



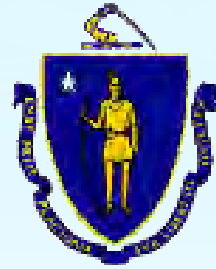
Walden Pond Bathhouse & Accessibility Improvements



DCR Public Meeting

January 30, 2019

Harvey Wheeler Community Center, Concord



Commonwealth of Massachusetts

Governor

Charles D. Baker

Lieutenant Governor

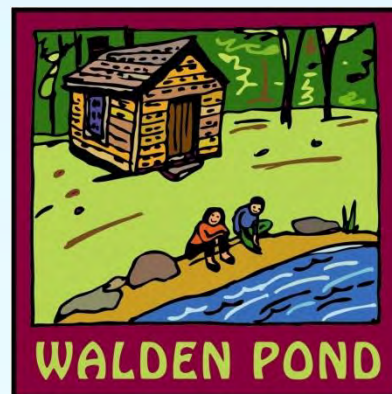
Karyn E. Polito

Energy and Environmental Affairs Secretary

Matthew A. Beaton

Department of Conservation and Recreation Commissioner

Leo P. Roy



DCR Mission Statement

To protect, promote and enhance our common wealth of natural, cultural and recreational resources for the well-being of all.

Project Team



MARYANN THOMPSON
ARCHITECTS

Maryann Thompson Architects:
Architecture, Prime Consultant Bathhouse



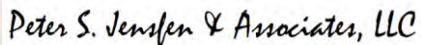
C | S | S

Crosby, Schlessinger, & Smallridge:
Landscape Architects, Prime Consultant Universal Access



 BSC GROUP

BSC Group:
Engineering & Permitting



Peter S. Jensen & Associates, LLC

Peter Jensen and Associates:
Trailbuilding Consultant

Tonight's Meeting

Purpose

Present and obtain public input on alternatives for:

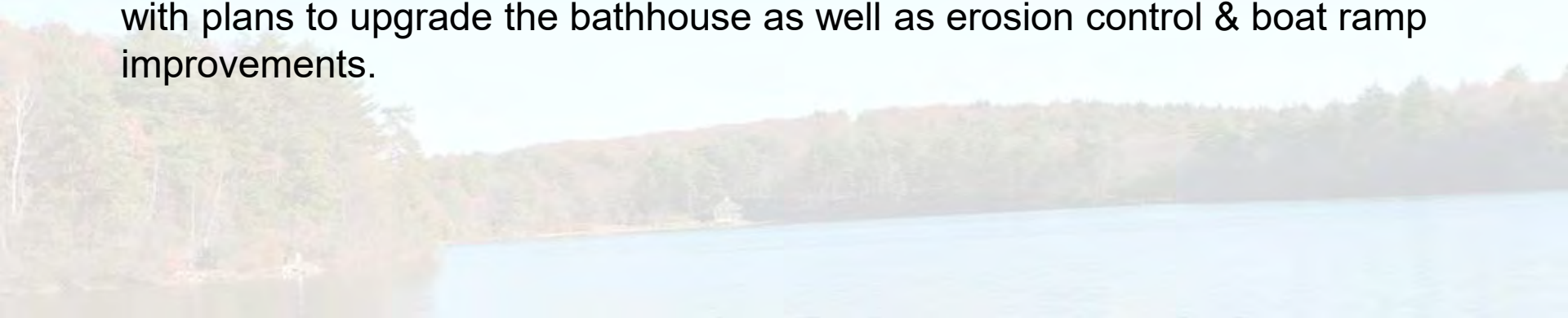
- Universally accessible connections between the Route 126 crosswalk and the bathhouse and main beach.
- Renovation/replacement of the Walden Pond State Reservation bathhouse

Agenda

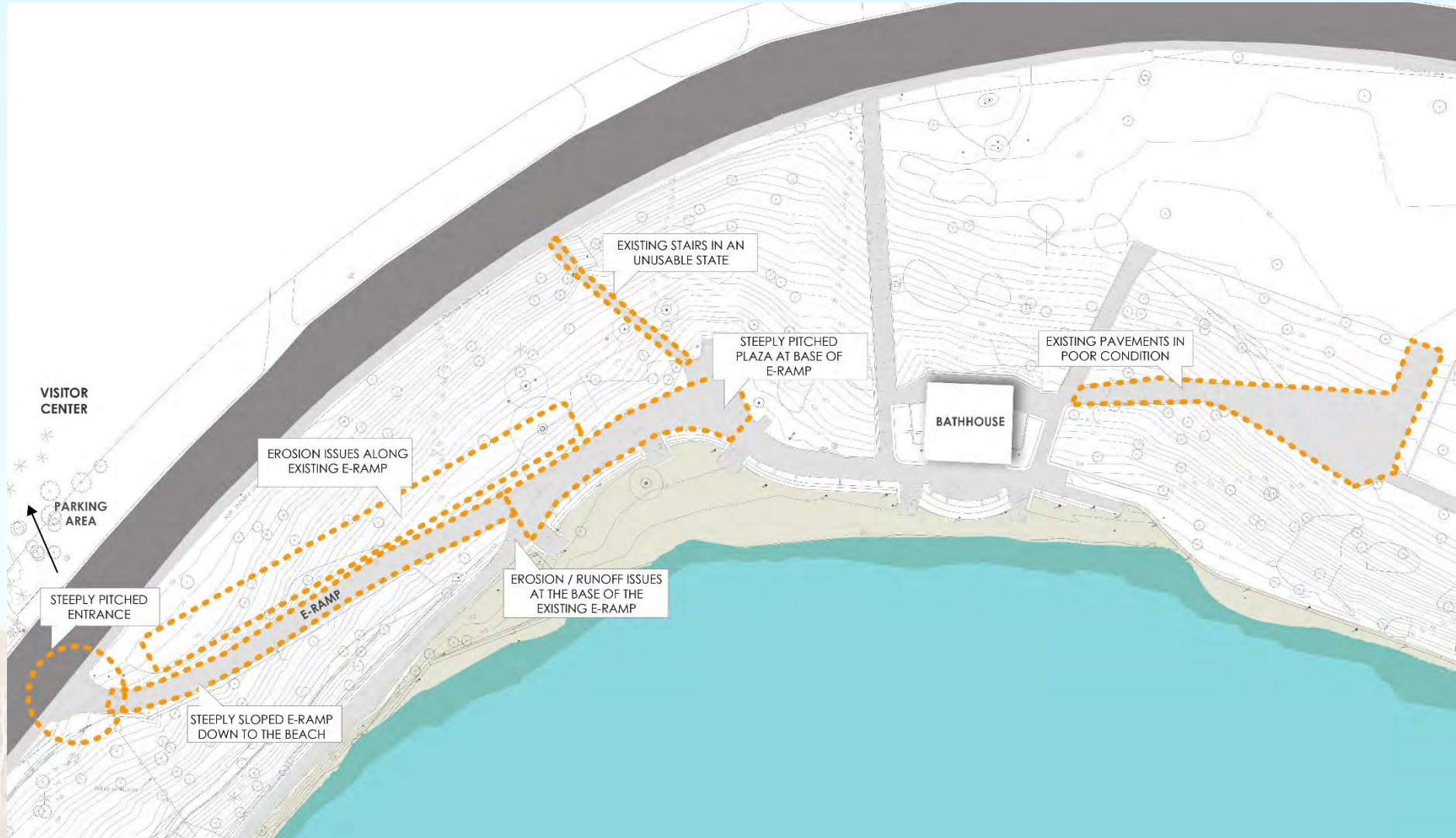
- Overview of Project process and history
- Presentation of the Universal Access project
- Presentation of the Bathhouse project
- Project Benefits
- Open comment period

Project Background

- 2013 DCR Resource Management Plan (RMP) / Visitor Services Master Plan were prepared to initiate visitor center planning.
- A new Visitor Center at Walden Pond was opened to the public in September 2016, including a 100kW Solar Canopy to power the new Visitor Center.
- Extensive interpretive exhibits were unveiled to the public in September 2017, including an orientation film produced by Ken Burns.
- DCR's current priority is providing universal access to the pond. Future work to expand accessible trails to Thoreau Cabin Site.
- It became clear that this universal access project needs be coordinated with with plans to upgrade the bathhouse as well as erosion control & boat ramp improvements.



Existing Conditions - Site





Existing Conditions – Pond Access

Existing Conditions – Pond Access



Steeply pitched entrance



Walkways that do not meet accessibility standards



Steeply sloped E-ramp down to the beach



Steeply pitched plaza at base of E-ramp

Existing Conditions – Bathhouse Access



Bathhouse restrooms are on the second level and only accessible by stairs and a narrow walkway behind the building



Entrances to the restrooms have a step at the threshold of the doorway (inaccessible)

Existing Conditions – Problem Areas



Erosion / runoff issues at the base of the existing E-Ramp



Existing pavements in poor condition



Existing stairs in an unusable state

Project Goals – Universal Access

- Provide a universally accessible arrival sequence and pathway to the beach and bathhouse that can be maintained year round
- Incorporate Universal Design principles that will provide convenience to all visitors
- Minimize the length of accessible routes to the greatest extent possible
- Minimize the visibility of the new pathway from the pond and trails around Walden Pond
- Minimize land alteration in Walden Pond State Reservation, a National Historic Landmark
- Construct a trail to Forest Service Guidelines that maintains the rustic trail experience to the Thoreau House Site, incorporating elements of interest present in the landscape

Project Opportunities – Universal Access





Maintain the enchanting experience
of visiting Walden Pond

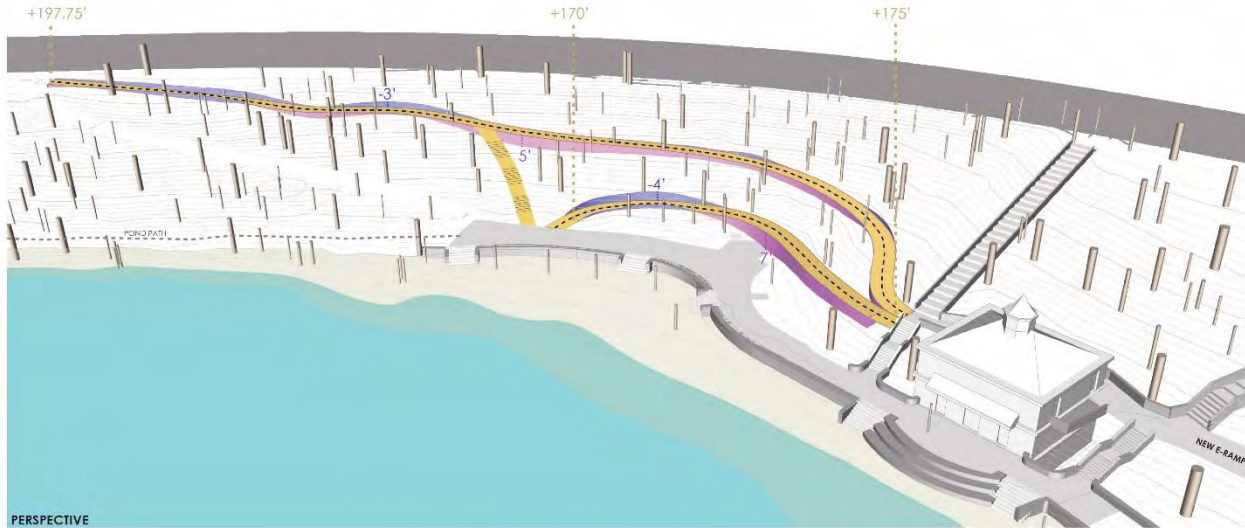
How we got here

Three accessible route options

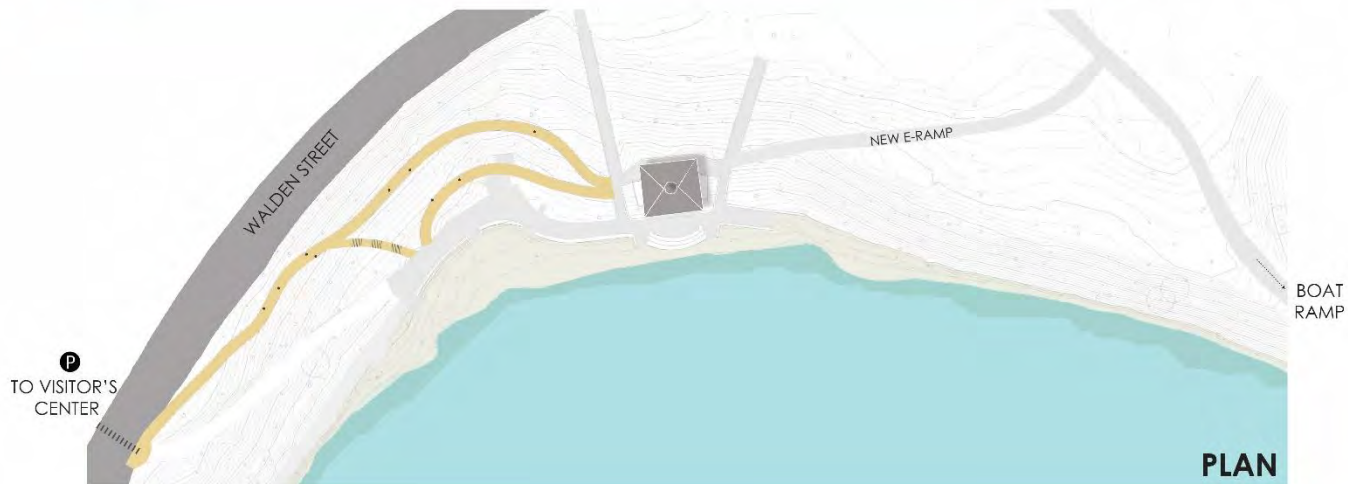


How we got here

Preferred universally accessible route



TOTAL LENGTH:
636'
(466' UPPER WALKWAY + 170'
LOWER WALKWAY)



How we got here

What to do with the bathhouse?



Existing bathhouse facility dates from 1947 and was last updated in 1984. The interior spaces do not meet current universal accessibility needs and the finishes and building systems are in need of complete updates to enhance functionality and visitor comfort.



Existing Conditions - Bathhouse

Existing Conditions - Bathhouse



Existing rest room areas



Existing changing facilities



Exterior waiting area



Staff area

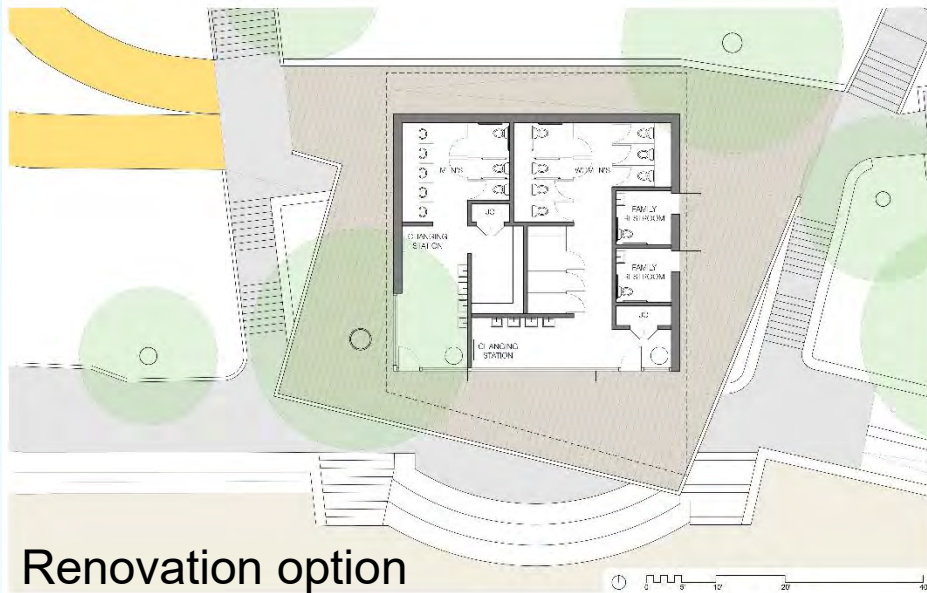
Project Goals - Bathhouse

- Create fully accessible and convenient public facilities for park visitors
- Provide a more pleasant interior space with more natural light and better ventilation
- Provide for more exterior waiting/gathering space around public restrooms.
- Create additional family restrooms
- Install efficient building systems to achieve a net-zero energy park through the power generated with the on-site PV parking canopies



How we got here

Bathhouse improvement options



Renovation option



Replacement option

Each option includes:

- Fully accessible restrooms and changing areas
- Additional family restrooms
- Completely new finishes and roof structure to coordinate with visitor center
- New fixtures throughout
- New energy efficient lighting and increased ventilation
- Increased natural lighting
- Larger exterior waiting areas outside

How we got here

Coordination between accessible route and bathhouse improvement options



Assessment of Two Options

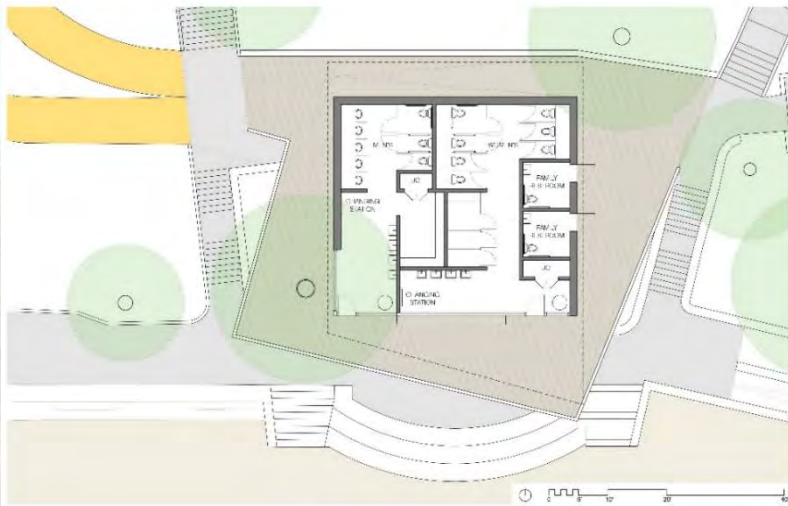
Option 1: Renovation

Pros:

- Smaller construction footprint
- More cost effective
- Rearrangement of bathroom layout and deck addition allows for better monitoring from beach area

Cons:

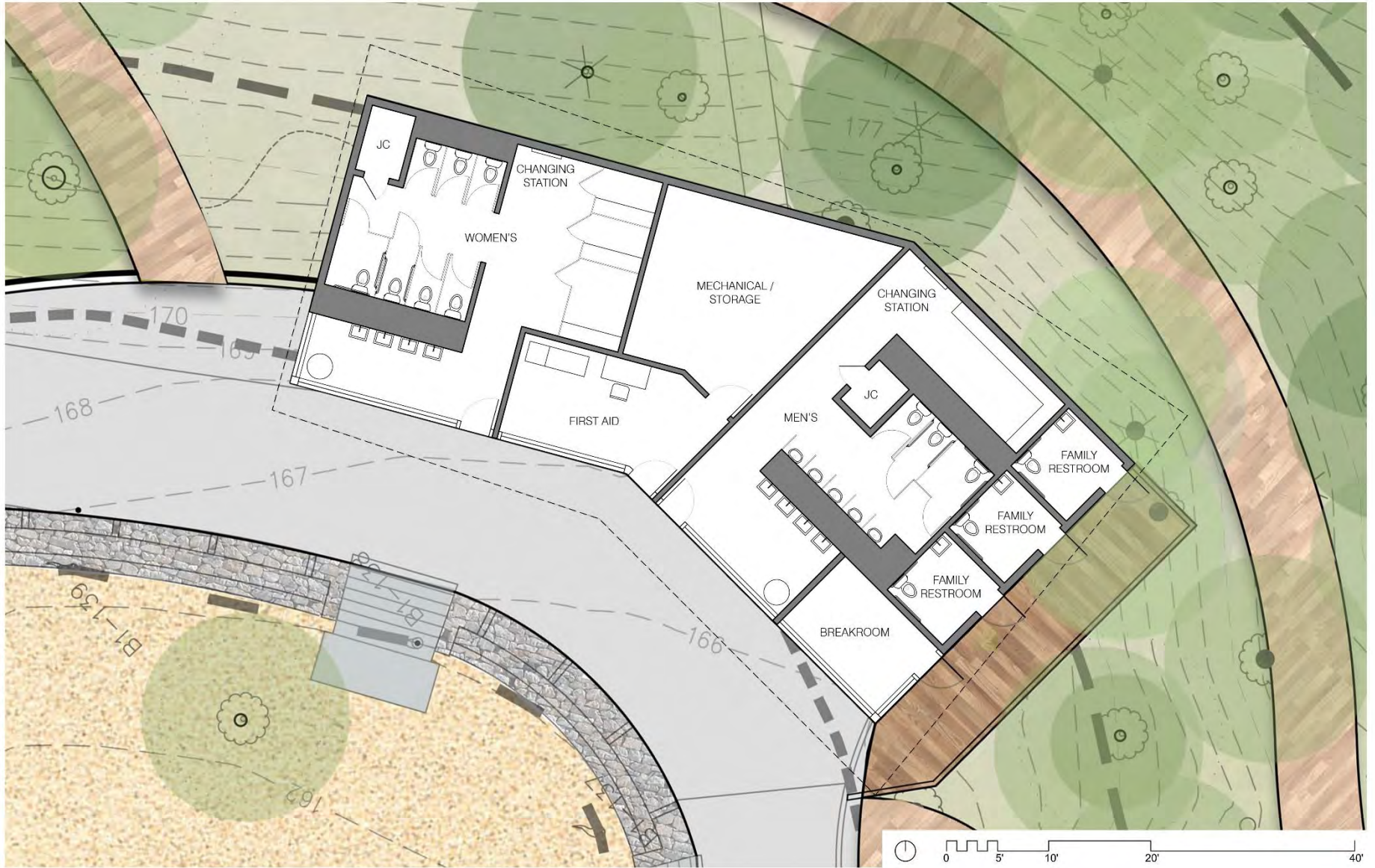
- Bathhouse structure remains within main view across pond with additional larger deck structure
- Restroom and changing facilities remain one level up from beach area
- Bathhouse facilities would be closed during construction and replaced with temporary facilities
- Awkward circulation at bathroom deck intersection with new access path and existing stairs



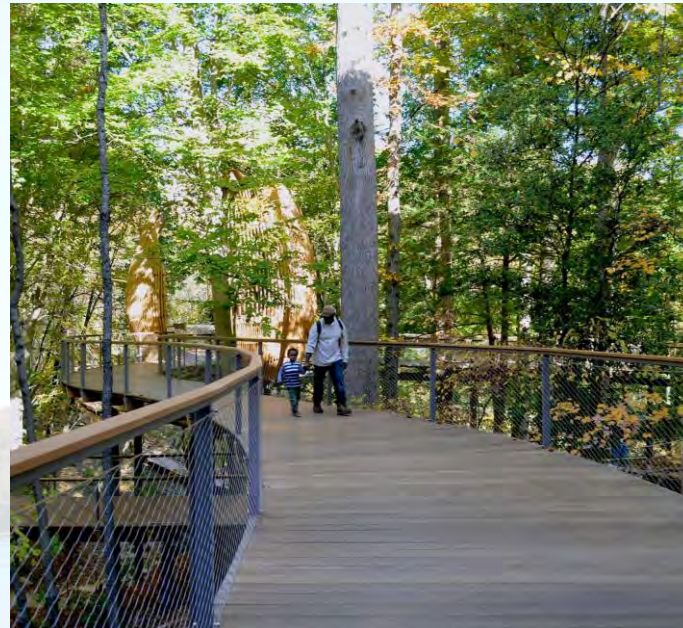
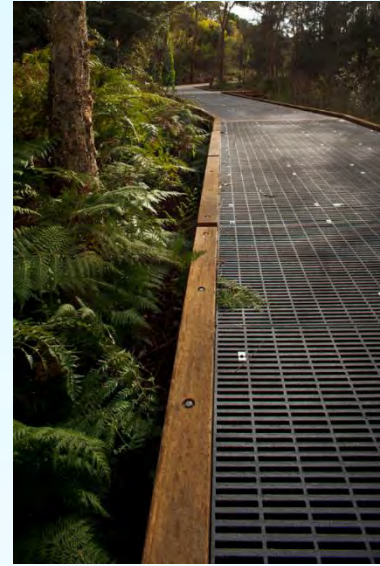
Preferred Arrival Path + New Bathhouse



Preferred Arrival Path + New Bathhouse



Design Character



Proposed Arrival Path + New Bathhouse



Site Section Through Bathhouse

Proposed Arrival Path + New Bathhouse



Site Section Through Overlook

Proposed Arrival Path + New Bathhouse



Proposed Arrival Path + New Bathhouse



Proposed Arrival Path + New Bathhouse



Permitting

Anticipated Permits

Environmental/Historic

- Wetlands Protection Act (Concord & Lincoln)
- Massachusetts Historical Commission Review
- Massachusetts Endangered Species Act (Natural Heritage & Endangered Species Program)
- National Pollutant Discharge Elimination System (U.S. EPA)

Construction

- Building Permit (State Building Inspector)
- Plumbing Permit (State Plumbing Inspector)
- Water Connection (Concord Water and Sewer)
- Electrical Permit (Concord)
- Fire Inspection (Concord Fire Department)
- Access Board review (Massachusetts Architectural Access Board)

Preliminary Cost Estimates & Funding

Bathhouse:

| | |
|----------------------|---------------------|
| Study: | \$ 65,890 |
| Design: | \$ 200,000 |
| <u>Construction:</u> | <u>\$ 2,000,000</u> |
| <i>Total:</i> | \$ 2,265,890 |

Universal Accessibility and Landscape:

| | |
|--------------------------|-------------------|
| Design: | \$ 350,000 |
| Construction: | \$ 3,100,000 |
| <u>House Site Trail:</u> | <u>\$ 400,000</u> |
| <i>Total:</i> | \$ 3,850,000 |

- Grand total: \$6.1 Million (subject to change)
- A portion of the design of the universal access project is currently funded. Design money is needed for the bathhouse project.
- No money is currently committed for construction in DCR's capital plan.
- DCR is seeking private contributions and exploring grant opportunities.

Next Steps / Schedule

- Public Comment Period (runs through February 15, 2019)
- Submission of DCAMM building study (late February/early March)
- Permitting
- Complete universal access design
- Identifying project funding
- Bathhouse Design: 12 months (2019-2020)
- Construction: 12 months (2020-2021)

Q / A



Additional Information

For more information:

DCR Website

- www.mass.gov/dcr/past-public-meetings

If you have comments or suggestions on this project:

Submit online: www.mass.gov/dcr/public-comment

Write: Department of Conservation and Recreation
Office of Public Outreach
251 Causeway Street, Suite 600
Boston, MA 02114

Deadline: Friday, February 15, 2019

Note: Public comments submitted to DCR may be posted on the DCR website in their entirety, and no information, including contact information, will be redacted.

If you wish to subscribe to a DCR general information or Walden Pond project-related listserv: contact DCR's Office of Community Relations at 617-626-4973 or Mass.Parks@state.ma.us.