

George Wright Clubhouse Study

420 West Street
Hyde Park, MA 02136

Phase II Draft Options – Community Advisory Meeting #2- MEETING NOTES

Location: Hyde Park Branch- Boston Public Library 35 Harvard Ave. Boston, MA

Time: Thursday December 7, 2017, 6:00 pm – 8:00 pm

ATTENDEES: Maureen Anderson (PFD), Paul Donnelly (PFD), Dennis Roache (PRD), John Meyer (M&M), Peter Hobson (M&M), Richard Desjardin (M&M), Jay Emperor (Pressley Associates)
Additional attendees- Jack Strickland, Neil Doherty, Maribel Duprey (Parks), Liza Meyer (Parks), Scott Allen (Parks), Pat Scialoia (resident), Tim McCarthy (Council), Jan Kenney (resident)

The primary purpose for this meeting was to review the proposed Phase II draft options prepared by Meyer and Meyer for the proposed floor plan changes and site plan and get feedback from the Community Advisory Committee

The agenda went as follows:

1. Maureen Anderson from PFD introduced the M&M team and Jay Emperor to the committee members and provided an overview of what work has been accomplished through Phase I and the Phase II to date. Maureen then handed the presentation over to John Meyer.
2. John Meyer briefly described the history of George Wright Golf Course and Clubhouse and the importance of preserving the facility and making the necessary changes to it to enhance its ability to be a great asset to the community. John then used the Power Point presentation to describe the following:
 - a. Project goals and objectives and the programmatic recommendations.
 - b. The site issues were described followed by the description of the proposed site plan Options A & B. Existing Condition floor plans were reviewed followed by the “walk through” of the Floor Plan Options A-1, A-2, B-1, B-2 and B-3.
 - c. The project approaches were described: A Options being making the facility work for the current level of service with 150 person seating at the Main Hall, 3 year-round golf simulators, enlarged kitchen that can support all the function space in this option, open Pro Shop to lobby with sliding glass walls, new men’s and women’s toilet rooms and new office spaces.
 - d. The B Option- Seasonal approach, is similar to the A Option with an additional seasonal function room seating 130 people alternating with off season golf simulators. The B Option also includes an enlarged kitchen to support timed functions.
 - e. The presentation portion concluded with a description of the next steps involved in the process and the accessible toilet and utility work to the clubhouse to be completed in the Spring of 2018.
3. The floor was then opened to the audience for comments as follows (comments abbreviated):
 - Enlarge openings at main Hall and Lounge area for better visual and auditory connections.
 - Like activation of Hall with B-3 option
 - Like 2 functions separated and flexibility of the B Option
 - Like flexibility with simulator off season
 - Sound is the problem during tournament functions, not sight lines. Consider adding a loud speaker system and improved acoustics for tournament functions.
 - The CAC thinks adding more activity to the clubhouse is desirable.

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CAC comments on Options A & B continued

- Like trees close to street at parking lot to improve streetscape.
 - Limit functions to 10:00pm +/-
 - Current functions cannot be heard and are not a disturbance to the neighborhood.
 - Summer's music program was supported by the neighbors and did not create a noise problem.
 - Recommended options were appropriate for the facility and would be enthusiastically supported by the neighborhood and Hyde Park.
 - BPR is considering the Option B Function Hall to provide space for neighborhood groups and not have private functions late into the night.
 - The repair of the Caddy structure to assist with bag drop off, cart pick up and staff support was recommended and supported by the CAC.
 - Option A parking with 182 spaces and more landscaping along the street was preferred.
 - Like year-round functions.
 - Lighting should be limited to site and not encroaching on neighbors.
 - HC parking is very important and what is shown may be undersized.
 - Valet services via golf cart/ club cart to and from parking lot and Restaurant and functions could be beneficial and a real draw to the facilities.
 - Add some parallel parking near the clubhouse at the circle.
 - Shrink circle to allow better flow of cars and delivery vehicles.
 - Adding parking at tennis court area is not desirable.
 - Cart path addition proposed is good.
 - Golf carts are leased for 3 years and indoor storage is unnecessary and even undesirable. Carts get more wear and tear moving them into and out of the basement space but charging stations will be required if the carts are electric.
 - Consider solar panels on Maintenance building.
 - Seasonal simulators in basement could be considered for summer golf training.
 - Showers shown are adequate. Some small amount of locker storage is needed.
 - Consider awnings at west facing windows.
 - Pro Shop as shown is great. It does not need to be any larger.
 - Utility phase of work to begin (Utility Upgrade Project). Will be done through parking lot up to building.
 - Stone walls need ongoing repair and patching.
 - CAC likes bar at Main Hall. It could be a real draw for the community.
 - There was general consensus with the CAC that Option B-3 with the bar in the hall was the preferred approach.
 - CAC would like to have the more Summer concerts at the clubhouse.
4. It was noted that the study is a recommendation for the facility and site. Once the study is finalized, the recommended project requires funding from the City to move forward with the design and construction phases of the project. When funded, the project will work with CAC on the recommended approach and develop more detailed design information.
5. The Parks Department can use the study as a Master Plan for the Clubhouse and site. Any interim facility improvements (Utility Upgrade Project) can follow the study's recommendations to achieve the overall facility organization and development.

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6. Public Facilities Department is moving forward with small upgrades to the building for next year's tournament. An accessible toilet and clearing out of Women's Locker Room is beginning in January and will be completed by March 2018

7. Next Items:
 - Project estimates of options to be finalized.
 - Business review of facility and function spaces
 - Draft recommendations.
 - Next presentation to the Community Advisory Committee public meeting to be in February.

The above represents the author's recollection of the issues discussed. Please notify the author of any errors or omissions within 1 week of issuance, otherwise this record shall stand as an accurate representation of the meeting.

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