dcr

Massachusetts

Food Concession Opportunities

Creating dining destinations at iconic DCR locations

- A memorable dining experience should be a reason to visit DCR parks
- Whether locations currently have current food service operations or not, the locations are spectacular, and the structures have potential
- There are beautiful settings that need innovation and imagination to bring them to life

Creating dining destinations at iconic DCR locations

- A Request for Proposal (RFP) has been issued by the Commonwealth.
- The RFP is an opportunity to submit a proposal for one or more of the locations
- The RFP has detail on each location, required minimum bids if any, site visit dates, and an ample opportunity to ask questions

Existing food service locations

- Hatch Shell Café, Charles River Esplanade, Boston
- Steriti Rink Snack and Skate Shop, North End, Boston
- Bernie King Pavilion, Nantasket Beach, Hull
- Houghton's Pond Café, Milton
- Ponkapoag Golf Course Clubhouse Café, Canton

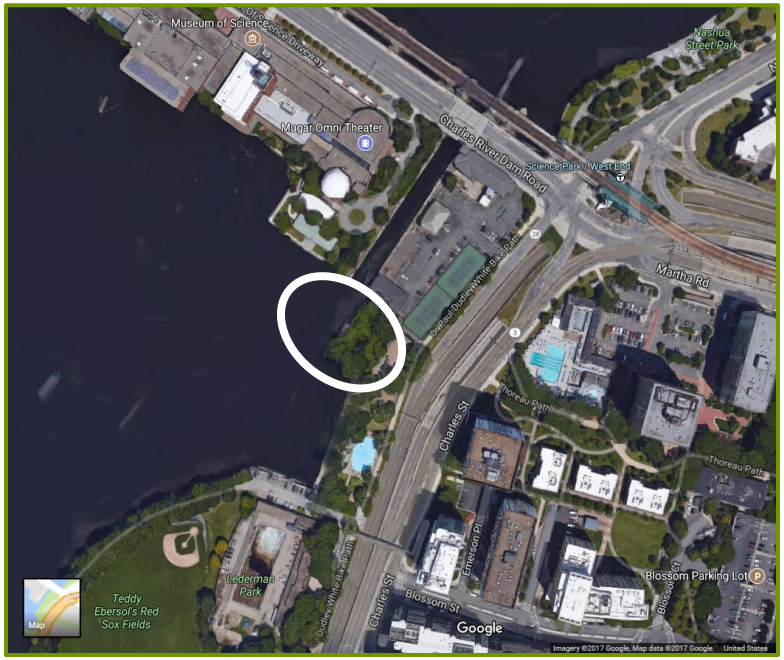
Development opportunities

- The operation, management, maintenance and development of one or more fixed food or other service concessions
- Beyond the initial license, Public-Private Partnerships, long-term agreements, other development funding options will be considered
- All spectacular settings, need creativity to unleash potential:
  - Charles River Upper Lock Gatehouse, Boston
  - Police Station & Garage, Nantasket Beach, Hull
  - Summit House, Skinner State Park, Hadley
  - Fall River Heritage State Park Visitor Center, Fall River

Opportunities in Boston

Hatch Shell Café
Charles River Esplanade, Boston

- Café building for seasonal use, with full-service kitchen and patio area
- Opportunity to include food trucks in RFP to service other areas of the park
- The Hatch Shell is best known for hosting the Boston Pops Orchestra annually for the Boston Fourth of July celebration
  - The café sits on the back edge of the Hatch Memorial Shell lawn with a perfect view of the stage
  - Free performances most weekends and many weeknights from April-October



Charles River Upper Lock Gatehouse, Boston

- 3MM people visit the Esplanade each year, many regularly to walk, bike, run and skate along leafy paths, and to sail and row in river
- The Hatch Shell on the Esplanade attracts hundreds of thousands of people to special events each year, including the world-renowned Boston Pops concert every Independence Day
- In the Charles River Basin, towards the southeast end of the lock stands the Upper Lock Gate House, a single-story, 3,450 square foot, L-shaped masonry structure completed in 1910
- Welcomes visitors to the Esplanade on foot and by boat, sits across from the Museum of Science on the waters edge
- Due to the historic nature of the building and the amazing historic features, cannot be demolished
- Needs significant remodeling

Steriti Rink Snack and Skate Shop, North End, Boston

- Just east of the Esplanade, across from historic Copps Hill Burying Ground, a Freedom Trail stop
  - Over 40K visitors each year walk the Freedom Trail
- Glass panels encase the rink, which makes for a beautiful view of Boston Harbor and the North End
- Currently hockey season snack bar, potential for year-round operation
- Popular public skating destination, it also houses 2 bocce courts and is home ice for Suffolk University
- Rink area can host off season events, like the Taste of the North End

Opportunities on Nantasket Beach

Opportunities on Nantasket Beach

- 200K people visit Nantasket Beach each year
- 30 miles from Boston and accessible by road and ferry, the 26 acre Nantasket Beach Reservation includes miles of fine sand beach and ocean swimming
- The Reservation is open year-round, with lifeguards on duty late June - early September and modern bathhouse facilities
- Spectacular views of the Boston skyline and incredible sunsets
- 2 Nantasket Beach properties are included in the RFP
  - Bernie King Pavilion snack bar, located in pavilion that hosts concerts and dancing year-round
  - Development opportunity at the former Police Station & Garage across the street from the beach

Bernie King Pavilion
Nantasket Beach, Hull

- Located along the ocean front, seating and shade areas allow unobstructed views of the beach and ocean
- Originally built in the late nineteenth century, this 10,800 sq. feet open air facility is primarily used for seasonal concerts and dance events
- Concession stand with full service kitchen sits at north end of the pavilion and is approximately 1,242 sq. ft
- Adjacent to two courtyards of approximately 9,000 sq. ft. with a covered section for tables and chairs

Police Station & Garage, Nantasket Beach, Hull

- Former Police Station &Garage designed in 1901 by the Boston architects Stickney & Austin
- Heavily trafficked location across the street from the Bernie King Pavilion and next to the Paragon Carousel
- The police station is approximately 4,000 sq. ft, the garage 900 sq. ft.
- The buildings' interiors are in very poor condition and need to be completely renovated
  - Due to the historic nature of the buildings, cannot be demolished
  - Building Conditions Survey Report prepared by Beacon Architectural Associates available upon request

Opportunities in the Blue Hills Reservation

Opportunities in the Blue Hills

- Blue Hills Reservation welcomes tens of thousands of visitors year-round to it's nearly 7000 acres just ten miles south of Boston
- One of the largest parcels of undeveloped conservation land within the metropolitan area, it covers parts of Quincy, Braintree, Canton, Dedham, Milton, and Randolph
- Outdoor activities like hiking, swimming, fishing, rock climbing, skiing, golf and much more
- 2 Blue Hills properties are included in the RFP
  - Houghton's Pond Refreshment Stand is an existing concession structure that sits on the bank of the pond
  - Ponkapog Golf Course Café, in the clubhouse at the historic public course

Houghton's Pond Refreshment Stand Blue Hills Reservation, Milton

- Hougton's Pond is 24 acres in size and 24 feet in depth
- Popular summer destination, with guarded swimming beach and stocked for fishing
- Built in 1920 1901 by the Boston architects Stickney & Austin, the Houghton's Pond Refreshment Stand is on the National Register of Historic Places
- Currently outfitted for summer refreshment, simple grilled food, potential for full-service kitchen and extended season dining

Ponkapoag Golf Course Clubhouse Café, Canton

- The Ponkapoag Golf Course was built in 1936 and is a renowned, Donald Ross-designed, 36 hole facility
- Cross country skiing popular on courses in the winter months
- The Clubhouse hosts leagues, a pro/ lesson shop area, the tee office and management office
- The Café includes a full-service kitchen, large indoor space and tentable patio
- Opportunities beyond food for golfers – year round dining, special events venue, etc

Additional Locations

Summit House, Skinner State Park, Hadley

- In 1821 a guest cabin was built on the Mt. Holyoke summit, rebuilt in 1851 as an 8 room hotel
- The hotel and 375 acres were donated to the state in 1940
- An extensive renovation was completed in 1988 to return it to its turn-of-the-century appearance
    - Spectacular views, plentiful hiking, this location has immense possibility as a bed & breakfast, restaurant, and event facility

Fall River Heritage State Park Visitor Center, Fall River

- This 8.5-acre park overlooks Battleship Cove, home of WW II battleship U.S.S. Massachusetts
- On the Taunton River, the park offers a boardwalk, an antique carousel, public sailing, park for summer concerts and special events, food trucks and carts
- Visitor Center is used as exhibit space and has an auditorium
  - Potential as year-round dining and special events destination

Next steps

- Send email address to dcr.permits@state.ma.us for Permit RFP Opportunities notices or any questions.