

# **Charlesbank Landing on the Esplanade**

*Boston Landmarks Commission Design Review*

*October 22, 2024*

**PROPONENT:** Esplanade Association, Inc. (EA)

**IN PARTNERSHIP WITH:**

Department of Conservation & Recreation (DCR)

Division of Capital Asset Management & Maintenance (DCAMM)

**PROJECT TEAM IN ATTENDANCE:**

Jen Mergel and Ali Badrigian, Esplanade Association (EA)

A.J. Tourigny and Ginna Johnson, Department of Conservation & Recreation (DCR)

Katie Moniz, Fort Point Associates (FPA)

Maryann Thompson, Zac Cardwell, and Ben Bromberg Gaber, Maryann Thompson Architects (MTA)

Jesse Nicholson and Kara Gadecki, Michael Van Valkenburgh Associates (MVVA)



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# Area Access

# Area Access Diagram

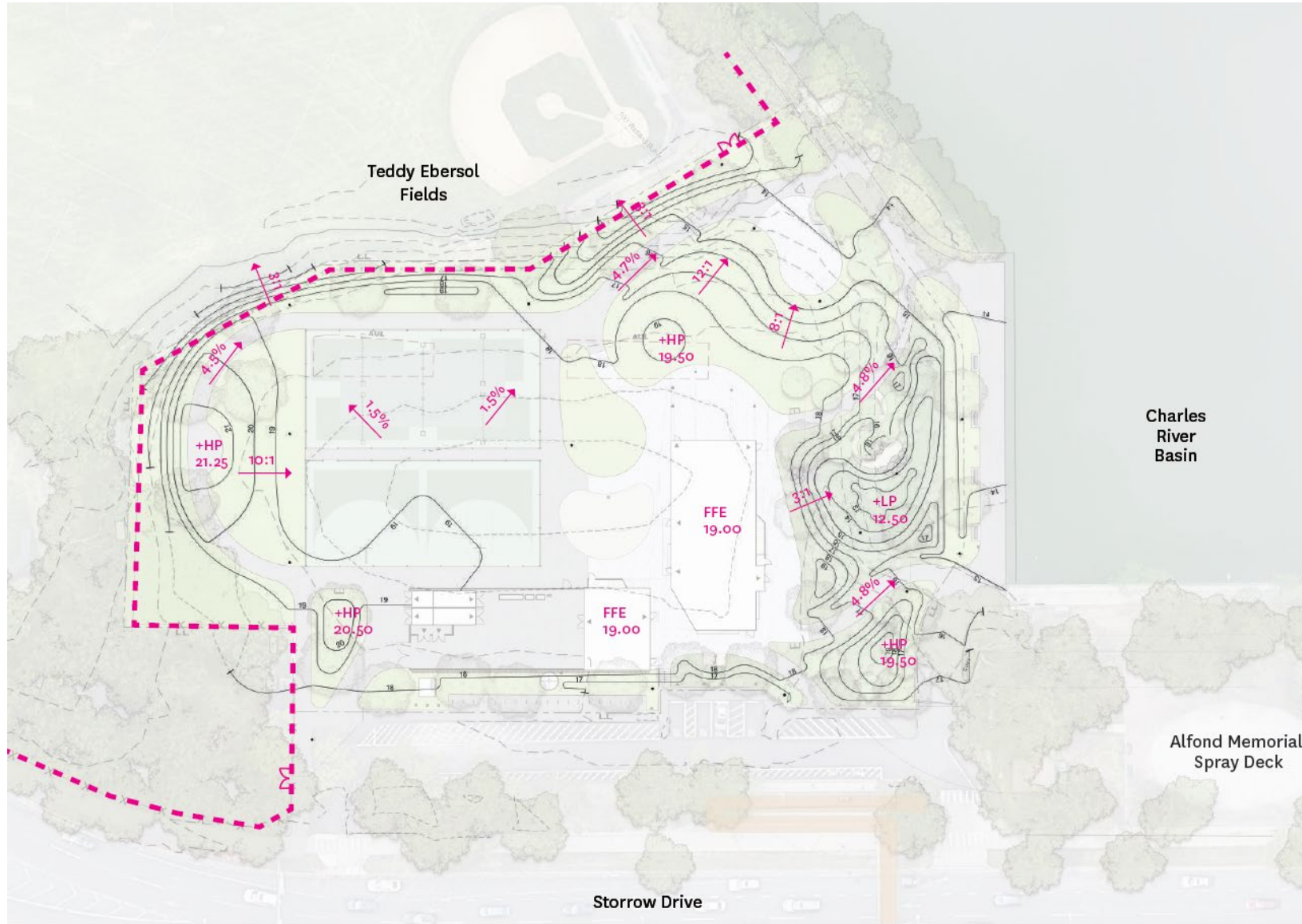
-  Universal Access Path
-  Dr. Paul Dudley White Shared Path
-  Esplanade Footbridge
-  Roadways
-  Existing Fences
-  MBTA Station
-  Bluebike Station
-  MGH
-  Community Boating, Inc.
-  Museum of Science
-  Alfond Memorial Spray Deck
-  Gronk Playground
-  State Police Barracks





# Landscape Plans

# Grading Plan



# Rendered Plan

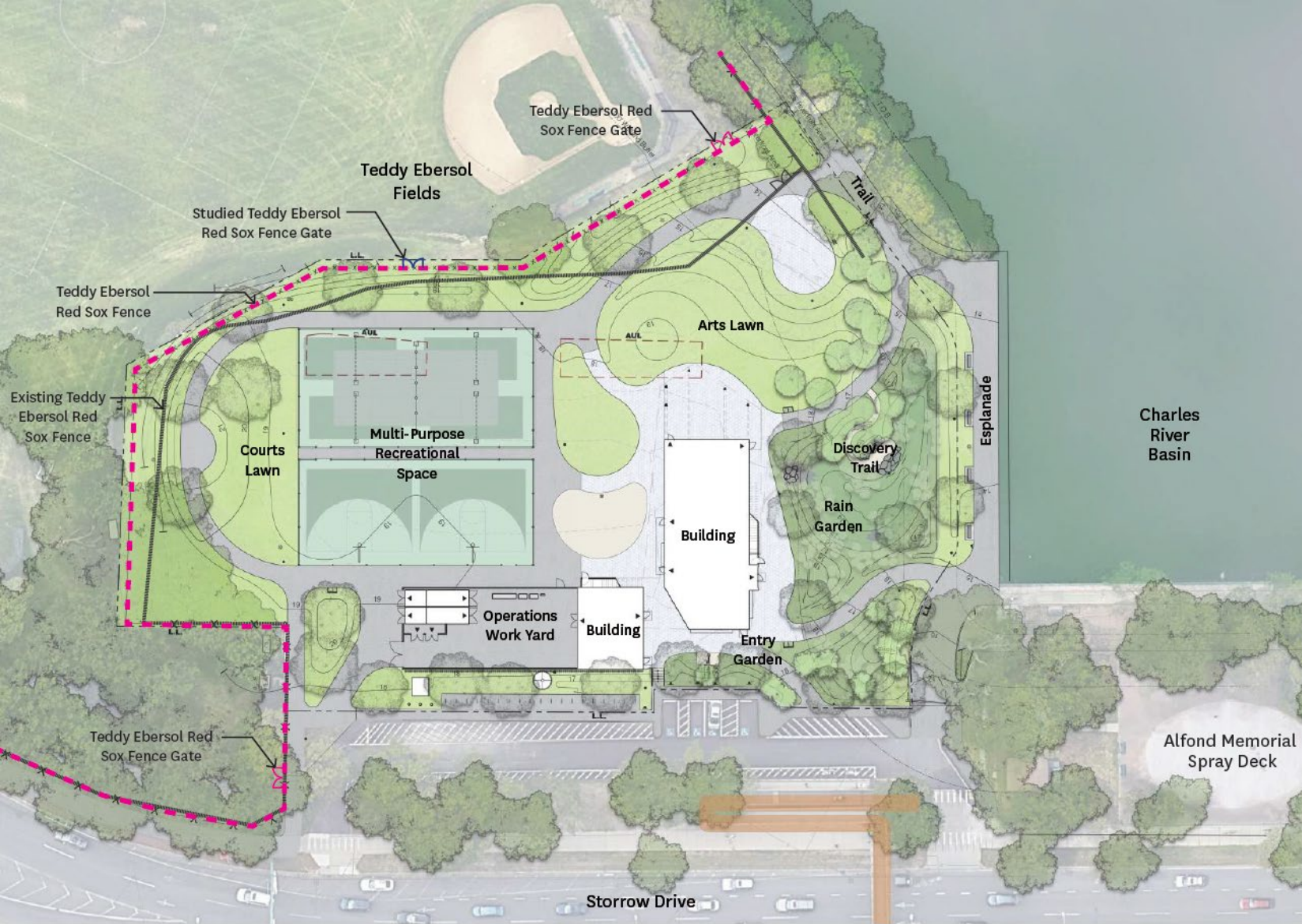


*Existing site fence & gates*

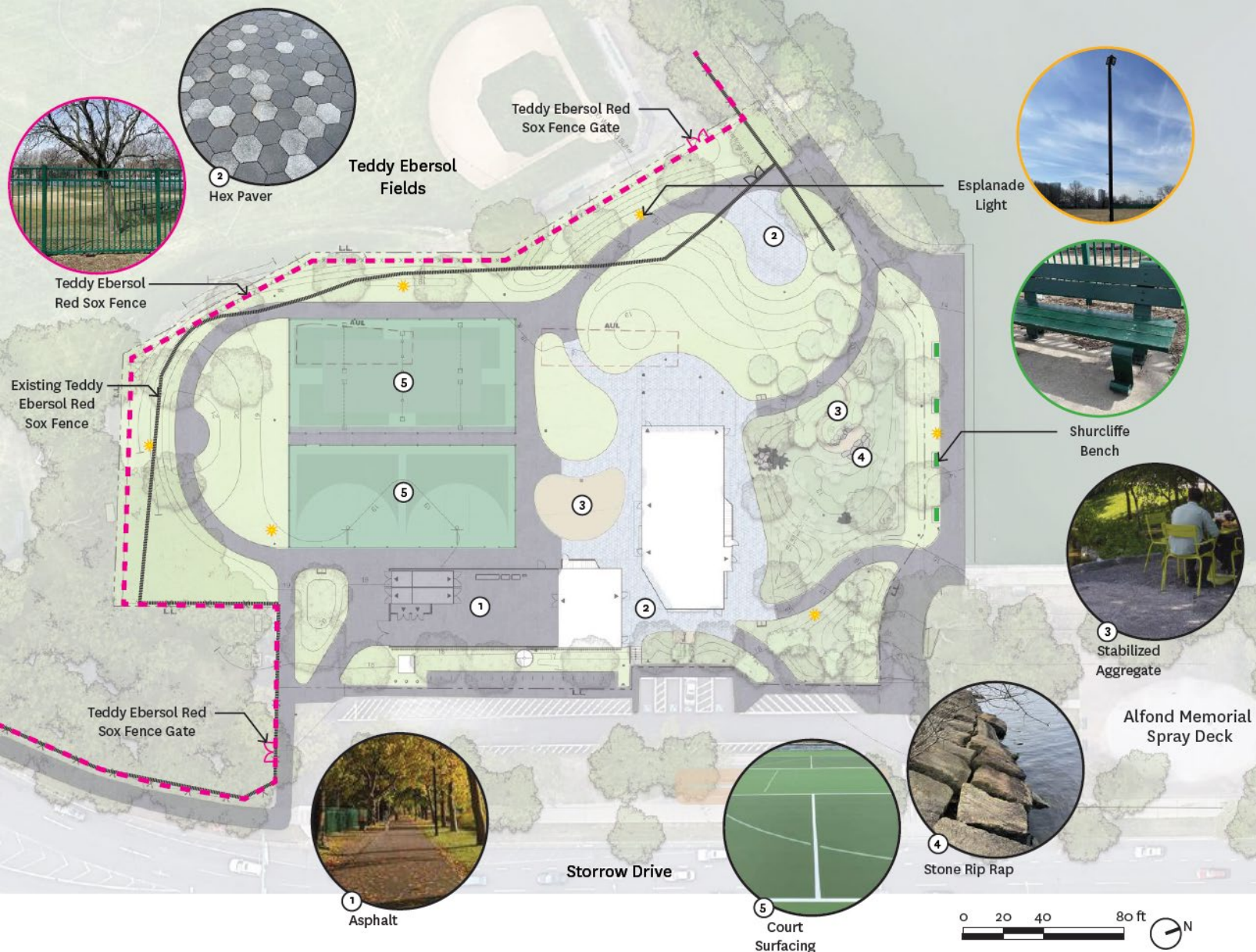


*Proposed fence & gates*

*Existing to shift during construction to align with leased area*



# Materials Plan





# Program Diagram



# Program Elements

## Discovery Trail



Park users experience the Discovery Trail through an immersive plant-lined trail. This trail network provides younger users with the opportunity to explore the naturalistic landscape, inviting curiosity and imagination. Along the immersive path a stone outcrop is sunken into the heart of the Rain Garden. Here people may gather and learn various methods for sustainable stormwater management such as strategic topography, green infrastructure, and adapted planting.

### Discovery Trail Plant List

Trees:	Shrubs:	Perennials:
Hophornbeam	Dwarf Honeysuckle	Common Rush
Service Berry	Winterberry	Pennsylvania Sedge
Black Tupelo	High Bush Blueberry	Eastern Star Sedge
	Spicebush	White Wood Aster
	Summersweet	Foamflower
		Hayscented Fern
		Christmas Fern



# Program Elements

## Rain Garden



The Rain Garden sits between the Pavilion and the Charles River Esplanade. The Rain Garden cleanses the site's stormwater using native and adapted plants. A crushed stone layer below grade holds water to help keep standing water limited at the surface of the garden as it passively infiltrates back into the subgrade. A similarly limbed up canopy carries from the Entry Grove into the Rain Garden, linking the two spaces and sharing site lines across the spaces out to the Charles River. As the topography drops for the stormwater collection, the planting layer follows with low shrubs of native winterberry, elderberry, and summersweet, framing the views between high canopy and low shrub layers. The bottom of the basin is lined with a variety of low-maintenance native sedges and wild flowers that can tolerate wet conditions during storm events.

### Rain Garden Plant List

Trees:	Shrubs:	Perennials:
Black Tupelo	Summersweet	Swamp Milkweed
	Dwarf Honeysuckle	Fringed Sedge
	Spicebush	Pennsylvania Sedge
	Winterberry	White Wood Aster
	Elderberry	Joe Pye Weed
		Sensitive Fern



# Program Elements

## Entry Garden



These exterior spaces are connected through an accessible path network and link connect to the Charles River Esplanade through the historic tree allée. Upon arrival, visitors encounter the building through a series of native trees, limbed up to allow site lines into an entry garden while also providing a semi-sheltered place to gather off Storrow Drive. In keeping with the project goals of creating garden spaces designed with sustainable materials and native and adapted plants.

### Entry Garden Plant List

**Trees:**

Swamp White Oak

**Shrubs:**

Witchhazel  
 High Bush Blueberry  
 Dwarf Honeysuckle

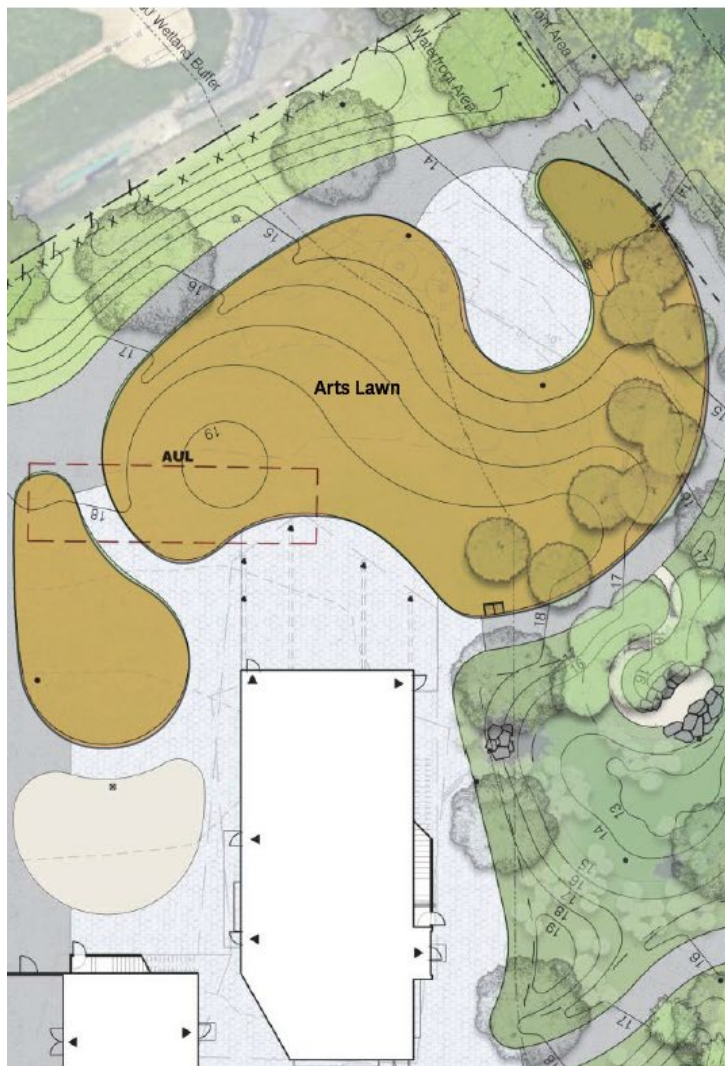
**Perennials:**

Common Yarrow  
 Eastern Red Columbine  
 Pennsylvania Sedge  
 White Wood Aster  
 Goldenrod  
 Blue Wood Aster  
 Foamflower



# Program Elements

## Arts Lawn



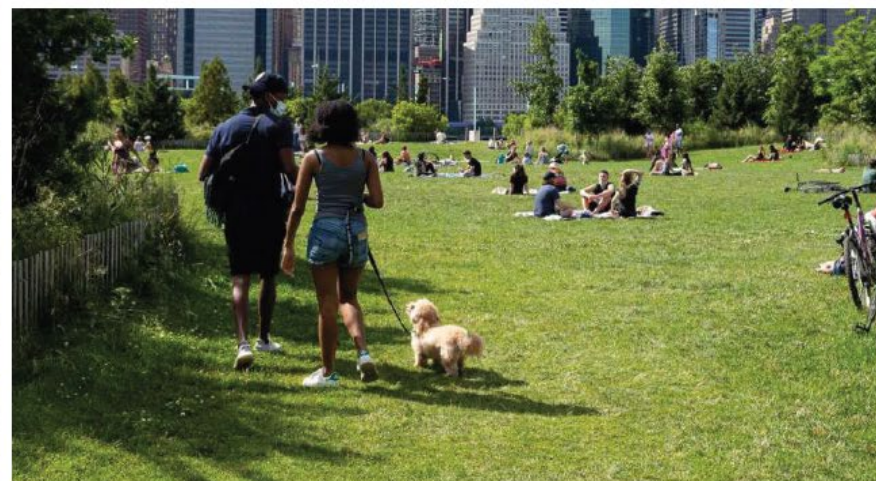
A great place for gathering, the Arts Lawn sits at the heart of the project site. Open to views of the Charles River Basin and surrounded by Scarlet Oak and Service Berry which work to create shade and frame views out, the Arts Lawn functions both as a passive lawn for everyday use and as a place to host programmed events. A gentle slope orients users toward the river and creates a subtle amphitheater for hosted events.

### Entry Garden Plant List

Trees:  
Scarlet Oak  
Service Berry

Grasses:  
Fescues and  
Bluegrass Mix

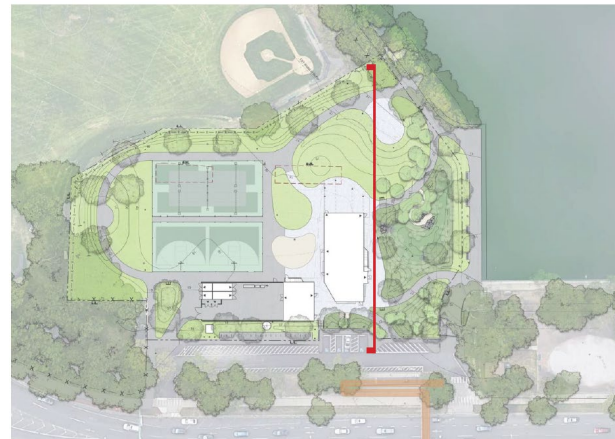
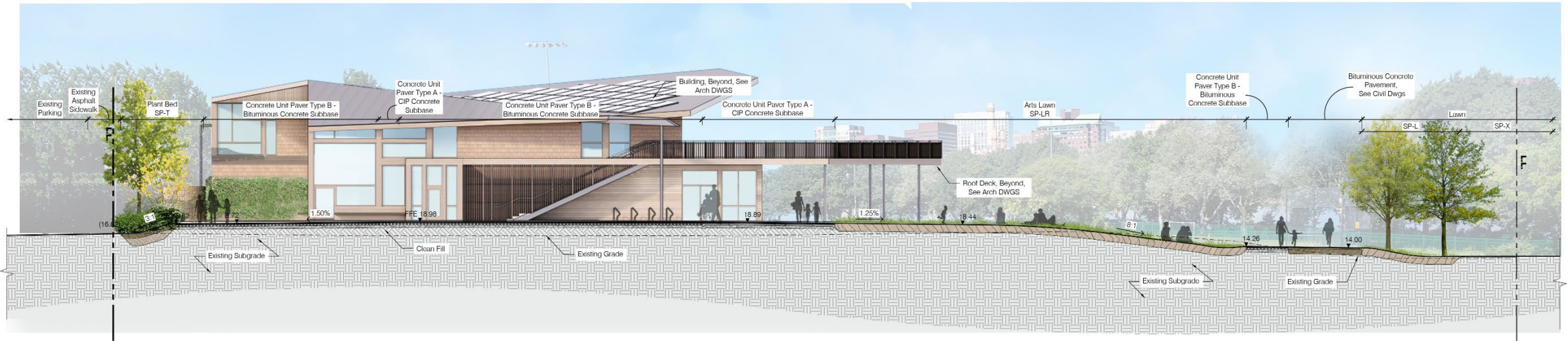
Perennials:  
Pennsylvania Sedge  
White Wood Aster  
Hay Scented Fern  
Common Rush





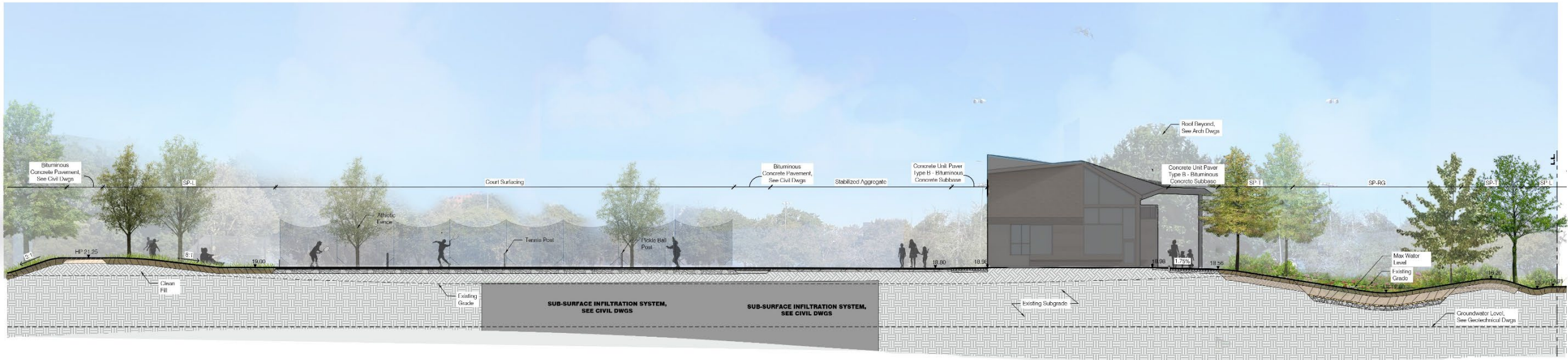
# Sections & Elevations

# Site Section: Arts Lawn



Key Plan 

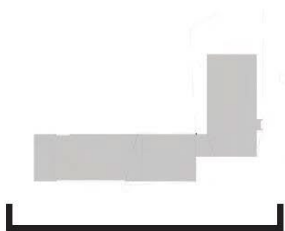
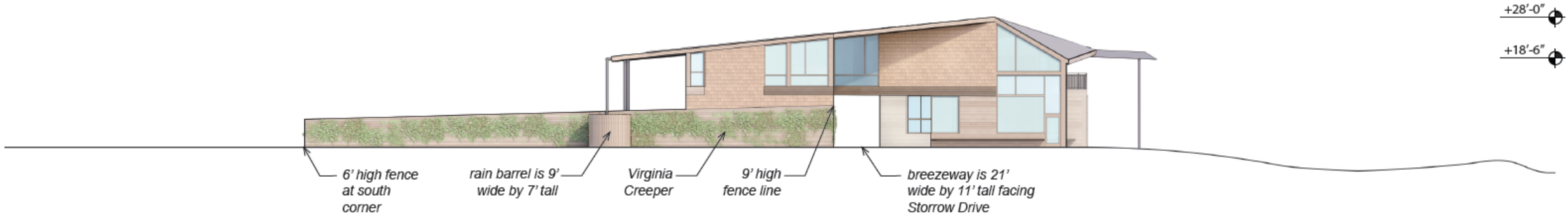
# Site Section: Courts and Rain Garden



Key Plan



# East Elevation – From Storrow Drive



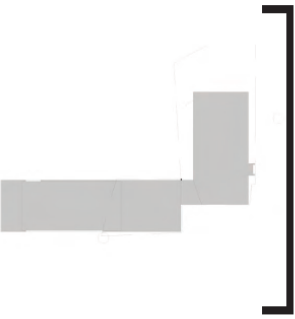
# South Elevation – From Courts Lawn



# West Elevation – From Lawn & Courts



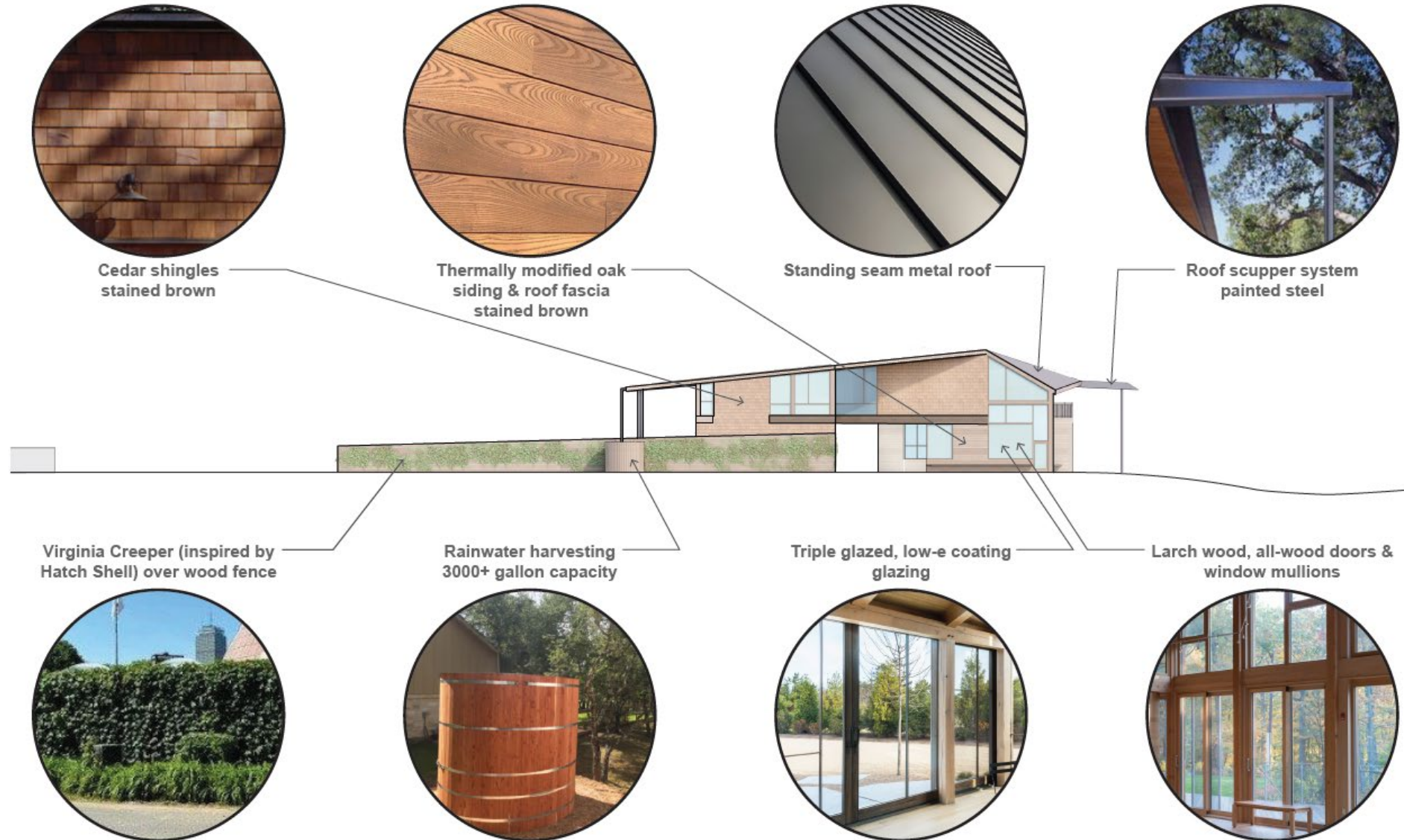
# North Elevation – From Sea Wall





# Building Materials

# East Elevation – From Storrow Drive



# South Elevation – From Courts Lawn



Cedar shingles  
stained brown



Thermally modified oak  
siding & roof fascia  
stained brown



Virginia Creeper (inspired by  
Hatch Shell) over wood fence



Rainwater harvesting  
3000+ gallon capacity



Green roof system  
At areas of overlook deck

Thermally modified oak deck  
stained brown

Triple glazed, low-e coating  
glazing

Larch wood, all-wood doors &  
window mullions



# West Elevation – From Lawn & Courts



Roof scupper system  
painted steel



Cedar shingles  
stained brown



Thermally modified oak  
siding & roof fascia  
stained brown



Wood fence



Triple glazed, low-e coating  
glazing



Larch wood, all-wood doors &  
window mullions



Thermally modified stair  
enclosure stained brown

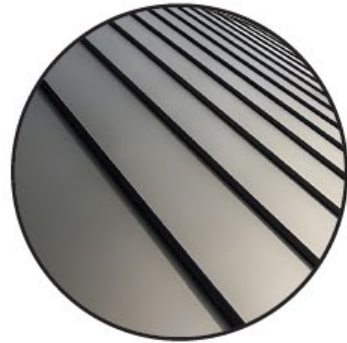


Metal risers thermally modified  
oak treads stained brown





# North Elevation – From Sea Wall



Standing seam metal roof



Cedar shingles  
stained brown



Thermally modified oak  
siding & roof fascia  
stained brown



Roof scupper system  
painted steel



Thermally modified stair  
enclosure stained brown

Metal risers thermally modi-  
fied oak treads stained brown

Green roof system  
At areas of overlook deck

Thermally modified oak deck  
stained brown



# Roof Plan



# Interior



WOOD WINDOWS

MULLION PATTERN

SLOUGH FARM YOGA BARN

# Interior

## WOOD WINDOW AND DOOR SYSTEM

LARCH WOOD  
ALL-WOOD TRIPLE GLAZED WINDOWS AND DOORS



WALDEN POND VISITOR CENTER



# Stairs & Railings



OUTWARD FACING WOOD VERTICAL SLATS



PERFORATED MESH RISER AND WOOD TREAD

EXTERIOR STAIRS AND RAILING

GALVANIZED STEEL AND WOOD

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## **Discussion & Next Steps**

*Thank you for your review*

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