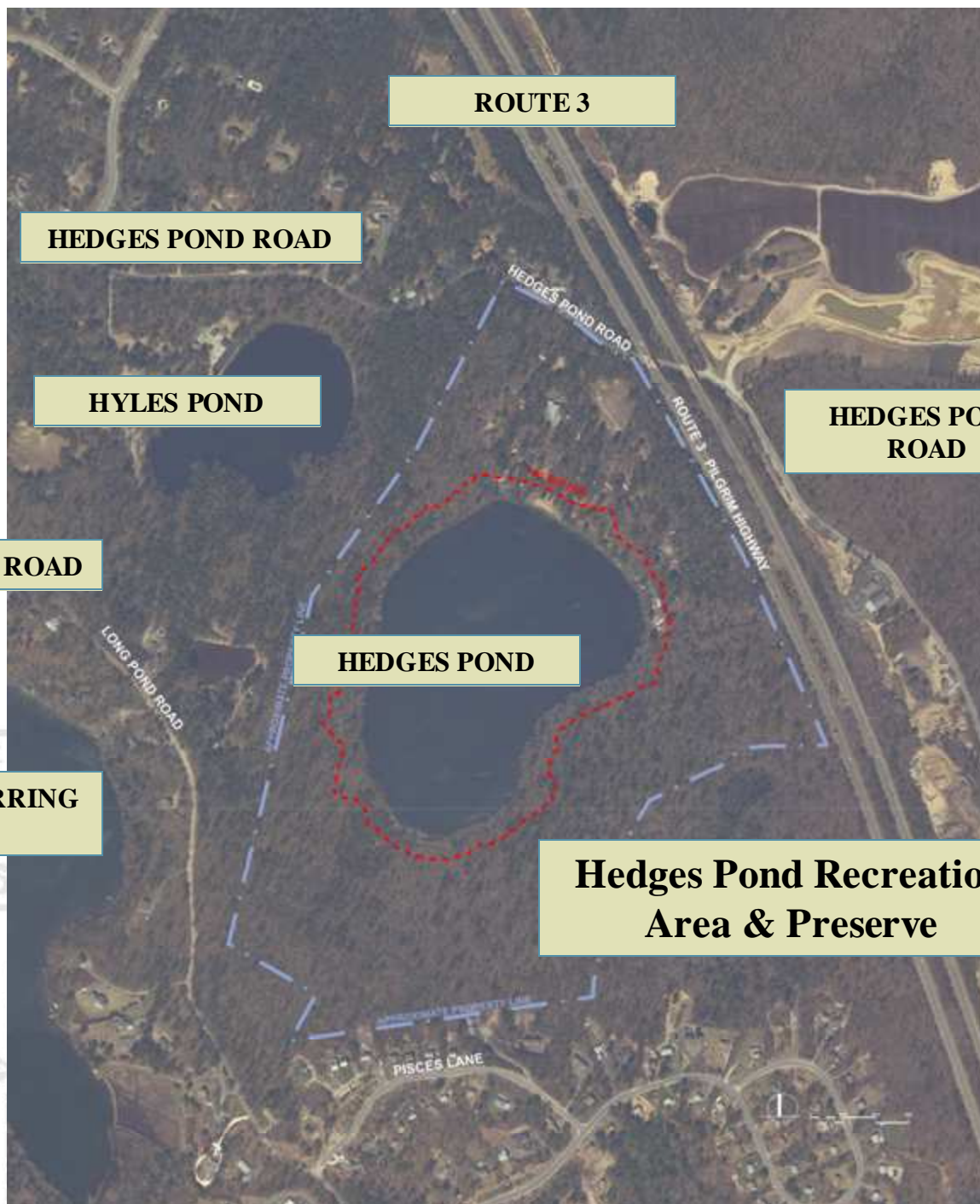
EXISTING CONDITIONS | CONTEXT



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EXISTING CONDITIONS | CONTEXT



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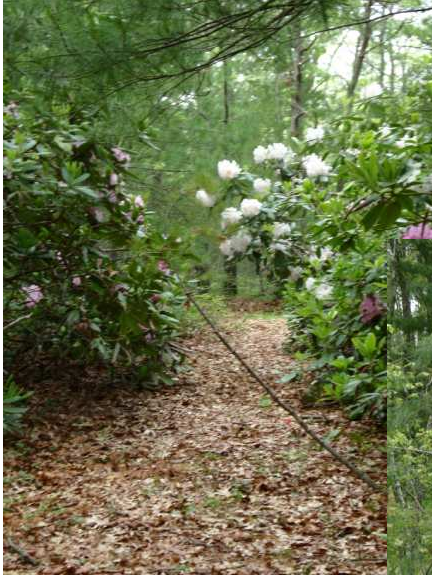


THE PROPERTY | BASIC FACTS

Property Stats + Facts:

- Located in South Plymouth
- 13 +/- miles from Town Hall / Plymouth Center
- Entire property encompasses 120 +/- acres
- Pond encompasses 28.85 acres
- Pond perimeter equals 4,450 +/- linear feet
- Former Camp Dennen developed area encompasses 20 +/- acres

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EXISTING CONDITIONS | ACCESS

Entrance to Property:

- Vehicle entrance at Hedges Pond Road
- Pedestrian entrances in the form of trails from Long Pond Road and from other adjacent privately owned properties



Primary Plant Species:

- Native evergreens trees: White Pine, Pitch Pine
- Native deciduous trees: Red/Scarlet Oaks, Red Maple, Sassafras, Black Cherry
- Understory / Groundcover: Blueberry, Various ferns (upland species), other native deciduous shrubs, Rhododendron, Mountain Laurel
- Few invasive species

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EXISTING CONDITIONS | VEGETATION





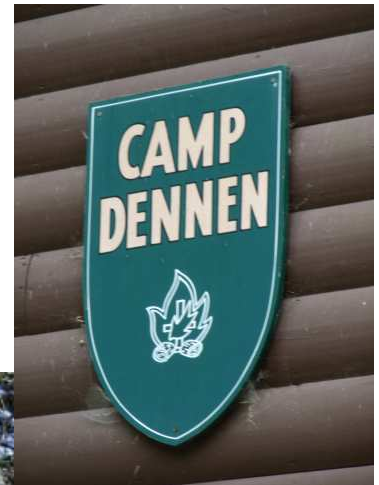
Soil Characteristics:

- Thin organic layer
- Well draining
- Sands
- Gravels



Elevation + Terrain

- Pond elevation = 33
- Camp elevation = 48
- Entrance elevation = 56
- High point = 142
- Loop Path = 48 - 100 +/-



EXISTING CONDITIONS | THE CAMP

The Camp

- Structures = 25
- Cabins = 16 | Duplex Cabins = 3
- Electric | Water | Septic
- Other Amenities: Rec Hall, Bathhouse, Boathouse, Storage Spaces

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EXISTING CONDITIONS | THE CAMP



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EXISTING CONDITIONS | THE CAMP



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EXISTING CONDITIONS | THE CAMP

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EXISTING CONDITIONS | THE CAMP



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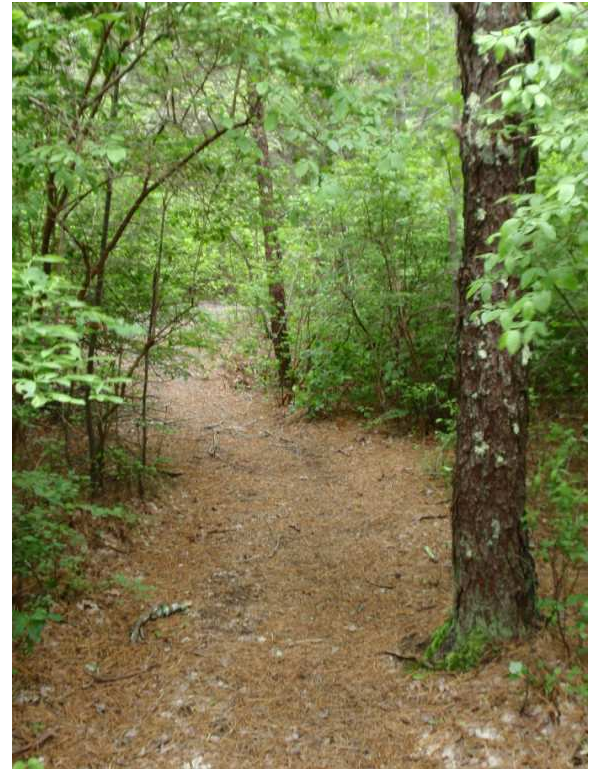
EXISTING CONDITIONS | STRUCTURES

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EXISTING CONDITIONS | STRUCTURES





Woodland Trails:

- Primary loop path = > 6500 linear feet
- Surface + condition
- Proximity to Hedges Pond
- Secondary paths (connections)

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EXISTING CONDITIONS | ENVIRONMENT

Environmental Features:

- The Pond
- The Woodlands
- The Wildlife

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INITIAL CONCEPTS



Recreation Needs |
Environmental Stewardship
Use of former camp developed area
Operations, maintenance + upkeep

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PREFERRED CONCEPT - OVERVIEW



Access + Loop Drive
Picnic + Beach Area
Open Play Field
Overnight Area + Trail
Courts + Playground

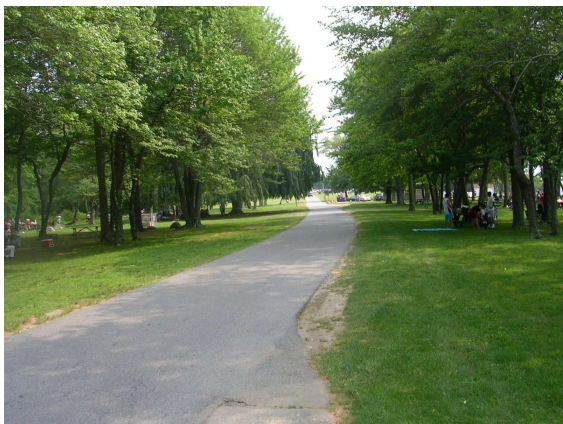
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CONCEPT | ACCESS + LOOP DRIVE



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CONCEPT | ACCESS + LOOP DRIVE



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CONCEPT | PICNIC & BEACH AREA

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CONCEPT | PICNIC & BEACH AREA

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CONCEPT | OPEN PLAY FIELD



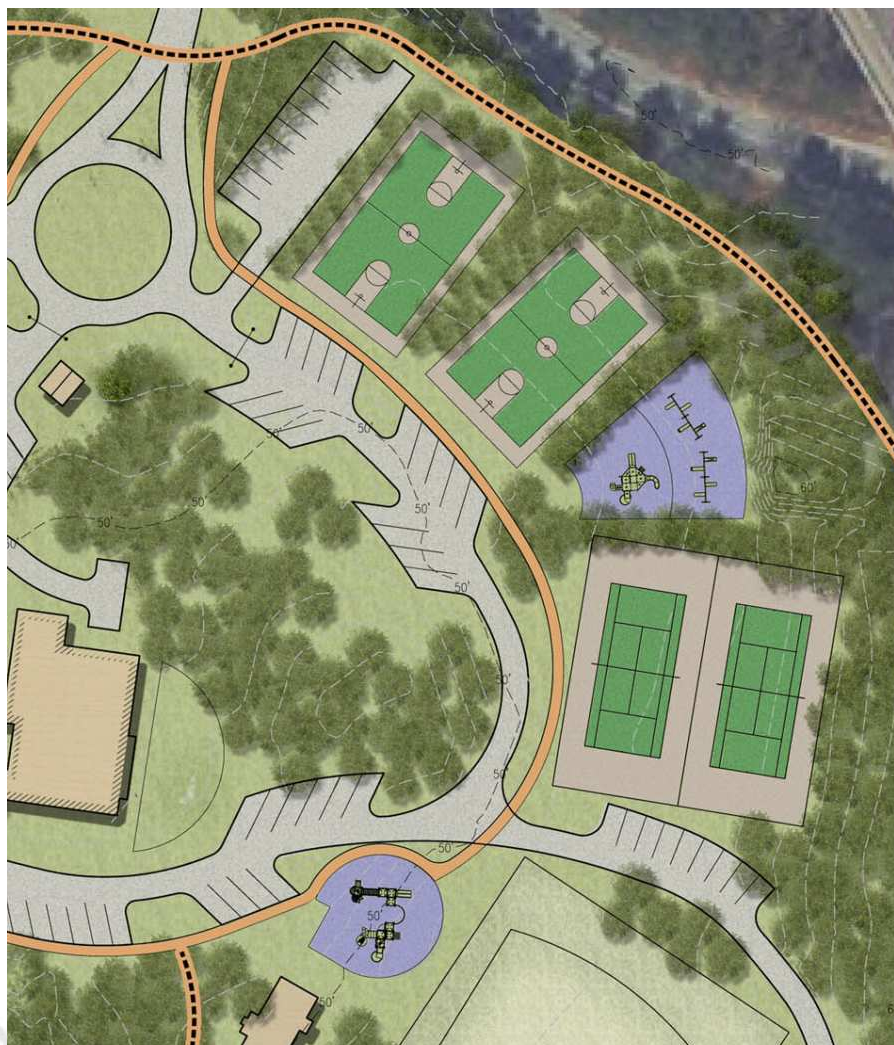
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CONCEPT | OVERNIGHT AREA & TRAILS



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CONCEPT | COURTS & PLAYGROUND

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PREFERRED CONCEPT - OVERVIEW





Moving Forward:

- Budget Considerations
- Strategy for opening the property to public use
- Confirming scope of capital improvements and phasing priorities
- Establishing operational and maintenance priorities and annual costs associated with the preferred plan
- Continuing to garner public input and support
- Identify likely funding sources
- Publish the final Master Plan

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THANK YOU