

Esplanade Riverfront Pavilion Planning Process

Public Comment

deadline November 17, 2017

Time	Topic	Comment	Name (First)	Name (Last)	Email Address	Address		City		Address (Zip)
11/9/17 2:53 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017		James	Rzatkiewicz	jrbostonma@verizon.net	38 Irwin St, Apt 2		Winthrop	MA	02152
11/10/17 3:41 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	We strongly support a revitalization project at the Lee Pool site and the Massachusetts Department of Conservation and Recreation (DCR) process to re-envision the Lee Pool space. We support the same vision that Hill House has voiced support for. We have lived opposite the Lee Pool site for over 20 years and it would be wonderful to see that space used for a purpose that could truly benefit the community. Thanks!	Parag	Shah	parag@alum.mit.edu	8 Whittier Place	Apt 16J	Boston	MA	02114
11/10/17 4:36 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	I would love to see this space transformed into one that could benefit families in the community! Our family is very active at Hill House and I could see this space used to dramatically increase the impact they are able to have. It would be awesome to have athletic classes for all generations there, as well as volunteer events and meetings. We are involved in Cub Scouts and it's tough to get enough space to do all the things we want to do, so this space would be terrific for both Boy & Girl Scouts. I could also see after-school volunteer tutoring happening, after school craft classes, music recitals, music classes, dance classes & recitals.	Melissa	Lush	melissalush@gmail.com	17 Claremont Park	Apt 2	boston	MA	02118

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11/12/17 7:08 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>Like everyone else, I support doing something at the Lee Pool.</p> <p>I am opposed to private spaces on the Esplanade. This includes private offices, such as Hill House, Esplanade Association and DCR.</p> <p>I am opposed to parking space on the Esplanade. I support a drop-off area, but do not support any parking sports reserved for daily office workers.</p> <p>I realize there are parking spaces now, but that does not mean we need to keep them. Olmsted and Shurcliff never put parking and never put offices on the Esplanade.</p> <p>The conflict of interest here is that the people driving the process are the ones who will get to use the offices and parking spaces.</p> <p>Who will be brave enough to say that offices and parking spaces are not appropriate for our public Esplanade?</p>	Geoffrey	Hyatt	geoffrey.hyatt@alum.dartmouth.org	118 Huntington Avenue	#1501	Boston	MA	02116
11/13/17 2:35 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>I love the new renderings. I wish I'd been able to attend the last meeting to see the presentations and the feedback. Based on what I have seen I hope there is a lot of support as I see this redevelopment of the derelict Lee Pool becoming a wonderful amenity for residents and visitors of all ages while maintaining an appropriately respectful relationship with the river. This project would create a proud legacy for everyone involved.</p>	Jeffrey	Longnecker	jlongnecker@divcowest.com	16 Tremont Street		Charlesto	MA	02129

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11/14/17 2:05 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>Dear Commissioner Roy-</p> <p>I am writing to support your current proposed 25,000 sq ft flexible, multipurpose space at the site of the Pool. Space of this magnitude would allow community members to host indoor recreational activities, cultural events, educational programming and social events to help offset the operating cost of the facility.</p> <p>The current Lee Pool Pavilion occupies 90,000 sq ft and the new building of your proposed size would return more than 2/3 of the current space back to natural green space.</p> <p>Incorporating more parking at this facility would also make the Esplanade more handicapped accessible.</p> <p>Downtown Boston has lost a LOT of indoor athletic space in recent years, including the 2 bubbles that comprised Basketball City, half of the indoor sport courts at the Boston Athletic Club, and most recently the bubble in Charlestown that housed 3 indoor tennis courts and was a source of youth programming for hundreds of downtown Boston children.</p> <p>Thank you for your consideration.</p> <p>Jim Gribbell</p>	Jim	Gribbell	jimgribbell@gmail.com	17 Joy Street		Boston	MA	02114
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11/14/17 10:26 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>My family and I strongly feel that the renovation of the Lee Pool Facility would be a huge benefit to the city of Boston, and to the neighborhoods along the Esplanade in particular. To have a year-round multi-purpose space suitable for athletics would be invaluable to organizations like Hill House, and, in turn, to hundreds of children who live in the area.</p> <p>It's also my understanding that this renovation would provide much needed facilities, such as bathrooms in that section of the Esplanade, as well as water fountains. Most exciting, perhaps would be the reclaiming of green space, as currently most of the section is dominated by a parking lot/driveway, the spray deck and a playground. We would love to see this old building revived into something that is not only visually attractive, but complements, and adds to, what the Esplanade already offers families in the area.</p>	Justin	Hajj	justinhajj@gmail.com	140 Marlborough St. #4		Boston	MA	02116
11/15/17 10:22 AM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	Indoor facility space for individuals and families within the walk zone of the Esplanade Riverfront is vital for the growth and subsistence of our wonderful downtown neighborhoods. With the temperatures beginning to turn cold, indoor space is even more critical for our community to remain active and engaged. The current proposal that includes space for 3 multi-use courts will provide participants with a variety of opportunities in both athletics and the arts. As a frequent user of the Esplanade and TERSF, cleaning up this area is essential for the environment and our community. I applaud DCR for its continued efforts to revitalize Lee Pool (and surrounding areas) and the Esplanade on both sides of the Charles River. Thank you.	Jill	Hauff	jill.hauff@gmail.com	65 Anderson Street		Boston	MA	02114
11/15/17 12:22 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>While I appreciate that this neglected area of the esplanade is finally being addressed, I am so disappointed the plans are not to revitalize and reopen a long-closed public pool. There are currently no public pools in the area and the current infrastructure represents an opportunity to meet a longstanding community need. Beacon Hill is not simply a tourist attraction; it is a place many families and small businesses call home and to attract and retain those of varied financial means, the esplanade should be developed to serve its community best. A public pool is a public good in any urban area and would be a much better use of the space than the current proposal.</p> <p>Thank you.</p>	Molly	Serventi-Gleeson	mollyserventigleeson312@gmail.co	26 Hancock Street	Unit 7	Boston	MA	02114

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11/15/17 12:45 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	My concern is the parking, this is the place that all soccer club events happen, meaning that other town's soccer teams come to play boston teams. where are they suppose to park? we do not have enough right now and you are even reducing the number of parking spots. Please also provide some parking places for the duration of construction. Thanks	Atusa	fattahi	powersdaughter@yahoo.com	151 tremont street		boston	MA	02111
11/15/17 2:48 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	What happened to the POOL!!??? The plans show me a lot of large, amorphous inside space for large groups of people. What sort of space for individual sports or small group games?? I foolishly assumed there would be a pool involved - for City Children in the summer who are not members of Swim Clubs. My children used the Lee Pool in summer and its presence is missed. Was this topic ever even discussed???	Sarah	Hinkle	joehink@aol.com	33 Revere Street		Boston	MA	02114
11/15/17 6:00 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	hello dcr, i would like to see the pavilion area serve the greater public and guests of our city. offer benches for resting, umbrelled seating for socializing/picnicking. offer drinks inside, with a 'special'; bottled water from the Charles. certainly there should be bike racks, and windows that face the river. the walls should reflect the history of life on the river, the floors- the river's colors. just some thoughts.	david	draper	cddraper@earthlink.net	51 hobson st.		brighton	MA	02135

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11/16/17 1:56 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>To whom it may concern--</p> <p>I am a former board member of Hill House Community Center. In this capacity, I served on a joint committee with members of the Esplanade Association to create a proposal for the revitalization/refurbishment of the Lee Pool building. The proposal we came up with, approved by both boards at the time and submitted to DCR, was a multi-purpose building that could serve as a space for indoor recreation, cultural and social events, educational programs and community gatherings. I am delighted to hear these many years later that DCR is considering a plan to refurbish the building along these lines and return the rest of the space, now moldering behind unattractive fencing, to the parkland along the Esplanade. The Esplanade is one of the jewels of Boston, and the fact that the Lee Pool building is closed to the public and unused (other than by DCR) has been a sad fact for over twenty-five years. The Esplanade is used for outdoor recreation by groups all over the city, and events at the Esplanade bring together people from all over the Boston metropolitan area. At night, however, or in the winter or when there is inclement weather, there are no options for use of the park. Moreover, other than the Boston Public Library and City Hall, there are few, if any, public spaces in this area in which to hold community meetings, and there is no space in the area which could host educational programs or other events that would benefit, or pertain to, the park. Turning the Lee Pool building into a multi-purpose, public space would benefit both the park and the city. I urge DCR to proceed with the plan. Thank you.</p>	Alexandra	Harvey	harvalexandra@gmail.com	5 Exeter St		Boston	MA	02116
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11/17/17 9:14 AM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>The schematic design presented at the third and final public meeting is well aligned with the many needs expressed by the community throughout the process. Hill House's mission to offer high-quality youth programs for our community has been curtailed by the closure of more than 68,000 square feet of indoor recreation space within the city of Boston in the last 30 months (Hill House is pleased to see the schematic design includes:</p> <ul style="list-style-type: none">•A four-season, multi-purpose, flexible space of at least 25,000 square feet•The ability to host indoor athletic programs and leagues, special events), artistic and musical performances, community gatherings, and educational and environmental programming.•Provisions for rest rooms and storm shelter facilities to alleviate the gaping safety issue and basic health needs of the 3 million annual visitors to the Esplanade.•Conversion of a significant portion of the currently paved or covered 116,000 square foot site to green park space•A design that is environmentally friendly and mindful of public safety. <p>We have only two concerns at this point. The first is the potential creation of a "salt water marsh" or lagoon that would require a breach of the existing sea wall. We are worried that such an area is more likely to collect trash and debris than create an environmentally friendly habitat. It also adds significantly to the project costs and permitting requirements.</p> <p>Second, we note that we have not yet seen a detailed cost analysis of the proposed design, nor had the chance to study the impact to operating and maintenance costs. The design presented is exciting and befitting of the Esplanade, but the state and our many taxpayers need to be sure that it is financially viable today and for years to come. We urge the state to maintain a reasonable approach to the planning process while such details are further studied. Returning this site to public use is more important than any particular feature.</p>	Hill	House	Ischmieg@hillhouseboston.org	127 Mount Vernon St		Boston	MA	02108
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11/17/17 9:44 AM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	It is disappointing that the Lee Pool will not be reopened. A public pool downtown is a treasure.	john	Achatz	ja@johnachatz.com	61 Mount Vernon St		Boston	MA	02108
11/17/17 9:46 AM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	I am all for this project.	Lou	Tamposi	lou.tamposi@gmail.com	37 Revere Street #8		Boston	MA	02114

Esplanade Riverfront Pavilion Planning Process
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deadline November 17, 2017

11/17/17 4:00 PM	Esplanade Riverfront Pavilion Planning Process - Deadline November 17, 2017	<p>Dear Commissioner Roy:</p> <p>The Beacon Hill Civic Association ("BHCA") is pleased to provide comments on the above-referenced project. As the neighborhood association for Beacon Hill, we have been privileged to serve as a voice for the community in public affairs for nearly 100 years through our three-fold mission of community building, civic engagement, and historic preservation. We are therefore grateful for the opportunity to provide input on the redevelopment of this important community resource.</p> <p>The BHCA supports the productive reuse of the area occupied by the Lee Pool into a multi-purpose pavilion. The design presented has numerous positive attributes, including its a compact two-story footprint; natural restoration of riverbank landscaping; attractive, light and modern design which blends with the surrounding parkland; and improved traffic flow ingress and egress with respect to Storrow Drive.</p> <p>As a neighborhood with significant constraints on the availability of public spaces, we have long advocated for uses that foster community engagement and provide increased opportunities for both recreational and cultural activities. We therefore urge you to consider in the design features that facilitate a wide variety of sports, recreation, and community uses, both in the interior and exterior of the property, and to make the facility open and available as much as possible and throughout all four seasons.</p> <p>The safety of our residents is also of significant importance, and we have long advocated for environmental stewardship in and around our community. The design should thus also take into consideration security issues related to overnight use of the covered porch, the availability of recycling, and best practices in green building design.</p> <p>Thank you for consideration of these comments as part of the redesign process.</p> <p>Sincerely,</p> <p>Mark R. Kiefer Chairman of the Board</p>	Mark	Kiefer	mark.r.kiefer@gmail.com	74 Joy Street		Boston	MA	02114
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*Neighbors
Helping
Neighbors*

November 17, 2017

Commissioner Leo Roy
Massachusetts Department of Conservation and Recreation
251 Causeway St., Suite 900
Boston, MA 02114

Re: Esplanade Riverfront Pavilion Planning Project

Dear Commissioner Roy:

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Thank you for consideration of these comments as part of the redesign process.

Sincerely,

Mark R. Kiefer
Chairman of the Board

74 Joy Street

Boston

MA 02114

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From: d l <dl02114@gmail.com>

Sent: Friday, November 17, 2017 11:47 PM

To: Pearl, Wendy (DCR); Livingstone, Jay - Rep. (HOU); Josh Zakim; Susan Hanson; Lois Ascher; Tom Palmer; Joseph Andrew McDonald; Joseph Greenberg; Rich Hartnett; James Campano; Paul Joltki; Paul A. Mondello; Bill Kuttner; Robert Campanella; Updates, DCR (DCR)

Subject: West End Museum

DCR,

As a stakeholder in the redevelopment of the Lee Pool, The West End Museum will not approve the current plan of the Esplanade Riverfront Pavilion project unless there are permanent historical references designed into the interior and exterior of the pavilion.

These historical references should be visually engaging and convey a timeline of the Lee Pool area and the Charlesbank's history. These permanent exhibits would commemorate the social, recreational and economic importance that the making of the Charlesbank played to the West End, Beacon Hill, Cambridge, Boston and the northeast.

We at the West End Museum are reminded daily, through our own exhibits that the Lee Pool area was once a beach to over 60,000 immigrants, that the bridge infrastructure over the Charles River changed Boston from a colonial town to a thriving city almost three times its original size, and that canal boats once dropped people off at MGH's Bulfinch Building.

The Directors of the West End Museum agree that historical references would increase the integrity of the project, by informing its many visitors of these and other events which affected the Commonwealth over the last 300 years.

Respectfully submitted,

Duane Lucia

West End Museum Representative



CHARLES RIVER

conservancy

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Leo P. Roy
Commissioner
Department of Conservation & Recreation
Office of Public Outreach
251 Causeway St.
Boston, MA 02114

Re: Esplanade Riverfront Pavilion

November 17, 2017

Dear Commission Roy,

Thank you for your work to begin the transformation of the former Lee Pool into a new and usable Esplanade Riverfront Pavilion.

The Conservancy supports revitalization of this site within the urban Charles River parklands and the DCR's Master Plan for the Charles River Basin (April 2002) for this shared public space.

The Master Plan lays out clear recommendations that the Charlesbank area remain a "flexible, multi-use area" that incorporates landscaping to "reinforce" passive and active use. The "Charlesbank Park" section (starting on p. 96) lists a series of six recommendations for the area. Although the establishment of the Ebersol Fields contradicts the fourth of these six recommendations, we hope DCR will pursue the other recommendations as it works to renovate the Lee area.

Perhaps, most important of those six recommendations is now the last, given the current design:

- *Redesign of the Lee Pool as a place for large gatherings and as a multi-use (rather than single-use) facility. A raised landscape platform facing south, for example, could provide an alternative stage area for large events. Public bathrooms, phones, and water fountains in this area are essential. (p.98)*

The Conservancy is delighted with design presented by Mary Ann Thompson Architecture at the third public meeting on Nov. 1, 2017. Our delight comes largely from the way in which this new pavilion fits into the green of the Esplanade through its green roof and considerable landscaping around the pavilion.

We find it important to reiterate our statements made at the public meeting: the landscaping and green roof is not ornamental but instead critical to the success of this project. In whatever agreement is created between the proponent and DCR, we hope clear guidance is given that the landscape and green roof be fundraised for first, not last and cannot be "value engineered out."

Additionally, as part of the agreement between proponent and DCR, a detailed management and upkeep plan, including expected annual cost and revenue source for cost, for both the landscaping and green roof should be outlined in the agreement.

As DCR moves forward with creating a Request for Proposals (RFP) for proponents to bid on the construction and development of this project, we hope that DCR will consider the operational needs of other river based friends groups who work and contribute to the vibrancy of the area, not just the needs of the proponent or chosen bidder.

We look forward to better understanding the components of this arrangement between the proponent, who we assume will be the Esplanade Association in partnership with the Hill House Association, DCR and public users, particularly with regard to public permitting and lease standards for public land and buildings.

At the Nov. 1, 2017 public meeting, DCR clarified the winning RFP bid will in fact have care and control, as well as revenue collection control, over the property. This makes sense given the bidders investment but must be carefully monitored and controlled to assure public interest and access remain a priority.

Specifically, the example of the DCR ice rinks arose. The rinks is an interesting and valid comparison, and, I believe, require certain percentages of time to be free or deeply discounted ice time for both public skating; local teams and community events. A similar determination of public access criteria should be developed as part of the RFP and discussed with stakeholders. This criteria should be detailed in both fee schedules and public use times and percentages.

Major events such as galas and weddings provide a significant revenue source potential for the proponent. We expect DCR to receive a percentage of revenue from the property in addition to any flat annual lease. This is done for many DCR concessionaire agreements and would be useful when applied here. Although we expect the proponent will cover all maintenance, the use of public land as well as the investment by the state to demolish and remediate the former pool must be taken into consideration when determining the value of this agreement.

Given that DCR will continue to house state employees and state equipment on site, we also expect a clear agreement about the boundaries for state staff versus the proponents staff to be outlined so that this is not at the whim of the proponent's leadership.

Although many in Boston's Beacon Hill, Back Bay and West End neighborhoods view the Esplanade as their back yard, it should not be forgotten that this is a state park and should be managed as such—with facilities and space catering to that larger vision and water-dependent uses. The Esplanade Association's Vision 20/20 included a river swimming area and we would like to see that option kept open.

Thank you for your ongoing stewardship of our parklands and for your consideration of these comments.

Sincerely,

A handwritten signature in black ink that reads "Renata von Tschärner". The script is cursive and elegant, with the first name "Renata" being larger and more prominent than the last name "von Tschärner".

Renata von Tschärner
President and Founder