



# Jamaica Pond Boathouse Study

Community Meeting #2 | June 9, 2026



Mayor Michelle Wu



Parks and Recreation

annum



City of Boston  
Public Facilities

# MEETING ETIQUETTE

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We want to ensure this conversation is a pleasant experience for all and that all community members/stakeholders are comfortable sharing their comments, questions and feedback.

Please be respectful and mindful of each other's time when asking questions/ providing comments, so that all attendees are able to participate in the meeting.

Keep questions/ comments project-specific and not personal to yield solution-driven discussion.

Please wait until all attendees have had the opportunity to ask a question/ provide a comment before providing additional questions/ comments.

You can always set up a conversation with Kezia Ofiesh, [kezia.ofiesh@boston.gov](mailto:kezia.ofiesh@boston.gov), to further discuss the project or process.



# PRIORITIES

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# PARKS & RECREATION GOALS

- Accessible and available to all
- Diverse, balanced, and efficient mix of uses
- Meaningful and inclusive community engagement
- Adaptive and resilient landscapes
- Promote connections



# PUBLIC FACILITIES DEPARTMENT GOALS

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- Creating a welcoming, high quality, site specific, and inclusive environment that will last generations
- Meeting the program requirements and needs of the User Groups
- Achieving the desired schedule
- Building within the required budget
- Meeting all ADA and physical accessibility needs through universal design strategies
- Delivering a sustainable, resilient and healthy project
- Improving the public realm and embracing unique cultural expressions



# CITY OF BOSTON GOALS

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A city that is:

- Delivering Exceptional Constituent Services
- Green and Growing
- Family Friendly
- Closing the Racial Wealth Gap
- Healthy and Safe



# PROJECT TEAM



## CITY OF BOSTON

### CITY OF BOSTON PUBLIC FACILITIES DEPARTMENT

**CARLETON JONES**, *Executive Director*

**ROHN MACNULTY**, *Deputy Director*

**EVAN BRINKMAN**, *Assistant Director*

**ALISTAIR LUCKS**, *Project Manager*

**WHITNEY HANSLEY**, *Project Manager, Studies*

**BRIDGETTE NEE**, *Communications Manager*

### BOSTON PARKS & RECREATION DEPARTMENT

**CATHY BAKER-ECLIPSE**, *Director of the Capital Plan*

**KEZIA OFIESH**, *Project Manager*

**MY'KEL MCMILLEN**, *Community Outreach Coordinator*

### PROJECT CONSULTANTS:

#### ARCHITECT: Annum Architects

JASON BOWERS, *Principal-in-Charge*

ASHLEY MERCHANT, *Project Manager*

MARK PANTANO, *Project Architect*

#### STRUCTURE: RSE Associates

#### MEP: R.W. Sullivan Engineering

#### CODE: Code Red

#### HISTORIC PRESERVATION: BCA

#### CIVIL ENGINEERS: VHB

#### LANDSCAPE ARCHITECTS: KMDG



# AGENDA

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- ▶ Schedule + Scope
- ▶ What We've Heard So Far
- ▶ Draft Program



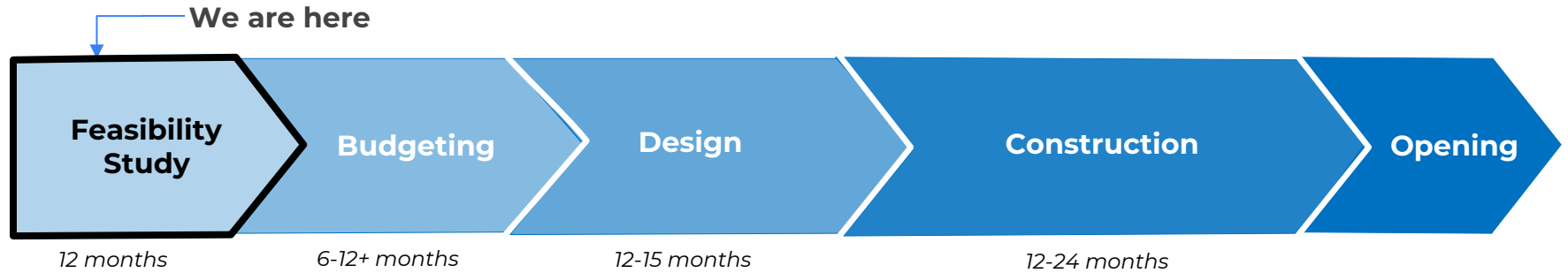


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# SCHEDULE + SCOPE

# PROJECT SCHEDULE

- ▶ 3.5+ year schedule from study through end of construction
- ▶ Renovations complete in 2030 at earliest
- ▶ Many factors could extend this schedule including: State & local permitting, landmark & historic preservation review, budget, seasonal construction
- ▶ Project budget will be determined at the conclusion of this study



Community input

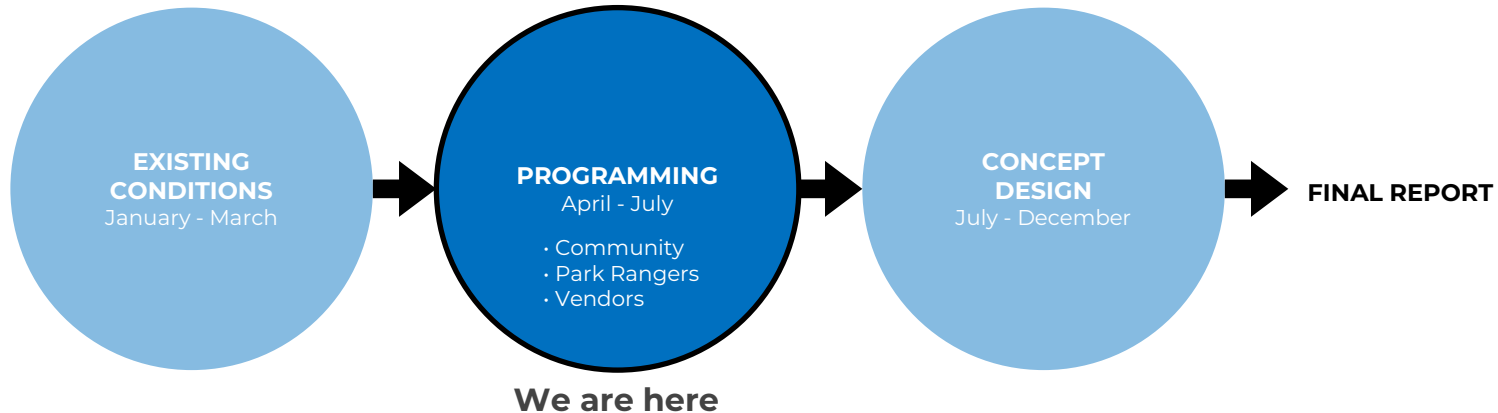


Community input

# FEASIBILITY STUDY PROCESS & GOALS

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Conduct a **Feasibility Study** to determine the extent of required **repairs**, small scale **renovations** and legally required **code upgrades** related to accessibility and life safety. Through surveys, interviews and space analysis, the study will also explore a range of options for introducing **new and/or enhanced programming** at the Boathouse and Bandstand.



# STUDY | COMMUNITY OUTREACH

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Your input is essential to a successful project. We want to hear all of your ideas, big and small. We are especially looking forward to hearing your ideas for small improvements that will have a big impact!

We have designed several inputs for community members to offer their feedback throughout the study and all comments from community members will be documented in the study final report.

- ▶ Project Webpage **[boston.gov/jamaica-pond-boathouse](https://boston.gov/jamaica-pond-boathouse)**
  - Online Surveys
  - Sign up for Email List
- ▶ 3 Community Meetings:
  - April (virtual)
  - June (in person)
  - September, date TBD



# SITE



- ▶ Part of the **Emerald Necklace**
- ▶ Historic buildings built in **1912**
- ▶ Exterior **paving & furnishings redone in 2019**

# EXISTING CONDITIONS - SITE

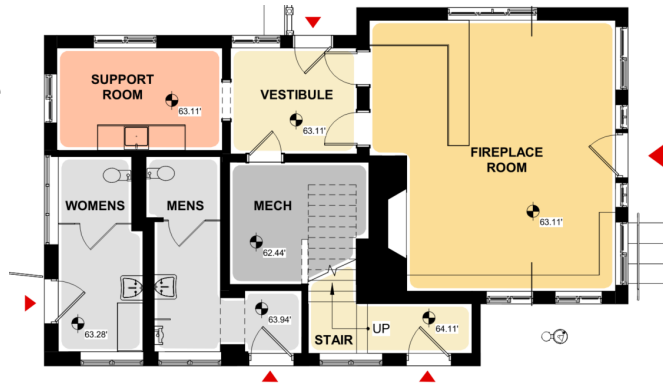


# CURRENT USES

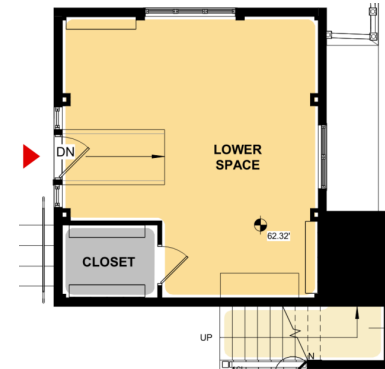
- ▶ **Nature Center & Park Ranger Office**
- ▶ **Sailing Vendor**
- ▶ **Restrooms**
- ▶ **Community Events & Informal Uses**

The study will consider **expanded uses...**

**Boathouse  
First Floor  
Plan**



**Bandstand  
First Floor  
Plan**





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# WHAT WE'VE HEARD SO FAR

# WHAT WE'VE HEARD – PEOPLE WOULD LIKE TO SEE...

From the **Online Survey** and **April Community Meeting**

## VALUES

Preserving **Natural Aesthetic**  
Long-term **Preservation**  
Climate **Resiliency**  
**Accessibility**

## CONCESSIONS

**Food Anchor**  
**Ice Cream / Smoothie Bar**  
**Beer Pop Ups**  
**Food Trucks**  
**Winter Warming Space / Cocoa Station**  
**Expanded Rental Options**  
(Sleds, Fishing, Toys, etc.)

## COMMUNITY / PROGRAMS

Cultivating a **Third Space**  
**Meeting Space**  
Engaging **Kids / Youth**  
Youth **Job Opportunities**  
Community **Message Board**  
Additional **Nature Programs**  
Improved **Nature Center**  
**Art Display**  
**Art Classes**  
Outdoor **Movie Screenings**  
Space for Additional **Nonprofits**

## SUPPORT

**Outdoor Electricity**  
**Wifi**  
**Sound System**  
Improved **Trash Cans**

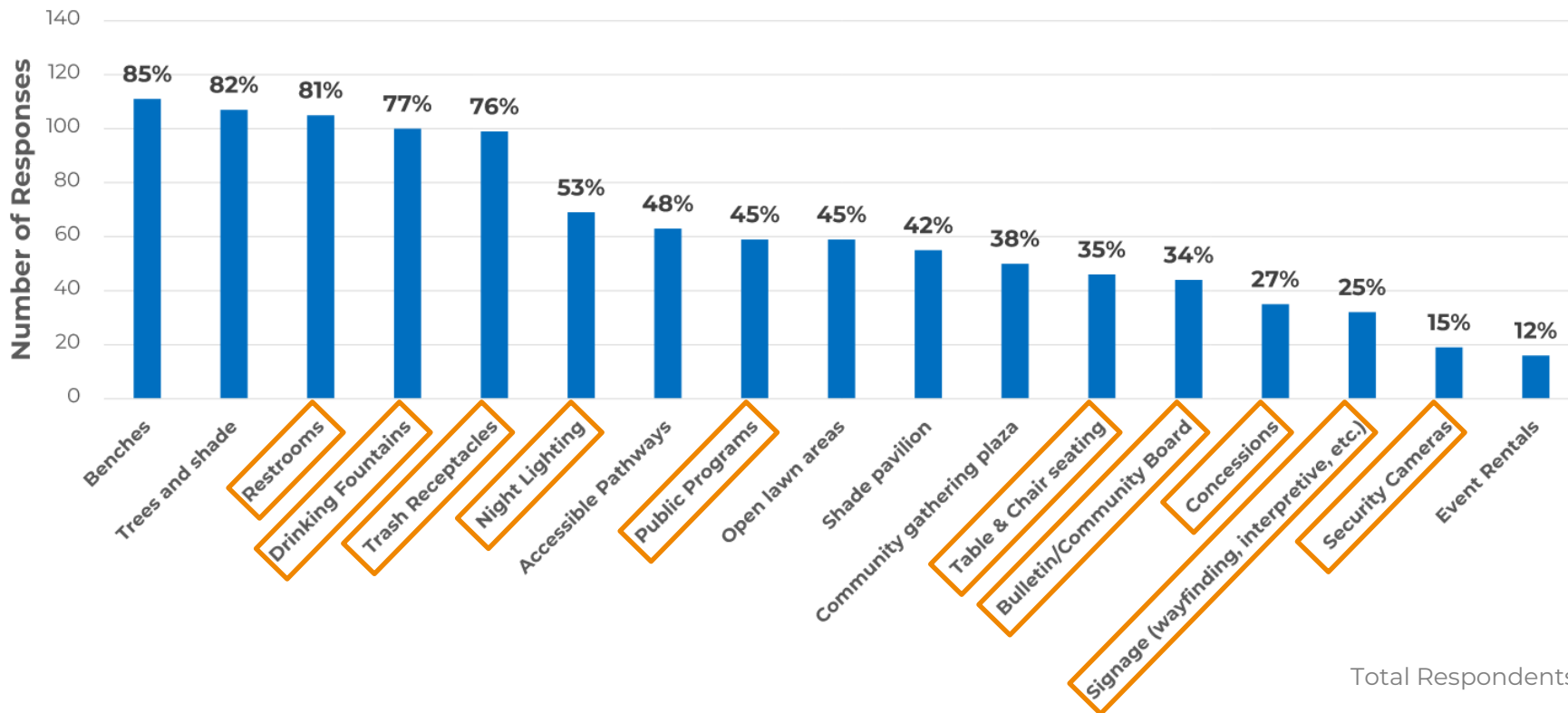
## ACCESS

**Four Season Use**  
**Year-Round Restrooms & Drinking Water**  
**Extended Hours** for Restrooms  
**Lactation Space**  
**Accessible Restrooms**  
**Gender Neutral Restrooms**  
Lift or **Elevator**  
**Consistent Hours** at Nature Center  
**Multilingual Signage**



# SURVEY RESPONSES

Which amenities (existing or new) matter most to you?



Total Respondents: 83



# SURVEY RESPONSES – What values should guide decision-making?

Public use  
Community activities  
Accessibility  
Safety  
Historic Preservation  
Environmental Stewardship  
Modern infrastructure  
Durability and Maintenance  
Functionality  
Adaptability



# **SURVEY RESPONSES – Most important for a renovation to achieve?**

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Increase engagement with Boathouse

Accessibility

Safety

**Preserve Historic Character**

Provide environmental education

Support sailing program

Improve Access to Pond

Increase bathroom access

Preserve site use



# SURVEY RESPONSES – Current Functionality to be improved?

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Electricity in Bandstand

More space for music gatherings

Increase engagement with Boathouse

Accessibility

Community programs

Support sailing program

Safety

Nature Center Signage and Hours

Concessions

**Improve Restrooms**

Seating

More drinking fountains



# SURVEY RESPONSES – Better serve the neighborhood?

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Active programming

Activities for Seniors

More Ranger programming

Kids programs

Concerts

Stay as-is

Year-round restrooms

More types of seating

Picnic tables

Year-round drinking fountains

Signage

Lighting

Coffee

Pop-ups

Food



# SURVEY RESPONSES – New uses?

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Environmental education

Local art space

Winter activities

Kids programming

No additional uses

Bat houses

Indoor event space

Signage

Coffee

Food

Ice cream

Beer garden

Food trucks

Picnic tables



# OVERALL PRIORITIES

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- ▶ Improve Accessibility
- ▶ Preserve Buildings & Site
- ▶ Support Community Uses
- ▶ Expand Year-round Use
- ▶ Improve Restrooms



# NATURE CENTER & PARK RANGER OFFICE PRIORITIES

- ▶ Park Ranger Station
  - Storage
  - Private office space
- ▶ Nature Center
  - Climate control
  - Expanded hours
  - Improved displays
  - Signage



# BOATHOUSE PROGRAMMING PRIORITIES

- ▶ Youth Programs/Camps - Summer
  - Space needs
  - Additional restrooms
  - Climate control
- ▶ Community Rentals – Spring/Summer/Fall
  - Temporary signage
  - Off-season community outreach spaces
- ▶ Off-season storage



# COMMUNITY & EVENT PRIORITIES

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- ▶ Accessibility
- ▶ Electricity in Bandstand
- ▶ Information board
- ▶ Sound System
- ▶ Outdoor Heaters



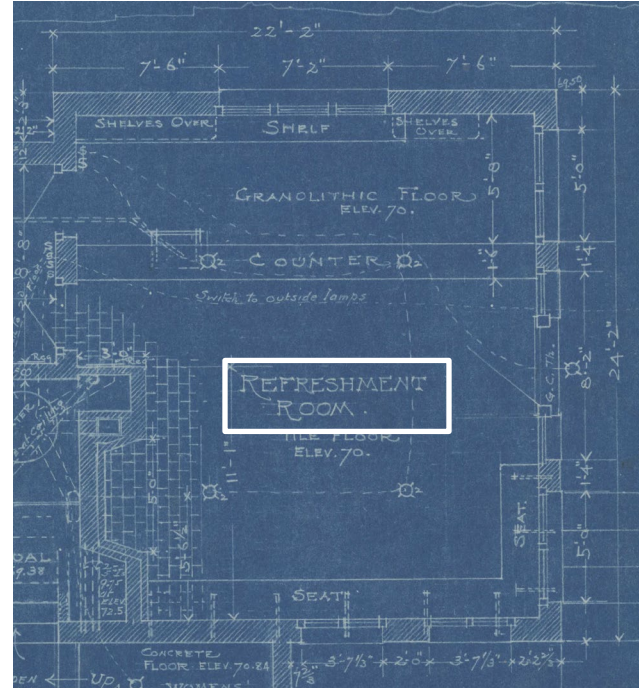
# RESTROOM PRIORITIES

- ▶ Improve ADA accessibility
- ▶ Expand seasons & hours
- ▶ Gender neutral restroom(s)
- ▶ Changing tables
- ▶ Security improvements



# EXPANDED USE IDEAS

- ▶ Community programs
- ▶ Additional rentals (sleds, fishing gear, sports equipment)
- ▶ Café/vending/food





# DRAFT PROGRAM

# GOALS

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- ▶ What is a **PROGRAM**?

A plan for **how spaces will be used**

- ▶ What is the **GOAL** of this program phase?

Develop **range of program options**

Estimate **costs** based on design and technical scope

Document in a **report** for the City to use to make **decisions**



# GOALS

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- ▶ What is the **GOAL** of today's meeting?

Previously, we gathered ideas for improvements & new uses.

Today, we will **present a range of program options & hear feedback.**



# DRAFT PROGRAM OPTIONS

LOW

HIGH

## LEVEL 1

Minor  
Renovations

## LEVEL 2

L1 +  
Improve  
Public Use

## LEVEL 3

L2 +  
Accessibility

## LEVEL 4

L3 +  
Reconfigure  
Spaces

## LEVEL 5

L4 +  
Expanded Uses



# DRAFT PROGRAM OPTIONS

LOW

HIGH

## LEVEL 1

### Minor Renovations

- + Structural Repair
- + HVAC, Electrical, & Lighting
- + Restroom Accessibility
- + Interior Finishes
- + Exterior Repairs
- + Other Minor Accessibility Upgrades

## LEVEL 2

### L1 + Improve Public Use

- + Bandstand Lift or Ramp
- + Bandstand Electricity

## LEVEL 3

### L2 + Accessibility

- + Boathouse Lift
- + Enable Year-Round Community Use

## LEVEL 4

### L3 + Reconfigure Spaces

- + Gender Neutral Restrooms (3)
- + Ranger Office

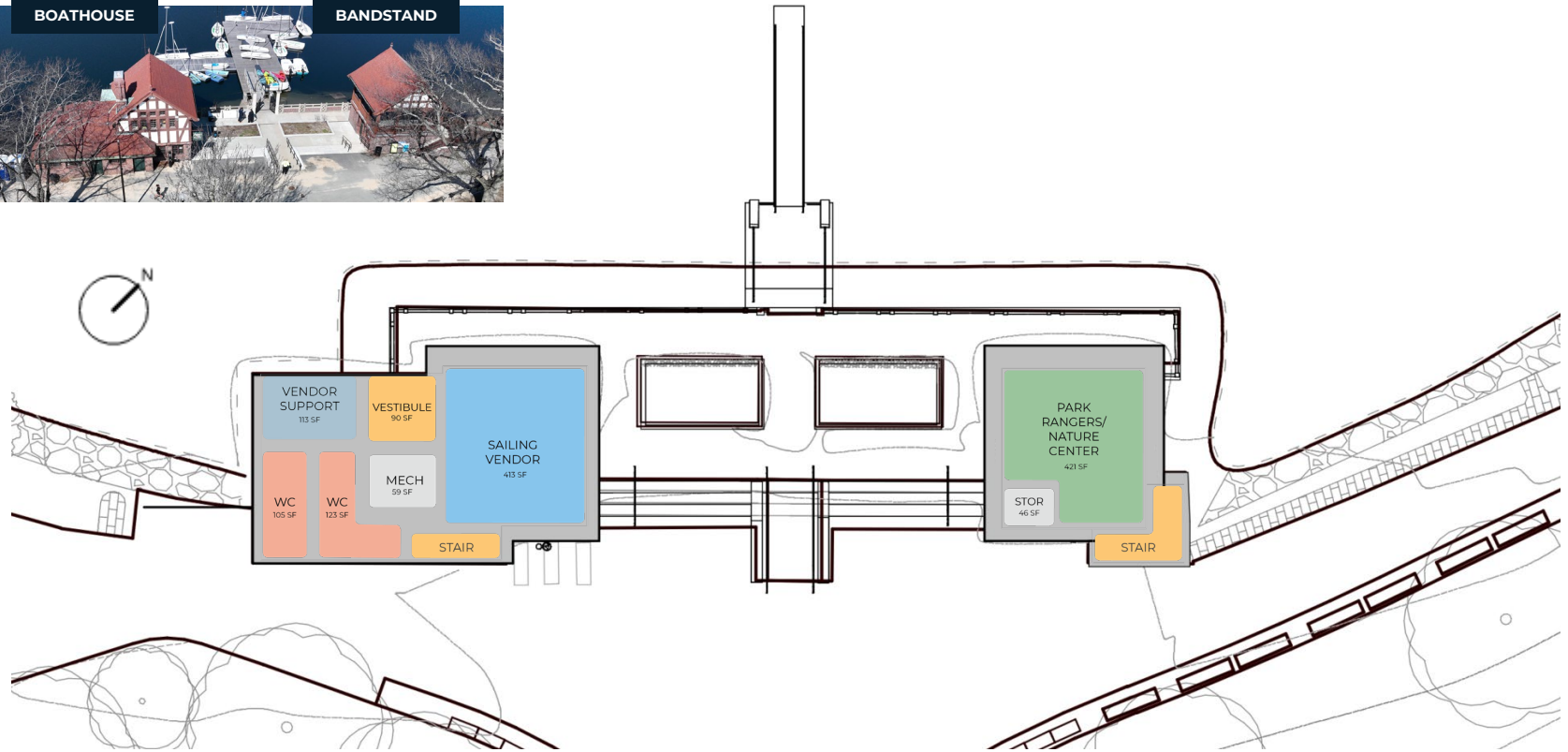
## LEVEL 5

### L4 + Expanded Uses

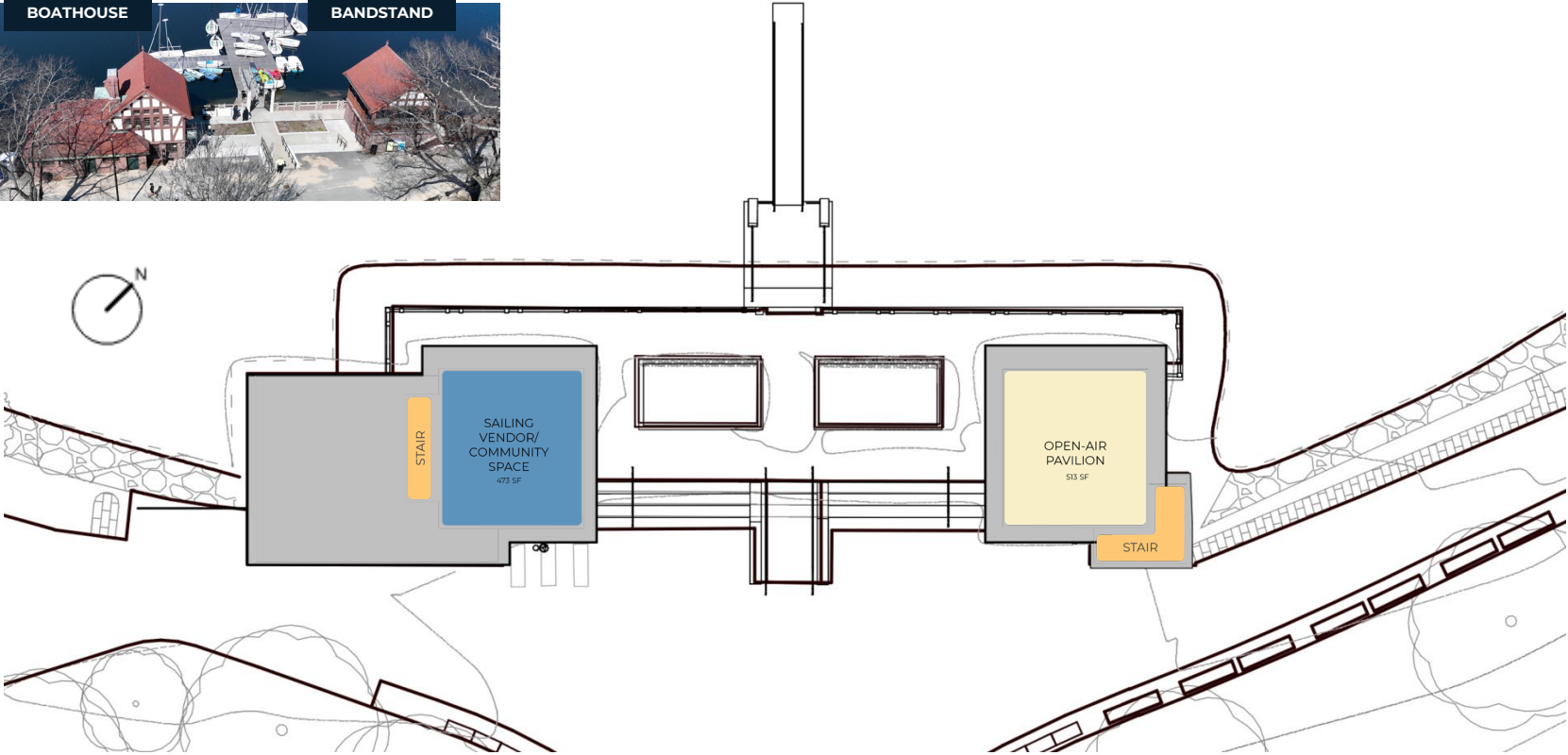
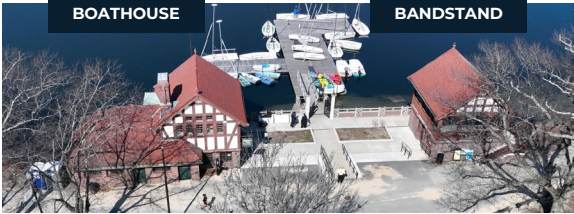
- + Outdoor Nature Center
- + Café
- + Bandstand Sound System Infrastructure



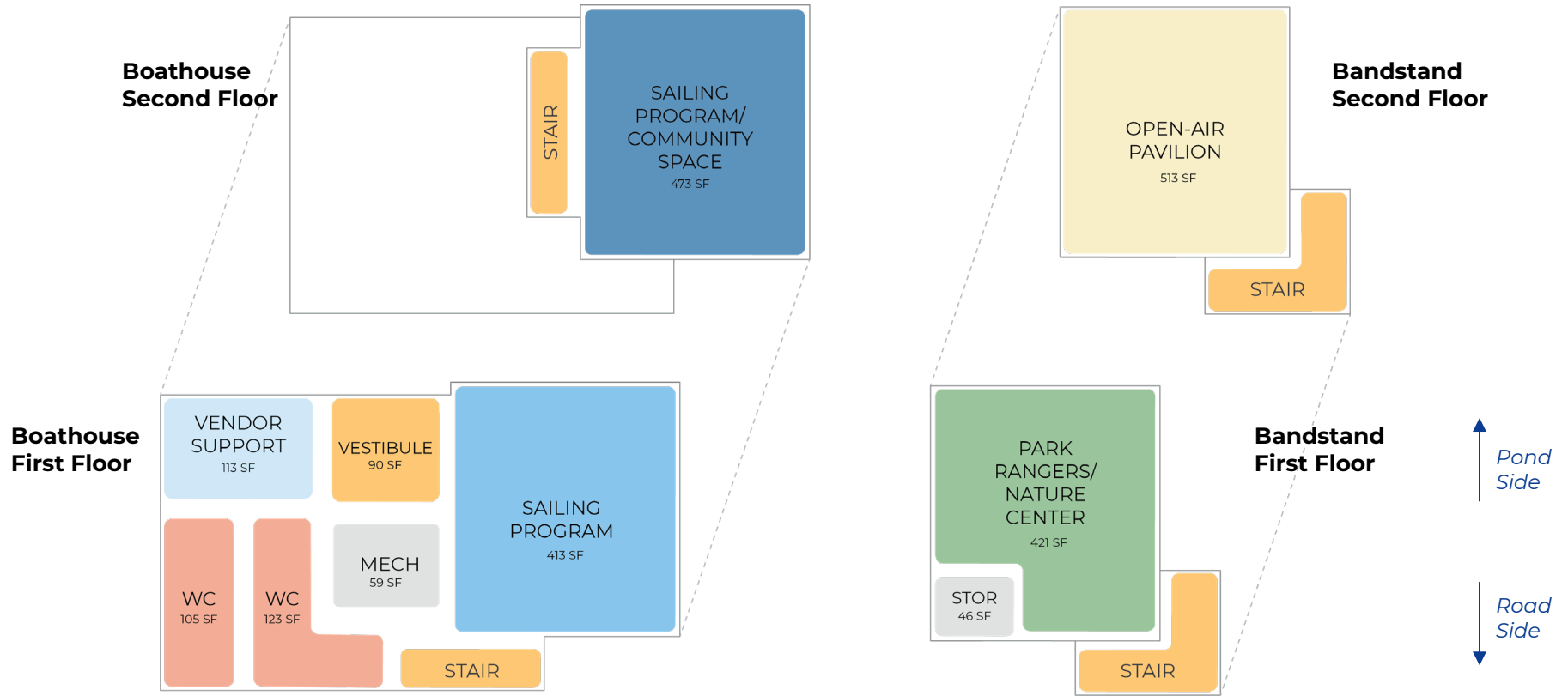
# Existing Plans – First Floor



# Existing Plans – Second Floor



# Level 1 – Minor Renovations to Support Current Uses



# Level 1 – Minor Renovations to Support Current Uses

## Scope

L1

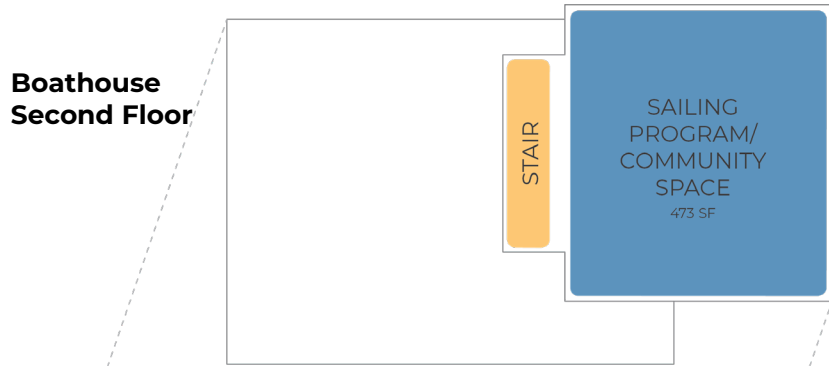
- **Exterior Repairs** with option for window replacement
- **Structural Repairs** (cracked pier)
- **Building Systems & Lighting** (including new climate control)
- **Interior Finishes**
- **Restroom Accessibility**
- Exterior **Hose Bib**
- Improved **Signage**

## Notes

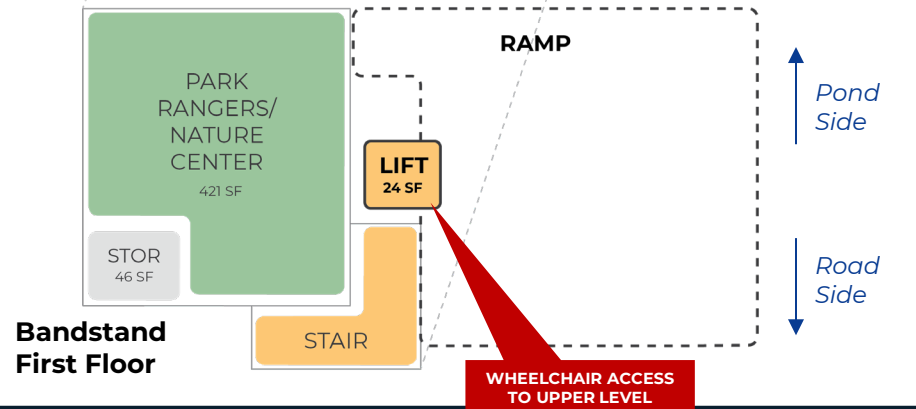
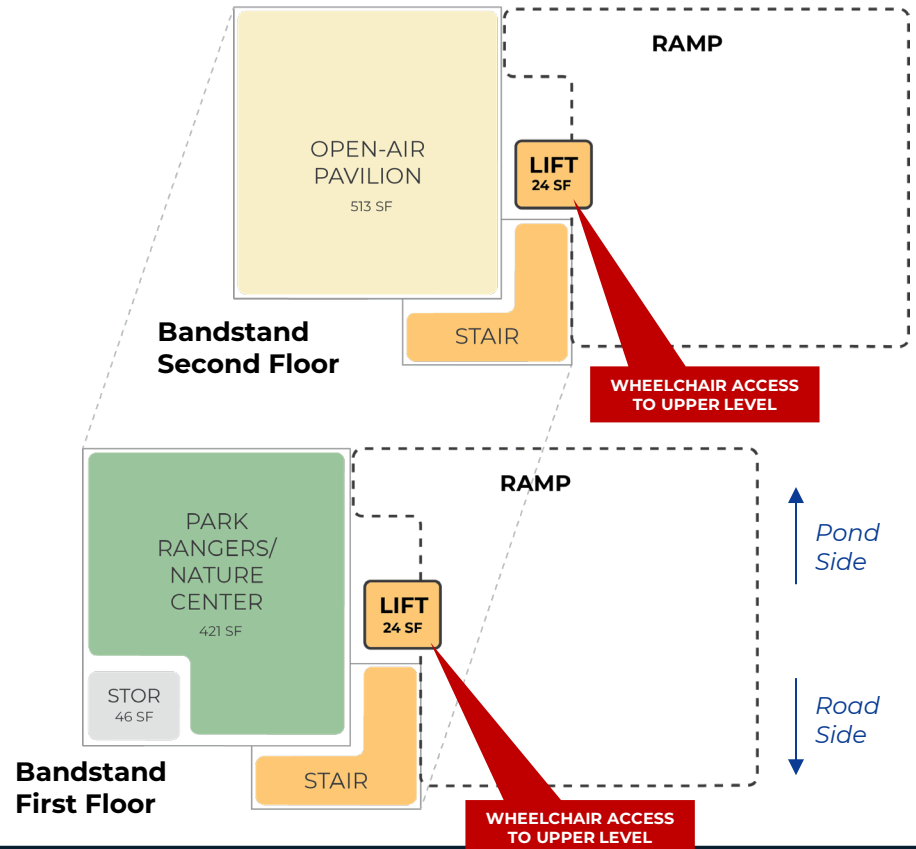
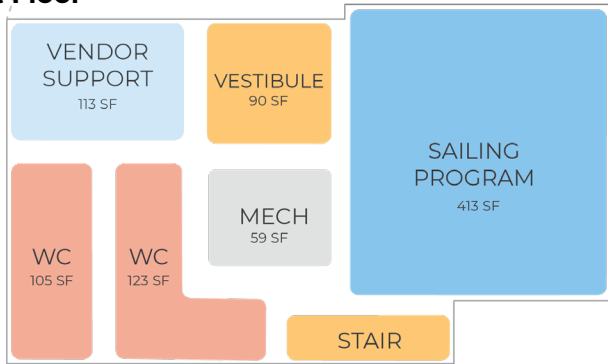
- No change to existing uses



# Level 2 – L1 + Improve Public Use



**Boathouse First Floor**



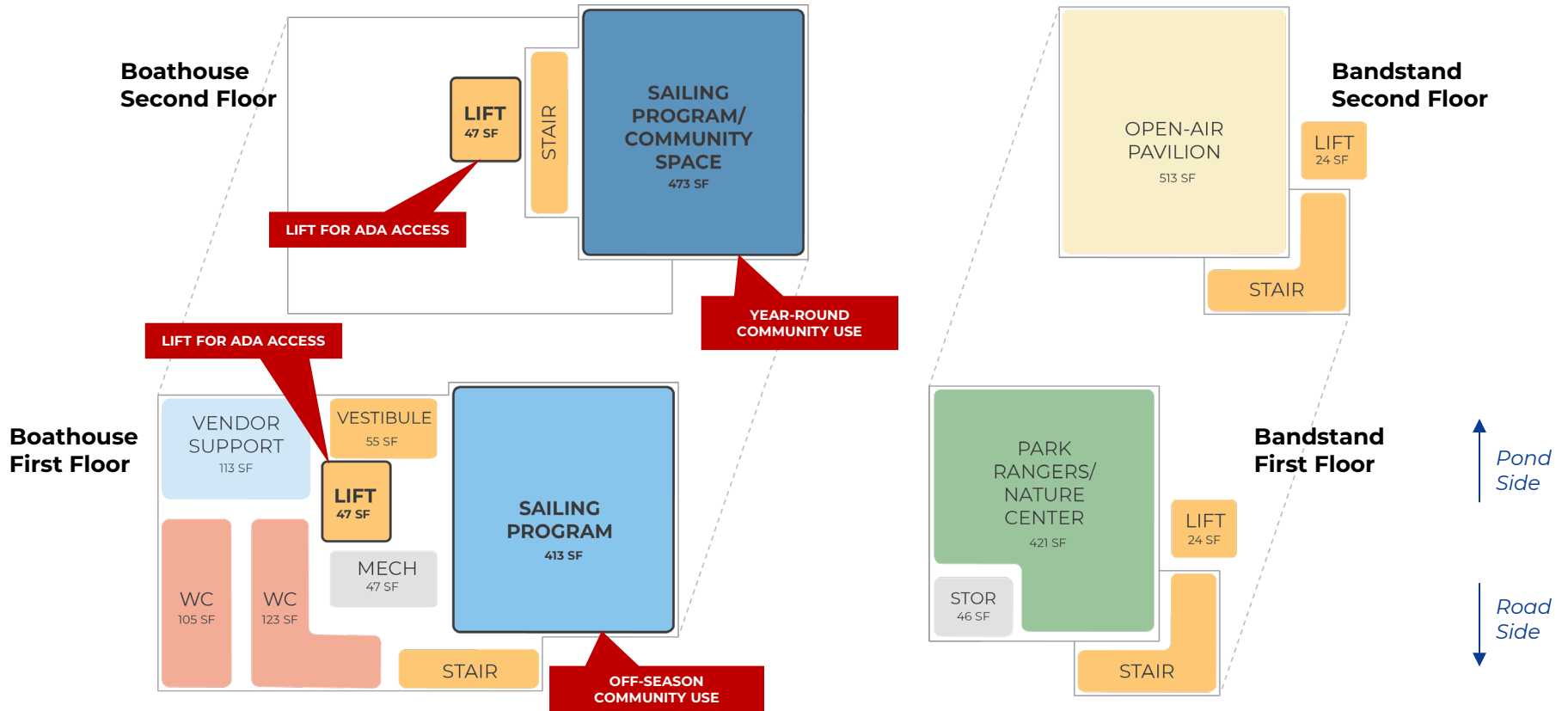
# Level 2 – L1 + Improve Public Use

## Scope

L2	L1	<ul style="list-style-type: none"><li>• Exterior Repairs with option for window replacement</li><li>• Structural Repairs (cracked pier)</li><li>• Building Systems &amp; Lighting (including new climate control)</li><li>• Interior Finishes</li><li>• Restroom Accessibility</li><li>• Exterior Hose Bib</li><li>• Improved Signage</li></ul>
		<ul style="list-style-type: none"><li>• <b>Exterior Bandstand Lift or Ramp</b> (preservation impact)</li><li>• Upgrade <b>Bandstand Guardrails</b> (preservation impact)</li><li>• Outdoor <b>Electricity &amp; Public Wifi</b></li></ul>



# Level 3 – L2 + Bandstand & Boathouse Accessibility



# Level 3 – L2 + Bandstand & Boathouse Accessibility

## Scope

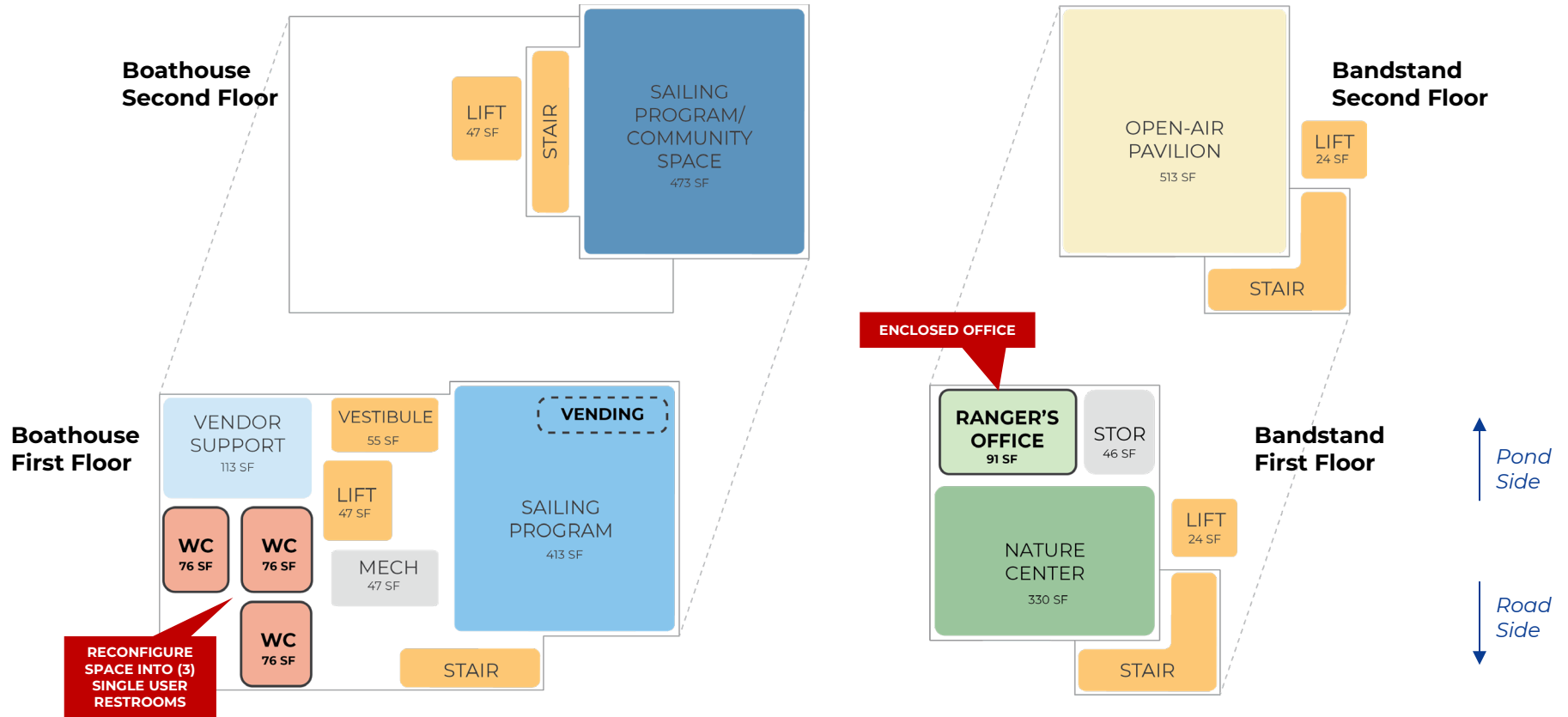
L3	L2	L1	<ul style="list-style-type: none"><li>• Exterior Repairs with option for window replacement</li><li>• Structural Repairs (cracked pier)</li><li>• Building Systems &amp; Lighting (including new climate control)</li><li>• Interior Finishes</li><li>• Restroom Accessibility</li><li>• Exterior Hose Bib</li><li>• Improved Signage</li></ul>
			<ul style="list-style-type: none"><li>• Exterior Bandstand Lift or Ramp (preservation impact)</li><li>• Upgrade Bandstand Guardrails (preservation impact)</li><li>• Outdoor Electricity &amp; Public Wifi</li></ul>
			<ul style="list-style-type: none"><li>• <b>Boathouse Lift</b> (preservation impact)</li><li>• Additional <b>Outlets &amp; Tel/Data</b> in Fireplace Room</li></ul>

## Notes

- **Off-Season Use** of Fireplace Room and Upstairs Room in Boathouse for community programming
- Boats stored elsewhere during the off-season – requires additional study/coordination



# Level 4 – L3 + Reconfigure Spaces



# Level 4 – L3 + Reconfigure Spaces

## Scope

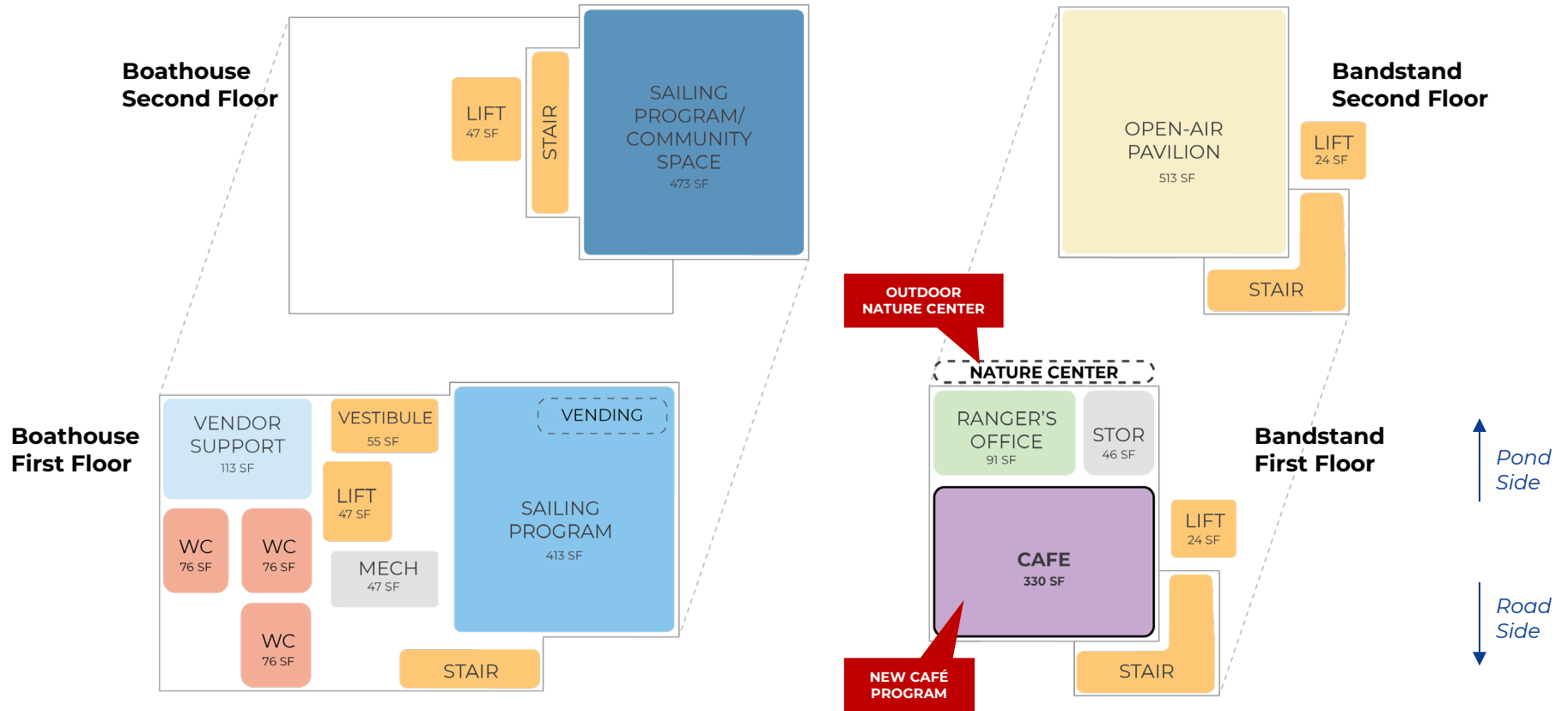
L4	L3	L2	L1	<ul style="list-style-type: none"><li>Exterior Repairs with option for window replacement</li><li>Structural Repairs (cracked pier)</li><li>Building Systems &amp; Lighting (including new climate control)</li><li>Interior Finishes</li><li>Restroom Accessibility</li><li>Exterior Hose Bib</li><li>Improved Signage</li></ul>
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	<ul style="list-style-type: none"><li>Boathouse Lift (preservation impact)</li><li>Additional Outlets &amp; Tel/Data in Fireplace Room</li></ul>			
	<ul style="list-style-type: none"><li>Reconfigure restroom space as <b>3 Single-User Restrooms</b> (gender neutral) with exterior access (preservation impact)</li><li>Build <b>Separate Ranger Office</b> within Lower Bandstand</li></ul>			

## Notes

- Allows Nature Center to be opened independently of Ranger Station
- Vendor-dependent possibility of Enhanced vending in Fireplace Room (coffee/tea/hot chocolate, ice cream, snacks)
- Possibility of restrooms remaining open year-round



# Level 5 – L4 + Expanded Uses - Café, Rentals, Etc.



# Concept – Outdoor Nature Center Examples



# Level 5 – L4 + Expanded Uses - Café, Rentals, Etc.

## Scope

L5	L4	L3	L2	L1	<ul style="list-style-type: none"><li>Exterior Repairs with option for window replacement</li><li>Structural Repairs (cracked pier)</li><li>Building Systems &amp; Lighting (including new climate control)</li><li>Interior Finishes</li><li>Restroom Accessibility</li><li>Exterior Hose Bib</li><li>Improved Signage</li></ul>
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					<ul style="list-style-type: none"><li>Reconfigure Nature Center space as <b>Café</b></li><li><b>Outdoor Seating</b> area – tables &amp; chairs for 8-12 people</li><li>Bandstand <b>Sound System</b> Infrastructure</li></ul>

## Notes

- Nature Center Outdoor Only





# DISCUSSION

# DISCUSSION QUESTIONS

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- Which improvements do you think are important?
- How can the options be refined?
- Additional thoughts?



# Summary

## Scope

L5	L4	L3	L2	L1	<ul style="list-style-type: none"><li>• Exterior Repairs</li><li>• Structural Repairs</li><li>• Building Systems &amp; Lighting</li><li>• Interior Finishes</li><li>• Restroom Accessibility</li><li>• Hose Bib</li><li>• Signage</li></ul>
				<ul style="list-style-type: none"><li>• Bandstand Lift or Ramp</li><li>• Bandstand Guardrails</li><li>• Electricity &amp; Wifi</li></ul>	
	<ul style="list-style-type: none"><li>• Boathouse Lift</li><li>• Outlets &amp; Tel/Data</li></ul>				
	<ul style="list-style-type: none"><li>• 3 Single-User Restrooms</li><li>• Separate Ranger Office</li></ul>				
	<ul style="list-style-type: none"><li>• Café</li><li>• Outdoor Seating</li><li>• Sound System</li></ul>				



## NEXT STEPS

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- ▶ Project Webpage [boston.gov/jamaica-pond-boathouse](https://boston.gov/jamaica-pond-boathouse)
  - Sign up for Email List
  - Email or Call Kezia Ofiesh  
[kezia.ofiesh@boston.gov](mailto:kezia.ofiesh@boston.gov) 617-304-3393
- ▶ Next Meeting September 2026, date/time/location TBD

