

A photograph of an outdoor swimming pool with clear blue water. In the background, a person is standing on a concrete deck. In the foreground, a blue and white lane line is visible. The text is centered over the water.

Park and Recreation Commission
Outdoor Pool Working Group
August 27, 2020

Objective:

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:

1.) Location (s)

Pros/Cons

Trade-offs

Transportation/Access

Site Specific Consideration

2.) Basic Program

3.) Estimate/Scope for Feasibility Study

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:

Larz Anderson Park

Putterham Woods

Newbury College

This Meeting:

Desired Program for Pool

Program Elements

Comparable Programs/Program Fit at Preferred Sites

Components of Feasibility Study

Open Discussion

A photograph of a swimming pool with clear blue water. In the background, a person is partially visible, standing near the edge of the pool. In the foreground, a blue and white lane line floats on the water's surface.

Pool Program Elements

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



Town of Belmont
Underwood Pool 2015

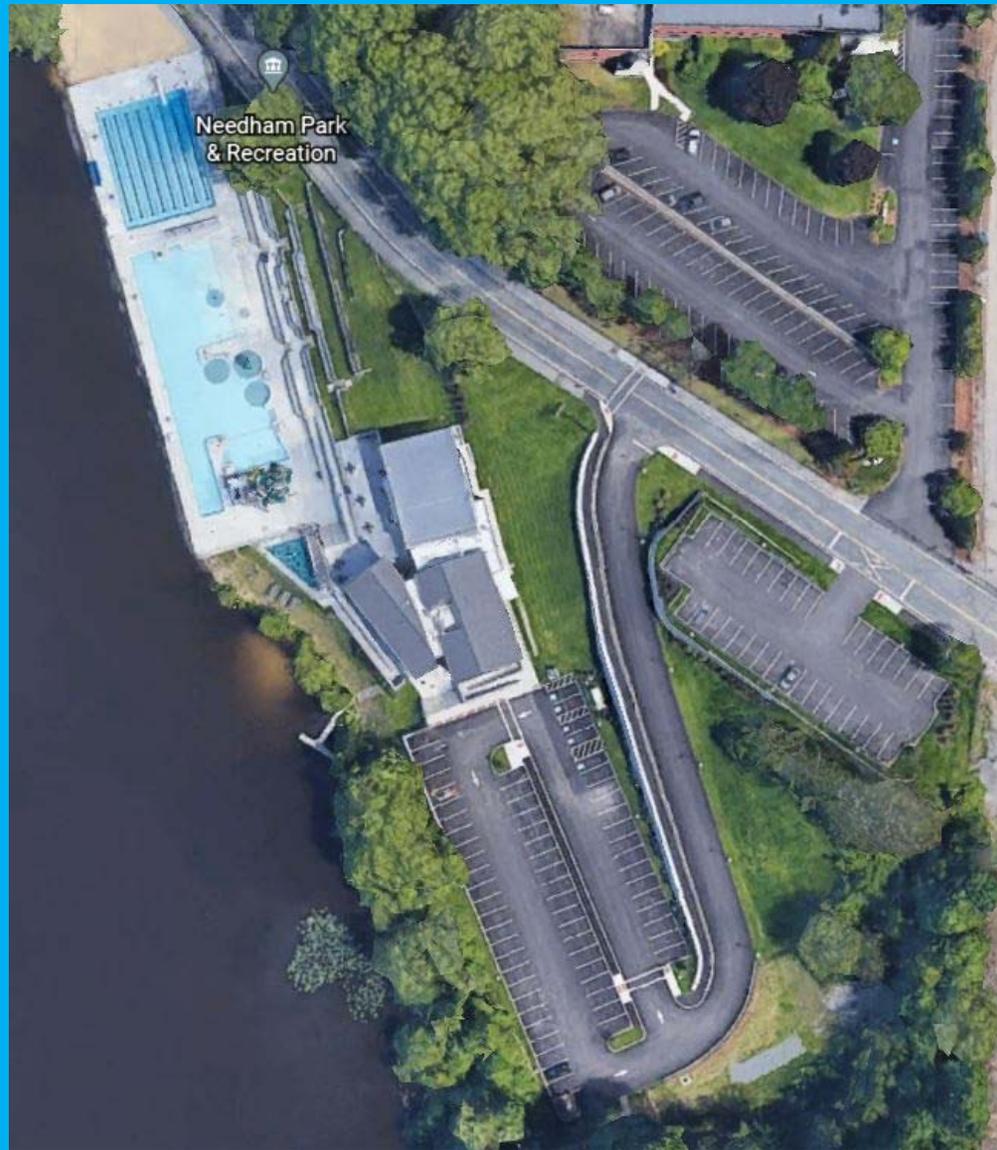


Town of Needham
Rosemary Pool



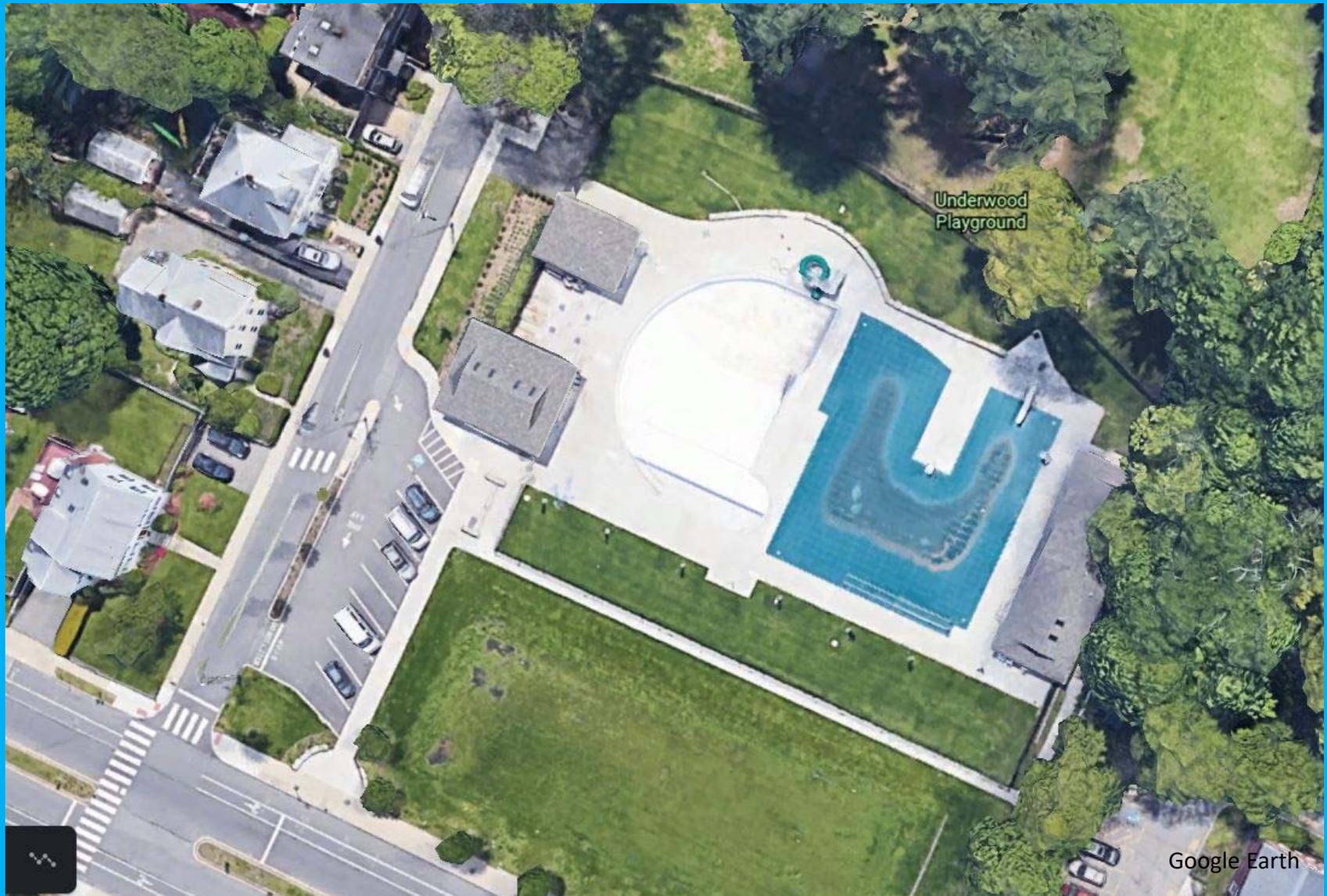


Needham Pool Complex

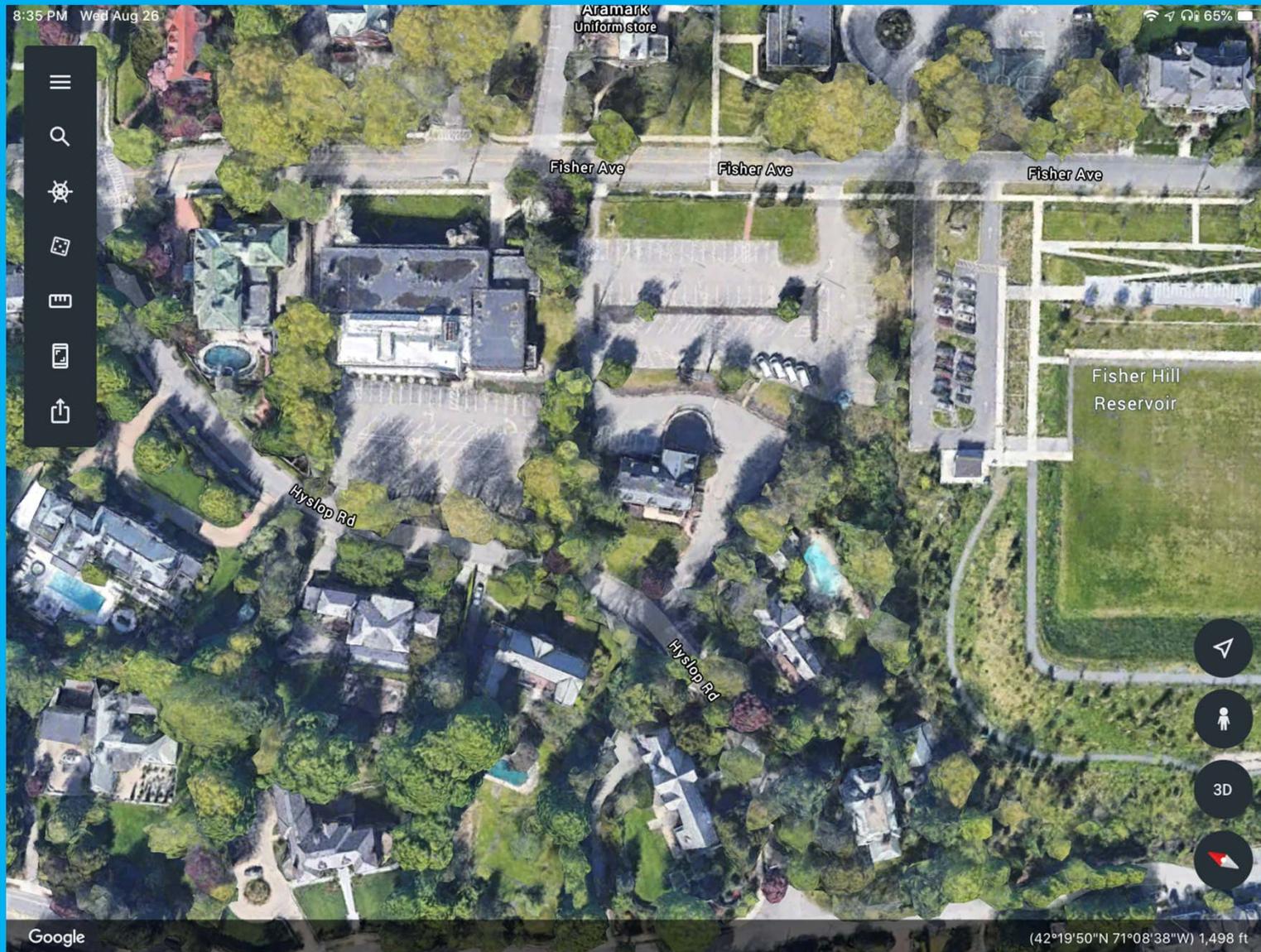


Google Earth

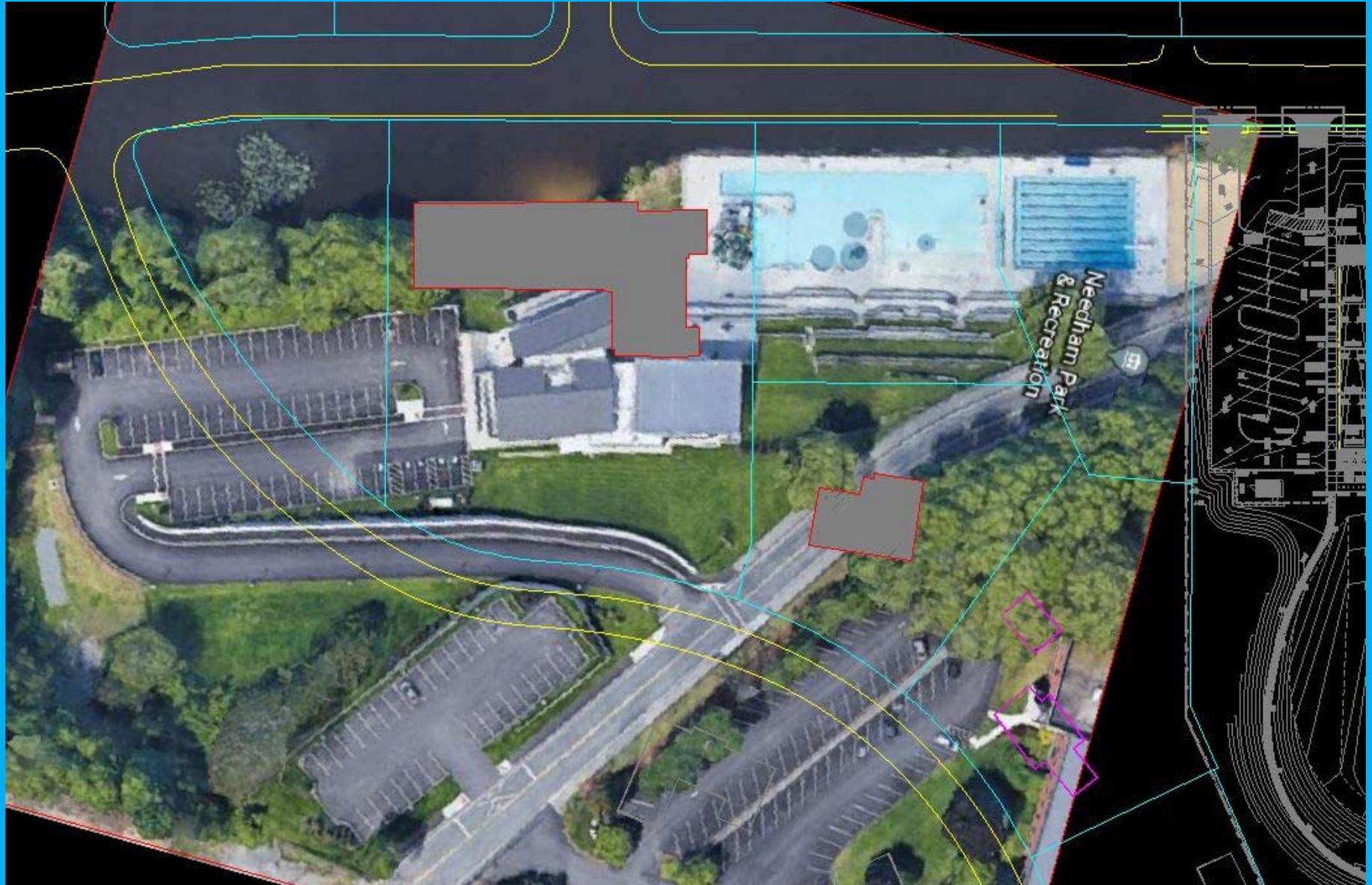
Belmont Pool Complex



Newbury College



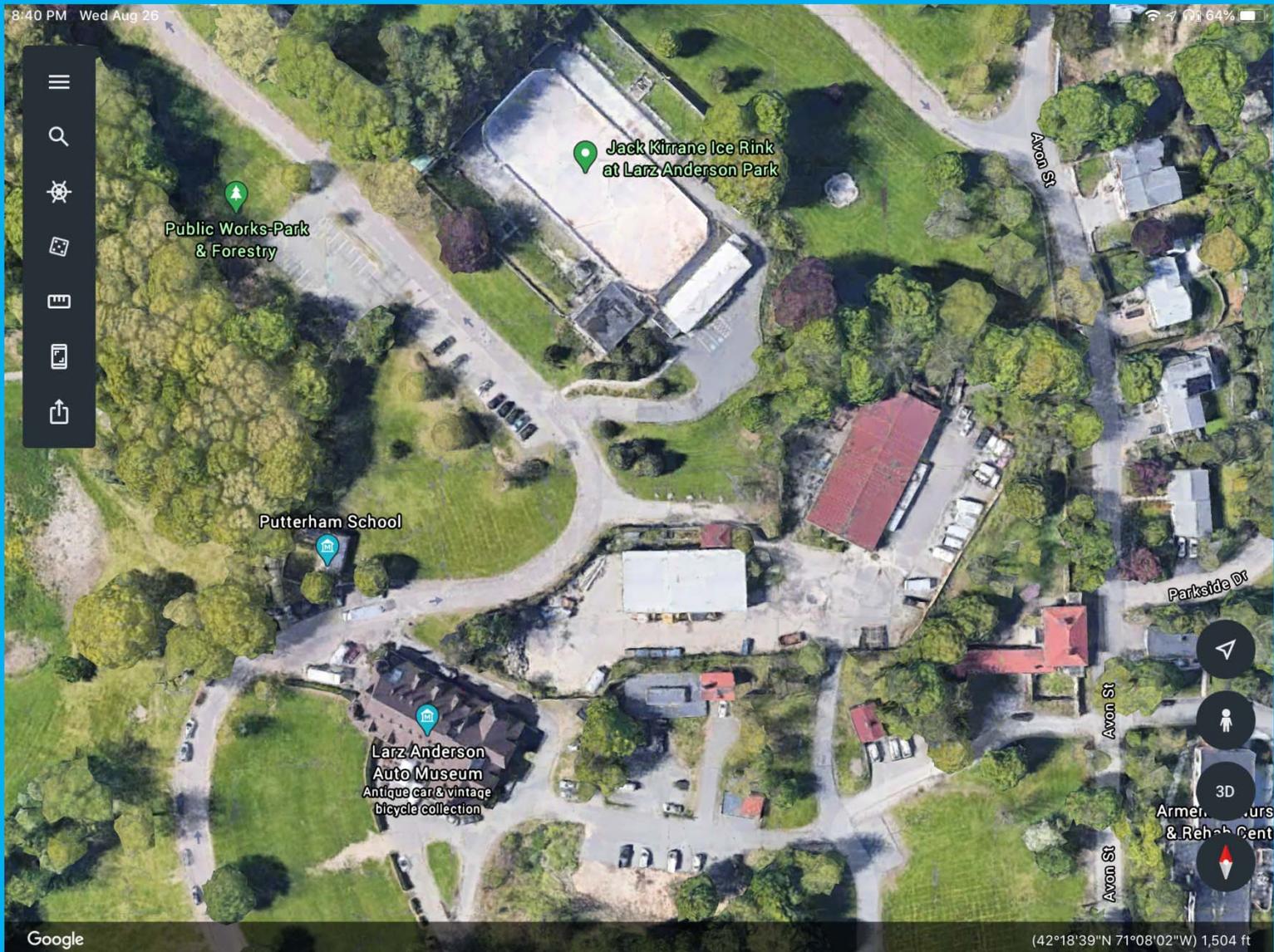
Newbury College-Needham Complex



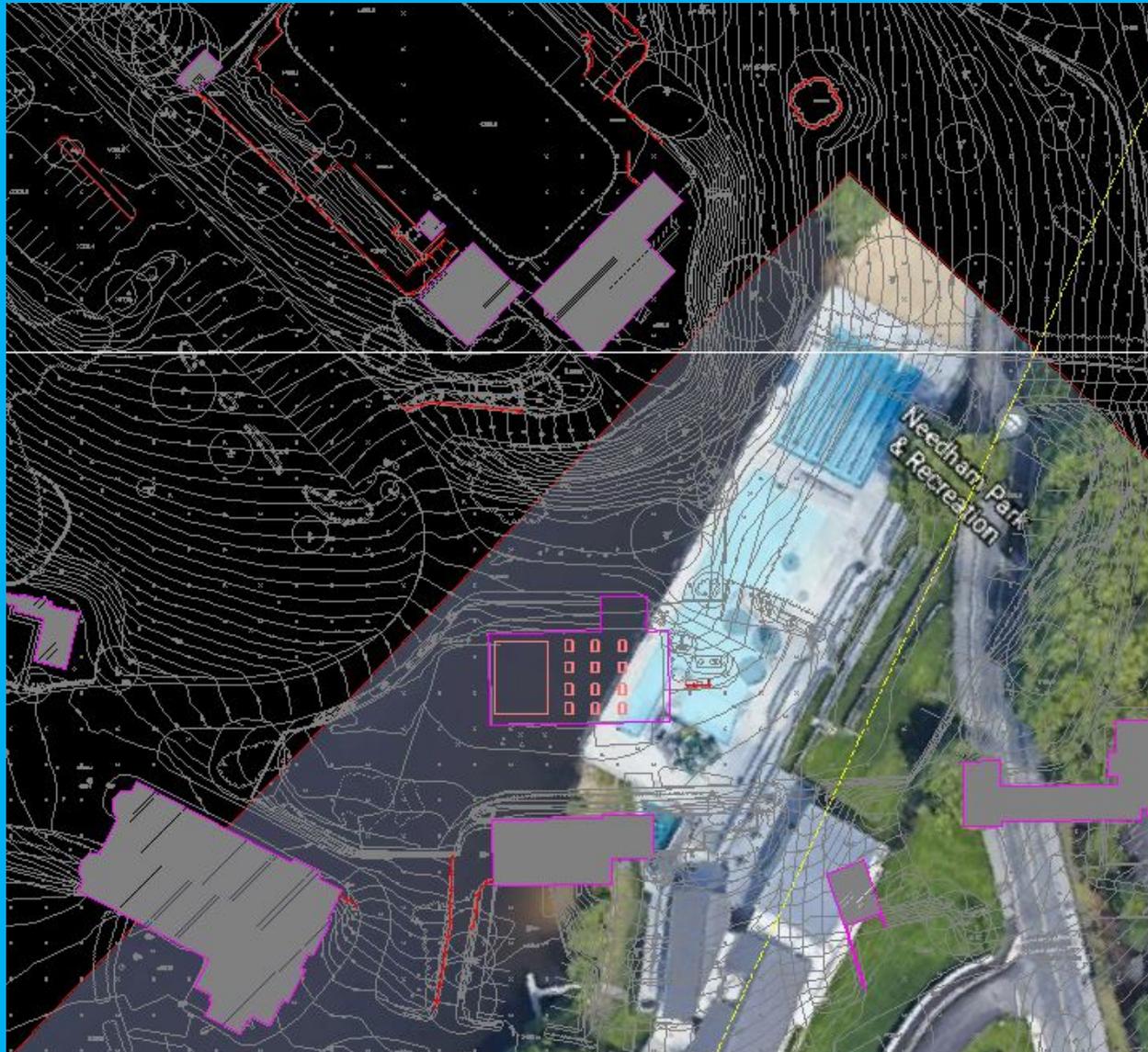
Newbury College-Belmont Complex



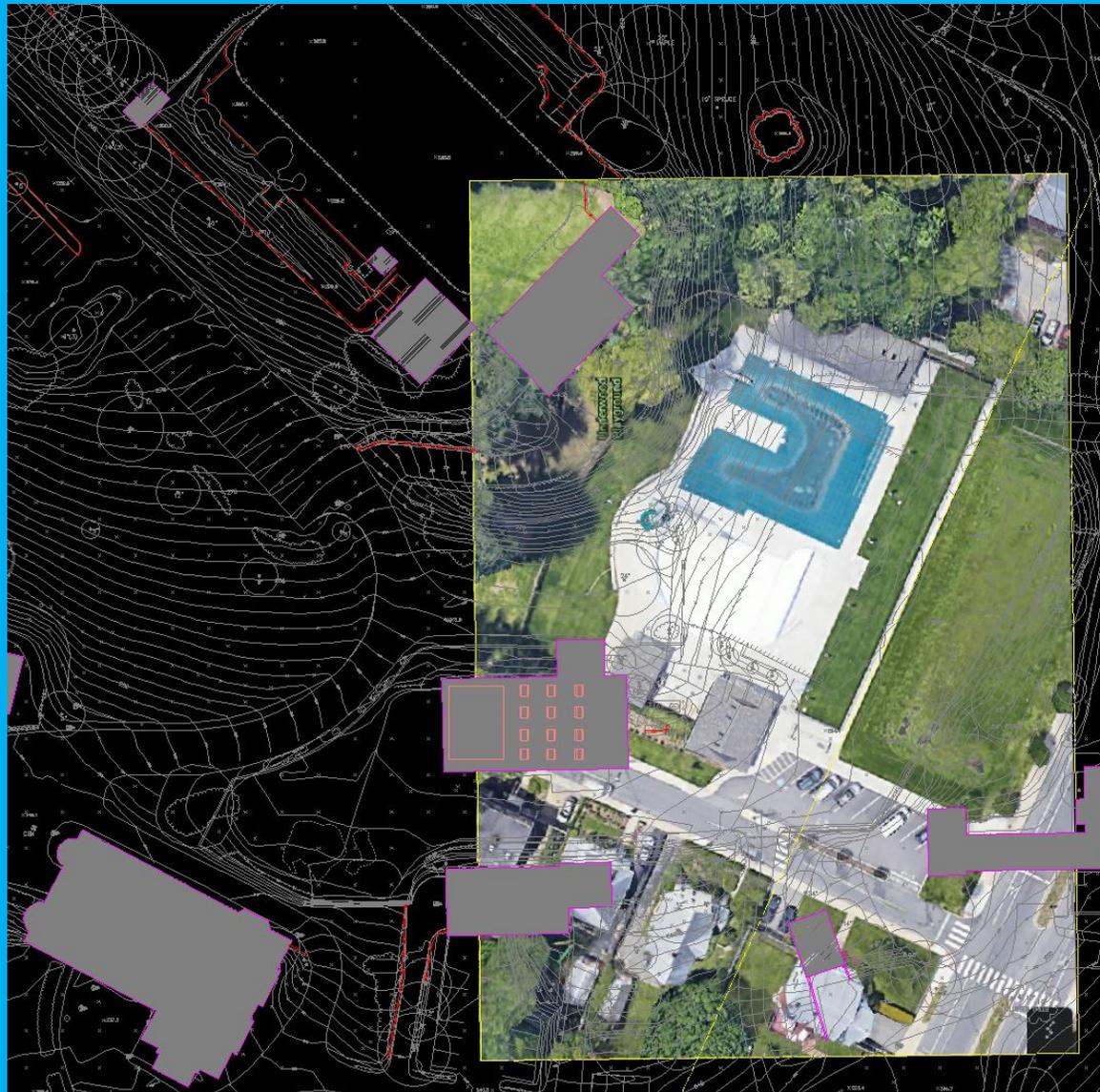
Larz Anderson



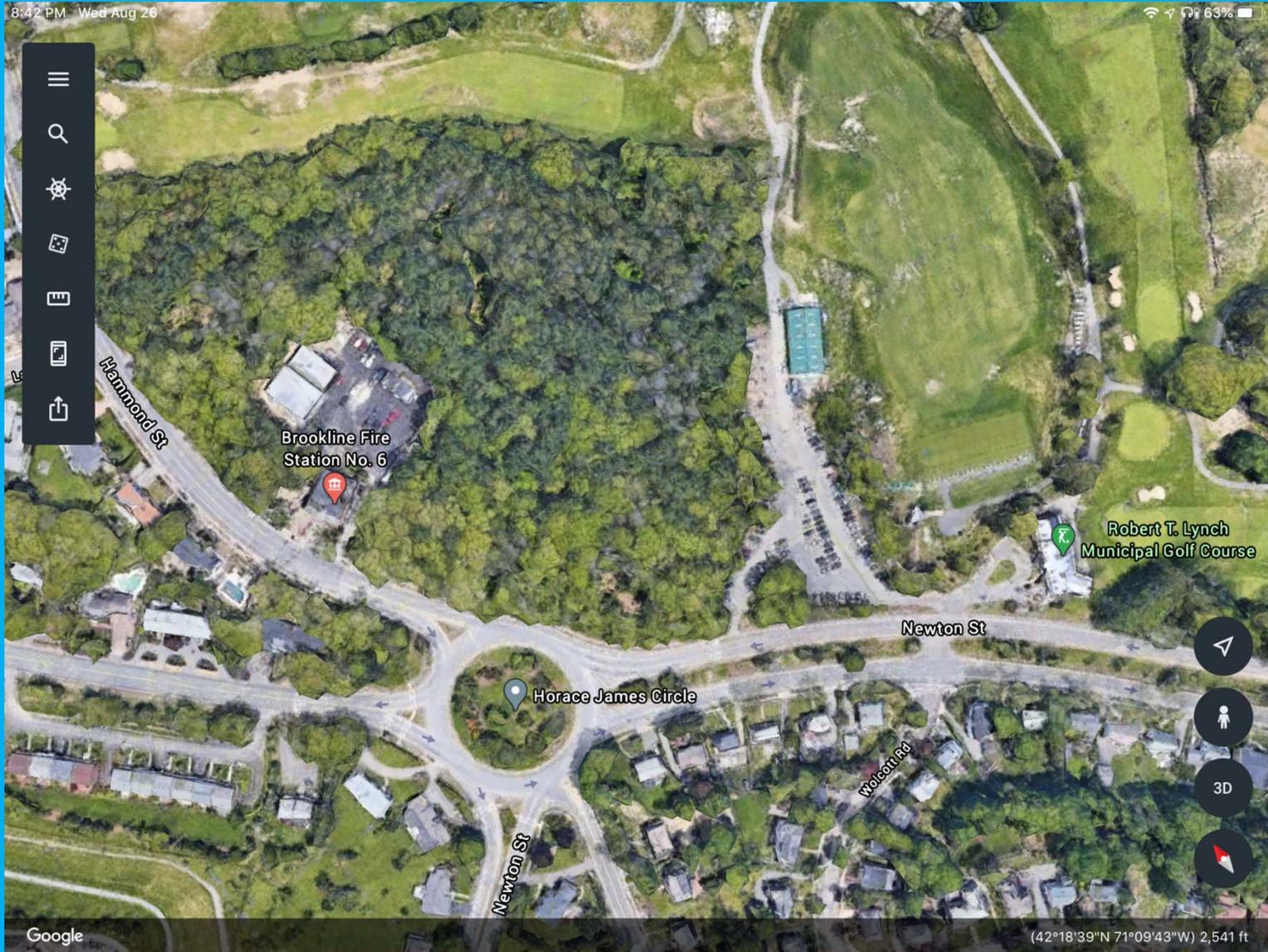
Larz Anderson-Needham Complex



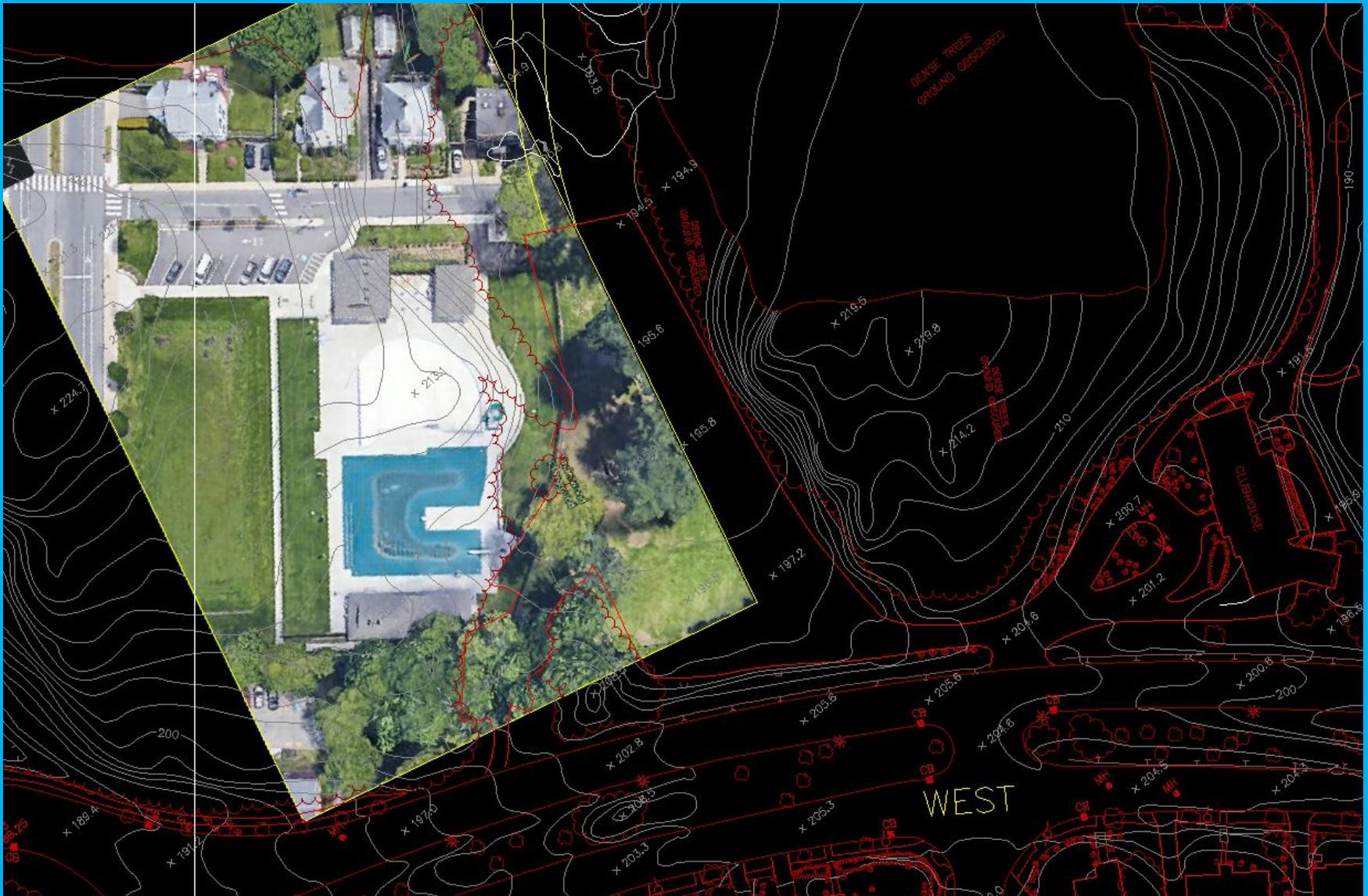
Larz Anderson-Belmont Complex



Putterham



Putterham-Belmont Complex



Feasibility Study Objectives:

1. Complete site analysis and feasibility of a new pool and related facilities at the X sites identified based on site constraints and opportunities.

Location/Neighborhood Context
Property Size/Zoning
Natural Physical Features
Existing Infrastructure
Land Use Restrictions
Inclusion/Equity/Accessibility

Circulation
Utilities
Synergy with other Facilities
Site Constraints/Issues
Use Impacts
Public Transportation

2. Develop conceptual alternatives for those site(s) determined to be feasible and cost effective to accommodate a new pool and related facilities for review and comment by the Town.

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.

Potential Components of Feasibility Study:

Engineering

Survey

Geotechnical/ Geothermal

Traffic

Utilities (electrical, sewer, water, gas, stormwater)

Green power potential: Geothermal/ Solar

Site design

Architectural design

Cost Estimate

Market & Site Analysis

Site Analysis

Demographics

Local weather/ Pool Season

Potential User groups

Anticipated Attendance (and necessary parking)

Neighborhood Impacts

Financial Analysis

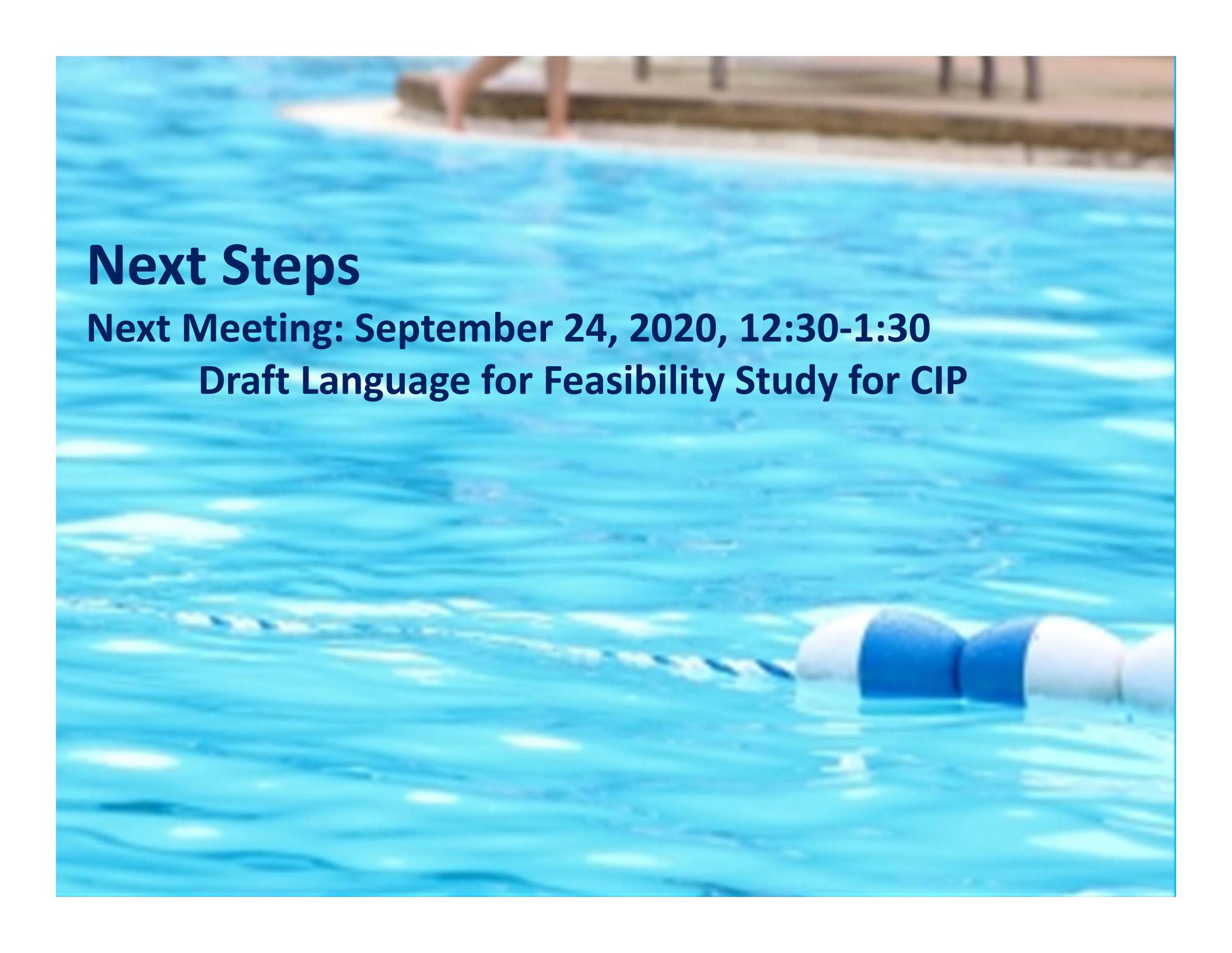
Review of comparable facilities

Winter cover analysis

Cost estimate analysis

Projected operating expenses

Projected revenues/income/ loss

A photograph of a swimming pool with clear blue water. In the foreground, a lane line with blue and white floats is visible. In the background, a person's legs are seen standing on the pool deck. The text is overlaid on the left side of the image.

Next Steps

Next Meeting: September 24, 2020, 12:30-1:30

Draft Language for Feasibility Study for CIP