



MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

Esplanade Riverfront Pavilion



Public Meeting and Interactive Design Process

Thursday, April 13, 2017
6:00 p.m. - 8:00 p.m.

State Transportation Building
10 Park Plaza, Second Floor
Boston, MA



Commonwealth of Massachusetts

Governor

Charles D. Baker

Lieutenant Governor

Karyn E. Polito

Energy and Environmental 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.*

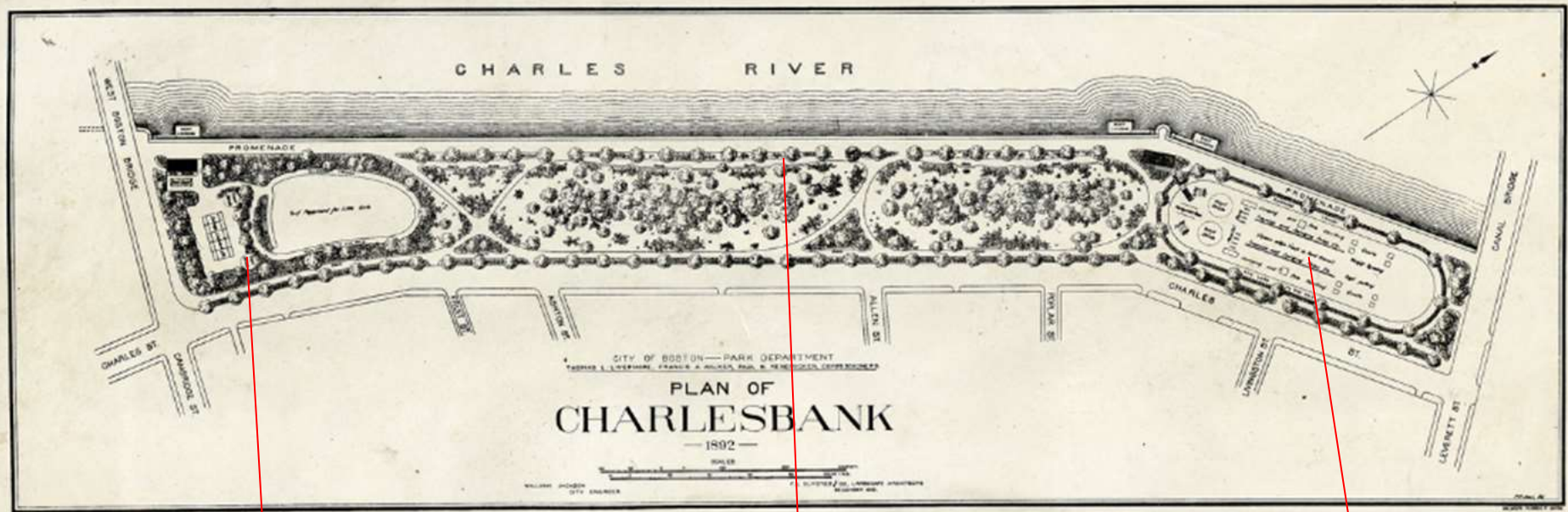
Purpose of Meeting

- Provide an overview of the site and the planning project
- Discuss current uses, challenges and opportunities for the site
- Through an interactive design process, obtain public input on:
 - Options for building program
 - Concepts for architectural character of the building

Overview of Site and Planning Project



Frederick Law Olmsted design 1892



Women's Athletic Grounds

Riverfront Promenade

Men's Athletic Grounds

Women's Athletic Grounds



152-42

Men's Athletic Grounds



Riverfront Promenade and Parkland



*CHARLESBANK PLAYGROUND - BOSTON.
Promenade & Little Folks Lawn Well Screened
From West End Slums.
Olmsted Brothers — Landscape Architects.*



1930s Esplanade parkland
expansion

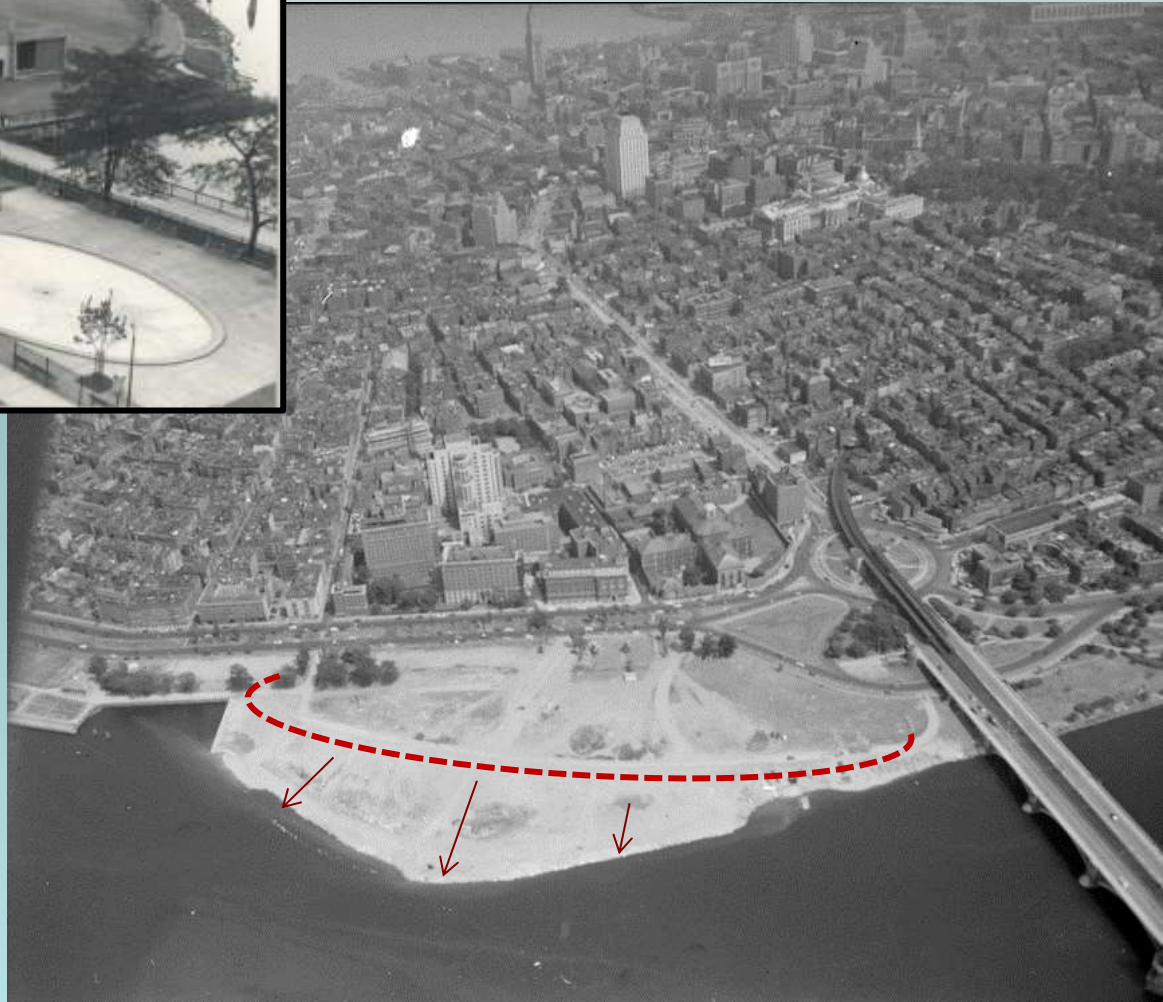


1940s Storrow
Drive construction





1951 Lee Pool complex



1947 Charlesbank expansion



Planning Project Goals

- Engage the community
- Create a flexible program venue
- Provide critical park amenities
- Support DCR operations and partners' uses
- Increase access to the waterfront
- Broaden active outdoor recreation opportunities
- Reclaim parkland
- Connect the Lee Pool area to the broader Esplanade landscape.



Planning Team

Lead Consultants - Architecture

MARYANN THOMPSON ARCHITECTS

Civil Engineering/Survey/Traffic Consultant

Nitsch Engineering, Inc.

Landscape Architecture

Michael Van Valkenburgh Associates, Inc.

MEP/FP Engineering/Energy Management Specialist

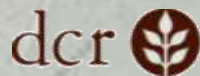
Garcia, Galuska & DeSousa, Inc.

Structural Engineering

RSE Associates, Inc.

Scope of Work

- \$200,000 contract for initial planning
- Existing conditions assessment
- Regulatory analysis
- Site and building program
- 3 conceptual designs (1 adaptive reuse)
- Schematic development of preferred alt.
- DCAMM Certified Building Study and construction cost estimate.



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Current Uses

CURRENT USE

- DCR OPERATIONS (8,075 SF)
- ESPLANADE ASSOCIATION (2,400 SF)
- HILL HOUSE (635 SF)
- PUBLIC USE (8,000 SF)

0 10' 50' 100'



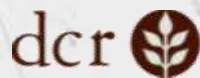


Current and Proposed Uses

	Landscape features	Public Amenities	DCR Operations	Esplanade Association	Hill House
<i>The Lee Pool complex currently provides:</i>					
Current	<ul style="list-style-type: none">• Stone seawall• Riverfront path• Views• Mature trees• Bike path	<ul style="list-style-type: none">• Parkland• Parking	<ul style="list-style-type: none">• Staff offices• Workshop• Bathrooms• Storage• Vehicle storage• Maintenance Yard• Parking	<ul style="list-style-type: none">• Office• Storage• Vehicle storage• Plant staging area• Compost area	<ul style="list-style-type: none">• Equipment storage
<i>The new pavilion may also include:</i>					
Proposed	<ul style="list-style-type: none">• Landscaped bridge/flyover• Roof garden• Terraced steps	<ul style="list-style-type: none">• Covered shelter• Public bathrooms• Community room• Flexible event venue• Serving kitchen• Tennis court• Drop-off area• Bike service station	<ul style="list-style-type: none">• Consolidated storage• Additional offices• Break Room/kitchen	<ul style="list-style-type: none">• Additional offices• Bathroom with shower	<ul style="list-style-type: none">• Indoor recreational courts

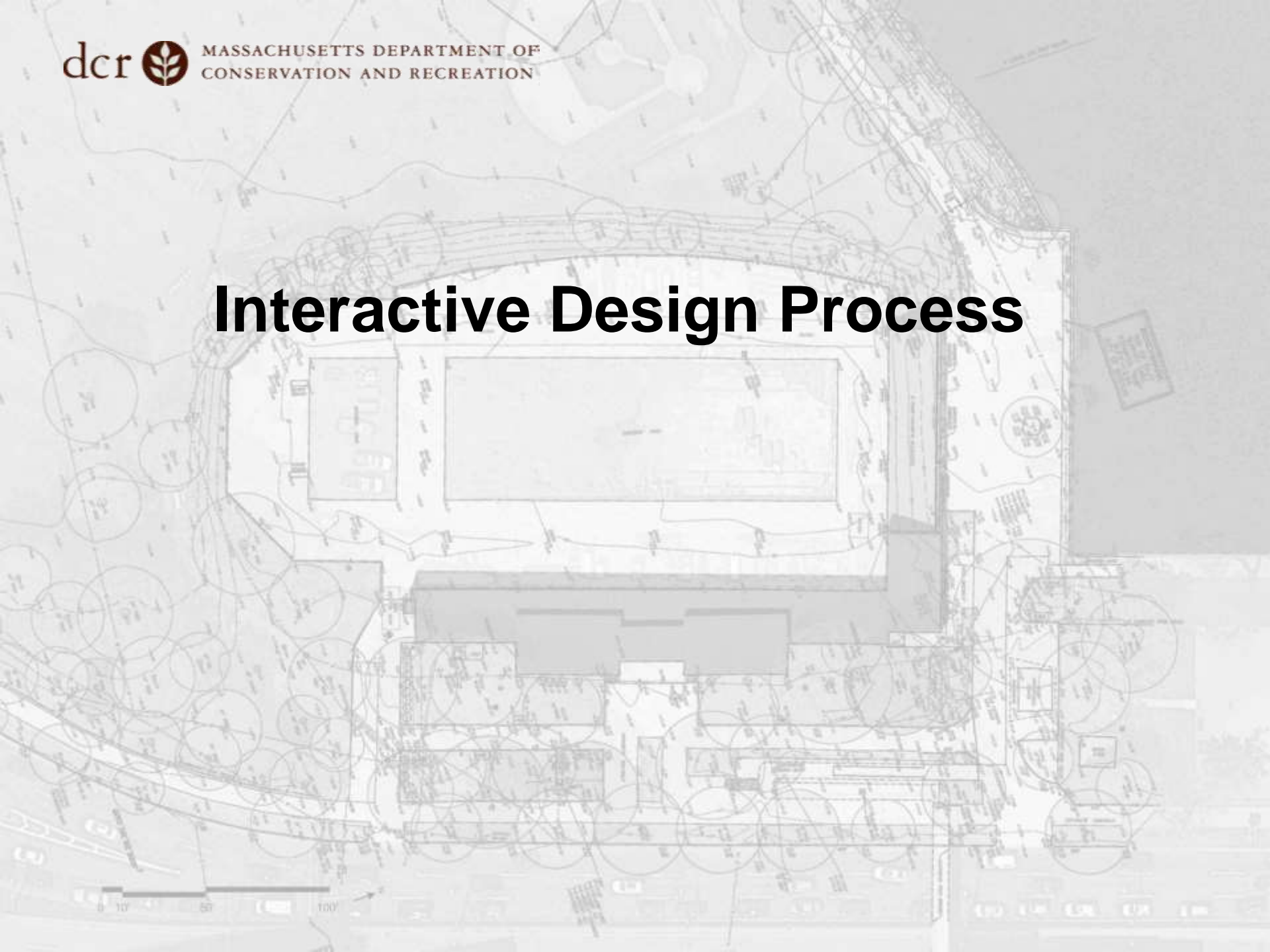
Discussion

Current Uses, Challenges and Opportunities



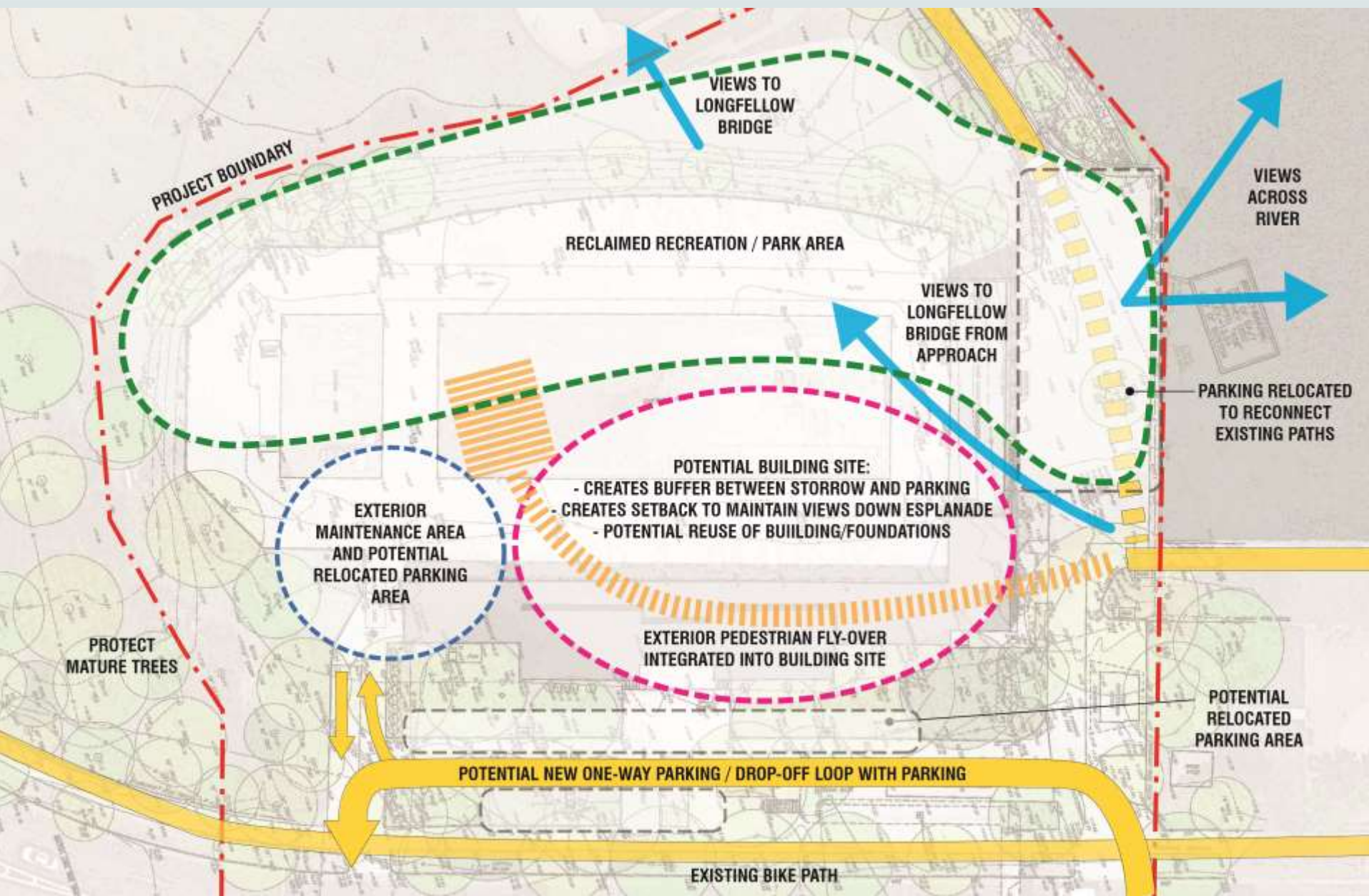
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Interactive Design Process





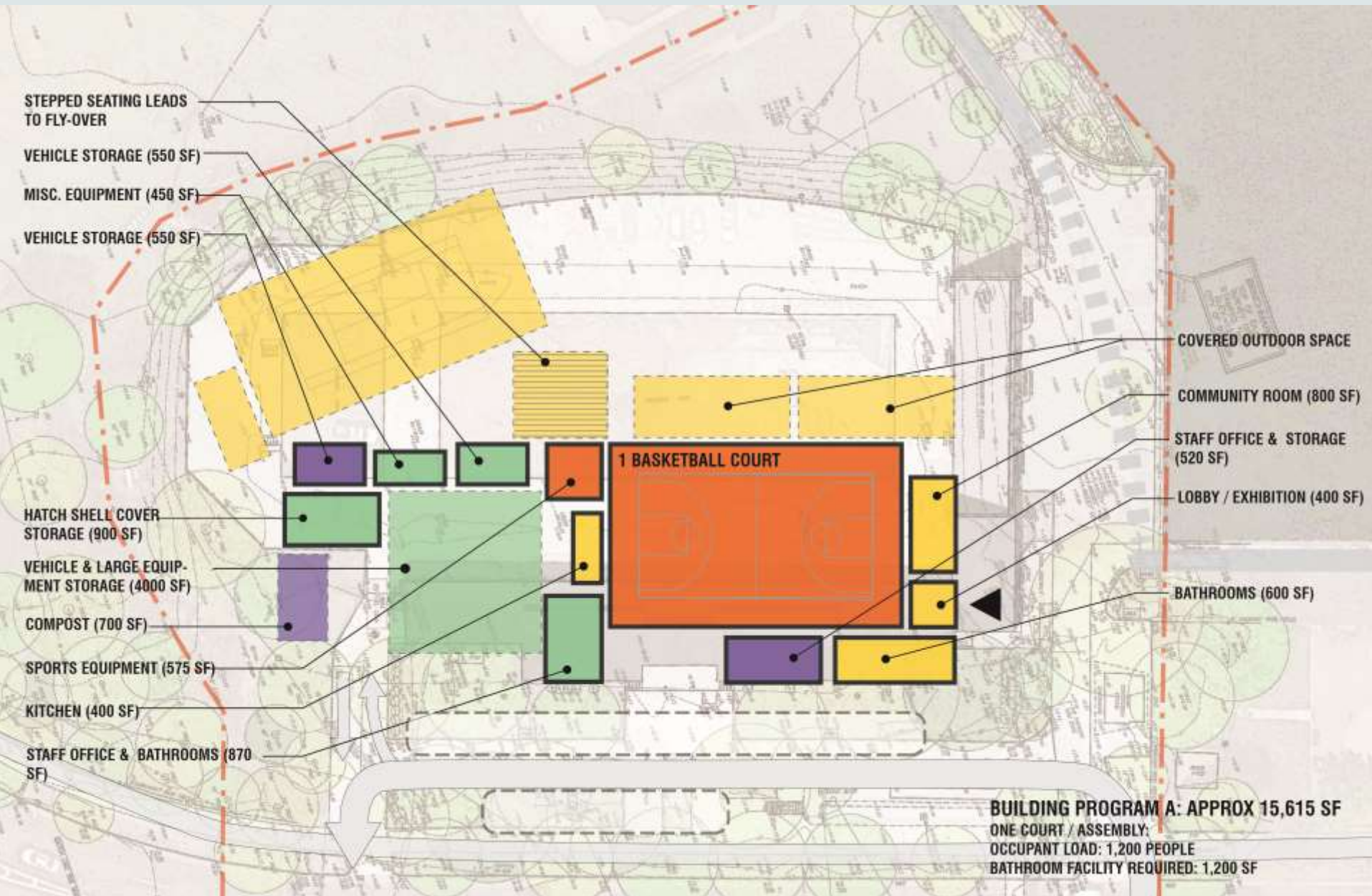
Preliminary Site Program





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Building Program Option A

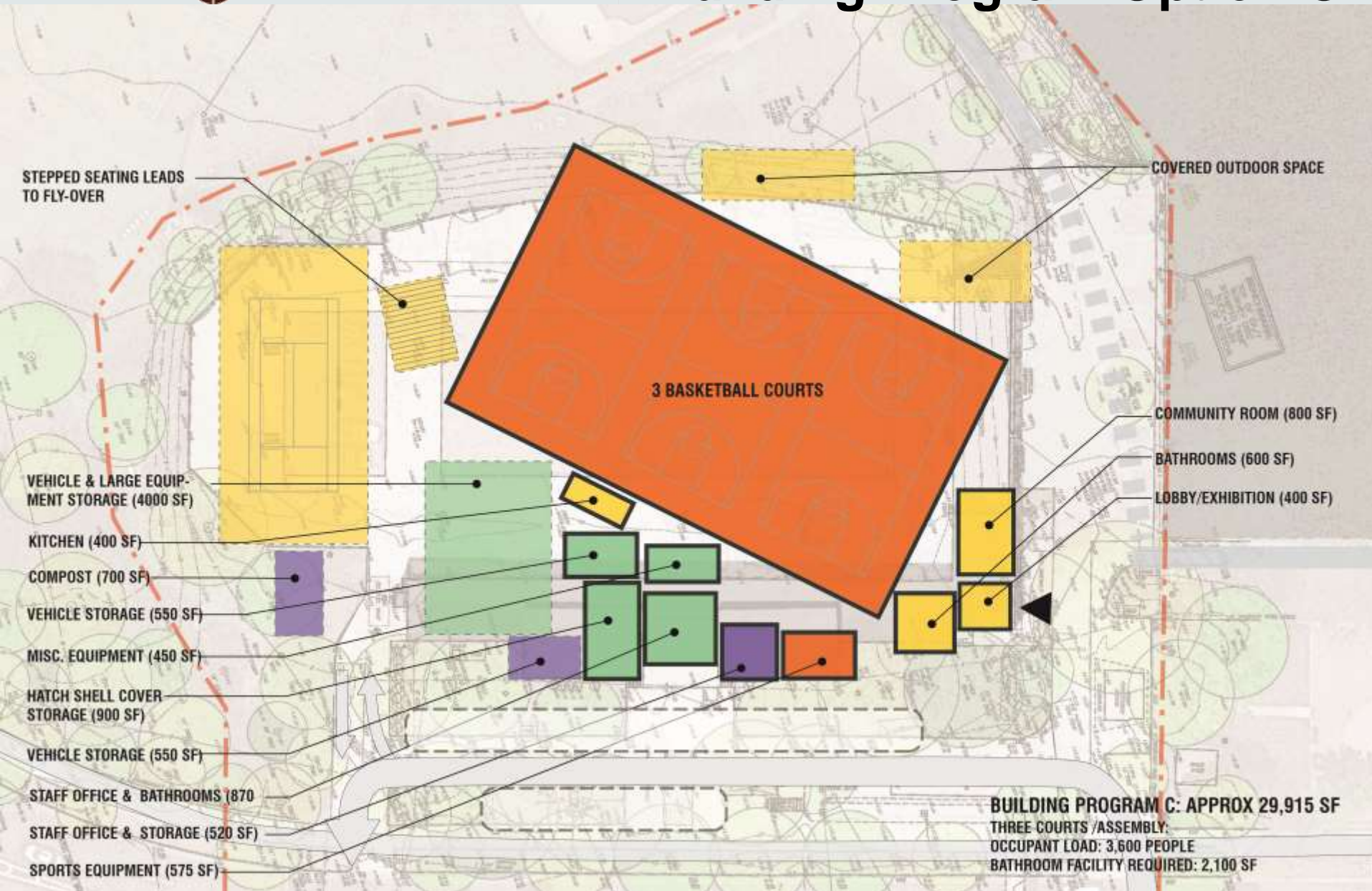


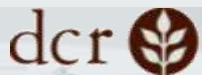
Building Program Option B





Building Program Option C





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Interactive Process



Next Steps

- Develop three conceptual designs using public input
- May/June – Public Meeting #2 – discuss concepts
- Summer – design development for preferred alternative
- Early fall – Public Meeting #3 to present schematic design



Partners and Stakeholders

**Beacon Hill Civic Association
Charles River Conservancy
Charles River Watershed Association
Community Boating
Downtown North Association
Environmental League of Massachusetts
Equity Residential
Esplanade Association
Hill House
Livable Streets Alliance
Mass Eye and Ear Infirmary
Mass General Hospital
MassBike
Neighborhood Association Back Bay
Representative Jay D. Livingstone
Senator Sal N. DiDomenico
West End Civic Association
West End Community Center
Friends of Teddy Ebersol Red Sox Fields**

Additional Information

For more information:

Web: <http://www.mass.gov/eea/agencies/dcr/public-outreach/public-meetings/>

If you have comments:

After the meeting, the public is invited to submit comments to DCR by close-of-business on **Friday, April 28, 2017**. Comments may be submitted:

Online at <http://www.mass.gov/eea/agencies/dcr/public-outreach/submit-public-comments/> or

By writing to the Department of Conservation and Recreation, Office of Public Outreach, 251 Causeway Street, 6th Floor, Boston, MA 02114.

Note: Public comments submitted to DCR by email or letter may be posted on the DCR website in their entirety, and no content, including personal information, will be redacted.

If you have questions or concerns or would like to be added to an email list to receive DCR general or project-specific announcements:

Email: MassParks@state.ma.us

Call: 617-626-4973