



MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

Esplanade Riverfront Pavilion



Public Meeting

**Wednesday, June 28, 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

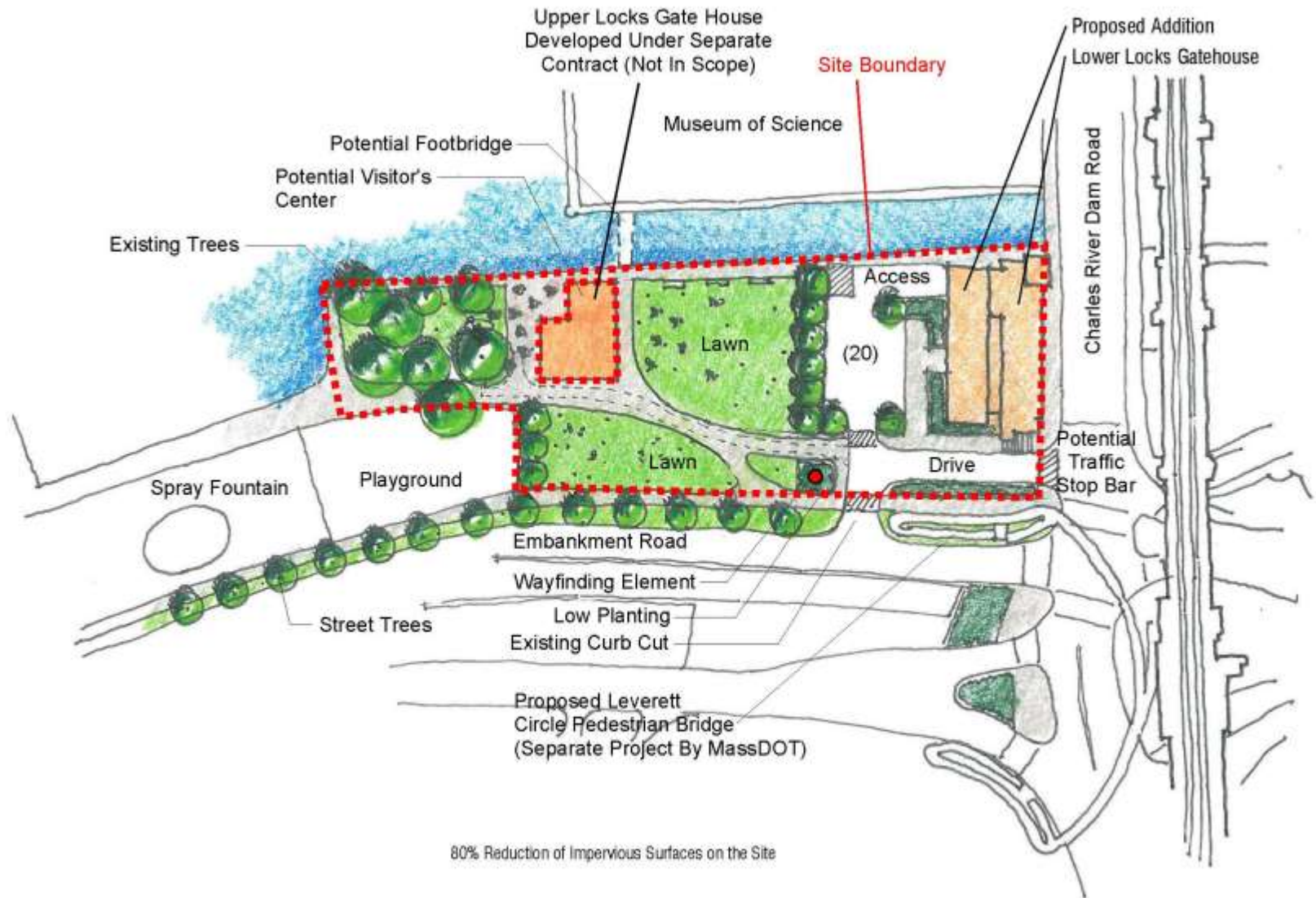
*To protect, promote and enhance our
common wealth of natural, cultural
and recreational resources
for the well-being of all.*

Purpose of Meeting

- Review goals of the planning project
 - Project context
 - Site history
 - Guiding Principles
 - Project Goals
- Present Esplanade Riverfront Pavilion design
 - Landscape Program
 - Final Building Program
- Discuss 3 Design Options

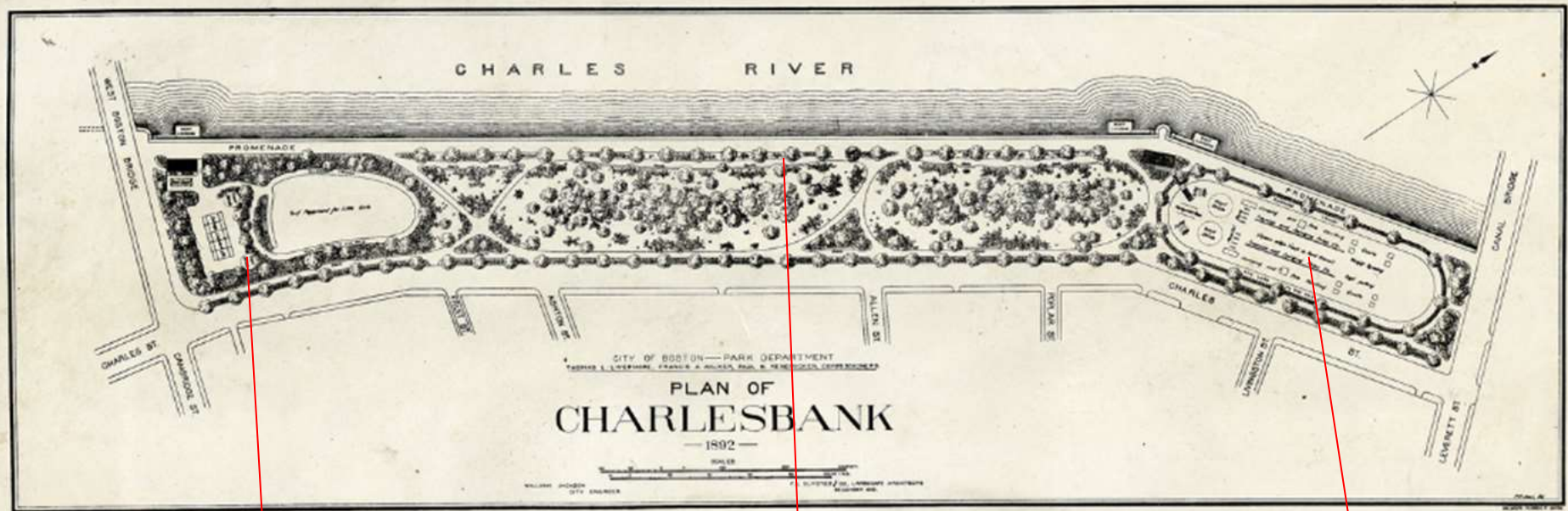


State Police Barracks Project



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



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

Charlesbank Expansion





1951 Lee Pool complex



1950 Charlesbank expansion



Longfellow Bridge

Project Limits

Tedd Ebersol Red
Sox Fields

State Police
BarracksProject

Charlesbank
Playground

Design Guiding Principles

- **Provide for a clean and healthy environment**
- **Preserve the character-defining features of the historic landscape and site use**
- **Provide a democratic design with a variety of uses where people from all walks of life may congregate and be accommodated**
- **Provide a sustainable, diverse and maintainable landscape prioritizing native plants.**
- **Enhance river scenery and restore river-edge conditions where possible**
- **Structures shall be subsidiary to and complement the landscape**
- **Only structures of the very best design shall be built**
- **Redesign the Lee Pool as a place for large gatherings and as a multiuse (rather than single-use) facility.**
- **Remove entirely, or reconfigure, both parking areas**



Esplanade Pavilion 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.
- Interior program at Upper Locks Gatehouse

Presentation

Design Options

Character Study

Sensory Path Character

Corktown Common
Toronto, ON



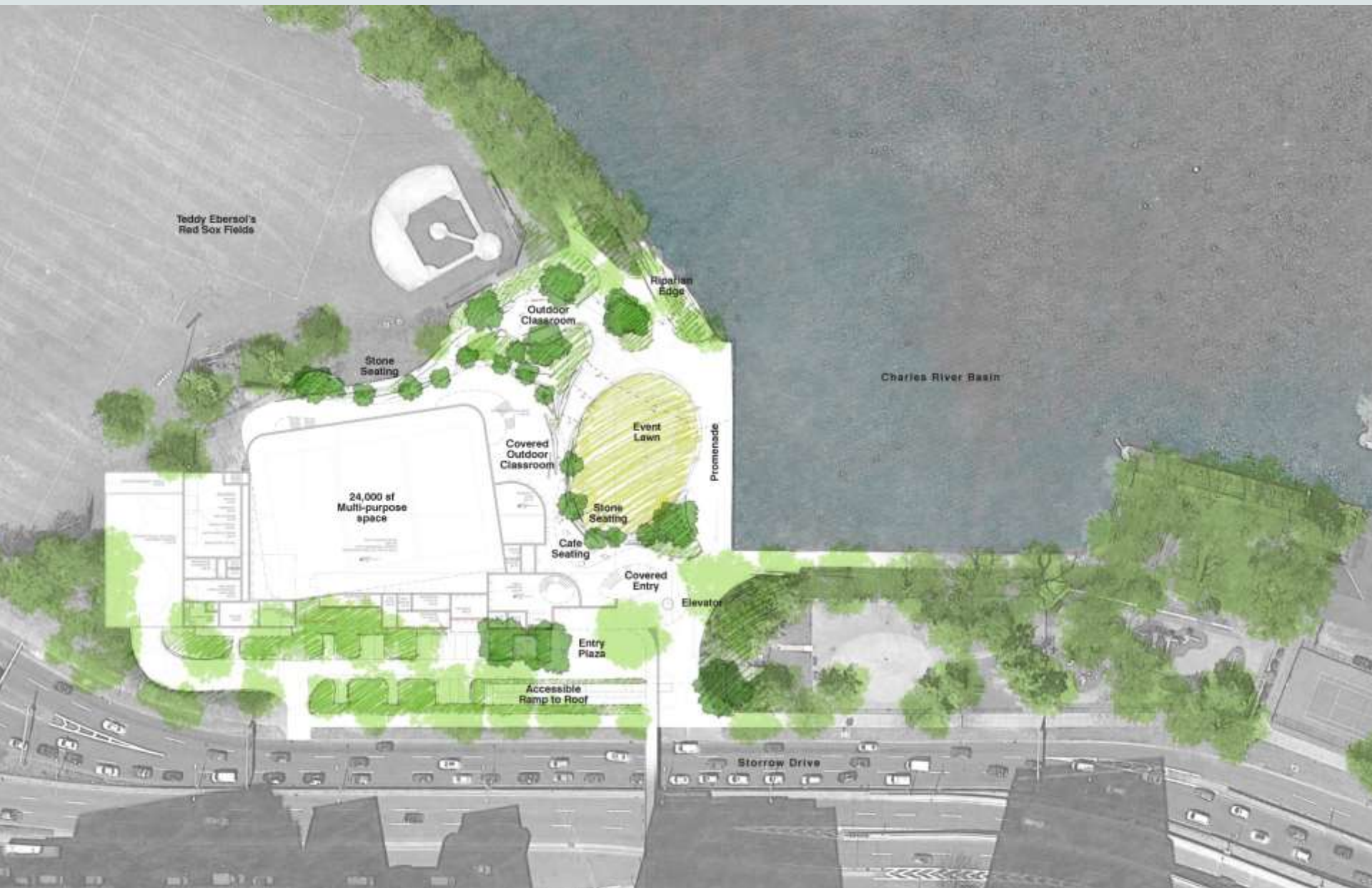
Character Study

Classroom Garden Character

Brooklyn Botanic Garden
Brooklyn, NY



Landscape Program



Building Program

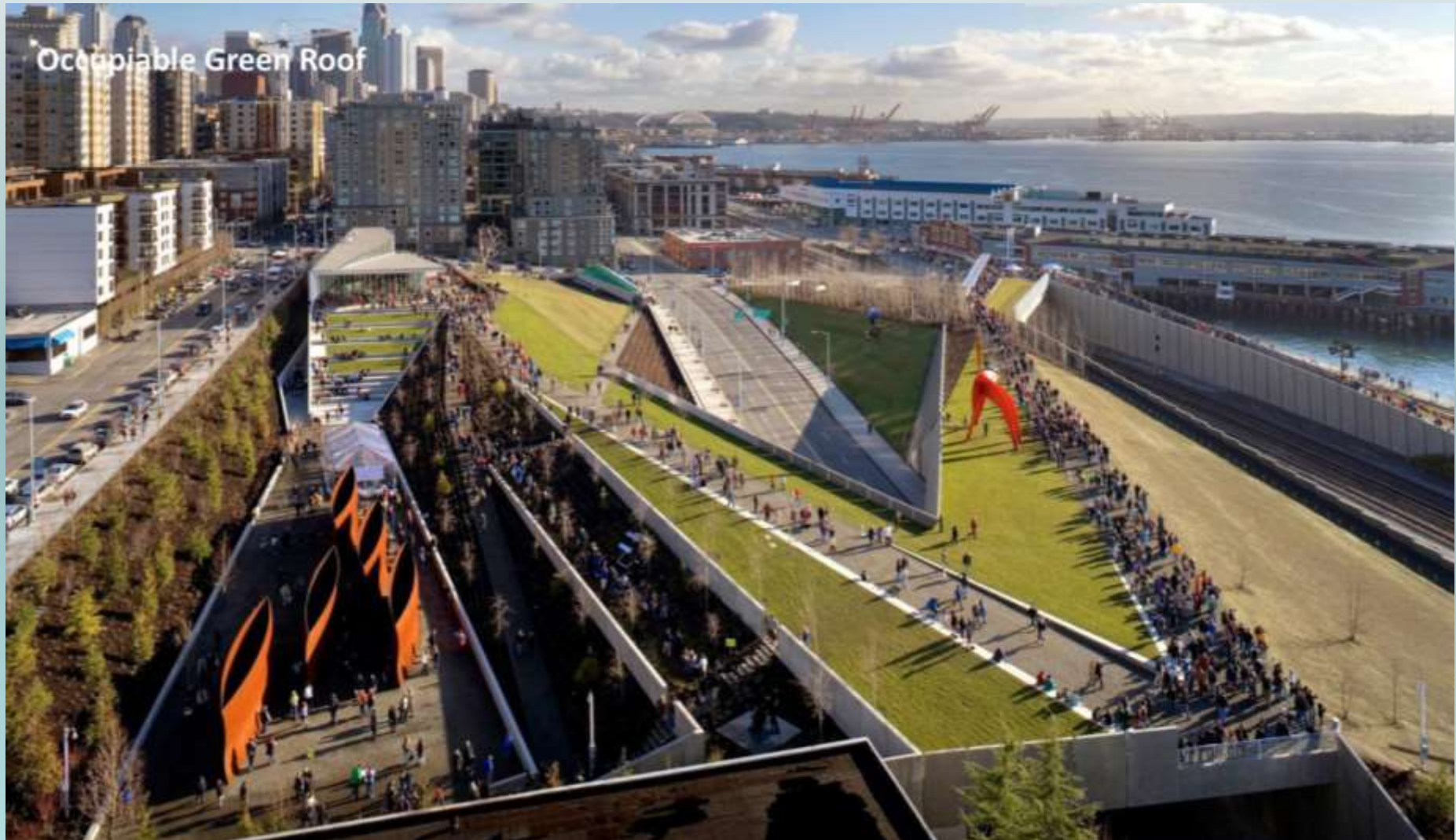
	Landscape features	Public Amenities	DCR Operations	Esplanade Association	Hill House
<i>The Lee Pool complex currently provides:</i>					
Current	<ul style="list-style-type: none"> • Stone seawall • Riverfront path • Views • Mature trees • Bike path 	<ul style="list-style-type: none"> • Parkland • Parking 	<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"> • Roof garden • Terraced steps • More exterior seating • Outdoor classroom and gathering areas • Reclaimed parkland and planted habitat areas 	<ul style="list-style-type: none"> • Covered shelter • Public bathrooms • Community room • Flexible event venue • Serving kitchen • Drop-off area • Bike service station • Cafe 	<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 • Sports Equipment Storage

Character Study

Occupiable Green Roof



Character Study



Stepped Amphitheater Character



The Foote School
Maryann Thompson Architects

Character Study

Covered Outdoor Space

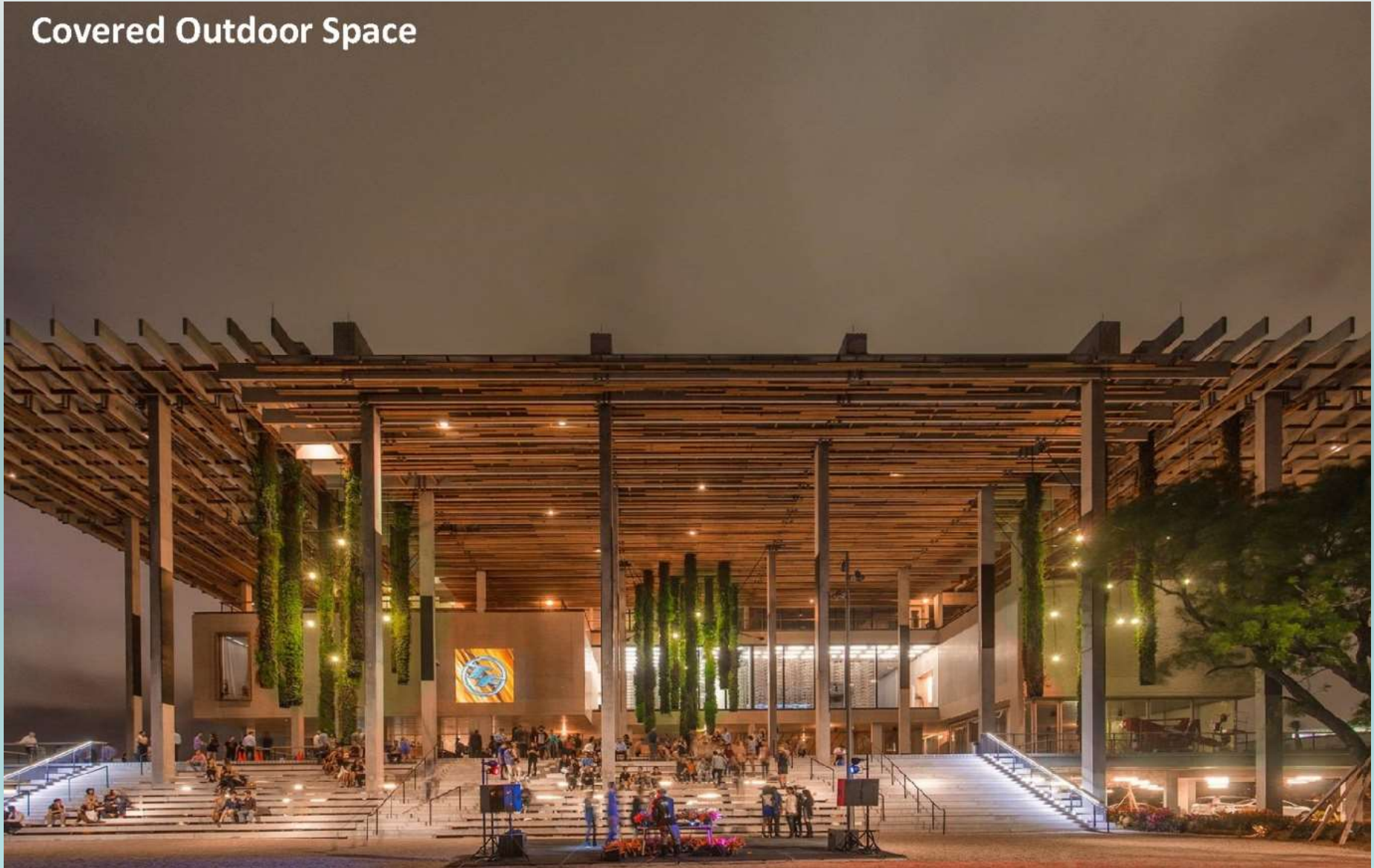


Character Study

Covered Outdoor Space



Covered Outdoor Space



Blending of Interior and Exterior



Character Study



Character Study

Possible Interior Recreation Facility Character



Maryann Thompson Architects

Character Study

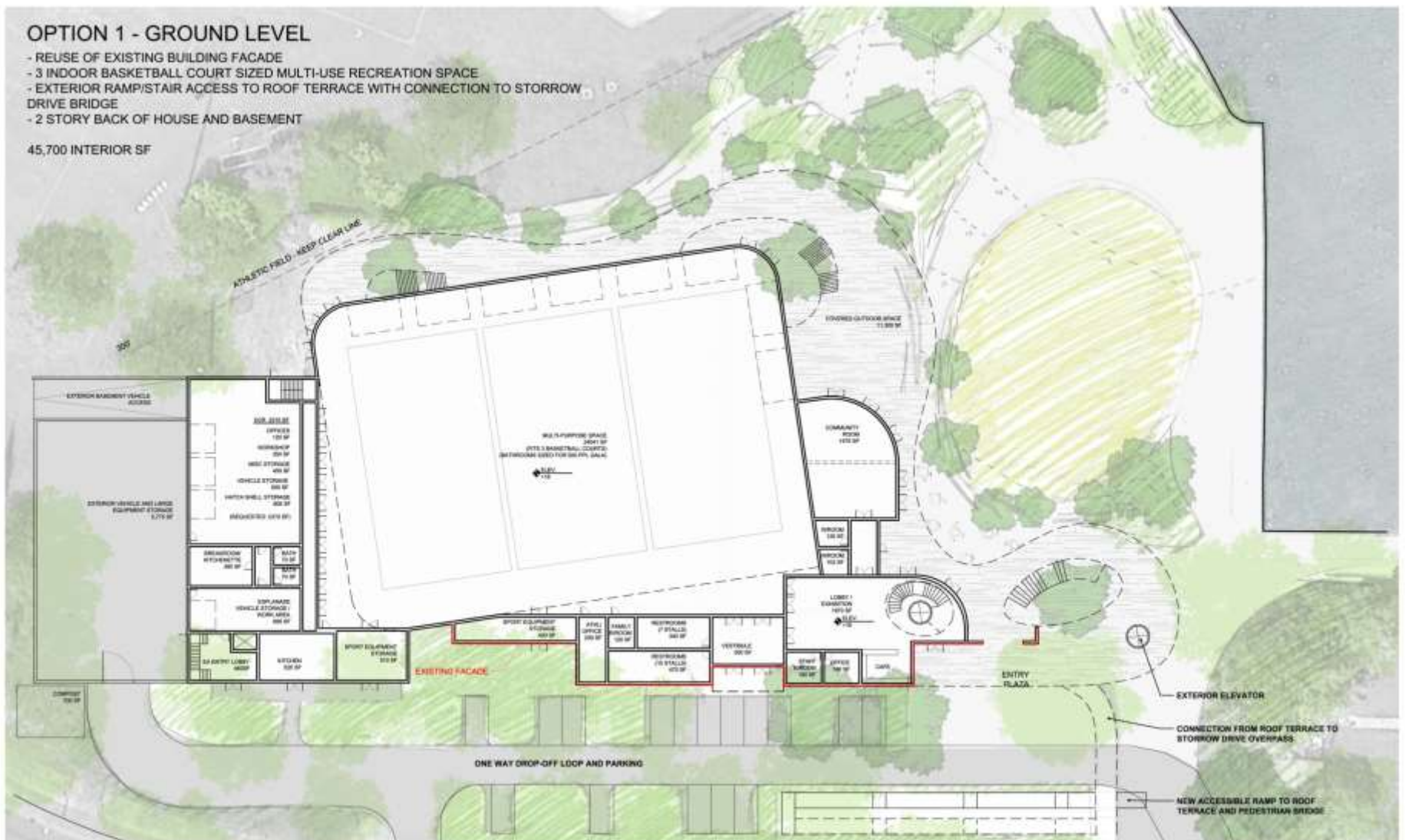


Option 1



- REUSE OF EXISTING BUILDING FACADE
- 3 INDOOR BASKETBALL COURT SIZED MULTI-USE RECREATION SPACE
- EXTERIOR RAMP/STAIR ACCESS TO ROOF TERRACE WITH CONNECTION TO STORROW DRIVE BRIDGE
- 2 STORY BACK OF HOUSE AND BASEMENT

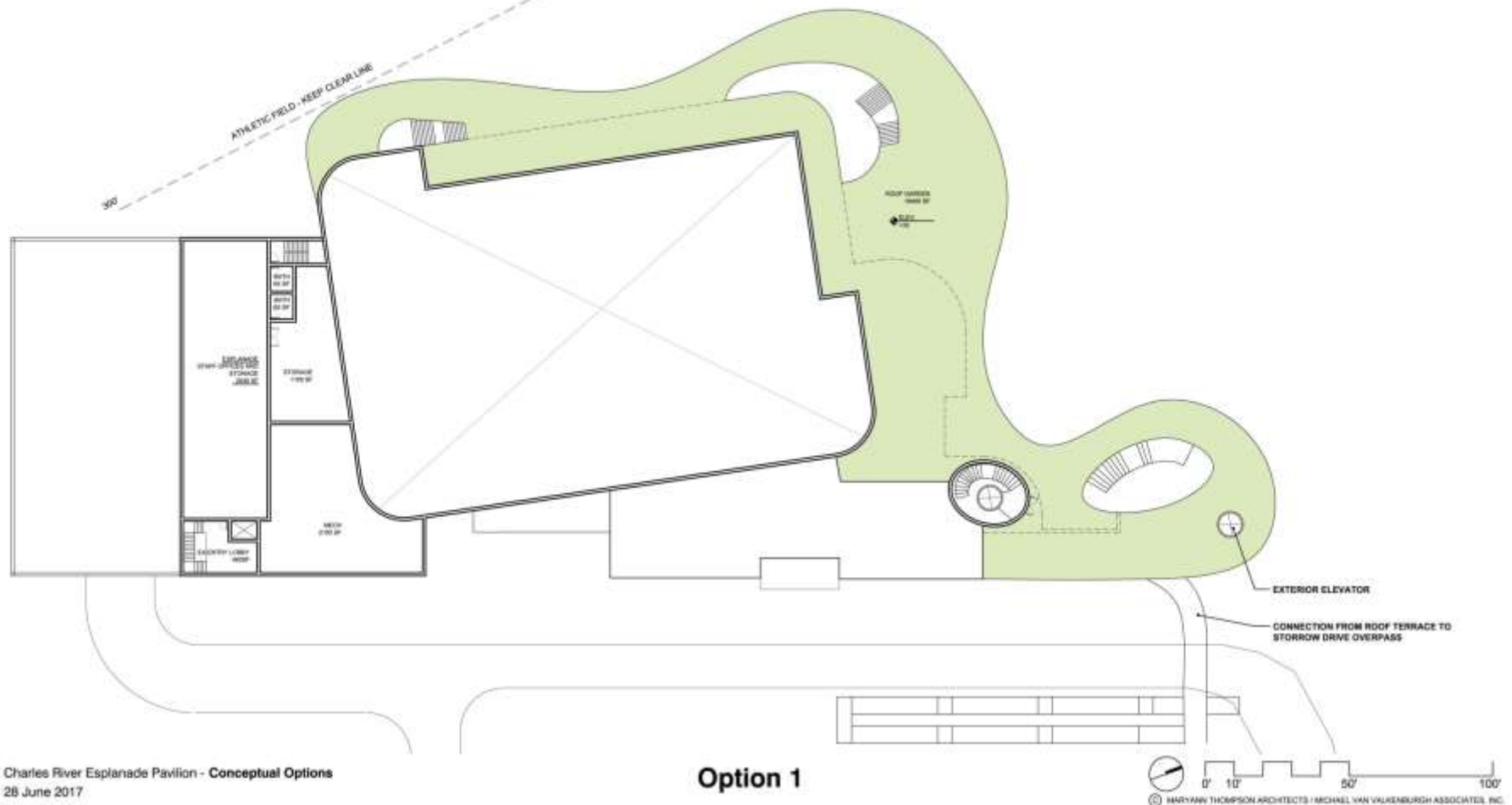
45,700 INTERIOR SF



OPTION 1 - UPPER LEVEL

- REUSE OF EXISTING BUILDING FACADE
- 3 INDOOR BASKETBALL COURT SIZED MULTI-USE RECREATION SPACE
- EXTERIOR RAMP/STAIR ACCESS TO ROOF TERRACE WITH CONNECTION TO STORROW DRIVE BRIDGE
- 2 STORY BACK OF HOUSE AND BASEMENT

45,700 INTERIOR SF



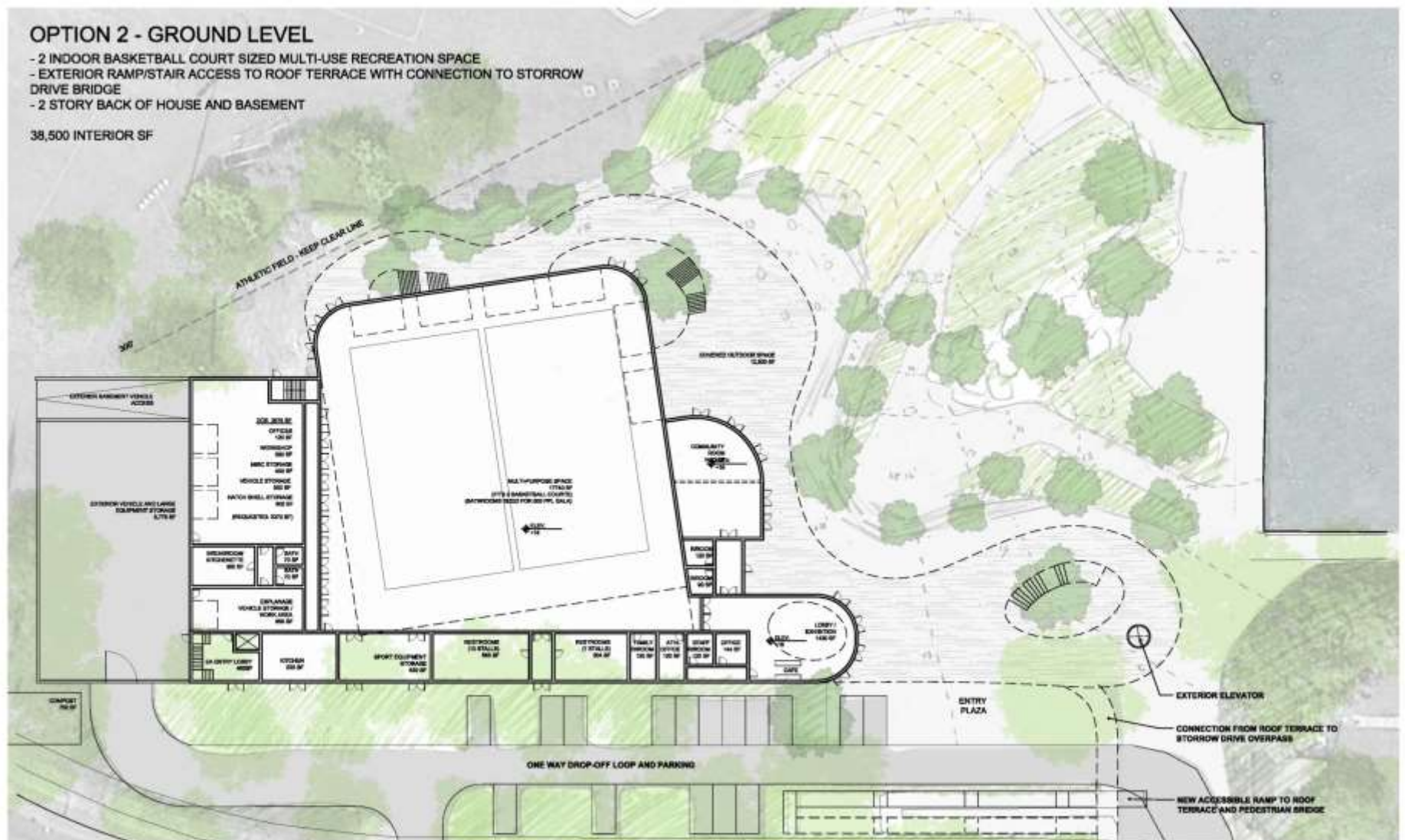






- 2 INDOOR BASKETBALL COURT SIZED MULTI-USE RECREATION SPACE
- EXTERIOR RAMP/STAIR ACCESS TO ROOF TERRACE WITH CONNECTION TO STORROW DRIVE BRIDGE
- 2 STORY BACK OF HOUSE AND BASEMENT

38,500 INTERIOR SF

Charles River Esplanade Pavilion - Conceptual Options
28 June 2017

Option 2

- 2 INDOOR BASKETBALL COURT SIZED MULTI-USE RECREATION SPACE
- EXTERIOR RAMP/STAIR ACCESS TO ROOF TERRACE WITH CONNECTION TO STORROW DRIVE BRIDGE
- 2 STORY BACK OF HOUSE AND BASEMENT

ATHLETIC FIELD - KEEP CLEARLINE

TRUCK LANDING

EXISTING LOBBY AREA

STAFF OFFICES AND STORAGE

STORAGE

MECH. ROOM

EXTERIOR ELEVATOR

CONNECTION FROM ROOF TERRACE TO STORROW DRIVE OVERPASS

Option 2

0' 10' 50' 100'

© BARRYMAN THOMPSON ARCHITECTS / MICHAEL VAN VALKENBURGH ASSOCIATES, INC.







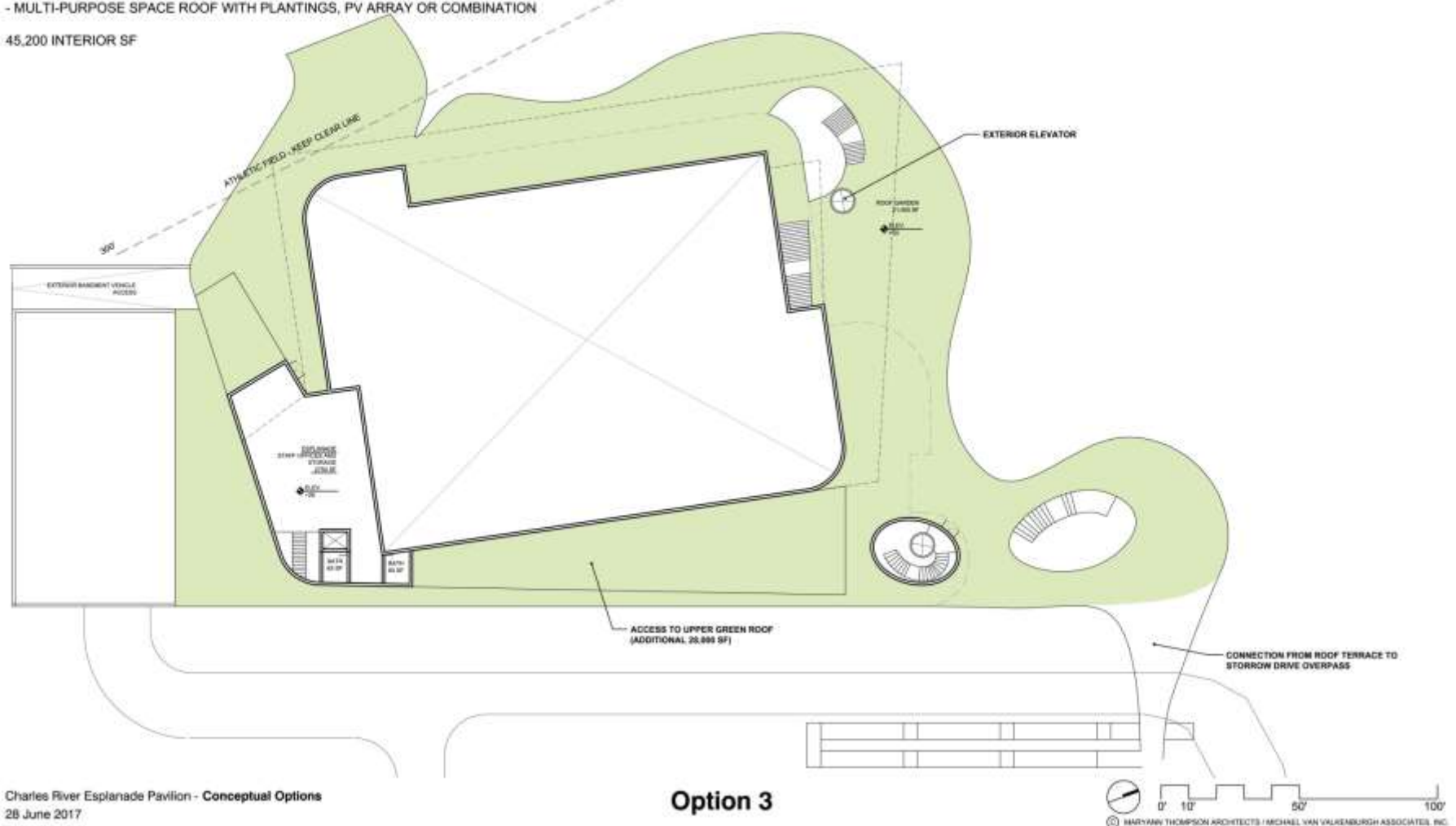
- 3 INDOOR BASKETBALL COURT SIZED MULTI-USE RECREATION SPACE
- EXTERIOR RAMP/STAIR ACCESS TO ROOF TERRACE WITH CONNECTION TO STORROW DRIVE BRIDGE
- 2 STORY BACK OF HOUSE AND BASEMENT
- MULTI-PURPOSE SPACE ROOF WITH PLANTINGS, PV ARRAY OR COMBINATION

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OPTION 3 - UPPER LEVEL

- 3 INDOOR BASKETBALL COURT SIZED MULTI-USE RECREATION SPACE
- EXTERIOR RAMP/STAIR ACCESS TO ROOF TERRACE WITH CONNECTION TO STORROW DRIVE BRIDGE
- 2 STORY BACK OF HOUSE AND BASEMENT
- MULTI-PURPOSE SPACE ROOF WITH PLANTINGS, PV ARRAY OR COMBINATION

45,200 INTERIOR SF









Discussion



Next Steps

- Comments through July 19, 2017
- Summer – design development for preferred alternative
- Early fall – Public Meeting #3 to present schematic design



Partners and Stakeholders

Beacon Hill Civic Association
Charles River Alliance
Charles River Conservancy
Charles River Watershed Association
Community Boating
Downtown North Association
Environmental League of Massachusetts
Equity Residential
Esplanade Association
Friends of Teddy Ebersol Red Sox Fields
Hill House
Landmarks Orchestra
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
West End Museum

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 **Wednesday, July 19, 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