



# George Wright Clubhouse Study – Phase II Draft Options

City of Boston  
Martin J. Walsh, Mayor

Boston Public Facilities Department  
Boston Parks and Recreation Department

PFD Project # 7112  
Phase II Report

Community Advisory Meeting #2  
December 7, 2017



# **GEORGE WRIGHT CLUBHOUSE STUDY - Community Advisory Meeting**

December 7, 2017

## **AGENDA**

### **I. Introductions**

### **II. Phase I**

**i. Existing Conditions**

**ii. Study Goals**

**iii. Program Recommendations**

### **III. Phase II – Draft Options**

**i. Site Options A & B**

**ii. Clubhouse Option A1 & A2**

**iii. Clubhouse Option B-1, B-2 & B-3**

### **IV. Comments**

### **V. Next Steps**

## PROJECT GOALS AND OBJECTIVES

- Improve public services and maximize community involvement
- Operation of year round community activities
- Ability to host community functions
- Creation of an attractive neighborhood restaurant and bar
- Maximize efficient use of existing building
- Provide efficient year round climate control
- Promote the continued successful operation of the original Don Ross Golf Course
- Provide full HC Accessibility
- Improve connections between parking and golf facilities

## PROGRAMMATIC RECOMMENDATIONS

- **Provide Accessibility** for all areas on site and clubhouse
- **Increase Kitchen & Storage** space to meet Option's food service requirements
- **Decrease** size of **Locker Rooms** and provide storage for golf bags and **Accessible Toilet Facilities**
- Provide **improved** space for **150 seat Golf Tournament** functions
- **Improve** Entrance and Circulation with sight lines to **Pro Shop** and **Historic Display**.
- Provide **Golf Simulators** with food services
- **Move Offices** to Second Floor level to **increase** public use of First Floor
- **Reline parking lot** to **increase** spaces for each Option's parking demand **Spaces:130 to 185+**
- **Provide Golf Cart sheltered storage** and convert to electric carts
- **Provide** Option for separate **Function Room** that can be rented & host community events

# Stony Brook Reservation

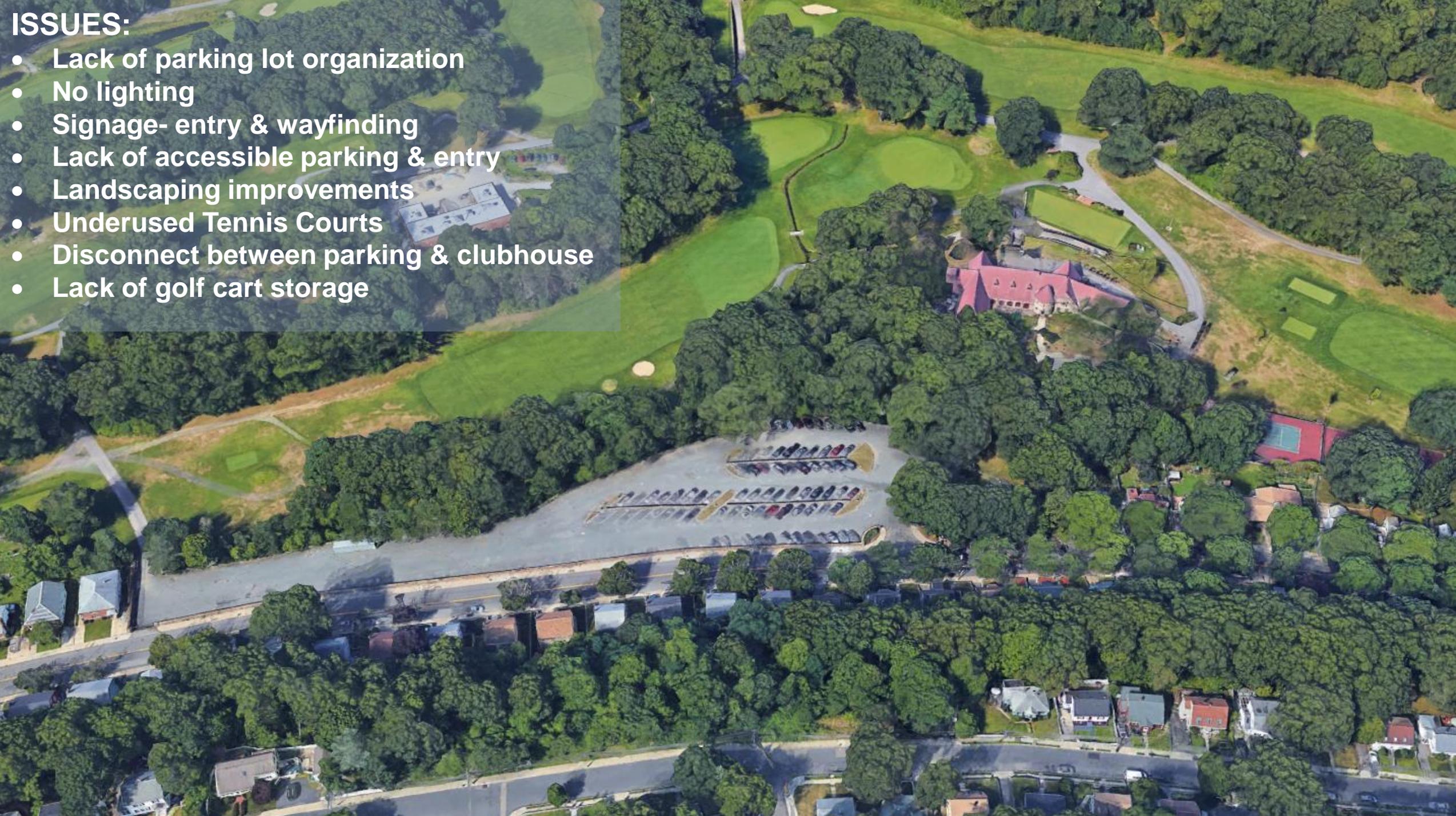
← George Wright Clubhouse

West Street



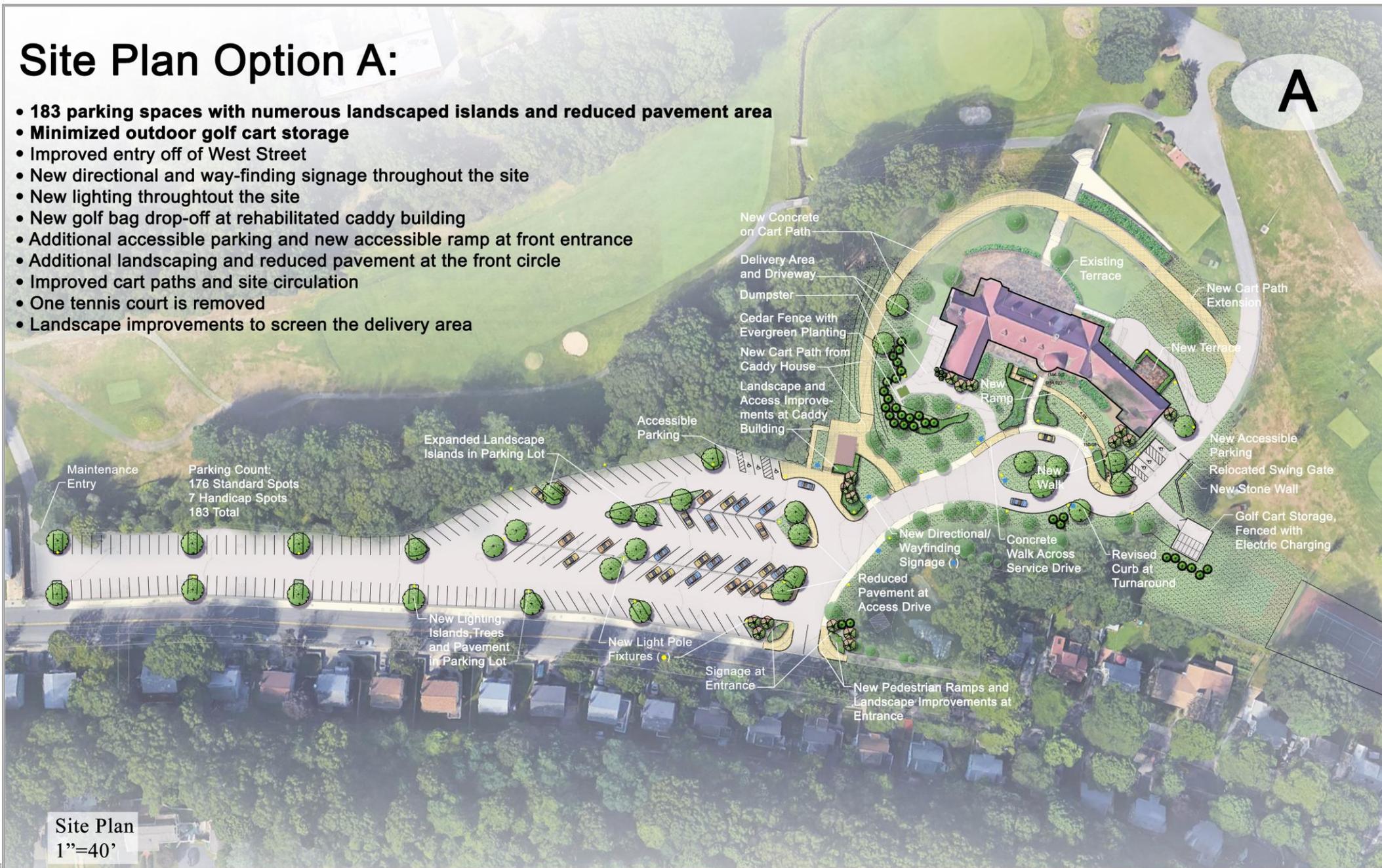
# ISSUES:

- Lack of parking lot organization
- No lighting
- Signage- entry & wayfinding
- Lack of accessible parking & entry
- Landscaping improvements
- Underused Tennis Courts
- Disconnect between parking & clubhouse
- Lack of golf cart storage



# Site Plan Option A:

- 183 parking spaces with numerous landscaped islands and reduced pavement area
- Minimized outdoor golf cart storage
- Improved entry off of West Street
- New directional and way-finding signage throughout the site
- New lighting throughout the site
- New golf bag drop-off at rehabilitated caddy building
- Additional accessible parking and new accessible ramp at front entrance
- Additional landscaping and reduced pavement at the front circle
- Improved cart paths and site circulation
- One tennis court is removed
- Landscape improvements to screen the delivery area



Site Plan  
1"=40'



A



Site Plan  
 1"=20'



# Site Plan Option B:

B

- 192 parking spaces with landscaped islands and reduced pavement area
- Minimized outdoor golf cart storage
- Improved entry off of West Street
- New directional and way-finding signage throughout the site
- New lighting throughout the site
- New golf bag drop-off at rehabilitated caddy building
- Additional accessible parking and new accessible ramp at front entrance
- Additional landscaping and reduced pavement at the front circle
- Improved cart paths and site circulation
- Both tennis courts is remain
- Landscape improvements to screen the delivery area



Site Plan  
1"=40'



B



Site Plan  
1"=20'



# Existing Conditions

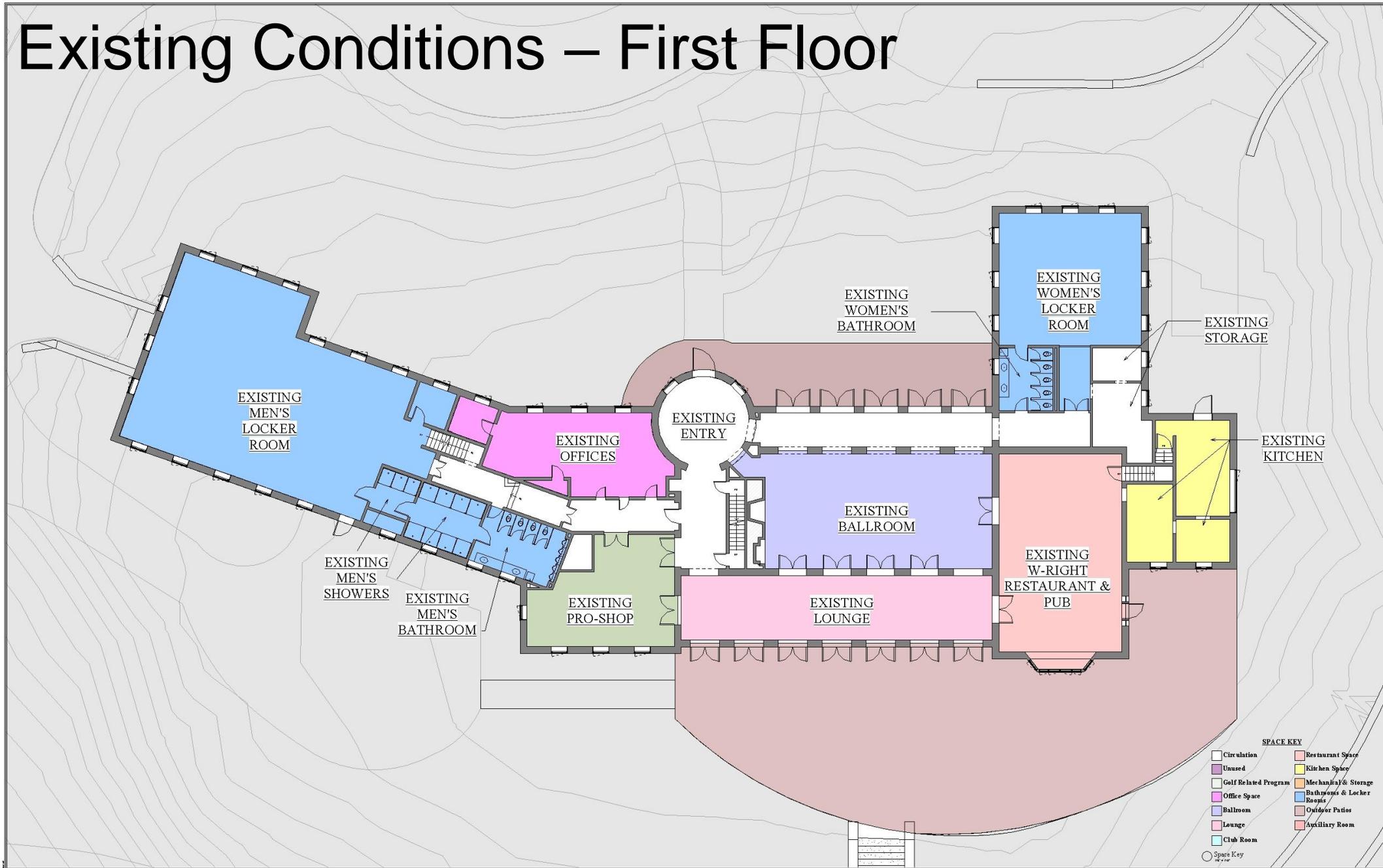


# Existing Conditions – First Floor

First Floor- approx.

12,000gsf

- Front Entry/ Lobby- 493sf
- Main Hall & Lounge- 1,173sf
- Restaurant & Bar- 1,039sf
- Kitchen & Storage- 749sf
- Outdoor Patio- 3,709sf
- Golf Pro Shop- 620sf
- Men's Locker Room- 2,338sf
- Women's Locker Room- 877sf
- Men's and Women's Toilets- 359sf
- Offices 630sf
- Circulation- 194sf



**SPACE KEY**

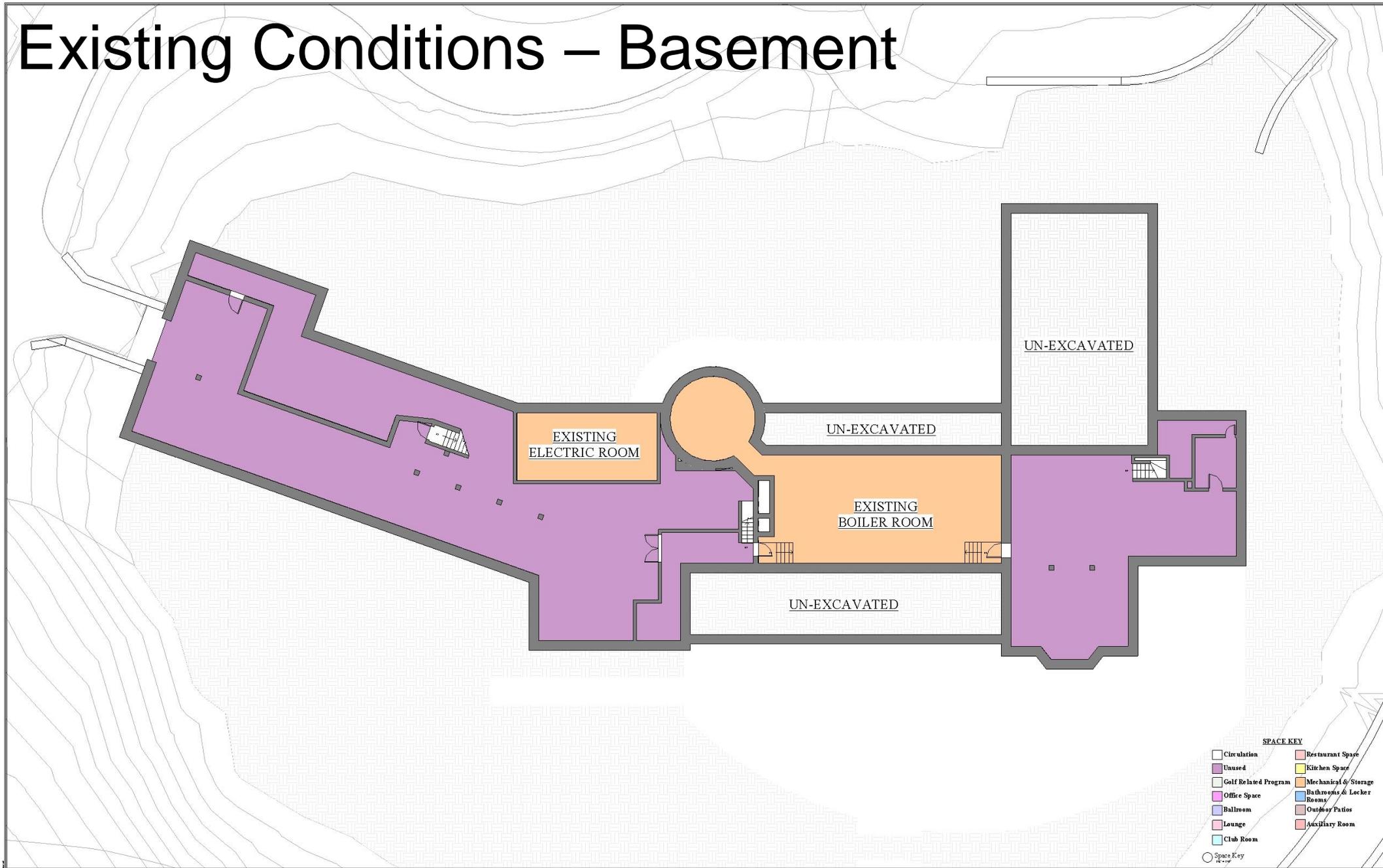
White	Circulation	Light Blue	Restaurant Space
Light Purple	Unused	Yellow	Kitchen Space
Light Green	Golf Related Program	Orange	Mechanics/Storage
Light Pink	Office Space	Blue	Bathrooms & Locker Rooms
Light Blue	Ballroom	Light Blue	Outdoor Patios
Light Purple	Lounge	Light Blue	Auxiliary Room
Light Blue	Club Room		

# Existing Conditions – Basement

Basement- approx.

6,000gsf

- Mechanical and utility functions- 493sf
- Unused spaces- 5,379sf



**SPACE KEY**

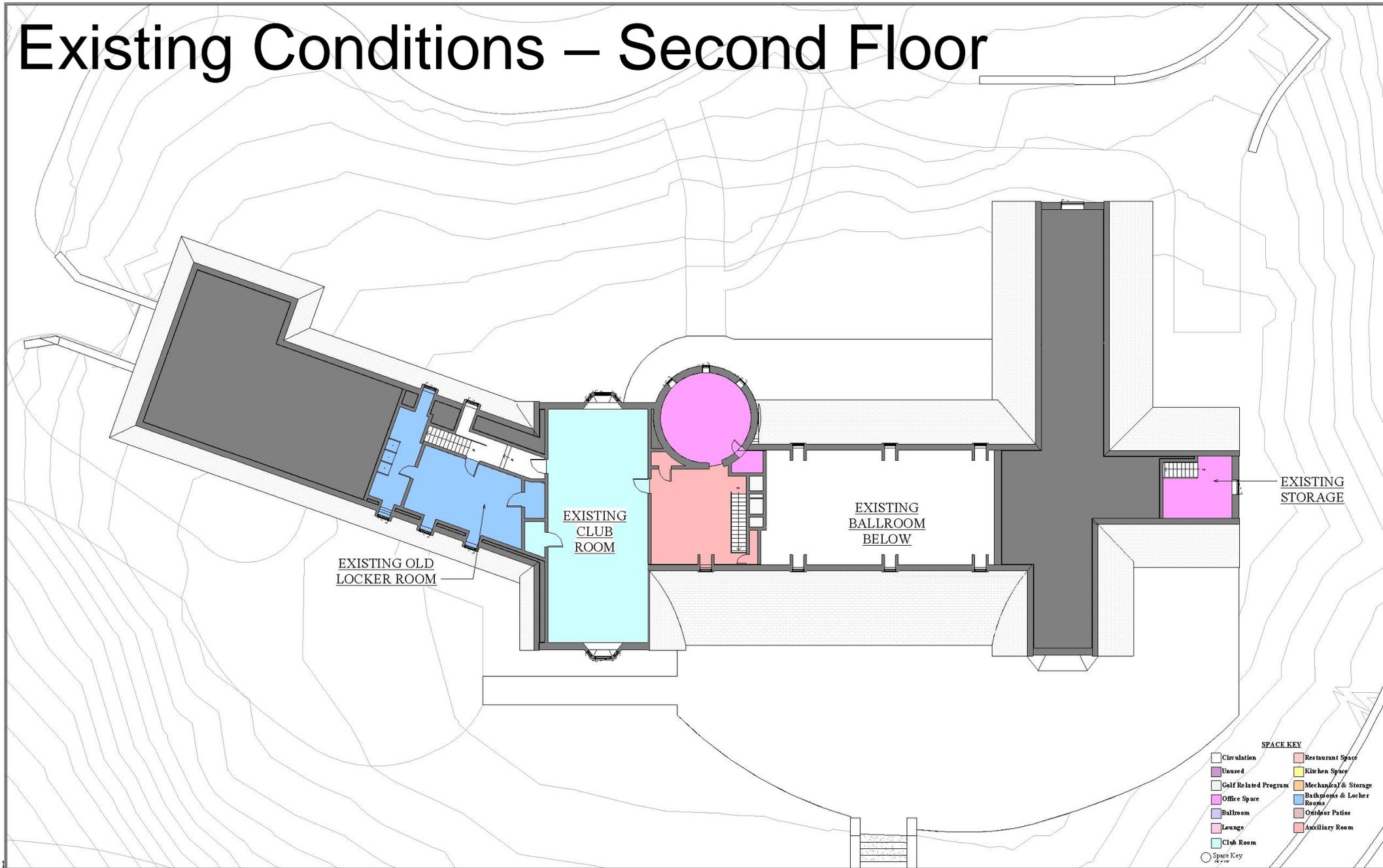
Circulation	Restaurant Space
Unused	Kitchen Space
Golf Related Program	Mechanical & Storage
Office Space	Bathrooms & Locker Rooms
Ballroom	Outdoor Patios
Lounge	Auxiliary Room
Club Room	
Space Key	

Second Floor- approx.

2,600gsf

- Old Locker Room- 531sf
- Club Room
- Auxiliary- 1,015sf & 377sf
- Curley Room- 304sf
- Kitchen Office- 148sf
- Circulation- 194sf

# Existing Conditions – Second Floor



EXISTING OLD LOCKER ROOM

EXISTING CLUB ROOM

EXISTING BALLROOM BELOW

EXISTING STORAGE

SPACE KEY

White box	Circulation	Red box	Restaurant Space
Purple box	Unused	Yellow box	Kitchen Space
Green box	Golf Related Program	Orange box	Mechanical & Storage
Pink box	Office Space	Blue box	Bathrooms & Locker Rooms
Light blue box	Ballroom	Light blue box	Outdoor Patios
Pink box	Lounge	Red box	Auxiliary Room
Cyan box	Club Room		
Circle with 'X'	Space Key		



## Space use:

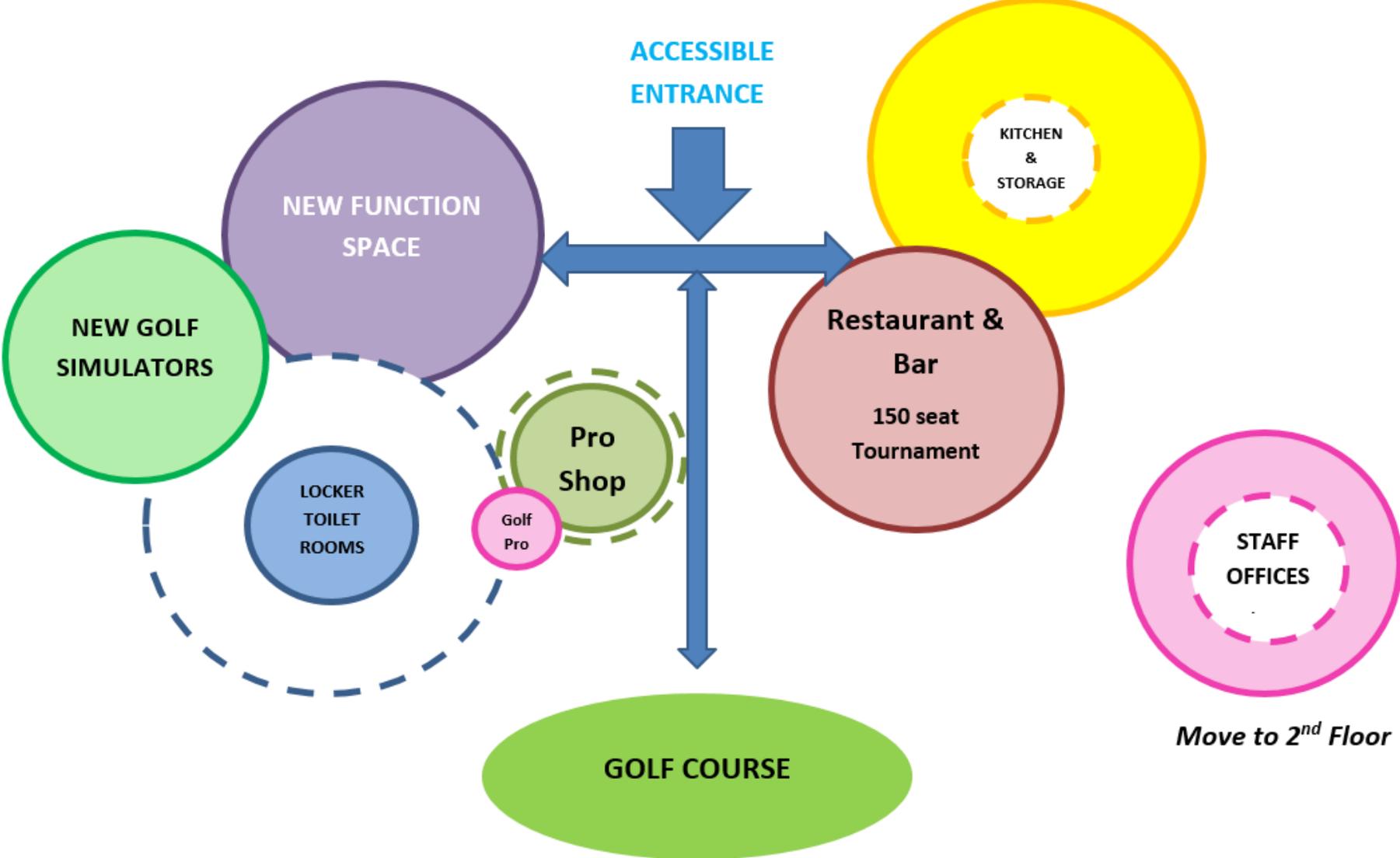
### Option A – “Right Sized” current level of service

- Main Hall and Restaurant/ Bar for Functions- 150 person seating
- Golf Simulators (3)- year round with small Bar- 28 person seating
- Enlarge Kitchen and Kitchen Storage to support functions
- Pro Shop more open to Lobby and Entry
- New Men’s and Women’s Toilet Rooms
- New Office spaces

### Option B – Seasonal Approach and Expanded Services

- Similar Space Use as Option A
- Main Hall and Restaurant/ Bar for 150 person seating
- Additional Seasonal Function Room for 130 person seating
- Off Season Golf Simulators (3) with 20 person seating
- Enlarge Kitchen and Kitchen Storage to support **timed** functions

# PROGRAM COMPOSITE – FIRST FLOOR



# Draft Options – A

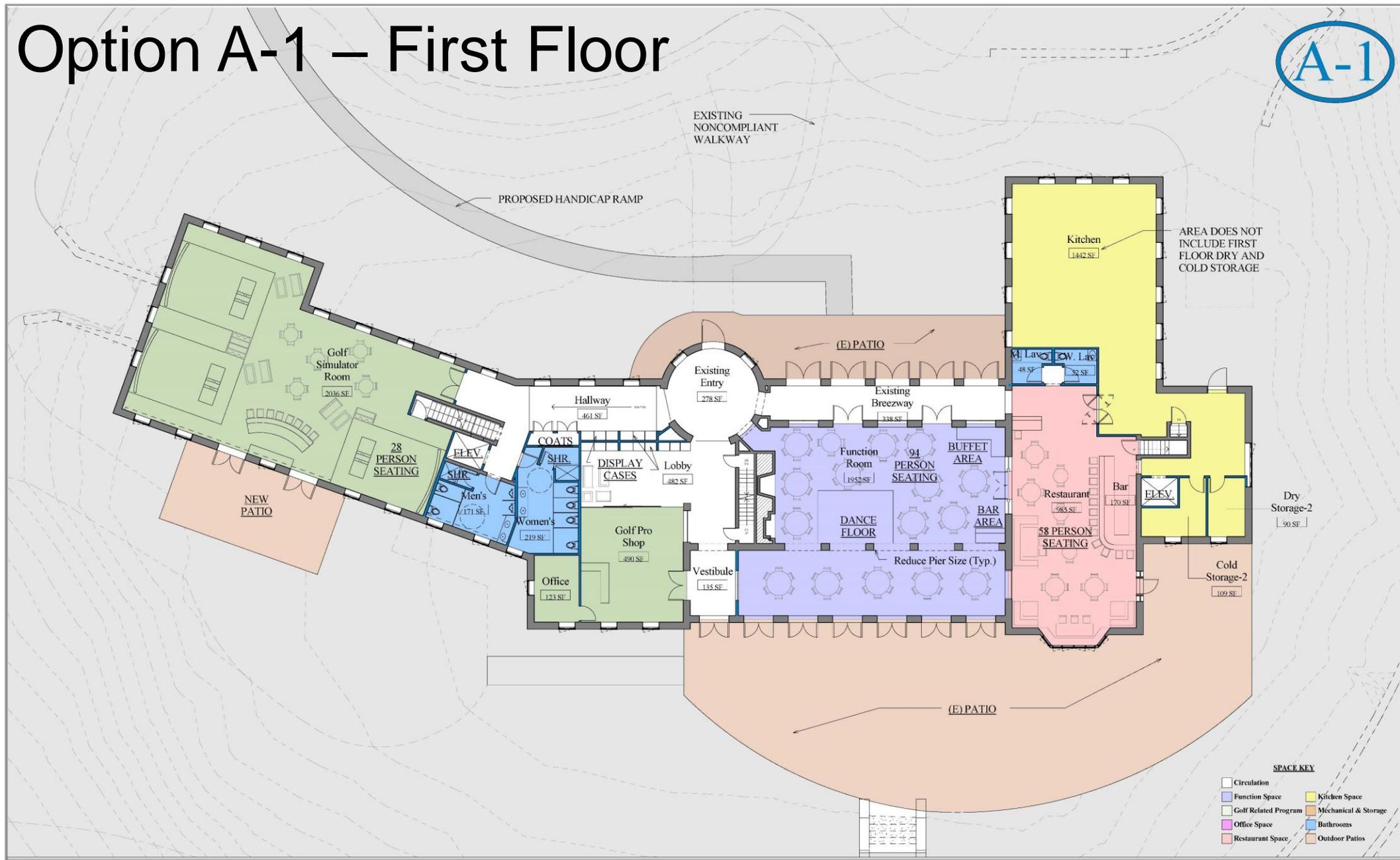


# Option A-1 – First Floor

A-1

## First Floor "Right Size" current level of service

- Golf Simulators (3) year round- 28 person seating- 2,036sf
- Function Room at Main Hall- 94 person seating- 1,952sf
- Restaurant & Bar- 58 person seating- 985sf & 170sf
- 150 person total tournament seating
- Enlarge Kitchen- size supports 200 person seating- 1,442sf
- (2) New Elevators
- Accessible front entry
- Improve sight lines
- Resize Men's and Women's Toilet Room
- Men's and Women's Toilets adjacent to Restaurant



Option A - 12/07/17  
George Wright Clubhouse Study  
430 West St, Hyde Park, Boston, MA

**SPACE KEY**

Circulation	Kitchen Space
Function Space	Mechanical & Storage
Golf Related Program	Bathrooms
Office Space	Outdoor Patios
Restaurant Space	

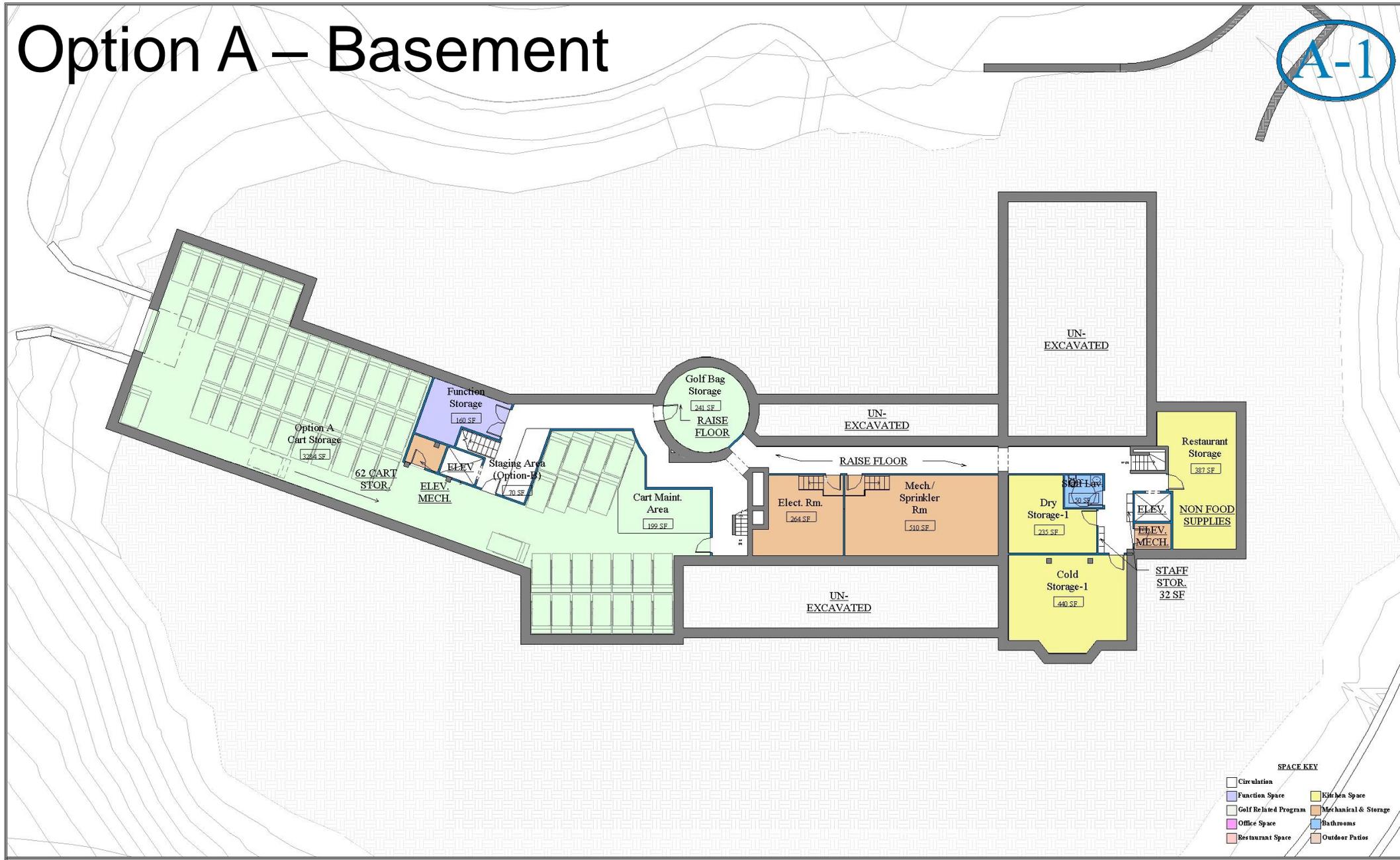
Space Key  
1/2" = 1'-0"

# Option A – Basement

A-1

**Basement**  
 “Right Size” current level of service

- 62 Golf Cart Storage & Maintenance Area- 3,284sf – Requires additional cart storage at tennis court location
- Function Storage- 160sf
- Golf Bag Storage- 241sf
- Electrical Room- 264sf
- Mechanical/ Sprinkler Room- 510sf
- Kitchen Storage & Staff Toilet- 1,112sf



Basement Floor Plan - Option A-1



Space Key

**SPACE KEY**

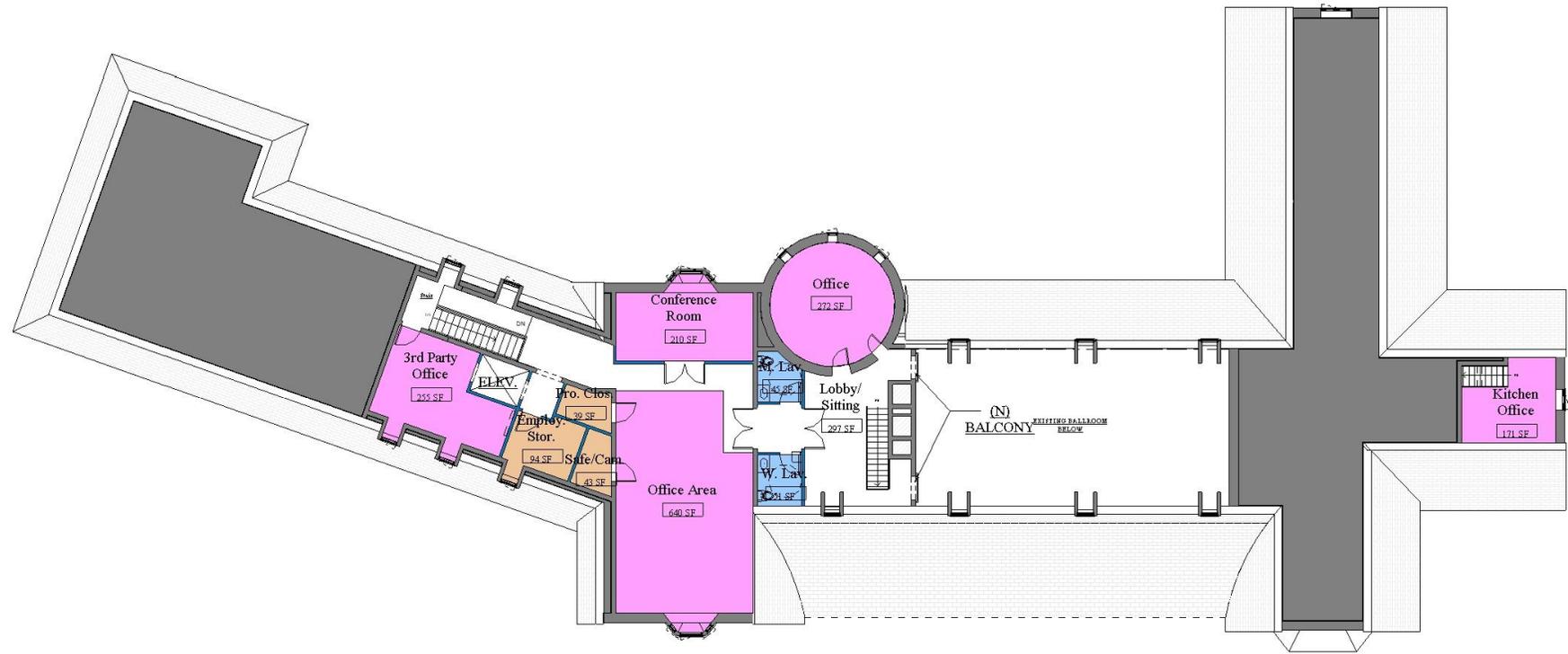
Circulation	Kitchen Space
Function Space	Mechanical & Storage
Golf Related Program	Bathrooms
Office Space	Outdoor Patio
Restaurant Space	

# All Options – Second Floor

## Second Floor

“Right Size” current level of service

- Office Space- 1,338sf
- Conference Room- 210sf
- Lobby/ Sitting- 297sf
- Men’s & Women’s Lav- 45sf & 51sf
- Storage- 176sf



**SPACE KEY**

<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background-color: white;"></span> Circulation	<span style="display: inline-block; width: 10px; height: 10px; background-color: yellow;"></span> Kitchen Space
<span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue;"></span> Function Space	<span style="display: inline-block; width: 10px; height: 10px; background-color: orange;"></span> Mechanical & Storage
<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgrey;"></span> Golf Related Program	<span style="display: inline-block; width: 10px; height: 10px; background-color: blue;"></span> Bathrooms
<span style="display: inline-block; width: 10px; height: 10px; background-color: pink;"></span> Office Space	<span style="display: inline-block; width: 10px; height: 10px; background-color: tan;"></span> Outdoor Patios
<span style="display: inline-block; width: 10px; height: 10px; background-color: lightcoral;"></span> Restaurant Space	

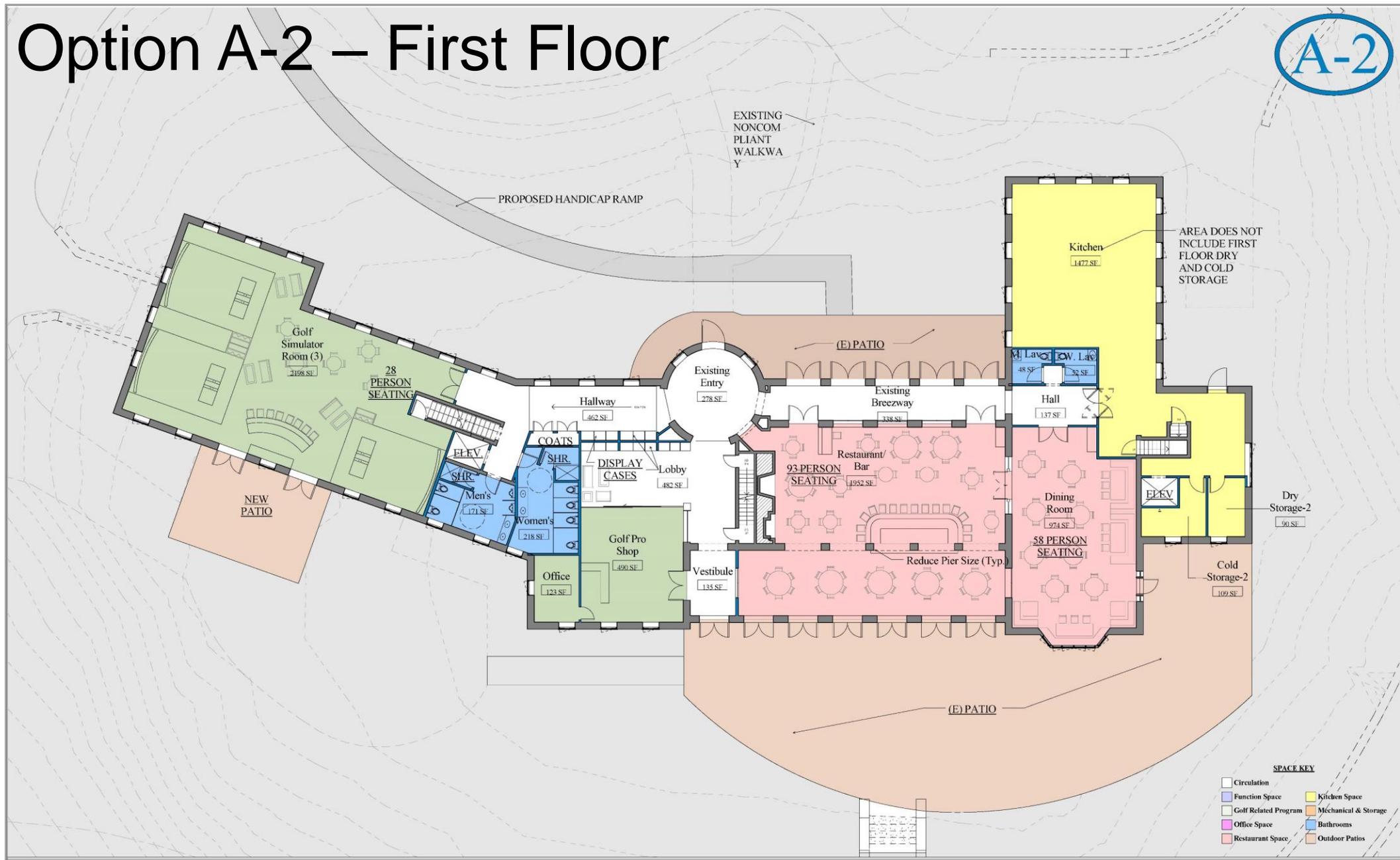
① Second Floor Plan- All Options  
10-10-10



# Option A-2 – First Floor

**First Floor**  
**Right Size” current level of service- similar to A-1 Option but with:**

- Restaurant & Bar at Main Hall with adjacent Dining Hall to south
- Restaurant/ Bar- 93 person seating
- Dining Room- 58 person seating
- 150 person total golf tournament seating



**SPACE KEY**

<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:white;"></span> Circulation	<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:yellow;"></span> Kitchen Space
<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:lightblue;"></span> Function Space	<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:orange;"></span> Mechanical & Storage
<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:lightgreen;"></span> Golf Related Program	<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:blue;"></span> Bathrooms
<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:lightpink;"></span> Office Space	<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:tan;"></span> Outdoor Patios
<span style="display:inline-block; width:10px; height:10px; border:1px solid black; background-color:lightcoral;"></span> Restaurant Space	

① First Floor Plan- option A-2  
 10/17/17



# Draft Options – B

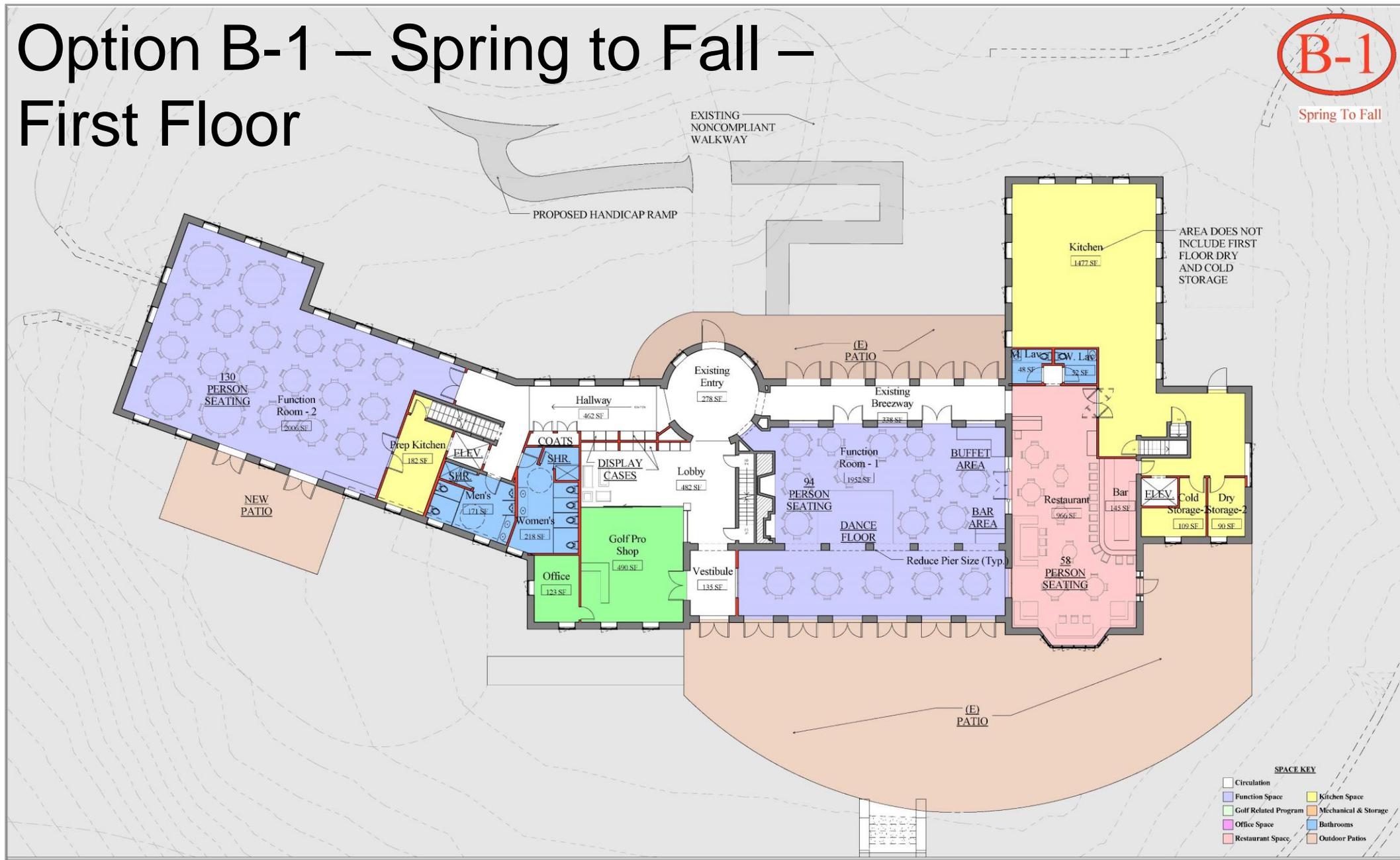


# Option B-1 – Spring to Fall – First Floor

**B-1**

Spring To Fall

- First Floor**
- “Seasonal” Function Room- 130 person seating- 2006sf
  - Prep Kitchen- 182sf
  - Year- round Function Room at Main Hall- 1,952sf
  - Restaurant & Bar- 975sf & 144sf
  - Additional program elements match A Options



**SPACE KEY**

○ Circulation	■ Kitchen Space
■ Function Space	■ Mechanical & Storage
■ Golf Related Program	■ Bathrooms
■ Office Space	■ Restaurant Space
■ Restaurant Space	■ Outdoor Patios

① First Floor Plan- Option B-Summer  
10-1-17

Option B - 11/22/17  
George Wright Clubhouse Study  
430 West St, Hyde Park, Boston, MA



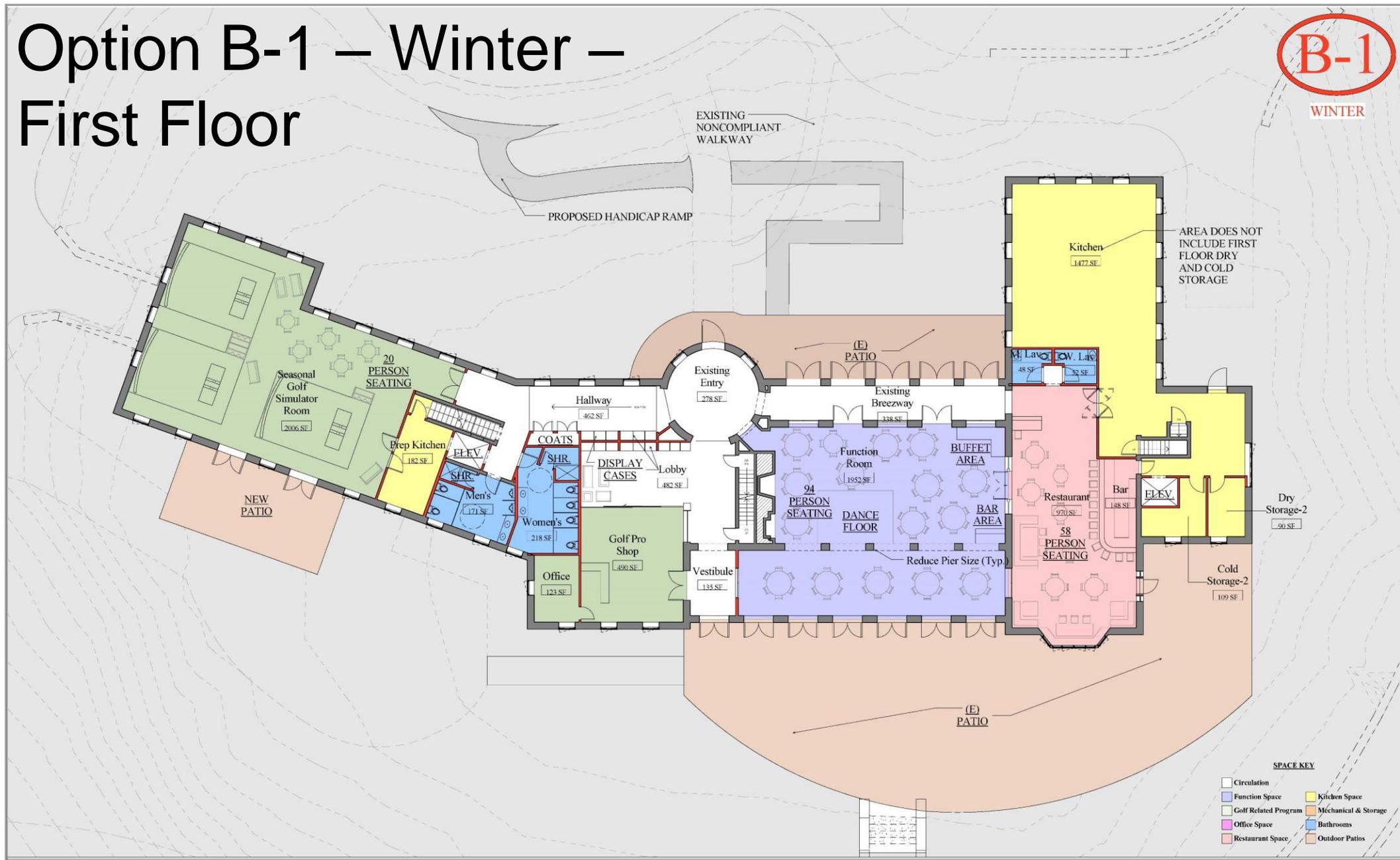
MEYER & MEYER  
1810  
ARCHITECTURAL & ENGINEERS  
200 Massachusetts Avenue  
Boston, Massachusetts 02115  
617-234-6400  
www.meyerandmeyer.com

# Option B-1 – Winter – First Floor

**B-1**  
WINTER

## First Floor

- Golf Simulators (3)- 20 person seating- 2,006sf
- See B-Spring Option for remaining program



**SPACE KEY**

White	Circulation	Yellow	Kitchen Space
Blue	Function Space	Orange	Mechanical & Storage
Green	Golf Related Program	Light Blue	Bathrooms
Pink	Office Space	Light Orange	Outdoor Patios
Light Pink	Restaurant Space		

① First Floor Plan- option B-Winter  
1/17/17

Option A - 11/22/17  
**George Wright Clubhouse Study**  
430 West St, Hyde Park, Boston, MA

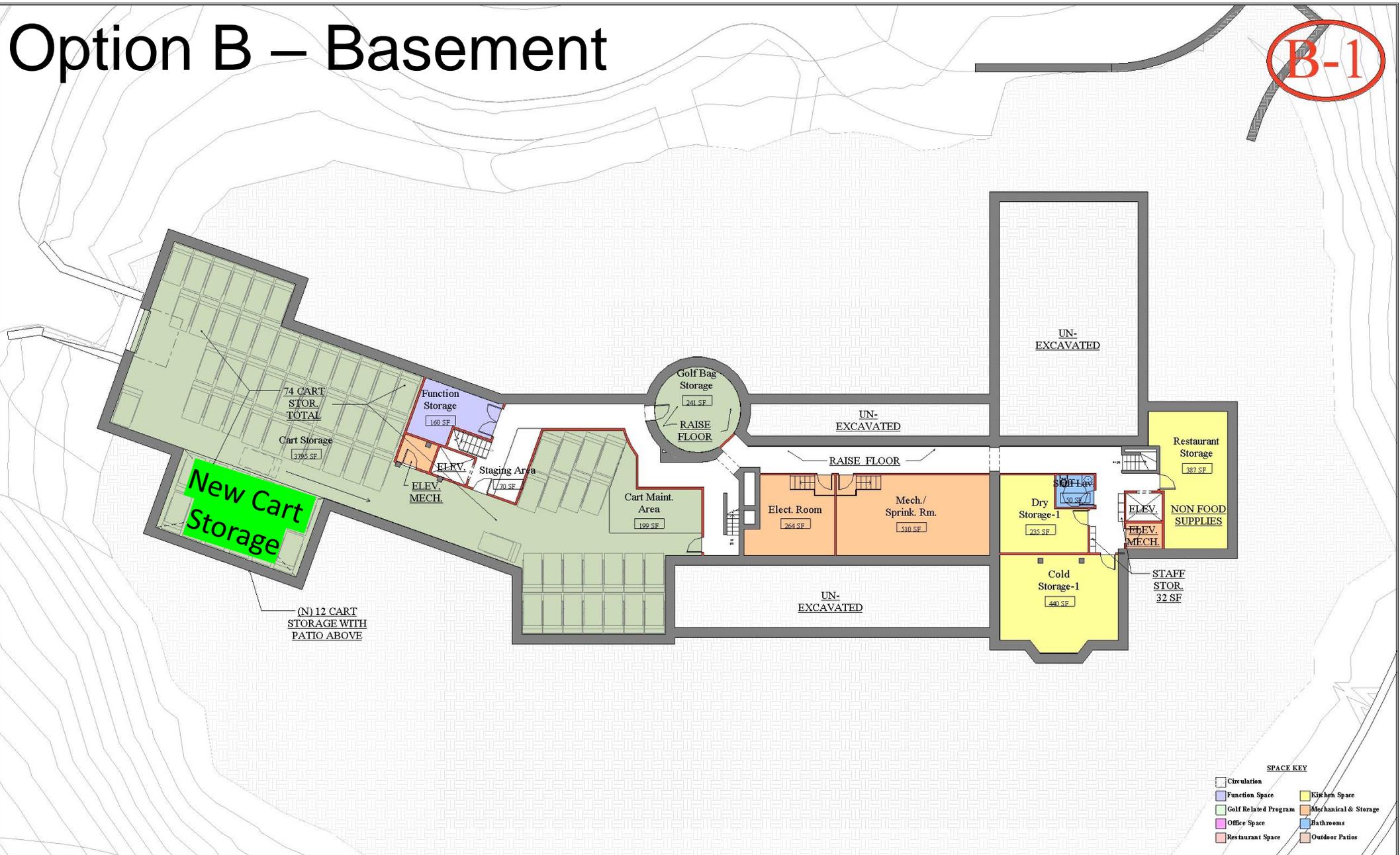


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# Option B – Basement

**B-1**

- Basement**
- Golf Cart Storage & Maintenance Area- 74 Cart Storage- NO OUTDOOR GOLF CART STORAGE REQUIRED- 3,795sf
  - See A Option for remaining program



Basement Floor Plan- Option B-Summer



Space Key

**SPACE KEY**

Circulation	Kitchen Space
Function Space	Mechanical & Storage
Golf Related Program	Bathrooms
Office Space	Outdoor Patios
Restaurant Space	

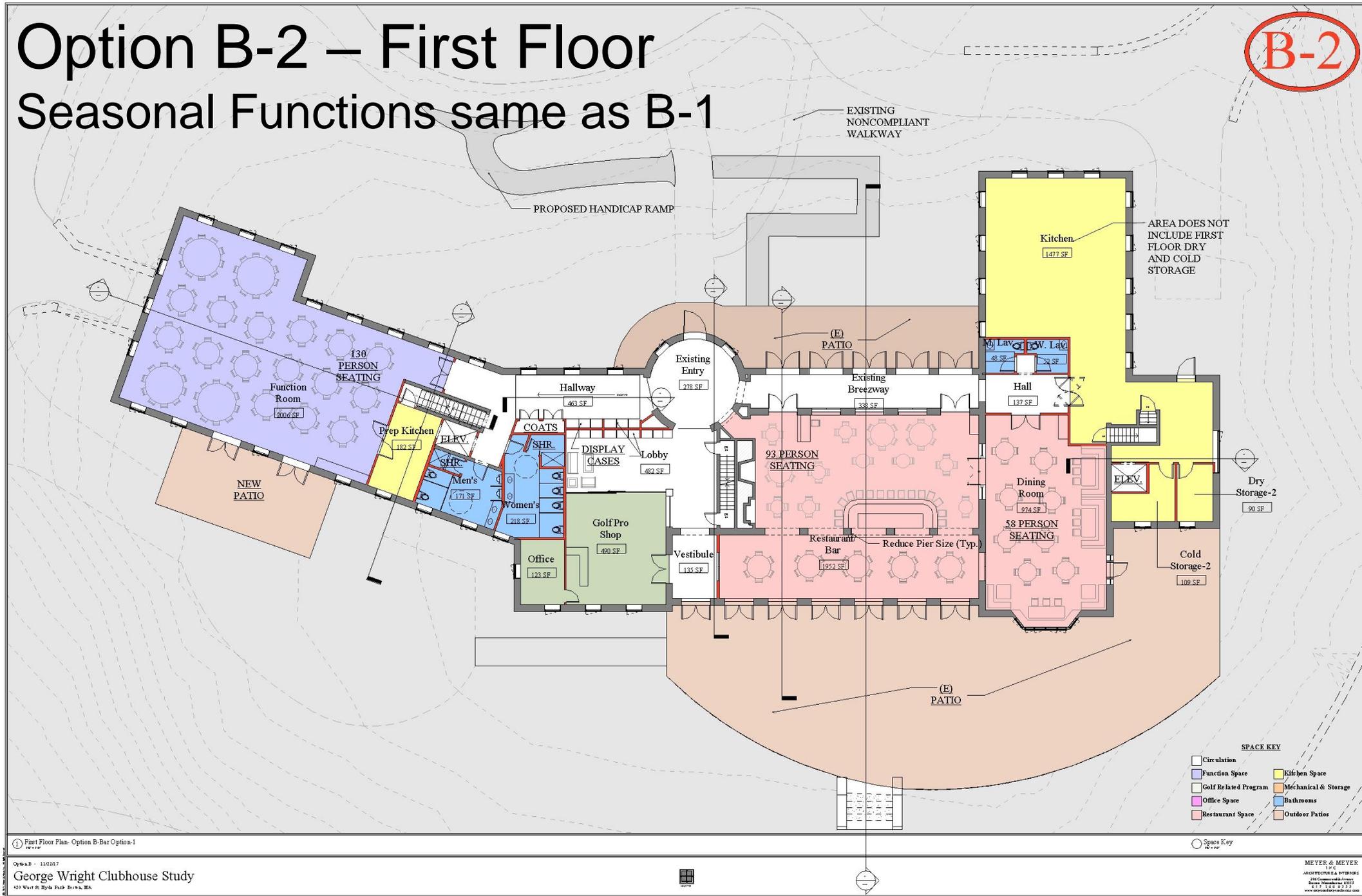
**B-2**

# Option B-2 – First Floor

## Seasonal Functions same as B-1

### First Floor

- New Bar located in Main Hall- 93 person seating
- All other spaces same as Option B-1



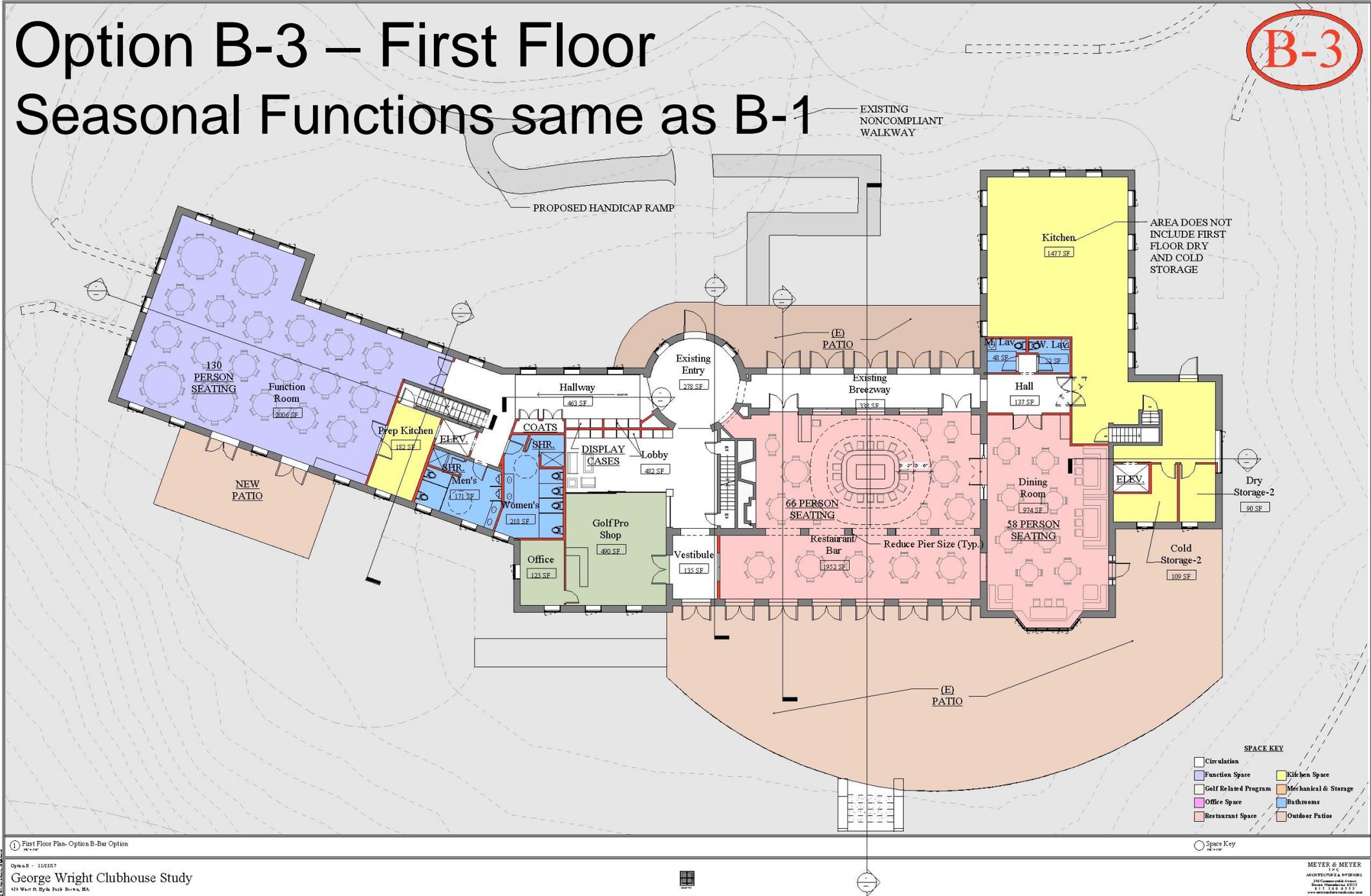
**B-3**

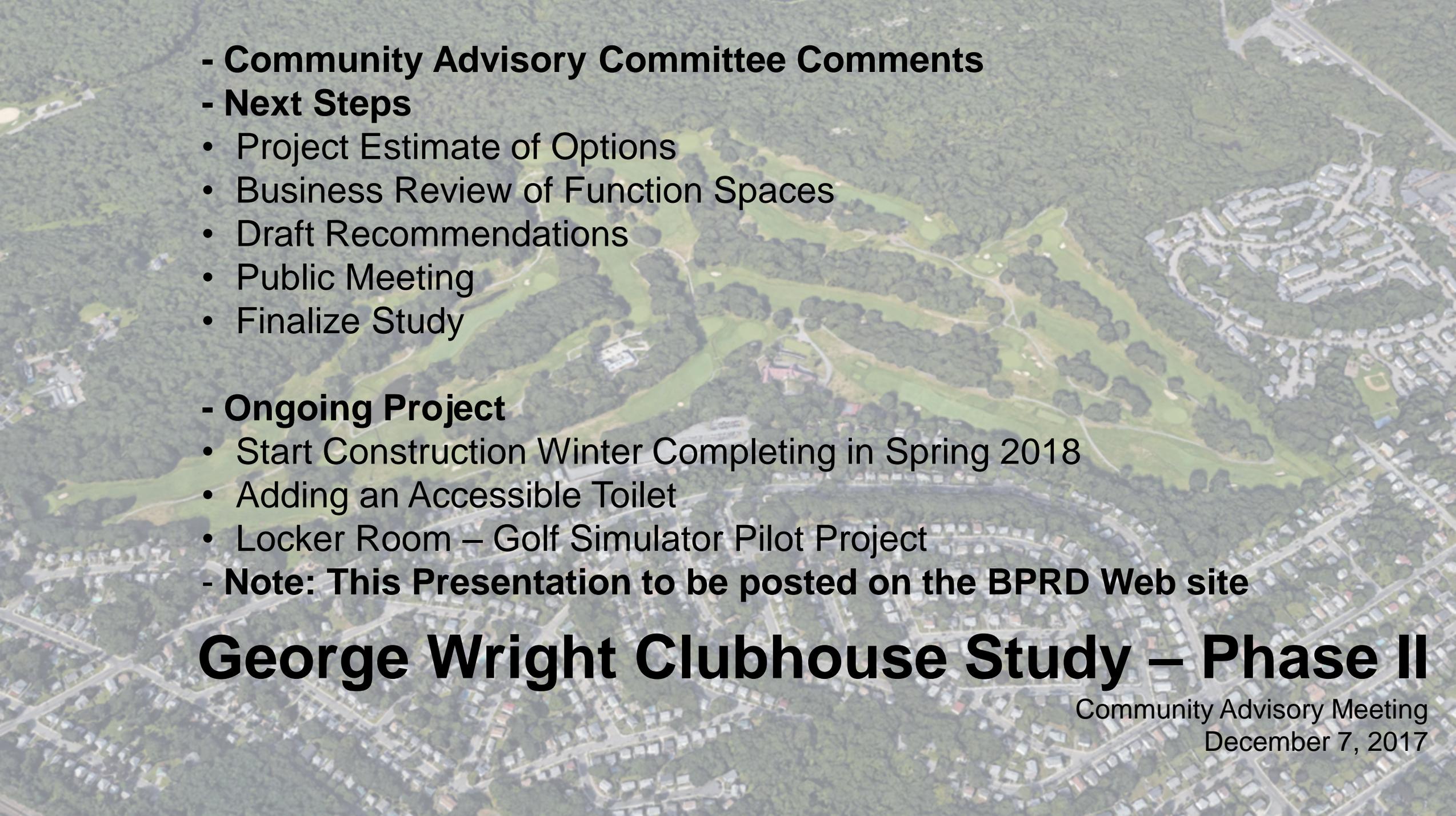
# Option B-3 – First Floor

## Seasonal Functions same as B-1

### First Floor

- Enlarged New Bar-seating reduced to 66
- Same seasonal spaces as B-1



An aerial photograph of a golf course and surrounding residential area. The golf course is in the center, with green fairways and trees. Residential houses are visible in the foreground and background. The text is overlaid on the image.

## - **Community Advisory Committee Comments**

### - **Next Steps**

- Project Estimate of Options
- Business Review of Function Spaces
- Draft Recommendations
- Public Meeting
- Finalize Study

### - **Ongoing Project**

- Start Construction Winter Completing in Spring 2018
- Adding an Accessible Toilet
- Locker Room – Golf Simulator Pilot Project

- **Note: This Presentation to be posted on the BPRD Web site**

# **George Wright Clubhouse Study – Phase II**

Community Advisory Meeting  
December 7, 2017