

The Future of Rosemary Pool and Lake

Community Preservation
Committee

Wednesday, March 11, 2015

Background

- Permit to drain lake expires in September 2016. Previously thought to be Sept 2018.
- All options must eliminate need to drain lake annually in spring for maintenance.
- Facilities have become outdated.

Background

- Began Study in March 2013 with Permanent Public Building Committee
- Study conducted by Weston & Sampson
 - Pre-Season to Post-Season
 - Pool, Building, Parking, Site
 - Regulations: MA Department of Public Health, Department of Environmental Protection; ADA

Opportunities to Share Ideas

- Commission hosted input sessions for residents
 - Blue Sky - July 2013
 - Written comments submitted
 - On-Line survey conducted
 - Weston & Sampson visits with patrons
 - Presentation of Options – December 2013
 - Commission Review – April 2014
 - Commission Decision – April 30, 2014

Option 1 – Decommission Pool

- **1A - \$1,425,000 est** **6 Months**
 - remove pool, building – restore site to passive recreation site
- **1B - \$1,050,000 est** **12 Months**
 - remove pool; repurpose building for Town recreational uses
- **1C - \$19,000,000 est** **15+ Years**
 - Remove pool; restore ability to swim in lake; repair building/parking for lake swimming use

Option 2 – Minor Renovation

- **2 - \$5,475,000 est**

9 Months

- 11,000 square foot pool; smaller pool reduces programming; code improvements to building; minor improvements to parking

Option 3 – Major Renovation

- **3A - \$7,325,000 est**

9-12 Months

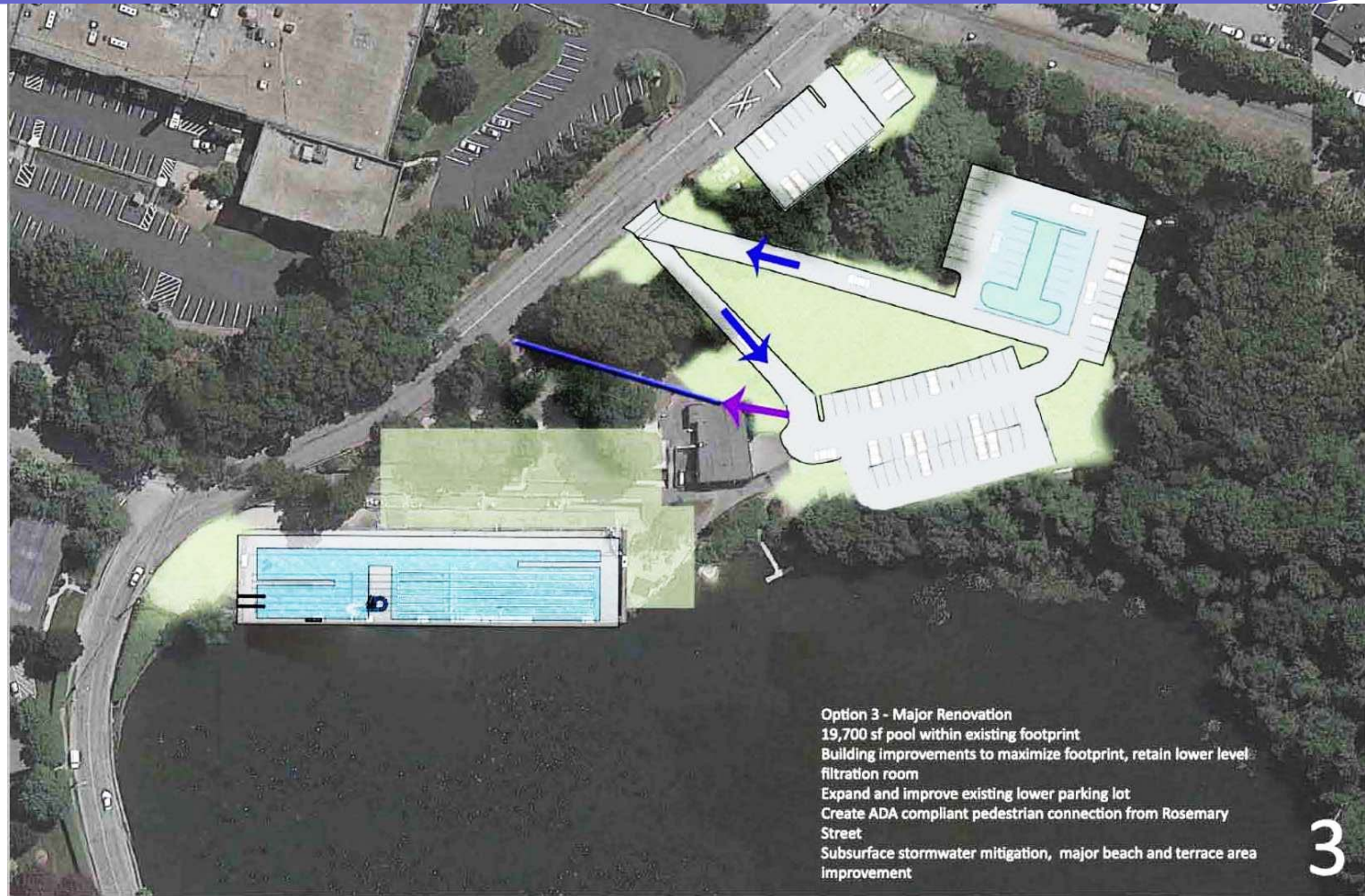
- 13,600 square foot pool built within existing structure; some reduction of programming; building improvements with bathhouse remaining on top floor

- **3B - \$8,300,000 est**

9-12 Months

- 19,700 square foot pool built within existing structure; maintain/increase program capacity; bathhouse on lower level with upper level year-round program space

Option 3b: Drawing



Option 4 – Full Replacement

- **4A - \$11,850,000 est**

18 Months

- 19,000 square foot pool in-land; maintain or increase program capacity; maintain/increase program capacity; bathhouse on lower level with upper level year-round program space

18 Months

- **4B - \$13,250,000 est**

- 4A option with bubble for year-round use of pool

- **4C - \$19,750,000 est**

24 Months

- 4A option, with additional natatorium for indoor pool connected to building

Option 4a: Drawing



Thoughts from Commission

- Size of Outdoor Pool
 - Current size = 21,000 square feet
 - Want to be able to offer same level of programming or more
 - Most smaller options (Option 2, 3A) create challenges to fit in all programs
 - Size of pool impacts the required number of toilet facilities and showers

Thoughts from Commission

- Location of Pool
 - Moving pool up into hill
 - Re-opens full beach area and lake access
 - Moves closer to building
 - Eliminates number of trees
 - Requires retaining walls
 - Permits: Conservation Commission, DEP, Army Corp of Engineers

Thoughts from Commission

- Location of Pool
 - Within existing shell
 - “Excavation” already complete, so ready to build
 - Can move building functions to lower level for easier use
 - Maintains trees and other areas for use
 - Permits: Conservation Commission, DEP

Thoughts from Commission

- Year-Round use of site optimal
 - Best use of funds if Rosemary site has uses beyond summer pool season
 - Create areas in parking lot for other uses including basketball and skating?
 - Use building 12 months a year for programs?

P&R Commission Resolution

1. Continue to improve the quality of the lake
2. Improve the trails, connections, and other areas of the Park in order to expand recreational and programming
3. Include a pool of at least 16,000 sq ft to ensure that it maintains current programming & allows for expansion
4. Improve the building to allow year round use
5. Provide a minimum of 80 paved parking spaces
6. The Commission needs more information during the design phase about aesthetics, cost and timing to determine the exact location of the pool either within the current location or within the bank of the site.

THANK YOU!

Questions?



NEEDHAM PARK AND RECREATION COMMISSION

**Public Services Administration Building (PSAB)
500 Dedham Avenue
Needham, MA 02492-2699**

Tel: (781) 455-7550

Fax: (781) 453-2510

**RECOMMENDATION
FUTURE OF ROSEMARY POOL**

The Needham Park and Recreation Commission met on Wednesday, April 30, 2014 to discuss the feasibility study recently conducted on Rosemary Pool. Information provided by residents throughout the study process was included in their evaluation of the report.

The following motion was made and approved unanimously at the conclusion of their discussion:

The goal of the Park and Recreation Commission is to continue to improve the quality of Rosemary Lake, and recommend that the Lake not be brought back to swimmable state, as part of this project.

The Park and Recreation Commission looks to improve the trails, trail connections, and use of public land surrounding the Lake for other purposes that would expand the programming and recreation opportunities for Park and Recreation and the community as a whole.

The Park and Recreation Commission seeks a minimum of eighty (80) spaces of paved parking, or appropriate number based on the final design, that accommodates the anticipated number of visitors, but may also be converted for alternate recreational opportunities in other seasons.

The Park and Recreation Commission would reuse and adapt the existing building, maintaining the existing footprint, but with potential for expansion as needed based on design, to accommodate year round use for Park and Recreation and community programming, while separating the pump house from the existing building and improving the overall aesthetics and functionality.

The Park and Recreation Commission seeks a pool that is sized approximately 16,000 square feet or larger to ensure that it maintains the ability to continue to provide non-conflicting programming and creates opportunities for increased programming.

The Park and Recreation Commission will need additional information during the design phase to determine the exact location of the new pool, whether within the current location or within the bank of the site, so that more detailed design, feasibility, aesthetics and costs can guide the decision on the final location.

Cynthia J. Chaston, Chairman

David C. DiCicco, Vice Chairman

Thomas M. Jacob, Member

Michael J. Retzky, Member

Matthew M. Toolan, Member