

Park & Recreation Commission Outdoor Swimming Pool Working Group Meeting Minutes
8/27/20

Park and Recreation Commission	Meeting Minutes
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Date: August 27, 2020, 12:30 PM

Place: Zoom Webinar

Commissioners Attending: John Bain, Nancy O'Connor, Antonia Bellalta, Dan Lyons and Clara Batchelor

Commissioners Absent:

Working Group Members Attending: Richard Robinson, Alisa Jonas and Lynda Roseman

Working Group Members Absent:

Staff: Erin Gallentine, Parks and Open Space Director, Leigh Jackson, Recreation Director, Jessica White, Parks and Open Space Assistant, Jon Lewitus, Assistant Recreation Director, Scott Landgren, Parks and Open Space Senior Landscape Architect

TOPIC	KEY POINTS/DISCUSSION	
Welcome – Approval of the Minutes	<ul style="list-style-type: none"> • N. O'Connor opened the meeting and welcomed everyone. She stated that it is important work and it's the beginning of the process. She stated that we always want to hear input/comments from the public. • J. Bain stated that it's a great opportunity to continue with the process and hopes that in the future we can make an outdoor pool happen. • D. Lyons moved approval of the August 15, 2020 Park and Recreation Commission Outdoor Swimming Pool Working Group Meeting minutes. Seconded by N. O'Connor. All in favor. • D. Lyons stated that the minutes were accurate but wanted to clarify his thought regarding Larz and Putterham Woods which are locations that we would need to shuttle people to the pool and not not near major population areas. He would personally like to take Putterham and Larz off the table. 	
Program Discussion	<p>Objective:</p> <ul style="list-style-type: none"> • Study options for the siting of an outdoor swimming facility for Brookline residents and present a recommendation to the full Park and Recreation Commission to include: <ol style="list-style-type: none"> 1.) Location (s) <ul style="list-style-type: none"> Pros/Cons Trade-offs Transportation/Access Site Specific Consideration 2.) Basic Program 3.) Estimate/Scope for Feasibility Study 	

	<p>Last Meeting: Introduction of Committee Members Discussed Goals of Working Group Reviewed Basic Fit Test Study of Pool Sites Across Town Committee voiced preference for 3 sites:</p> <ol style="list-style-type: none">1. Larz Anderson Park- park maintenance facility yard area2. Putterham Woods3. Newbury College <p>This Meeting</p> <ol style="list-style-type: none">1. Desired Program for the Pool2. Program Elements3. Comparable Programs/Program Fit at Preferred Sites4. Components of Feasibility Study <ul style="list-style-type: none">• N. O'Connor stated that these sites are initial thoughts from the last meeting, there is plenty of time for discussion now, later or in the future. She stated that nothing has been decided on.• S. Landgren displayed images of pools from the Needham and Belmont Pool Complex. S. Landgren went into google earth and clipped out the Needham and Belmont Pool complexes and then placed it to the 3 different sites that are being looked at. These are to give the working group massing study overviews of those two specific complexes on these three sites.• An Arial image of Newbury College was shown. S. Landgren shared an overlay of the Needham Pool Complex onto the Newbury College location aerial. Another side was shown that overlaid the Belmont Complex over the Newbury College location. Belmont is a smaller overall footprint.• An Arial overview of Larz Anderson was shared with the working group. An overlay image of the Needham Complex was placed over the Larz Anderson aerial. He stated that in placing these we would want to keep it on the Brookline property side of the parcel. There would be the need for significant grading if this size complex was used. The Belmont Complex was overlaid onto the Larz Anderson aerial image. He stated that a lap pool could fit.	
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- An aerial image of Putterham Woods was shared with the Working Group. Images of both the Needham and Belmont Complex were shown on the Putterham Woods site.

Pool Program Elements

The following components were suggested as important for inclusion for the outdoor pool:

- Zero Entry to Main Pool
- Traditional Pool/Lap Pool
- Separate Wading Pool
- Diving Pool
- Infant/Toddler Pool
- Splash/Water Play/Slide Features
- Picnic Shelter
- Shade
- Deck and Lounge Space
- Proximity to Parking
- Bather Capacity (Size)
- Bathhouse

- J. Bain is still in favor of Larz Anderson. He stated that there is parking and we are going to have increased parking with the new plan. He stated that we could provide shuttles. J. Bain discussed the Belmont Pool. He stated that the outdoor pool will be used seasonally like the outdoor rink, so he thinks we need to consider costs. He stated that we could end up with a combination of outdoor swimming facility and covered skating facility. He stated that costs need to be considered.
- A. Jonas stated that the three locations have their pros and cons. She stated that Belmont doesn't have parking for their pool. She would definitely think we would want to do what both Belmont and Needham have done which is have separate areas for lap/play/family features.
- N. O'Connor stated that we need to have parking and a bath house. A zero entry main pool seems important to her and would like to see some lap pool accommodations. She is not hanging on the diving pool so much, she feels that we need to hone in on what program elements are the most important because of the limited space. She stated that at this point, in regards to these three sites one of them may be

	<p>more expensive than another and she would hope a feasibility study would help with that. The feasibility study would be helpful with size, location and budget.</p> <ul style="list-style-type: none">• J. Bain is still hanging onto Larz, he feels that it could accommodate all age groups/uses at one time.• R. Robinson agrees with N. O'Connor. He stated that the important thing to decide is what we need and decide what the pool will have. He agrees with John that it should be a family pool that people have access to at all time during the day. He agrees with N. O'Connor that we don't need the diving board. He stated that we need a safe relaxing place for families. He doesn't think it need to be elaborate. He believes that we need parking.• A. Jonas stated that what part of makes these pool self-containing is because of the activities they have. The revenues comes in from all these things likes lessons. She thinks it should be open to everyone at all time, but stated that we need to think of what activities will bring in the revenue to make itself-sustainable.• L. Roseman agrees with everyone. She wants every one of all ages and abilities to come enjoy this pool. She wants to see this facility have zero entry, shade, and shelter and picnic areas. She feels that we don't need the diving board space. She stated that she has heard that the bubbles (large vaulted covers sometimes used to provide useable enclosures over outdoor pools) to allow for fall use, are noisy and are often freezing cold. She is leaning towards Larz than the other two sites. A. Jonas stated that we would need to provide shuttles for Larz. N. O'Connor isn't sure how financially we could provide shuttles, she thinks maybe with the rink and other recreational amenities it can get worked into it. N. O'Connor stated that there is nothing written in stone. N. O'Connor discussed the Putterham Woods location.• E. Gallentine stated that there are only so many basic elements that are part of the community, so really understanding big picture goals is important. She stated that to move into the feasibility study you would need to have	
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	<p>locations identified to have your consultant team analyze, they would look at basic goals and talk about other that may or may not fit into that space. She stated that ultimately we would have to make decisions based on space.</p> <ul style="list-style-type: none">• E. Gallentine stated that we are not considering a 50 meter, but that the pools being looked at are 25 yards/25 meters.• C. Batchelor stated that in the program list we are talking about same space that would have a dual purpose. She would recommend that when we are in the process of developing a program, that we take a close look at the list and look for repeats. She doesn't think we need a diving area, there is an indoor pool.• A. Jonas wanted to respond to merging all activities into one, she stated that we are a town of 60,000 and feels that we need separate adult exercise areas/ kid areas. She thinks that the expense does not come from the pool, but rather from the energy/bathhouse. She stated that the size of pools will not make it or break it and she doesn't want to limit options. She thinks the recreation assessment that is in the comprehensive plan estimates for pool needs is one pool per 20,000 residents and we have one per 60,000 currently which is an indoor pool. She sees that we don't have outdoor swimming, something lacking for this Town. She thinks it's important for adult to get exercise and not just be a play pool.• N. O'Connor stated that A. Jonas point is well taken. She doesn't think you combine everything to one. She thinks we are limited in space in Brookline, everyone wants to have something else there and neighborhoods have not even weighed in yet. She stated that in terms of limited space and in a perfect world we want it to be easily accessible to as many people as possible. She thinks that spot would be Coolidge Corner/Brookline Village somewhere on a bus lines. She wonders if it will fit and thinks that we maybe need to get creative. She wondered how this drives the cost and she wonders if we need to suggest something creative in a dense area.	
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	<ul style="list-style-type: none"> • L. Roseman wonders why we can't run a shuttle of some kind and we would have to work out who would run in the facility. She doesn't see it as a hurdle we can't overcome. • A. Bellalta agrees with what everyone is saying. She thanked S. Landgren for the overlays. She stated that with all the needs and lack of space, she thinks we need to look at are pool/ice rink combinations. She wonders if we can creatively combine all them, make it work and put it in location that would work for the town. She stated that we need to look at programs, those being served and remember that we do have the indoor pool. • J. Bain agrees with A. Bellalta. He is still hoping to stay on the idea that this a family/community opportunity to come enjoy an outdoor pool, but to have to exit the pool because someone has to do laps in his opinion takes away from a family gathering space.. He stated that it would have to serve everyone at all times. J. Bain suggests that he and other members of the working group meet with other towns/directors to see what has worked/not worked from them. 	
<p>Components of Feasibility Study</p>	<p>Feasibility Study Objectives: The following were suggested for initial components of a feasibility study:</p> <ol style="list-style-type: none"> 1. Complete site analysis and feasibility of a new pool and related facilities at the X sites identified based on site constraints and opportunities. <ul style="list-style-type: none"> Location/Neighborhood Context Circulation Property Size/Zoning Utilities Natural Physical Features Synergy with other Facilities Existing Infrastructure Site Constraints/Issues Land Use Restrictions Use Impacts Inclusion/Equity/Accessibility Public Transportation 2. Develop conceptual alternatives for those site(s) 	

	<p>determined to be feasible and cost effective to accommodate a new pool and related facilities for review and comment by the Town.</p> <p>3. Design development and cost estimate of the preferred alternative to a sufficient level such that it can serve as the basis for a project budget presented to the voters at Town Meeting to include projected capital costs, operating costs and revenues.</p> <p>Potential Components of Feasibility Study: Engineering Survey Geotechnical Traffic Utilities (electrical, sewer, water, gas, stormwater) Site design Architectural design Cost Estimate</p> <p>Market Analysis Site Analysis Demographics Local weather/ Pool Season Potential User groups Anticipated Attendance (and necessary parking)</p> <p>Financial Analysis Review of comparable facilities Winter cover analysis Cost estimate analysis Projected operating expenses Projected revenues/income/ loss</p> <p>Next Meeting: September 24, 2020, 12:30-1:30 Draft Language for Feasibility Study for CIP</p> <ul style="list-style-type: none">• L. Jackson sated that she feel strongly that Brookline Recreation Health and Wellness is an important part of all our lives. She thinks that this is great project, she thinks it needs to be combined with other demands/projects that Park and Recreation are looking at. She stated that we do have an opportunity to think that way, she urges everyone to put some time into that. She wanted to support N. O'Connor comments. She stated we do need to consider being	
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	<p>inclusive and accessible to all different types of people and situations. She urges the Working Group to add in that central location closer to Town/population, rather than building something that counted on a bus.</p> <ul style="list-style-type: none">• Milton Weinstein addressed the Working Group. He stated that Brookline still needs a 9th elementary school, as much he would like a pool he wonders if we should be looking at pool sites before a school site is chosen. N. O'Connor stated that it's a good point, she stated that we are looking at park/recreation land .Mrs. Weinstein stated that it seems like Newbury both a potential pool and school site, and she can't imagine picking a pool site before a school site. A. Jonas is very aware of the needs for a 9th school.• Michael Berger addressed the working group. He stated that every year he leads a student group to Iceland, and in Iceland they have town pools and are family sites. It is something used every day and he thinks a pool would be a great opportunity to bring people together. He thinks a centrally located site is important, anything that creates need for transportation will counter the climate action plan. He asked that the group if they have not considered/ not considered a relationship with education institutions that reside in Brookline, i.e. Beaver Country Day School. N. O'Connor stated that we will take that question under advisement.• L. Jackson stated that she is currently working on staffing for the indoor pool, it is complex and challenging.• E. Gallentine stated that we would want to draft language for a feasibility study. She stated there is an ice rink task force that is doing work and they will also be thinking about a feasibility study. She stated that ultimately there could be some language that merge between these two initiatives. She stated between now and the next meeting on the 24th we could work on specific language around the feasibility study for an outdoor pool, share among working group and discuss it at the next meeting.• N. O'Connor thinks it's a great next step	
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	<ul style="list-style-type: none"> E. Gallentine stated that the feasibility study would be item in in the CIP as a planning study, so this language would be going before town meeting to request authorization to have the study funded. 	
Other Business	<ul style="list-style-type: none"> No other business. 	
Adjourn	<ul style="list-style-type: none"> J. Bain moved to adjourn. Seconded by N. O'Connor. All in favor. 	

Next Meeting: 9/24/20 Location: Zoom Webinar

A true record

Attest Jessica White

Date: 8/27/20

The Friends of Putterham Woods, Town Meeting Members in Precinct 15, neighbors and neighborhood groups and the Fire Department have not been consulted on the Putterham Woods site. The proximity to the FD training facility alone and the thick and acrid smoke that emanates from that site should be a deal killer at Putterham Woods. The Friends group, headed up by my wife, Jane Flanagan, has been looking at restoring trails at the historically important bird sanctuary and tree farm. Many of the trees around town came from Putterham Woods.

TMMs also not consulted on Larz. We are not sure if the Friends of Larz have been consulted. The process has the backward feel of the elementary school process and we know how that ended. Let's consult stakeholders before we spend on a feasibility study.

Neighbors - in particular the Yes in My Backyard group at Newbury - have not been consulted there.

From Leigh Jackson to Richard Nangle, All Panelists: 01:02 PM

Hello Mr. Nangle. Thank you for your comment. My hope is that you'll get a chance to speak if time.

From Michael Berger to All Panelists: 01:06 PM

A centrally located site provides access to the most people, especially those without auto transportation. The Town's Climate Action Plan is geared to reducing the dependency on auto transportation. Both Larz and Putterham would have to be based on shuttles and cars - not desirable.

From Richard Nangle to Everyone: 01:09 PM

Thanks, we want to be supportive of an outdoor pool and avoid anything divisive.

From Betsy Russell to All Panelists: 01:11 PM

50 Meter pool would be in great demand for club swim rentals. Could be revenue stream to help support the financial burden of pool. Clubs would rent during off hours - early am (as early as 5AM)

From Michael Berger to All Panelists: 01:22 PM

How about adding neighborhood impact to the feasibility study?

From Dan Lyons to Everyone: 01:24 PM

Perhaps we can look at a combination of pool and skating rink at Larz with the rink coming first as the more immediate need, but designing it with an eye to adding the pool in the future.

Still not a fan of using shuttle buses to any location

From kristine knauf to All Panelists: 01:32 PM

Michael one can get a summer pass for Beaver School pool after 4pm and weekends was \$300 for summer

From a Mattison to All Panelists: 01:36 PM

I think with limited resources, it is important that a feasibility study take Antonia's comments into consideration. How do we meet multiple needs in the same space? Certainly we should try not to duplicate current resources, but carefully analyze needs and populations.

From Tracie Burns to All Panelists: 01:39 PM

does the survey done a while ago provide some of what we know people want?

Milton Weinstein 12:50 PM

Got it from the map. Thanks.

Tracie Burns 01:00 PM

what is the process? do we choose the elements first and then the location, or the location first and then add/remove elements? or do we end up with two locations and choose what fits in each? Yes to Richard's comment. Food brings revenues to cover costs!

Betsy Russell 01:01 PM

Are you considering lap pool to be 50 Meters?

Erin Gallentine would like to answer this question live.

FRANCES TUCKER 01:03 PM

Please consider whether the Wellness classes will take place outdoors and in the evening under lights. I have been a long time participant in Aquajogging which, unlike traditional Aqua aerobics, must be in deep water. Right now we use the 12 ft deep diving pool; we would need a depth of at least 6 ft.

Q&A Final

Will pool be heated?

Tracie Burns 01:04 PM

safe bicycle routes would be sooooo nice.

Peggy Maguire 01:19 PM

Do towns of Belmont, Newton, Needham, and Lexington locate their pools in dense areas? Putterham Woods, Larz and Newbury College have land access. Since we already have a pool located in a dense area, wouldn't it make sense to locate a pool in a less dense area?

FRANCES TUCKER 01:19 PM

You're talking as if the indoor pool actually is being used. It's still closed and as an arthritis sufferer this is really hurting me. Swimming is the only exercise I can do. As an aside, any news as to when the indoor pool will open?

Milton Weinstein 01:20 PM

Brookline still needs a 9th elementary school. As much as we'd like an outdoor pool, arguably the school is a higher priority. Should the town select a site for the school before selecting a site for the pool?

FRANCES TUCKER 01:30 PM

There are more private resources (from various sport foundations like Kraft's) than for building a school. Brookline could reach out to them for financial help and naming rights for a pool/recreational facility.

FRANCES TUCKER 01:33 PM

The Greek Theological College is on probation with the state authorities, on shaky financial grounds. That may close like Newbury sooner than expected. Great locale down the hill from Lars A

Wendy Sheridan 01:35 PM

I would suggest adding transportation to the financial analysis for the potential components of feasibility study.