

Summary of Outcomes:

Values and Principles Community Workshop

June 28, 2022

Furnace Brook Golf Club and Forbes Hill Park

City of Quincy, MA

1.1 Project Summary and Context

The City of Quincy owns and manages the Furnace Brook Golf Club (FBGC) which occupies approximately 46 acres and is located at 20 Reservoir Road in Quincy, Massachusetts. The FBGC is immediately adjacent to Forbes Hill Park, a City-owned park of approximately 5.5 acres which has an open field, basketball and tennis courts, a playground, a golf driving cage, and the historic Forbes Hill Standpipe tower. The park is used by neighbors, Quincy residents, and visitors for passive recreation, dog-walking, city camp programs and pick-up tennis and basketball games, and other recreational uses.

As the city plans for the future of the FBGC, it is considering facility upgrades including a new clubhouse building and supporting infrastructure including parking, stormwater management, and site landscaping. Coordinated planning for facilities and programs at both the FBGC and the Forbes Hill Park is a goal expressed by the city, and area residents and stakeholders.

1.2 Community Workshop Preparation and Outreach

To facilitate that planning and design, the City of Quincy retained Fuss & O'Neill, Inc. to organize and facilitate Community Workshop on June 28, 2022, to identify the Values and Principles that the community wants to see in the project design. Specific goals for the Workshop were:

- Build shared understanding of the city's project goals among stakeholders
- Build shared understanding about stakeholder goals and concerns among all participants
- Articulate Values and Principles that can guide project design
- Identify potential synergies and conflicts between the identified Values and Principles

The City of Quincy was responsible for promotion of the Community Workshop and reached out directly to stakeholders through direct communication by e-mails and phone calls. The Division of Natural Resources also posted an announcement of the session on its website. The outreach was very successful and resulted in over 80 participants attending and participating in the Community Workshop on the evening of June 28, 2022, at the FBGC clubhouse.

Values Workshop – Furnace Brook Golf Course and Forbes Hill Park



Join us for a Community Workshop on the Values and Principles for the Design of Improvements for Furnace Brook Golf Course and Forbes Hill Park:

Date:
June 28th at 7 PM – FURNACE BROOK GOLF COURSE CLUBHOUSE

The Quincy Department of Natural Resources invites all interested residents and stakeholders to gather for a facilitated workshop to identify the values and principles that will inform the design of improvements to the Furnace Brook Golf Course and Forbes Hill Park. At the workshop, the project team will provide a brief update on the process so far and most of the meeting will focus on hearing from the diverse groups of stakeholders and participants about the values and principles that the community wants to see reflected in the project design. Your input is critical to shaping a project that all Quincy can be proud of.

Screenshot of City of Quincy Park Division website https://www.quincyma.gov/departments/natural_resources/park/index.php showing announcement of Community Workshop (excerpted 6/28/22).

1.3 Workshop Format and Delivery

The Workshop was guided by an Agenda (see section 1.3.1 of this report) which was distributed to all participants. The meeting began with a briefing on project information from Quincy Parks Commissioner Dave Murphy. Then participants were distributed into smaller, working Table Groups led by a professional facilitator from Fuss & O’Neill. Each group collaborated to respond to the following question: **“What are the Values and Principles that the community and the diverse groups of stakeholders want to see reflected in the project design?”**. For the purposes of the discussion, the following terms were used:

- the term Value was defined as “one’s judgment of what is important in life” and participants were instructed to use it as an overarching and philosophical statement and
- the term Principle was defined as “a belief governing the design of the project” and was considered to be more specific and actionable than a value.

Table Groups were also provided with a set of Ground Rules (see section 1.3.2 of this report) to help define the discussions and responses and assure that all participants had an opportunity to be heard. Table Groups worked for 50 minutes together to identify Values and Principles; Values on blue Post-It Notes and Principles on orange Post-It Notes. After a brief break, the participants gathered as a single group and each Table Group facilitator verbally read out and presented the Values and Principles that were generated by their group. As the Values and Principles from each Table Group were read out, other facilitators grouped them by topic so

that the entire group of participants could see the broader themes, areas of agreement and areas of disagreement.



Facilitator and Table Group identifying and capturing Values and Principles.



Table Group facilitators reporting outcomes Values and Principles and organizing by Themes.



Values and Principles posted by Theme at the end of the Workshop

1.3.1 Agenda for the Workshop

June 28, 2022 – 7-9 PM

1. Welcome and Project Summary – 7:00
2. Identifying Values and Principles for Project Design – 7:15
 - a. Goals for our time together tonight
 - b. Physical area of focus
 - c. Question for Tonight: **“What are the Values and Principles that the community and the diverse groups of stakeholders want to see reflected in the project design?”**
 - d. How will we work together to identify Values and Principles?
 - i. Work together at tables in groups of mixed stakeholders
 - ii. Table function and process:
 1. Facilitator will guide each Table Group
 2. Identify a scribe for each table (with clear bold handwriting)
 3. Use Ground Rules for discussion
 4. Your ideas for Values and Principles that you feel should underly the project design on sheet of paper
 - a. **Value:** “one’s judgment of what is important in life”-
OVERARCHING AND PHILOSOPHICAL
 - b. **Principle:** “a belief governing the design of the project”
– MORE SPECIFIC AND ACTIONABLE
 5. One at a time, verbally share your ideas for values and principles
 6. Facilitator and scribe collect the Values and Principles and post on your Table Group boards
 7. Flash function ⚡ – our goal is not to debate, but to clarify
3. Working time in Table Groups – 7:30 TO 8:15

Break/Stretch/Catch up – 8:15

4. Report Out Table Group Values and Principles – 8:20
5. Review and Organize the Workshop’s Values and Principles – 8:50
6. Next Steps – 9:00 – Dave Murphy

1.3.2 Ground Rules for Workshop

Participants were also asked by the facilitators to abide by some Ground Rules for discussion:

- Be fully present – no phones
- Speak your own truth – don't speak for others
- Listen with your whole self
- One voice at a time
- Be brief and meaningful when voicing your opinion (30 second goal)
 - State your proposed value or principal for the project for consideration
 - State your “headline” first, then the supporting information as necessary
- One idea per Post-It - Capture the central idea
- If someone in the group wants clarification or wants to offer an alternate view, use “Flash” call and symbol ⚡
- Our goal is not to debate, but to identify conflicts and understand them
- Expect and accept non-closure
- Disagree without being disagreeable
- Wait to express your second thought on a topic after others have spoken once
- Everyone participates, no one dominates
- Stay open to new ways of doing things
- Bring your humor and have fun

1.3.3 Participants

The following individuals attended the event and signed-in at the check-in table:

- Ian Cain
- Sarah Edwards
- Ryan Edwards
- Jenn Lippin
- Mark Donovan
- Noreen Campbell
- Ben Houston
- Anne Mahoney
- Mark Vialpando
- Uri Tadmor
- Yunas Herman
- Shaun Malzadeh
- Hannah Malzadeh
- Dyanne Gardiner
- Katherine Bowes
- Joanne McCabe Morris
- Elena Pappas
- Renee Packard
- Grace Boune
- Ken Gardiner
- Sharon Gardiner
- Jeanne Owens
- Cara Owens
- Eamon Maher
- Jenn McDonough
- Jack Fitzgerald
- Anne Meyers
- Anna Olson
- Maria Mulligan
- Edward Madden
- Laura Lisam
- Dan Witsil
- Emily Hyde
- Amie Durgin
- James Kim Syndi
- Marge Connors
- Caitlin Driscoll
- Keith Faherty
- Erin Santacroce
- Kevin McDonough
- Jean Thurber
- Anneli Johnson
- Ellen Poggi
- John Keenan
- Jan Stetson Dwyer
- Jean Conley
- Cathy Wood
- David Stone
- Lisa Marie Guidi
- Martha Sheridan
- Dave Potter
- Joann Squitieri
- Meg Potter
- Gary Florindo
- Dyan Bauman
- Linda & Kevin Mantville
- Erin Mcey
- Mary Kay
- Christos Goumenos
- Sophia Goumenos
- Bob Linden Felzer
- Thomas Hopkins
- Joe Foley
- Jane Wong
- Jim & Paula Timmins
- Holly Williams
- Jocelyn Sedney
- Karen Carter
- Richard Silderham
- Chris Lebo
- Jen Lebo
- Joyce Gilbert
- Larry Liuzzo
- Fay Strigler
- Pat O'Donovan
- Lea Ricci
- Jim Paolucci
- Stewart Lebo
- Emily Lebo
- Jay Stearns

1.3.4 Facilitators

The following staff from Fuss & O'Neill facilitated the event:

- Samantha Godin
- Alexander Maxwell
- Katherine O'Shea
- Arnold Robinson
- Matthew Skelly
- Kevin Sullivan

1.4 Outcomes

The full listing of all Values and Principles generated by the participants and organized by Theme has been included in Appendix A.

Based on the discussions at the Group Tables and the posting/sorting process used at the end of the Workshop, the facilitators have summarized the outcomes into the following themes:

- Golf Course
- Forbes Hill Park
- Neighborhood Character
- Parking and Safety
- Project Process

Each of these Themes contains the identified Values and with their supporting Principles/Actions which were identified by the Community Workshop participants. They have been organized by the Workshop facilitators.

THEME: FURNACE BROOK GOLF COURSE

Furnace Brook Golf Course Programs

The participants emphasized the values diversity and inclusion in use of the golf course and emphasized that the course should be welcoming to all members of the community. Participants suggested various programs at the golf course such as sledding and a rope tow, a children's golf program, and a golf simulator. The participants also expressed the desire to preserve the longstanding golf leagues.

Furnace Brook Golf Course Operations

Community members emphasized that because the golf course is owned by the City of Quincy, the club should be widely accessible to members of the general public. Such community accessibility could be achieved through the aforementioned suggested programs. Additionally, workshop participants believed that the facility should generate revenue for the city, while some members of the community expressed concern that the development would be too commercialized.

Clubhouse Building Program and Operational Parameters

Workshop participants again emphasized community access as a value guiding the operation of the clubhouse, specifically noting that the clubhouse dining and functional space should be available for year-round community use, and that the clubhouse revenue should benefit the city. Additionally, participants indicated that they would prefer the clubhouse remain operational while implementation of the project is underway. Some community members expressed a desire to limit the restaurant hours and concern regarding the clubhouse liquor hours. Participants

expressed a desire to mitigate clubhouse-related overserving that leads to driving under the influence, and a desire to minimize impact to the neighborhood.

Clubhouse Design and Maintenance

Community members noted that the clubhouse should be appropriately sized and expressed interest in maintaining the views from the deck of the existing clubhouse. Additionally, participants indicated sustainable infrastructure and building design as a value to be considered throughout the development process. Supporting principles that participants mentioned include improving handicap accessibility at the clubhouse, providing sufficient parking, and offering off-site parking for special events.

Golf Course Design and Maintenance

Community members emphasized that the golf course should be preserved, and many participants noted that the golf course should be better maintained. Some participants indicated that the golf course should align with the state's climate goals and encouraged planting native species and using electric equipment for course maintenance. Other participants suggested including walking trails on the perimeter of the golf course property and emphasized that the course should be ADA compliant. Participants also suggested organic and animal friendly pest maintenance, relocating the maintenance shed to reduce noise, and improving the golf course perimeter.

THEME: FORBES HILL PARK

Tower

Participants emphasized the importance of preserving and maintaining the historic water standpipe tower and highlighting its historic value through informational signage and potentially lighting the tower for limited nighttime hours. Additionally, community members expressed an interest in restoring and repurposing the tower for community use.

Park Program/ General uses

Workshop participants expressed interest in improving the park to be better enjoyed recreationally by neighborhood residents and other community members. Participants emphasized a sense of community stewardship and inclusion as values to guide the park improvements and noted that the community should dictate which recreational facilities would be appropriate given the desired use of the park.

Environmental Factors

Some workshop participants indicated the importance of maximizing open space and green space and highlighted the value of the park in contributing to a clean sustainable environment. Such contributions could include ecosystem services and protecting existing wildlife.

Stormwater

Participants acknowledged difficulties maintaining the existing drainage and stormwater maintenance system, and emphasized the need for an improved system.

Landscaping/ Plantings

Participants expressed a desire for expanded greenspace and noted the cooling benefits that result from having shaded tree cover. Participants also suggested implementation of a pollinator garden and/or a community garden, and indicated that weeds, dead plants, and invasive species should be removed and controlled over time.

Trees

Participants indicated that existing trees should be maintained to the extent possible and reiterated the benefits of tree cover in creating shaded areas.

Recreation facilities

Several recreational facilities were suggested by workshop participants, including tennis courts, basketball courts, improved playground equipment, and seating and picnic tables.

Dogs

Several community members indicated that the park should be dog-friendly, with some community members suggesting areas where dogs can run around off-leash, and other community members expressed a preference that dogs remain leashed.

Safety/ Security

Participants expressed concern over park safety, indicating a desire for security cameras and improved lighting. Additionally, participants indicated that rules against drinking in the park be more strictly enforced.

THEME: NEIGHBORHOOD CHARACTER

Several members of the surrounding neighborhood voiced concerns about noise related to the construction of the proposed development and also expressed a desire to maintain the quiet and relaxing character of the neighborhood after the development is finished. Additionally, neighbors suggested that the space at the golf course and the park be used for neighborhood events, and that outdoor recreational programs be developed and hosted at the park.

THEME: PARKING AND SAFETY

Overall Parking and Safety System Recommendations

Participants recommended improved signage and striping at facility parking lots and on roadways in the vicinity of the study area. Additionally, participants indicated that efforts should be taken to mitigate high vehicle speeds and noted that the facilities should be designed to accommodate delivery vehicles.

Traffic Flow Concepts

Participants indicated traffic management and vehicle circulation to be primary points of improvement and recommended one-way circulation on site, with entry only and exit only driveways.

Speed Solutions

Neighborhood traffic safety and traffic calming were cited as major community values, with speed bumps and flashing stop signs recommended as possible design principles to incorporate into the proposed development.

Parking Solutions

Some participants commented that on-street parking should be prohibited or limited and others noted that other parking locations should be considered, such as unused or low volume roadways.

Golf Course – Specific Parking Solutions

Participants indicated that the golf course should have more parking, but some participants indicated that paving for parking should be minimized, and that the golf course should consider a satellite parking lot with a shuttle. Other participants suggested that parking lot access should be provided via Summit Avenue.

Other

Other parking and safety considerations mentioned by participants included better pedestrian access, addressing late night loitering problems, and trying to reduce the number of people driving under the influence.

THEME: PROJECT PROCESS

Communication and Community Involvement

Workshop participants indicated more frequent communication as a major value, specifically requesting communication of the long-term project development and implementation. Participants noted the effectiveness of charette-type activities, and requested similar workshops as the project progresses. Some participants requested an inquiry into if the City at large desires another golf course, recommending a related ballot question.

Circulation of Project-Specific Information

The participants expressed the need for project transparency, requesting clarity on misinformation about project cost, and further information on clubhouse revenue. Additionally, participants requested clarification on the clubhouse restaurant operations. Participants recommended circulation of related project information and project milestones via the email addresses collected at sign in.

Overarching Site Design Considerations

The participants indicated that the design process should balance competing interests and should be inclusive and transparent. Participants also asked that the city keep an open mind throughout the design process. Some participants asked that the golf course space be used for parking, others expressed a preference to emphasize the needs of the golf course throughout the design process. Some participants noted that the traffic impact of the development should be studied.

Trees and Landscaping

Community members expressed a desire for a tree survey and evaluation of which trees should be maintained and which should be removed. Some participants indicated that this evaluation should be completed by an arborist or other independent third party.

Considerations During Construction

Participants indicated that construction impacts to the community should be mitigated to the extent possible, and that the design is cost-effective from a construction standpoint. Additionally, community members suggested a small development footprint to minimize negative environmental impacts.

Appendix A

Values and Principles Summary Tables

Golf Course

	<u>FBGC programs</u>	<u>FBGC operations</u>	<u>Clubhouse building program and operational parameters</u>	<u>Clubhouse building design/materials</u>	<u>Golf course design and maintenance</u>	<u>Other</u>
Values	<p>sledding must stay</p> <p>keep sledding open</p> <p>democratize golf</p> <p>welcoming environment to all</p> <p>inclusion and diversity in use of golf course</p> <p>inclusivity @ fbgc by city</p>	<p>revenue should be generated to support the city</p> <p>facility also needs to make money</p> <p>focus should be on golf</p> <p>accessible golf for all</p> <p>non-commercialization</p> <p>accessibility for different income brackets</p>	<p>small venue for dinner dining - small function room for community</p> <p>limit restaurant hours to support golf and hours</p> <p>restaurant hours not limited to golf hours - be available for community</p>	<p>development is right sized & sustainable (climate)</p> <p>make a clubhouse with a community field & properly sized</p> <p>outdoor space/deck</p> <p>great outdoor dining space</p> <p>need a new clubhouse</p> <p>maximize views from site & clubhouse</p> <p>function space should be appropriately sized but t not too large to cause negative impacts</p>	<p>improved maintenance and updated golf course</p> <p>keep golf course</p> <p>preserve golf course</p> <p>preserve golf course</p> <p>aligns with state's climate goals</p> <p>native species electric lawn equipment</p>	

	<u>FBGC programs</u>	<u>FBGC operations</u>	<u>Clubhouse building program and operational parameters</u>	<u>Clubhouse building design/materials</u>	<u>Golf course design and maintenance</u>	<u>Other</u>
Principles	<p>golf lessons</p> <p>golf simulator</p> <p>kids golf program @ fbgc</p> <p>rope tow on course in winter</p> <p>watchable 9th green</p> <p>preserve tradition of tournaments</p> <p>Quincy citizens a priority</p> <p>tow rope for hill for seasons</p> <p>bring back events (i.e. flag day)</p> <p>preserve the long-standing golf leagues</p>	<p>more your golf programs</p> <p>golf club amenities open to public users</p> <p>golf club resources for golf course</p> <p>community accessibility to golf</p> <p>member time & public access</p>	<p>clubhouse uses that allow year-round use</p> <p>keep open during improvements</p> <p>improve clubhouse & facilities</p> <p>operations not having negative impacts</p> <p>revenue to city and not to third party restaurants</p> <p>limited alcohol - prevent dui's</p> <p>concerns w expanding liquor license hours</p>	<p>more welcoming architecture</p> <p>clubhouse on multiple levels - carts under - concessions under</p> <p>view from clubhouse in existing location</p> <p>renovate club house & parking</p> <p>clubhouse deck and fire pit</p> <p>club house stayS in the same spot</p> <p>parking garage under clubhouse</p> <p>keep the clubhouse view</p> <p>offsite parking for special events</p> <p>temporary club house</p> <p>carts under clubhouse</p> <p>upgrade fbgc clubhouse</p> <p>handicap accessibility in club house</p> <p>same size club house - triple, too much depends on what the use is</p>	<p>walking trails @ golf course property</p> <p>organic / animal friendly pest maintenance</p> <p>close course for improvements</p> <p>golf facilities in public parks</p> <p>relocate maintenance shed to cut on noise</p> <p>ADA compliance</p> <p>improve perimeter of fbgc</p> <p>netting on stony brae playground</p>	<p>need more parking</p> <p>lines for parking</p> <p>noise on homes from park south course</p> <p>manage noise generation from outside space use</p>

Forbes Park

	<u>Tower</u>	<u>Park program/general uses</u>		<u>Environmental factors</u>	<u>Stormwater</u>	<u>Landscaping/ plantings</u>	<u>Trees</u>	<u>Recreation facilities</u>		<u>Dogs</u>	<u>Safety/security</u>	
Values	keep the tower	City property should reflect the city	open space - spend time	maximize open space	permanent fix for drainage	clear space along summit to expand greenspace	tree maintenance	new tennis court		people & dogs in same space	no more drinking in the park	
	preserve historic aspect tower	other neighborhoods can also enjoy the park	improve park amenities	clean sustainable environment	responsible green service and groundwater management	cooling from trees	cut down as few trees as possible	improved basketball court		Park rows - dogs, humans		
		safe & interesting place for children & families	Maintain Park - only same people golf	more green space					improve playground equipment			dog friendly
		non-commercialization	organized play	wild spaces					seating and picnic tables			
		community stewardship	respect southern boundary park	ecosystem services					improve park amenities & facilities			
		inclusive open space - diverse for family & kids	focus should be on community recreation									
		keep park as is beautiful parks	stewardship									
Principles	upgrade water tower with signage	maintain existing park boundaries		protect existing wildlife	better drainage	pollinator garden w/ greenery	shady spots (tree cover)	maintain tennis court	Tennis/ pickle ball	dog park	security cameras	
	Something cool with the tower	let the community dictate the park facilities			remove basin	expel weed's/dead plants/invasive species		fix courts	tot lot/ playground	open space for dogs	well-lit safe space	
					drainage study? Just fix it.	community garden		improved basketball court	goats	fenced area for dogs	lighting	

Parking and Safety

	<u>Overall Parking and Safety system recommendations</u>	<u>Traffic flow concepts</u>	<u>Speed solutions</u>	<u>Parking solutions</u>	<u>Golf course-specific parking solutions</u>	<u>Other</u>
Values	car safety-signage - traffic management understanding turn radius for delivery trucks as well safety of residents within traffic (speed) mixed use	try to improve traffic management create traffic flow - entrance & exit make access & traffic fair to neighborhood streets	neighborhood safety public safety & traffic safety neighborhood traffic calming safe traffic	Parking	More parking	pedestrian friendly- safety & access repave bumpy road for pedestrian access & use provide pedestrian access to bumpy road better tree safety
Principles	better striping	one way in - one way out create traffic plan - safety entrance & exit	flashing stop signs speed humps speed bumps for road stop speed bumps	no or limit on street parking consider all possible locations for parking explore parking on unused roads	potential parking along the bumpy road more parking consider alternate parking lot - satellite/carpool minimize paving for parking open driveway onto summit	accessibility & safety on all areas drunk driving - road safety address loitering issues at night

Project Process

	<u>Communicating with and Involving community in the project</u>	<u>Provide specific information to stakeholders and public</u>	<u>Overarching site design considerations</u>	<u>Trees and landscaping</u>	<u>Considerations during construction</u>
Values	<p>communication w/ community</p> <p>communication</p> <p>communicate</p> <p>long term view of project</p>	<p>do the studies before the design</p> <p>clarify budget misinformation</p> <p>transparency & accessibility to findings</p> <p>transparency</p>	<p>sustained inclusive design process & transparent</p> <p>involve 3rd party design & programming</p> <p>recognize competing in interest design</p> <p>parking to accommodate various uses of park and course</p>	<p>evaluation of trees to maintain and what to remove - long term plan</p>	<p>smaller footprint - better for environment</p> <p>quiet during construction</p> <p>evaluate local impact</p> <p>cost effective</p>
Principles	<p>ballot question for kind use</p> <p>inquiry into if the city at large wants another golf course</p> <p>charette type activities</p>	<p>to make design accessible - model - stake out</p> <p>city should circulate budget & other info via emails collected</p> <p>fiscal transparency</p> <p>fiscal value - project cost clubhouse</p> <p>clarify restaurant service & operating hours</p> <p>more information about services</p> <p>public milestones</p>	<p>number of people for function hall</p> <p>be flexible & open minded in design option</p> <p>use golf course space for parking lot - fair decision of space</p> <p>who is responsible for fencing around golf course</p> <p>any change to traffic flow should be studied</p> <p>emphasize golf</p> <p>signage re: respect to neighborhood</p>	<p>independent tree survey & recommendations</p> <p>evaluate trees</p> <p>full tree survey</p> <p>arborist - health assessment</p> <p>environmental assessment for the project</p>	<p>limit noise pollution (activity & construction)</p> <p>sustainability- environment, noise pollution</p>

Neighborhood Character

<p>Values</p>	<p>Maintain "Oasis" Vibe</p> <p>Quiet And Non-Busy Neighborhood - Tranquility</p> <p>Long Term Resource Protection</p> <p>Multiple Uses of Outdoor Space</p> <p>Outdoor Education & Recreation</p> <p>Quiet</p> <p>Balanced To More Use of The Facility</p> <p>Peace And Quiet for Abutters</p> <p>Safe Community Use</p>
<p>Principles</p>	<p>Neighborhood Events</p> <p>Limit Hours - Quiet Hours</p>