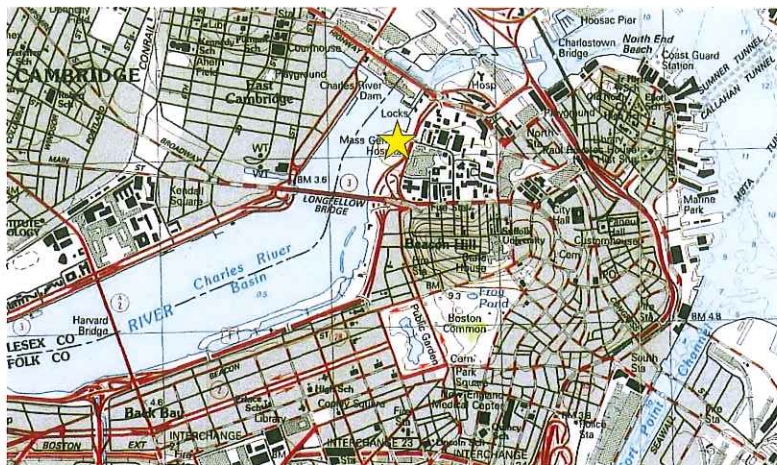


ATTACHMENT A

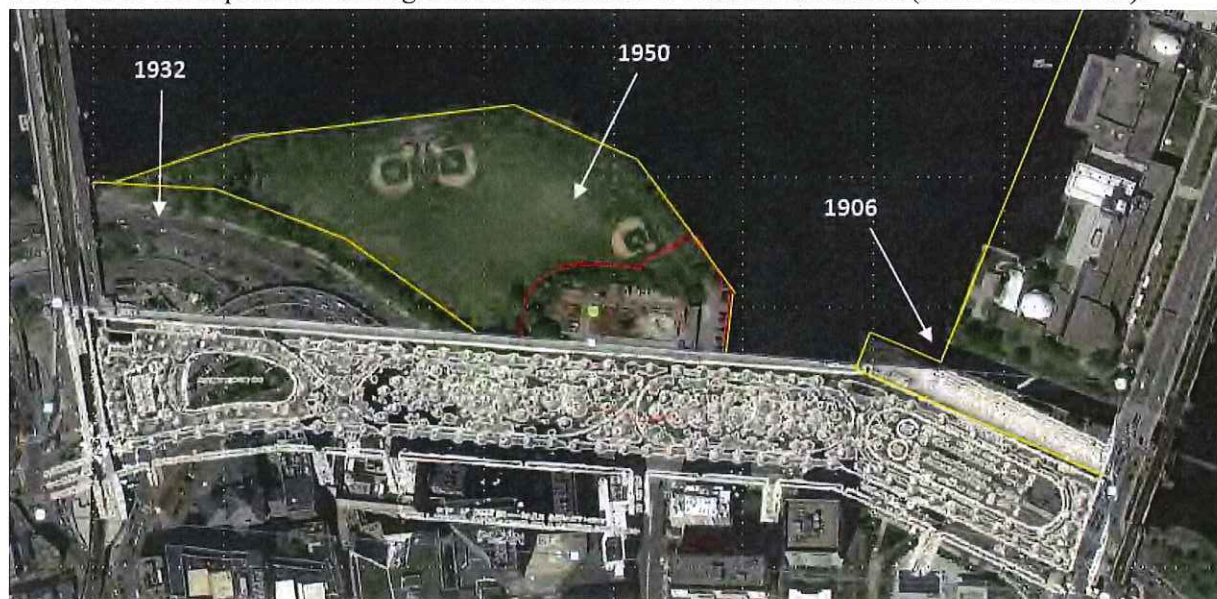
LEE POOL DEMOLITION

Background

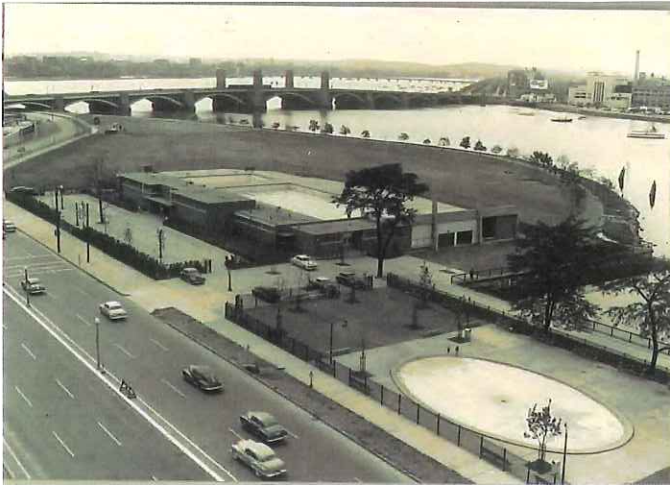
The Project Site is in the vicinity of the original “Charlesbank” area (MHC #BOS.ZI) designed for the City of Boston by Frederick Law Olmsted in 1892, which has undergone approximately 100 years of park redevelopment. The original Charlesbank design featured Men’s and Women’s active recreation, a riverfront promenade, and a grassy tree-covered moraine. The Women’s Recreation area to the west included open air exercise areas, a track, and a large open field. The Men’s Recreation area also had open air equipment and a track and was located near the existing Upper Lock Gatehouse. Over time, the Charlesbank area was expanded and redesigned to accommodate the damming of the Charles River, the City’s changing traffic patterns, and evolving park needs. In 1906, the Charles River Basin Commission expanded Charlesbank park following a design by Guy Lowell, which only retained the Men’s Recreation area from the original design. The Complex was not included in the 1929 schematic plan for Charlesbank by Arthur Shurcliff, however, a subsequent plan by Shurcliff drawn in 1949 shows a swimming pool located within land to be filled for the expansion of the Charlesbank. The property was transferred from the City of Boston to the Commonwealth, and the Complex was built in 1950 as mitigation for the Storrow Drive project. Today, most of the Olmsted design is gone, with only a small piece of the 1892 Charlesbank seawall remaining. However, the area continues to provide active recreation and a riverfront promenade as initially intended.



The Complex is located within the Charles River Basin Historic District (“CRBHD”, MHC #BOS.CA), which is listed in the National Register of Historic Places. The Lee Pool is not listed as a contributing feature of the CRBHD, and is mentioned as a “miscellaneous structure: public swimming pool and bathhouse.” The property is also included as part of the City of Boston’s Charles River Esplanade Landmark. Other CRBHD structures near the Project Site include the State Police Headquarters building and the Charles River Dam Lock Houses (MHC #BOS.4206).



1892 Charlesbank design, overlaid on a present day aerial, with park expansions in 1906, 1932 and 1950 indicated



Lee Pool c.1950



Lee Pool 2018

The Lee Pool Complex opened in 1950 for public swimming, but has been closed to the public for over 20 years. DCR and its partners now use the building for storage of equipment. In 2017 DCR oversaw a public planning process to determine the future of the underutilized Complex and to identify a program for a proposed Esplanade Riverfront Pavilion that would meet the operational, recreational, and community needs in that part of the Esplanade. Several options were presented at a series of public meetings. The preferred alternative includes layered programming areas consisting of an interior multi-use space, covered outdoor space, general landscape areas, and roof terraces. The development of the site is a separate project, dependent on funding, possible partnership, and future permitting. If built, the Esplanade Riverfront Pavilion design would significantly reduce impervious cover from the existing structures and paving, providing much needed improvement to this sensitive site. DCR is currently exploring options to develop the site, utilizing the conceptual designs features shown below. However, no funding is in place for the Esplanade Riverfront Pavilion at this time.

A determination of the suitability for the reuse of the bathhouse, in whole or in part, within the proposed Riverfront Pavilion facility was undertaken in 2017. This determination was informed by a previous study, "Lee Pool Facility Existing Conditions Report" issued on November 14, 2012 (the "Report"), which assessed whether the current building would be suitable for temporary use by the State Police over a period of 6 to 8 years. The Report concluded that the cost-benefit of reusing the pool house for a temporary State Police facility was cost prohibitive. Additionally, a structural survey and assessment of the bathhouse was conducted in 2017, which found that while the existing building is structurally sound, it is in need of a great many upgrades and repairs to mechanical, electrical, and plumbing systems. Therefore, demolition was determined to be the best option to accommodate reuse of the Project Site for DCR's ongoing park use. In addition, public input revealed very little support for preserving the current facility in any way.

The total acreage of the property is approximately 3.8 acres; the project area (demolition area) is approximately 2.3 acres.

Project Description

The project is the demolition of the Complex; outdoor pool and diving pool, concrete bleachers and decking, bathhouse, and wooden concession building. The existing parking lot will also be removed and a temporary pedestrian route installed in its place. A temporary vehicular drop off and accessible parking spaces will be built at the front of the parcel (see attached plans).

The bathhouse is a single story modern-era brick building with horizontal bands of high windows and a flat roof, with a footprint of approximately 0.2 acres (9,500 square feet, "sf"). Years of leakage and inadequate maintenance and heating has caused finish surfaces within the bathhouse to deteriorate. The basement is generally flooded with water at varying levels and metal surfaces are rusted throughout. The concrete pools and bleachers are also of modern design, and have a combined footprint of approximately 1.1 acres (48,000 sf). The diving pool has been filled-in to add more usable ground area, and the lap pool is filled with landscaping refuse. The remaining demolition will include the existing

parking lot, an unused wooden concession stand, and miscellaneous concrete walkways associated with the structures, comprising approximately 0.9 acres (41,400 sf). The total area scheduled for demolition is approximately 2.3 acres (99,100 sf), as shown in the draft Demolition Plan and Topographic Plan.

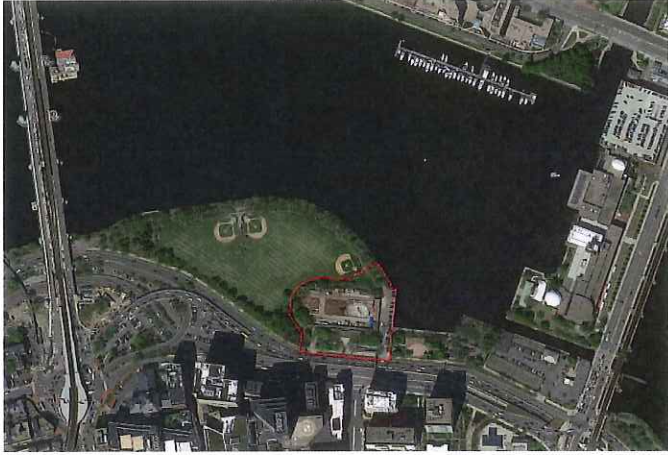
The demolition process will begin with the installation of site and tree protection (dripline) fencing, and removal of hazardous materials. The pools will be excavated, and paved and concrete surfaces will be removed. The concrete bleachers, bathhouse, and concession stand will be demolished and all debris will be taken away and disposed of properly. The site will be regraded and an interim pedestrian pathway will be built to maintain a continuous riverfront path. An interim vehicular drop off driveway will also be created using the existing curb cuts, with modifications for sight lines as needed. Open parkland will be loamed and seeded.

DCR operations and horticultural functions (DCR and Esplanade Association) will be temporarily relocated to storage containers near the Dartmouth Street sanitary. Once DCR's new North Point facility is completed, Esplanade operations functions will be permanently located there, with DCR staff offices remaining at the Hatch Shell.

New construction is not proposed at this time. However, development of the project site to construct a proposed Esplanade Riverfront Pavilion is possible in the future based on schematic designs developed through a public process in 2017 (see below). Development is dependent upon funding and potential partnerships, and a separate filing will be made at that time.

Existing and proposed conditions are shown in attached plans C1.00 Civil Demolition Plan and C2.00 Grading and Materials Plan.

Existing Conditions



Project Locus



Aerial



View of bathhouse from Storrow Dr.



View from ballfield



Front of Bathhouse



Front of Bathhouse



View from bike path



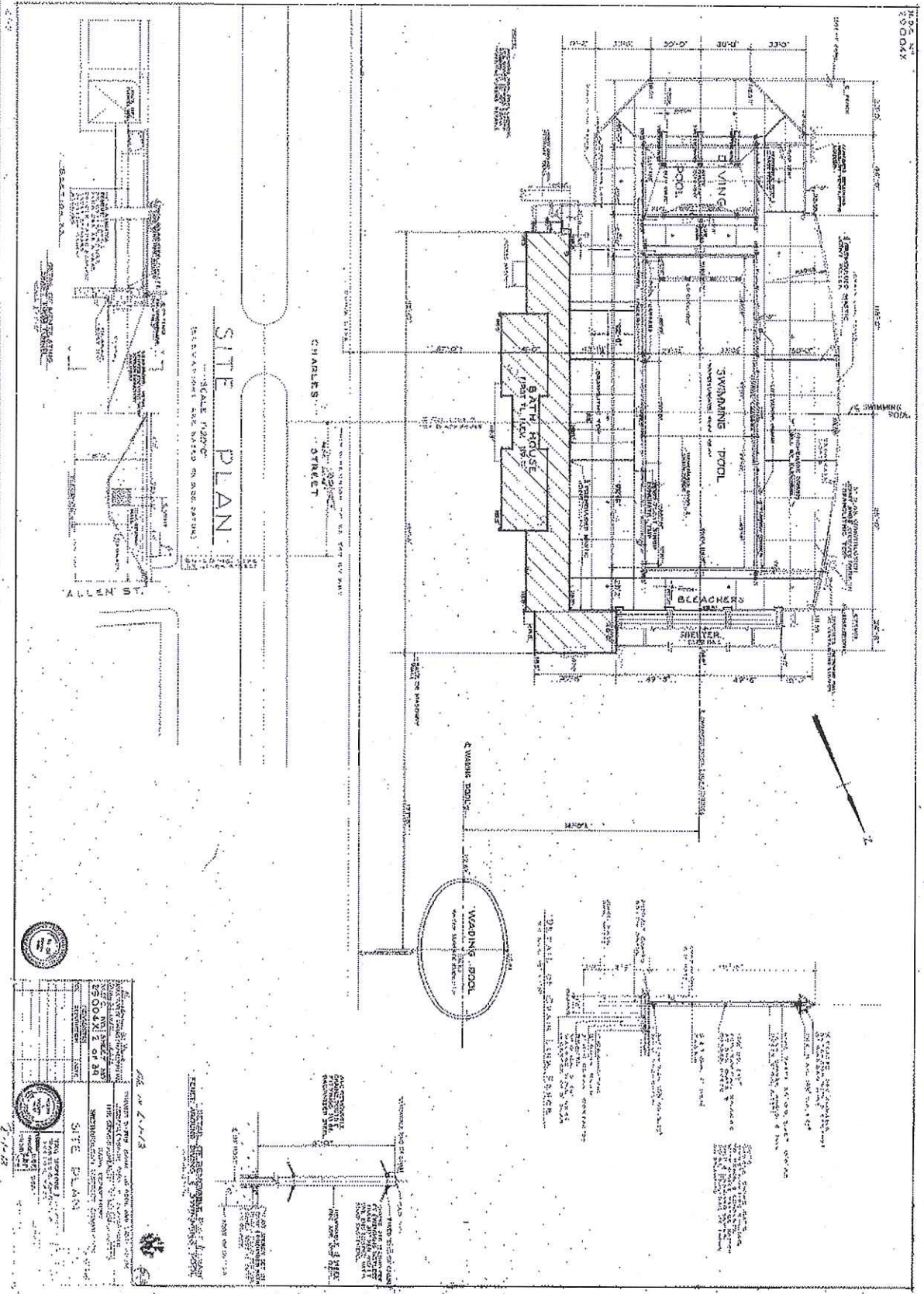
Concession building and access road to parking lot, bathhouse and bleachers in background (left)



Parking lot



Bleachers



SITE PLAN

SCALE 1/2" = 1'-0"

<p>APPROVED FOR THE CITY OF CHARLOTTE</p> <p>APPROVED FOR THE BOARD OF HEALTH</p>	
<p>DATE: 1950</p> <p>BY: [Signature]</p>	<p>DATE: 1950</p> <p>BY: [Signature]</p>
<p>PROJECT: SWIMMING POOL AND BEACH</p> <p>LOCATION: [Address]</p>	
<p>DESIGNED BY: [Firm Name]</p> <p>ENGINEER: [Name]</p>	

1950 Site Plan for Lee Pool Complex