

# NORTH END COMMUNITY CENTER

Community Meeting #5  
March 30, 2026

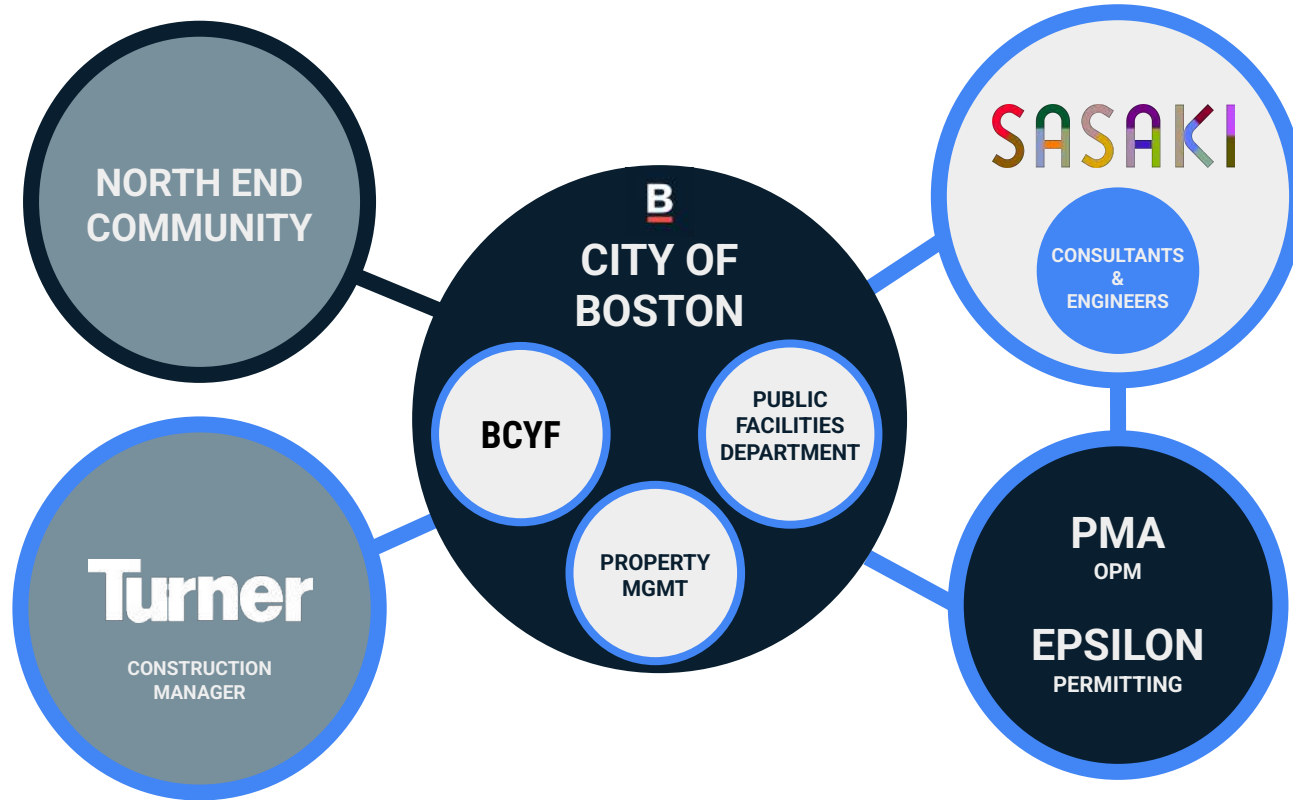
# PROJECT TEAM

---

- Project Team
- Project Schedule
- Community Center Design Update
- Construction Logistics (Turner)
- Questions and Feedback

# PROJECT TEAM

---



# PROJECT SCHEDULE



# PROJECT SCHEDULE

*Dates are subject to change*

**We Are Here**



*Summer activity will be coordinated carefully with the Construction Manager*

- World Cup
- Sail Boston
- July 4th
- 5 feasts

**TARGET PROJECT COMPLETION:  
POOL SEASON - SUMMER 2028**



# DESIGN INSPIRATION: NORTH END MOMENTS

---

## NORTH END MOMENTS

**BUSTLING STREETS**

*Original residential neighborhood*

A COMMUNITY THAT PERSEVERES

**RICH HISTORY**

**ESTABLISHED ROOTS**

*THE HEART OF IMPORT & ARRIVAL*

**VIBRANT CULTURE**

**timeless** CONNECTING THE OLD WORLD AND THE NEW

**FAMILY & CELEBRATION**

**TRADITION**

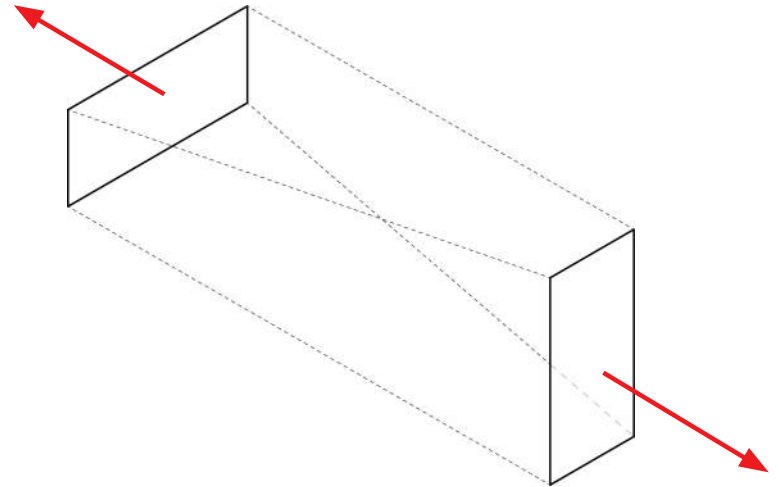
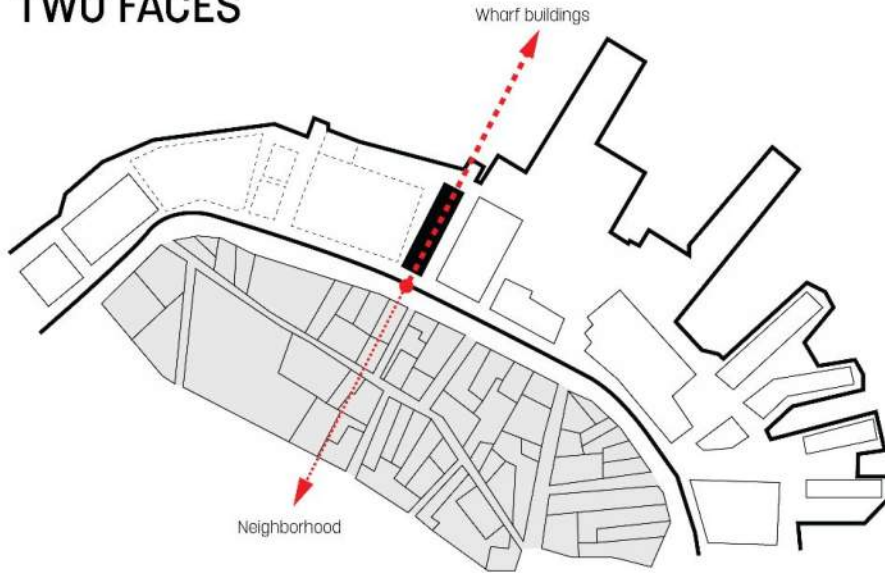


# DESIGN CONCEPT

---

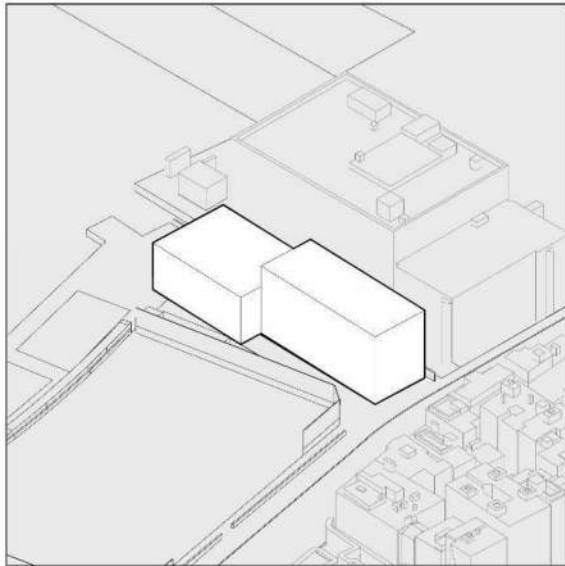
## BRING THE COMMUNITY TOGETHER AT WATER'S EDGE

### TWO FACES

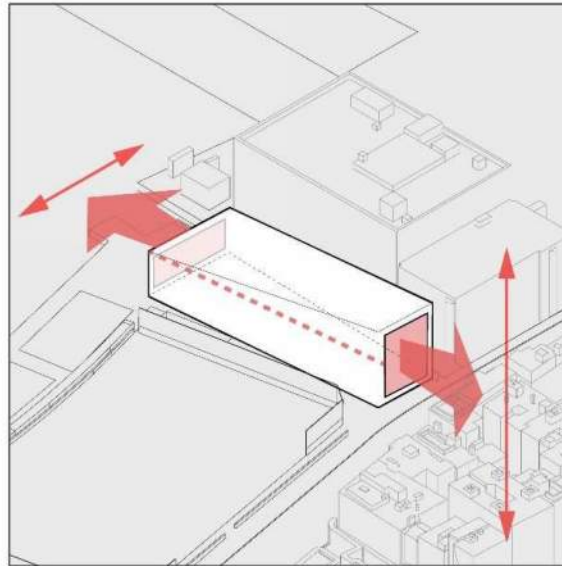


# DESIGN CONCEPT

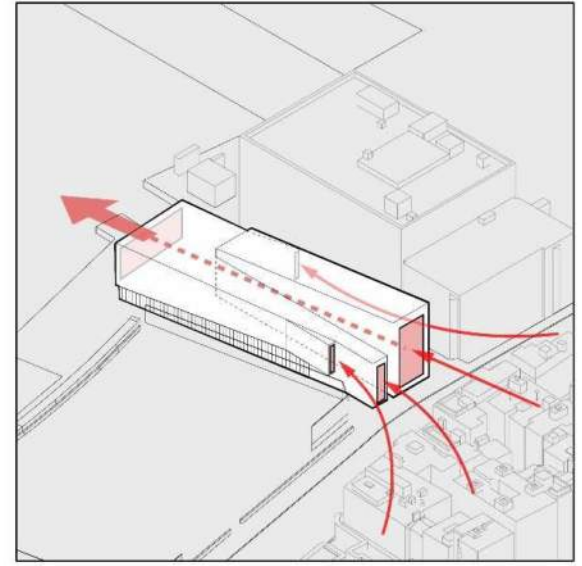
## BRING THE COMMUNITY TOGETHER AT WATER'S EDGE



1. SITE CONSTRAINTS + PROGRAM FIT



2. CITY/ WATER VIEWSHED



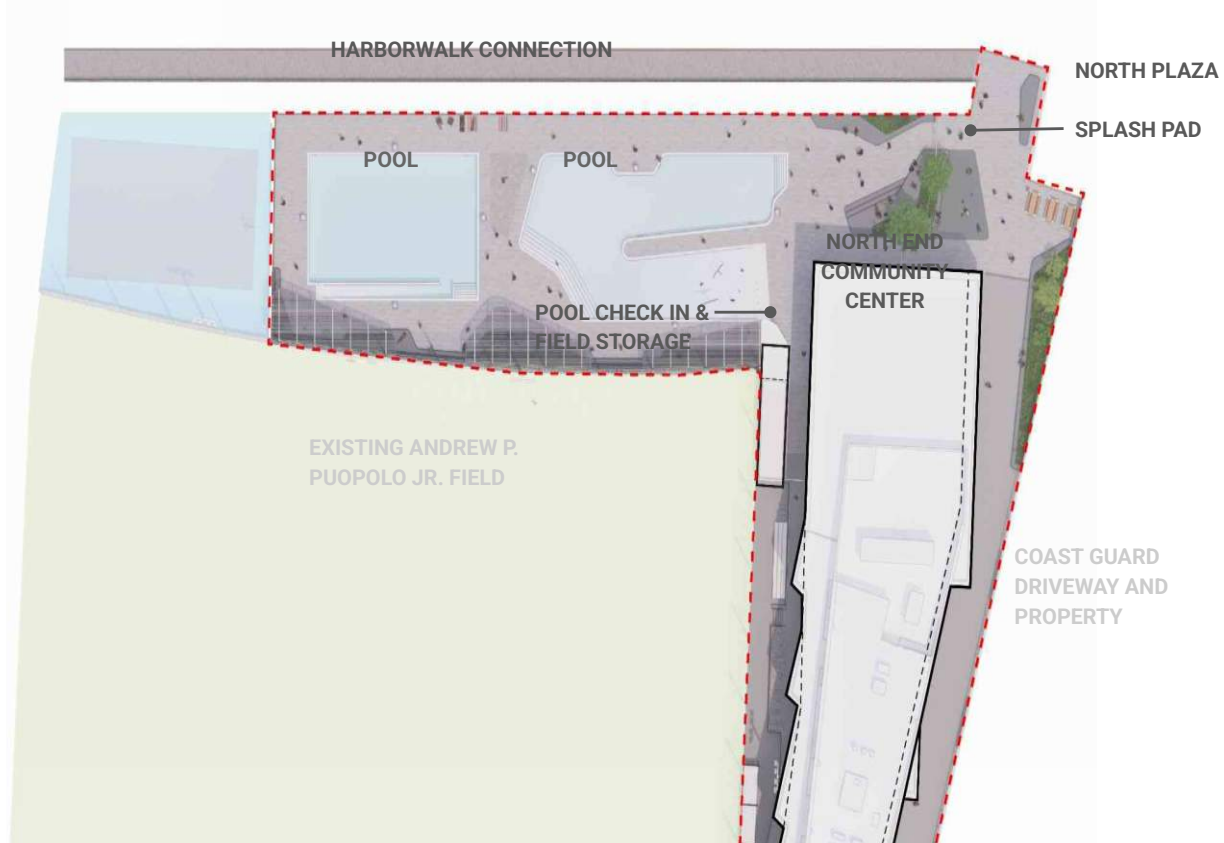
3. COMMUNITY COLLECTOR

# PROPOSED DESIGN - OVERVIEW



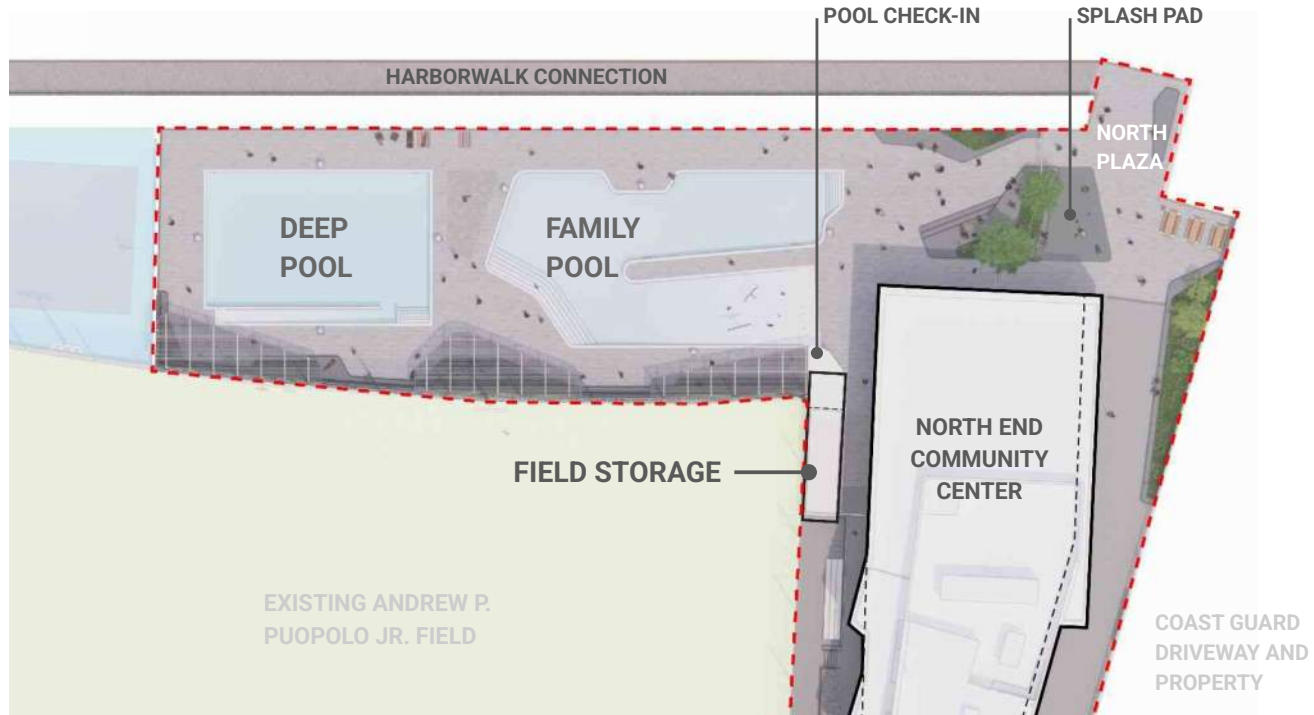
# PROPOSED DESIGN: SITE PLAN OVERVIEW

- Existing Mirabella Bathhouse will be demolished
- New building will house pool equipment and lockers/bathrooms for the pool, in addition to full new community center
- Adjacent fields & basketball court to remain as-is and operational during construction
- Field storage and batting cage to be relocated
- Pools to be fully rebuilt at new elevation
- Community prefers maximizing pool & pool deck vs. other open-space uses



# PROPOSED DESIGN: POOLS

	Existing Pools Area (sf)	New Design Area (sf)
<b>Total Pool Area</b>	<b>8,750</b>	<b>9,023</b>
Family Pool (0' - 4' deep; play features)	6,250	5,253
Deep Pool (3'6" - 8' deep; lap size + lanes)	2,500	3,770



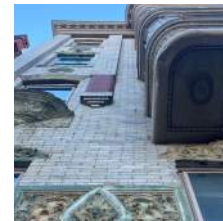
# PROPOSED DESIGN - OVERVIEW



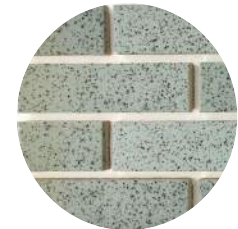
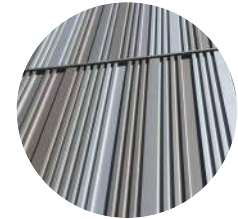
# PROPOSED DESIGN - FROM COMMERCIAL ST.



NORTH END CONTEXT



MATERIAL PALETTE



# PROPOSED DESIGN - NORTH PLAZA



# COMMUNITY EXPERIENCES

## NORTH END MOMENTS



### CREATIVE TEEN

A TEENAGER VISITING AFTER SCHOOL TO WORK IN THE MULTIMEDIA ROOM. THEY SEE THE WEIGHT ROOM AND DECIDES TOMORROW IS A GOOD DAY TO CHECK IT OUT.



### ELEMENTARY-AGED KIDS

A GROUP OF STUDENTS FROM A LOCAL SCHOOL COMES TO AN AFTER-SCHOOL PROGRAM. THEY SEE THE OLDER KIDS HEADED TO THE MULTIMEDIA SPACE AND BECOME INSPIRED.



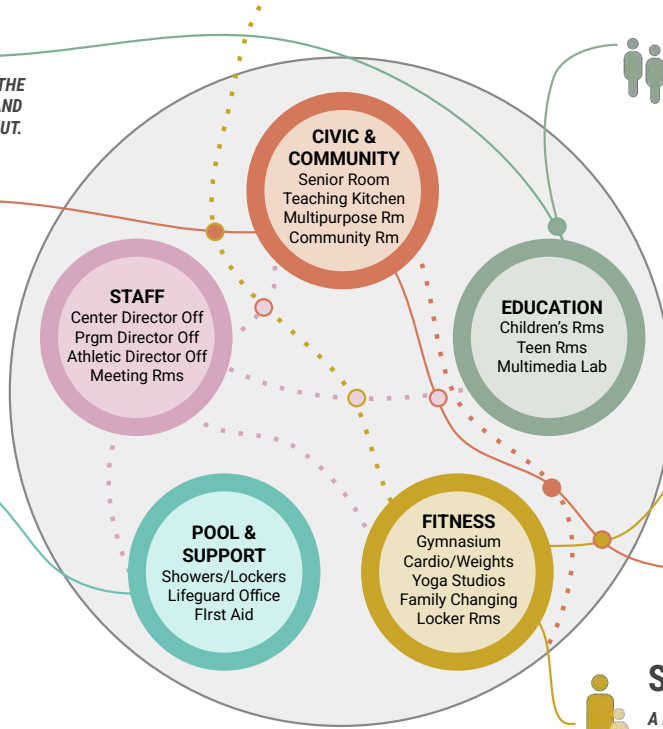
### RETIRED COUPLE

A COUPLE COMES TO JOIN A COOKING CLASS. ONE HEARS ABOUT AN ART CLASS AND DECIDES TO ENROLL. THE OTHER INQUIRES ABOUT THE ZUMBA SCHEDULE.



### ACTIVE FAMILY

A FAMILY VISITING THE OUTDOOR POOL & SPLASH PAD ON A SATURDAY TO COOL OFF. THEY SEE POSTINGS FOR AFTERSCHOOL PROGRAMS COMING UP IN THE FALL!



### YOGA ENTHUSIAST

A YOUNG ADULT COMES TO YOGA CLASS AFTER WORK. THEY CATCH UP WITH A NEIGHBOR IN THE HALLWAY, THEN TRY STRENGTH TRAINING.



### PROACTIVE CITIZEN

A MEMBER OF THE COMMUNITY ATTENDS A MEETING ON A WEEKNIGHT. THEY SEE THE KITCHEN AND ANNOUNCEMENTS FOR AN UPCOMING COOKING CLASS.



### SPORTS FANATICS

A PARENT & CHILD COME TO A BASKETBALL GAME ON A SATURDAY. THEY SEE THAT THERE IS A BASEBALL WATCH PARTY IN THE MULTIPURPOSE SPACE AND PLAN TO JOIN.

# COMMUNITY EXPERIENCES



## ACTIVE FAMILY

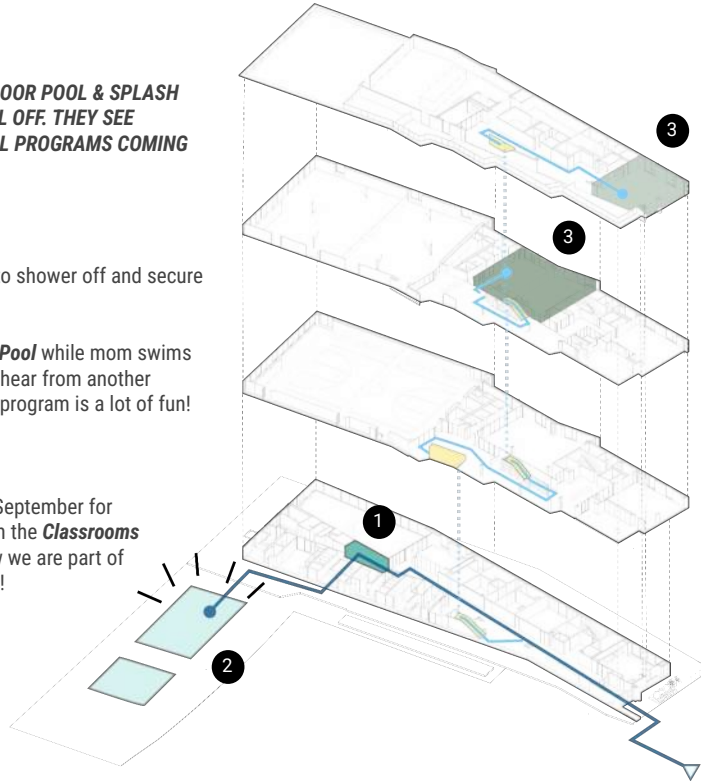
A FAMILY VISITING THE OUTDOOR POOL & SPLASH PAD ON A SATURDAY TO COOL OFF. THEY SEE POSTINGS FOR AFTERSCHOOL PROGRAMS COMING UP IN THE FALL!

### TODAY...

- 1 Stop by the **Locker Rooms** to shower off and secure belongings.
- 2 The kids play in the **Family Pool** while mom swims laps. While drying off, they hear from another family that the afterschool program is a lot of fun!

### ... LATER

- 3 Sign up and come back in September for afterschool programming in the **Classrooms** and **Multimedia Room**. Now we are part of the BCYF family year-round!



*"We're so happy to see the Mirabella Pool so vibrant, kid-friendly, and full of activity!"*

# COMMUNITY EXPERIENCES



## ELEMENTARY-AGED KIDS

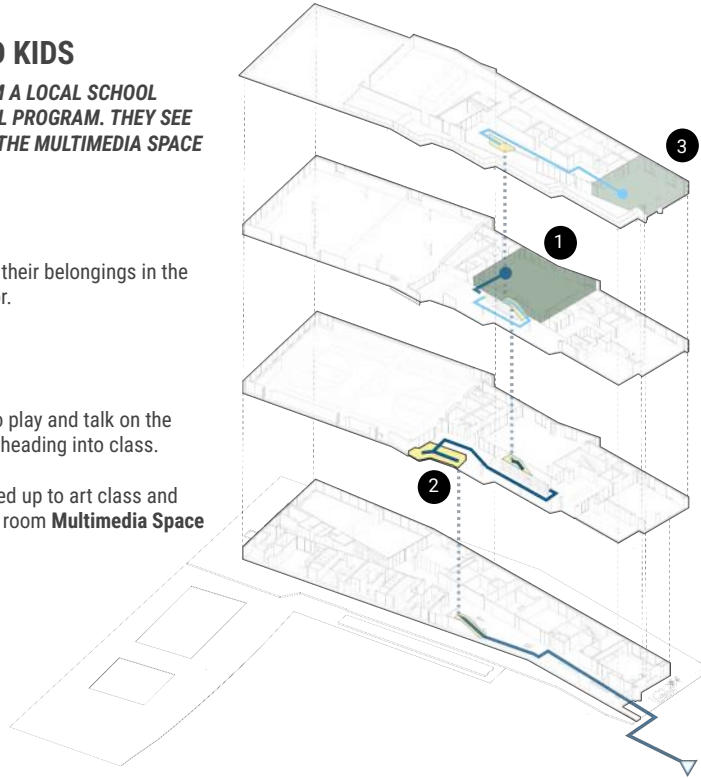
A GROUP OF STUDENTS FROM A LOCAL SCHOOL COMES TO AN AFTER-SCHOOL PROGRAM. THEY SEE THE OLDER KIDS HEADED TO THE MULTIMEDIA SPACE AND BECOME INSPIRED.

### TODAY...

- 1 Students arrive and secure their belongings in the **Classroom** on the third floor.

### ... LATER

- 2 Some students take time to play and talk on the **Bench** by the **Stairs** before heading into class.
- 3 Others see older kids headed up to art class and decide to go see where the room **Multimedia Space** is!



"I really enjoy getting to spend time with my friends after school."

# PROPOSED DESIGN - INTERIOR LOOK AND FEEL



**RECEPTION AND COMMON SPACE**



**MAIN STAIR**

# COMMUNITY EXPERIENCES



## SPORTS FANATICS

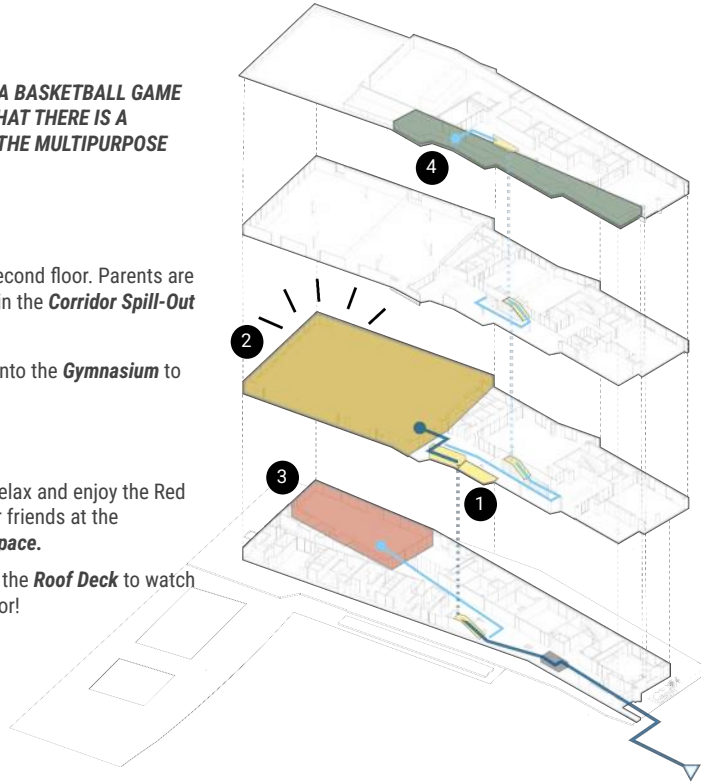
A PARENT & CHILD COME TO A BASKETBALL GAME ON A SATURDAY. THEY SEE THAT THERE IS A BASEBALL WATCH PARTY IN THE MULTIPURPOSE SPACE AND PLAN TO JOIN.

### TODAY...

- 1 Head up the stairs to the second floor. Parents are milling about and chatting in the **Corridor Spill-Out Spaces**.
- 2 Everyone makes their way into the **Gymnasium** to watch the game!

### ... LATER

- 3 Return a few days later to relax and enjoy the Red Sox in the company of their friends at the **Multipurpose Community Space**.
- 4 Later that evening, head to the **Roof Deck** to watch Old Ironsides tour the harbor!



"Wow, this new gym is so much larger than the Nazzero! Finally, a regulation-size court!"

# PROPOSED DESIGN - INTERIOR LOOK AND FEEL

---



**MULTIPURPOSE**

# PROPOSED DESIGN - INTERIOR LOOK AND FEEL

---



**GYM OVERLOOK**

# COMMUNITY EXPERIENCES



## YOGA ENTHUSIAST

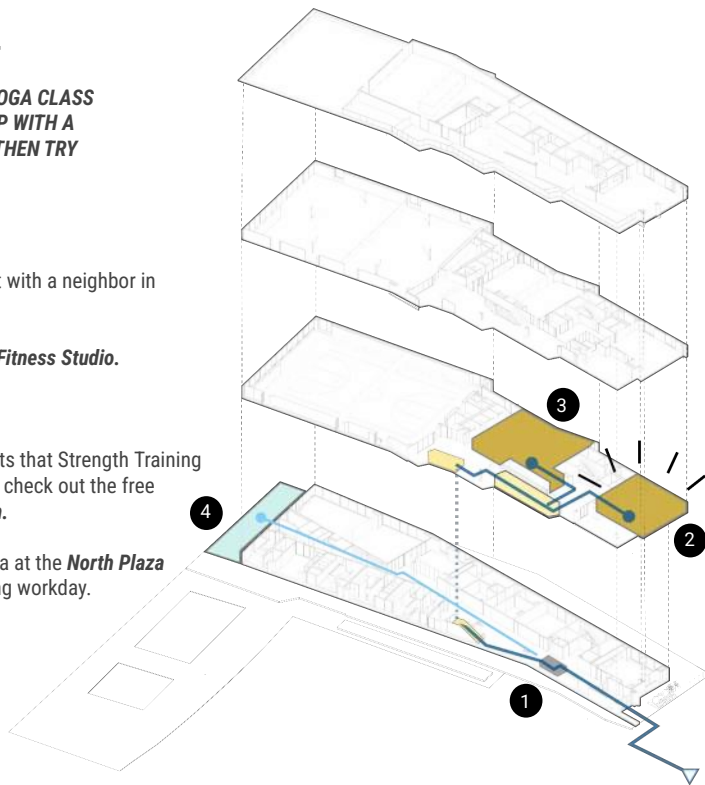
A YOUNG ADULT COMES TO YOGA CLASS AFTER WORK. THEY CATCH UP WITH A NEIGHBOR IN THE HALLWAY, THEN TRY STRENGTH TRAINING.

### TODAY...

- 1 Check in at **Reception**. Chat with a neighbor in **Corridor Spill-Out Spaces**.
- 2 Meet for Yoga class at the **Fitness Studio**.

### ... LATER

- 3 The yoga instructor suggests that Strength Training would be helpful. Decide to check out the free weights in the **Weight Room**.
- 4 Come back for outdoor yoga at the **North Plaza Overlook** at the end of a long workday.



"It's so nice to have a yoga studio within walking distance from my home!"

# PROPOSED DESIGN - INTERIOR LOOK AND FEEL

---



**GYM OVERLOOK**



**FITNESS ROOM**

# COMMUNITY EXPERIENCES



## RETIRED COUPLE

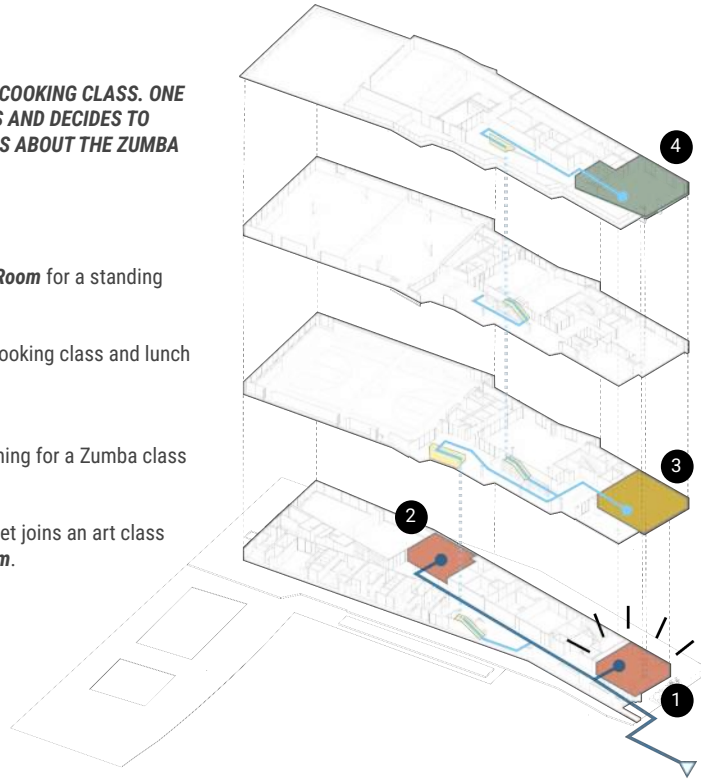
A COUPLE COMES TO JOIN A COOKING CLASS. ONE HEARS ABOUT AN ART CLASS AND DECIDES TO ENROLL. THE OTHER INQUIRES ABOUT THE ZUMBA SCHEDULE.

### TODAY...

- 1 Meet friends in the **Senior Room** for a standing late-morning card game
- 2 Move to the **Kitchen** for a cooking class and lunch

### ... LATER

- 3 Come back later in the evening for a Zumba class held in the **Fitness Studio**.
- 4 The spouse with two left feet joins an art class held in the **Multimedia Room**.



*"There's so much offered here,  
I can't wait to see what our next  
class will be!"*

# PROPOSED DESIGN - INTERIOR LOOK AND FEEL

---



**SENIOR ROOM**

# CONSTRUCTION MANAGEMENT TEAM

 WATERFRONT

 ZERO LOT LINE

 ADJACENT TO ACTIVE AREAS

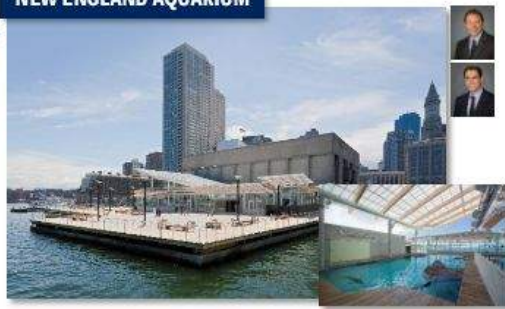
 COMMUNITY

 AQUATIC

**PIER 4**



**NEW ENGLAND AQUARIUM**



**COMMONWEALTH PIER**



**JOSIAH QUINCY UPPER SCHOOL**



**325 MAIN STREET**



Mayor Michelle Wu



City of Boston  
Property Management



PMA Consultants

SASAKI



City of Boston  
Public Facilities



# CONSTRUCTION MANAGEMENT PLAN



*Concept image*

North End Community Center  
Demolition

**FIELD ACCESS**

**Turner**



City of Boston  
Public Facilities

# CONSTRUCTION MANAGEMENT PLAN

---



North End Community Center  
Excavation



# CONSTRUCTION MANAGEMENT PLAN

---



*Concept image*

# CONSTRUCTION MANAGEMENT PLAN

---



North End Community Center  
Structural Steel



# CONSTRUCTION MANAGEMENT PLAN

---



*Concept image*

# CONSTRUCTION MANAGEMENT PLAN

---



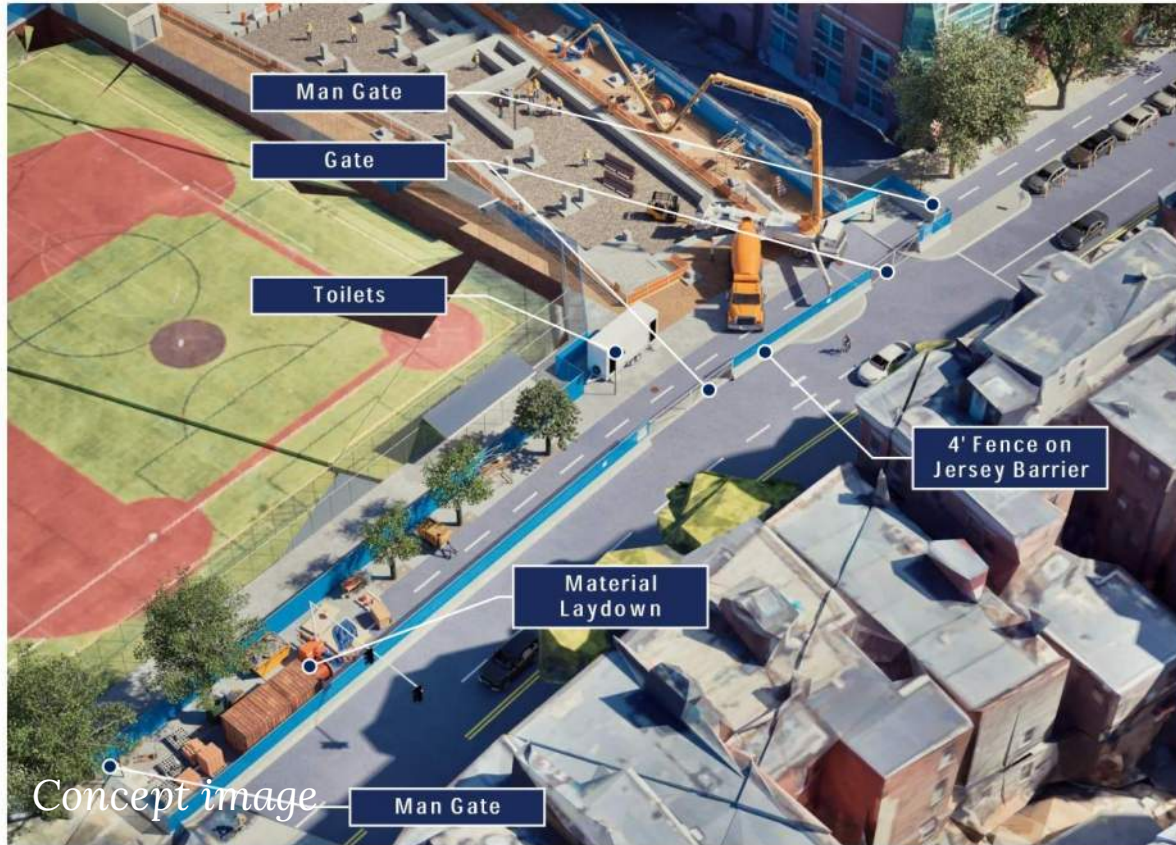
North End Community Center  
Complete

**Turner**



City of Boston  
Public Facilities

# CONSTRUCTION MANAGEMENT PLAN



# CONSTRUCTION MANAGEMENT PLAN

---



*Concept image*

# CONSTRUCTION MANAGEMENT PLAN

---



# CONSTRUCTION MANAGEMENT PLAN

---



North End Community Center  
Perspective View 3

# CONSTRUCTION MANAGEMENT PLAN



*Concept image*

# CONSTRUCTION MANAGEMENT PLAN

---



*Concept image*

# CONSTRUCTION MANAGEMENT PLAN



Concept image

# PRECONSTRUCTION SURVEY AND MONITORING

---

- **BASELINE PRE-CONSTRUCTION SURVEYS**
  - Notifications via certified mail and surveys to start Spring 2026
- **MONITORING POINTS**
  - Performed during demo, earthwork, and foundations
  - Includes vibration monitoring
- **PEST CONTROL**
  - Integrated Pest Management is required



# QUESTIONS? COMMENTS?

*Feedback or questions may be directed to:*

## DESIGN TEAM

### **SASAKI**

Steve Lacker  
Project Manager  
sjlacker@sasaki.com

## CITY OF BOSTON

### **PUBLIC FACILITIES DEPT**

Bridgette Nee  
Communications Manager  
bridgette.nee@boston.gov

## BCYF

### **NORTH END**

Marta Rivera  
Commissioner BCYF  
marta.rivera@boston.gov

**THANK YOU**