

AGENDA

Morses Pond Beach Area & Bathhouse Supplemental Feasibility Study
Town of Wellesley, MA
MoPo Advisory Committee Meeting #1
June 6, 2025
10am-12pm, Zoom

Items for Discussion

1. Brief Introductions
2. Review MoPoBAC responsibilities
3. Review Project Goals, Operations, and Building Program (see attached document)
4. Brief discussion regarding Parking, Site Amenities, and Extent Accessibility
5. Proposed Meeting Schedule Review (NRC and MoPoBAC to recommend required Public Meetings)

Meeting Name	General Outline
MoPoBAC Meeting #1:	Kick-off Meeting (this agenda).
NRC/Wetlands Protection Committee	Report out on programming and goals, and weigh in on potential alternate building locations to use to test Proof of Concept.
MoPoBAC Meeting #2	Present and discuss at least 2 site options that meet Project requirements
MoPoBAC Meeting #3	Update options, based on comments and further investigation that has been completed. Review final Pros and Cons for each.
NRC Meeting #1	Review findings to date and site impact options for feedback.
NRC Meeting #2	Final decision on building location and site scope/amenities.
MoPoBAC Meeting #4	Presentation of revised feasibility Building Design and materials/system discussion.
MoPoBAC Meeting #5	Review Project Cost and Schedule. Finalize Scope.
NRC Meeting #3	Presentation of 95% Supplemental Feasibility Study Report.

6. Next Steps

- Initial NRC, Wetlands Protection Committee meeting to review their requirements, potential site options, and any anticipated mitigation requirements.
- Wetland delineation
- Revise existing design to meet new requirements, and define building size to test alternate locations.
- Develop two options (minimum) for site impact analysis.

MEMORANDUM

TO: Morses Pond Beach Advisory Committee, Town of Wellesley, MA

FROM: Cassie Bethoney RLA, Kyle Alfred

DATE: June 4, 2025

SUBJECT: Project Goals, Operations and Proposed Programming Review
Morses Pond Beach & Bathhouse Supplemental Feasibility Study

To support upcoming discussions with the Morses Pond Beach Advisory Committee, we have outlined the following:

1. Project Goals and Objectives
2. Current Operations and Previously Proposed Site Program /Improvements
3. Existing Bathhouse Program
4. Previously Proposed Bathhouse Program

References to the source material (with page numbers) are included for each item.

1. **Project Goals and Objectives**

References: Morses Pond Beach & Bathhouse Feasibility Study (May 7, 2024) page 26; Morses Pond Master Plan (2020) page 17

- The site is very much loved as it is, so a master plan tenet should include preserving and enhancing all that is great.
- The bathhouse has outlived its practical and functional life and given the extent of repairs and upgrades required in order to bring the building into full code compliance and functionality, it is more cost effective and practical to demolish the existing building and create a new building.
- In order to improve universal access for all site amenities, walkways and paths must be graded in compliance with ADA guidelines.
- Designs should be simple and sustainable, and in keeping with the inherent historical, environmental, cultural, and social site character.
- Through the establishment of meadows and native landscape plantings, wildlife habitat can be improved.
- New enhancements should be attractive, low-intensity, and supportive of neighborhood and town-wide use both during and outside of the summer swimming season.

2. Current Operations (based on No Change In Use and the May 21, 2025 Site Walk with Rec)

- **Bathhouse**
 - Equipment storage
 - First aid
 - Concession/vending area
 - Bathrooms/changing rooms
- **Beach area**
 - Volleyball
 - Sunbathing / seating
- **Lawn area**
 - Shade structures
 - Grills
 - Picnic benches
- **Playground**
- **Boat access and rentals**
- **Existing parking lot**
- **Walking loop**

Previously Proposed Site Program /Improvements

Reference: Morses Pond Beach & Bathhouse Feasibility Study (May 7, 2024) pages 30-33

- **Parking and Arrival**
 - Reconfigured and more efficient parking lot layout, with potential for future PV solar arrays
 - Reconfigured drop off
 - Open lawn area on east side of Ice House Pond
 - New wooden boardwalk along southern portion of Ice House Pond
 - New walkway along west edge of Ice House Pond, allowing quests without passes to have access to the new bathhouse building location
 - Walkway separated from Water Department driveway
- **Bathhouse**
 - New bathhouse building's location closer to entrance drive/walkway
 - Bathhouse broken into two buildings, one which can be shut down during off-season
 - ADA parking brought into compliance
 - Increased and improved storage areas
 - One continuous roof connecting the two building footprints to create covered shaded outdoor space
- **Open Space**
 - New children's playground along walkway
 - Volleyball relocated to beach area
 - Open lawn areas for flexible gathering opportunities
 - New Kayak rental/storage with small check-in office
 - Adult outdoor exercise equipment
 - New tree plantings to frame the beach entry and important views of the pond

- **Pedestrian Accessibility**
 - New walkways at beach area including flush wooden walkway at beach
 - Site wide ADA accessible walkways
 - ADA accessible mat across beach
 - Secondary path system through wooded area adjacent to Ice House Pond that allows visitors to use the site without entering the paid beach area.
 - Peninsula walk with bench seating for pond views.
- **Icehouse Pond**
 - Removal of invasive species
- **Parking Drop-off Modifications**
 - Vehicular drop off sequence
 - Permeable parking area including 192 parking spaces and 6 ADA accessible stalls
 - Widened vehicular access drive and ADA parking access at proposed bathhouse comprised of 2 ADA accessible stalls and 7 short term/staff parking stalls

3. Existing Bathhouse Program

Reference: Morses Pond Beach & Bathhouse Feasibility Study (May 7, 2024) page 22

<u>Interior Spaces:</u>		<u>2,063gsf</u>	<u>Exterior Areas, Storage, and Elements:</u>		<u>868gsf</u>
Public Uses			<ul style="list-style-type: none"> • Covered porch 180 sf <ul style="list-style-type: none"> o Vending Machine Location o Provides sheltered waiting area outside bathrooms • Lifeguard break area 488 sf <ul style="list-style-type: none"> o Doesn't address beach area • Water Fountain <ul style="list-style-type: none"> o Wall mounted model o Ability to drain down for winter • Rinse station • Storage container 200 sf 		
• Women's Bathroom	426 nsf				
o Separate bathroom / changing areas					
o (3) stalls					
o (4) large changing areas					
• Men's Bathroom	325 nsf				
o Separate bathroom / changing areas					
o (6) stalls (no urinals),					
o (3) small changing areas					
• Accessible / Family Bathrooms	74 nsf				
o (1) provided					
o Accessed off corridor to staff area					
Staff Uses					
• Guardroom	206 nsf				
o Room for lockers / cubbies					
o Storage for equipment					
o Fridge / microwave for lunches					
• Lifeguard changing rooms	242 nsf				
o (2): Women's/Men's					
• First Aid	110 nsf				
o Room for first aid bed, supply cabinet and desk					
o Contains one hand sink					
o Not large enough for group training (approx. 10 ppl)					
• Office/Gatekeeper	174 sf				
Mechanical					
• Mechanical spaces	62 nsf				
o Spread out in a few different areas plus overhead hot water tank in family bathroom					
Storage					
• General storage area	444 nsf				
o Spread out in three different building areas					

4. Previously Proposed Bathhouse Program

Reference: Morses Pond Beach & Bathhouse Feasibility Study (May 7, 2024) page 23

Interior Spaces Total:	3,200 gsf	Exterior Elements:	3,450 gsf
Unconditioned spaces:	1,837 gsf	<ul style="list-style-type: none"> Covered porch 2,350 sf <ul style="list-style-type: none"> Picnic/BBQ area Lifeguard break area Uncovered porch 1,100 sf <ul style="list-style-type: none"> Dogtrot area Monitored entry to beach area Views through from arrival to pond Additional seating areas Rinse stations <ul style="list-style-type: none"> Includes two to four sets of heads Located on exterior wall of bathroom volume Water Fountain <ul style="list-style-type: none"> Hi/low with bottle filler Ability to drain down for winter 	
Public Uses			
<ul style="list-style-type: none"> Women's Bathroom 465 nsf <ul style="list-style-type: none"> Separate bathroom / changing areas (6) total stalls (1 accessible) (3) total changing areas (1 accessible) Men's Bathroom 465 nsf <ul style="list-style-type: none"> Separate bathroom / changing areas (3) total stalls (1 accessible), (3) urinals (3) total changing areas (1 accessible) 			
Storage			
<ul style="list-style-type: none"> General storage area 740 nsf <ul style="list-style-type: none"> Consolidated in one space Large enough for off-season storage 			
Grossing Factor (10%):	167 sf		
Conditioned Spaces:	1,363 gsf		
Public Uses			
<ul style="list-style-type: none"> Accessible / Family Bathrooms 140 nsf <ul style="list-style-type: none"> (2) provided within Administration Building Concession 130 nsf <ul style="list-style-type: none"> Walk up counter Small kitchen 			
Staff Uses			
<ul style="list-style-type: none"> Gatekeeper office 165 nsf <ul style="list-style-type: none"> Adjacent to beach area entry Visitor walk-up window Guardroom 265 nsf <ul style="list-style-type: none"> Room for lockers / cubbies Storage for equipment Fridge / microwave for lunches Women's/Men's changing rooms First Aid 295 nsf <ul style="list-style-type: none"> Room for first aid bed, supply cabinet and desk Contains one hand sink Large enough for group training Town office 100 sf <ul style="list-style-type: none"> For full time staff use when on site 			
Mechanical / Storage			
<ul style="list-style-type: none"> General storage/mechanical areas 144 nsf 			
Grossing Factor (10%):	124 sf		