

**WELLESLEY RECREATION COMMISSION**

**MINUTES**

**April 23, 2012**

**5:30 pm at Warren Building**

**Attending:**

Mr. Wrobel, Mr. Conlin, Mr. Harrington, Mrs. Baier (5:50 pm), Mr. Kennedy,  
and Mr. Chin

Guests: Mr. Capozzi (Advisory)

**Business:**

Minutes from April 2, 2012 were approved.

Motion: By Mr. Conlin to approve minutes from April 2, 2012  
Seconded: By Mr. Harrington  
Vote: All in favor (Mrs. Baier absent)

**Morses Pond Bathhouse:**

Mr. Chin informed the Commission that the NRC received the pier information and would be making a decision on April 2, 2012.

**St. James Update:**

Mr. Wrobel explained the St. James presentation that will be given to Advisory.

Motion: By Mr. Harrington to support the Recreation plan for St. James, as  
presented by Mr. Wrobel to Advisory.  
Seconded: By Mr. Conlin  
Vote: All in favor

**CPC Update:**

Nothing to report

**Staff Report:**

Mr. Chin informed the Commission that the Groupon for Morses Pond sold over 500 deals, that the 2-person kayak has been ordered, and that the Parks Department will be doing the Morses Pond beach playground repairs.

**General Discussion – Programs & Facilities:**

Nothing to report

**Citizen Speak:**

No one in attendance

**Next Meeting:**

The next Commission meeting will be **Monday, May 7 at 5:30pm** at the Warren Building.

<u>Motion:</u>	To adjourn by Mr. Harrington
<u>Seconded:</u>	Mrs. Baier
<u>Vote:</u>	All in favor

Respectfully Submitted,

Jan Kaseta

JK/mc/kb

# Recreational Facilities and St. James the Great Site



**“A once in a lifetime opportunity”**

Wellesley Townsman

**Presentation to  
Advisory Committee**

**January 8, 2011**

**ST. JAMES COMMITTEE**

# St. James Committee



- The St. James Committee includes representatives from the following boards and committees:
  - Board of Selectmen
  - Planning Board
  - Recreation Commission
  - Community Preservation Committee
  - Advisory Committee
  - Department of Public Works
  - Natural Resources Commission
  - Town Counsel

# Comprehensive Plan Actions

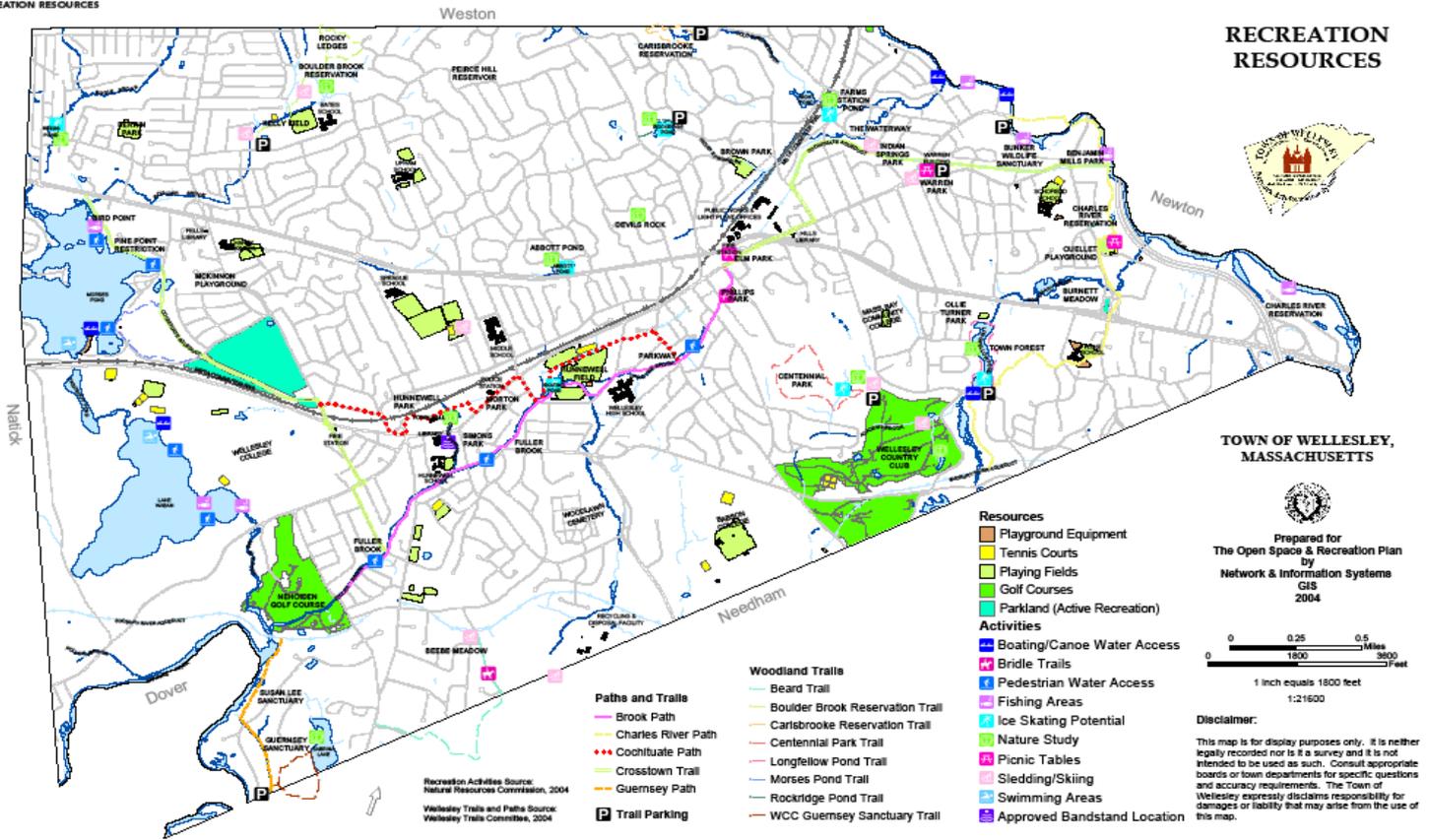


- Increased use of Wellesley's active recreation land places pressure on natural turf fields in terms of maintenance and preservation.
- Many fields are located on School Department land and construction projects can limit field use.
- St. James Site offers unique opportunity to create a new active recreation site without disturbing existing parkland.
- St. James Site offers a wide variety of recreational opportunities for residents of all ages.

# Limited Recreational Areas

town of wellesley comprehensive plan update 2007-2017

FIGURE B-3, RECREATION RESOURCES



# Concord Square Study – Why?



- Previous studies including the Comprehensive Plan and West Gateway Study determined St. James site ripe for development.
- Planning Board conducted study to investigate potential land use options for St. James site, should site be sold.
- Three land use options were evaluated and public forums were conducted in February and March 2010.

# Concord Sq. Study: Existing Conditions



- Approx 7.9 acres south of Route 9 and east of Dale St.
- Currently occupied by 17,600 sq ft church, 4,200 sq ft rectory and 2.5 acres of parking
- Zoned Single Family 10,000 sq ft
  - Would allow 12 homes (including 3 affordable)
- Within Water Supply Protection District
- Western portion of site is within 100 year Flood Plain
- Wetlands in southwestern portion of site
- Surrounding areas:
  - Residential to south, west and north
  - Office Park to east
  - Morses Pond to southwest

# Concord Square Study - Findings



- Possible Alternative Land Uses
  - Retail /Office (More Intense Density)
    - ✦ 4 Buildings (1 retail, 4 office)
    - ✦ Approximately 92,000 s.f. of leasable space
  - Residential (Moderate Density)
    - ✦ 8 Single Family units
    - ✦ 32 Multi-Family or Townhouse units
    - ✦ Reuse of existing church
  - Recreation – Overwhelmingly supported
    - ✦ Fields
    - ✦ Recreational facilities for the community (ice rink, pool)

# Concord Square Study-Recreation Plan



# Background on Suggested Recreation Use



- **Playing Fields Task Force – Cross Board Committee**
  - **Membership**
    - ✦ Youth Sports (soccer, lacrosse, baseball, football, hockey, etc.)
    - ✦ Recreation, DPW, NRC, Board of Selectmen, John Brown – WPS AD, School Committee etc.
  - **Completed 10 Year Field Requirements Analysis based on**
    - ✦ Schools enrollment projections & only current participation rates
    - ✦ Result - shortage of full size rectangular fields
  - **Additional Higher Priority Unmet Needs**
    - ✦ Youth hockey has limited access to ice in Wellesley–no home games
    - ✦ Long sought town pool
      - WSA and WPS swim teams have minimal access (bad hours, etc.)
      - Inadequate access to swimming times for all ages and abilities

# PFTF Basis - Youth Population Growing



- The Comprehensive Plan outlines the growth in the Town's youth population over the past 15 years.
- The number of households with children under age 18 increased from 34% in 1990 to 41% in 2000.
- Current school enrollment has shown a dramatic increase with enrollment increasing by 1005 students (21%) from 2001-2010.
- Town Youth Sports programs have increased consistent with the increase in school enrollment.

# Active Recreation Needs – More Fields



- There are currently 10 Town owned playing field sites, including the turf field at Sprague Fields.
- In 2001 there were 3,184 participants in youth league baseball, soccer and lacrosse.
- In 2006 the participation in the same sports increased by 22% and included 3,886 participants.
- In addition Wellesley High School and Middle School teams use the same fields as the youth programs.

# Active Recreation Needs – Ice Rink



- Wellesley currently has one rink located at Babson College and has limited usability.
- Current Wellesley Youth Hockey Association (WYHA) enrollment is 535 participants.
- Ice time is used 7 days a week for practices and games.
  - Estimated cost of ice time annually is approximately \$500,000
- High School has 4 hockey teams
  - Boys and Girls Varsity Teams
  - Boys and Girls Junior Varsity Teams
- Middle School has 2 hockey teams
  - Boys and Girls Teams

# Active Recreation Needs – Town Pool



- Wellesley currently has no Pool Facility.
- The Town has existing aquatic programs including:
  - High School Boys and Girls Swim Team
  - Youth Swim Team (250 Members)
- New pool would facilitate creation of Middle School Teams.
- Growing Senior population swims either at Boston Sports Club or private facilities in the area.
- Pool would enhance Council on Aging Programs and Recreation Department Programs.

# St. James Committee Created



- Concord Square Study piqued interest in feasibility of recreation plan (based on PFTF recommendation).
- Committee first met in May 2010
- In June, CPC authorized \$25,000 to the committee for a fit test and appraisal of the property.
- Gale Engineering was hired to conduct a feasibility study – complete and follows
- Colliers, Meredith and Grew was hired to appraise the property – appraisal complete and **confidential**

# Gale Engineering – Fit Test



- **Scope of Work**
  - Background and Site Investigation
    - ✦ Site Constraints Analysis, Environmental Impacts
  - Development of a Base Map
  - Planning Program Development through community outreach
    - ✦ Meetings with Schools, Playing Fields Task Force, Youth Hockey and Swim Communities
  - Schematic Planning and Development Options
    - ✦ Cost Analysis
    - ✦ Phased Construction Options
  - Design a Site Master Plan Development

# Gale Associates Fit Test for Uses at St. James



- Results of evaluation of what could “fit at St. James”
  - Full Size Soccer/Football/Lacrosse field
    - ✦ Turf and lighting optimize use
  - Ice Rink
    - ✦ Full size rink with 6 locker rooms and stands for fans
    - ✦ Basic concession stand and equipment shop
  - Pool and Fitness Center
    - ✦ 25 meter, 8 lane pool with diving area
    - ✦ Tot splash area and warm water therapy pool
    - ✦ Fitness area with machines and weights
    - ✦ Locker rooms and stands
  - Access and egress using current Rt. 9 entrances/exits
  - Parking for 200 cars

# St James with a Field, Rink and Pool

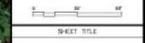


Gale Associates, Inc.  
 Engineers and Planners  
 655 LINDSEY PARKWAY WESTPORT, MASSACHUSETTS 01986  
 TEL: 508-833-9100 FAX: 508-833-9101  
 Project: Redstone Church - San Francisco  
 This drawing and the design and construction documents contained hereon are hereby accepted in whole or part without the acceptance of said documents by the client.

PROJECT: ST. JAMES THE GREAT  
 ASSESSMENT AND PLANNING  
 WORCESTER STREET (ROUTE 9)  
 WELLESLEY, MA  
 CLIENT: TOWN OF WELLESLEY

REVISIONS		
NO.	DATE	DESCRIPTION

CAAD FILE  
 DESIGNED BY: JMM  
 DRAWN BY:  
 CHECKED BY:  
 DATE: AUGUST 27, 2013  
 DRAWING SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE:



SHEET TITLE  
**FULL BUILDOUT**

DRAWING NO.: SK-3  
 SHEET NO.:

# Gale Developed a Likely Phasing Plan



- A possible phasing plan was developed:
  - Field and parking
    - ✦ Easiest to build
    - ✦ Best understood for permitting
  - Rink with temporary other recreation facilities
    - ✦ Rink Requirements well understood
    - ✦ Potential “Private Funding” promising
  - Pool
    - ✦ Fund raising may take more time
    - ✦ Multiple choices for a facility

# Intermediate Phase – Field, Rink, other uses



# Field Specifics, Users, and Traffic



- **Full size field - 70 yds x 120 yds**
  - Turfed and lit to support maximum use
  - Supports many sports
    - ✦ Youth lacrosse (600+ participants)
    - ✦ New Wellesley Pop Warner football (100+)
    - ✦ Youth soccer (2,000+)
  - Provides 43 incremental 90 minute field timeslots
    - ✦ M-F 3:30pm – 10:00pm
    - ✦ Sat-Sun 8:00am – 10:00pm
- **Traffic generation**
  - 40-45 cars / hour based upon Gale Associates estimate

# Ice Rink Specifics, Users and Traffic



- 214 ft x 145 ft – approx (31,000 sf) – rink and 1/4 common space
  - 200 x 85 rink, locker rooms , concessions, seating for TBD (parking dependent)
  - Supports WYH (550+ participants), WPS, figure skating, adult league
    - ✦ Primetime\*\* M-F 6am-7am, 3:30pm – 8pm  
Sat-Sun 6am – 8pm
    - ✦ Adult hockey at night M-Sun 8pm – 11pm
    - ✦ Lessons, public skate, figure skating, rink rental M-F 8am - 3pm
  
- Traffic generation
  - 40-50 cars / hour based upon multiple traffic studies
  - Satellite parking needed to support WPS home games

\*\* 90% of Primetime ice purchased by WYH and WPS.

# Pool Specifics, Users, and Traffic



- 208' x 140' – (approx 29,000 sf) - Pool and  $\frac{3}{4}$  of common space
  - Multi-pool, multi-use facility
  - Fitness equipment area supports membership model
  - Plan based upon 1996 Recreation Study of Town Pool
    - ✦ 8,000 surveys, 1,911 respondents (~25%)
    - ✦ 1,333 respondents want an indoor pool, 1,227 respondents was town funds used
  - Plan also based upon successful Beede Pool in Concord, MA
  - Estimated 5,000+ users - WPS, WSA, seniors, families, entire community
- Traffic generation
  - Peak of 100 cars/hr in early am M-F and evening commute

# Is St. James the Best Site for a Town Pool?



- Subcommittee investigated other possible town owned sites for a pool
- Primary sites reviewed include:
  - Hunnewell Park
  - Morton Field
  - Area by Sprague Field Tennis Courts
  - WHS Parking Lot
  - Turner Road – Water Department Land
  - Hardy, Bates, and Schoefield Schools
  - Ollie Turner Field
  - Water Department Land by Charles Street and Oullette Field

# Yes -St James is the Best Town-Owned Site



- Many sites had the acreage to accommodate the pool however additional constraints included:
  - Conservation Zoning
  - Parkland Designation
  - Considerable Wetlands
  - Topography
  - Proximity to Town Wells
  - Proximity to Aqueduct
  - Neighborhood Concerns
  - Additional Traffic, Parking, and Lights
- St. James was found to be optimal site.

# St James Accommodates Parking Needs

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Soccer / Lacrosse/Football*	50	50	50					50	50	50		
Field Summer Camps											Drop &	leave
Wellesley Youth Hockey*	60	60	60	60	60	60	60					
WPS practices & camps								30	30	drop	and	leave?
Pool & Fitness Use*	60	60	70	80	80	80	80	70	60	50	50	50
WSA & WPS practices^		20	20	20	20	20	20					
Swimming camp										drop	and	leave
Total w/o games or meets	170	190	180	140	140	140	140	150	140	less	less	less
WPS Varsity games				Upto	250-	350	cars					
WPS / WSA meets				Upto	200	cars						
Satellite Parking needed												

- Fall and Winter are busiest times
- 200 spots is a reasonable number for the St James facility
- Meets and games will require smart scheduling and satellite parking could be met by the use of Haynes lot

# Gale: Estimated Costs of Total Project



Purchase of the site	(based upon appraisal)
Demolition, construct parking and landscaping	\$0.5M
Construct field with Sprague turf	\$1.0M
Add Lights	\$0.3M
Rink construction	\$4.2M
Shared space construction (1/4 rink, 3/4 pool)	\$3.7M
Pool construction	\$3.5M
Soft costs	7.5%
Contingency	20%

# Funding Overview–Public/Private Partnership



- **Public/private development opportunities**
  - For the land purchase and general site work
    - General Town funds
    - CPA funds
  - Fields
    - ✦ Town to develop using CPA funds
    - ✦ Rejected private partnership with bubble
  - Ice Rink (two possible options)
    - ✦ Youth hockey fund raise and/or borrow the cost of rink
    - ✦ Land lease for private developer to build and operate
  - Pool and Fitness Center (possible options)
    - ✦ Private developers – not likely
    - ✦ Fund raise following Beede Pool Model in Concord MA

# Funding Specifics with Best Estimates



All costs in Millions	Tax Impact	CPA	Private	Total
Land (unknown but above Concord est.)	\$2.0	2.0		4.0
Demo, Parking, Traffic (est.)	0.4	0.5		0.9
Turf (Gale est.)		1.0		1.0
Lights (Gale est.)			0.3	0.3
Rink (Gale est.)			5.1	5.1
Pool (higher than Gale est.)			9.0	9.0
<b>Total</b>	<b>\$2 .4</b>	<b>\$3.5</b>	<b>\$14.4</b>	<b>\$20.3</b>

- At a land purchase cost of \$4M, tax impact is \$2.4M.
- 8:1 ratio of private funding to tax impact town funding
- 2:1 ratio of private funding town funds (including CPA)

# Private Funding Explanations



- **The Rink**

- WYH long-term ice rental commitment (no discount – perhaps premium)
- WPS long-term ice rental commitment (no discount)
- To be developed and operated by a TBD private entity
- Two possible development models:
  - ✦ **Land Lease Option –**
    - Town leases land at minimal rent to developer
    - Developer builds and operates rink
    - Town receives missing recreational amenity
  - ✦ **Fundraising Option (all or partial with some remaining debt)**
    - WYH to fund raise /borrow \$5M and have low cost ice
    - Hire private firm to operate rink

- **The Pool**

- To be fund raised (a la Beede in Concord)
  - ✦ Beede Pool in Concord – (\$9M, 5 yrs, including 1 big donor)
- To be designed and built by private entity\* (a la Beede)
- Family membership model creates steady ongoing revenue stream
- Pool operated by town – Beede nets town \$200k+ (after operating expenses)

# St James Committee Prep Work Completed



- Developed Fit Test for three uses on the property.
- Gathered immediate neighborhood feedback.
- Completed professional commercial appraisal.
- Confirmed rough development costs.
- Explored public/private partnerships to reduce cost.
- Validated WYH commitment to rink project.
- Explored CPC funding opportunities.
- Considered alternative pool sites.
- Validated parking needs and traffic generation.
- Cursory view of traffic implications.
- Expressed interest to archdiocese

# Next Steps



- Obtain your thoughts and questions.
- Await Archdiocese action.
- Prepare acceptable offer for Archdiocese.
- Obtain Town Meeting approval of signed P&S.

## One & Two-Surface Ice Skating Facility - FF&E Requirements (Furnishings, Fixtures and Equipment)

DESCRIPTION	One Rink	Two Rink	COMMENTS
Ice Resurfacers(s)	\$ 80,000	\$ 160,000	6 Month lead time - 1 for single, 2 for twin rink
Ice Edger	4,000	4,000	Zamboni Model is preferred - 30 Day lead time
Scoreboards	14,000	28,000	2 for single, 4 for twin rink
Protective Netting (For ends of rink - top of glass to ceiling)	4,000	8,000	Custom order - 30 Day lead time to manufacture
Goal Frames and Nets (2ea/4ea)	2,300	4,600	4 for single, 8 for twin rink
Rental Skates (450/700prs)	27,000	42,000	Reidell- about \$60pr + shipping - 90 Day lead time
Rental Skate Racks	2,500	5,000	Custom Built
Video Security System (24 hr cameras on cash registers & remote areas)	12,000	20,000	Digital
Telephone System	7,500	12,000	
Xerox Machine	2,500	2,500	Could be leased monthly
P.O.S. (Point of Sales) System	40,000	60,000	Ice arena specific (Maximum Solutions, Venue One)
Computers and Printers	3,600	6,000	3 for single, 5 for twin rink
Inside Arena Signage	3,000	5,000	ADA requirements, restrooms, conc., rules, etc.
Desks, Chairs, File Cabinets, etc.	3,000	4,000	
Floor Scrubbers and Wet Vac	12,000	12,000	High quality or won't last
Carpet Vacuum	150	150	
Figure Skating Jump Harness and Pulley (one rink only)	2,000	2,000	Could postpone until program develops
Skate Sharpener and Dust Collector	12,000	12,000	45 Day lead time
First Aid Room Cabinets, Fixtures and Supplies	2,000	2,000	
Tables and Benches for Concession Area	3,000	4,500	Guests area to eat concession foods
Tables and Chairs for Classroom/Party Rooms	4,000	5,000	High quality or will not last
Concession Fixtures and Equipment	30,000	30,000	
Trash Receptacles	2,500	4,000	For locker rooms, restrooms & common areas
Pro Shop Fixtures	5,000	10,000	
Hand tools and small air compressor	1,500	1,500	
Rental Lockers for Public Skaters	6,000	10,000	American Lockers are preferred
Other Supplies for Operations	2,500	4,000	
<b>TOTAL</b>	<b>\$ 288,050</b>	<b>\$ 458,250</b>	

