

# George Wright Clubhouse Study

City of Boston  
Martin J. Walsh, Mayor

Boston Public Facilities Department  
Boston Parks and Recreation Department

PFD Project # 7112  
Phase III RECOMMENDATIONS

Community Meeting #3  
March 14, 2018









**GEORGE WRIGHT CLUBHOUSE STUDY – Community Meeting**  
**March 14, 2018**

**AGENDA**

- I. Introductions**
  - i. Project Process and Schedule**
  
- II. Phase I**
  - i. Project Goals and Objectives**
  - ii. Existing Conditions Review**
  - iii. Programmatic Recommendations**
  
- III. Phase II Draft Options**
  - i. Site Options A & B**
  - ii. Clubhouse Options A1 & A2, B1, B2 & B3**
  
- IV. Phase III Recommended Option**
  - i. Recommended Site Option**
  - ii. Recommended Clubhouse Option**
  
- V. Next Steps**
  - i. Design and Construction recommended phasing  
to keep golf operational during construction**
  
- VI. Comments**





# Stony Brook Reservation

← George Wright Clubhouse

West Street





# PHASE I - 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**
- Provide full **Accessibility**
- **Improve connections** between parking and golf facilities
- Promote the continued **successful operation** of the original Don Ross Golf Course



# PHASE I – CLUBHOUSE EXISTING CONDITIONS



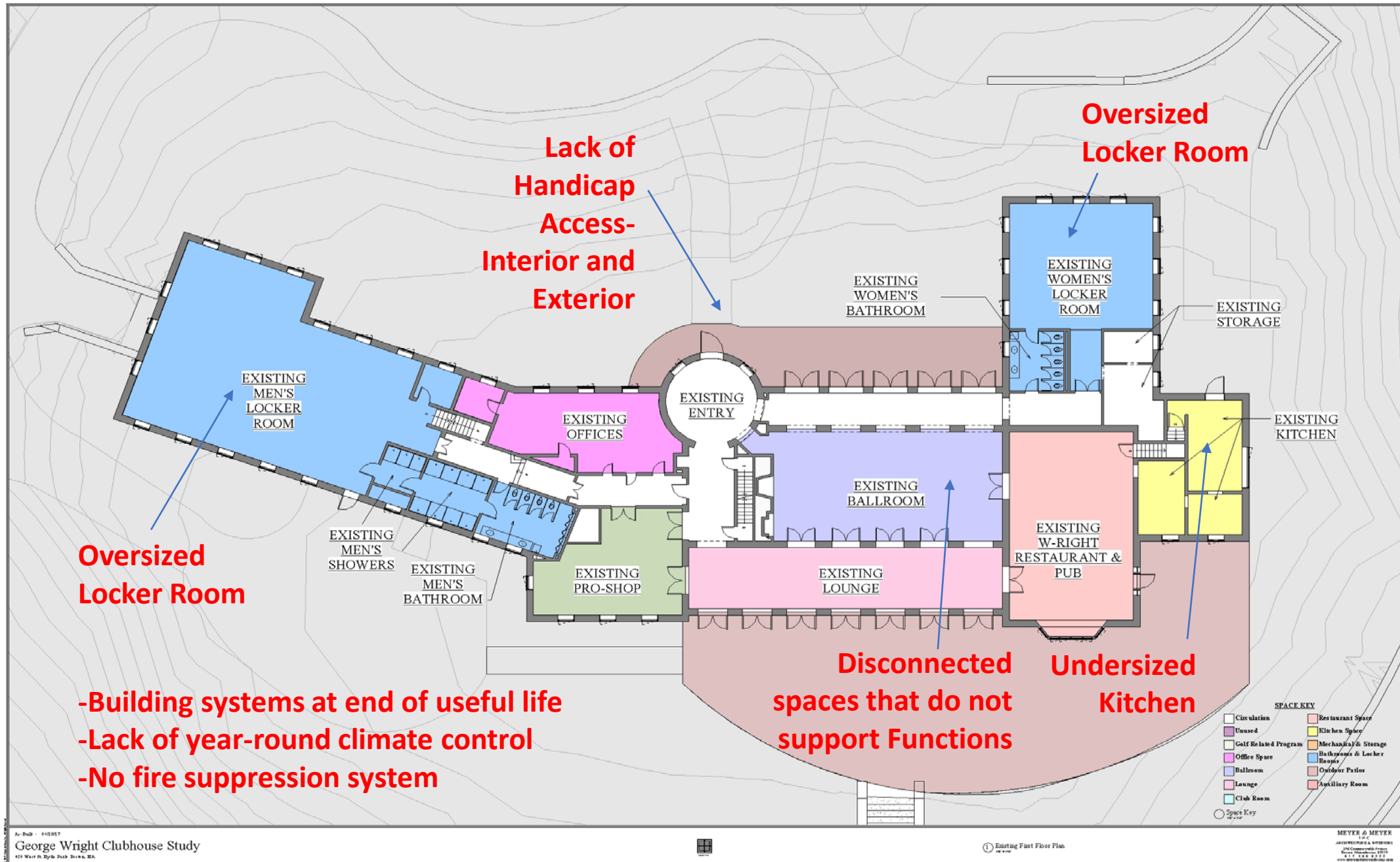


# PHASE I – EXISTING CONDITIONS – FIRST FLOOR

First Floor- approx.

11,500gsf

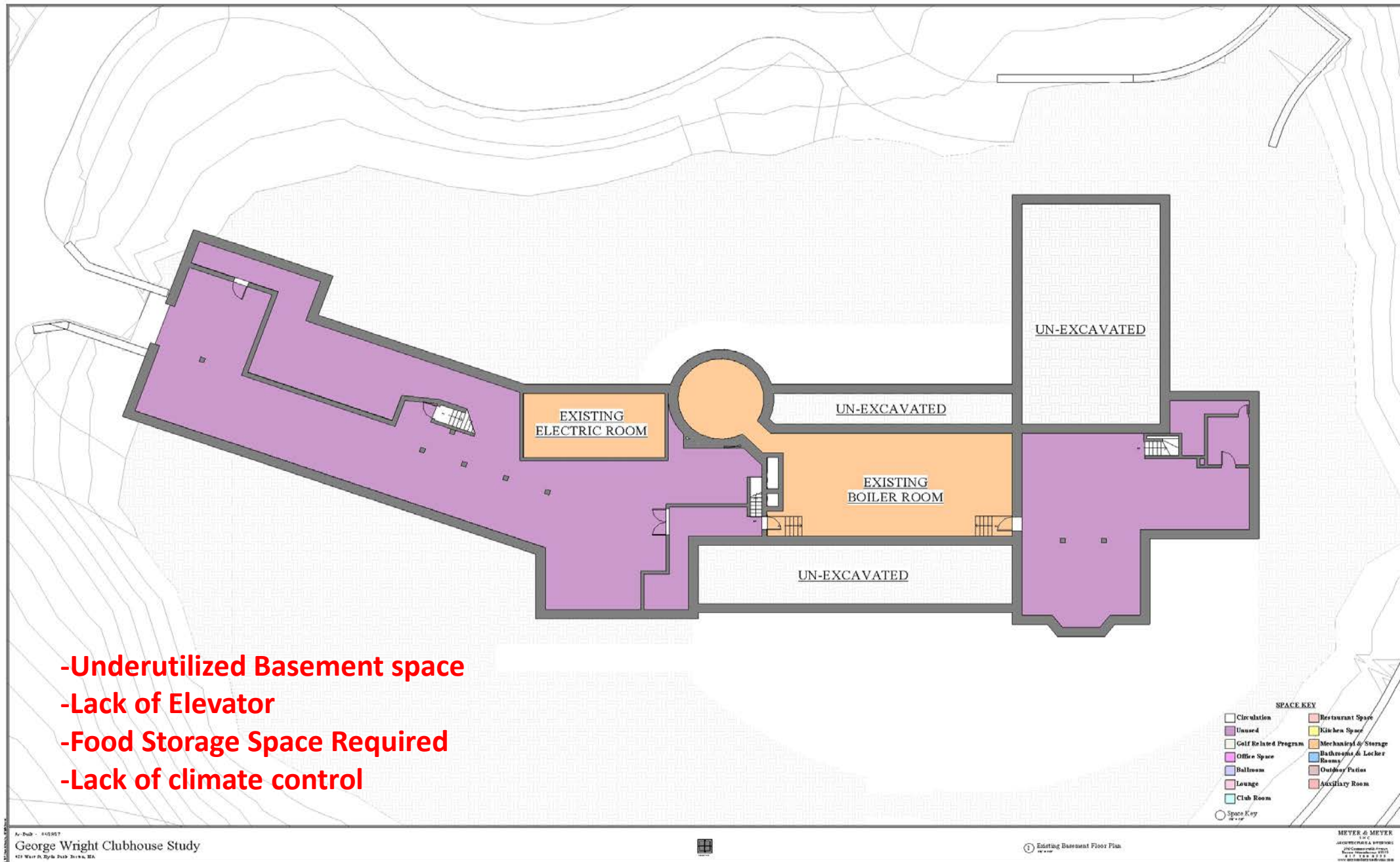
- Front Entry/ Lobby-
- Main Hall & Lounge
- Restaurant & Bar
- Kitchen & Storage
- Outdoor Patio-
- Golf Pro Shop
- Men's Locker Room
- Women's Locker Room
- Men's and Women's Toilets
- Offices





# PHASE I – EXISTING CONDITIONS – BASEMENT

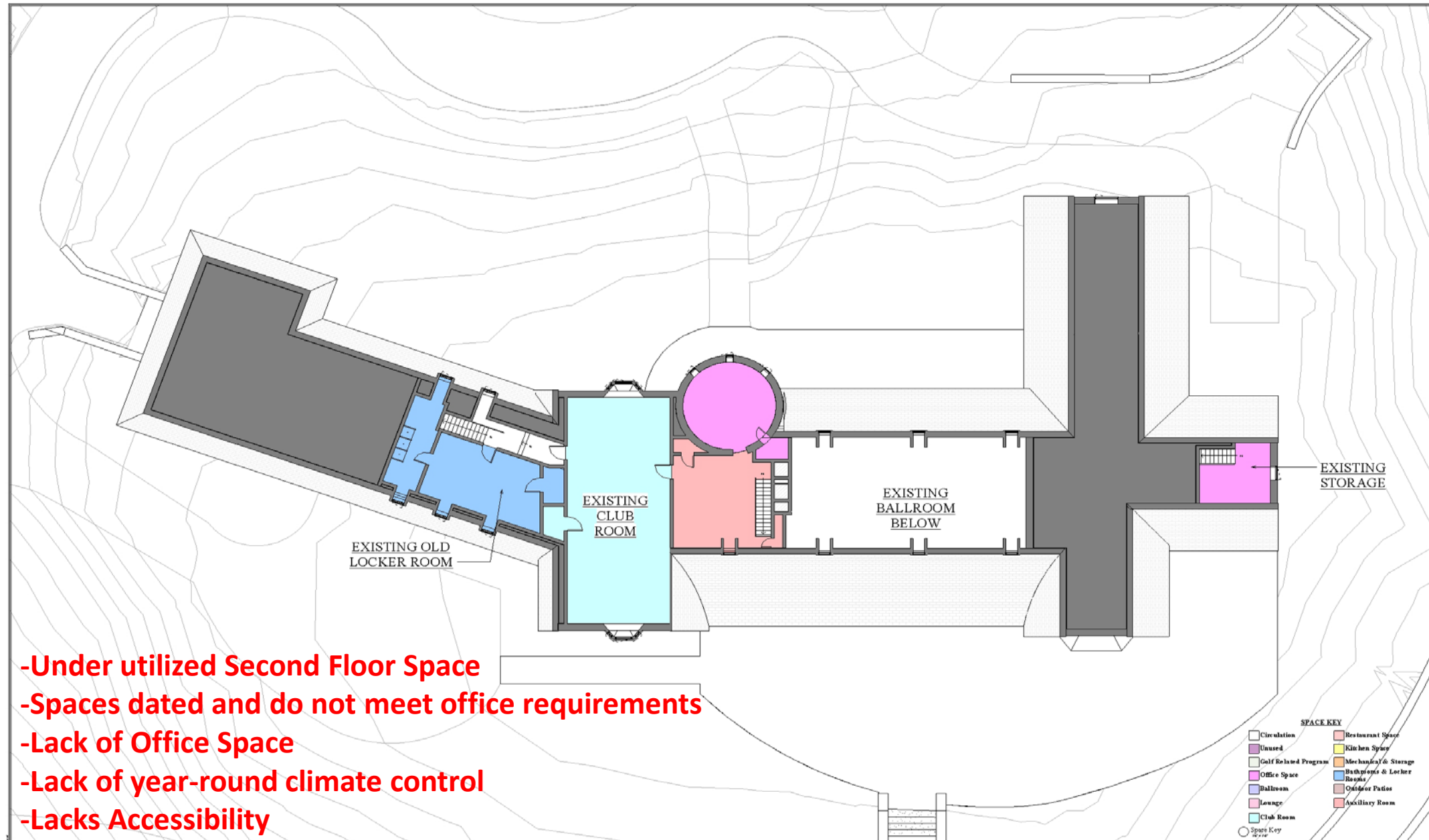
Basement- approx.  
8,600gsf





# PHASE I – EXISTING CONDITIONS – SECOND FLOOR

Second Floor- approx.  
3,000gsf



- Under utilized Second Floor Space
- Spaces dated and do not meet office requirements
- Lack of Office Space
- Lack of year-round climate control
- Lacks Accessibility



# PHASE I - PROGRAMMATIC RECOMMENDATIONS

- Provide *Accessibility* for all areas on site and clubhouse
- Increase *Kitchen & Storage* space to meet 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



# PHASE I – GOLF OPERATIONS RECOMMENDATIONS

## – per True Club Solutions

- **Renovate old Caddy Building to utilize for bag drop and shuttle services**
- **Resurface, light and reline parking lot to facilitate event business and minimize liability**
- **Extend cart path and walkway at Caddy Building to improve flow of traffic**
- **Provide indoor storage for golf carts to increase longevity of the fleet**
- **Offset the lack of a driving range with the introduction of indoor simulators**
- **Open Golf Pro Shop to Lobby to create a visual connection from the Entry**





# PHASE II – SITE OPTIONS A & B





# SITE ISSUES:

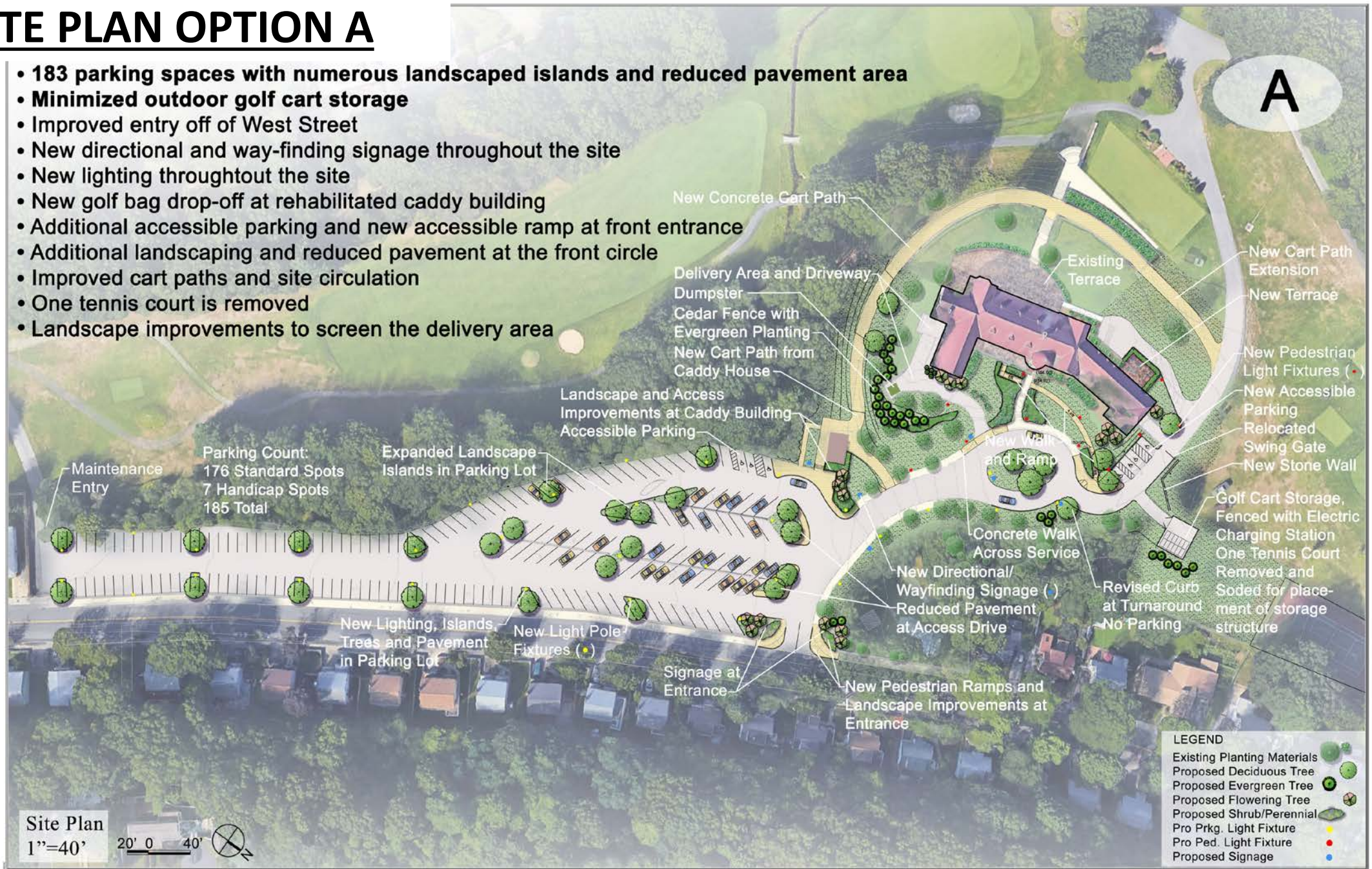
- Lack of parking lot organization and poor condition
- Site drainage upgrade requirements
- No lighting
- Lack of signage- entry & wayfinding
- Lack of accessible parking & accessible main entry
- Landscaping improvements
- Underused Tennis Courts
- Disconnect between parking & clubhouse
- Site circulation in need of improvements





# PHASE II - 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



Parking Count:  
176 Standard Spots  
7 Handicap Spots  
185 Total

Site Plan  
1"=40'  
20' 0 40'

**LEGEND**

|                             |  |
|-----------------------------|--|
| Existing Planting Materials |  |
| Proposed Deciduous Tree     |  |
| Proposed Evergreen Tree     |  |
| Proposed Flowering Tree     |  |
| Proposed Shrub/Perennial    |  |
| Pro Prkg. Light Fixture     |  |
| Pro Ped. Light Fixture      |  |
| Proposed Signage            |  |



# PHASE II – SITE PLAN OPTION A



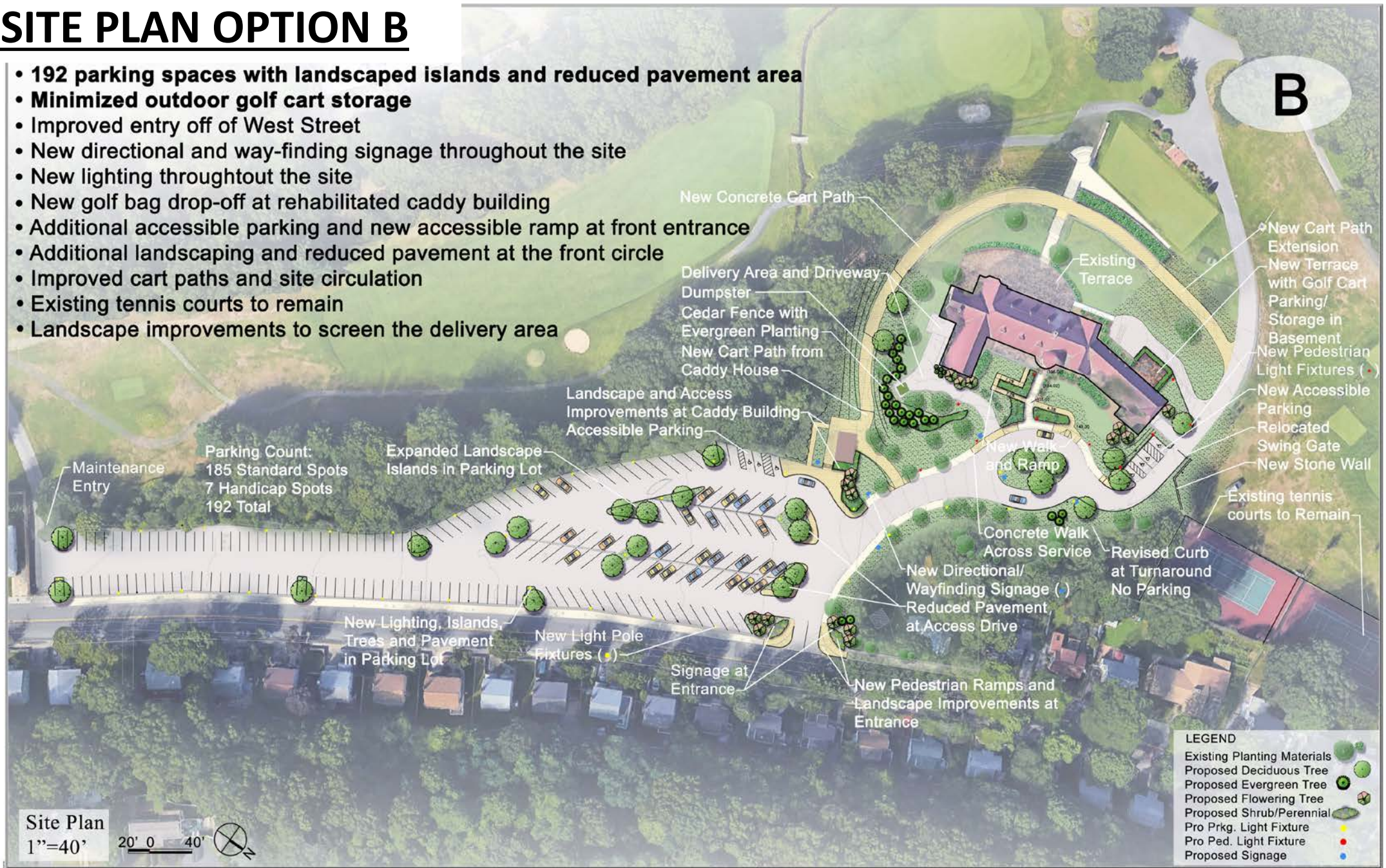
A





# PHASE II – SITE PLAN OPTION 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
- Existing tennis courts to remain
- Landscape improvements to screen the delivery area



Site Plan  
1"=40'



| LEGEND |                             |
|--------|-----------------------------|
|        | Existing Planting Materials |
|        | Proposed Deciduous Tree     |
|        | Proposed Evergreen Tree     |
|        | Proposed Flowering Tree     |
|        | Proposed Shrub/Perennial    |
|        | Pro Prkg. Light Fixture     |
|        | Pro Ped. Light Fixture      |
|        | Proposed Signage            |



# PHASE II – SITE PLAN OPTION B



Option B 12/04/17  
**George Wright Clubhouse Study**  
 420 Wood St. North Park Drive, MA



**B**



# PHASE II – BUILDING OPTIONS





## PHASE II – BUILDING OPTIONS A & B

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

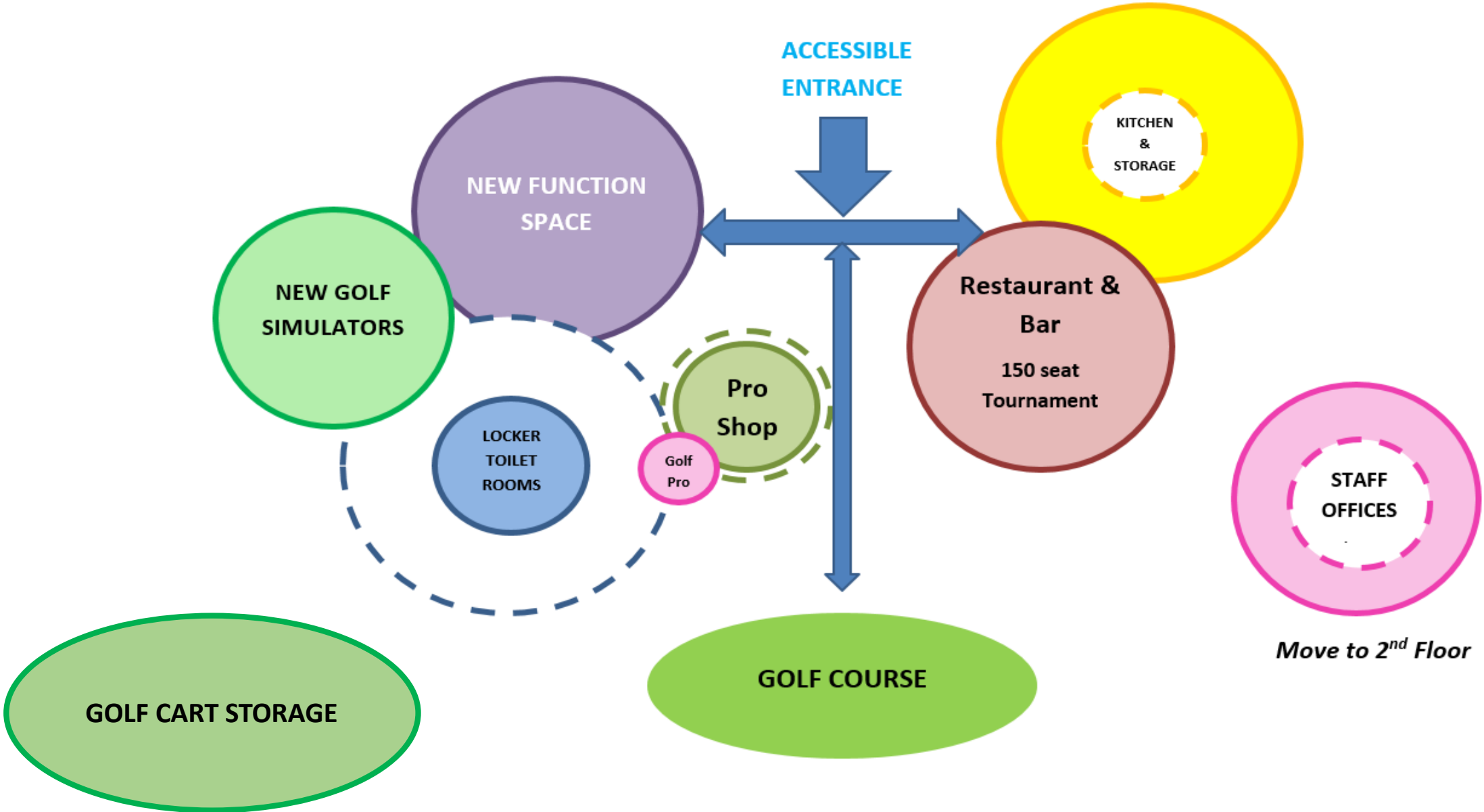
- Main Hall and Restaurant/ Bar for Functions- 150 person seating
- **Golf Simulators (3) – year round** with small Bar – 28 person seating
- Enlarge Kitchen and Kitchen Storage to support functions
- Pro Shop more open to Lobby and Entry
- New Reduced Size Men’s and Women’s Toilet Rooms
- New Office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

### 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



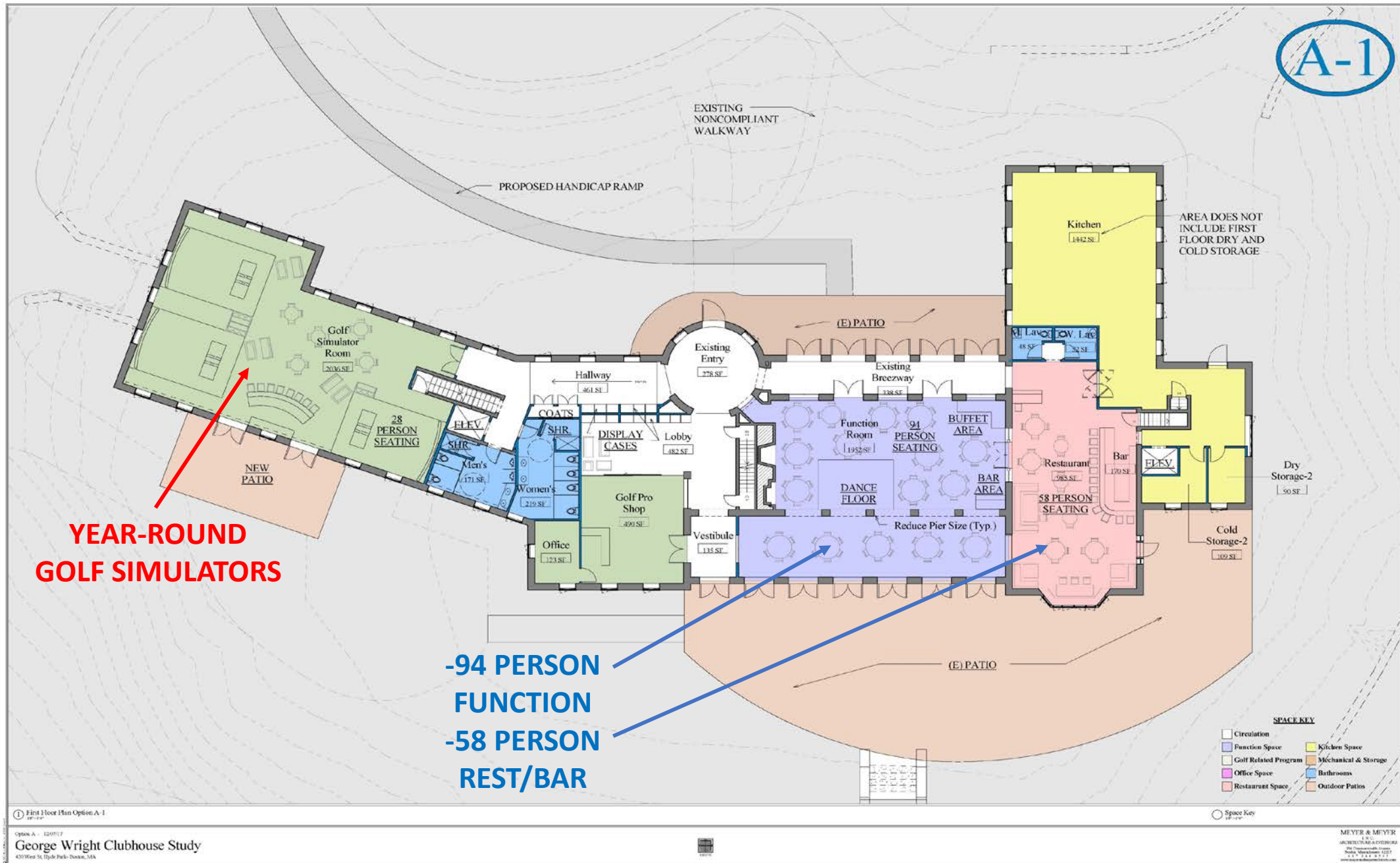
# PHASE II – PROGRAM COMPOSITE





# PHASE II – OPTION A1 – RIGHT SIZED

- **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**
- **Enlarged Kitchen for Food Service**
- **(2) New Elevators**
- **Accessible front entry**
- **Improved Entry and Pro Shop Connection**
- **Resize Men's and Women's Toilet Room**
- **Men's and Women's Toilets adjacent to Restaurant**



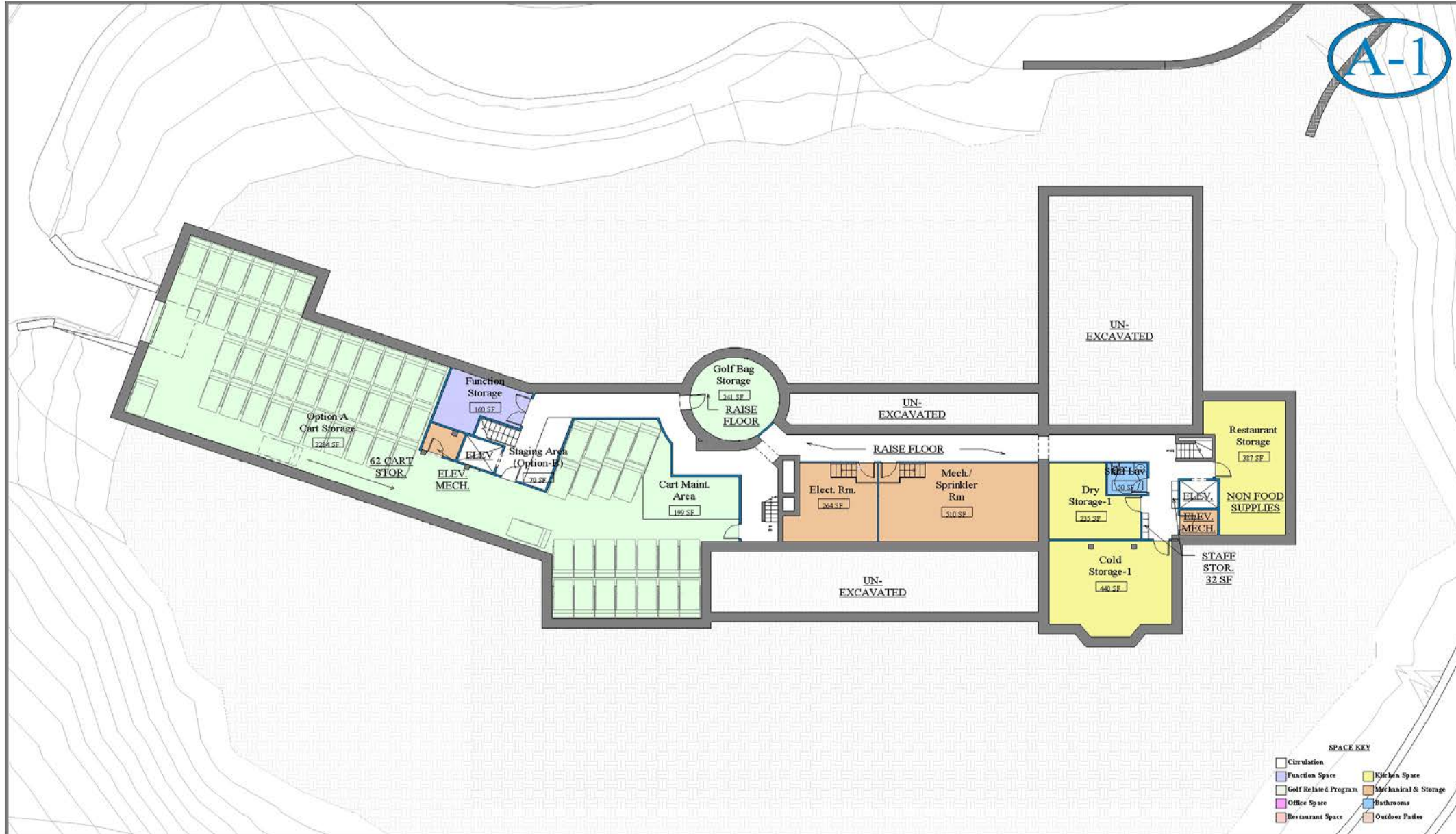
A-1



# PHASE II – OPTION A1 – RIGHT SIZE

A-1

- 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
- Elevators



Basement Floor Plan - Option A-1

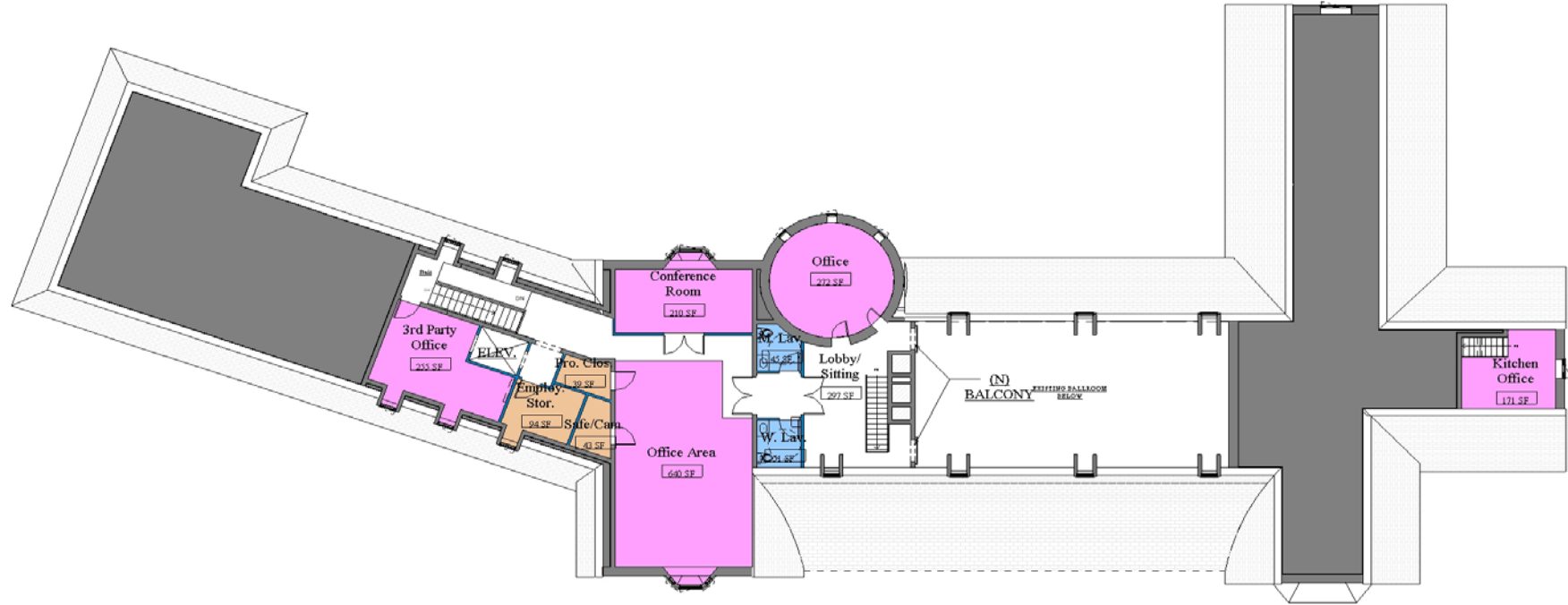
SPACE KEY

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



# PHASE II – OPTION A1 – RIGHT SIZE

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



SPACE KEY

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

① Second Floor Plan- All Options

Option A - 1/24/2017  
 George Wright Clubhouse Study  
 101 West St. Style Club, Duxbury, MA



Space Key

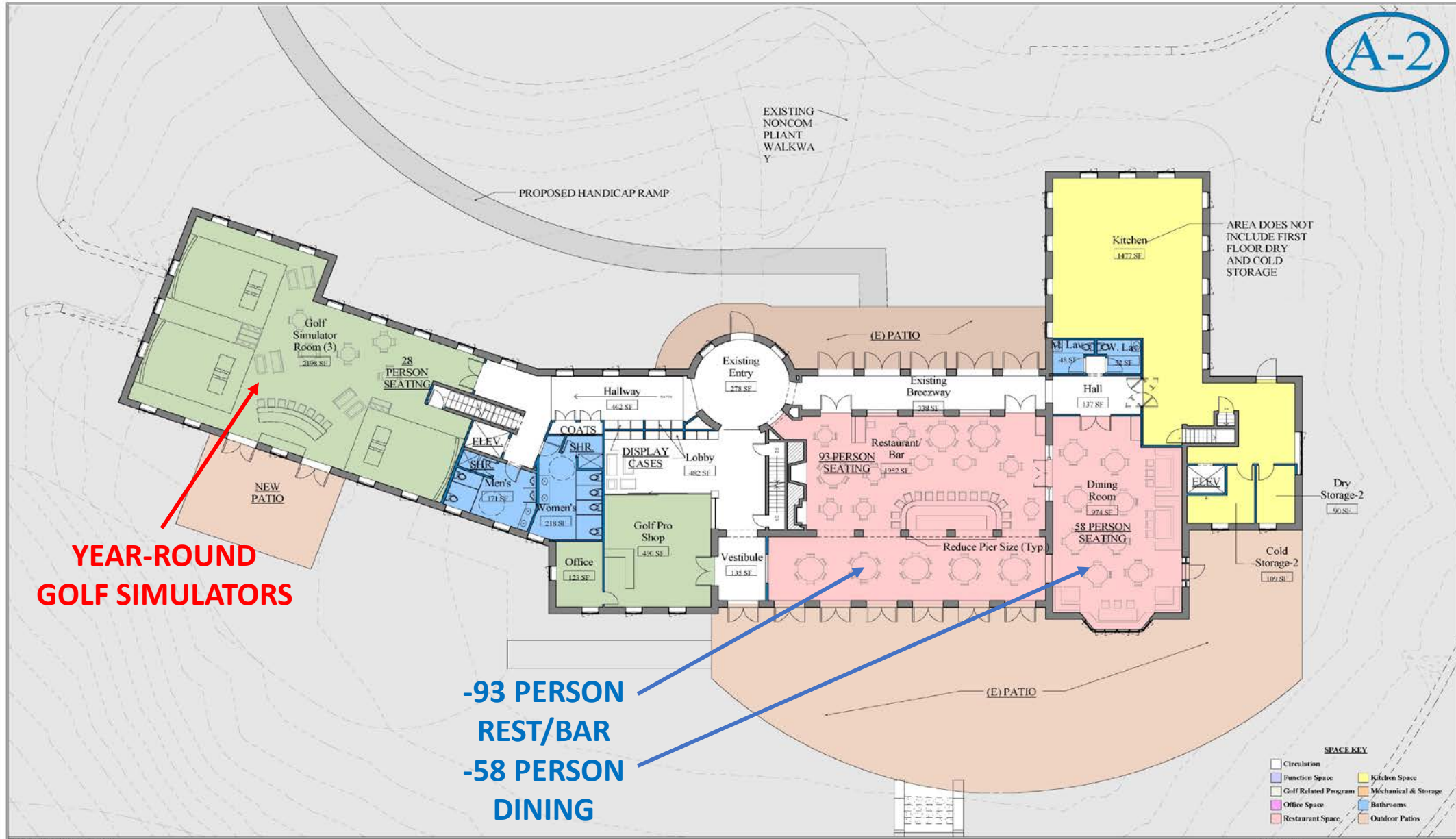
MEYER & MEYER  
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 Boston, MA 02110  
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# PHASE II – OPTION A2 – RIGHT SIZE

A-2

- Year Round Golf Simulators (3)
- 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
- Elevator
- Improved Entry and Circulation
- Enlarged Kitchen to support all Food Service spaces
- Improved Toilet and Locker Rooms



**YEAR-ROUND GOLF SIMULATORS**

**-93 PERSON REST/ BAR  
-58 PERSON DINING**

AREA DOES NOT INCLUDE FIRST FLOOR DRY AND COLD STORAGE

SPACE KEY

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



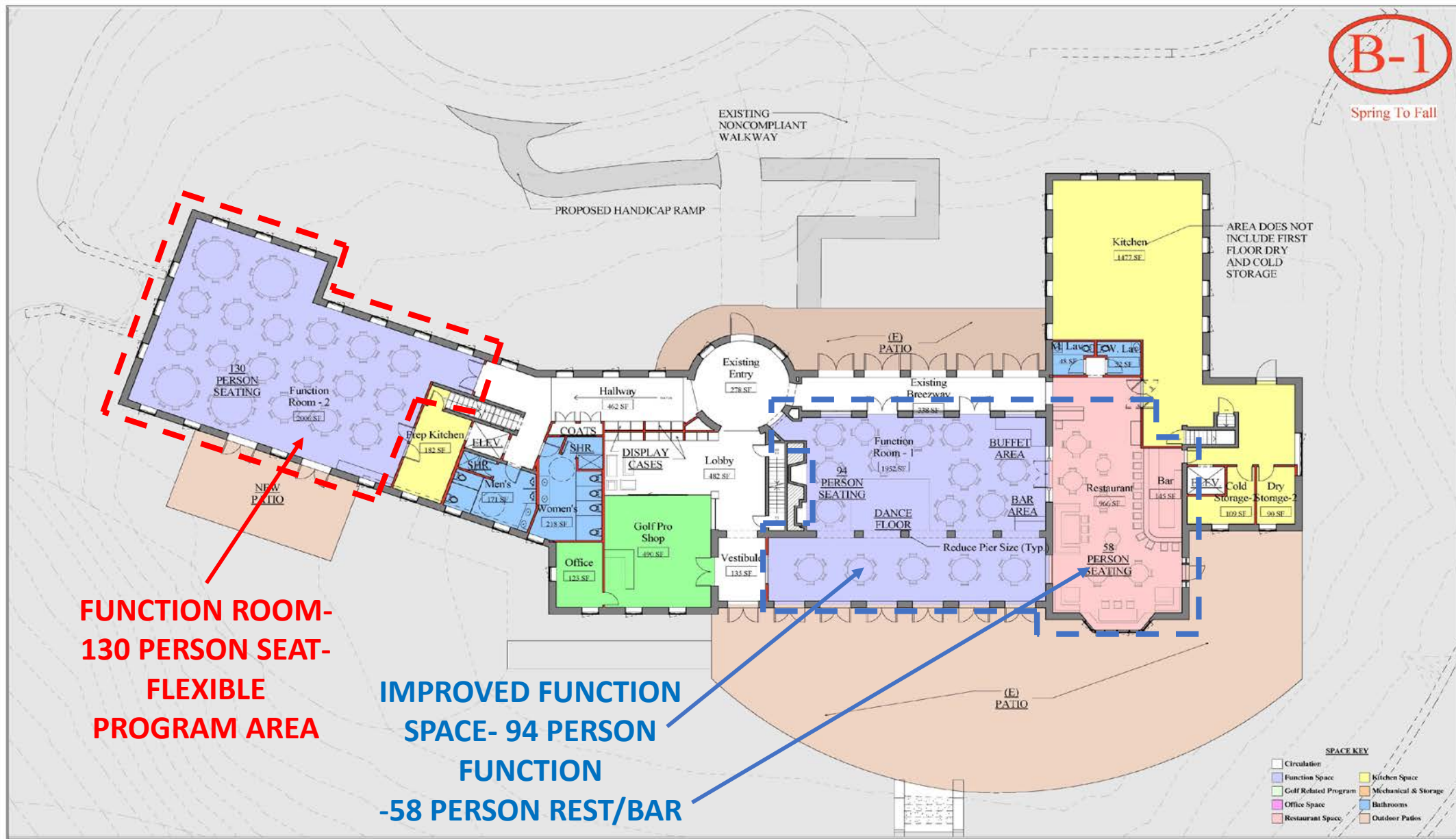
# PHASE II – OPTION B1 – SEASONAL APPROACH

**B-1**

Spring To Fall

## SRING TO FALL

- “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
- Larger Kitchen
- Accessibility
- Improved Circulation & Sight Lines to Pro Shop
- Improved Toilets and Locker Rooms



① First Floor Plan- Option B- Summer

Option B - 10/22/17  
George Wright Clubhouse Study



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Phone: 907.562.1234  
www.meyerandmeyer.com

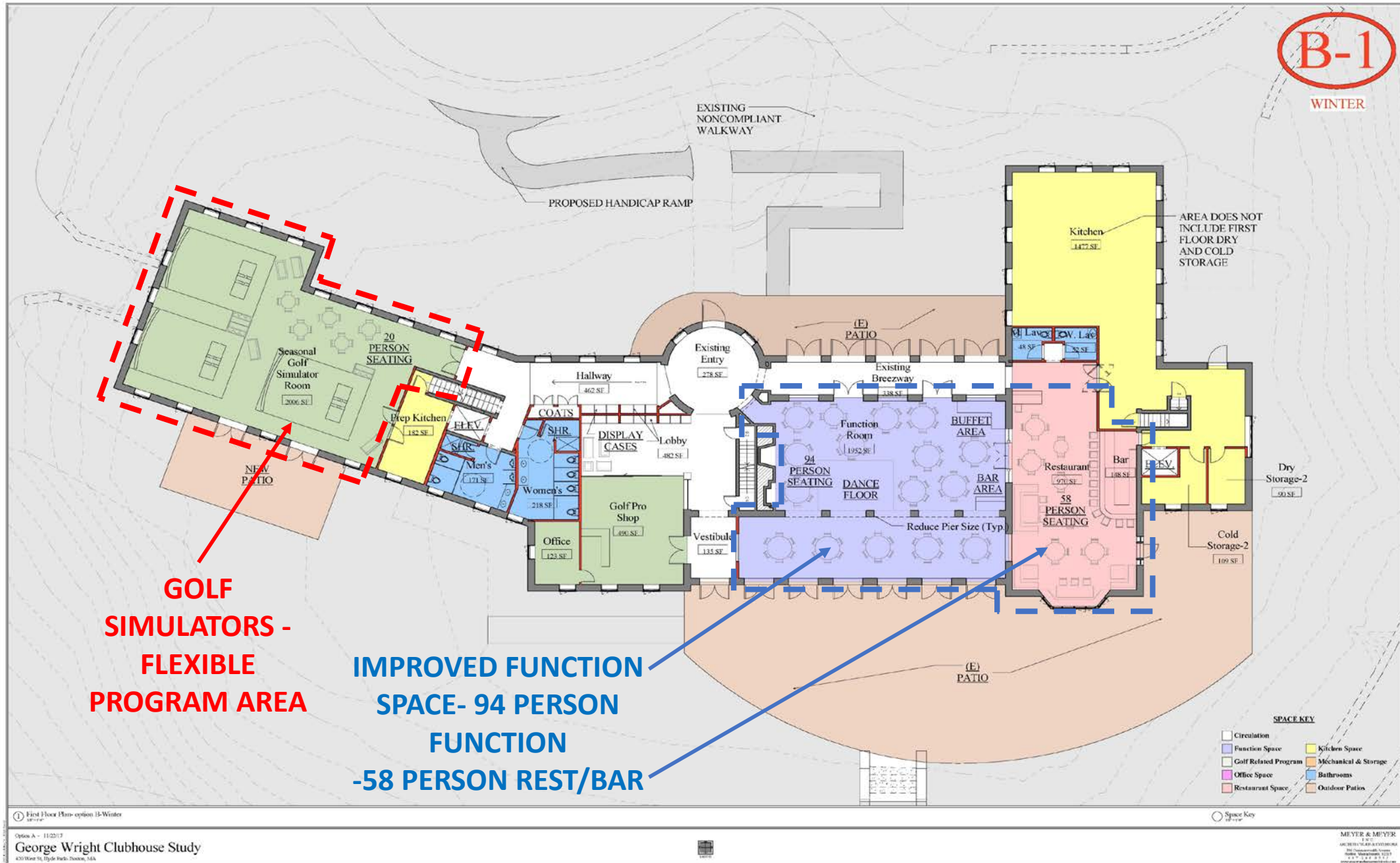


# PHASE II – OPTION B1 – SEASONAL APPROACH

**B-1**  
WINTER

OFF SEASON – FALL TO SPRING

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

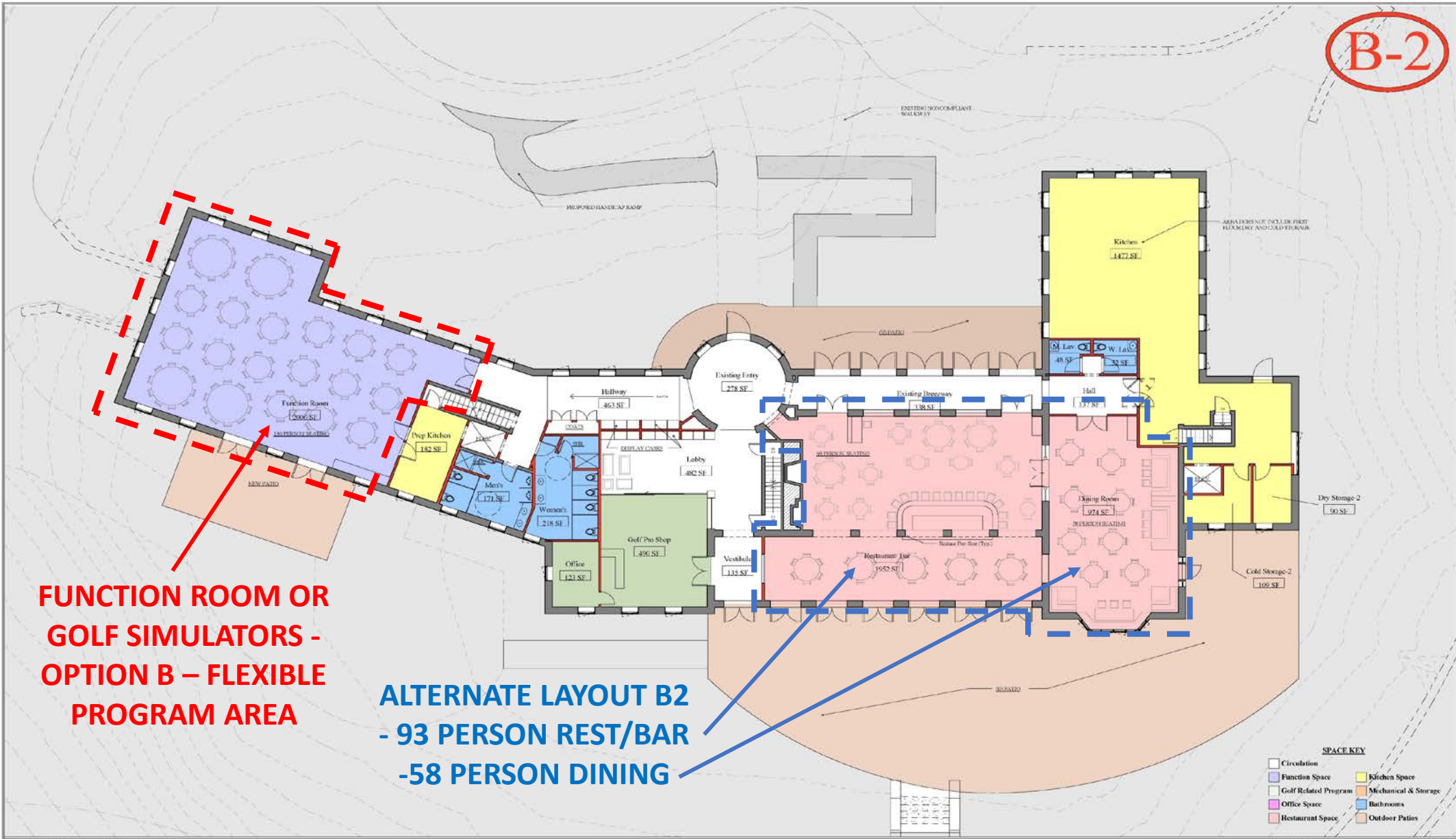




# PHASE II – OPTION B2 – SEASONAL APPROACH

**B-2**

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



**FUNCTION ROOM OR GOLF SIMULATORS - OPTION B – FLEXIBLE PROGRAM AREA**

**ALTERNATE LAYOUT B2 - 93 PERSON REST/BAR -58 PERSON DINING**

**SPACE KEY**

|                        |                        |
|------------------------|------------------------|
| □ Circulation          | □ Kitchen Space        |
| □ Function Space       | □ Mechanical & Storage |
| □ Golf Related Program | □ Bathrooms            |
| □ Office Space         | □ Restaurant Patios    |
| □ Restaurant Space     |                        |

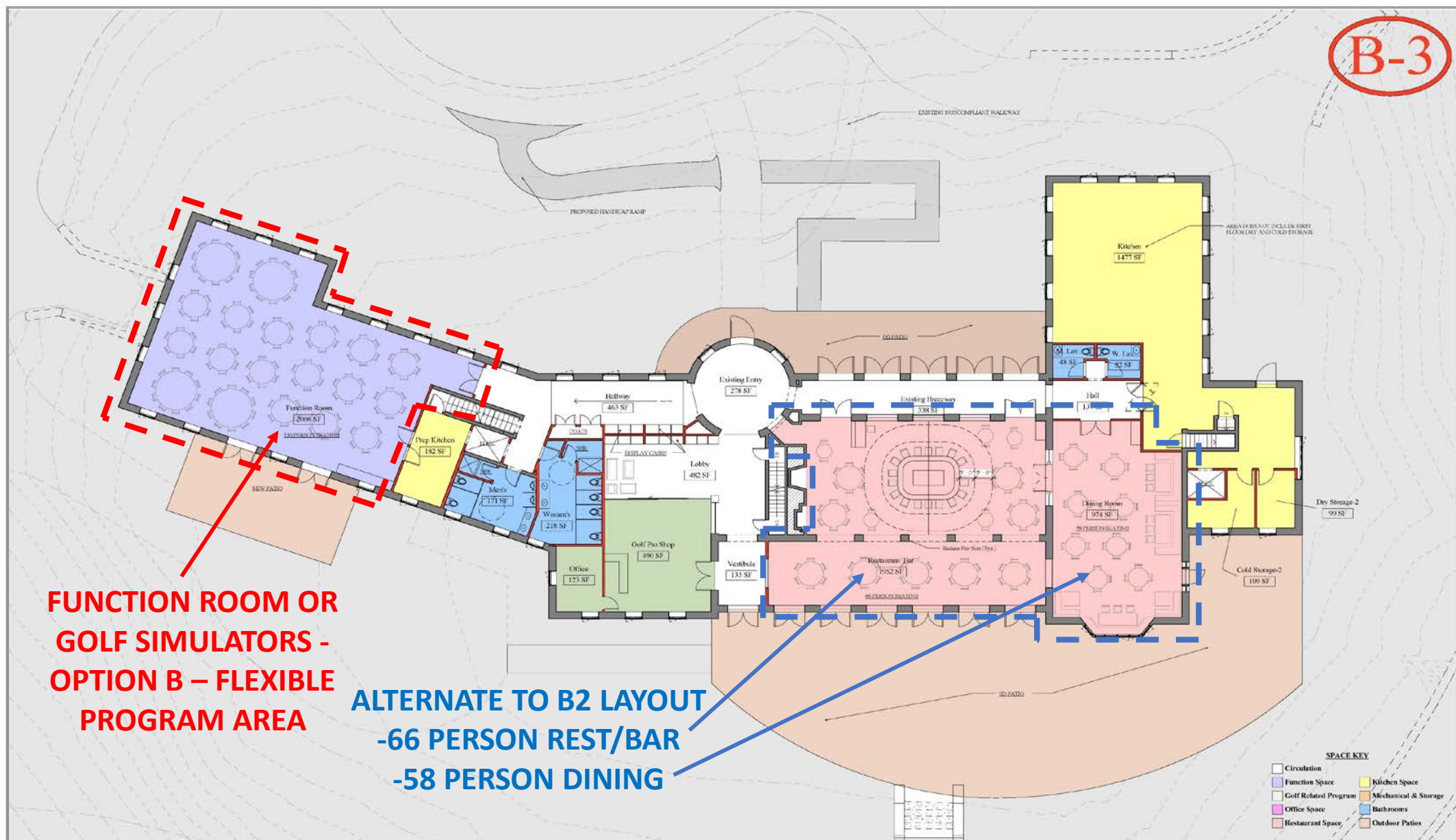




# PHASE II – OPTION B3 – SEASONAL APPROACH

**B-3**

- Function Room- 130 person seating
- Restaurant/ Bar- 66 person seating
- Dining Room- 58 person seating



**FUNCTION ROOM OR  
GOLF SIMULATORS -  
OPTION B – FLEXIBLE  
PROGRAM AREA**

**ALTERNATE TO B2 LAYOUT  
-66 PERSON REST/BAR  
-58 PERSON DINING**

① First Floor Plan- Option B-3- Bar Option

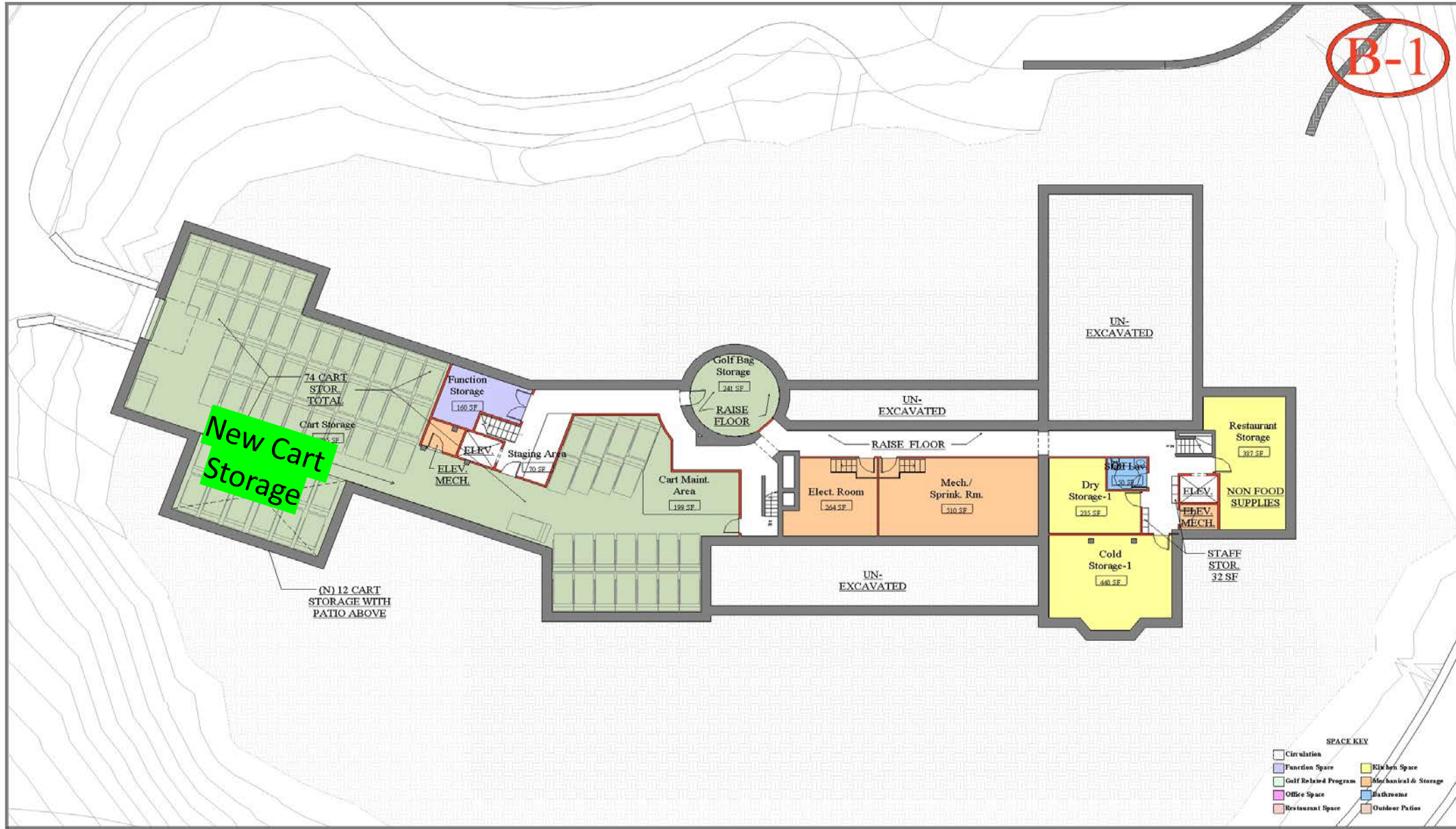




# PHASE II – OPTION B

**B-1**

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



**New Cart Storage**

SPACE KEY

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

Basement Floor Plan-Option B-Summer





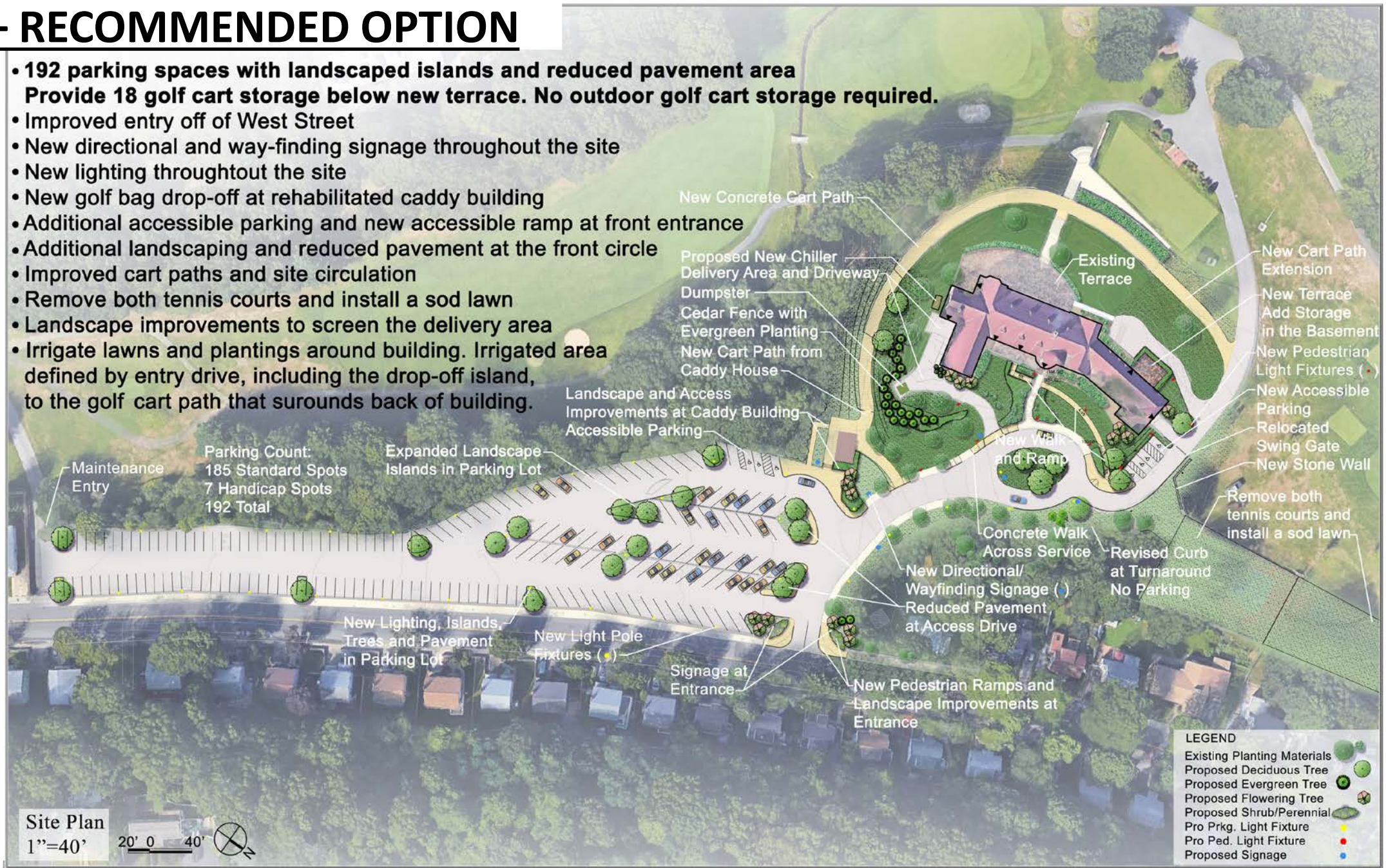
# PHASE III – RECOMMENDED OPTION





# PHASE III – RECOMMENDED OPTION

- 192 parking spaces with landscaped islands and reduced pavement area
- Provide 18 golf cart storage below new terrace. No outdoor golf cart storage required.
- 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
- Remove both tennis courts and install a sod lawn
- Landscape improvements to screen the delivery area
- Irrigate lawns and plantings around building. Irrigated area defined by entry drive, including the drop-off island, to the golf cart path that surrounds back of building.



Maintenance Entry

Parking Count:  
185 Standard Spots  
7 Handicap Spots  
192 Total

Expanded Landscape Islands in Parking Lot

New Lighting, Islands, Trees and Pavement in Parking Lot

New Light Pole Fixtures (●)

Signage at Entrance

New Pedestrian Ramps and Landscape Improvements at Entrance

New Directional/Wayfinding Signage (○)  
Reduced Pavement at Access Drive

Concrete Walk Across Service

Revised Curb at Turnaround  
No Parking

Remove both tennis courts and install a sod lawn

**LEGEND**

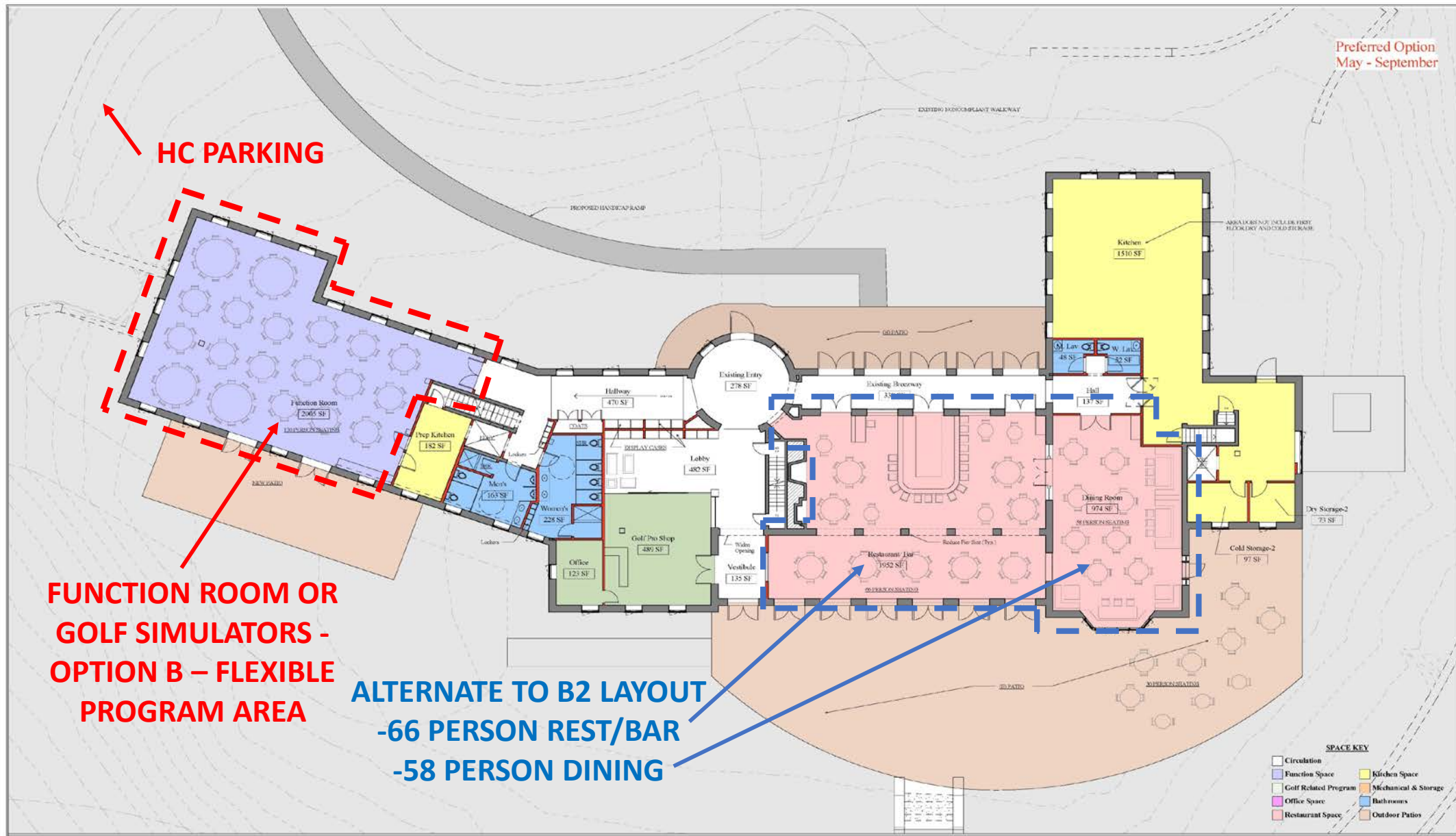
|                             |  |
|-----------------------------|--|
| Existing Planting Materials |  |
| Proposed Deciduous Tree     |  |
| Proposed Evergreen Tree     |  |
| Proposed Flowering Tree     |  |
| Proposed Shrub/Perennial    |  |
| Pro Prkg. Light Fixture     |  |
| Pro Ped. Light Fixture      |  |
| Proposed Signage            |  |

Site Plan  
1"=40'  
20' 0 40'



# PHASE III – RECOMMENDED OPTION – “B3”

- “Seasonal” Function Room- 130 person seating- 2,006sf
- Prep Kitchen- 182sf
- Restaurant/ Bar at main Hall- 66 person seating- 1952sf
- Dining Room- 58 person seating- 974sf
- 150 person total tournament seating
- Enlarged Kitchen- 1,510sf- supports 154 person seating
- (1) new passenger elevator
- (1) new VRC lift at Kitchen
- Accessible front entry
- Improved sight lines
- New Men’s and Women’s toilet rooms and lockers



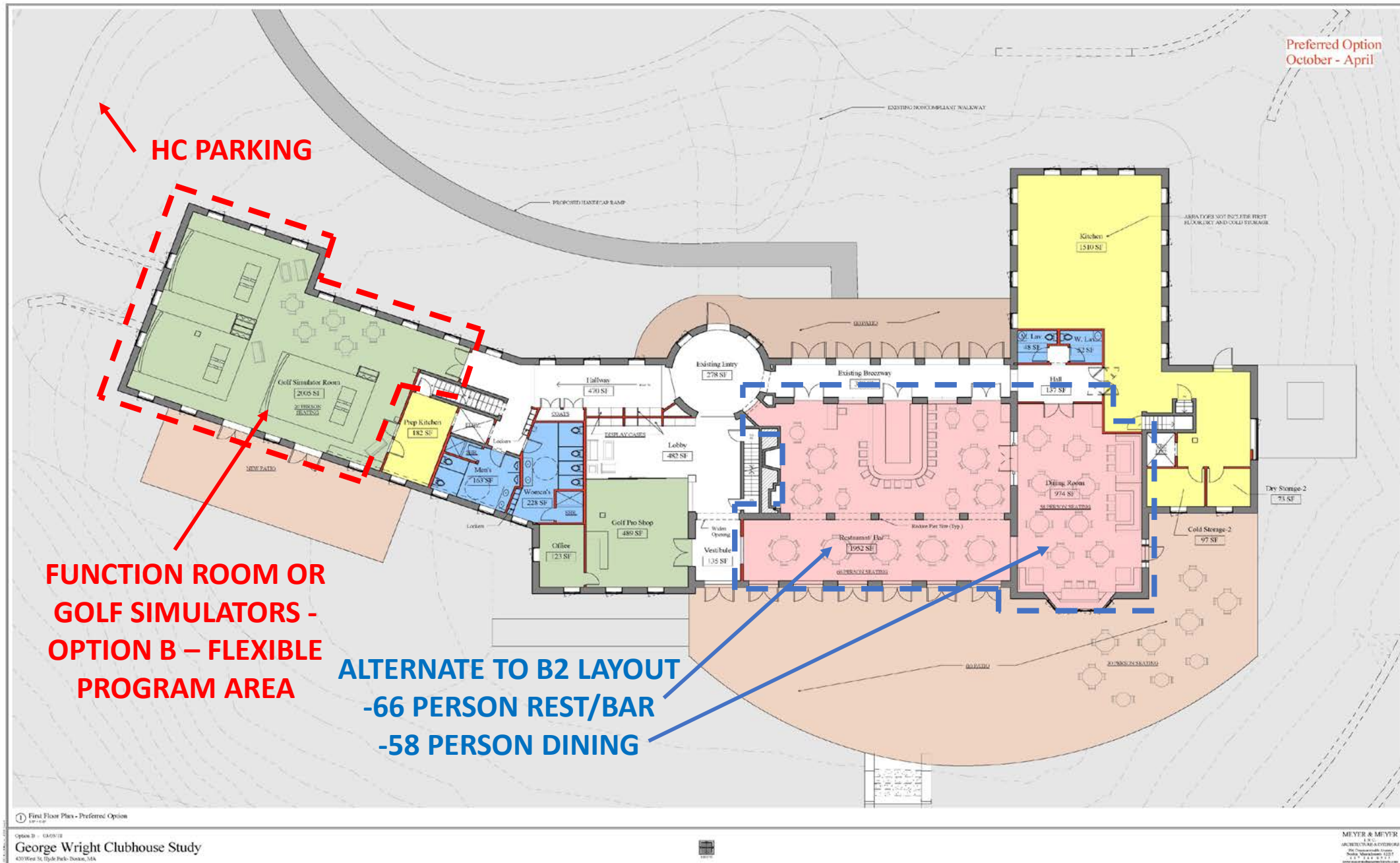
① First Floor Plan - Preferred Option





# PHASE II – RECOMMENDED OPTION – “B3”

- “Seasonal” Golf Simulators (3)- 20 person seating- 2,006sf
- Prep Kitchen- 182sf
- Restaurant/ Bar at main Hall- 66 person seating- 1952sf
- Dining Room- 58 person seating- 974sf
- 150 person total tournament seating
- Enlarged Kitchen- 1,510sf- supports 154 person seating
- (1) new passenger elevator
- (1) new VRC lift at Kitchen
- Accessible front entry
- Improve sight lines
- New Men’s and Women’s toilet rooms



① First Floor Plan - Preferred Option

Option B - 08/09/18  
George Wright Clubhouse Study

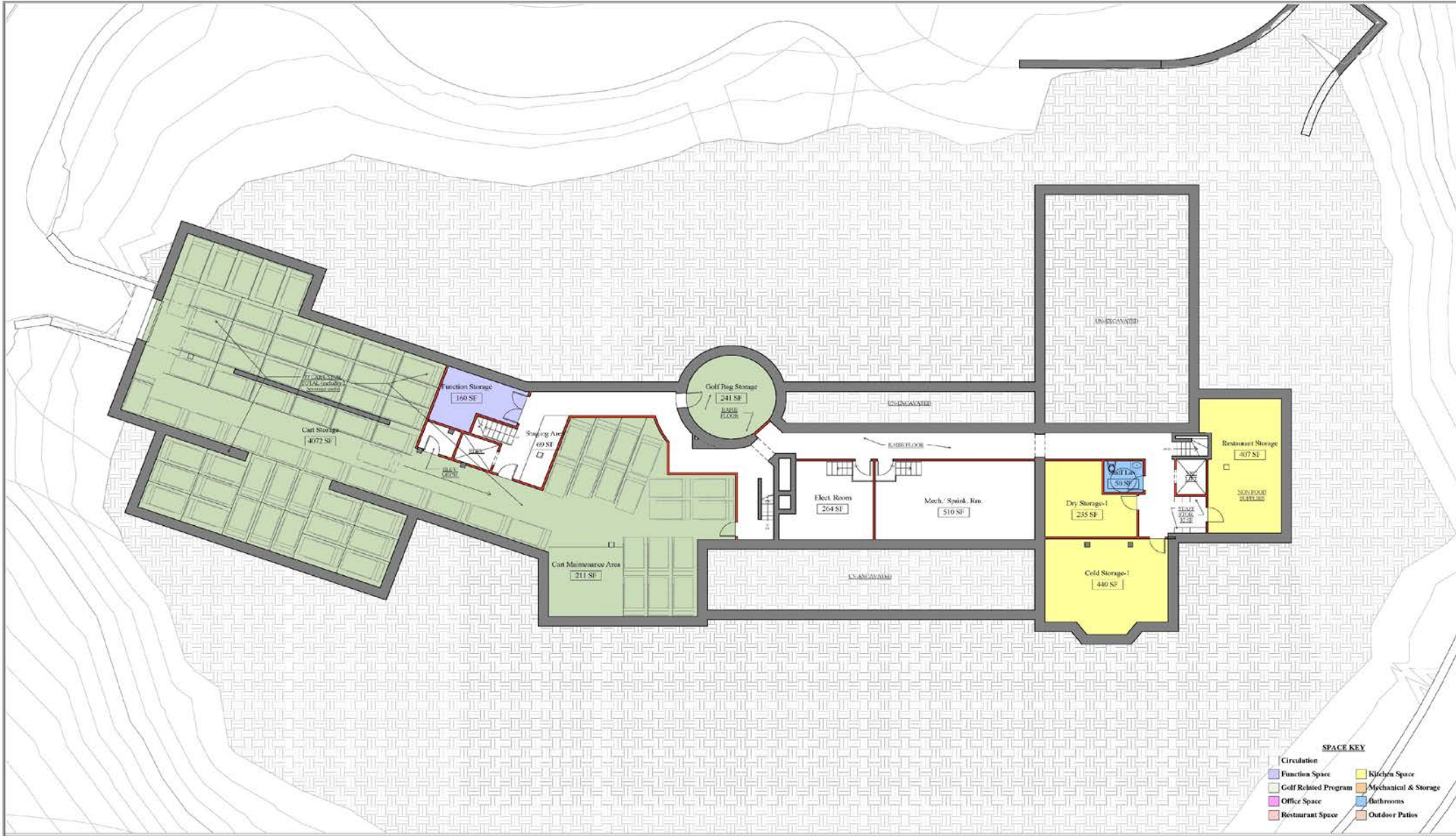
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# PHASE III – RECOMMENDED OPTION – “B3”

- 77 Golf Cart Storage & Maintenance Area- 3,989sf – NO OUTDOOR CART STORAGE REQUIRED
- Function Storage- 160sf
- Golf Bag Storage- 241sf
- Electrical Room- 264sf
- Mechanical/ Sprinkler Room- 510sf
- Kitchen Storage & Staff Toilet- 1,132sf



Basement Floor Plan - Preferred Option

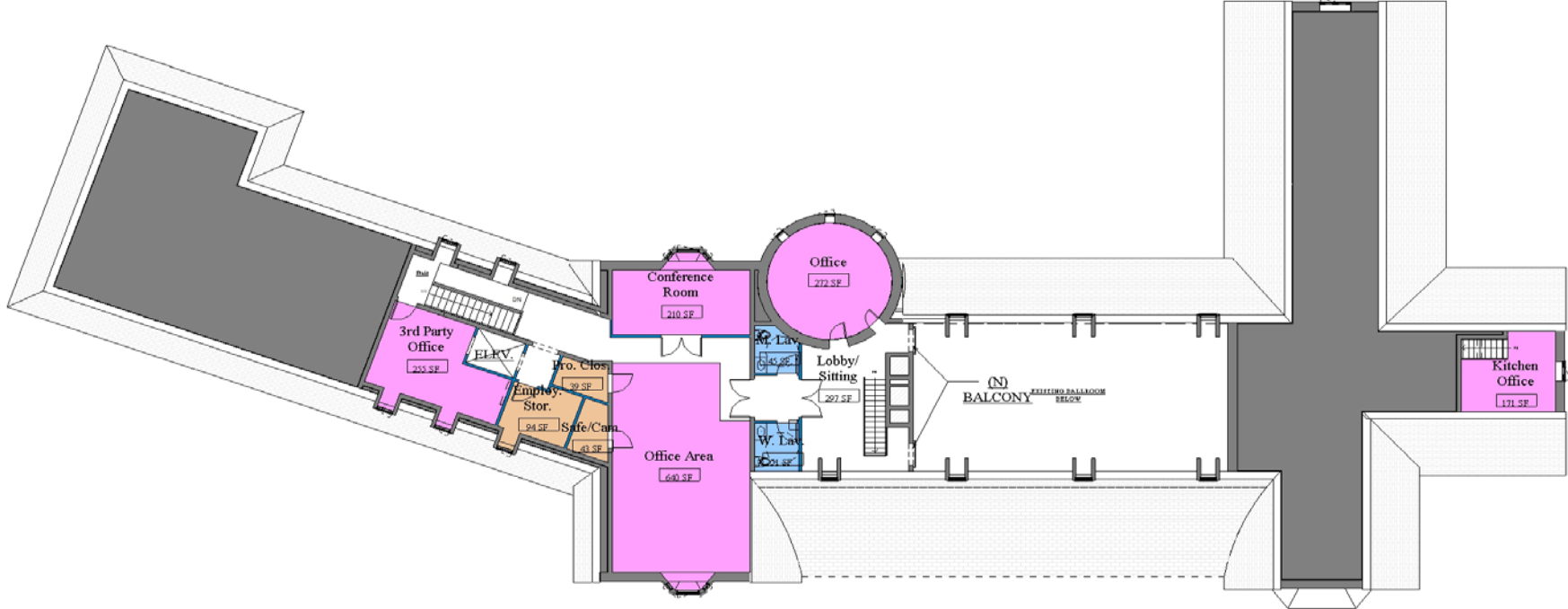
**SPACE KEY**

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



# PHASE III – RECOMMENDED OPTION – “B3”

- Office Space- 1,170sf
- Conference Room- 210sf
- Lobby/ Sitting- 297sf
- Men’s & Women’s Lav- 45sf & 51sf
- Storage- 176sf



SPACE KEY

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

① Second Floor Plan- All Options





# **PHASE III – BUILDING SYSTEMS UPGRADES**

- **Provide year-round climate control**
- **Electric Golf Cart- Charging Ventilation**
- **New Year-Round Heating, Ventilation and Air Conditioning in all areas of the building**
- **Dehumidification at Basement**
- **Plumbing systems and fixtures upgrades**
- **Natural Gas brought from street to building**
- **New passenger elevator**
- **New Vertical Reciprocating Lift for Kitchen storage**
- **Emergency Generator**
- **New Fire Alarm and Fire Suppression System**
- **New Tele/ Data and Audio Visual Systems**
- **New 600 Amp electrical service, distribution, lighting and security systems**



# PHASE III – RECOMMENDED OPTION – “B3” WITH MODIFICATIONS

## Clubhouse Space use Synopsis:

### Seasonal Approach and Expanded Services

- Enlarge Basement for storage of all 77 golf carts
- Enlarge Kitchen and Kitchen Storage to support **timed** functions
- Additional Seasonal Function Room for 130 person seating
- Off Season Golf Simulators (3) with 20 person seating
- Restaurant / Bar at Main Hall- 66 person seating
- Dining Room- 58 person seating
- Pro Shop- Open to Lobby and Entry
- New Men’s and Women’s Toilet Rooms and lockers
- New Office spaces



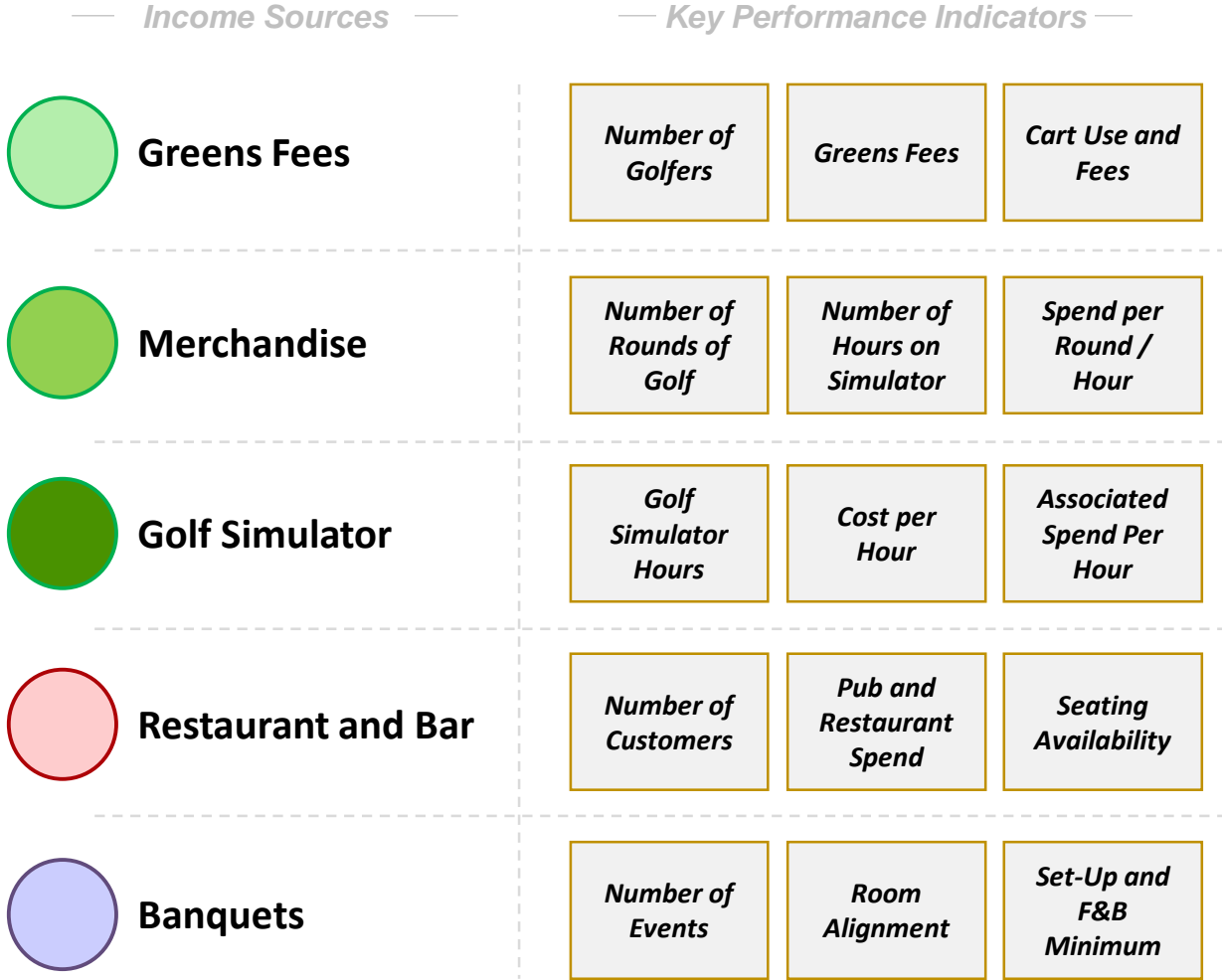
# PHASE III – CLUBHOUSE REVENUE ESTIMATES





# PHASE III – Clubhouse Revenue Estimates

## The Five Sources of Income at George Wright





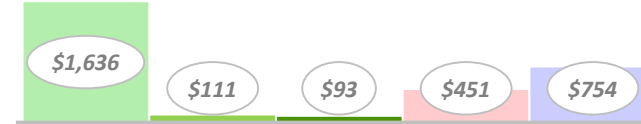
# PHASE III – Option Comparison Estimates

## Overview of Options

## Financial Performance Implications

### Option A-1

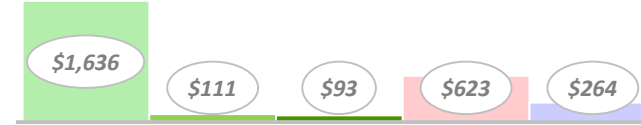
- Golf Simulators Year-Round & Green Fees
- 94 Person Function Room
- 58 Person Restaurant/Bar



**\$3,046K**

### Option A-2

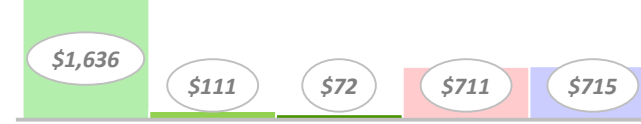
- Golf Simulators Year-Round
- 94 Person Restaurant/Bar
- 58 Person Dining Room



**\$2,726K**

### Option B-1

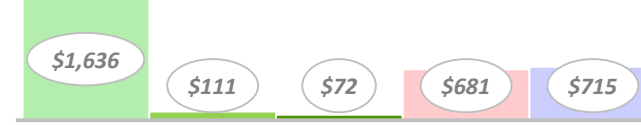
- Seasonal Golf Simulators & Green Fees and 130 person Function Room
- 94 Person Function Room
- 58 Person Restaurant/Bar



**\$3,244K**

### Option B-2

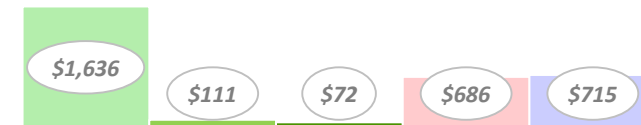
- Seasonal Golf Simulators & Green Fees and 130 person Function Room
- 93 Person Restaurant/Bar
- 58 Person Dining Room



**\$3,215K**

### Option B-3

- Seasonal Golf Simulators & Green Fees and 130 person Function Room
- 66 Person Restaurant/Bar
- 58 Person Dining Room



**\$3,220K**

Greens Fees

Merchandise

Golf Simulator

Restaurant and Bar

Banquet Events



## **NEXT STEPS**

- Complete Final Report
- Submit Study for funding in the City of Boston's 5 year Capital Plan
- Develop phasing approaches to minimize impacts on golf operations

## **ONGOING PROJECTS**

- Construction has begun to add accessible toilet room- Completing in Spring 2018
- Construction has begun on the Golf Simulator Pilot Project- Completing in Spring 2018

**The Presentation will be posted on the BPRD Web site:  
[www.boston.gov/departments/parks-and-recreation](http://www.boston.gov/departments/parks-and-recreation)**



**QUESTIONS AND COMMENTS**

**THANK YOU**

March 14, 2018