



MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

Esplanade Riverfront Pavilion



Public Meeting

Wednesday, November 1, 2017
6:00 p.m. - 8:30 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

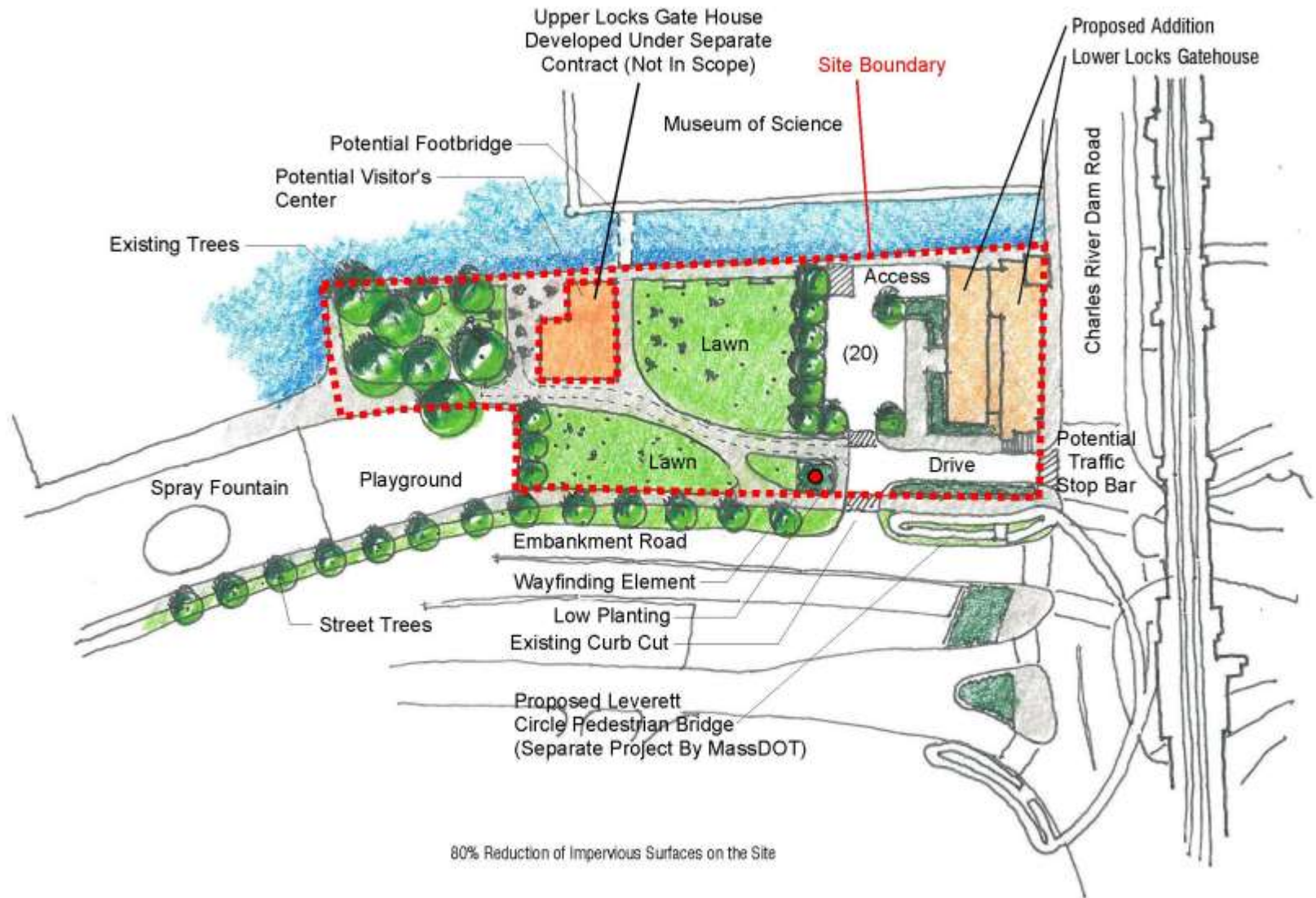
*To protect, promote and enhance our
common wealth of natural, cultural
and recreational resources
for the well-being of all.*

Purpose of Meeting

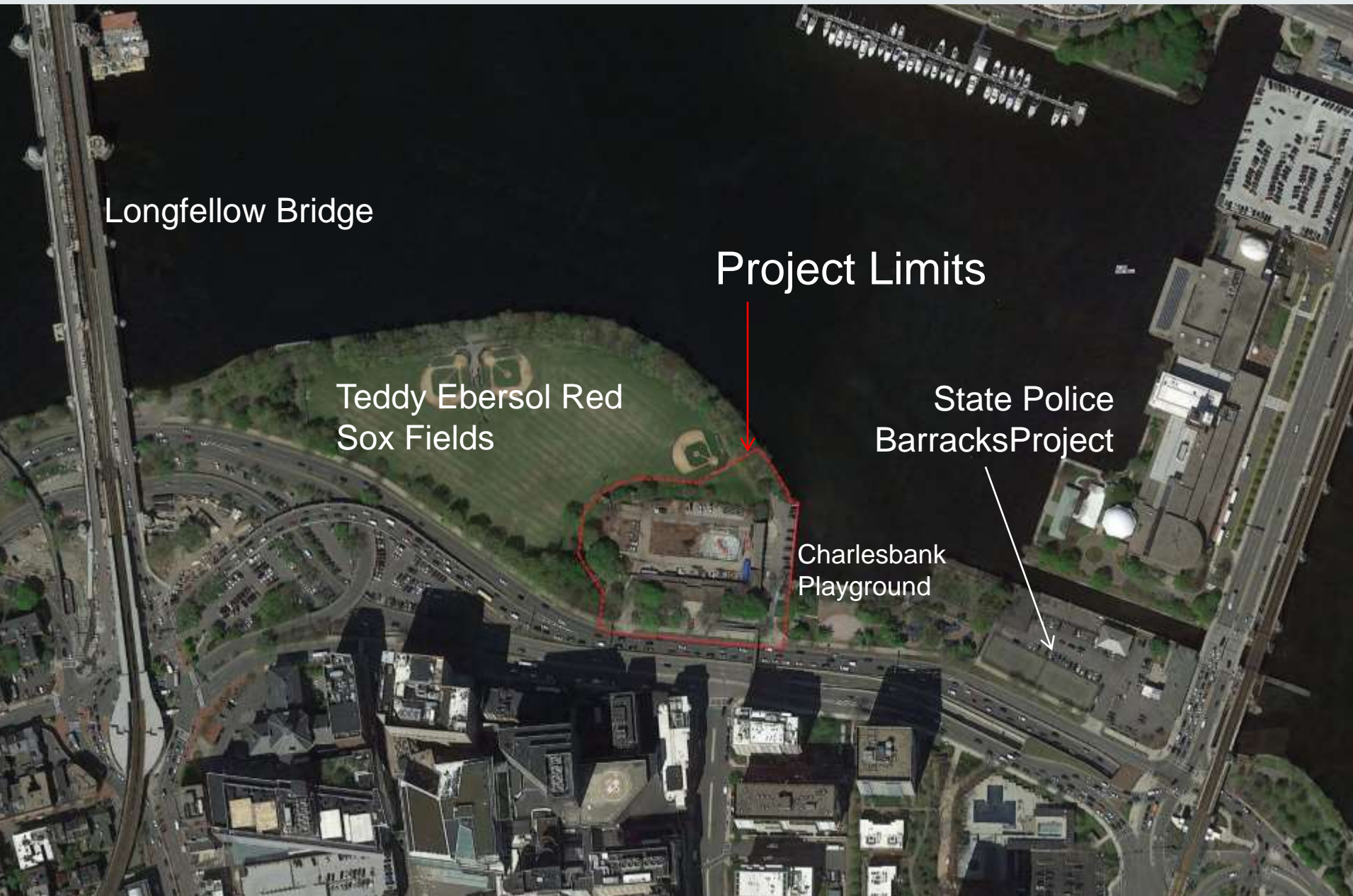
- Summary of Planning Process to Date
 - Project Overview
 - Public Process
- Present Esplanade Riverfront Pavilion design
 - Landscape Treatment
 - Schematic Building Design
- Present Options for Upper Locks Gate House



State Police Barracks Project



Project Overview and Summary of Planning Process



Longfellow Bridge

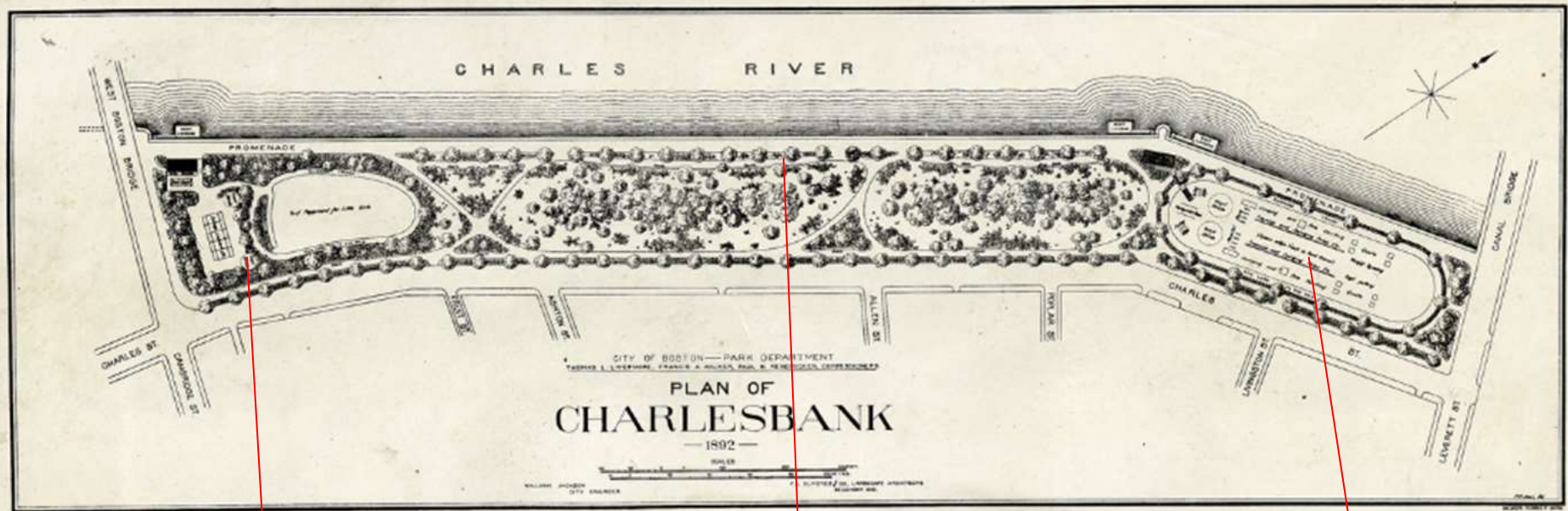
Project Limits

Teddy Ebersol Red
Sox Fields

State Police
BarracksProject

Charlesbank
Playground

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

Current Conditions



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 & building program (4/13/17 Public Meeting)
- 3 conceptual designs (6/28/17 Public Meeting)
- Schematic development of preferred alternative
- DCAMM Certified Building Study and construction cost estimate.
- Interior program study at Upper Locks Gatehouse

Public Process

- Stakeholders Group
 - 20+ partners, neighbors and interested parties
 - Convened in March 2017
 - 5 Meetings and ongoing consultation
- Public Meetings
 - April 14, 2017
 - June 28, 2017
 - November 1, 2017
- Engaged 100+ individuals and organizations in the process
- Received over 150 written and online comments

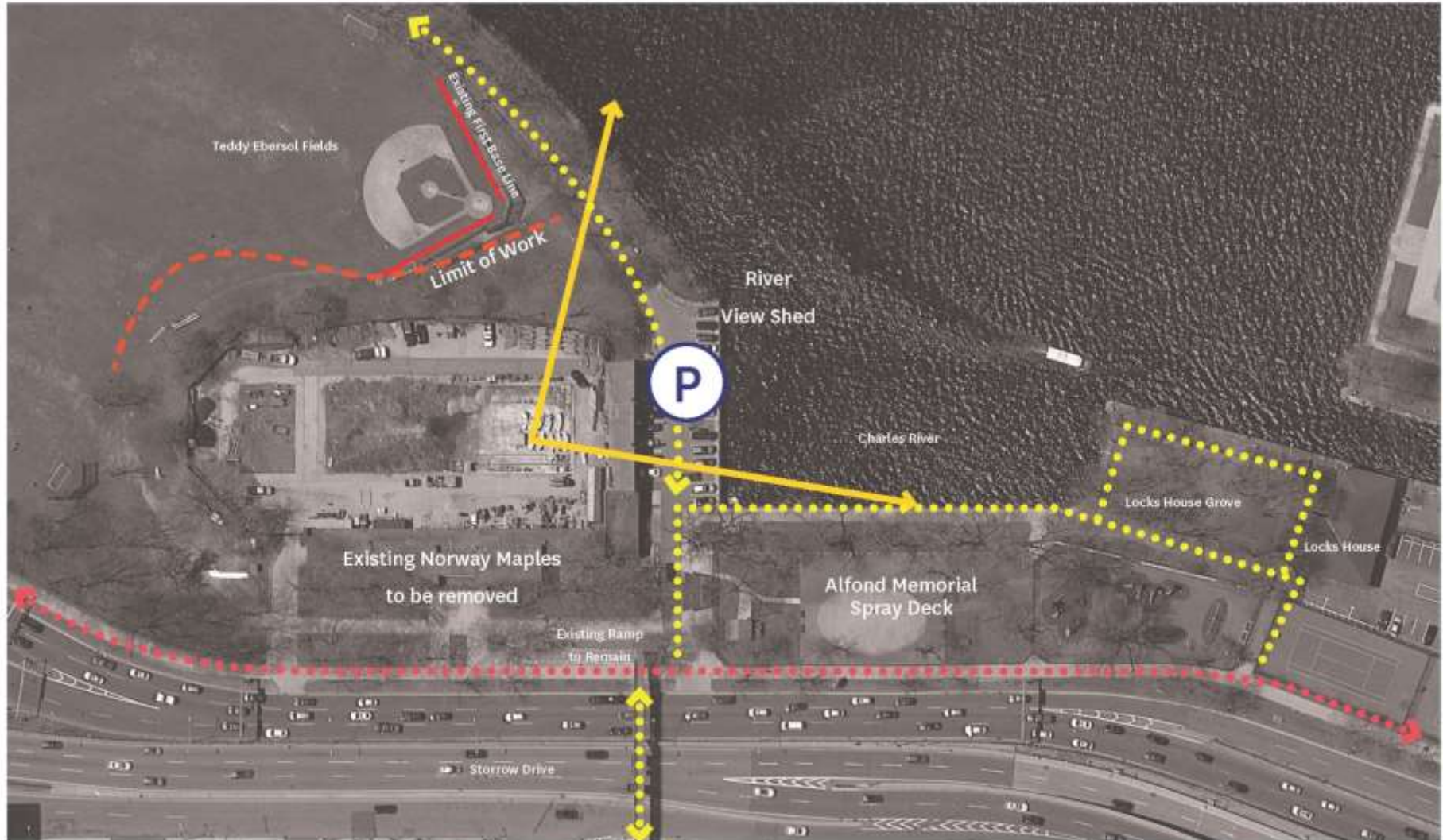
Presentation

Schematic Design Esplanade Riverfront Pavilion





Landscape Program



Landscape Program

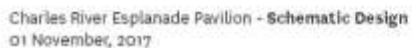


Landscape Program



Landscape Program

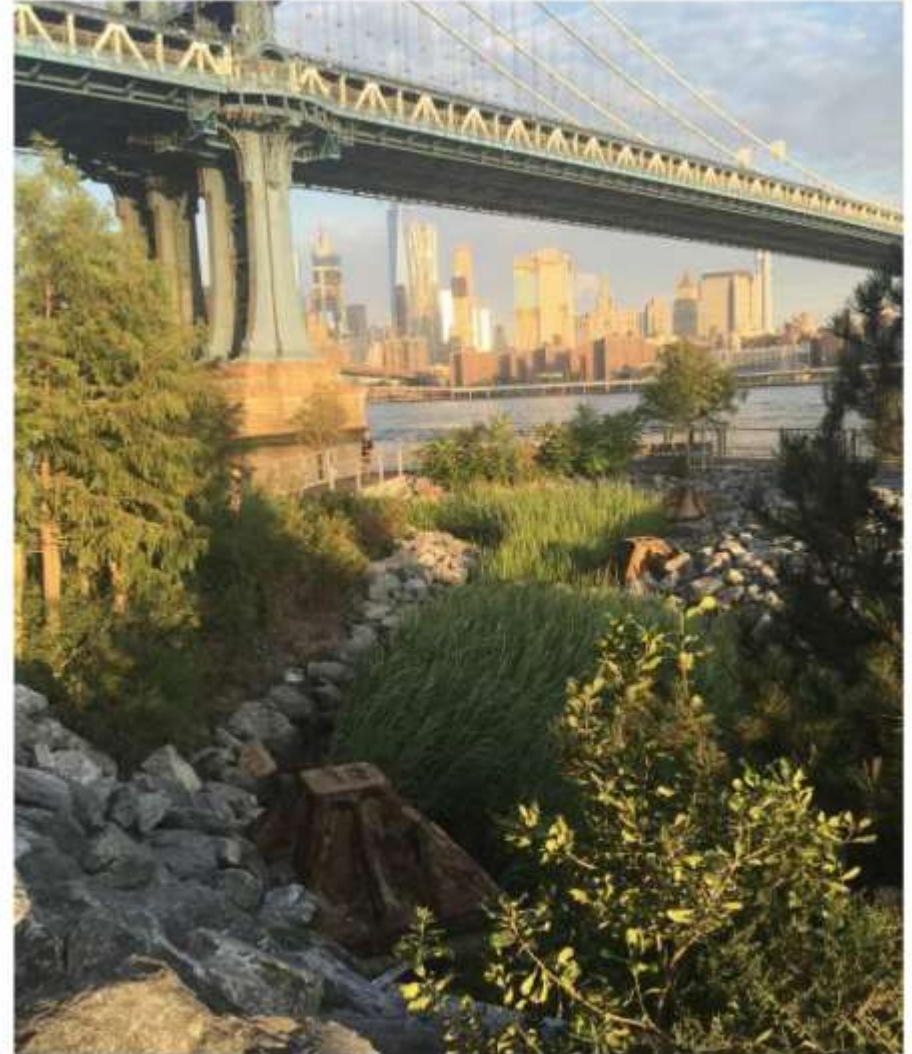




Landscape Program



Charles River Esplanade Pavillion - Schematic Design
01 November, 2017



River Edge Character



Landscape Program



Landscape Program





Landscape Program

Trees:

Black Tupelo - *Nyssa sylvatica*
Swamp White Oak - *Quercus bicolor*
Red Maple - *Acer rubrum*

Shrubs:

Swamp Rose - *Rosa palustris*
Fothergilla - *Fothergilla major*
Winterberry - *Ilex verticillata*
Summersweet - *Clethra alnifolia*
Bayberry - *Myrica pensylvanica*

Groundcovers:

Rush mix
Rose Mallow - *Hibiscus palustris*
Blue Flag Iris - *Iris versicolor*
Swamp Milkweed - *Asclepias incarnata*

Swamp White Oak - *Quercus bicolor*



Black Tupelo - *Nyssa sylvatica*



Red Maple - *Acer rubrum*



Fothergilla - *Fothergilla major*



Bayberry - *Myrica*



Winterberry - *Ilex verticillata*



Swamp Rose - *Rosa palustris*



Rose Mallow - *Hibiscus palustris*



Clethra alnifolia



Swamp Milkweed - *Asclepias incarnata*



Rush



Blue Flag Iris - *Sagittaria versicolor*

Landscape Program

Trees:

Tulip Poplar-Liriodendron tulipifera
Golden Rain Tree-Koelreuteria paniculata
Eastern Red Bud-Cercis canadensis
Sassafras-Sassafras albidum
Witch hazel-Hamamelis virginica

Shrubs:

Lowbush Blueberry-Vaccinium ovatum
Highbush Blueberry-vaccinium corymbosum
Elderberry-Sambucus canadensis
Swamp Azalea-Rhododendron viscosum
Sweet Azalea Mix-Rhododendron arborescens
Bayberry-Myrica pennsylvanica

Sassafras - *Sassafras albidum*



Tulip-Tree - *Liriodendron tulipifera*



Golden Rain Tree-Koelreuteria paniculata



Eastern Redbud - *Cercis canadensis*



Witch Hazel - *Hamamelis virginica*

Lowbush Blueberry - *Vaccinium ovatum*



Swamp Azalea - *Rhododendron viscosum*



Highbush blueberry- *Vaccinium corymbosum*



Elderberry - *Sambucus canadensis*



Sweet Azalea Mix-Rhododendron arborescens



Bayberry - *Myrica pennsylvanica*

Landscape Program

(Remove All Norway Maples)

Trees:

Honey Locust - *Gleditsia triacanthos*

Little leaf Linden - *Tilia cordata*

Eastern Redbud - *Cercis canadensis*

Ginkgo - *Ginkgo biloba*

Shrubs:

Sweetfern - *Comptonia peregrina*

Dwarf forthergilla - *Fothergilla gardenii*

Inkberry - *Ilex glabra*

American Hazelnut - *Corylus americana*

Mountain Laurel - *Kalmia latifolia*

Ginkgo - *Ginkgo biloba*



Honey Locust - *Gleditsia triacanthos*



Eastern Redbud - *Cercis canadensis*



Little Leaf Linden - *Tilia cordata*



Dwarf fothergilla - *Fothergilla gardenii*



American Hazelnut - *Corylus americana*

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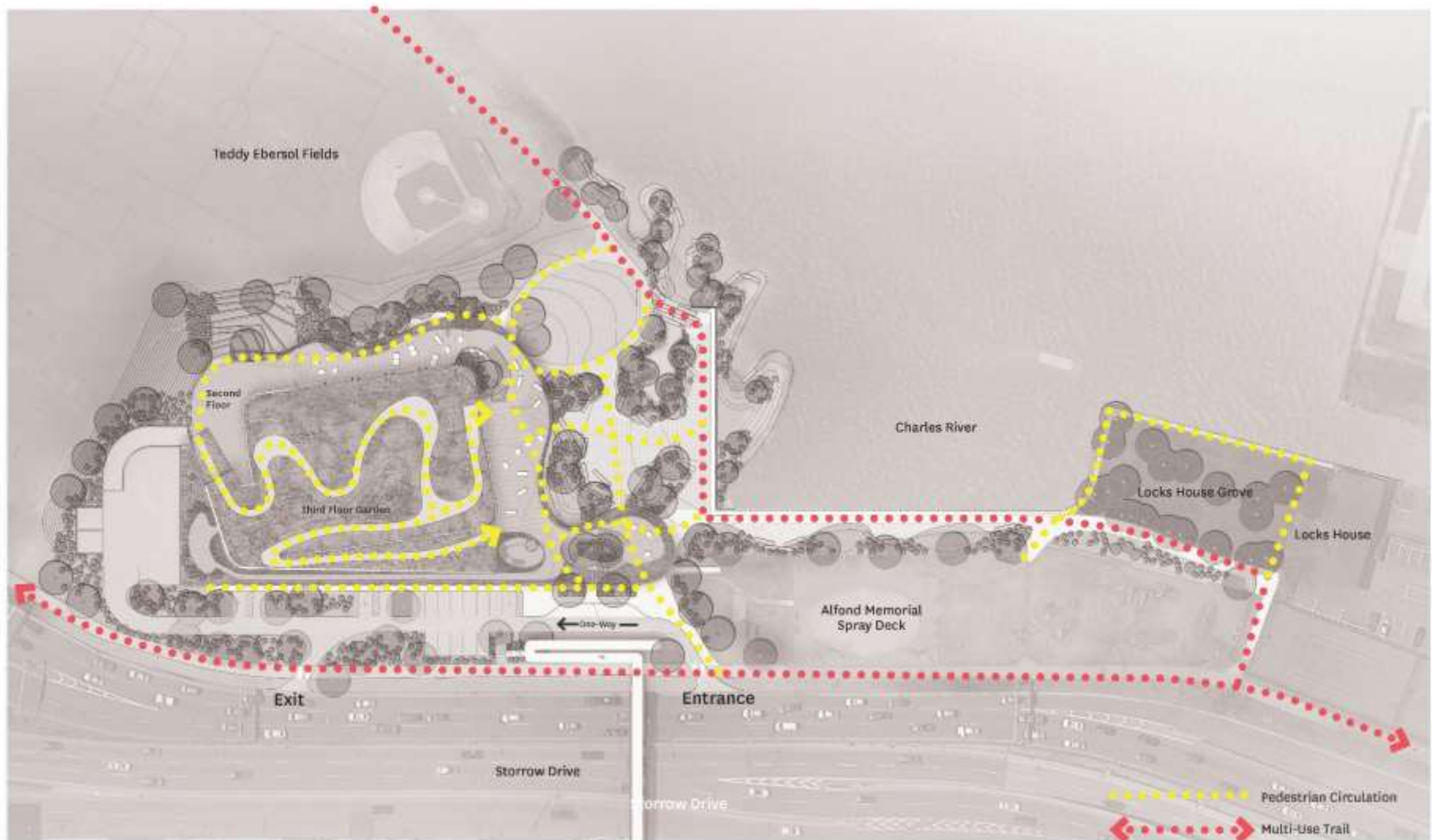
Sweetfern - *Comptonia peregrina*



Inkberry - *Ilex glabra*



Landscape Program



Schematic Design



Schematic Design

GROUND 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



Schematic Design

UPPER LEVEL

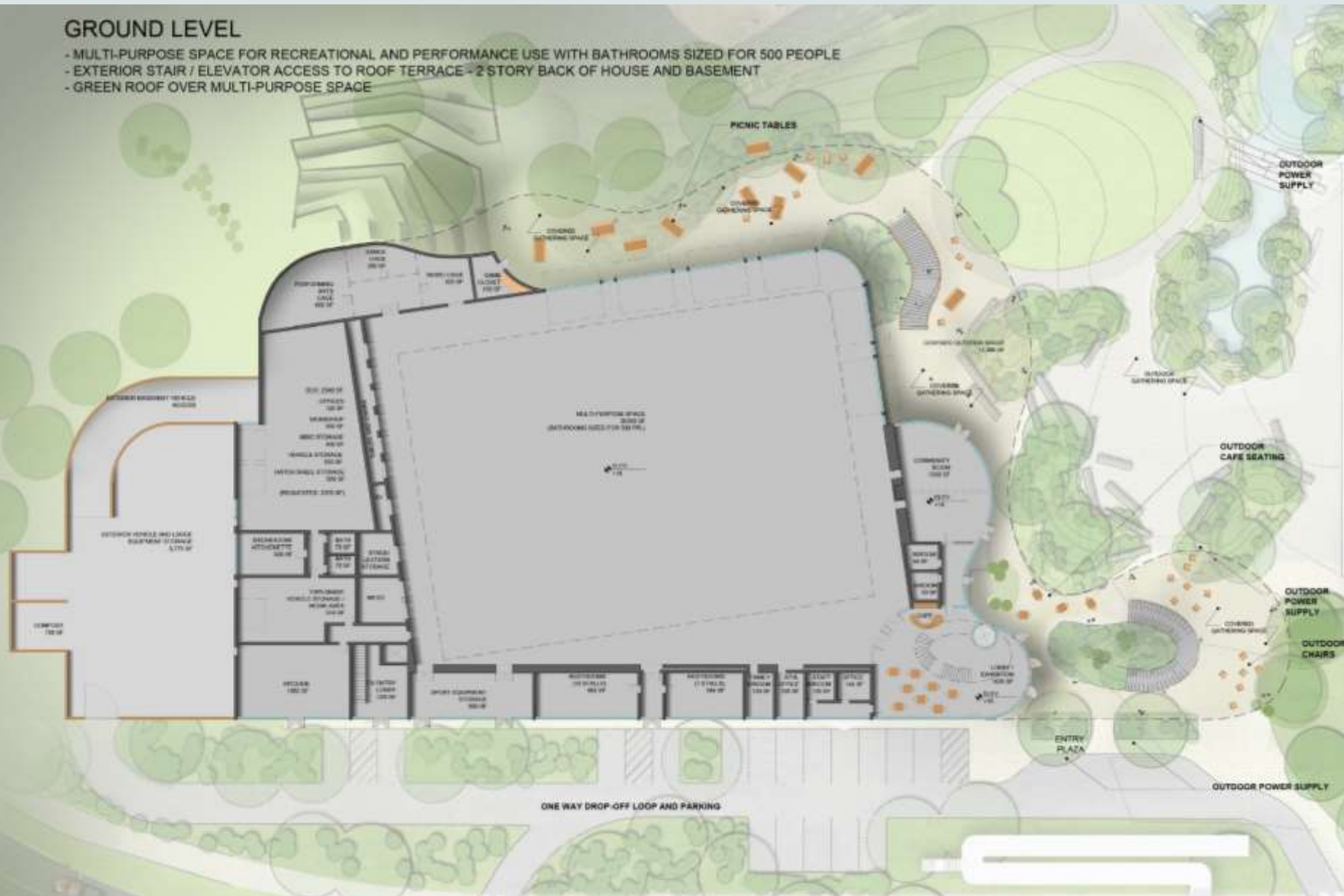
- 3 INDOOR BASKETBALL COURT SIZED MULTI-USE RECREATION SPACE
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- 2 STORY BACK OF HOUSE AND BASEMENT
- MULTI-PURPOSE SPACE ROOF WITH PLANTINGS, PV ARRAY OR COMBINATION



Program Diagrams



- MULTI-PURPOSE SPACE FOR RECREATIONAL AND PERFORMANCE USE WITH BATHROOMS SIZED FOR 500 PEOPLE
- EXTERIOR STAIR / ELEVATOR ACCESS TO ROOF TERRACE - 2 STORY BACK OF HOUSE AND BASEMENT
- GREEN ROOF OVER MULTI-PURPOSE SPACE



Schematic Design

UPPER LEVEL

- MULTI-PURPOSE SPACE FOR RECREATIONAL AND PERFORMANCE USE WITH BATHROOMS SIZED FOR 500 PEOPLE
- EXTERIOR STAIR / ELEVATOR ACCESS TO ROOF TERRACE
- GREEN ROOF OVER MULTI-PURPOSE SPACE



Schematic Design

ROOF LEVEL

GRADING TO ROOF TERRACE, REF.
LANDSCAPE

ROOF LANDING
11,400 SF
↓
ELEV. 100' 0"

ACCESS TO UPPER GREEN ROOF
(ADDITIONAL 28,000 SF)



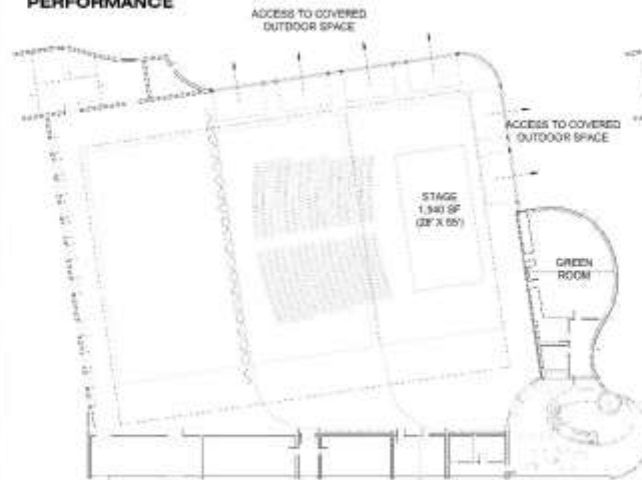
Schematic Design

OUTDOOR PERFORMANCE

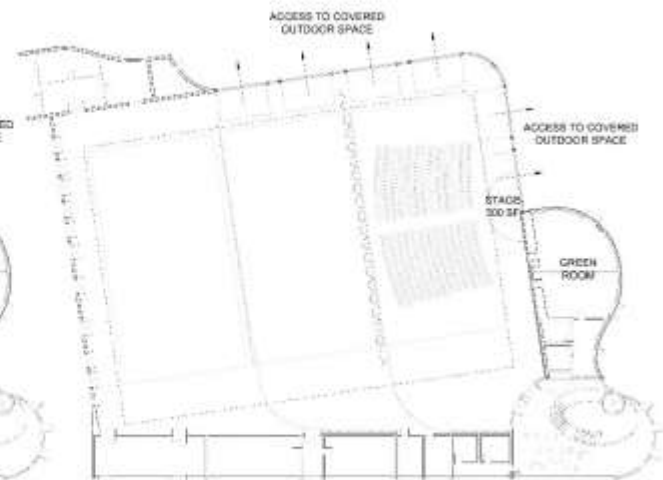


APPROXIMATELY 300 CHAIRS

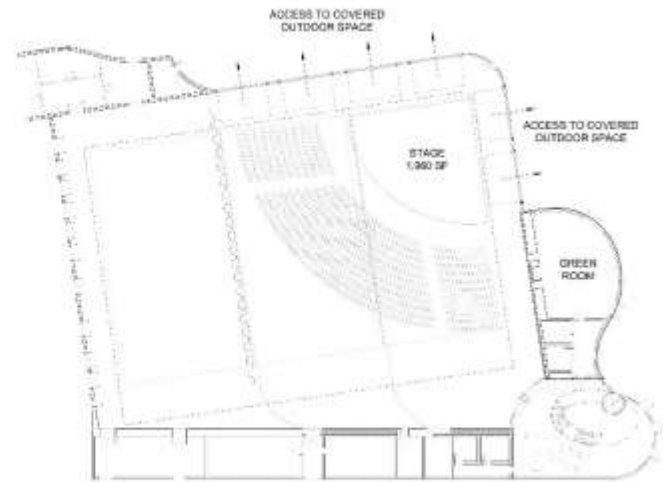
INDOOR PERFORMANCE



510 CHAIRS



388 CHAIRS



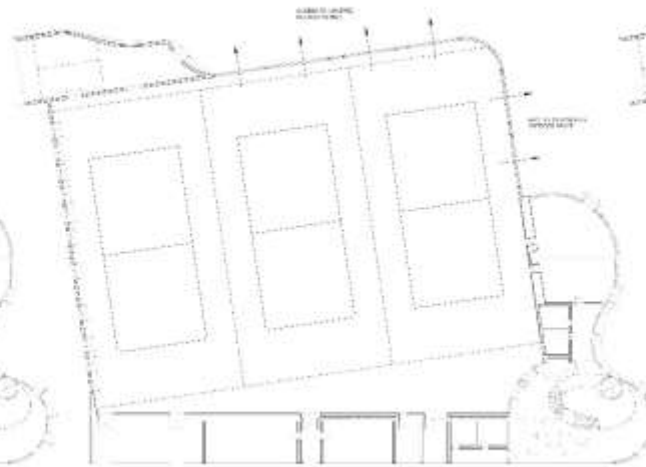
507 CHAIRS

Schematic Design

BASKETBALL



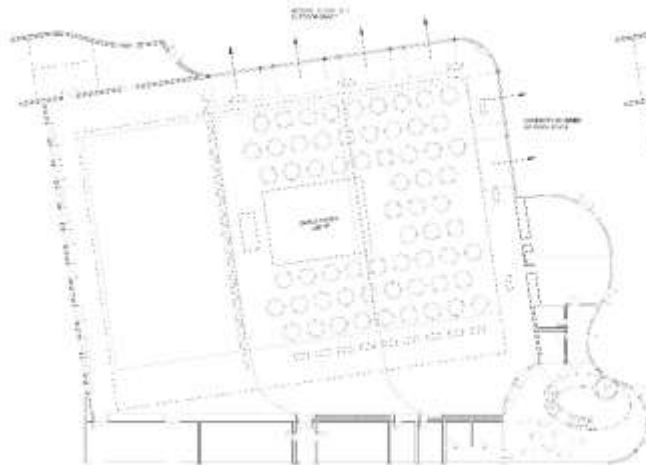
TENNIS



FUTSAL

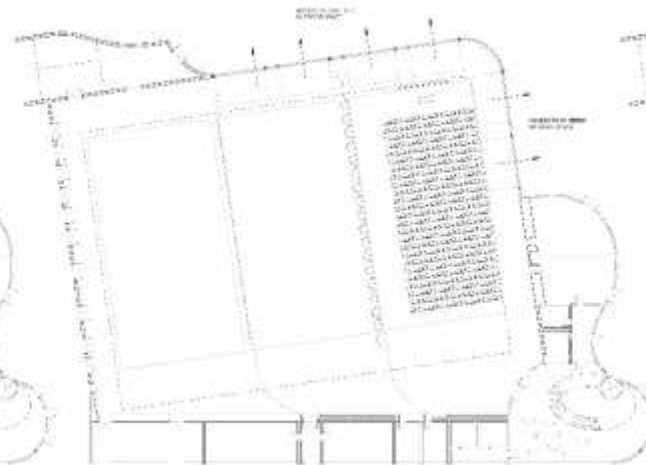


GALA



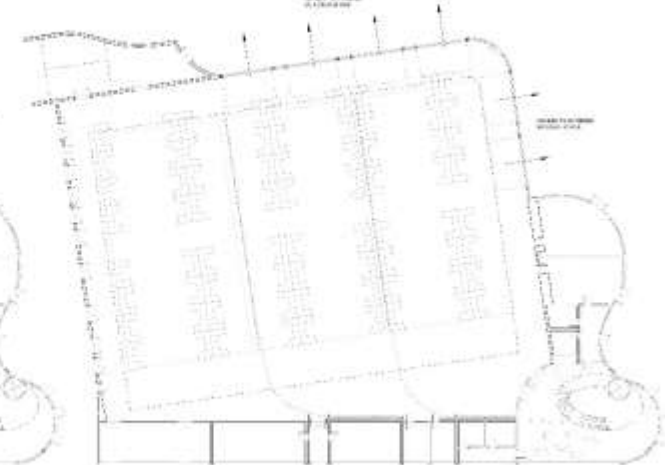
(500) AT 63 TABLES (6 FT ROUND)

LECTURE / MOVIE



500 CHAIRS

MARKET

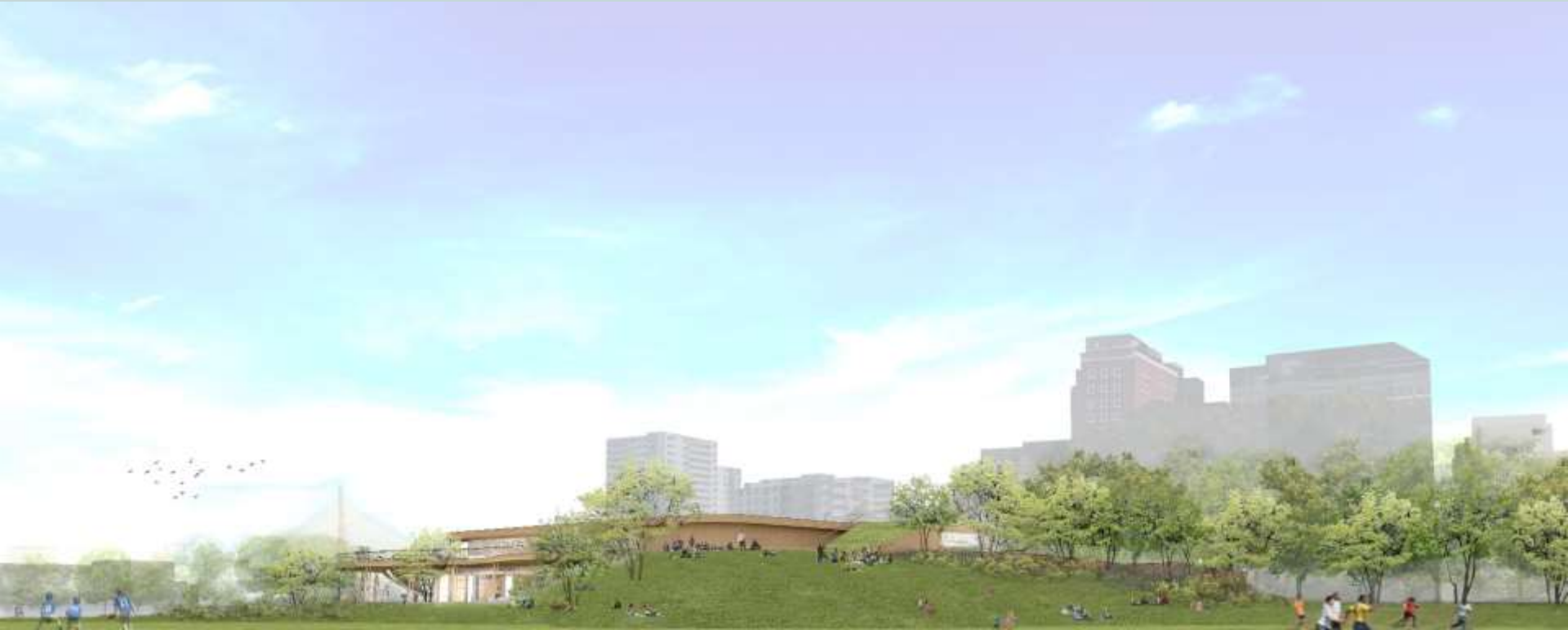


144 BOOTHS, (3) 6' FOLDING TABLES

Schematic Design



Schematic Design



Schematic Design



Schematic Design



Schematic Design



Schematic Design





01 SECTION
SCALE: 1/16"=1'-0"

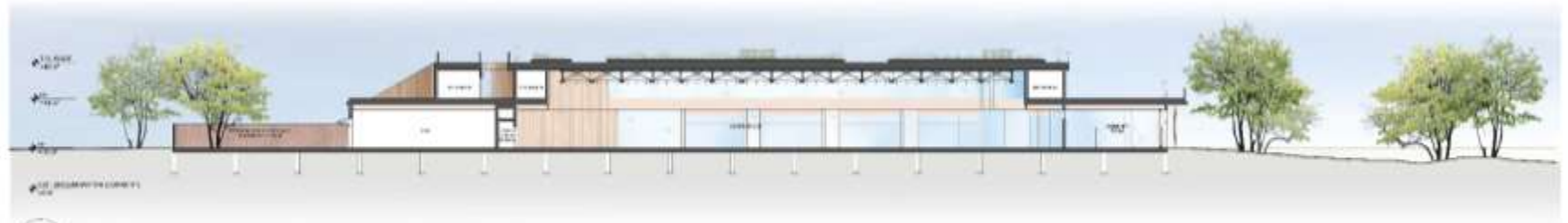


02 SECTION
SCALE: 1/16"=1'-0"



03 SECTION
SCALE: 1/16"=1'-0"

Schematic Design



04 SECTION
SCALE: 1/16"=1'-0"



05 SECTION
SCALE: 1/16"=1'-0"

Character Study



Character Study



Character Study



Character Study

Stepped Amphitheater Character



The Foote School
Maryann Thompson Architects

Character Study



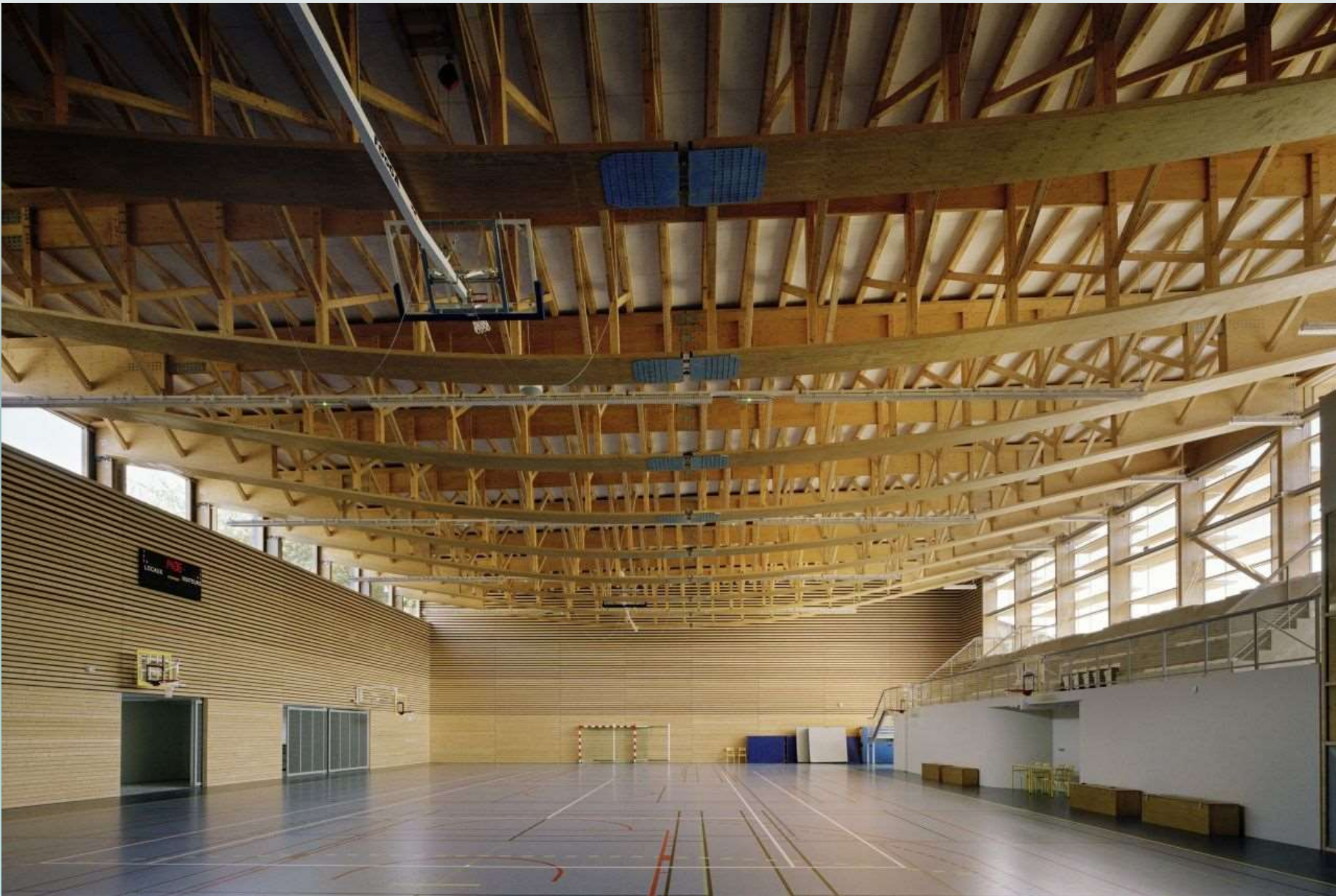
Character Study



Character Study



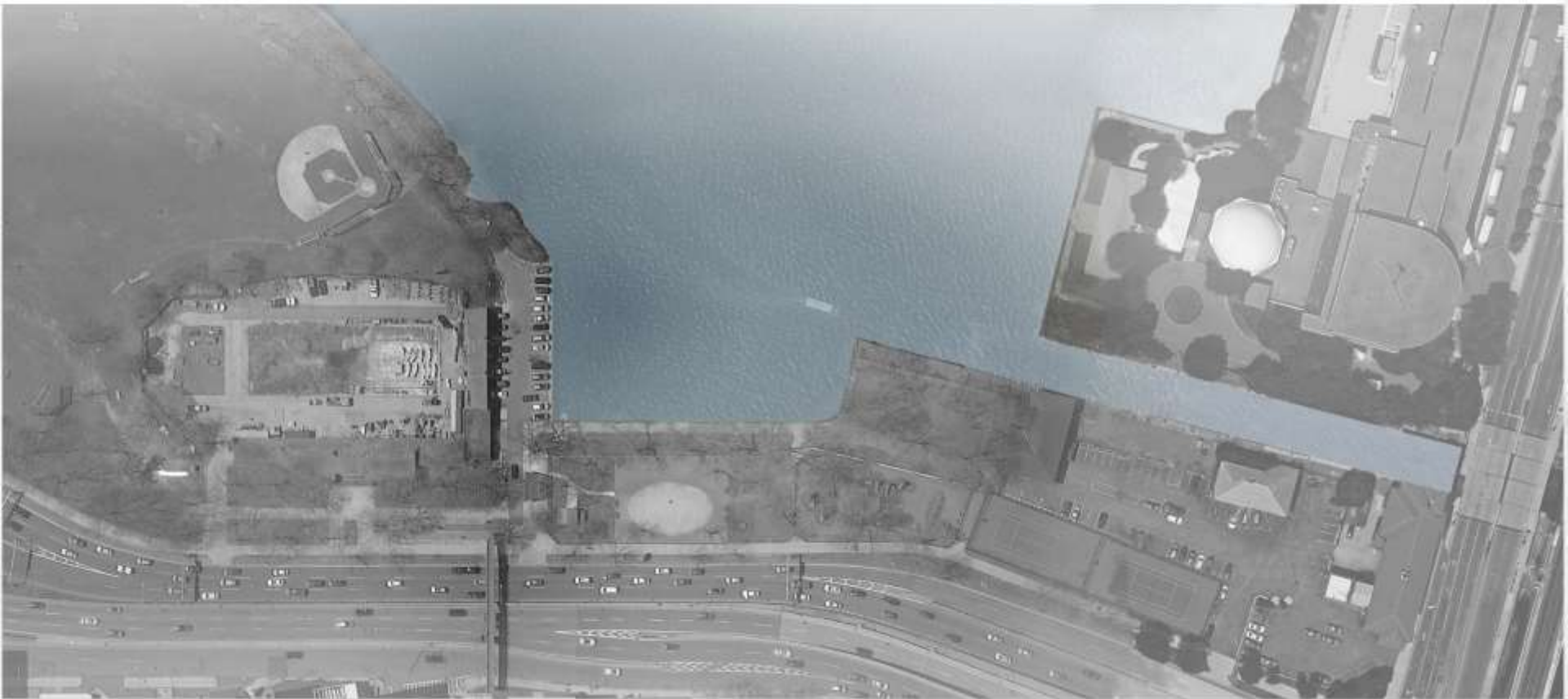
Character Study



Character Study



Site Overview: Before



Site Overview: After



Discussion



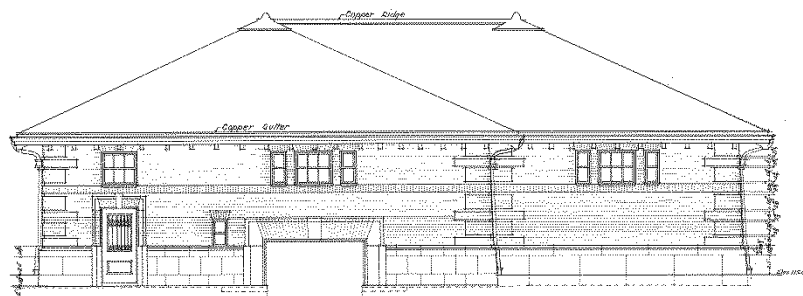
Upper Locks Gate House Options for Reuse

Upper Locks Gate House Current Condition

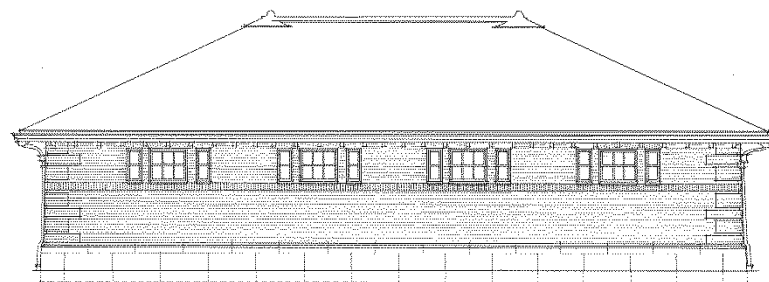




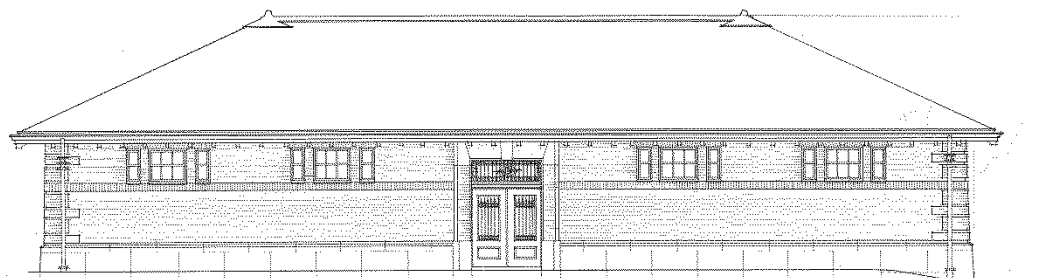
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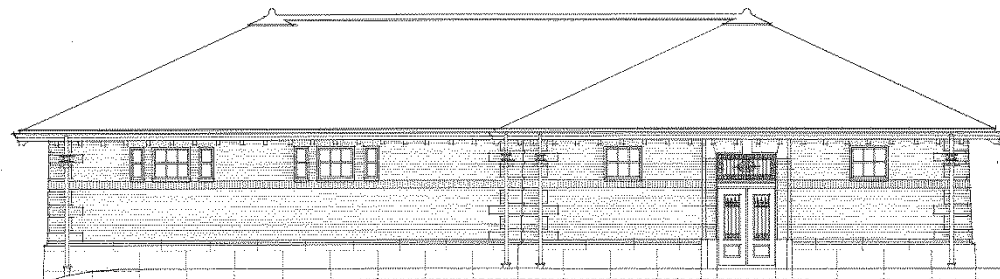
LOCK ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Drawn by C.A.
Thomson, T. C.A.
Checked by W.K.

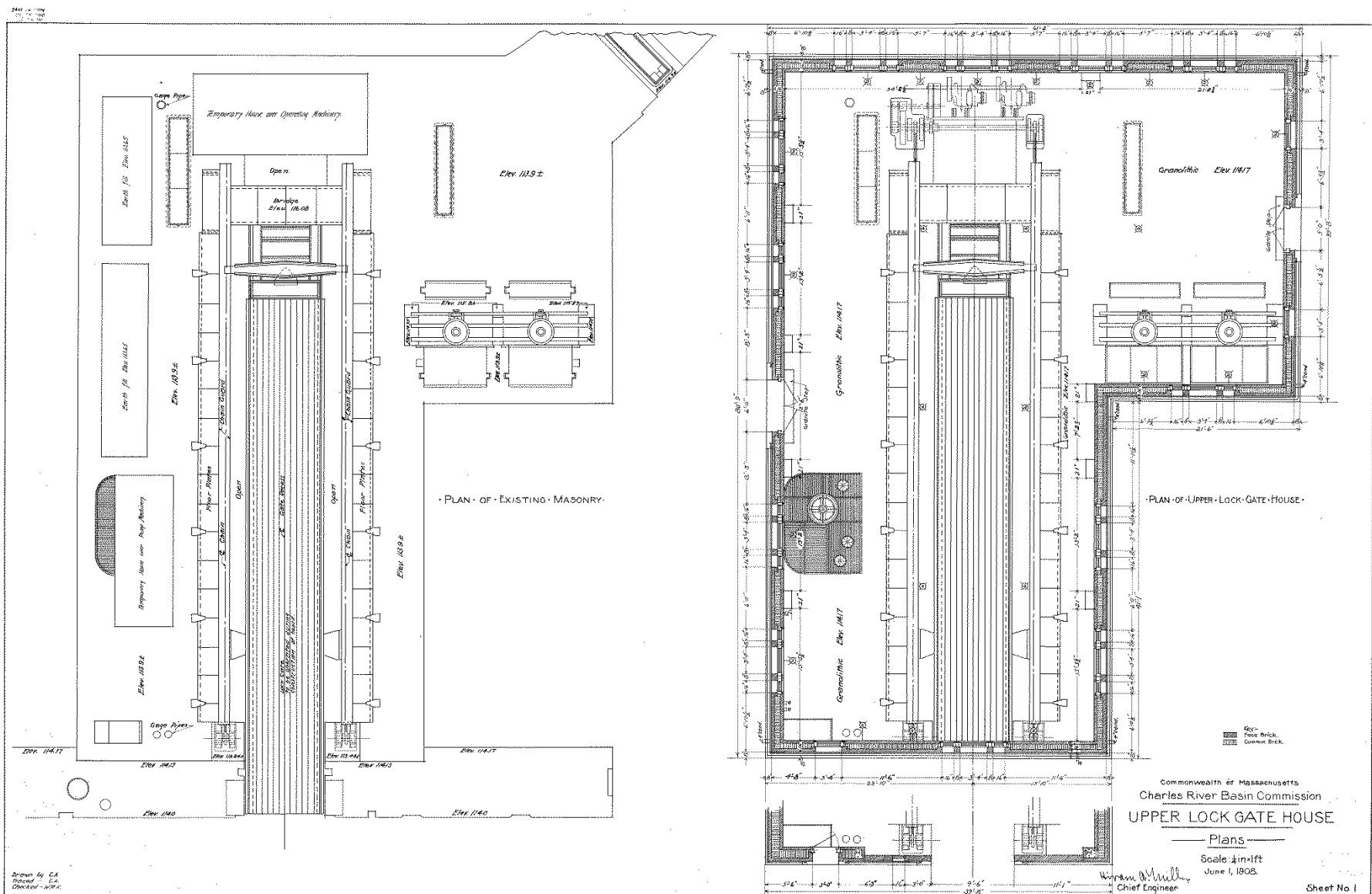
Commonwealth of Massachusetts
Charles River Basin Commission
UPPER LOCK GATE HOUSE

Elevations

Scale: 1/4" = 1 ft
June 1, 1908.

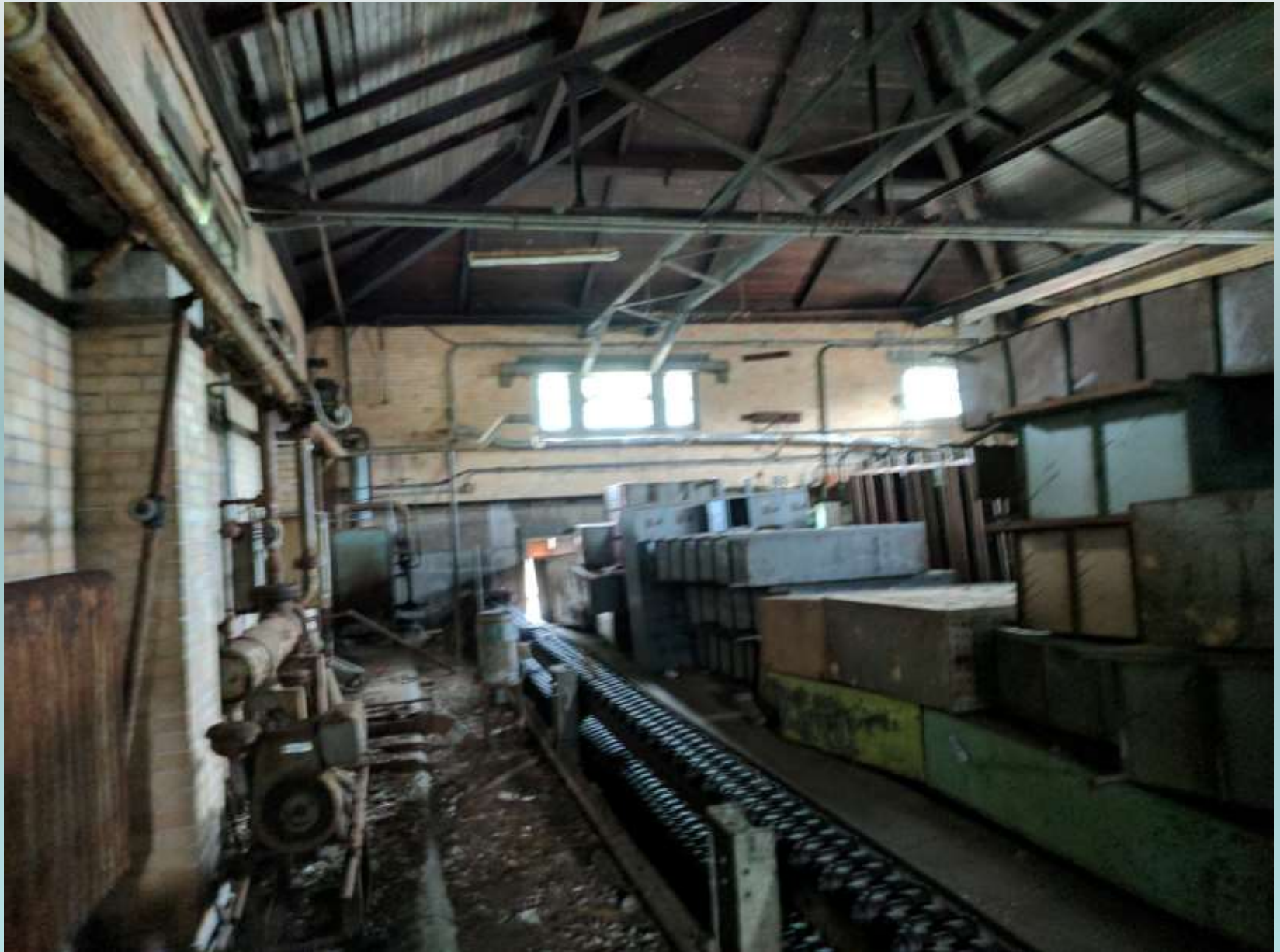
Henry A. Miller
Chief Engineer

Sheet No. 2

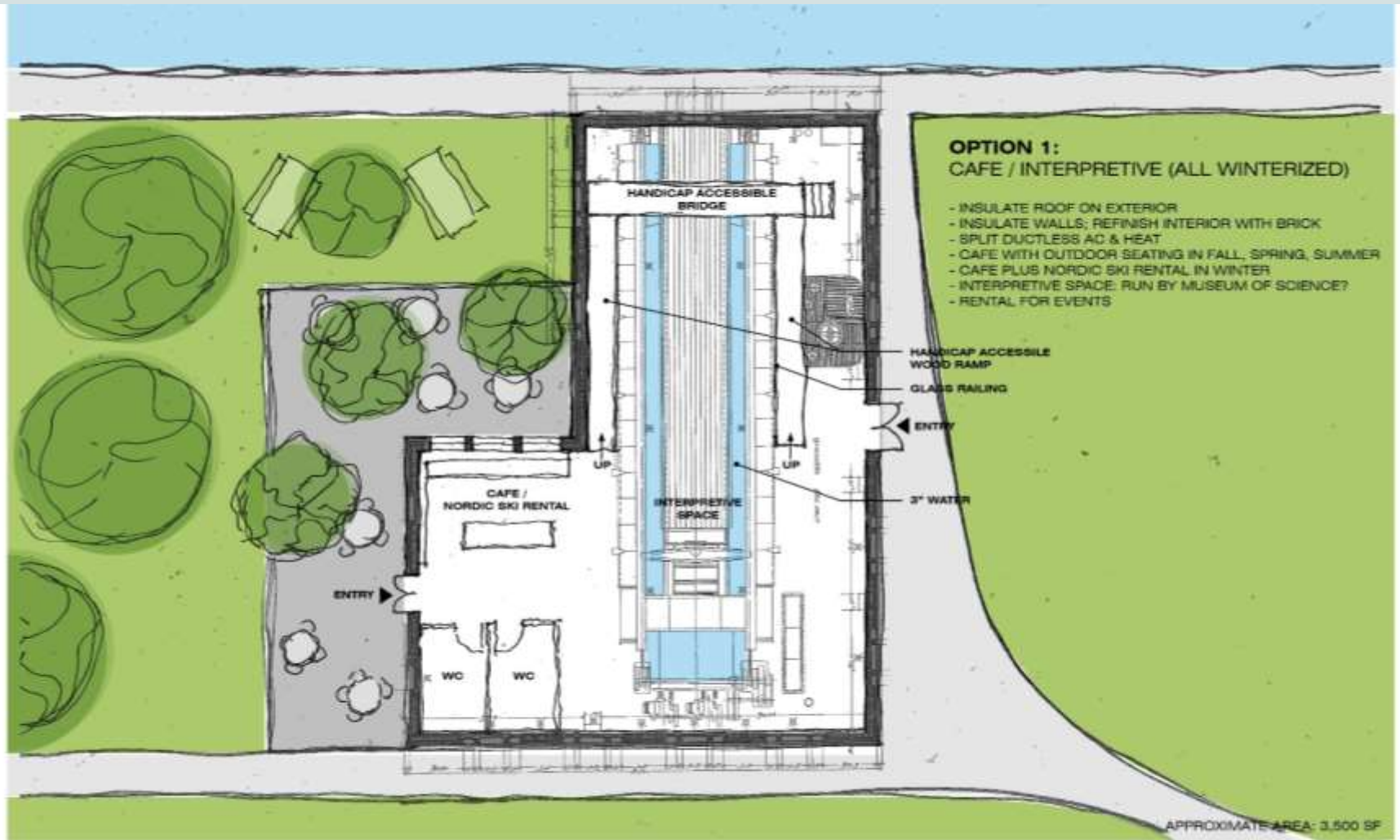




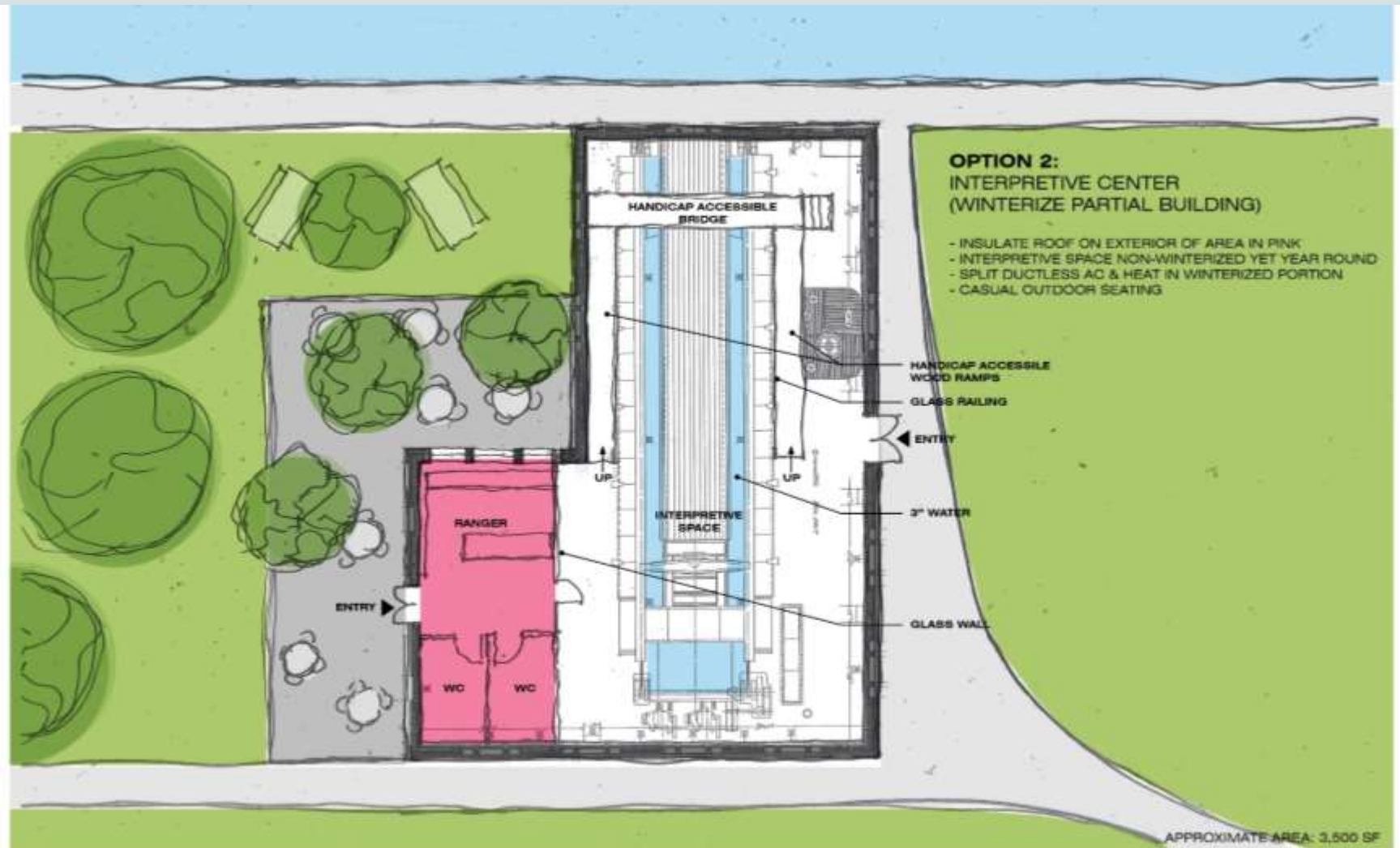




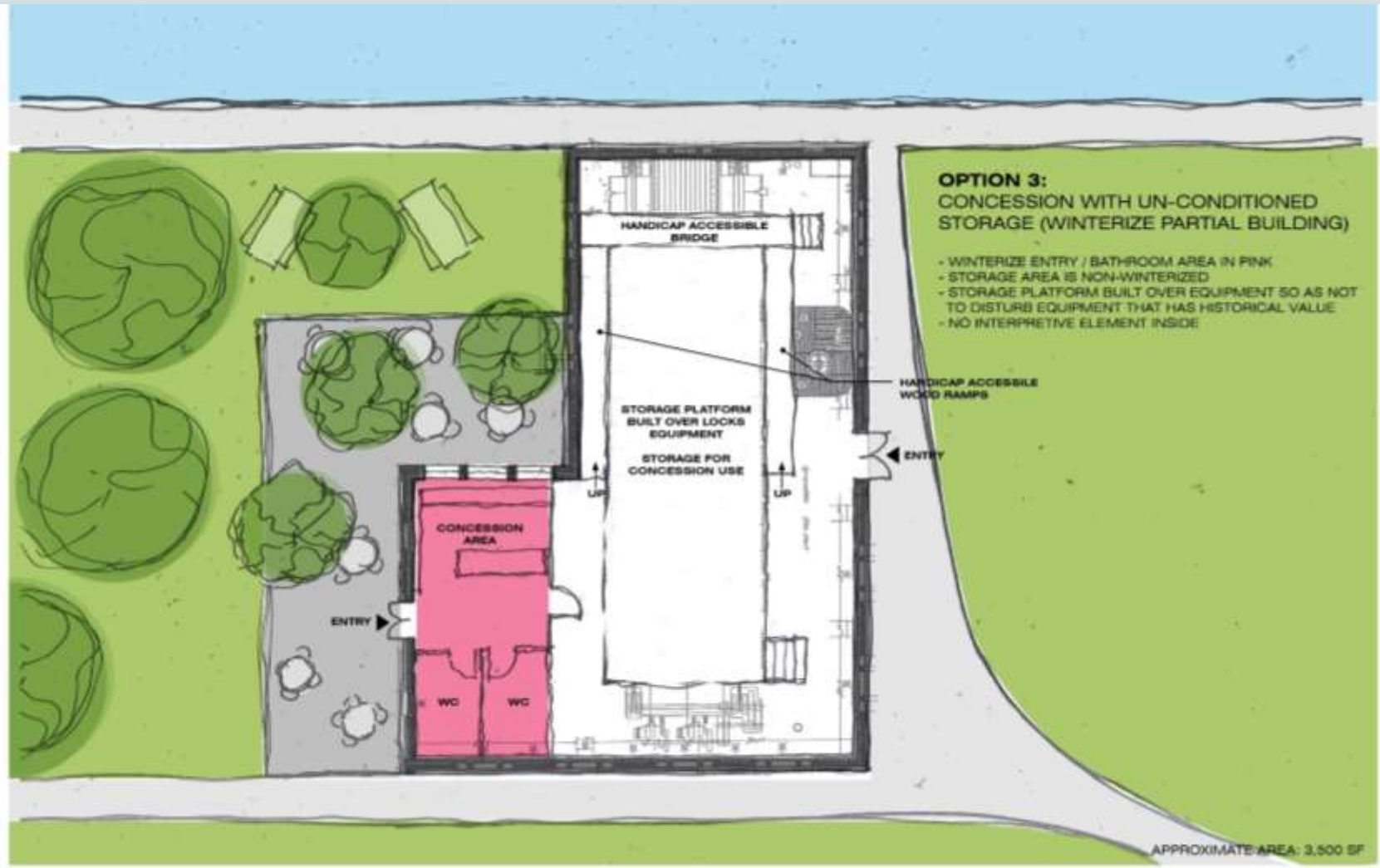
Café/Interpretive Center (full winterization)



Interpretive Center (partial winterization)



Recreational Equipment Rental (partial winterization)



Discussion



Next Steps

- Public comments through 11/17/17
- Finalize DCAMM Study Report
- DCR to issue Request for Proposals(RFP) to solicit interest in public/private partnership for Esplanade Riverfront Pavilion
- Continued public process on both pavilion and Upper Locks Gate House



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 **Friday, November 17, 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: Mass.Parks@state.ma.us

Call: 617-626-4973