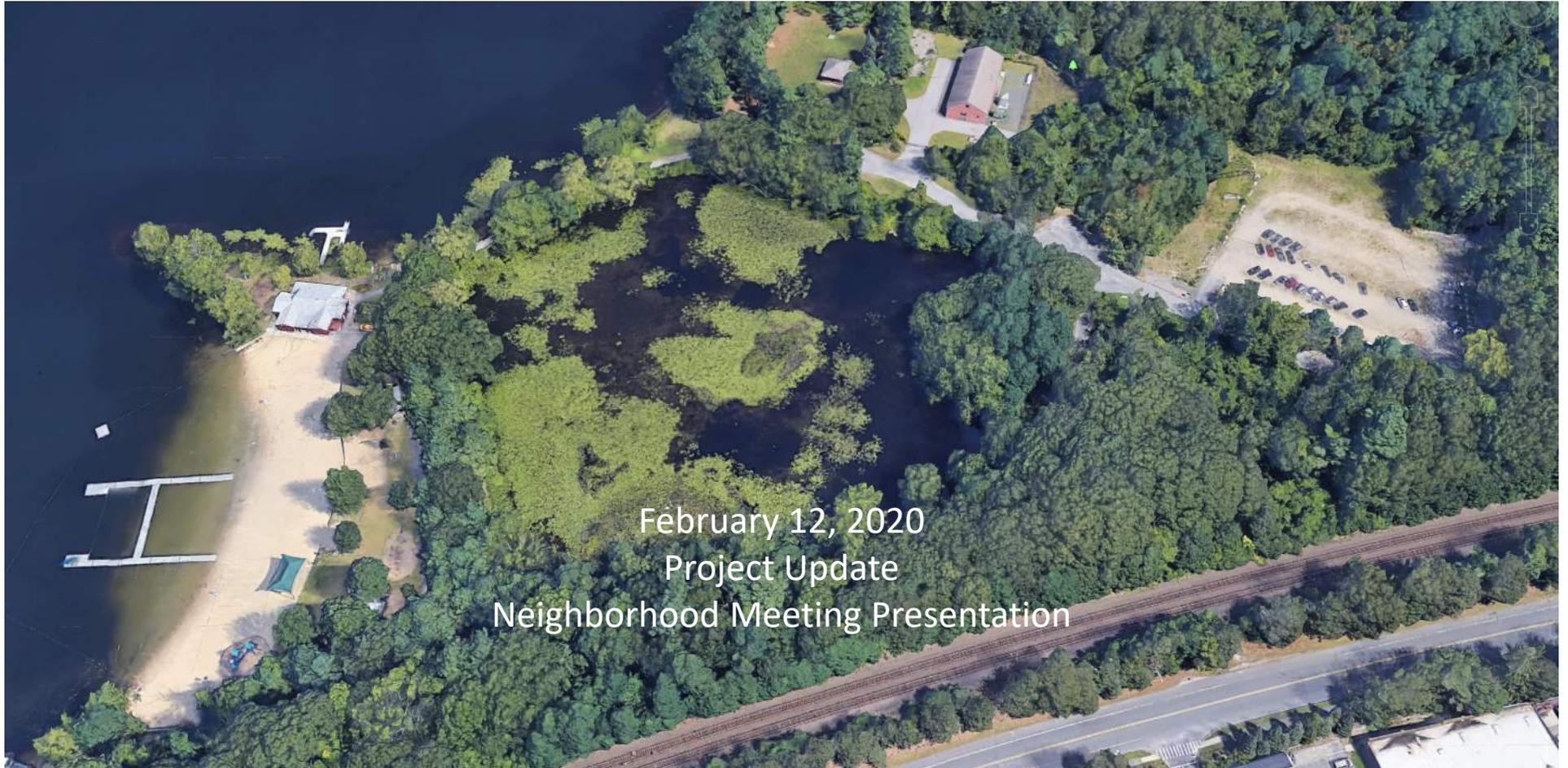


Morses Pond



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Status of Feasibility Study

Objective: Develop a strong restoration and enhancement strategy that is functional (for operators + visitors), environmentally sensitive, aesthetically compelling and affordable.

- Field reconnaissance
- Compiled mapping
- Community Meetings (2)
- Team Meetings (3-4)
- NRC Meeting
- Preferred Plan being established
- Cost guidance being established
- Funding scenarios being explored
- Project advancement TBD

Note: Additional design, public outreach, permitting to occur upon project advancement.



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

User Groups/Interested Parties

- . Recreation
 - . Wellesley residents
 - . Wellesley & other town camps
 - . Non-resident guests
- . Public Works/Water Department
- . Engineering
- . Natural Resources Commission
- . Wetlands Protection Committee
- . School Department
- . Friends of Moses Pond
- . Friends of the North 40
- . Neighborhood residents
- . Others

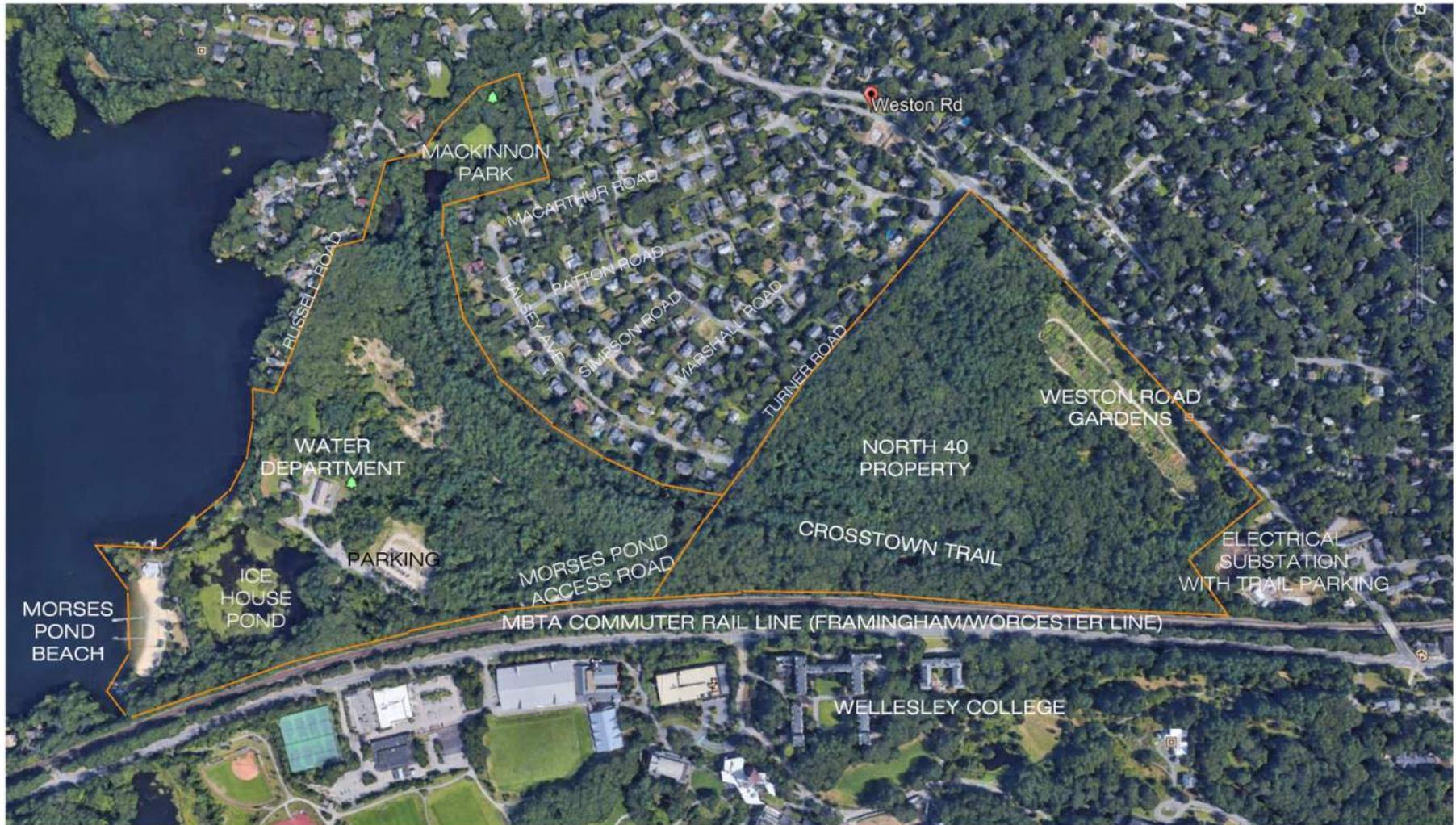


MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Existing Conditions: Overall Site



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Existing Conditions: Main Focus Area



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson
MARYANN THOMPSON ARCHITECTS

Existing Conditions: Beach Area



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson
MARYANN THOMPSON ARCHITECTS

Existing Conditions: Bathhouse



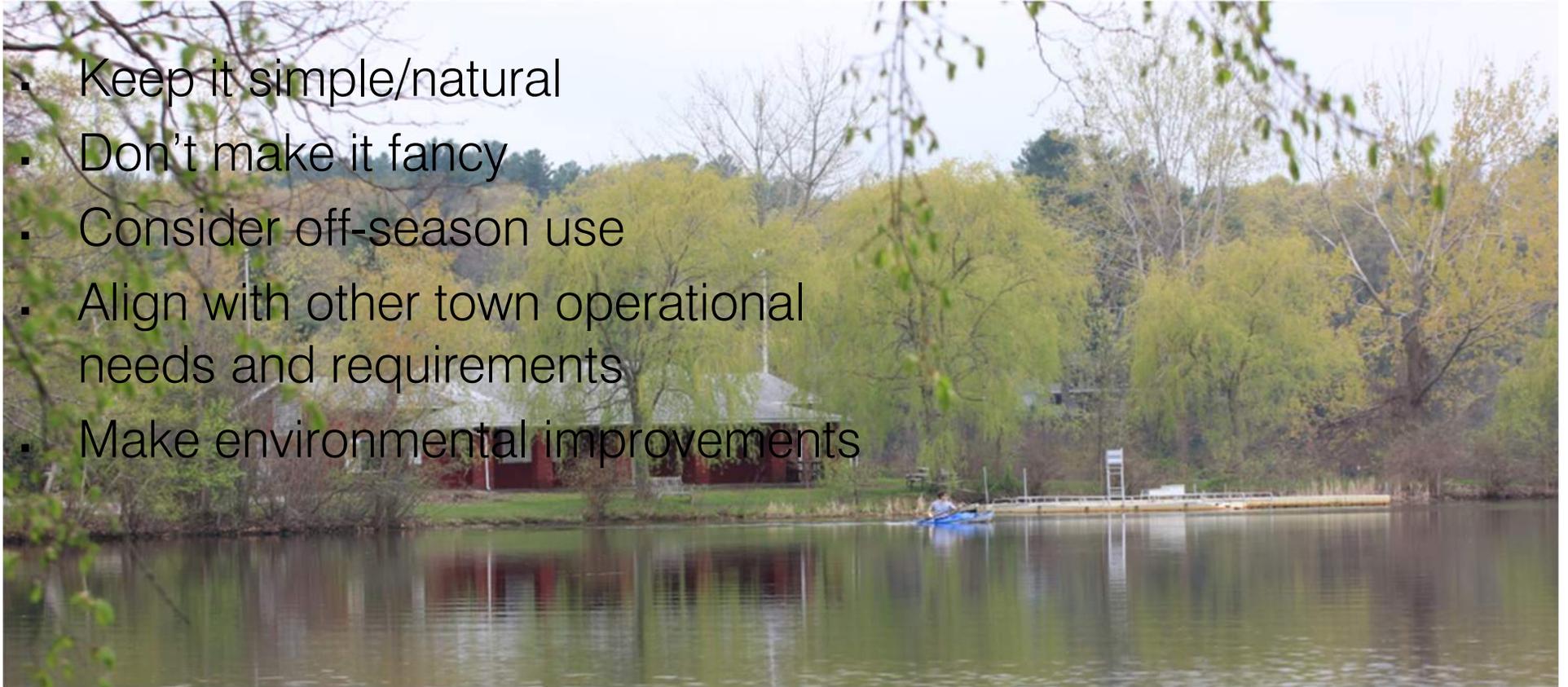
MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Take-away from Meetings

- Keep it simple/natural
- Don't make it fancy
- Consider off-season use
- Align with other town operational needs and requirements
- Make environmental improvements



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Status of Current Plan

- Construct a new bathhouse, in a new location to the south side of beachfront
- Construct new site improvements
- Establish new shared use driveway connection with bathhouse as the gateway
- Improve ADA access/parking and ADA throughout property
- Achieve better adjacencies, eliminate back of house items
- Achieve environmental enhancements
- Shift structural elements further away from waterfront/primary resource areas
- Pathways to provide logical connections on-season and off-season



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Site Concept Plan



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Site Concept Plan



MORFES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

New Bathhouse Sustainability Ideas

- **Daylighting Strategy:** Large windows allow interior spaces to be lit during the day by natural sunlight rather than electric light.
- **Cross Ventilation:** The building will be designed to be cooled down by natural breezes through the use of operable windows. This will reduce the use of AC systems in any conditioned spaces.
- **Roof Overhangs:** Large overhangs shade the exterior envelope to keep the building cooler in the summer but will allow low winter light in.
- **Exterior envelope:** Conditioned spaces to be super-insulated (approx. R-40 walls and R-60 roof). This will keep the building warmer in the winter and cooler in the summer. Windows for these spaces to be triple-paned.



New Bathhouse Sustainability Ideas

- **Materials:** Specify wherever possible the use of locally available and environmentally friendly materials
- **Solar Hot Water System:** Install a Solar Hot Water system on the building to provide the hot water for the building.
- **LED lighting:** All lighting to be highly efficient LED lighting, lowering the energy consumption of the building.
- **Electric Building Systems:** HVAC and hot water systems to be all electric, eliminating the use of fossil fuels.
- **PV Panels:** Consider locating at parking area



Bathhouse Design – Scheme A



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Bathhouse Design – Perspectives



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson
MARYANN THOMPSON ARCHITECTS

Bathhouse Design – Perspectives



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Bathhouse Design – Perspectives



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Bathhouse Design – Perspectives



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS

Bathhouse Design – Kayak Rental and Storage



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS



Questions + Discussion



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

Weston & Sampson

MARYANN THOMPSON ARCHITECTS