

An aerial sketch of Hawthorne, featuring a large lake in the center. The lake is surrounded by various buildings, including a church with a steeple in the foreground, a large industrial or commercial building on the right, and a row of houses along the shoreline. The sketch is done in a light, artistic style with black outlines and some color washes.

# Revisioning Hawthorne



April 26, 2023

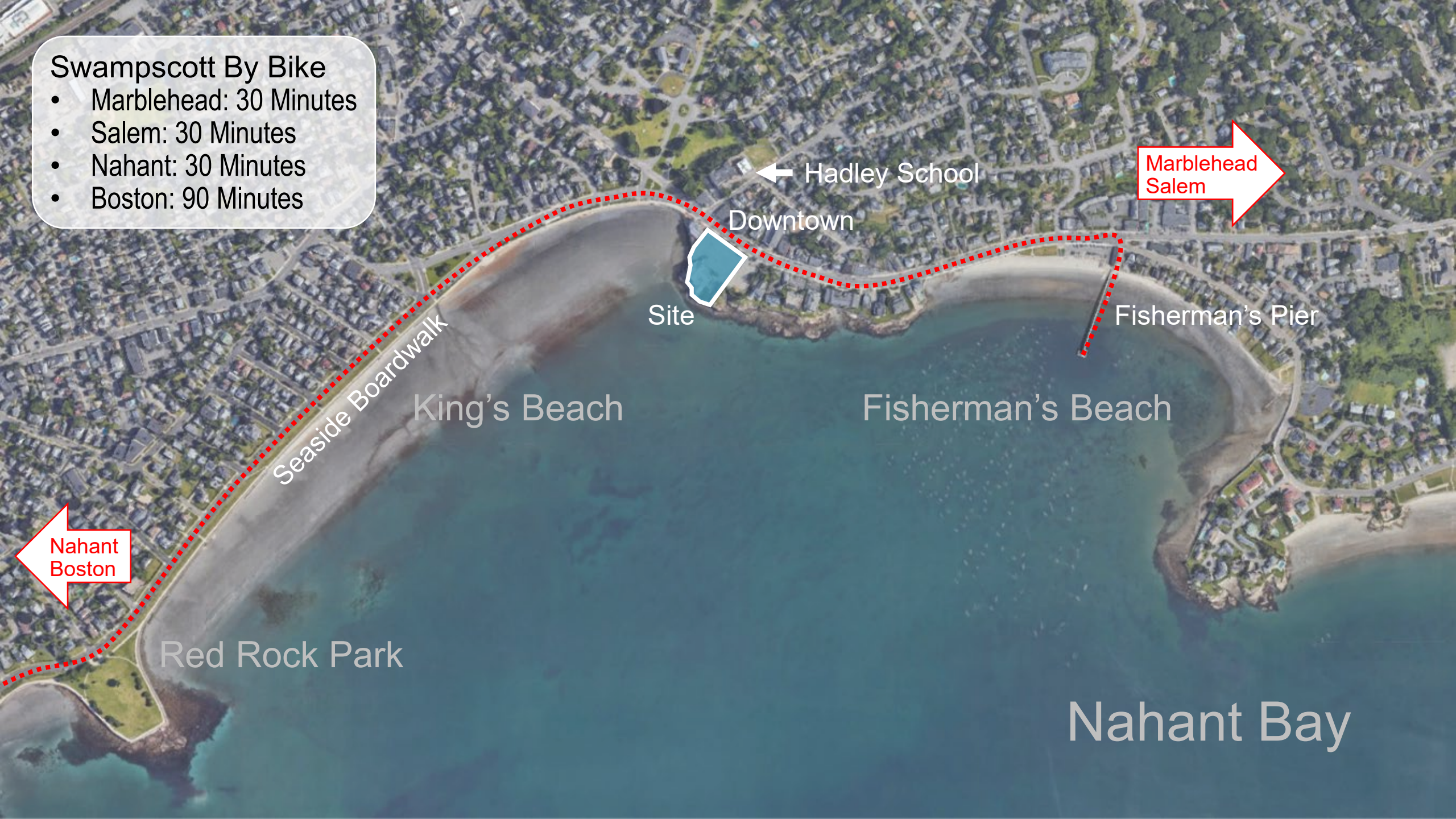
# Agenda

Welcome & Introductions	15 Minutes
Hawthorne Site Options	30 Minutes
Roundtable Discussions	45 Minutes
Roundtable Summaries	15 Minutes
Recap & Key Takeaways	15 Minutes

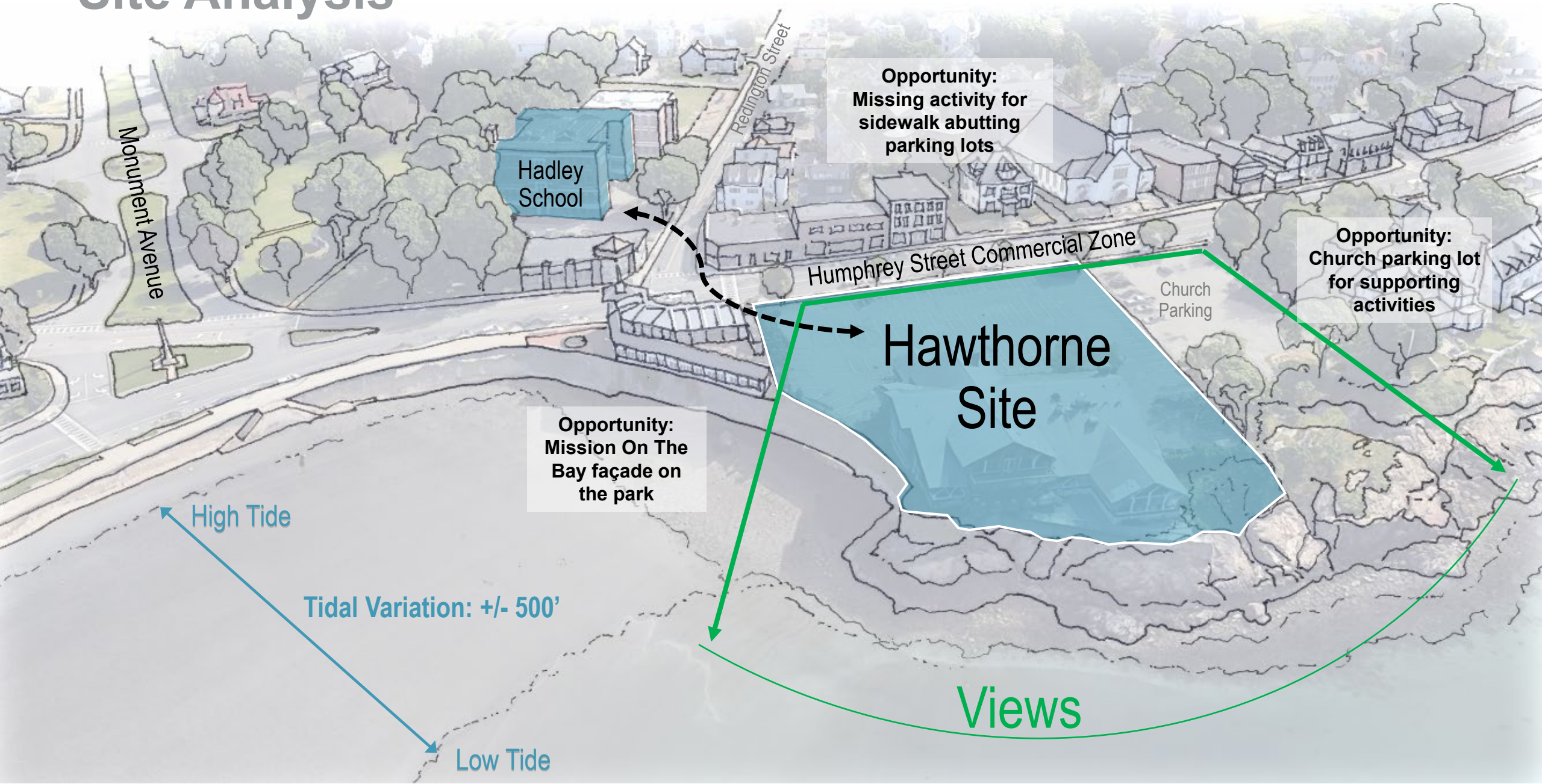
The Hawthorne Site offers a  
**once-in-a-lifetime opportunity**  
to celebrate Swampscott's past,  
present, and future!

## Swampscott By Bike

- Marblehead: 30 Minutes
- Salem: 30 Minutes
- Nahant: 30 Minutes
- Boston: 90 Minutes



# Site Analysis



## What We Learned At Our Last Workshop

- Consider repurpose of Hadley School
- This site is too valuable for parking
- Enhance Main Street commercial district
- Utilize existing building during the transition

## Three Distinct Visions

1. Black Will's Cliff Park
2. Swampscott Town Square
3. King's Beach Pier and Park

# 1 Black Will's Cliff Park

A seaside park to celebrate Swampscott.



Musqui

Ompsk

Musqui-Ompsk-Uk

M'squiompskut

Red

Standing

At The Rock

Swampscott

*Home of the Naumkeag Tribe.*

*And the Story of Black Will.*

Olmsted Historic District (1917)

The “Father of Landscape Architecture”

Includes Town Hall & Linscott Park

Curving streets & ornamental planting

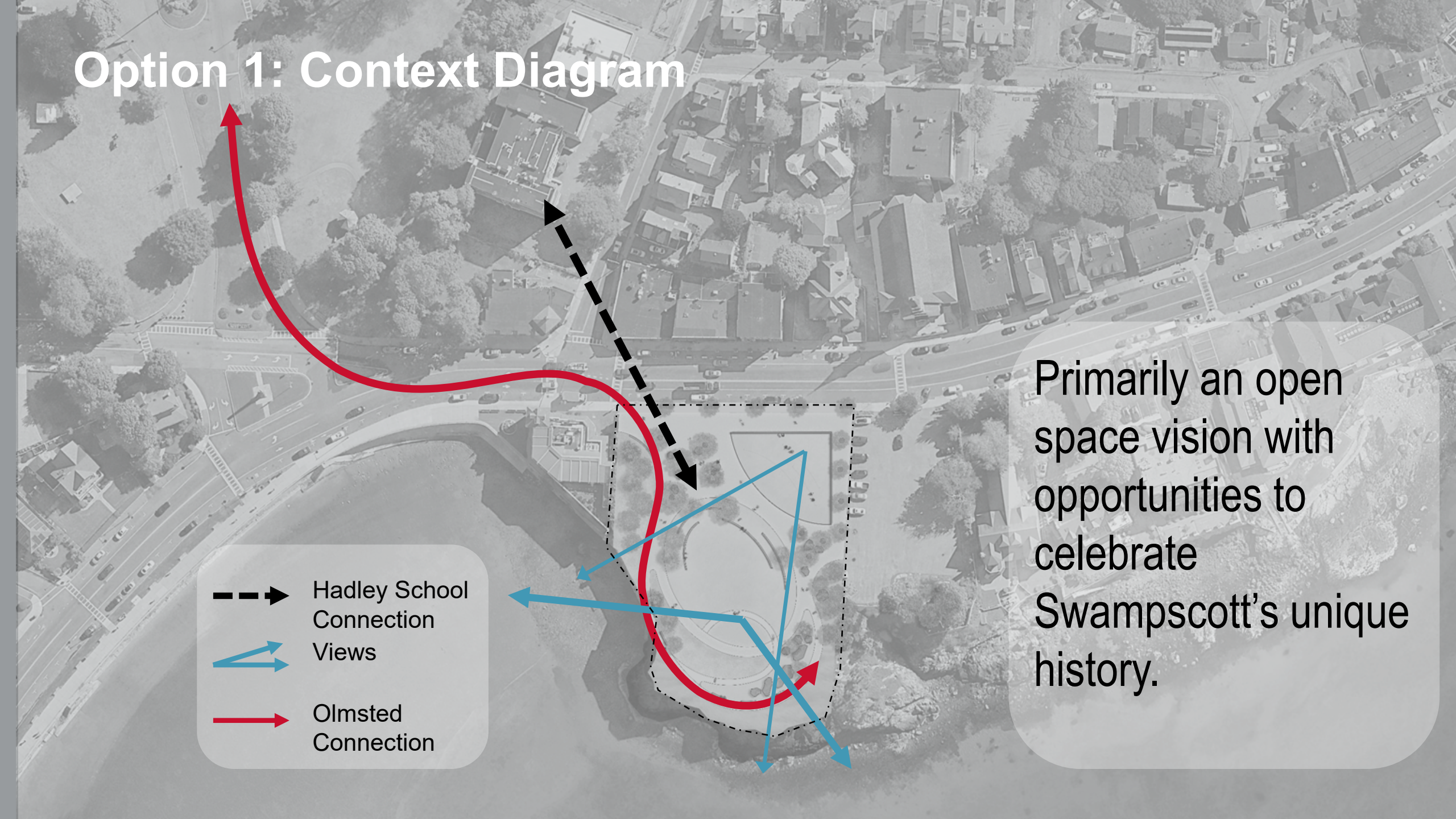
# Option 1: Black Will's Cliff Park



# Option 1: Context Diagram

- > Hadley School Connection
- Views
- Olmsted Connection

Primarily an open space vision with opportunities to celebrate Swampscott's unique history.



# Option 1

- 60% +/- Green Space
- 30% +/- Plaza
- 10% +/- Architecture (3,000 SF)



# Option 1: Site Plan



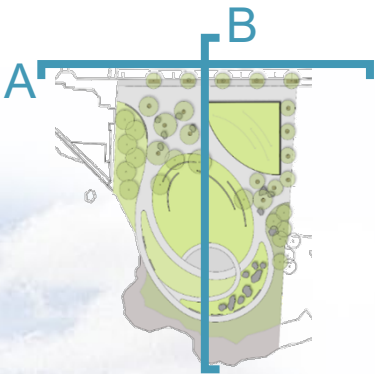
## Key

- (A) Architecture
- (B) Gathering Plaza
- (C) Great Lawn
- (D) Performance Venue
- (E) Mobility Hub
- (F) Play Area
- (G) Promenade

## Architecture Program

- Informational Kiosk
- Community Space
- Support Space
  - Mobility / Performance
  - General Storage
- Public Restrooms

# Option 1: Site Sections



A



B





A. Architecture



B. Gathering Plaza



B. Gathering Plaza





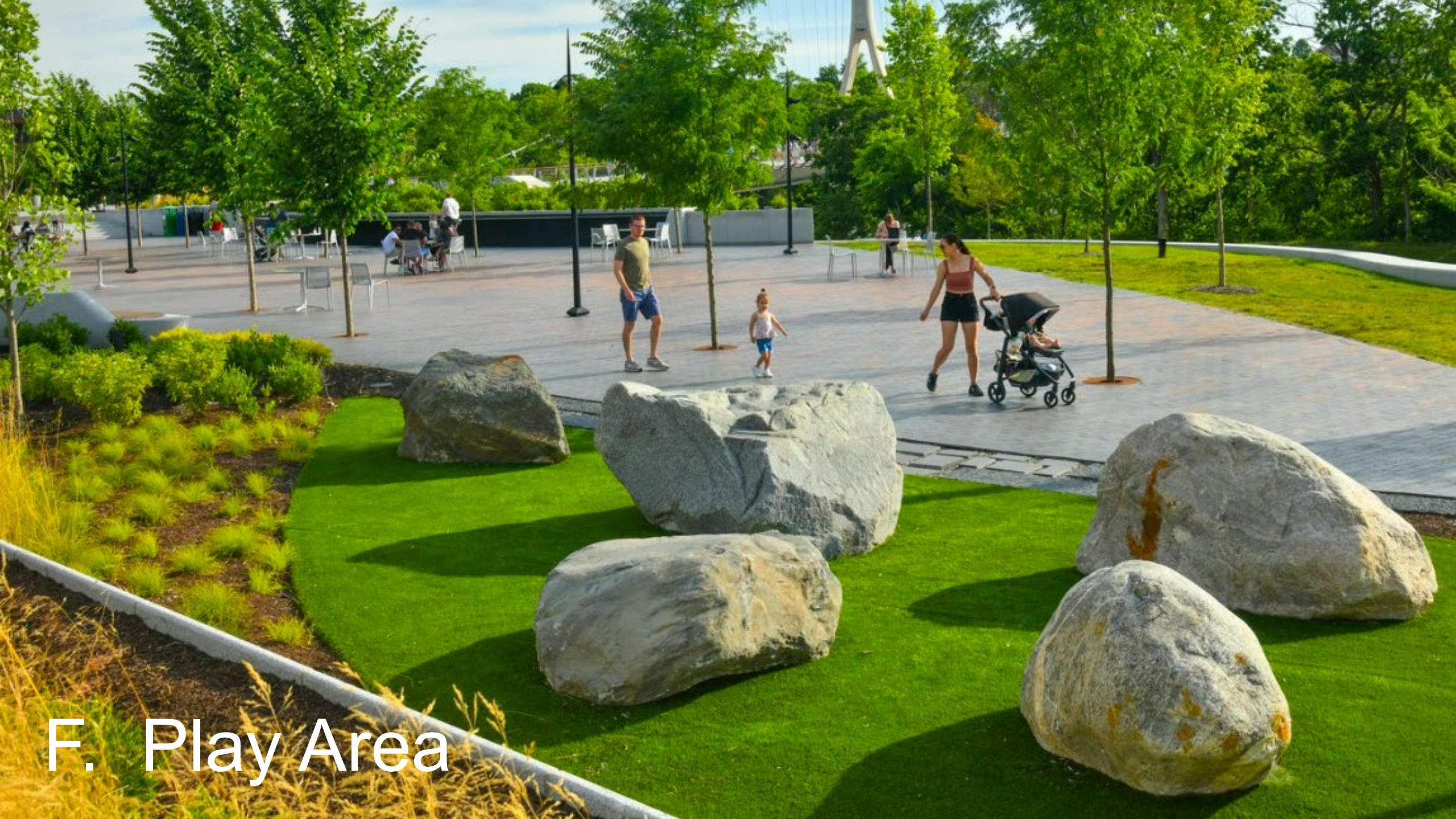
C. Great Lawn



C. Performance Venue



## E. Mobility Hub



F. Play Area



G. Promenade



East Boston

**ZONE 4**  
Coastal Field  
elev: 12.5'  
*\*All elevations are Boston City Base*

**ZONE 3**  
High Salt Marsh  
elev: 10.7' to 12.5'

**ZONE 2**  
Low Salt Marsh  
elev: 8.5' to 10.7'

**ZONE 1**  
Mudflats  
elev: < 8.5'

### EXPLORING THE LIVING SHORELINE

Much of Boston's shoreline between high and low tide—the intertidal zone—was lost during the 19th century, when the city was the second largest port in the country. Sea trade, ship building, and related industries dominated and changed the waterfront to fit their needs. Living shorelines recreate the intertidal zone. This one is the first such project along Boston's Harborwalk and an alternative solution to shorelines in urban areas.

The project design transformed approximately 24,000 square feet into the new, diverse wetland community you see in front of you. Portions of the shoreline were terraced to create flat areas at different elevations. Each terrace attracts specific plants, depending on how much time they need to spend under water as the tide flows in and out. A greater diversity of plants lives on the upper terraces.

Below the marsh grasses, various animals thrive in the tide pools. Common periwinkles, blue mussels, sea urchins, northern moon snails, and sea stars feed and take shelter in the vegetation. Shore birds, in turn, feast on the animals living in the grasses. Together they create a vibrant ecosystem.

**BOTTOM LEFT:** As the 17th ship sinks, a mudflat salt marsh environment stood as a sign of what is now East Boston. Credit: John B. Thomas, Jr. and John B. Thomas, Jr. (University of Southern California) Photo: Boston Public Library.

**BOTTOM RIGHT:** The repeated salt marsh zones use an experimental design. From England, invasive plants in an urban area and across how our shoreline grasses and mudflats look a day with the tide out and in of the tide. Photo by La Roche-Watkins.

**BOTTOM MIDDLE:** Young birds, like the Great Blue Heron, thrive in the marshes that live in shallow waters. Photo by Tracy Rasmussen.

G. Promenade

# 2 Swampscott Town Square

## A new destination on Humphrey Street.



# Existing View of Main Street



# Existing View of Main Street



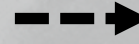


# Incomplete Street Wall



# Option 2: Swampscott Town Square



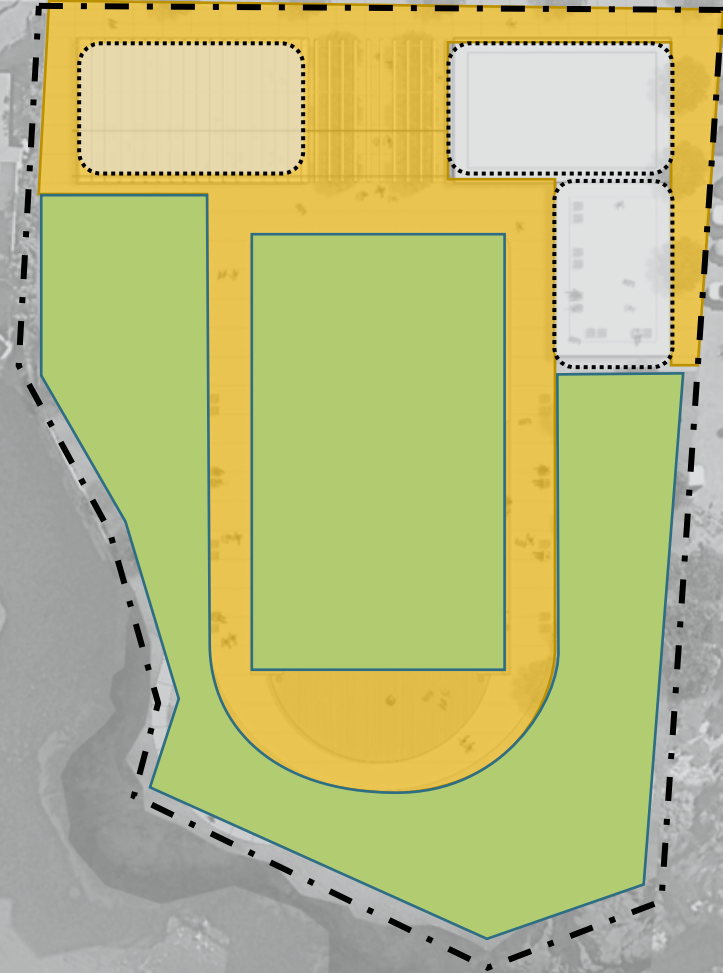
## Option 2: Context Diagram

-  Hadley School Connection
-  Views
-  Cliffside Ave. ROW

New buildings along Humphrey Street create framed views of a great lawn and Nahant Bay.

# Option 2

- 40% +/- Green Space
- 35% +/- Plaza
- 25% +/- Architecture (10,000 SF +)
  - 6000sf ground floor space
  - 4000sf pavilion



# Option 2: Site Plan

## Key

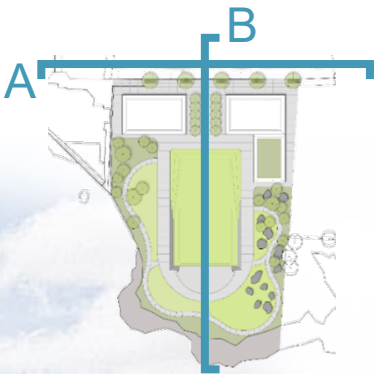
- (A) Architecture
- (B) Gathering Plaza
- (C) Great Lawn
- (D) Performance Venue
- (E) Mobility Hub
- (F) Play Area
- (G) Promenade

## Architecture Program

- Informational Kiosk
- Multi-Function Space
- Incubator Space
- Support Space
  - Mobility / Performance
  - General Storage
- Public Restrooms
- Open-Air Pavilion



# Option 2: Site Sections



A



B



0' 5' 10' 20' 35' 50'



A. Architecture





# A. Architecture



A. Architecture



A. Architecture



B. Gathering Plaza



C. Great Lawn



D. Performance Venue



F. Play Area



G. Promenade

# 3 King's Beach Pier and Park

## A new Swampscott experience.



Pier



# Dune



# Lighthouse



# Swampscott Dory (1840)



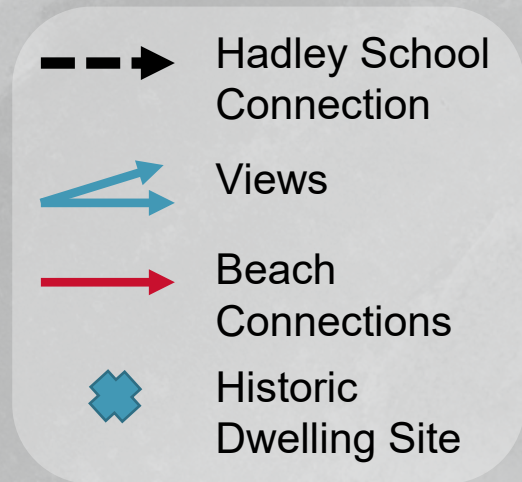
# American Lobster Trap (1808)



# Option 3: King's Beach Pier and Park



# Option 3: Context Diagram



Bring people, activity, and energy to the waterfront with new and unique community experiences.

# Option 3

- 60% +/- Green Space
- 20% +/- Hardscape Plaza
- 20% +/- Architecture (10,000 SF +)



# Option 3: Site Plan

## Key

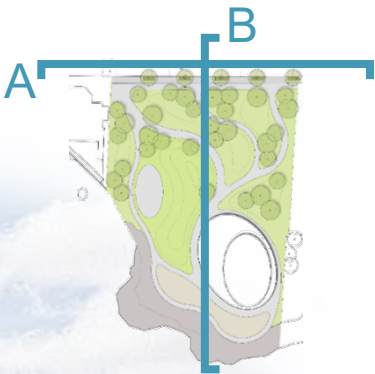
- (A) Architecture
- (B) Gathering Plaza
- (C) Great Lawn
- (D) Performance Venue
- (E) Mobility Hub
- (F) Play Area
- (G) Promenade

## Architecture Program

- Informational Kiosk
- Cultural Space
- Support Space
  - Mobility / Performance
  - General Storage
- Public Restrooms
- Roof Terrace



# Option 3: Site Sections



A

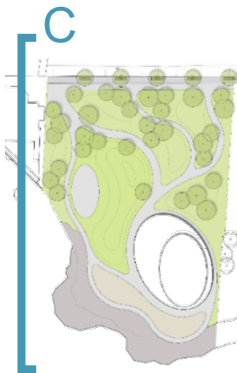


B



0' 5' 10' 20' 35' 50'

# Option 3: Site Section



0' 5' 10' 20' 35' 50'



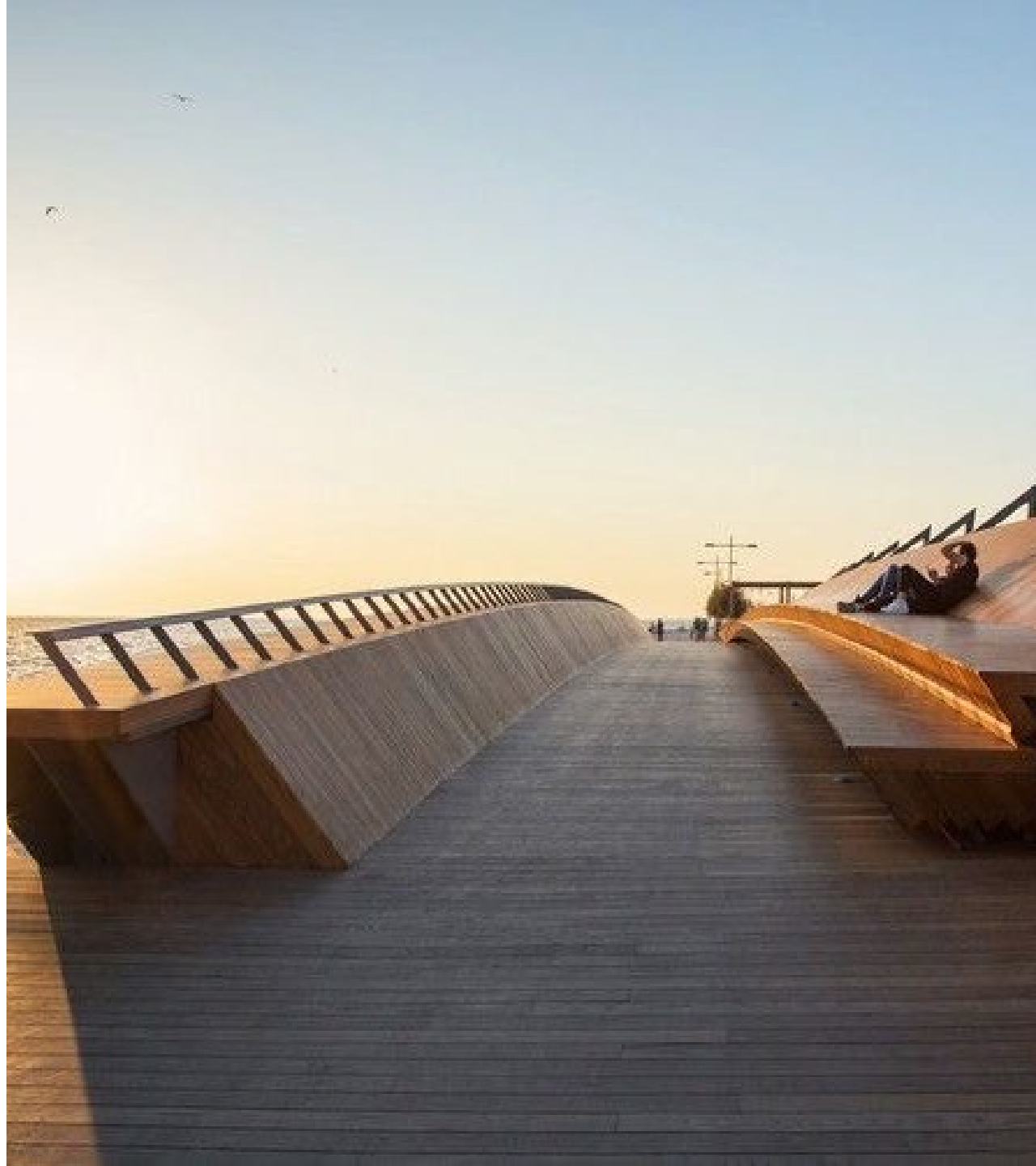




G. Promenade



G. Promenade





B. Gathering Plaza



F. Play Area





F. Play Area





A. Architecture



C. Great Lawn



D. Performance Venue

# 3 Options: Roundtable Discussion



**1. Black Will's Cliff Park**  
*A seaside park for Swampscott.*



**2. Swampscott Town Square**  
*A new destination on Humphrey St.*



**3. King's Beach Pier and Park**  
*A new Swampscott experience.*

# Roundtable Discussion (45 minutes)

3-5 groups (and a virtual roundtable)

1 facilitator per roundtable who will report key points

## **What did you like the most in each of the 3 visions?**

1. Black Will's Cliff Park
2. Swampscott Town Square
3. King's Beach Pier and Park

## **Identify “must-have” or “most liked” program elements.**

### A. Architecture

- Informational Kiosk
- Multi-Function Community / Incubator Space
- Support Space
- Public Restrooms
- Open Air Pavilion
- Beacon / Light House

### B. Gathering Plaza (Outdoor Dining)

### C. Great Lawn (Seating)

### D. Performance Venue

### E. Mobility Hub

### F. Play Area

### G. Promenade

# Roundtable Summaries

**What did you like the most in each of the 3 visions?**



**1. Black Will's Cliff Park**  
*A seaside park for Swampscott*



**2. Swampscott Town Square**  
*A new destination on Humphrey St.*



**3. King's Beach Pier & Park**  
*A new Swampscott experience*

**Key Takeaways / Preferred Vision?**

# Next Steps

## **RECAP/ KEY TAKEAWAYS**

- What we learned tonight
- Directions to further develop a vision

## **NEXT STEPS & CLOSING REMARKS**

- Next public meeting to inform preferred option
  - Further develop a vision for the site
  - Refine the building and open space program
- Coordination with other Town's initiatives
  - Swampscott Climate Action Plan
  - Further integration with the Hadley School Development



The Real Performance!

