



# NORTH END COMMUNITY CENTER

## Community Meeting #4

June 26, 2025



Mayor Michelle Wu



City of Boston  
Property Management



PMA Consultants

SASAKI



City of Boston  
Public Facilities

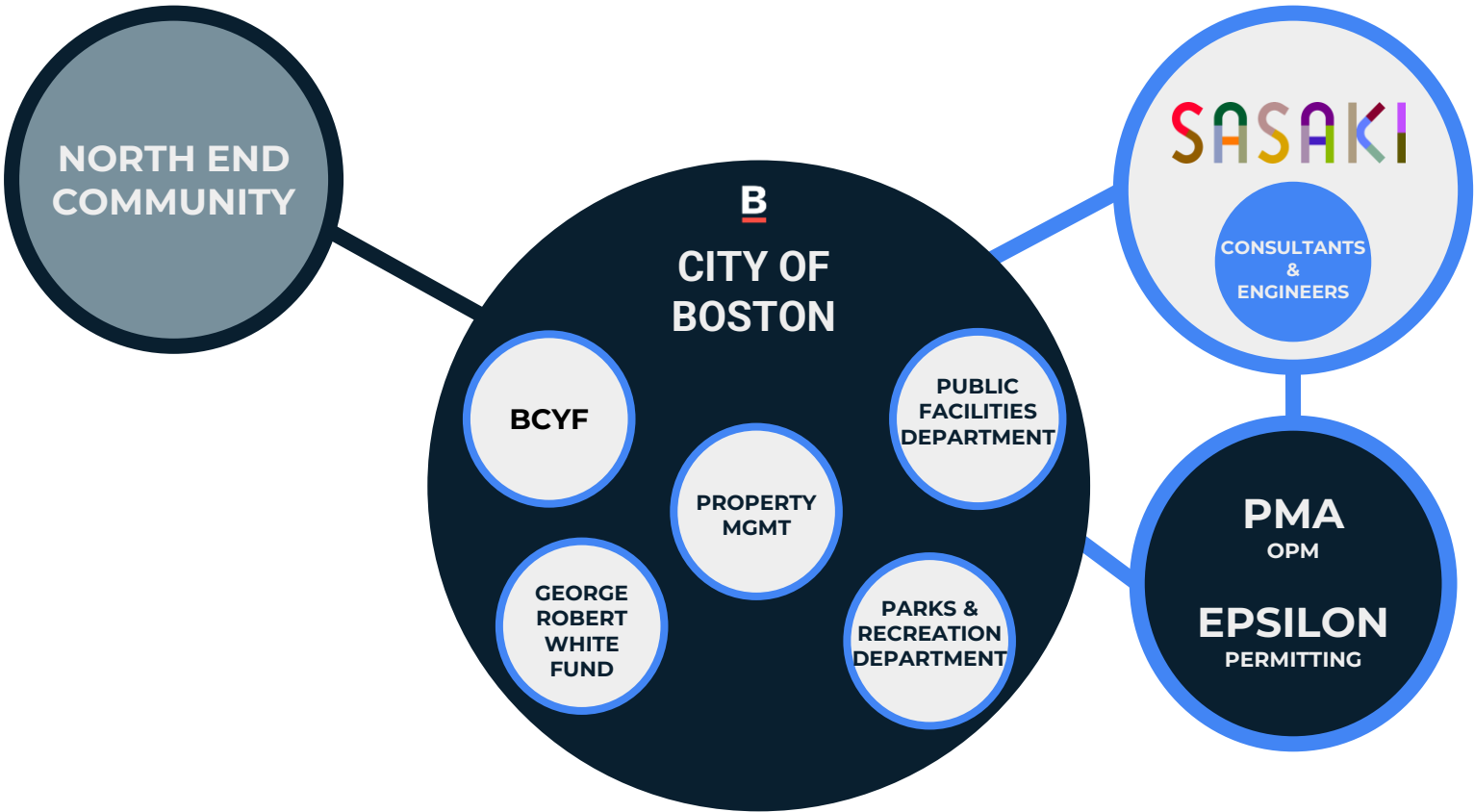
# AGENDA

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- ❑ Project Team
- ❑ Project Schedule & Process
- ❑ Site Updates
- ❑ Pool Options
- ❑ Questions and Feedback

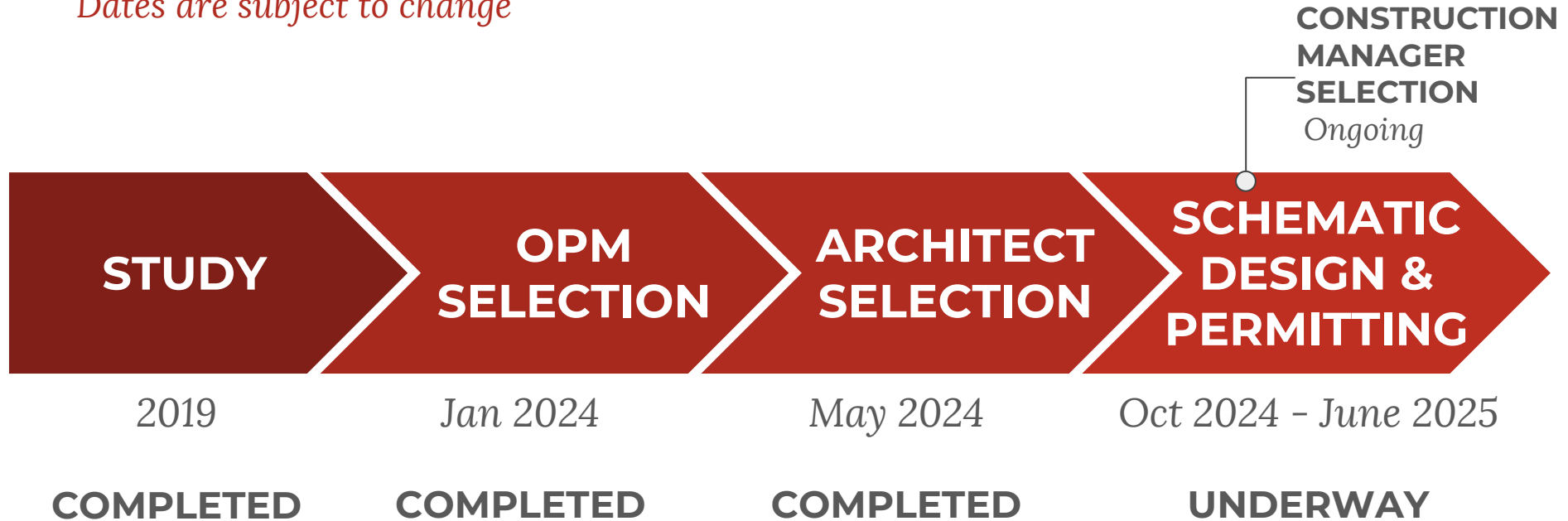


# PROJECT TEAM



# PROJECT SCHEDULE

*Dates are subject to change*



# PROJECT SCHEDULE

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*Dates are subject to change*



**TARGET PROJECT COMPLETION:  
Feb/March 2028**



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# PROJECT SITE

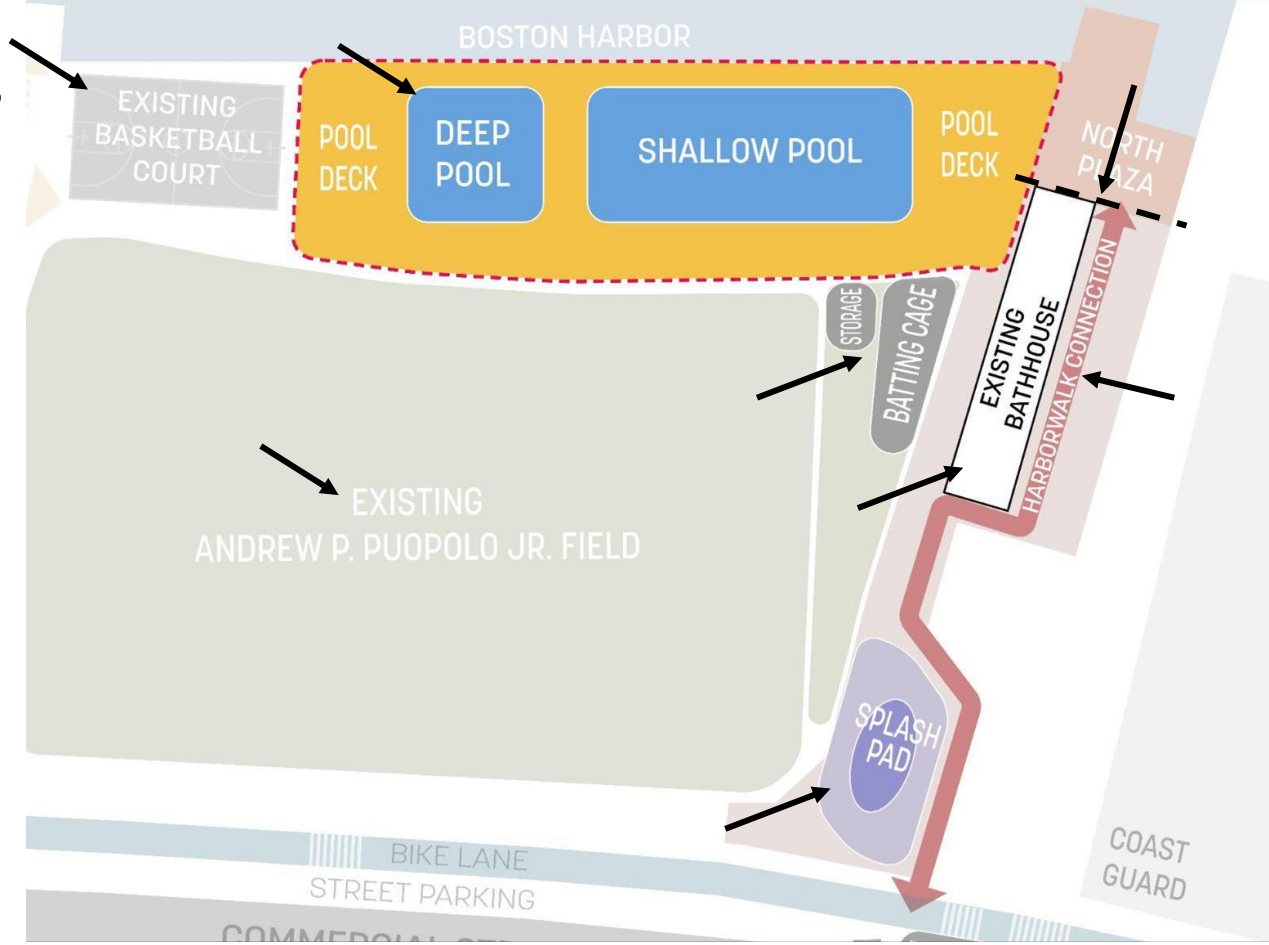




# EXISTING CONDITIONS

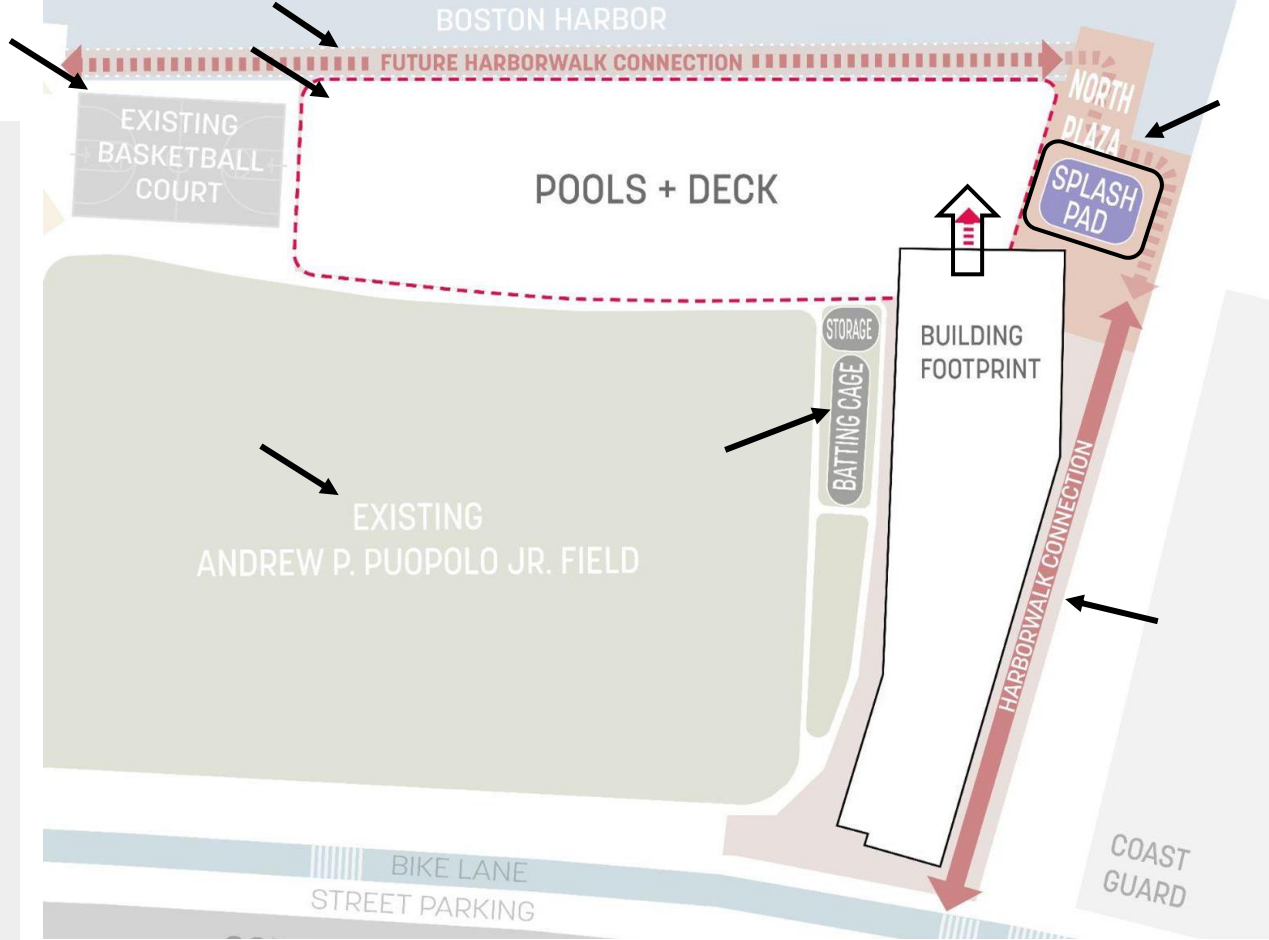
## PROJECT REQUIREMENTS

- Field and basketball court to remain as-is
- Field storage and batting cage to be relocated
- 35' building setback from water
- Public access to north plaza must be maintained
- Splash pad required to be relocated on site & be publicly accessible
- New Community Center will replace existing Mirabella bathhouse
- Pools required to be rebuilt in roughly same location



# PROPOSED SITE DESIGN

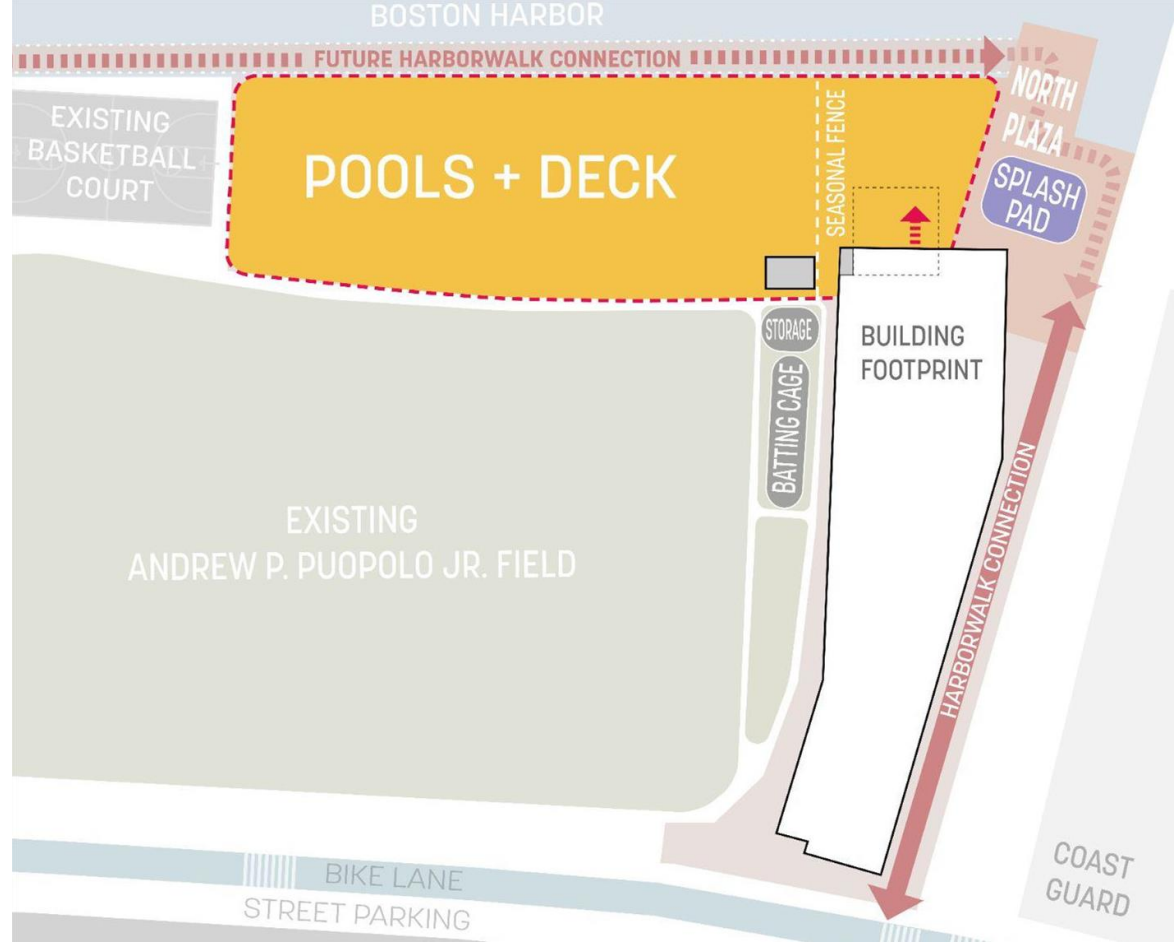
- Field and basketball court maintained; storage and batting cage relocated
- Public access to north plaza and splash pad provided via new Harborwalk connection at east side
- Possible future Harborwalk connection on water side
- New Community Center will house lockers/restrooms with direct access to pool deck
- Pools to be reconstructed
- Pool deck and water area roughly the same size as existing, but elevated for future sea level protection





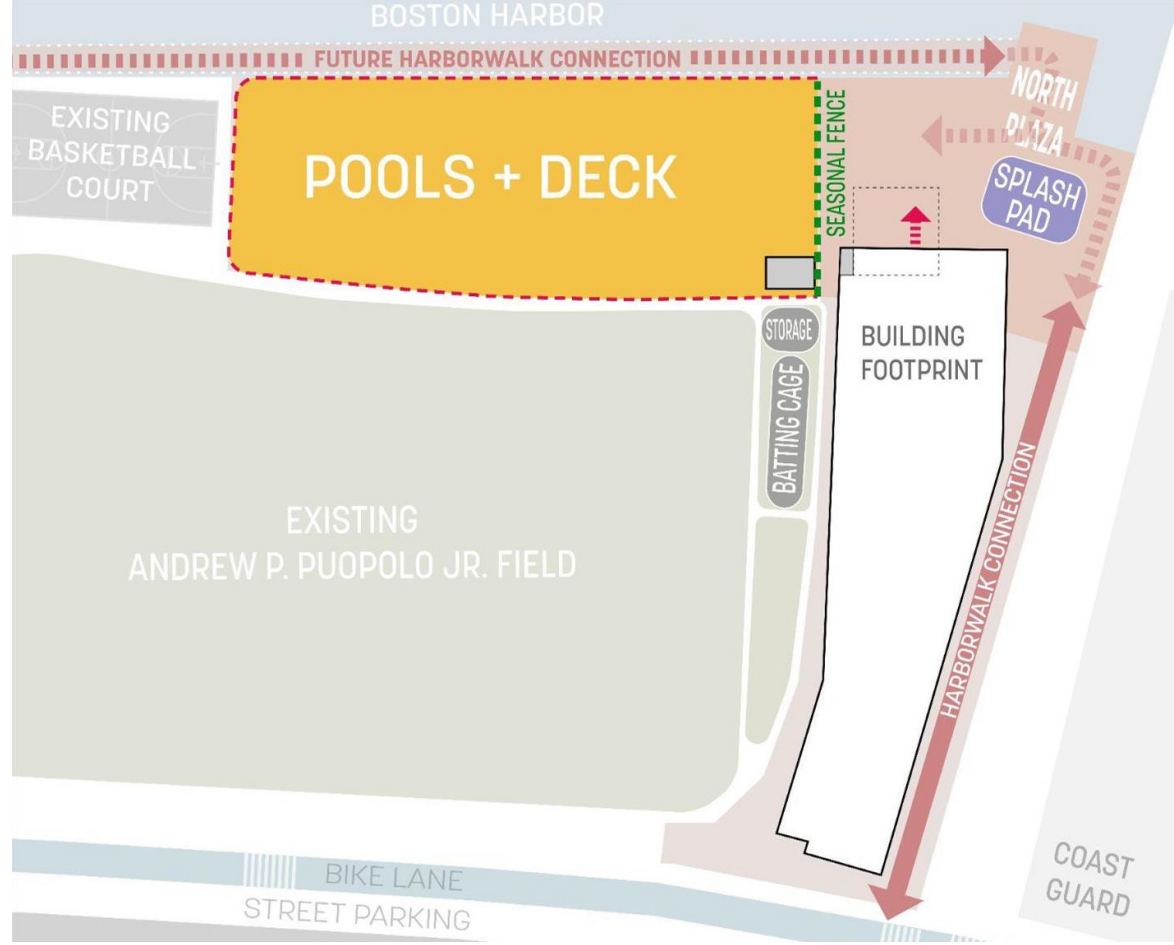
# SITE PLAN: POOL SEASON

- New Community Center will house pool equipment and lockers/ bathrooms with direct access to pool deck
- Pools to be reconstructed and raised to protect from future sea level rise
- Pool deck and water area roughly the same size as existing



# SITE PLAN: OFF SEASON

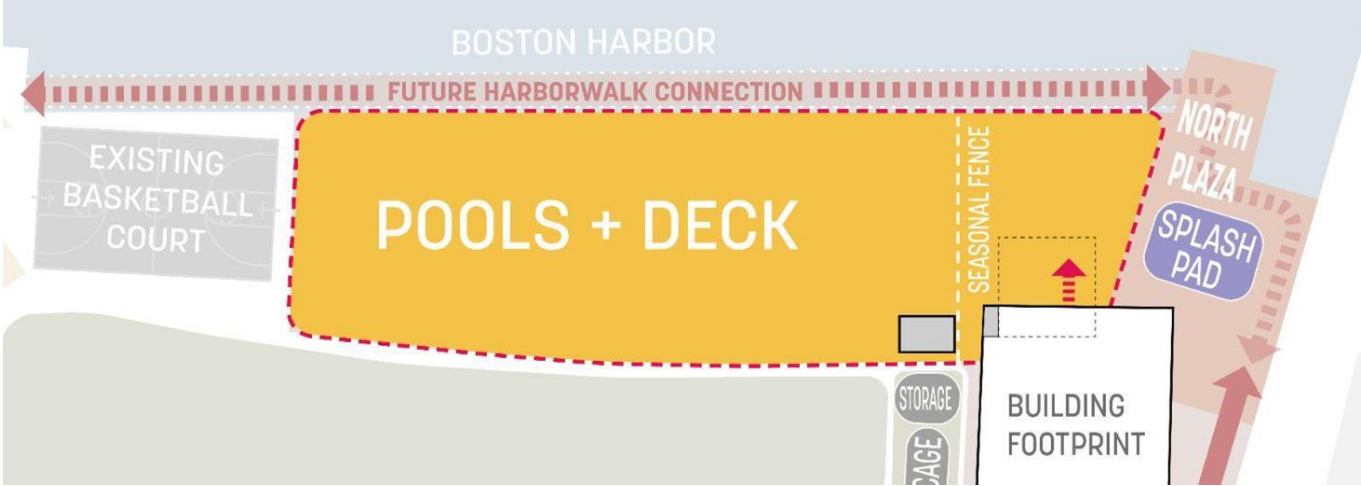
- Seasonal fence allows part of pool deck to be used by BCYF and the public in the off-season
- Team continues to study ways to make the North Plaza inviting, safe, well-lit and highly visible from the building



# SITE FLEXIBILITY

## POOL SEASON

Typically 2-3 months/ year



## OFF SEASON

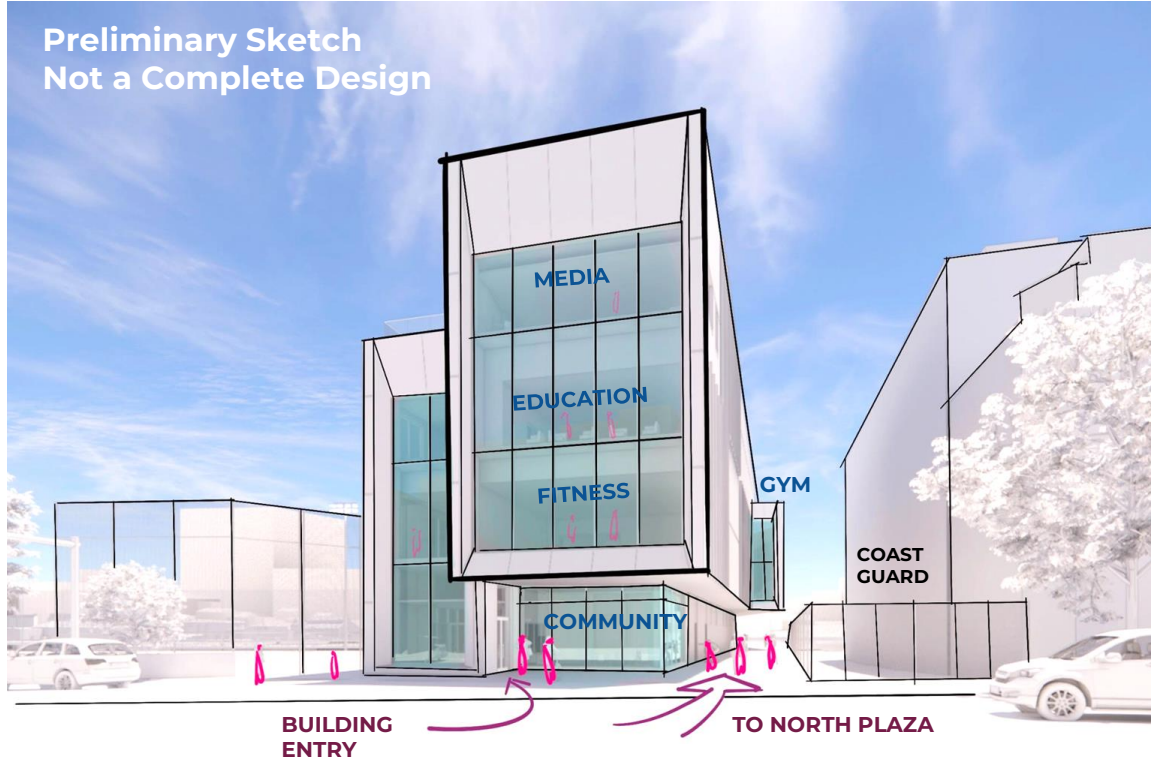
Typically 9-10 months/ year



# RELATIONSHIP OF BUILDING TO SITE

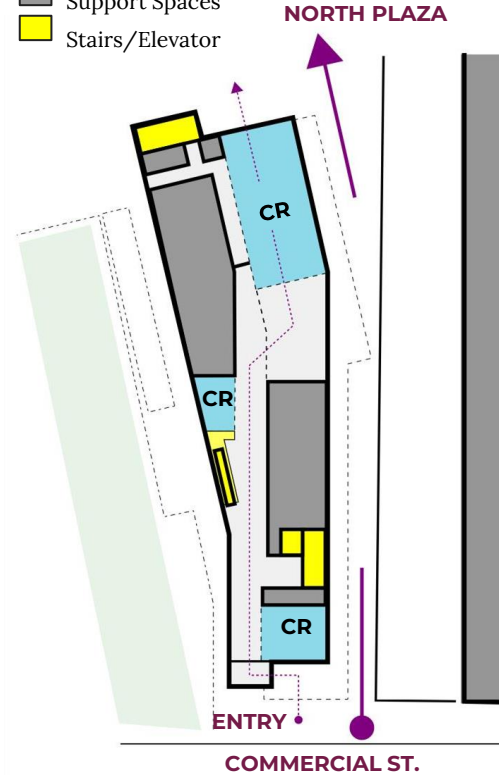
View from Commercial Street

Preliminary Sketch  
Not a Complete Design



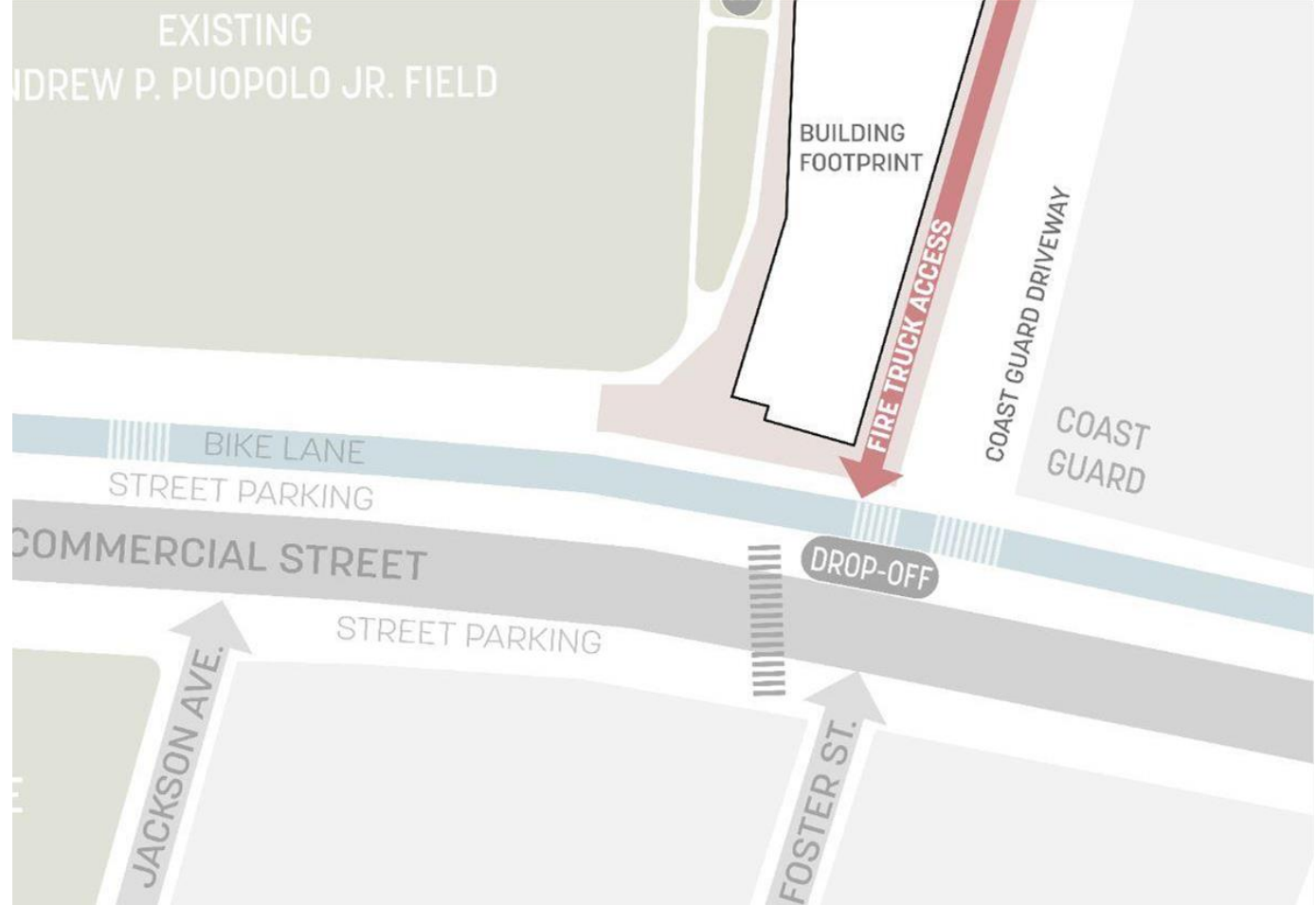
## GROUND FLOOR PLAN

- Community Rooms
- Support Spaces
- Stairs/Elevator



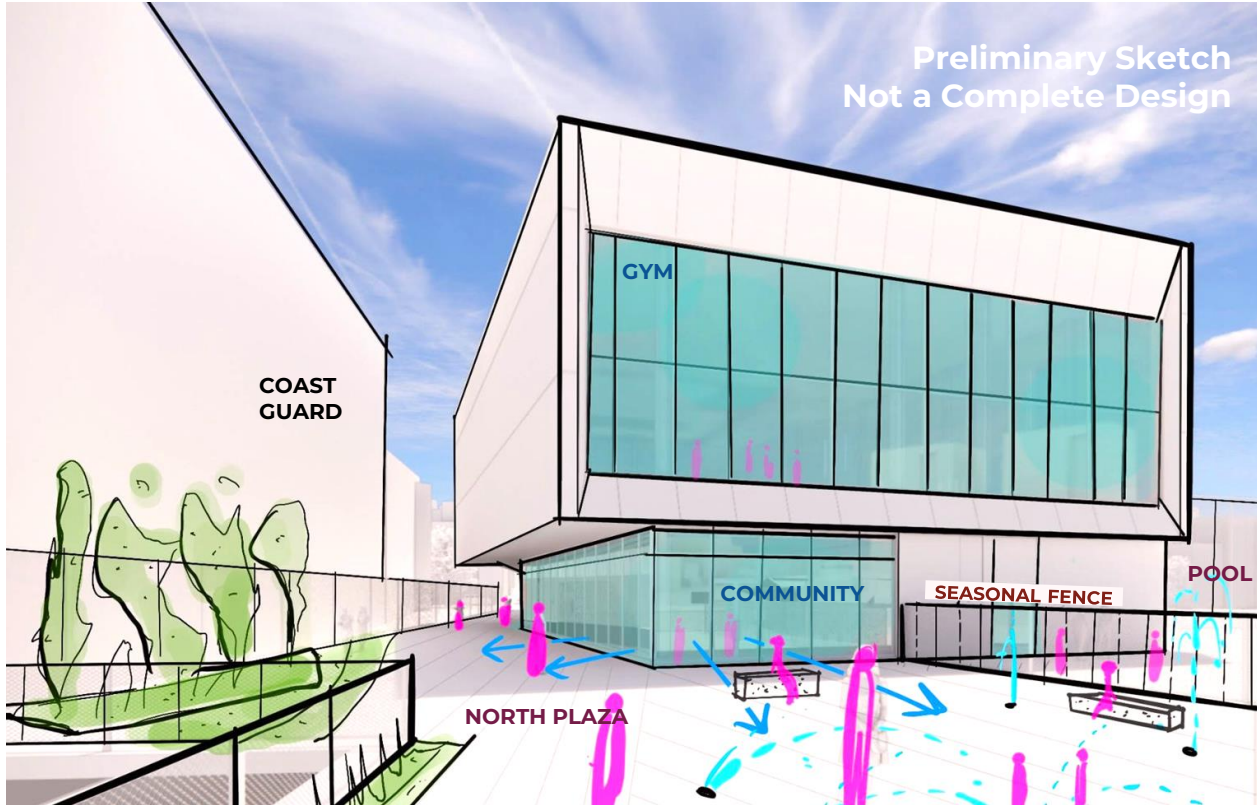
# TRAFFIC AND DROP OFF

- Traffic study in progress
- Project team will work with BTM to identify the best & safest options for drop-off and pedestrian circulation
- No parking available on site due to water setbacks and building footprint
- Prioritize drop-off
- Emergency access is provided
- Maintain crosswalk at Foster Street
- BCYF Van Parking to be provided along street



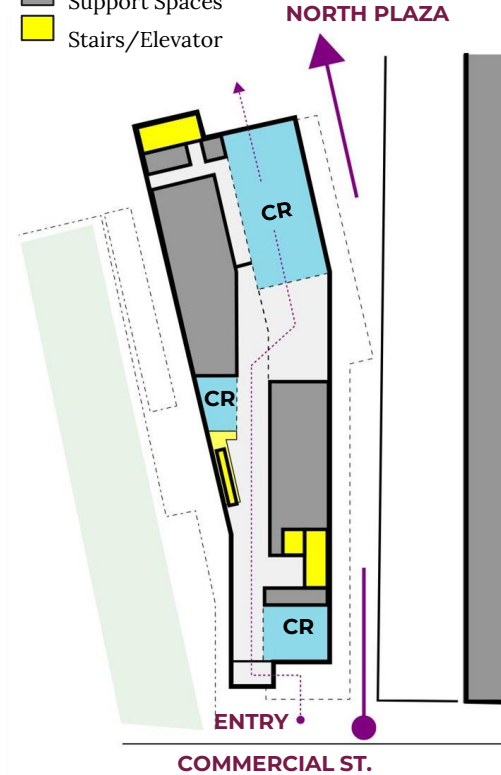


# NORTH PLAZA



## GROUND FLOOR PLAN

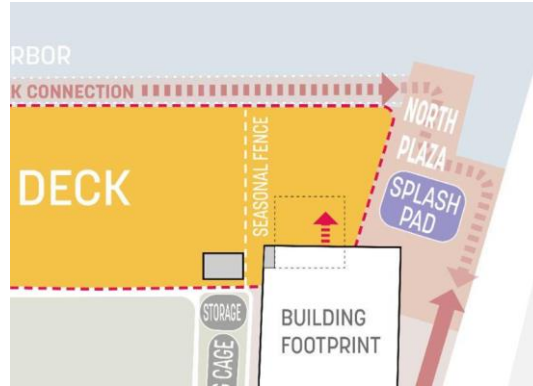
- Community Rooms
- Support Spaces
- Stairs/Elevator





# NORTH PLAZA

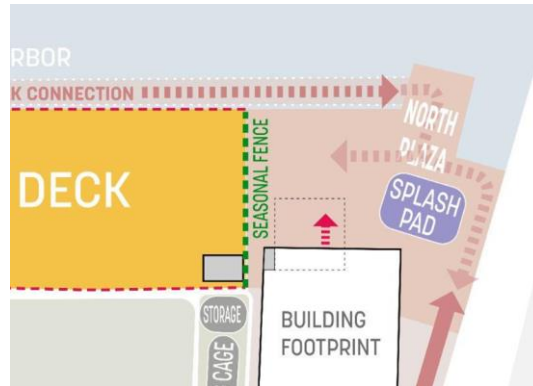
- Splash Pad
- Fixed Seating
- Harbor Overlook
- Landscape Planters
- Community Room Connection



**Pool Season**



Splash Pad



**Off Season**



Overlook Point @ The Edge Park in NY

# THE EXISTING MIRABELLA POOL



# POOL PRIORITIES

from BCYF

## GENERAL PRIORITIES

- Accommodate maximum variety of programming for a wide range of user types
- 2 pools to provide redundancy if 1 pool goes offline
- Deep pool not desired by BCYF due to operational & safety concerns
- Provide persons with mobility issues and disabilities equal access to pool programming

## LONG POOL

- Accessible Lift
- Accessible Ramp Entry (new standard for BCYF)
- 25 yard Standard Competition length
- 3' - 8' water depth
- 6 standard size lanes, accommodates circular lap swim
- Fitness Lap Swim
- Water Walking / Aerobics
- Aquatic Therapy

## FAMILY POOL

- Accessible Lift
- Accessible Ramp Entry or Zero/Beach Entry, if dimensions allow
- 0' - 3' water depth
- Family / Activity Pool
- Passive and Active Recreation
- Water Features (tbd)
- Learn to Swim
- Shade Structures / Lounge Areas



# POOL USAGE

from BCYF

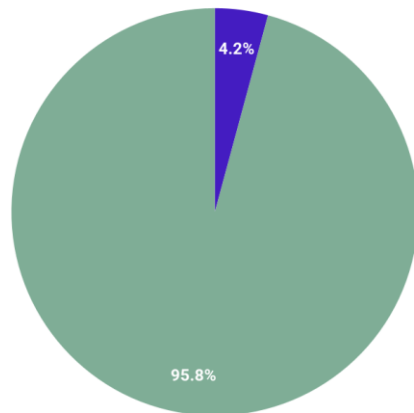
● Total Lap Swim

● Total Rec Swim

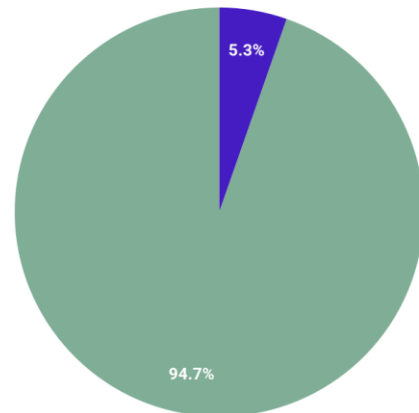
Additional Programs:

- Little Tykes Camp Swim
- Nazzaro Summer Camp Swim Session
- Nazzaro Teen Pool & Movie Night

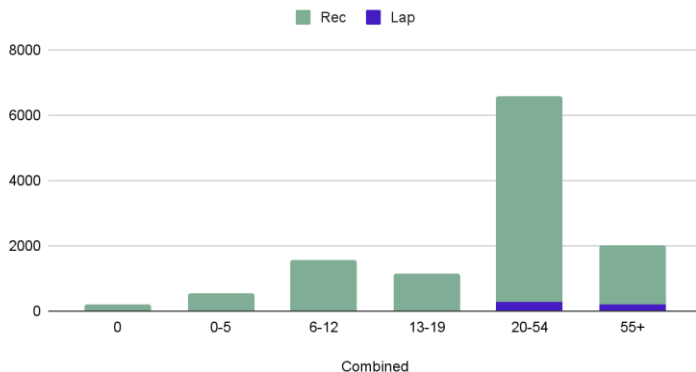
Total Pool Visits, 2023



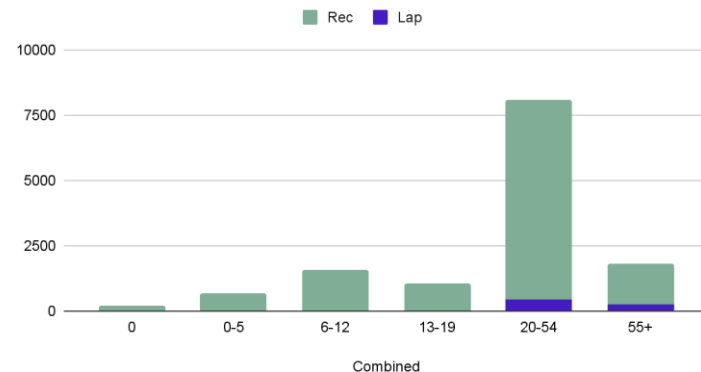
Total Pool Visits, 2024



Pool Visits by Age Range, 2023



Pool Visits by Age Range, 2024



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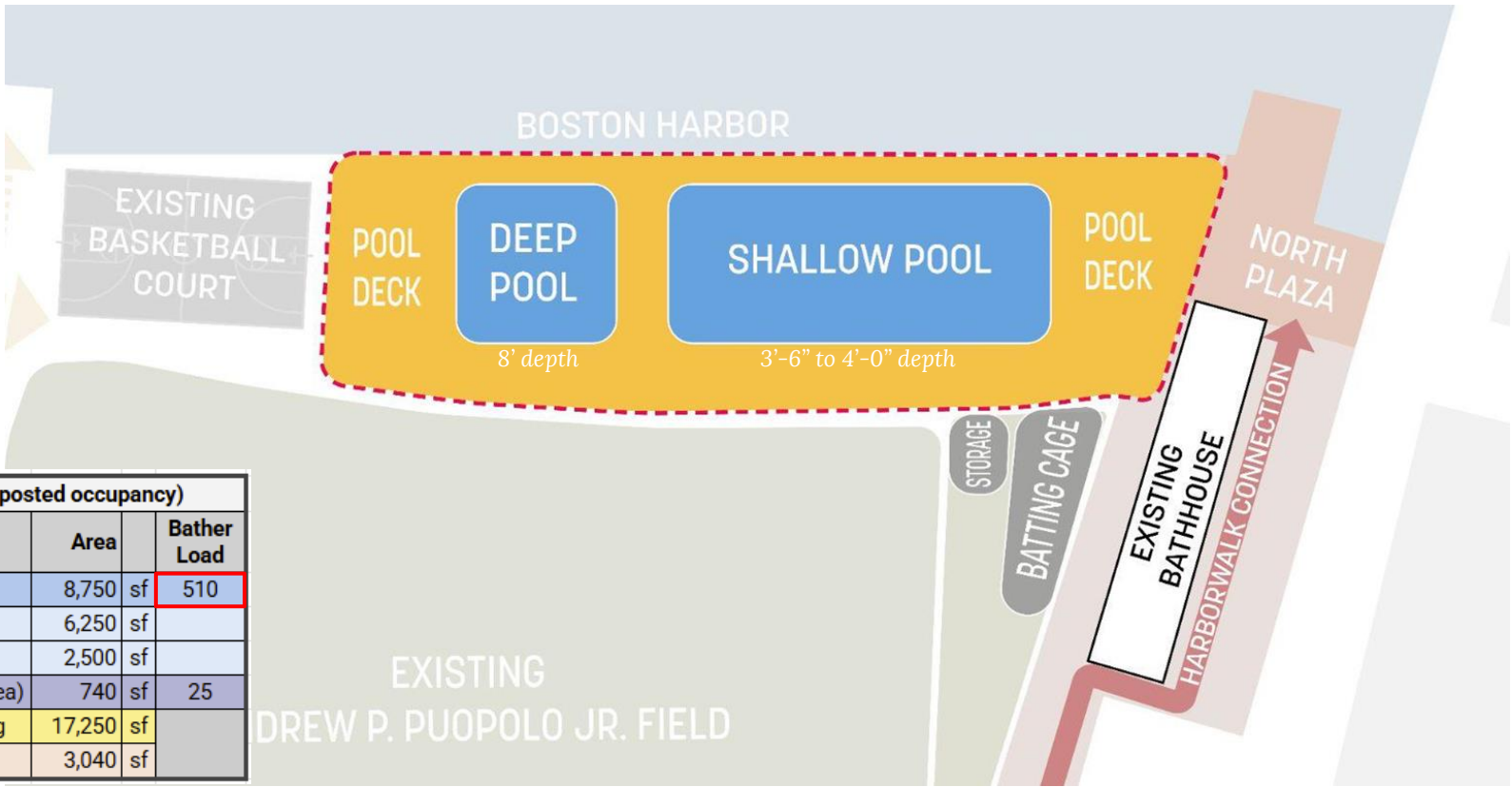
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# EXISTING POOLS



EXISTING (by posted occupancy)			
	Area		Bather Load
Total Pool Area	8,750 sf		510
Shallow Pool	6,250 sf		
Deep Pool	2,500 sf		
Splash Pad (Wet Area)	740 sf		25
Pool Deck/Seating	17,250 sf		
North Plaza	3,040 sf		

# EXISTING POOLS

## WHAT IS “BATHER LOAD”?

- The maximum number of people who can use the pool is determined by the **size** and **depth** of the pool.
- Assume everyone who enters the pool area will be in the water
- The size of the deck does not drive the calculation
- Staffing (availability of lifeguards) may also influence how many people can use the pool on a given day
- **The bather load is the calculated code limit, not the practical capacity for programming**

EXISTING (by posted occupancy)			
	Area		Bather Load
Total Pool Area	8,750 sf		510
Shallow Pool	6,250 sf		
Deep Pool	2,500 sf		
Splash Pad (Wet Area)	740 sf		25
Pool Deck/Seating	17,250 sf		
North Plaza	3,040 sf		

POSTED  
OCCUPANCY

EXISTING  
DREW P. PUOPOLO JR. FIELD

POOL  
DECK

EXISTING  
BASKETBALL  
COURT

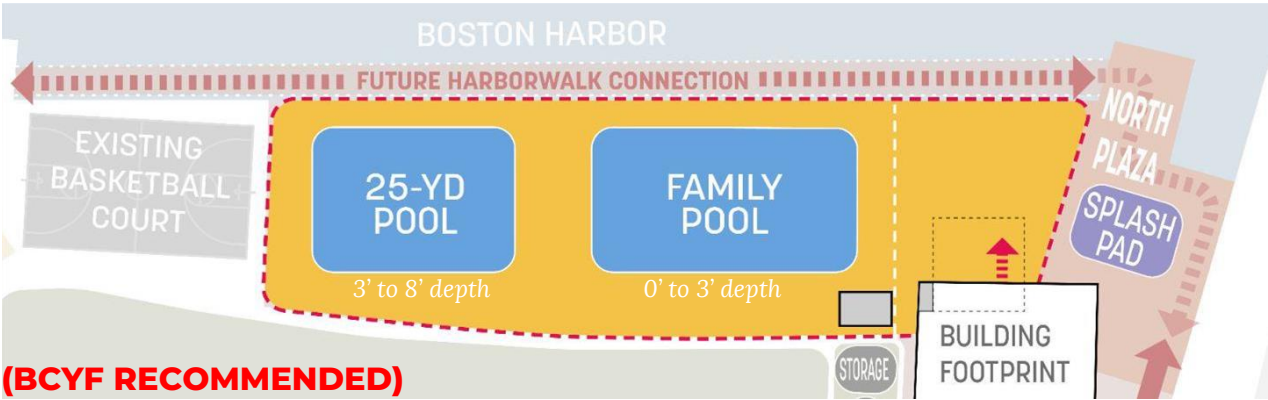
STOR  
BATTING CA  
EXISTING  
BATHHOUSE  
HARBORWALK CONN





# NEW POOL OPTIONS

25-yd Option			
Components	Area		Bather Load
Total Pool Area	8,750	sf	546
25 yd Pool	3,750	sf	213
Larger Family Pool	5,000	sf	333
Splash Pad (Wet Area)	800	sf	32
Pool Deck/Seating	16,000	sf	
North Plaza	4,800	sf	



42-yd Option			
Components	Area		Bather Load
Total Pool Area	8,750	sf	521
42 yd Pool	6,250	sf	354
Smaller Family Pool	2,500	sf	167
Splash Pad (Wet Area)	800	sf	32
Pool Deck/Seating	16,000	sf	
North Plaza	4,800	sf	

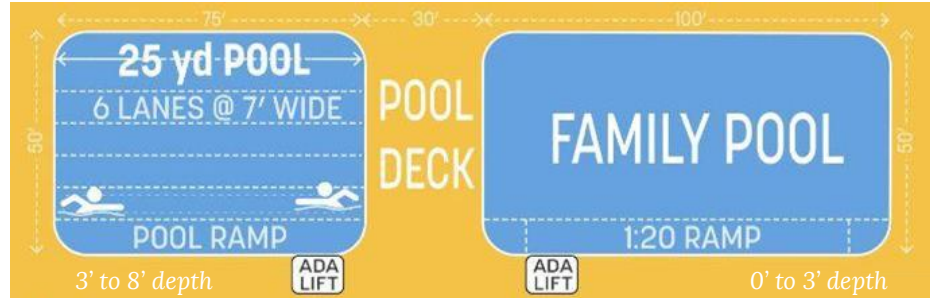


**EXISTING BATHER LOAD**      **510**

## 25 YD LONG POOL

(BCYF RECOMMENDED)

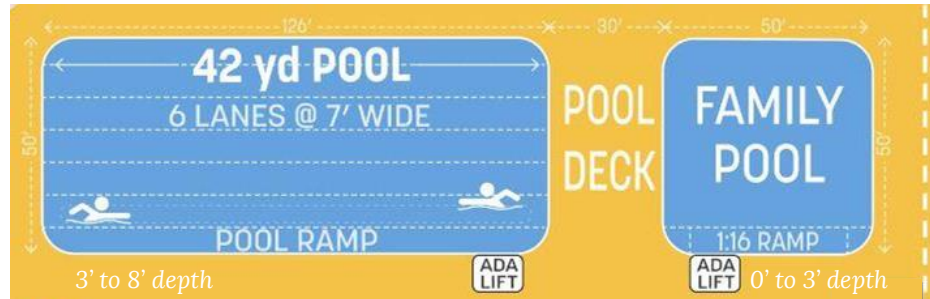
## + LARGER FAMILY POOL



**TOTAL BATHER LOAD = 546**

## 42 YD LONG POOL

## + SMALLER FAMILY POOL



**TOTAL BATHER LOAD = 521**

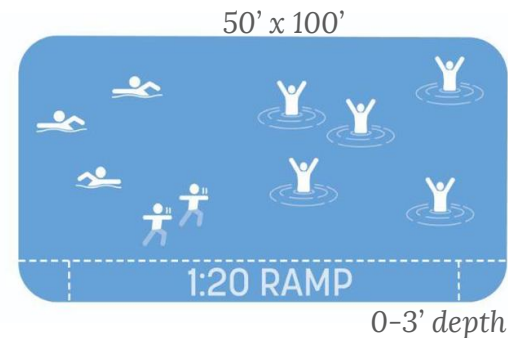
# FAMILY POOL SCENARIOS

## LARGER POOL (BCYF RECOMMENDED)

**BATHER LOAD (LONG POOL + FAMILY POOL) = 546\***

### LARGER FAMILY POOL

- Bather Load: 333 swimmers
- Larger size offers possibility of incorporating “beach” entry for improved access
- Larger size allows options to incorporate spray features, shade structures, etc.
- Larger range of depths serves a broader population and ability level



## SMALLER POOL

**BATHER LOAD (LONG POOL + FAMILY POOL) = 521\***

### SMALLER FAMILY POOL

- Bather Load: 167 swimmers
- “Beach” entry cannot be accommodated
- Less flexibility for different activities at the same time



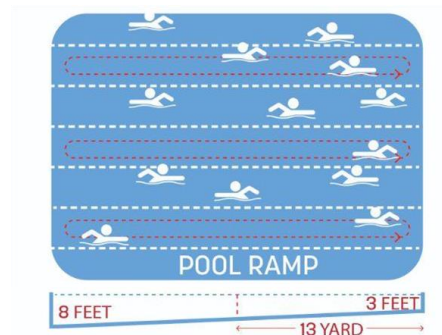
\*Calculated Code Limit on Bather Load, not practical capacity for programming

# LONG POOL SCENARIOS: CIRCLE SWIM

## 25-yd POOL (BCYF RECOMMENDED)

MAX BATHER LOAD CAPACITY: 213\*

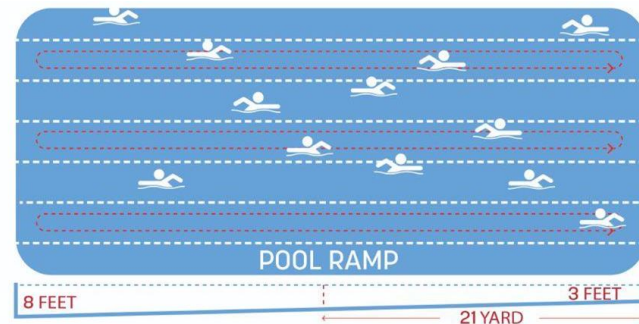
- 6 lanes at 7' wide
- 2-3 swimmers share 1 lane
- Total swimmers: 12 -18



## 42-yd POOL

MAX BATHER LOAD CAPACITY: 354\*

- 6 lanes at 7' wide
- 2-3 swimmers share 1 lane
- Total swimmers: 12 -18



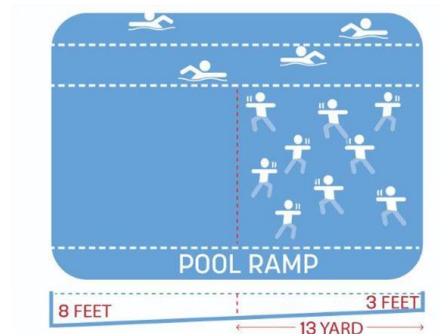
\*Calculated Code Limit on Bather Load, not practical capacity for programming

# LONG POOL SCENARIOS: HYBRID USAGE

## 25-yd POOL (BCYF RECOMMENDED)

**MAX BATHER LOAD CAPACITY: 213\***

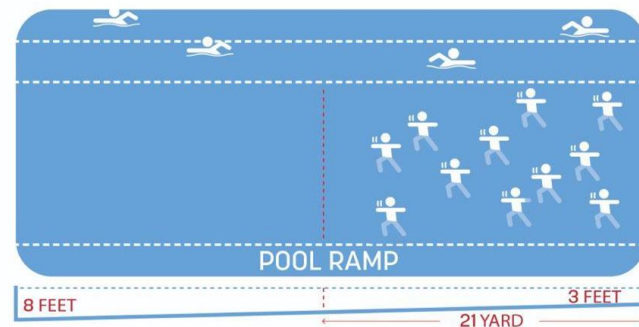
- 2-3 swimmers share lanes for circle swim
- Group exercise in shallow end
- Total swimmers: 25



## 42-yd POOL

**MAX BATHER LOAD CAPACITY: 354\***

- 2-3 swimmers share lane for circle swim
- Group exercise in shallow end
- Total swimmers: 40



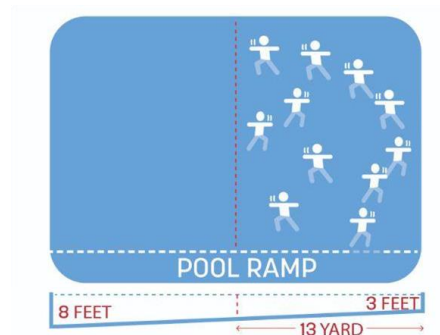
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# LONG POOL SCENARIOS: GROUP EXERCISE

## 25-yd POOL (BCYF RECOMMENDED)

MAX BATHER LOAD CAPACITY: 213\*

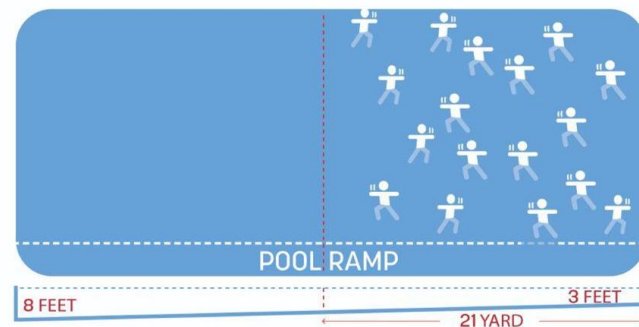
- 40-60 SQFT/ Person
- Total swimmers: 27 - 40



## 42-yd POOL

MAX BATHER LOAD CAPACITY: 354\*

- 40-60 SQFT/Person
- Total swimmers: 40 - 60

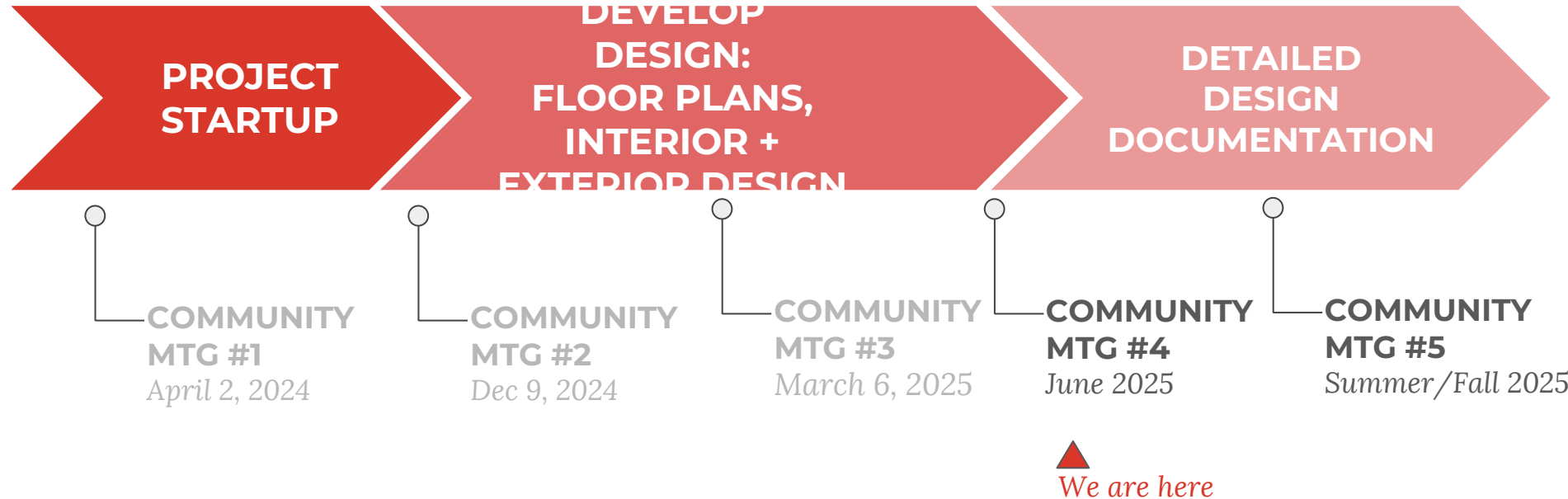


\*Calculated Code Limit on Bather Load, not practical capacity for programming



# NEXT STEPS

*Dates are subject to change*



Mayor Michelle Wu



City of Boston  
Property Management



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City of Boston  
Public Facilities

# QUESTIONS and FEEDBACK

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## NEW COMMUNITY CENTER

*Future feedback or questions may be directed to:*

**SASAKI**

Stacey Chapman  
Project Manager  
schapman@sasaki.com

## EXISTING NAZZARO CENTER

*Future feedback or questions may be directed to:*

**CITY OF BOSTON  
PROPERTY MANAGEMENT DEPT**

(617) 635-4100



# SEA LEVEL RISE AND IMPACT

## CLIMATE RESILIENCE DESIGN CRITERIA

- Target Planning Horizon 2070
- Return Period - 100-yr (1%)
- Projected Water Surface Elevation - 20.5 ft
- Projected Wave Action Water Elevation - 22.4 ft\*

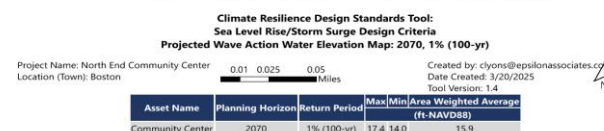
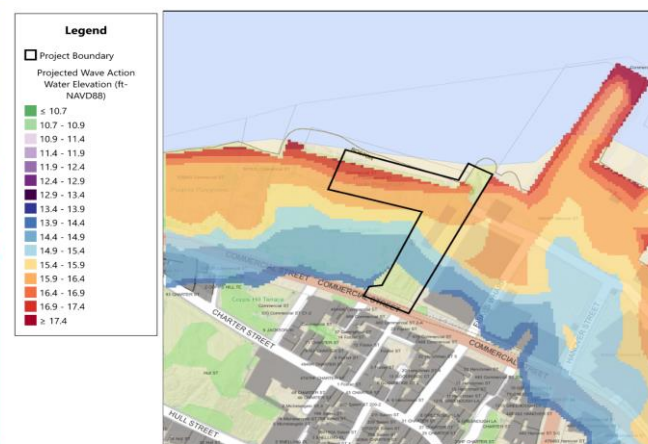
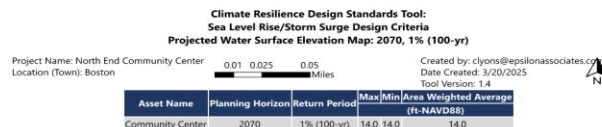
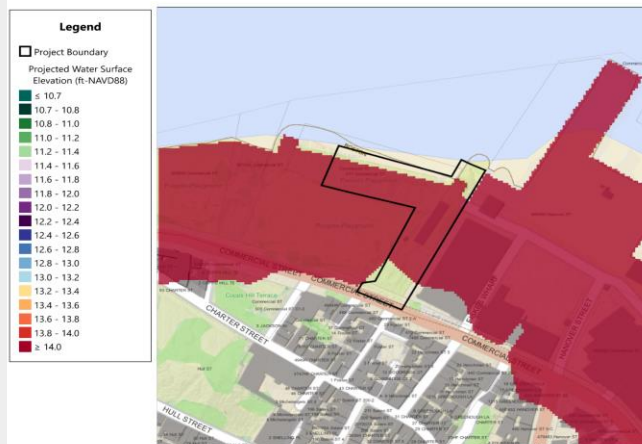
## DESIGN APPROACH

- Raise building and pool deck elevation to 23.0 ft
- ~6.5 ft above existing pool and basketball court
- ~2-3 ft above playing fields
- ~5 ft above Coast Guard pier

### Notes:

- Climate data from Resilient Massachusetts Action Team (RMAT) Climate Resilience Design Standards Tool  
- all elevations are on Boston City Base datum = NAVD 88 + 6.46'

\* area weighted average



Note: 2020 Puopolo Park renovations are not reflected in these models

# PRECEDENTS

BCYF Clougherty Pool



BCYF Clougherty Pool



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# WHAT WAS THE STUDY PROCESS?

## STUDY

- ❑ 2017: North End Community Center Programming Study begins.
  - Participating parties: BPDA, BCYP, PFD, PMD, Community Members, Housing Innovation Lab, The Office of the Mayor, Sasaki and Colliers.
- ❑ Considerations:
  - Existing Nazzaro Center / Renovation vs. Relocation
  - Programming needs
  - Relocation Sites
  - Community Engagement
- ❑ Conclusions:
  - Nazzaro Center is in moderately good condition
  - Ideal program needs cannot be met by existing Nazzaro Center
  - **Proceed with new Community Center adjacent to the existing Mirabella Pool**