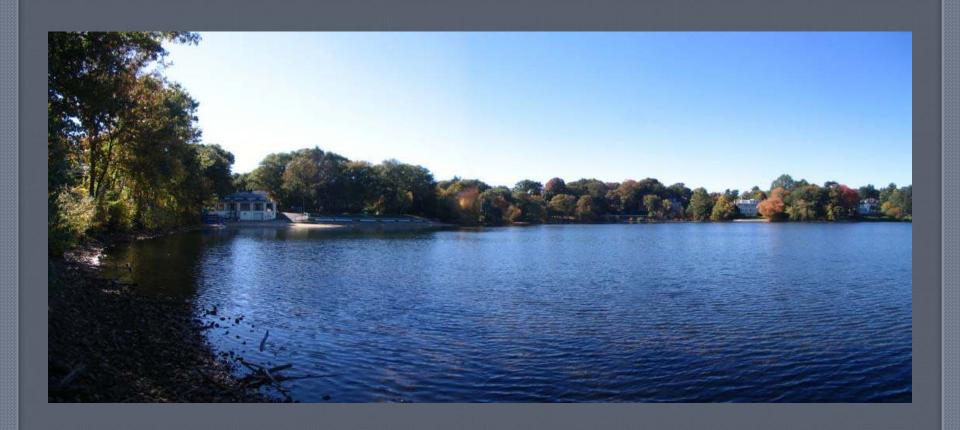
A Vision for Crystal Lake

Presented by the Crystal Lake Task Force 1.22.09



Crystal Lake Task Force

• History

• Mission

• Membership



Crystal Lake Task Force

• History:

Established in July 2007

• Mission:

- Conduct a community planning process
- Propose appropriate improvements to the facility and to the operations of the lake
- Make recommendations on the best use of the 20 Rogers St.
 property in connection with those operations
- Examine ways of enhancing and extending community enjoyment of the city's only public swimming beach.

Crystal Lake Task Force

Membership: Appointed by Mayor and Aldermen

- Chair: Janice Bourque
- <u>Citizens</u>: Schuyler Larrabee, Jean Artin, Jodi Detjen, Mary
 Carpenter, Sonya & Ray Kurzweil, Rhoda Kubrick, Robert Fizek,
 Rodney Barker, Srdjan Nedeljkovic, Bruce Swartz
- Aldermen: George Mansfield, Vicki Danberg, Ken Parker
- Ken Kimmell (Vice-Chair, CPC)
- Francis Rice (Chair, Parks & Rec Commission)
- Ted Kuklinski (Newton Conservators-observer)
- City Depts:
 - Mike Kruse, Amy Yuhasz, Norine Silton (Planning)
 - Fran Towle, Carol Stapleton, Carol Schein (Parks & Rec)
 - Nick Parnell (Building)
 - Dave Turocy, Frank Nichols, Maria Rose (Public Works)
 - Dan Funk, Eileen McGettigan (Legal)

Timeline

- Nov. 2006 Public meeting
 - Lengthy list of citizen desires
- July 2007 Task Force created
- Aug 2007 April 2008
 - Organization of committee; Design review process; Discussions of community comments & ideas; Resolution on issues; Appraisal review; Plot plans, topography and tree inventory review; Demolition and site stabilization of 20 Rogers St; Structural review of buildings; RFQ for Master Plan
- May 2008
 - Funding for Master Plan approved by the Board of Aldermen
 - Existing conditions inventory and analysis
- June 2008 Building and site programming

Timeline

- August 2008 Overview of building and site options
- Sept. 2008 Building and site options discussion
- Oct. 2008 City acquired portion of 230 Lake Avenue;
 Continued Building and site options discussion
- Dec. 2008 Draft building and site options
- o Jan. 2009 Final draft building and site options

Planning Considerations

- Existing conditions
- Open space vs. covered (w/paving, building, etc.)
- Accessibility of building and site
- Runoff and drainage
- Contiguous walking opportunities

Planning Considerations

- Active and passive recreation
- Year round use of the building
- Design flexibility for current/future needs
- Heating and maintenance costs
- Architectural and historical nuances

Planning Considerations

- Community use and local Lake impact
- Traffic flow and parking
- Beach area
- Safety issues and emergency access
- Cost of improvements

Funding the Master Plan

- City of Newton General Funds
- Newton Conservators





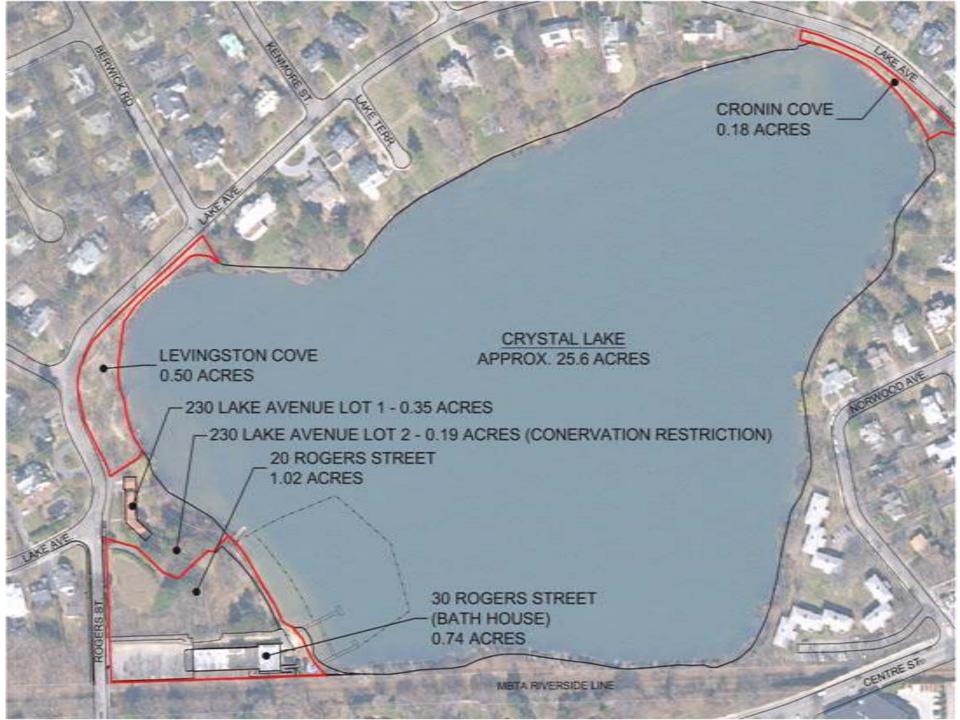
The Consultant Team

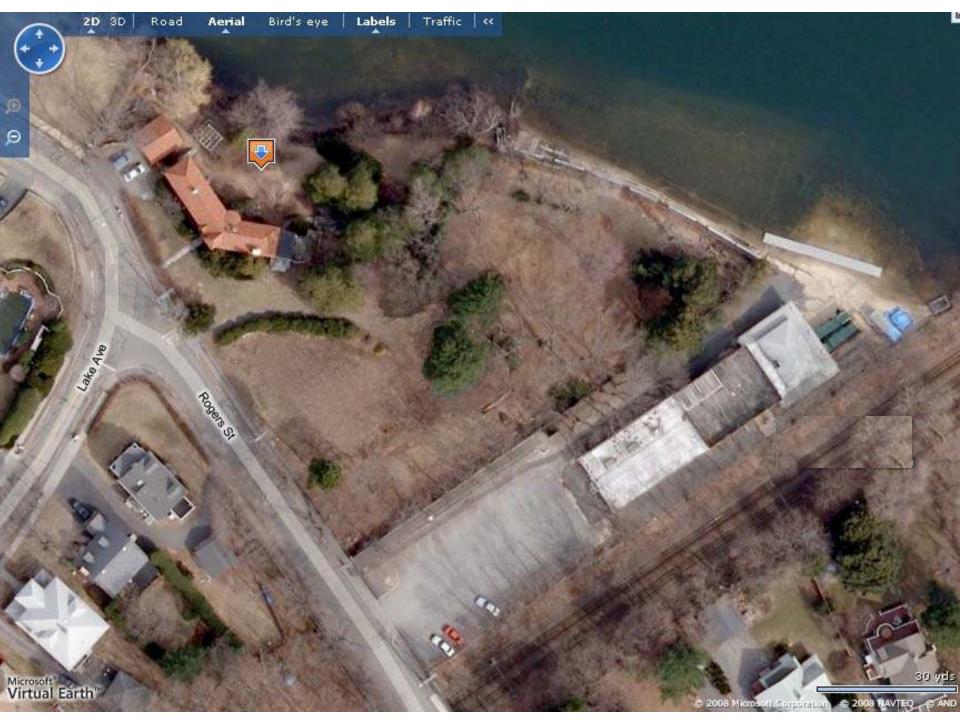
- RDA Architects the building
 - Gene Raymond, Principal
 - Steven Watchorn
- Pressley Associates the site
 - Marion Pressley, Principal
 - Gary Claiborn



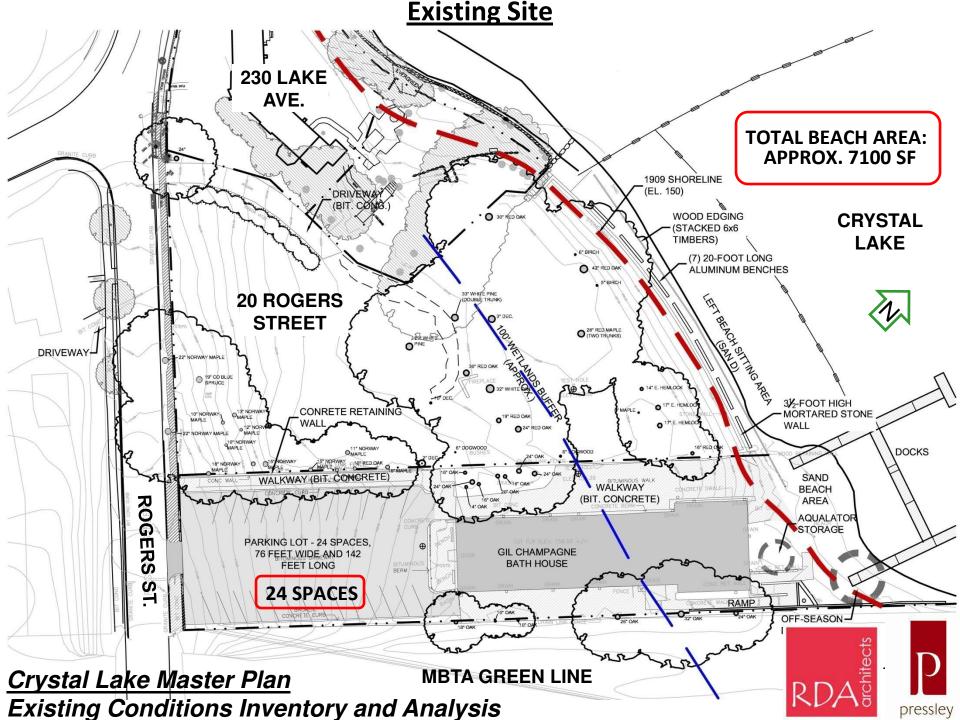


Existing Conditions

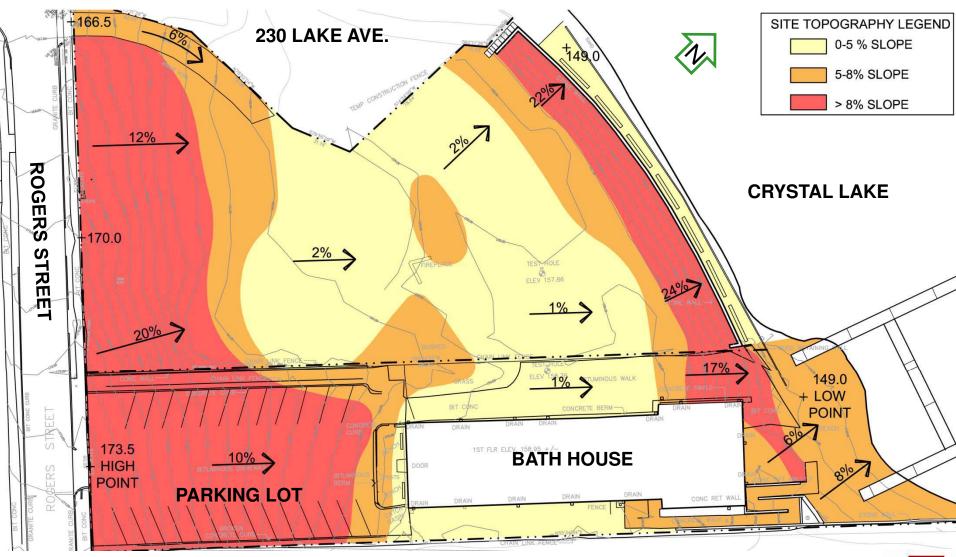








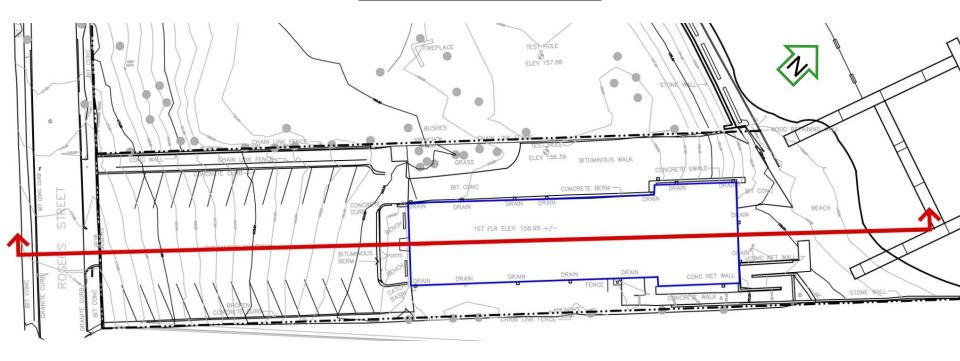
Existing Site Topography

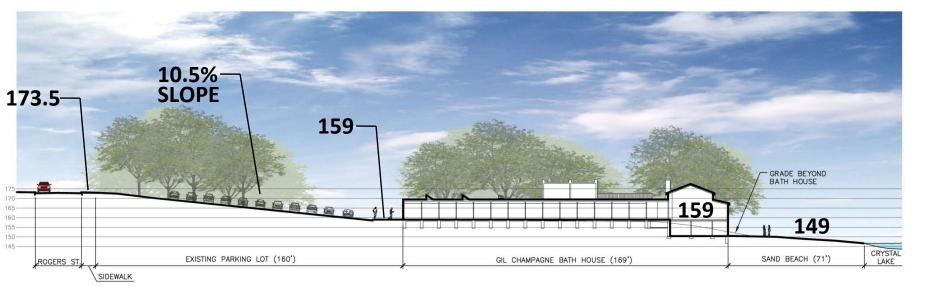


MBTA GREEN LINE

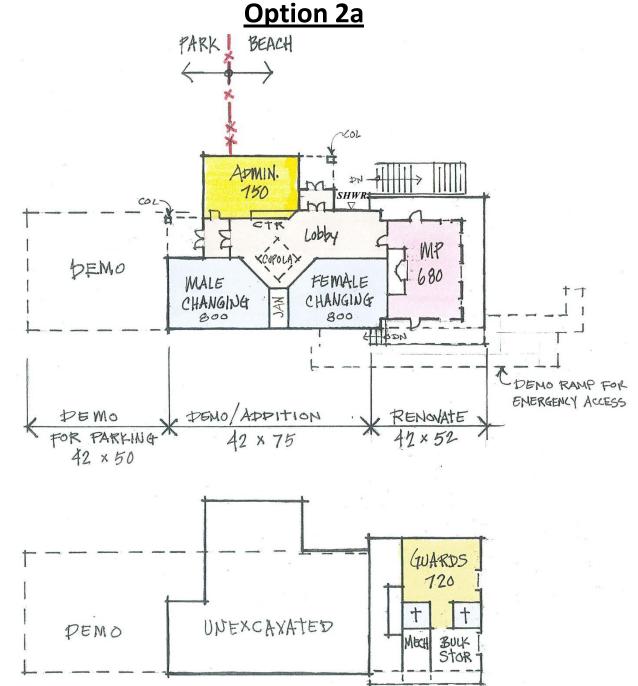


Existing Site Section





Option 2a – Partial Renovation with Addition





Crystal Lake Master Plan - Building and Site Options

Option 2a Building Elevations (Conceptual) EXISTING VERANDA CUPOLA - ROOF PLAN-CUPOLA BEYOND NEW ADMIN BEYOND MALME POTENTIAL LAKE SIDE-Street SIDE -DEMOLITION FOR EMERGENCY ACCESS 800 PARKING BEACH ADMIN. ČŒ (ADD/RENO) -PARKSIDE-RENOVATE **OPTION 2A** EXISTING PRESERVATION OPTION

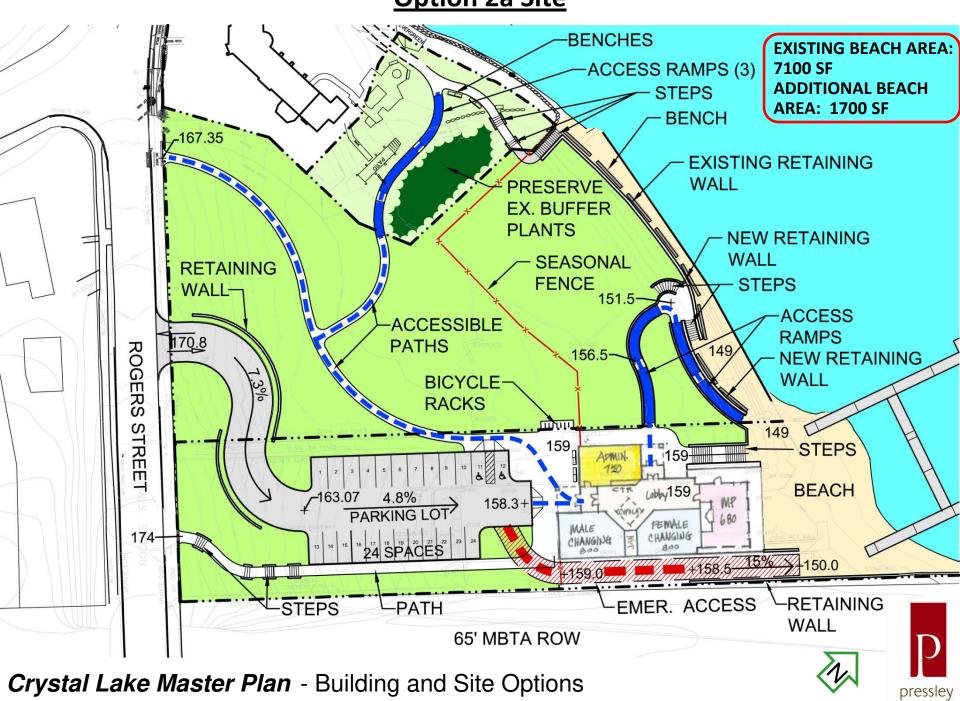


Crystal Lake Master Plan - Building and Site Options

Option 2a Building Perspectives (Conceptual)



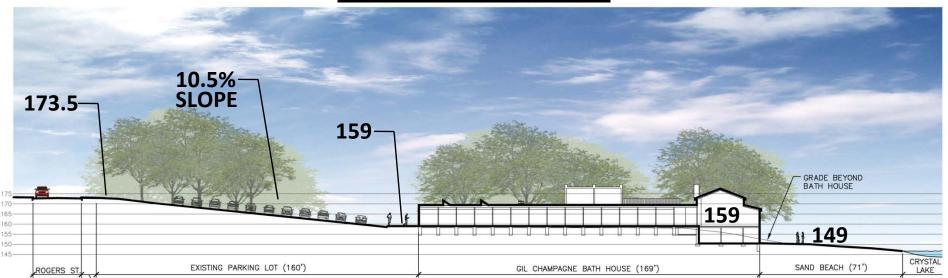
Option 2a Site



Option 2a Site

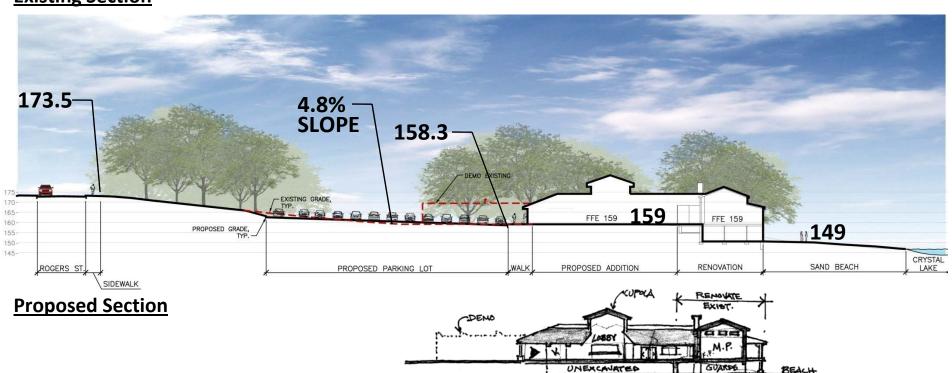


Option 2A Site Section

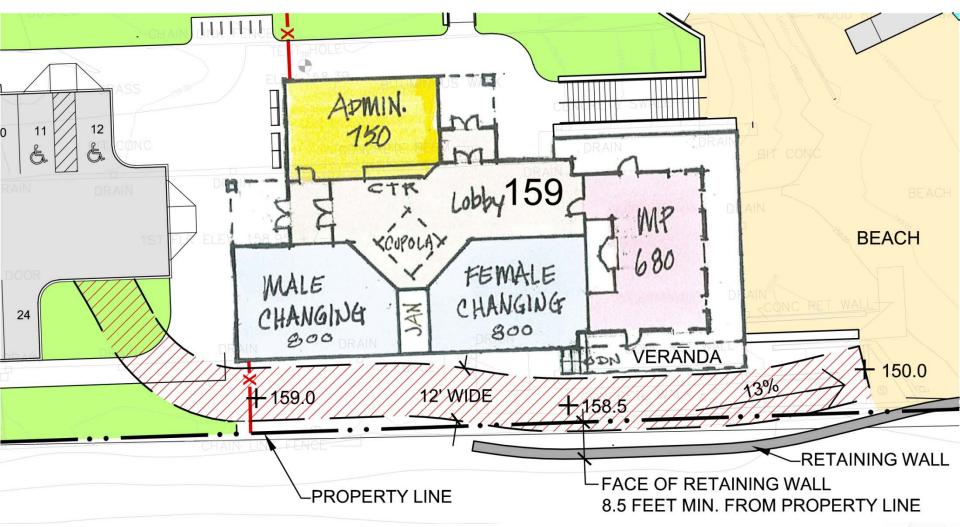


Existing Section

SIDEWALK



Option 2a Site – Emergency Access within MBTA ROW with Full Preservation of Veranda

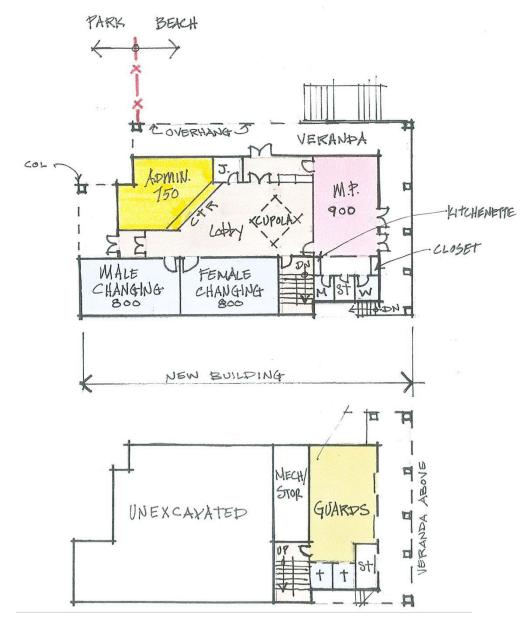






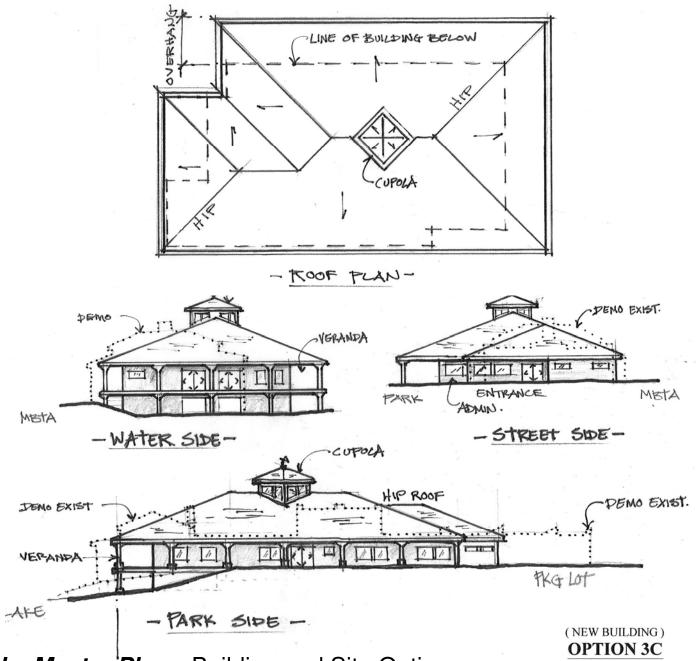
Option 3c - New Building

Option 3c - New Building





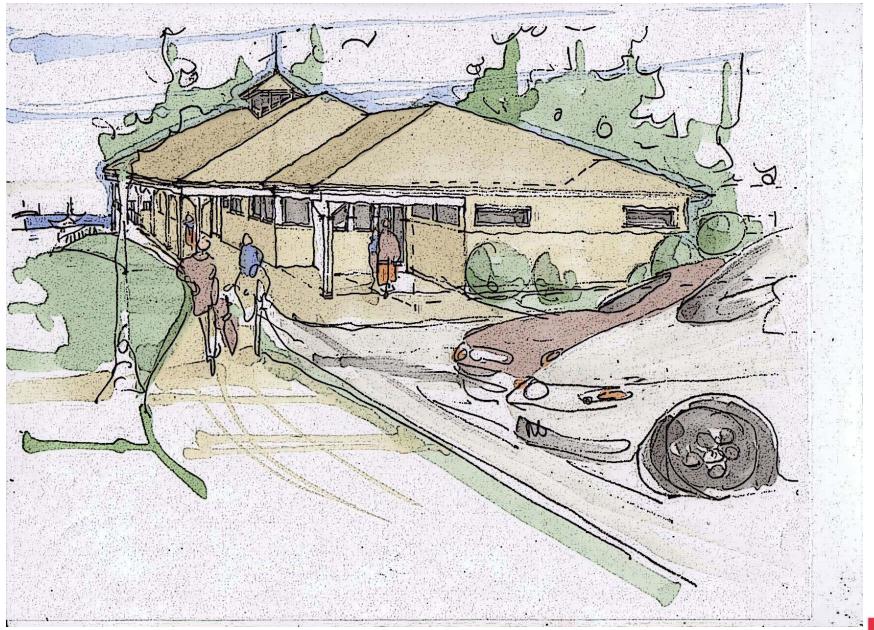
Option 3c Building Elevations (Conceptual)



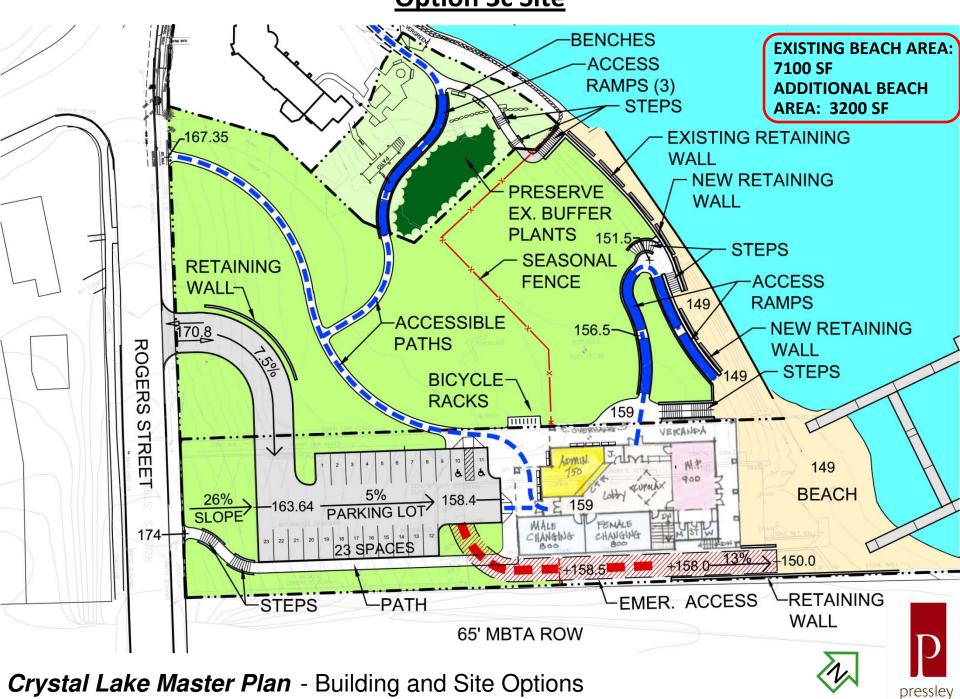


Crystal Lake Master Plan - Building and Site Options

Option 3c Building Perspectives (Conceptual)



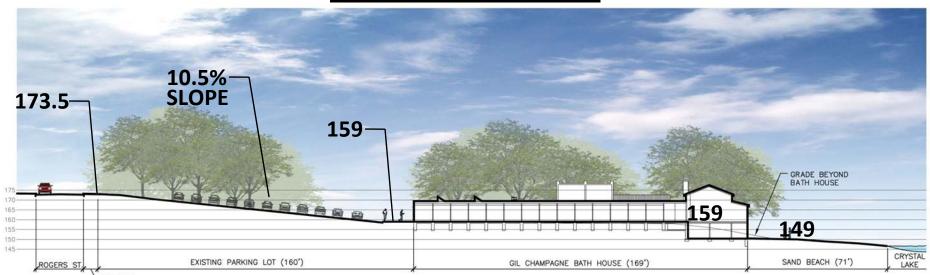
Option 3c Site

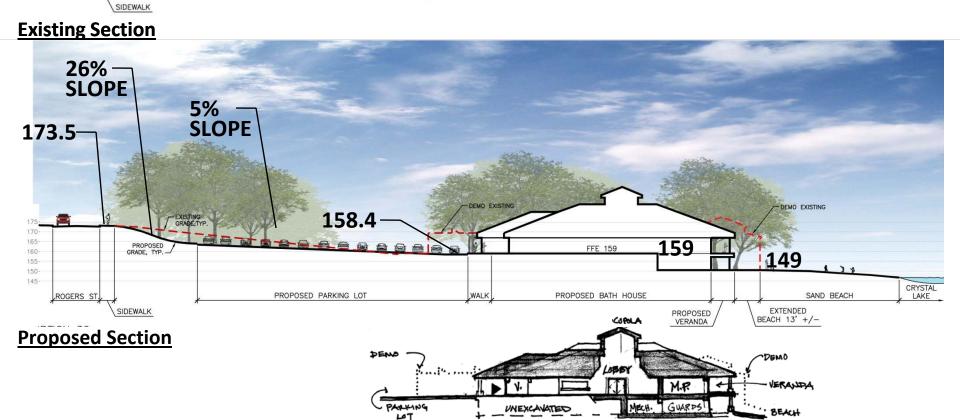


Option 3c Site



Option 3C Site Section





Cost Estimate Comparison

Building	Option 2a \$1,896,870	Option 3c \$2,441,180
#20 and #30 Rogers St. Site Work	\$925,380	\$906,300
#230 Lake Ave. Lot #2 Site Work	\$31,800	\$31,800
Subtotal Design Soft Costs (35%) Total Project Costs	\$2,854,050 \$428,108 (15%) <u>\$998,918</u> \$4,281,076	\$3,379,280 \$337,928 (10%) <u>\$1,182,748</u> \$4,899,956

Comparison of Options

OPTION 3 C
(Demolish Existing & Build New)

OPTION 2A
(Historic Preservation & Addition Option)

		,	(
1.	BUILDING COMPARISON: Reuse of existing building	preserve 52' of existing building (at water-end only)	complete demolition of existing building
2.	Community development funds	may be eligible for historic preservation funds (up to \$710 K \pm /-)	not eligible for community development funds for bathhouse pre
3.	Size	heated gsf (6,250 gsf) total gsf (6,950 gsf including veranda)	heated gsf (7,600 gsf) total gsf (8,850 gsf) <stair (220="" (250),="" (400sf),="" bsmt<br="" core="" lobby="" mp="" rm="" sf),="">(80), veranda (550)></stair>
4 .	Building cost	\$4.28 M Project Cost	\$4.89 M Project Cost
5.	Internal stair connection	none - outside access to lower level	yes - access for staff and guards - employee only (no elevator)
6.	Multi-purpose room	680 nsf must open up whole building for use of m.p. room toilet rooms in bath house changing area	900 nsf - can be combined with lobby to be 2,300 sf total separate entry and core for year-round community use of m.p. room separate toilet rooms off m.p. room
7.	Maintenance	smaller floor area to maintain	larger floor area to maintain
8.	Energy conservation / LEED	to be determined in design development / additional cost?	to be determined in design development / additional cost?
9.	Toilet rooms	combined in changing rooms	separate toilets for multi-purpose room
10	Location of administration	views outside to parking lot, lawn area & beach	views outside to parking lot & lawn area, but not beach
11	. Lobby size	1,000 sf	1,400 sf
12	. Covered areas (storm shelter)	existing veranda at upper level only partial demo of 250 sf depends on mbta easement	larger veranda at both upper and lower levels

Comparison of Options

		OPTION 2A (Historic Preservation & Addition Option)	OPTION 3 C (Demolish Existing & Build New)
SITE	E COMPARISON:		
1. Site	work cost	\$893 K	\$885 K
2 . Impa	act on vegetation	saves good healthy trees new plantings for buffer at MBTA and parking lot	saves good healthy trees new plantings for buffer at MBTA and parking lot
3. Site	drainage	improved sitewater drainage	improved sitewater drainage
4. Sew	ver	new force main sewer to street	new force main sewer to street
5. Bea	ch area	increased beach area of 1700 sf +/-	larger increased beach area of 3200 sf +/-
6. Site	access / circulation	handicap access now provided throughout site connection to Levingstone Cove provided	handicap access now provided throughout site connection to Levingstone Cove provided
7. Park	king	same number of parking spaces as existing lot (24) 2 handicap compliant parking spaces provided hammerhead designed at end of lot for turn-around	one fewer parking space as existing lot (23) 2 handicap compliant parking spaces provided hammerhead designed at end of lot for turn-around
8. Eme	ergency access	moved to MBTA side of building	moved to MBTA side of building
9. MB1	ТА	easement may allow entire veranda to be saved	no easement necessary

con comm and dep permitting required

con comm and dep permitting required

10 . Permitting

END