

JAMAICA POND BOATHOUSE STUDY

Community Meeting #3 | October 15, 2026

MEETING RECORDING



The Boston Parks and Recreation Department will be recording the meeting and posting to our project webpage for those who are unable to attend the Zoom meeting live.

It is possible that participants may also be recording the meeting with their phones cameras or other devices. If you do not wish to be recorded during this meeting, please keep your microphone muted and camera off.

Please share with your neighbors and friends,
boston.gov/jamaica-pond-boathouse

MEETING ETIQUITTE

We want to ensure this conversation is a pleasant experience for all and that all community members/stakeholders are comfortable sharing their comments, questions and feedback.

Please be respectful and mindful of each other's time when asking questions/ providing comments, so that all attendees are able to participate in the meeting.

Keep questions/ comments project-specific and not personal to yield solution-driven discussion.

Please wait until all attendees have had the opportunity to ask a question/ provide a comment before providing additional questions/ comments.

You can always set up a conversation with Kezia Ofiesh, kezia.ofiesh@boston.gov, to further discuss the project or process.

PRIORITIES

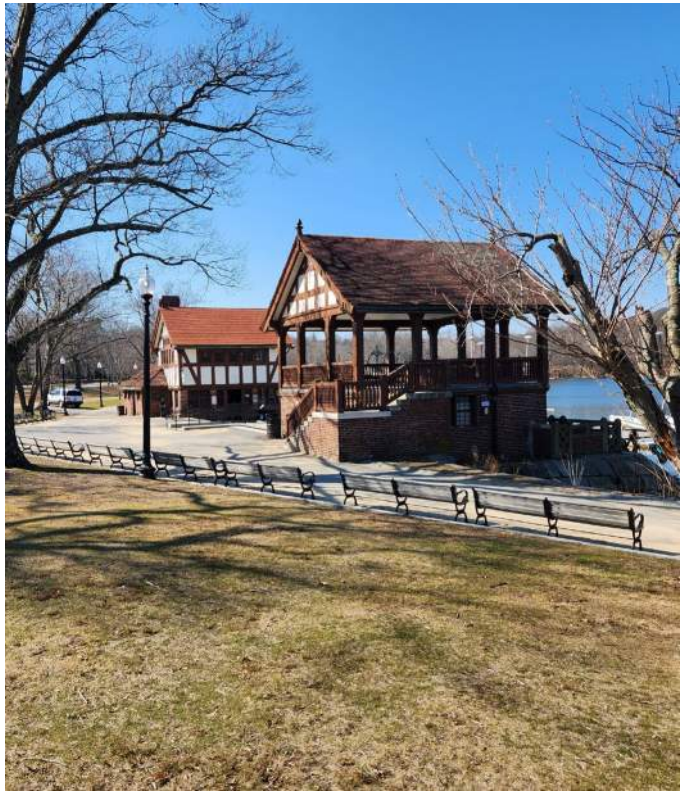

City of Boston Priorities
Safety Guidelines+ Regulatory Guidelines
DESIGN
PFD and Parks + Recreation Goals
Community Input

PARKS & RECREATION GOALS

- Accessible and available to all
- Diverse, balanced, and efficient mix of uses
- Meaningful and inclusive community engagement
- Adaptive and resilient landscapes
- Promote connections

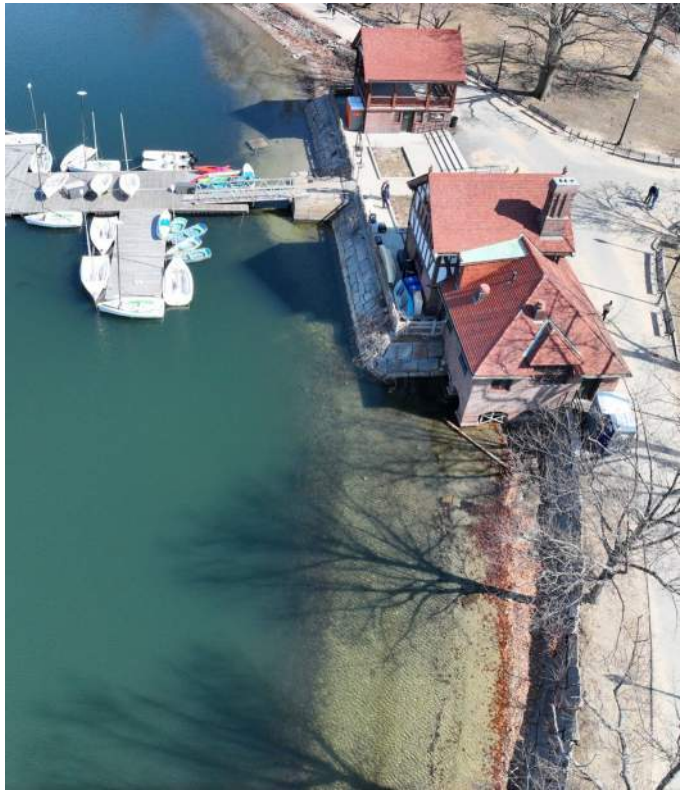


PUBLIC FACILITIES DEPARTMENT GOALS



- Creating a welcoming, high quality, site specific, and inclusive environment that will last generations
- Meeting the program requirements and needs of the User Groups
- Achieving the desired schedule
- Building within the required budget
- Meeting all ADA and physical accessibility needs through universal design strategies
- Delivering a sustainable, resilient and healthy project
- Improving the public realm and embracing unique cultural expressions

CITY OF BOSTON GOALS



A city that is:

- Delivering Exceptional Constituent Services
- Green and Growing
- Family Friendly
- Closing the Racial Wealth Gap
- Healthy and Safe

PROJECT TEAM

CITY OF BOSTON

CITY OF BOSTON PUBLIC FACILITIES DEPARTMENT

CARLETON JONES, *Executive Director*
ROHN MACNULTY, *Deputy Director*
EVAN BRINKMAN, *Assistant Director*
ALISTAIR LUCKS, *Project Manager*
WHITNEY HANSLEY, *Project Manager, Studies*
BRIDGETTE NEE, *Communications Manager*

BOSTON PARKS & RECREATION DEPARTMENT

CATHY BAKER-ECLIPSE, *Director of the Capital Plan*
KEZIA OFIESH, *Project Manager*
MY'KEL MCMILLEN, *Community Outreach Coordinator*

PROJECT CONSULTANTS:

ARCHITECT: Annum Architects
JASON BOWERS, *Principal-in-Charge*
ASHLEY MERCHANT, *Project Manager*
MARK PANTANO, *Project Architect*

STRUCTURE: RSE Associates

MEP: R.W. Sullivan Engineering

CODE: Code Red

HISTORIC PRESERVATION: BCA

CIVIL ENGINEERS: VHB

LANDSCAPE ARCHITECTS: KMDG

CURRENT CLOSURE



AGENDA

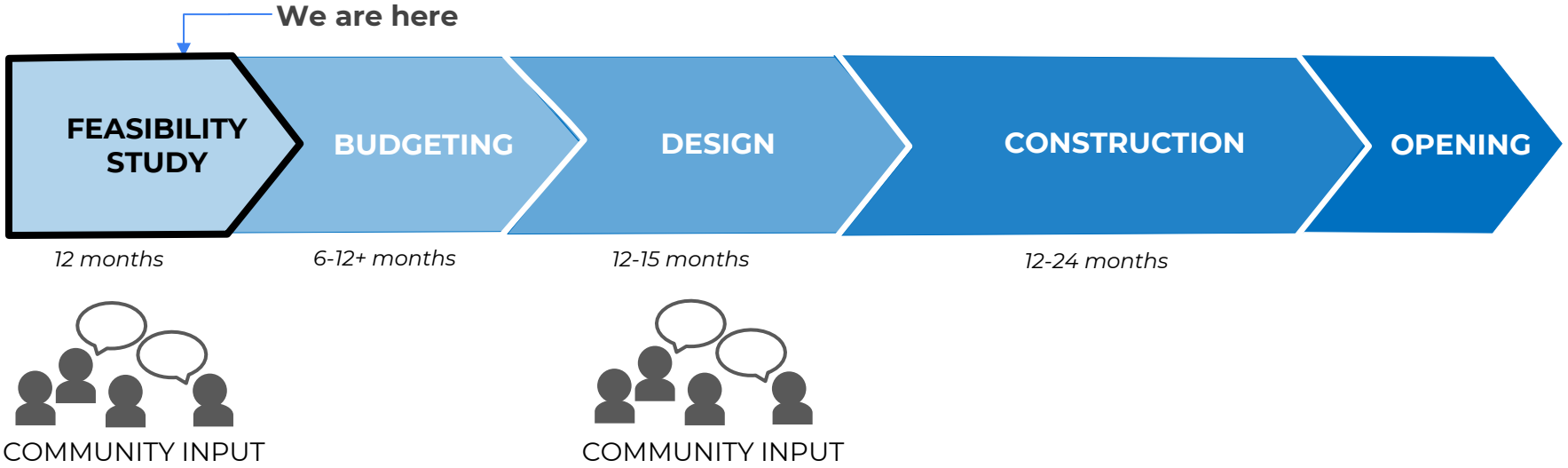
- Schedule + Scope
- What We've Heard So Far
- Range of Recommendations
- Discussion



SCHEDULE + SCOPE

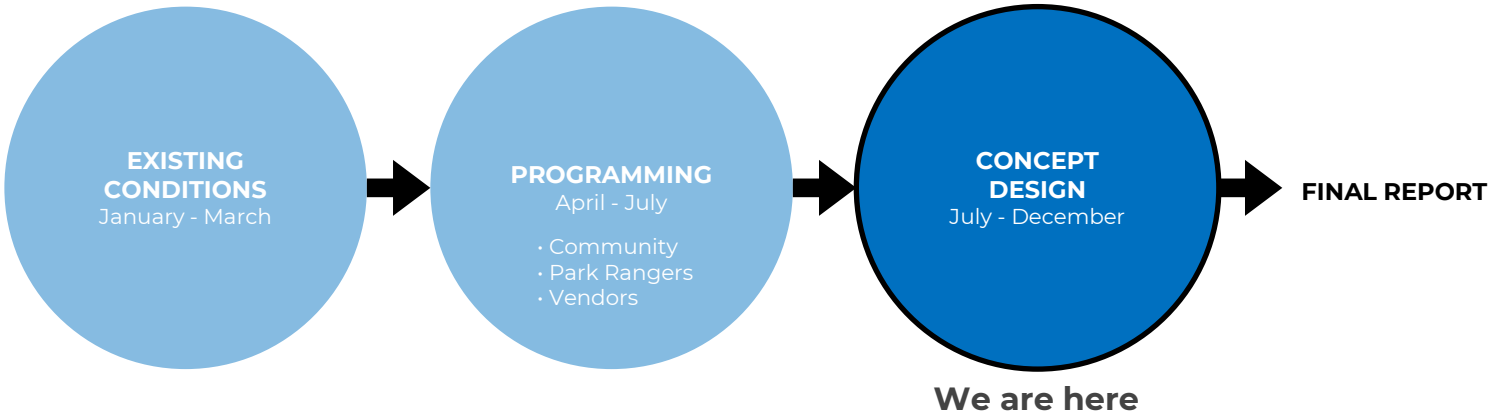
PROJECT SCHEDULE

- 3.5+ year schedule from study through end of construction
- Renovations complete in 2030 at earliest
- Many factors could extend this schedule including: State & local permitting, landmark & historic preservation review, budget, seasonal construction
- Project budget will be determined at the conclusion of this study



FEASIBILITY STUDY PROCESS & GOALS

Conduct a **Feasibility Study** to determine the extent of required **repairs**, small scale **renovations** and legally required **code upgrades** related to accessibility and life safety. Through surveys, interviews and space analysis, the study will also explore a range of options for introducing **new and/or enhanced programming** at the Boathouse and Bandstand.



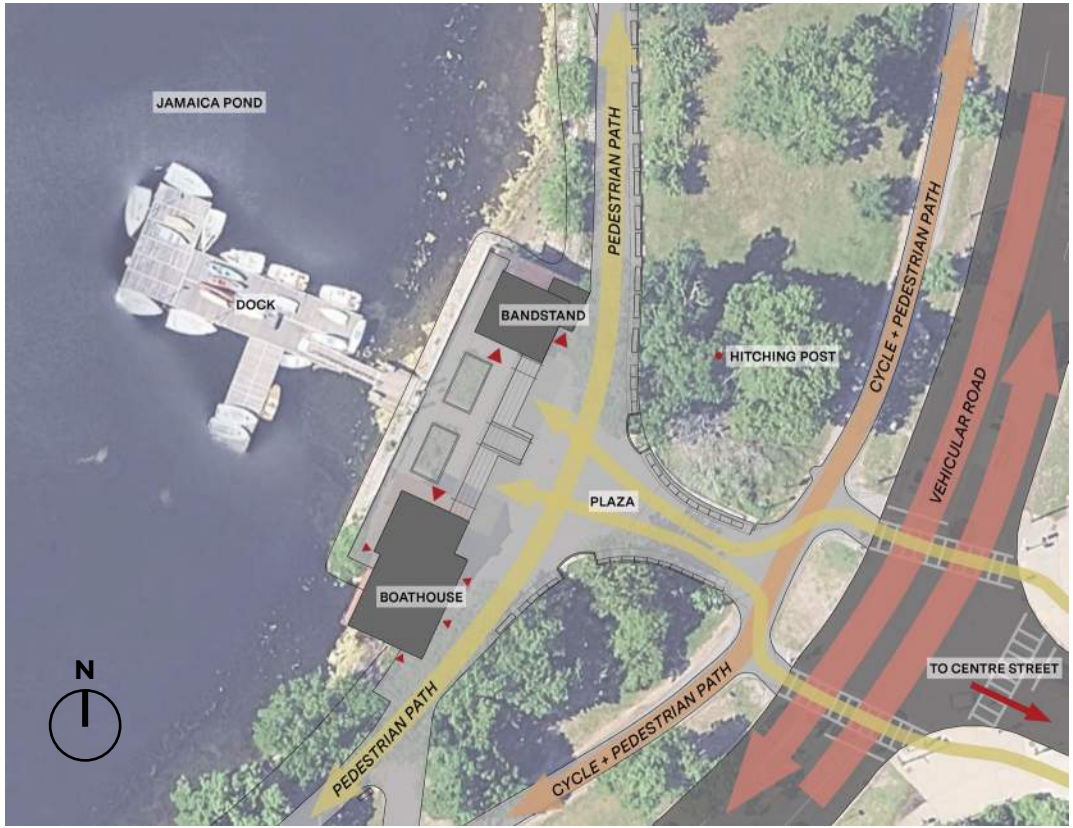
STUDY | COMMUNITY OUTREACH

Your input is essential to a successful project. We want to hear all of your ideas, big and small. We are especially looking forward to hearing your ideas for small improvements that will have a big impact!

We have designed several inputs for community members to offer their feedback throughout the study and all comments from community members will be documented in the study final report.

- Project Webpage **boston.gov/jamaica-pond-boathouse**
  - Online Surveys
  - Sign up for Email List
  - View the past three community meetings

SITE



- Part of the **Emerald Necklace**
- Historic buildings built in **1912**
- Contributing structures to Emerald Necklace **landmark designation**
- **Boston Landmark Commission** has purview over all proposed projects at buildings and park
- Exterior **paving & furnishings replaced in 2019**

EXISTING CONDITIONS - SITE

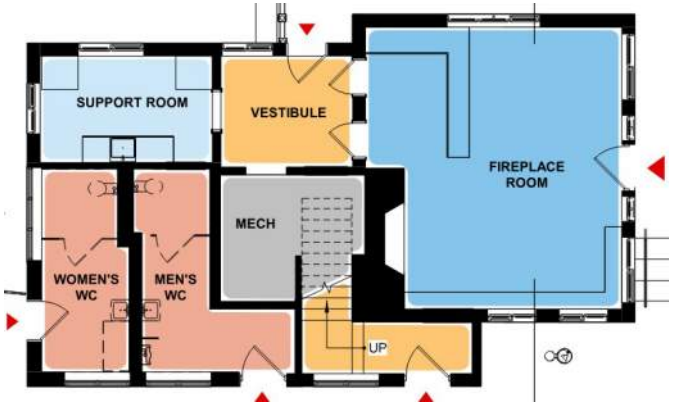


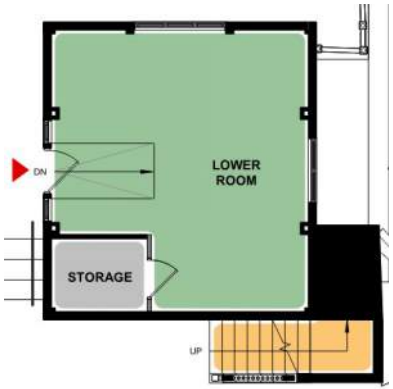
CURRENT USES

- **Sailing** Vendor
- **Restrooms**
- **Nature Center** & Park **Ranger Office**
- **Community Events** & Informal Uses

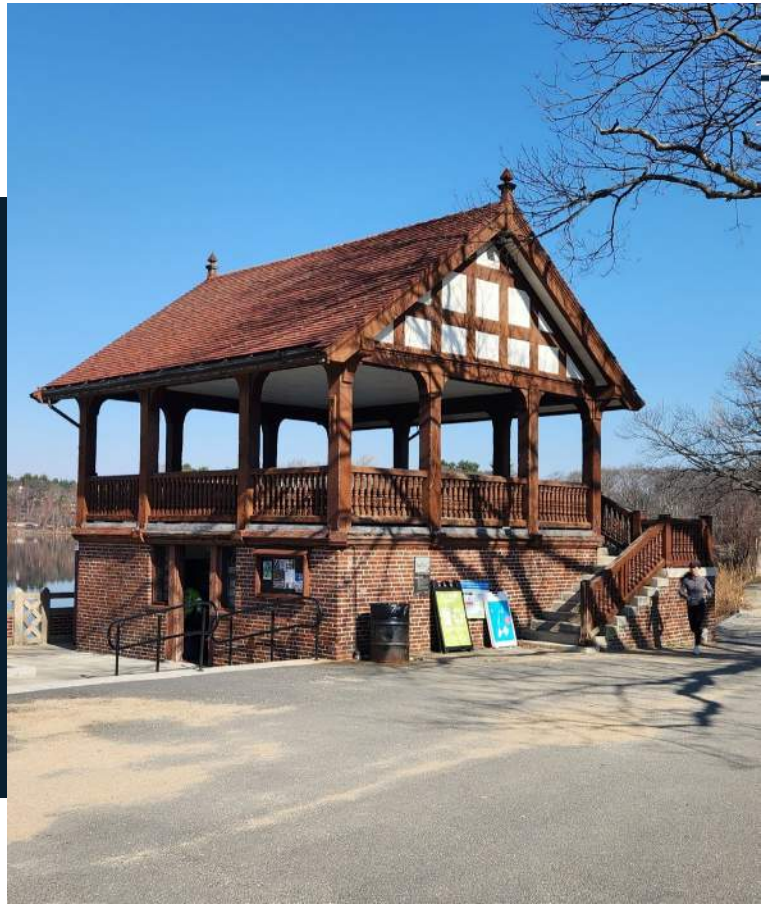
The study will consider **expanded uses...**

Boathouse First Floor Plan





Bandstand First Floor Plan



WHAT WE'VE HEARD SO FAR

WHAT WE'VE HEARD – PEOPLE WOULD LIKE TO SEE...

From the ***Online Surveys*** *and* ***April 15 & June 9 Community Meetings***

VALUES

- Preserving **Natural Aesthetic**
- Long-term **Preservation**
- Climate **Resiliency**
- **Accessibility**

CONCESSIONS

- **Food** Anchor
- **Ice Cream** / **Smoothie** Bar
- **Beer Pop Ups**
- **Food Trucks**
- **Winter Warming** Space / **Cocoa** Station
- **Expanded Rental Options** (Sleds, Fishing, Toys, etc.)

COMMUNITY / PROGRAMS

- Cultivating a **Third Space**
- **Meeting Space**
- Engaging **Kids / Youth**
- Youth **Job Opportunities**
- Community **Message Board**
- Additional **Nature Programs**
- Improved **Nature Center**
- **Art Display**
- **Art Classes**
- Outdoor **Movie Screenings**
- Space for Additional **Nonprofits**

SUPPORT

- **Outdoor Electricity**
- **Wifi**
- **Sound System**
- Improved **Trash Cans**

ACCESS

- **Four Season** Use
- **Year-Round Restrooms** & Drinking Water
- **Extended Hours** for Restrooms
- **Lactation** Space
- **Accessible** Restrooms
- **Gender Neutral** Restrooms
- Lift or **Elevator**
- **Consistent Hours** at Nature Center
- **Multilingual** Signage

OVERALL PRIORITIES

- Improve Accessibility
- Preserve Buildings & Site
- Support Community Uses
- Expand Year-round Use
- Improve Restrooms



PRIORITIES TO IMPROVE CURRENT USES

- **Restrooms**
  - Improve ADA accessibility, Gender neutral restroom(s), Changing tables
  - Expand seasons & hours
  - Security improvements
- **Community Events & Informal Uses**
  - Accessibility
  - Electrical Outlets in and around Bandstand for Programs & Events
- **Nature Center & Park Ranger Office**
  - Private Office Space
  - Climate Control
  - Expanded hours, signage, improved displays
- **Sailing Vendor**
  - Youth Programs/Camps: Space needs, Additional Restrooms, Climate control
  - Community Rentals: Temporary signage, Off-season community outreach spaces
  - Off-season Storage

EXPANDED USE IDEAS

- **Community Programs** (i.e. meeting spaces, art classes)
- **Café/Vending/Food**



RANGE OF RECOMMENDATIONS

LEVELS OF INTERVENTION

LOW — HIGH

LEVEL 1

Minor Renovations

LEVEL 2

L1 + Improve Public Use

LEVEL 3

L2 + Accessibility + Reconfigured Spaces

LEVEL 4

L3 + Expanded Uses

LEVELS OF INTERVENTION

LOW — HIGH

LEVEL 1

Minor Renovations

+ Structural Repair
+ HVAC, Electrical, & Lighting
+ Restroom Accessibility
+ Interior Finishes
+ Exterior Repairs
+ Other Minor Accessibility Upgrades

LEVEL 2

L1 + Improve Public Use

+ Bandstand Ramp
+ Bandstand Electricity
+ Outdoor Seating Area
+ Gender Neutral Restrooms (3)

LEVEL 3

L2 + Accessibility + Reconfigured Spaces

+ Ranger's Office
+ Small Outdoor Exhibit
+ Vending Improvements
+ Boathouse Lift

LEVEL 4

L3 + Expanded Uses

+ Outdoor Nature Center
+ Café

DISCUSSION QUESTIONS

- Of the options presented, **what one thing** do you think is **most important** to do?
- Have we **missed anything important** you would like the team to consider?
- What would you like the City and other stakeholders to keep in mind during the **budgeting and decision-making process**?

LEVEL 1 – MINOR RENOVATIONS TO SUPPORT CURRENT USES

Scope

L1

- **Exterior Repairs** with option for window replacement
- **Structural Repairs** (cracked pier)
- **Building Systems & Lighting** (including new climate control)
- **Interior Finishes**
- **Restroom Accessibility**
- Bandstand **Entrance Ramp** and Boathouse **Interior Stair Accessibility**
- Boathouse **Handwashing Sink, Utility Sink**, and Exterior **Hose Bibb**
- Improved **Signage**

Notes

- No change to existing uses





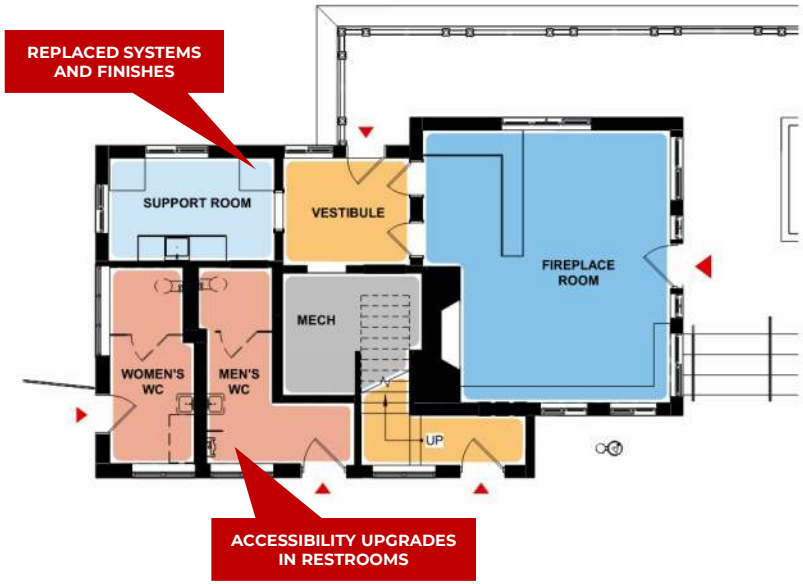


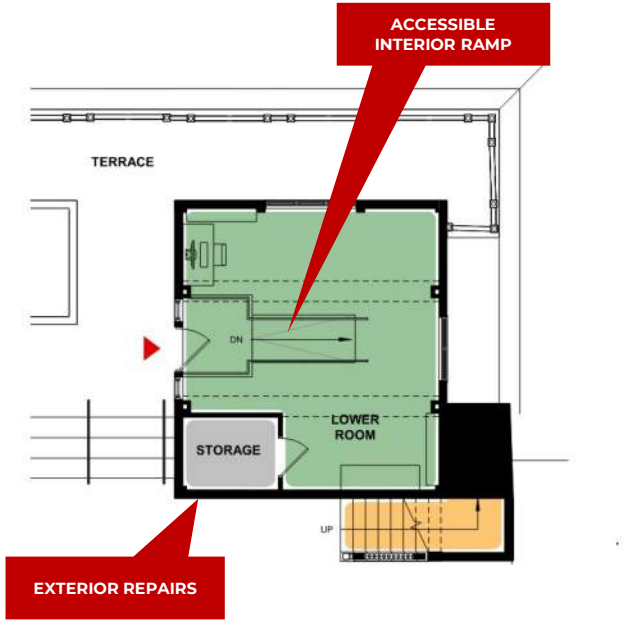




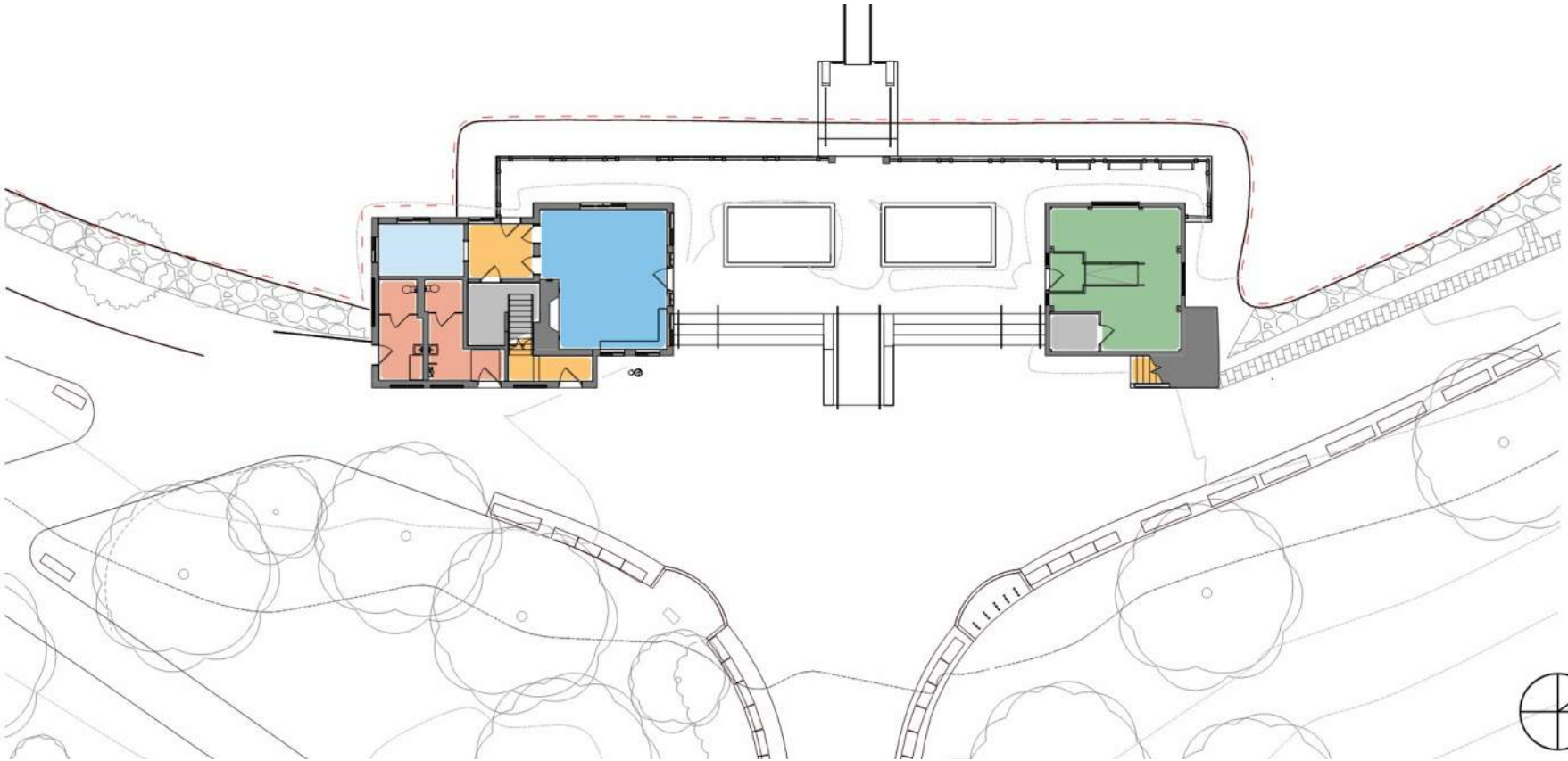


LEVEL 1 – MINOR RENOVATIONS TO SUPPORT CURRENT USES





LEVEL 1 – MINOR RENOVATIONS TO SUPPORT CURRENT USES



LEVEL 2 – L1 + IMPROVE PUBLIC USE

Scope

L1

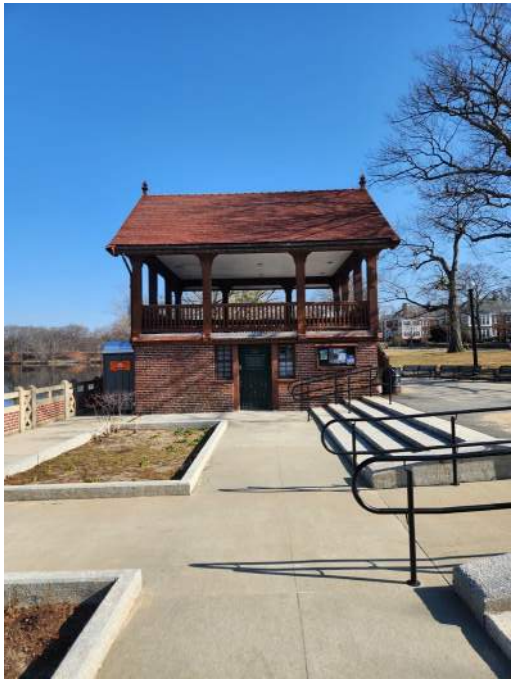
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- Bandstand **Entrance Ramp** and Boathouse **Interior Stair Accessibility**
- Boathouse **Handwashing Sink, Utility Sink**, and Exterior **Hose Bibb**
- Improved **Signage**

L2

- **Exterior Bandstand Ramp** (preservation impact)
- Upgrade **Stair** at Bandstand
- Outdoor **Electricity** & Public **Wifi**
- **Outdoor Seating Area**
- **Reconfigure restroom space as 3 single-user restrooms**

Notes

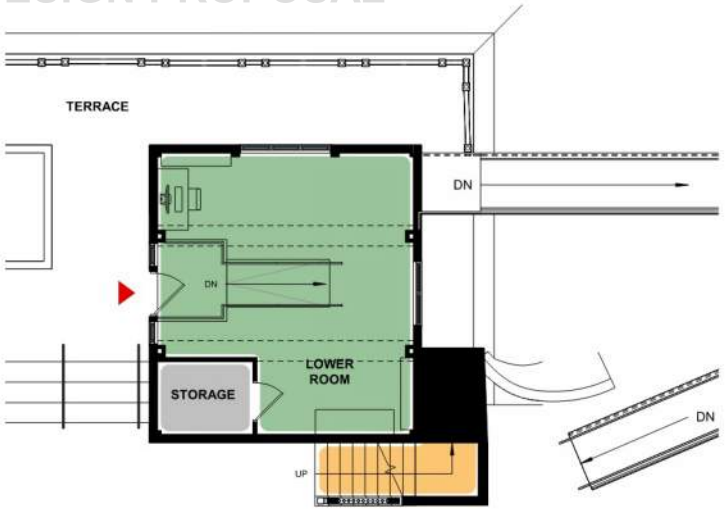
- Possibility of restrooms remaining open year-round



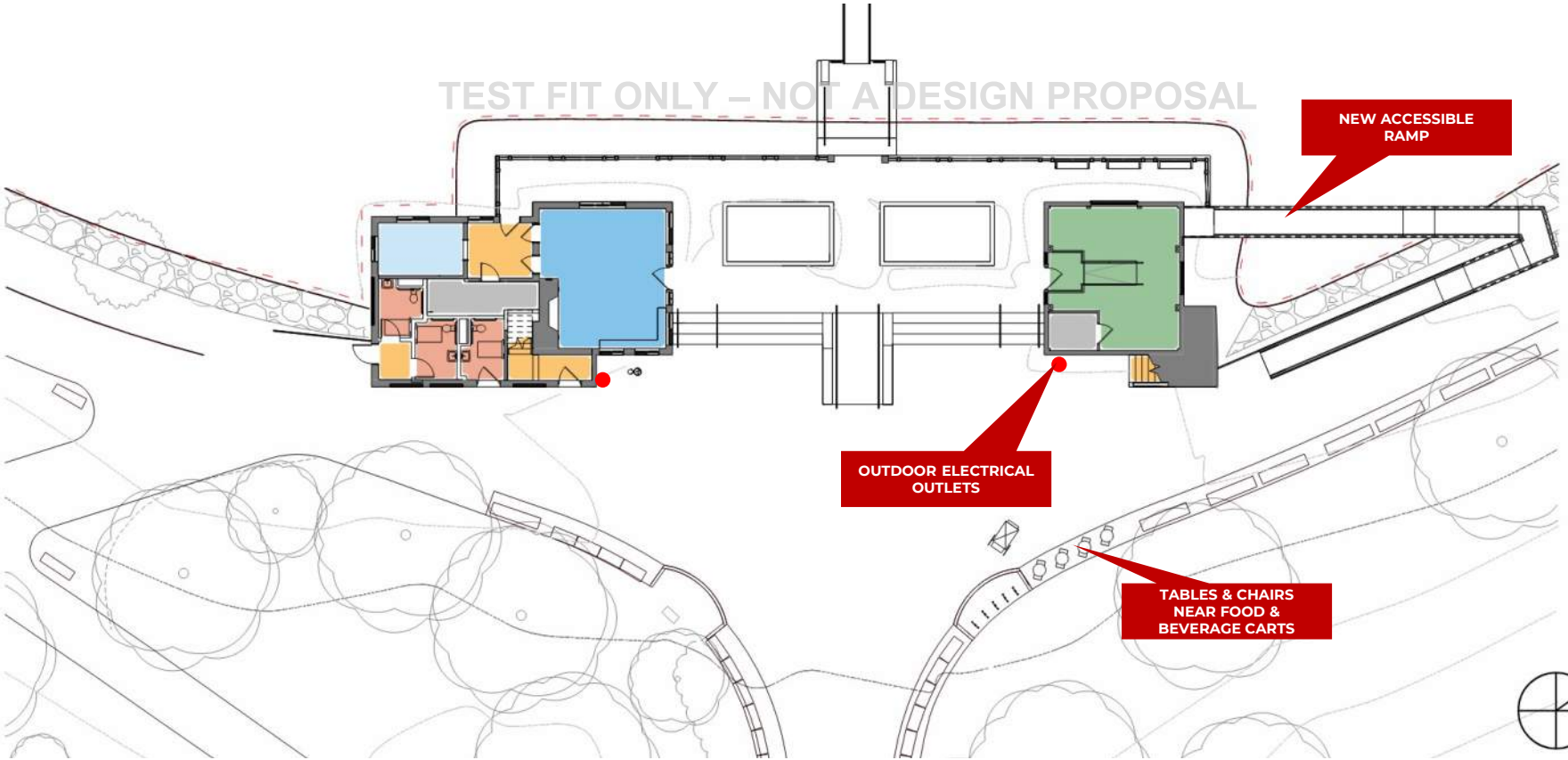
LEVEL 2 – L1 + IMPROVE PUBLIC USE

TEST FIT ONLY – NOT A DESIGN PROPOSAL





LEVEL 2 – L1 + IMPROVE PUBLIC USE



LEVEL 2 – L1 + IMPROVE PUBLIC USE





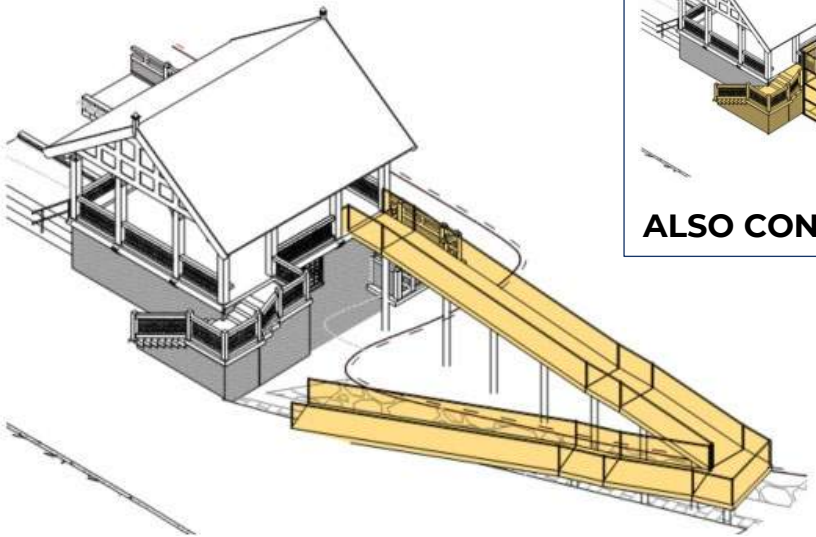
Considerations

- Equity of Access
- Historic Preservation
- Impact to Shoreline
- Impact to Pathway
- Maintenance

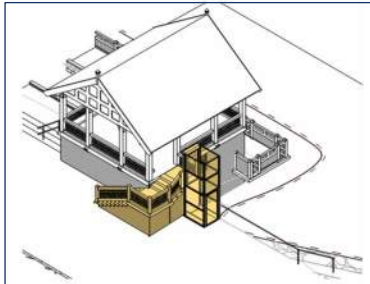
LEVEL 2 – L1 + IMPROVE PUBLIC USE

TEST FIT ONLY – NOT A DESIGN PROPOSAL

- Provides equity of access per initial review by Disabilities Commission staff and helps support programming
- Major alteration to landscape character and viewsheds
- Office of Historic Preservation staff would prefer a straight ramp run
- Will require Chapter 91 waterfront permitting
- Ramps are easier to maintain



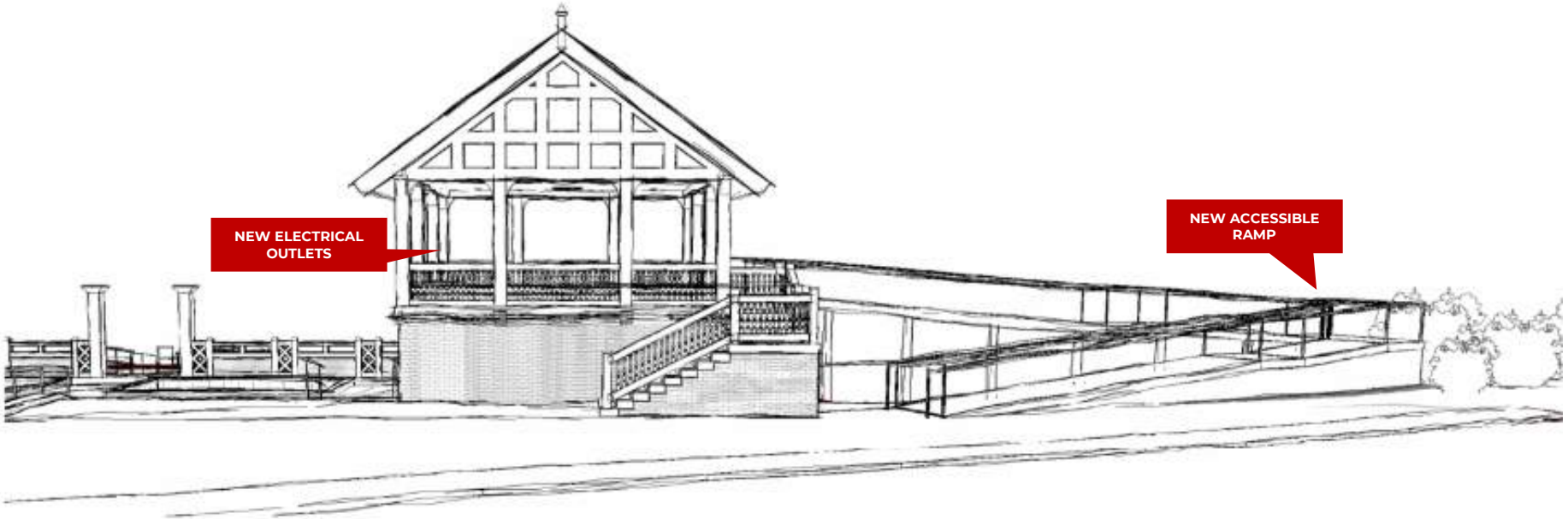
RAMP



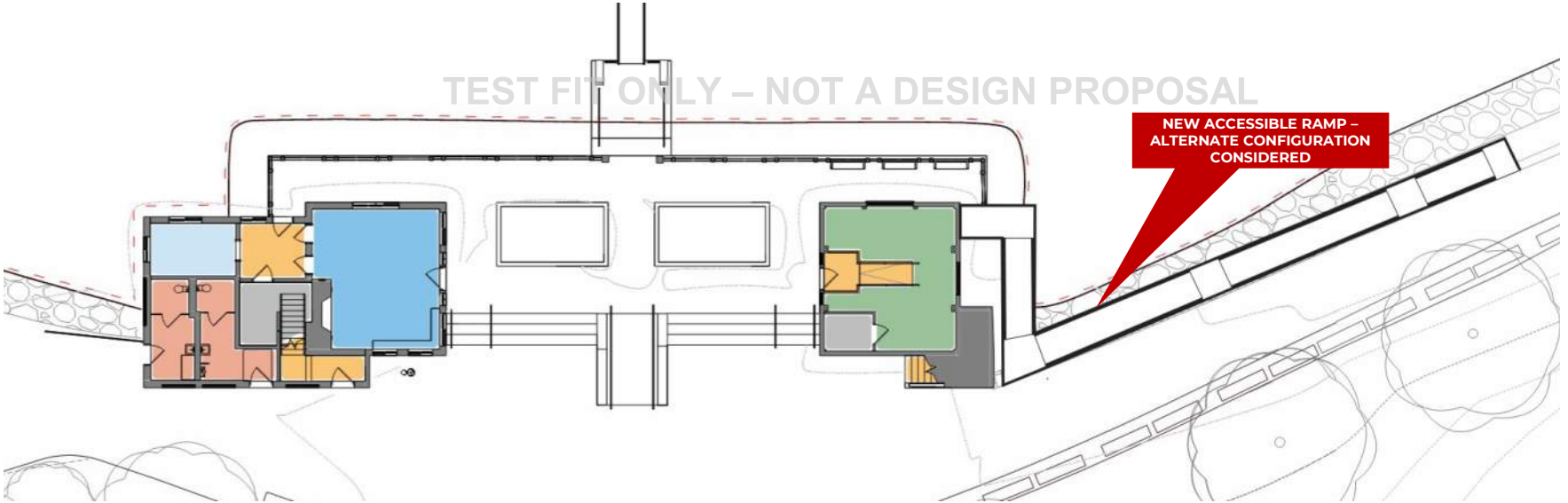
ALSO CONSIDERED: LIFT

LEVEL 2 – L1 + IMPROVE PUBLIC USE

TEST FIT ONLY – NOT A DESIGN PROPOSAL



LEVEL 2 – L1 + IMPROVE PUBLIC USE



- Less equitable access per initial review by Disabilities Commission staff
- Will require Chapter 91 waterfront permitting
- Preferred by Office of Historic Preservation staff in initial review
- Per BPRD more impactful to historic preservation and experience of park

LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**

Scope

L1

- **Exterior Repairs** with option for window replacement
- **Structural Repairs** (cracked pier)
- **Building Systems & Lighting** (including new climate control)
- **Interior Finishes**
- **Restroom Accessibility**
- Bandstand **Entrance Ramp** and Boathouse **Interior Stair Accessibility**
- Boathouse **Handwashing Sink, Utility Sink**, and Exterior **Hose Bibb**
- Improved **Signage**

L2

- **Exterior Bandstand Lift** or **Ramp** (preservation impact)
- Upgrade **Stair** at Bandstand
- Outdoor **Electricity** & Public **Wifi**
- **Outdoor Seating Area**
- Reconfigure restroom space as 3 single-user restrooms

L3

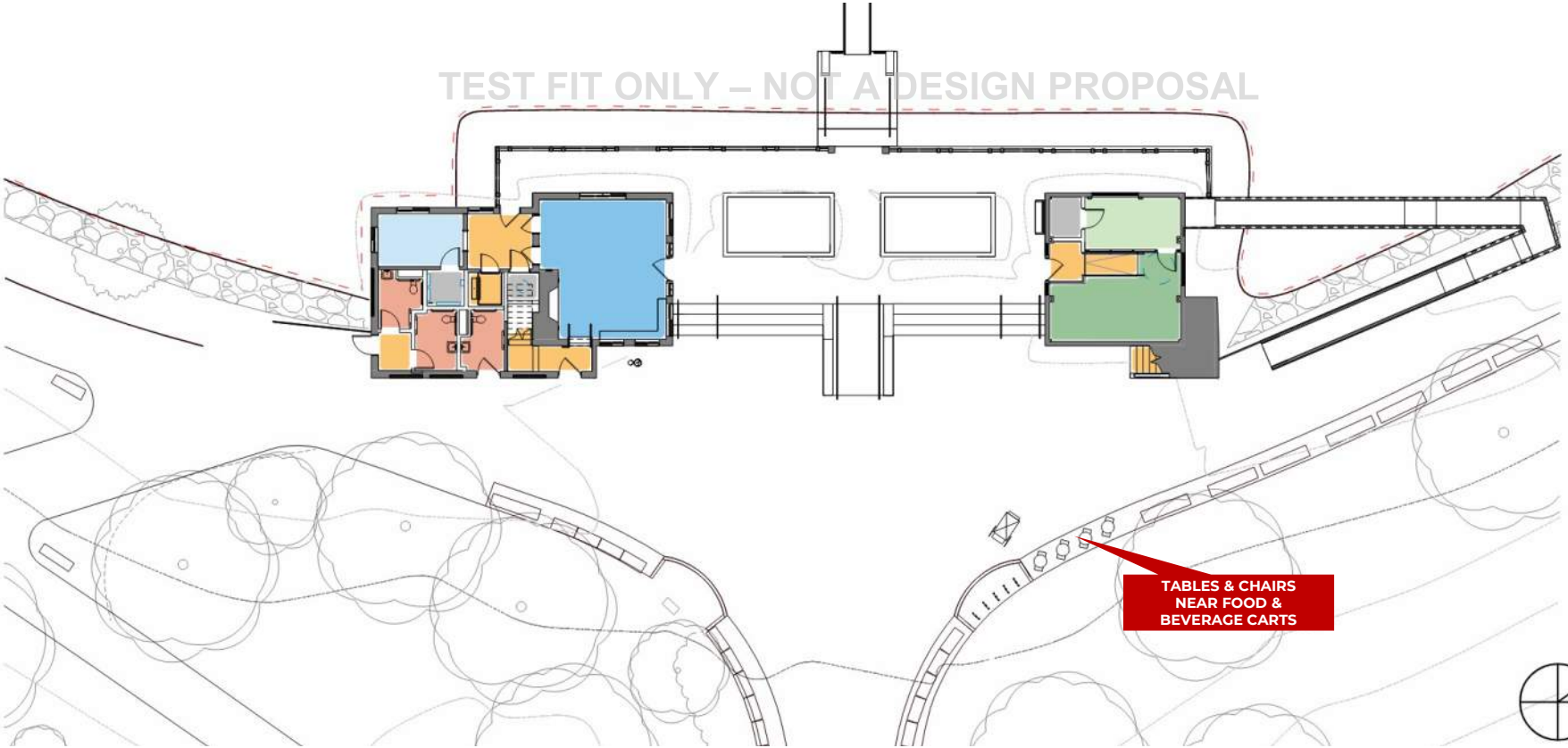
- **Bandstand: Dedicated Ranger's Office**
- **Outdoor Exhibit**
- **Enhanced Vending in Fireplace Room**
- **Boathouse: Add Indoor Lift** (preservation impact)

Notes

- **Off-Season Use** of Fireplace Room and Upstairs Room in Boathouse for community programming
- Boats stored elsewhere during the off-season – requires additional study/coordination



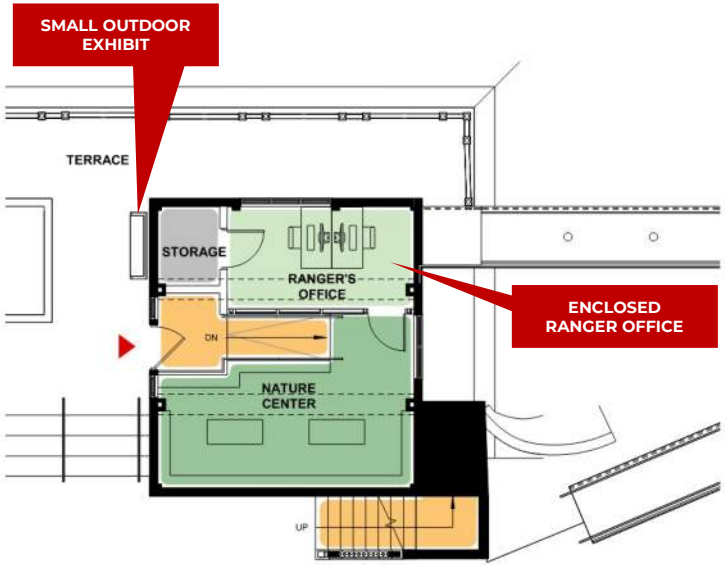
LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**



LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**

TEST FIT ONLY – NOT A DESIGN PROPOSAL



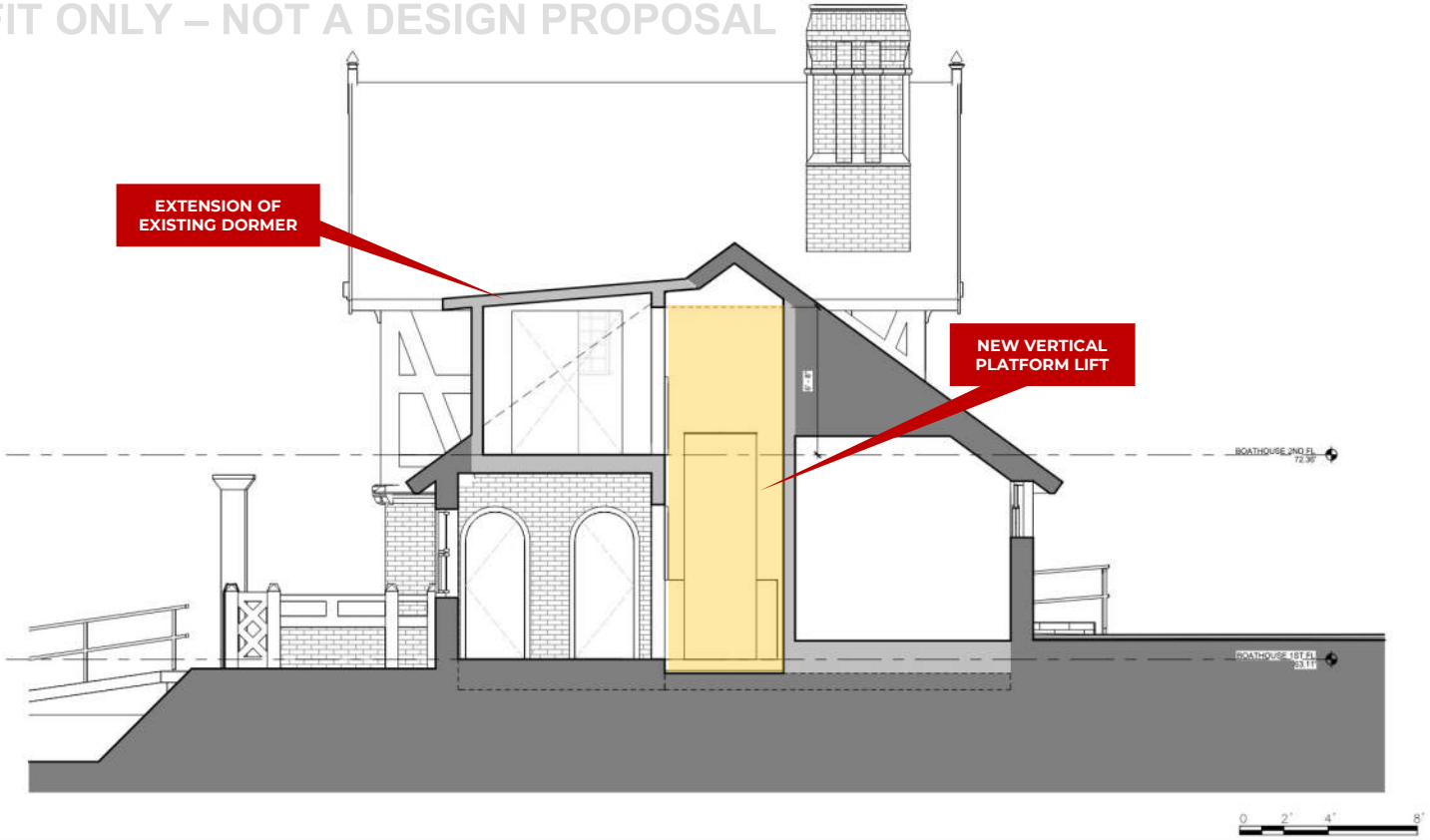


LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**



LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**

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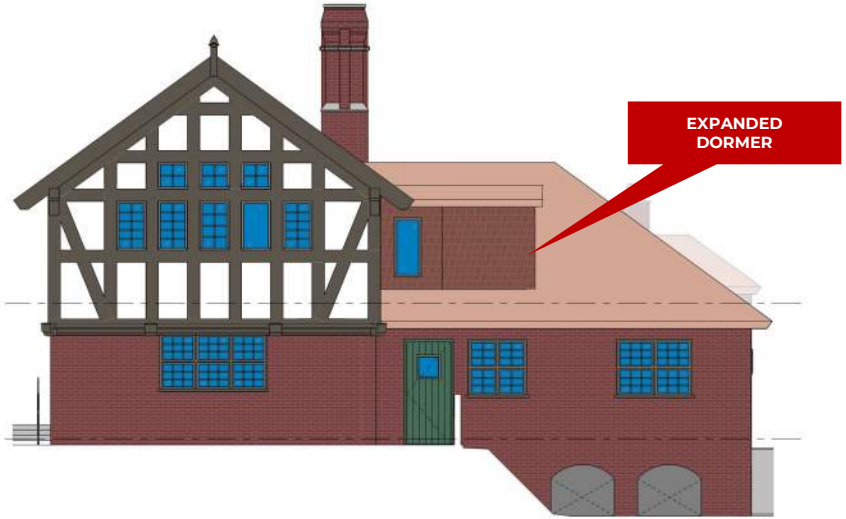


LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**

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EXISTING



WITH LIFT

LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**



LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**



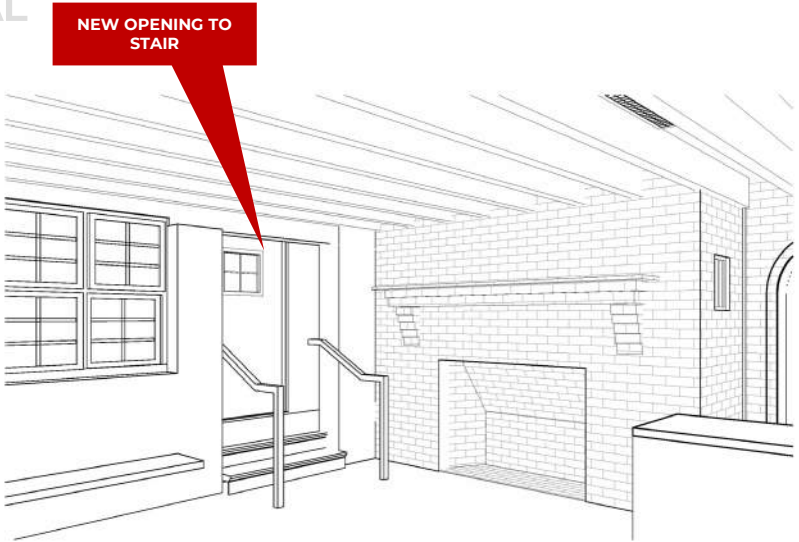
LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**



LEVEL 3 – L2 + BANDSTAND & BOATHOUSE **ACCESSIBILITY**

TEST FIT ONLY – NOT A DESIGN PROPOSAL





LEVEL 4 – L3 + RECONFIGURE SPACES

Scope

L1

- **Exterior Repairs** with option for window replacement
- **Structural Repairs** (cracked pier)
- **Building Systems & Lighting** (including new climate control)
- **Interior Finishes**
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- Boathouse **Handwashing Sink, Utility Sink**, and Exterior **Hose Bibb**
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L2

- **Exterior Bandstand Ramp** (preservation impact)
- Upgrade **Stair** at Bandstand
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- **Outdoor Seating Area**
- **Reconfigure restroom space as 3 single-user restrooms**

L3

- **Bandstand: Dedicated Ranger's Office**
- **Outdoor Exhibit**
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L3

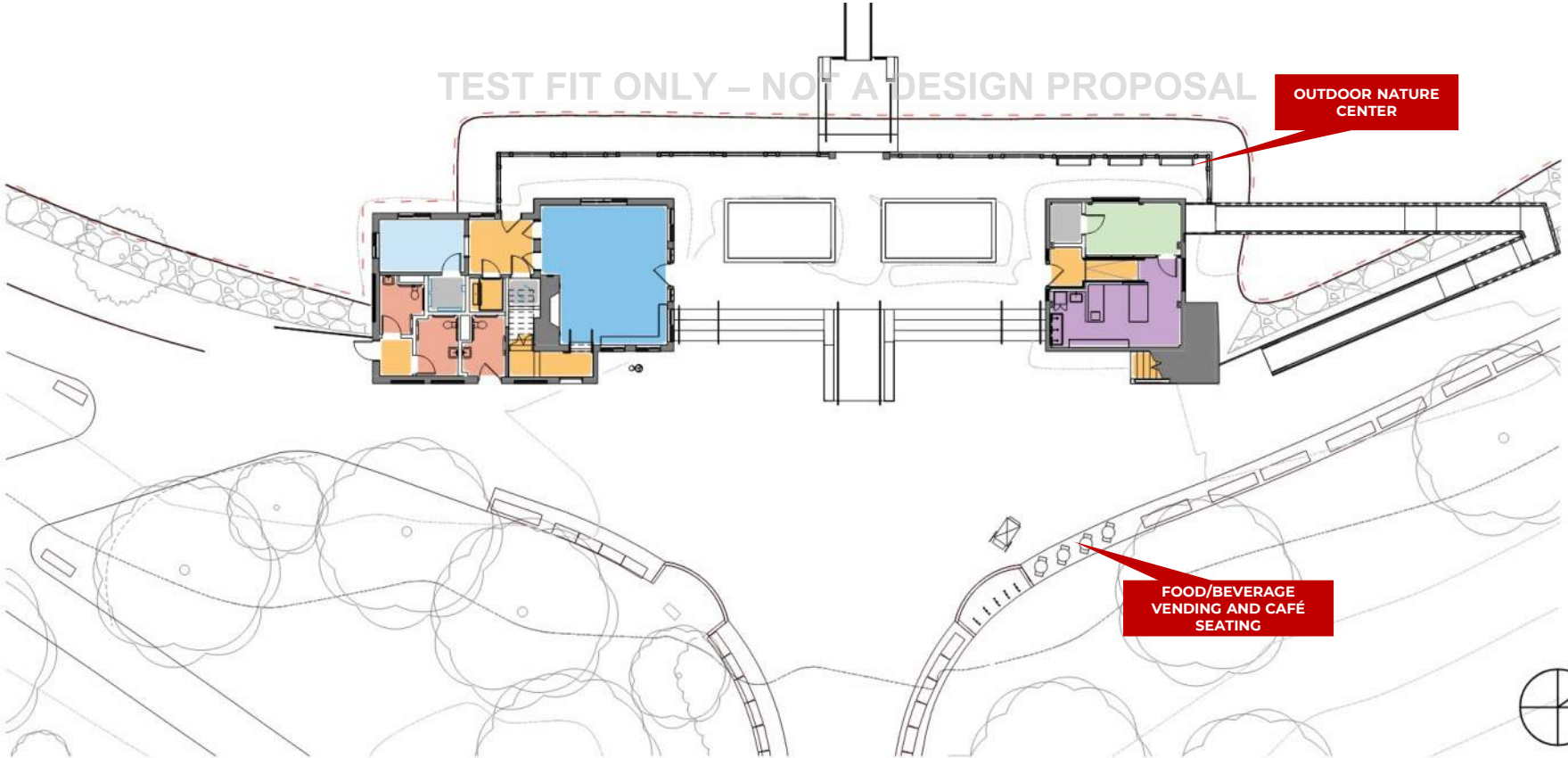
- Add Plumbing and Reconfigure Lower Bandstand as **Café**
- **Outdoor Nature Center**

Notes

- Allows Nature Center to be opened independently of Ranger Station
- Vendor-dependent possibility of Enhanced vending in Fireplace Room (tea/hot chocolate, ice cream, snacks)



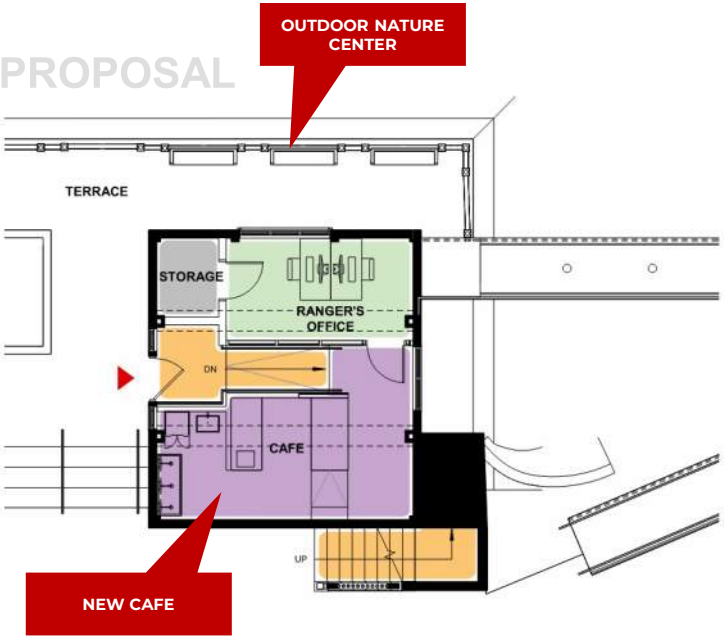
LEVEL 4 – L3 + RECONFIGURE SPACES



LEVEL 4 – L3 + RECONFIGURE SPACES

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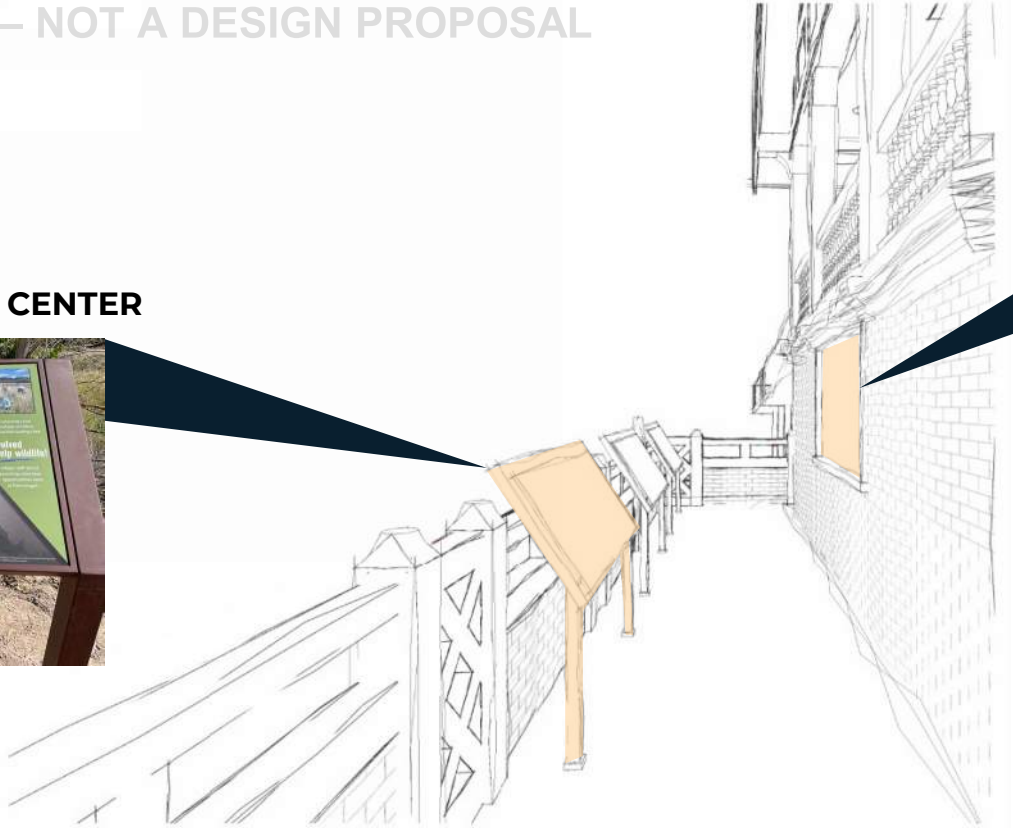


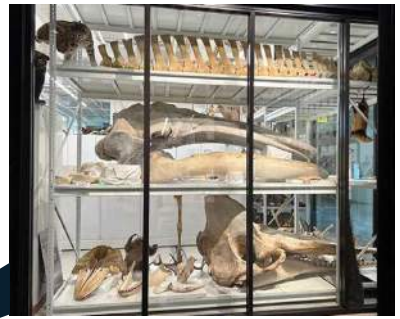
LEVEL 4 – L3 + RECONFIGURE SPACES

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OUTDOOR NATURE CENTER







WINDOW VITRINES

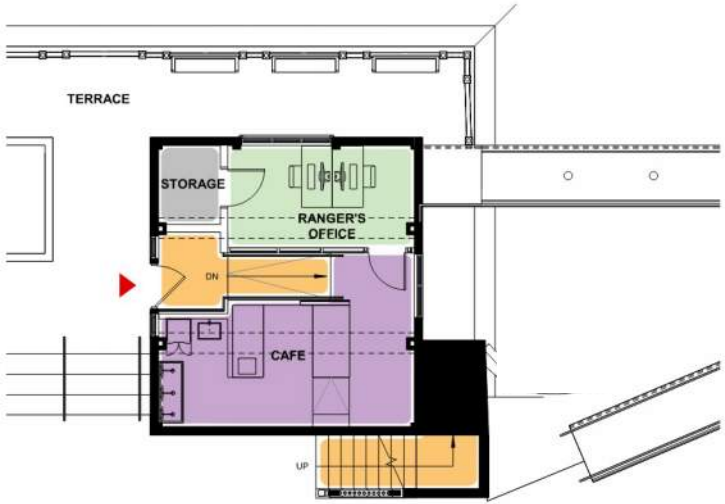
LEVEL 4 – L3 + RECONFIGURE SPACES



CHALLENGES

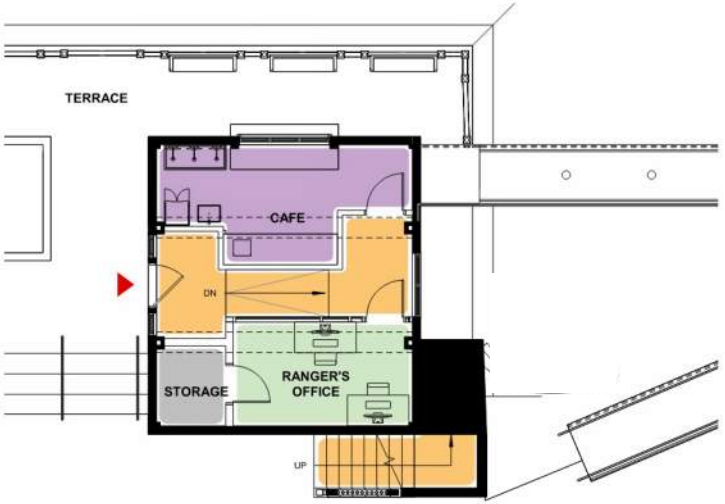
- Low ceiling and very low beams
- Interior ramp required
- No water or sanitary piping

LEVEL 4 – L3 + RECONFIGURE SPACES



CAFÉ OPTION 1 – CHALLENGES

- Ramp may get backed up with customers
- Café counter is not visible when entering building



CAFÉ OPTION 2 – CHALLENGES

- Ranger's station does not have window
- Café is window service only – customers do not enter building
- Café window is not visible from path

SUMMARY

Scope

LEVEL 4

LEVEL 3

LEVEL 2

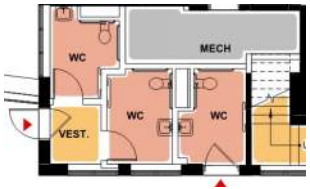
LEVEL 1

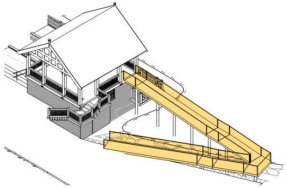
- Exterior Repairs
- Structural Repairs
- Building Systems & Lighting
- Interior Finishes
- Restroom Accessibility
- Hose Bibb
- Signage






- Bandstand Lift or Ramp
- Electricity & Wifi
- Outdoor Seating
- Reconfigured Restrooms



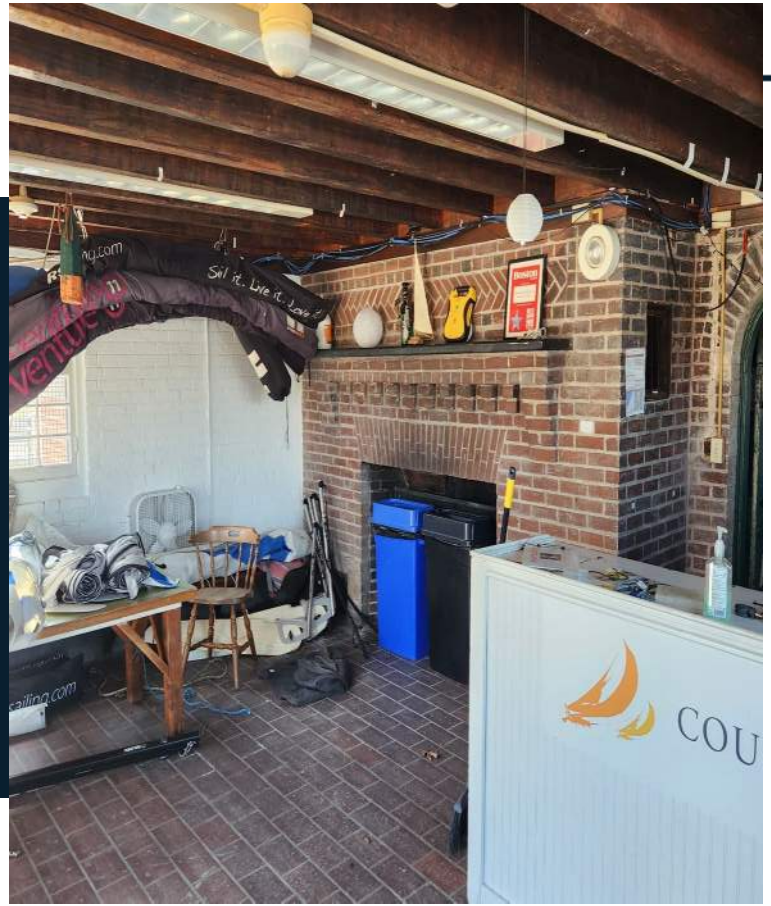


- Dedicated Ranger's Office
- Outdoor Exhibit
- Enhanced Vending
- Boathouse Lift



- Bandstand Café
- Outdoor Nature Center



DISCUSSION

DISCUSSION QUESTIONS

- Of the options presented, **what one thing** do you think is **most important** to do?
- Have we **missed anything important** you would like the team to consider?
- What would you like the City and other stakeholders to keep in mind during the **budgeting and decision-making process**?

NEXT STEPS

- Project Webpage boston.gov/jamaica-pond-boathouse
  - Sign up for Email List
  - Email or Call Kezia Ofiesh
    kezia.ofiesh@boston.gov 617-304-3393

- The Architecture & Engineering Team will complete concept diagrams, cost estimating, and issue a report

- Project Budget & Scope will be determined by the City with input from stakeholders and subsequent to review of the final report findings