

George Wright Golf Course Clubhouse Study City of Boston

Phase III Final Recommendations Review – Community Meeting #3- MEETING NOTES

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

Time: Wednesday March 14, 2018, 6:00 pm – 8:00 pm

Location: Menino Room, Hyde Park Public Library

Attendees: Maureen Anderson (PFD), Paul Donnelly (PFD), Dennis Roache (BPRD), Peter Hobson (M&M), Adam Gilmore (M&M), Gary Forst (Pressley Associates)

Additional Attendees: Community members (including Boston City Councilor Tim McCarthy)

The primary purpose for this meeting was to present the study's process, finding, options and recommendations for public comments. Below is a record of the meeting's presentation and comments.

1. Maureen Anderson from PFD introduced the M&M team to the attendees and provided an overview of what work has been accomplished through:
 - a. Phase I – existing conditions assessment, programming and review of golf operations
 - b. Phase II – development of site and building options.
2. Peter reviewed the Phase II options and the Phase III Recommended Option for the site and clubhouse including the estimates for clubhouse revenue for the various options.
 - a. Option A – “Right Sizing” current golf operations – building layout that provides the correct amount of space for the uses. Currently some spaces are oversized or undersized for the uses.
 - b. Option B – Similar to option A, but with flexible program space; golf simulators (off season) and Function Room.
3. Next Steps were discussed. The Study will be finalized and submitted for funding in the City of Boston's 5 year Capital Plan. Once funded the design and construction phases of the project will begin.
4. The project may be broken into phases in order to maintain golf operations. The building will need to be closed for the renovations. Trailers can be used to continue golf operations during the construction phase.
5. The floor was then open to the communities' comments that went as follows:
 - Liked the proposed renovations, but the existing toilets are in almost unusable condition. PFD is adding an accessible toilet this spring.
 - Liked the proposed plan and the all year round operations
 - Recommend removal of the unused tennis courts
 - Will the clubhouse provide more jobs? Possibly, it is unknown at this time whether the city will operate the food service or outsource.
 - Function room may be excessive in its inclusion in the project. Do not want wedding type functions. In general, the project scope and the resultant cost are too ambitious from a city capital outlay perspective. It was explained by PFD and BPRD that the project program is designed to encourage community use of the function space (youth sports banquets for example). Function space will also add to the facility's revenue and make the facility more sustainable.

- Does the plan keep lockers? Yes, locker room changing area is in the toilet rooms and the building will have bag storage in the lower levels. The 2,000+ square feet of existing oversized locker space is now being converted to other uses.
- The question was raised as to if the pro shop could be expanded. The intent is not to grow the pro shop because the majority of people now purchase their golf equipment online and not in course pro shops, but the shop will have merchandise for golfers.
- Liked the bar relocated in the great hall.
- The project should include more general public parking adjacent to the clubhouse. The site proposal has provided a few parking spaces by the entrance. Space is limited and the option is balancing maintaining the landscape and parking.
- The dining room/restaurant should be more open to the adjacent spaces that are now separated. The recommended option includes opening/widening the arched column line between these two spaces.
- A community member thought there should be doors from the exterior into the locker rooms.
- Existing site lighting is inadequate and the parking lot and pathway have tripping hazards. The recommended options include parking lot improvements, new site and interior lighting..
- The site wall at West Street should remain. The recommended option shows the existing wall to remain and the addition of trees and plantings at the parking lot along the wall to extend the landscape into the neighborhood.
- The existing cart path circulation at the rear of the clubhouse should be studied to better integrate with the 18th tee box.
- Fees should be paid in the clubhouse and not in the caddy house.
- Will the plan include development of the pump house land? No, that area will remain landscaped for a buffer between the abutting residential properties.
- If fees are paid in the clubhouse, why is the caddy building being renovated? Could the caddy building be raised in lieu of renovation to reduce project costs?
- In the recommended option, it looks like large delivery trucks would have a difficult time getting to the kitchen loading area? The kitchen service drive and lower level can be accessed for food service delivery trucks.
- If the project is phased, which work would be done first? The upgrade of utilities and parking lot would probably be the first phase. The recommended option identifies the size of required upgraded utilities
- Will the food service be available during the renovation of the clubhouse? Not likely, temporary trailers can be used by the staff for the golf operations.
- How long will it take to complete the plan? It could take up to 10 years for the completion of the plan. The study also provides a Master Plan for interim improvements.
- The clubhouse's exterior is nice, but now the interior needs to improve to match the exterior.

It was noted that the study is a recommendation for the facility and site and not a final design. 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 the community on the design and develop more detailed design information.

Public Facilities Department is in the process of providing an accessible toilet room and clearing out of Women's Locker Room for the pilot golf simulator project. Both projects are scheduled to be completed by March 2018.

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.