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November 2, 2017

Todd Satter
Preservation Architect
Boston Landmarks Commission
Room #709 City Hall
Boston, MA 02201

RE: Request for Advisory Review Hearing on November 28th.
Lower Lock Gatehouse and Site
Charles River Esplanade

Dear Todd,

We are requesting an Advisory Review for the Lower Lock Gatehouse (Barracks) Rehabilitation and Expansion Project at the November 28th, Boston Landmarks Commission Meeting. The Lower Basin Barracks Modernization Project includes the renovation and expansion of the DCR 1908 Lower Basin Barracks building (a.k.a. the Lower Lock Gatehouse), the demolition of the 1937 Stop Plank Garage, relocation of the existing tennis courts to an alternative location in the Lower Charles River Basin, elimination of DCR parking, and the conversion of much of the paved portions of the site to landscaped public open space. While the primary purpose of the Project is the continuation of the existing use of the Lower Lock Gatehouse building as the MA State Police Lower Basin Barracks, the site improvements associated with this Project will also result in the preservation and expansion of an integral part of the DCR parkland on the Charles River Esplanade.

The review will highlight the project purpose, design intent including alternates and the preferred design solution in relation to Boston Landmarks Commission guidelines. The project is proposed by DCAMM on behalf of the Massachusetts State Police and DCR.

A hard copy of the presentation is enclosed, and the electronic version will follow on or before November 14th. Please let me know if additional information is required before the review.

Sincerely,
Finegold Alexander Architects



James G. Alexander, FAIA

Cc: Via Email, Doug Kelleher, Epsilon
Via Email, Altaf Mulla, DCAMM

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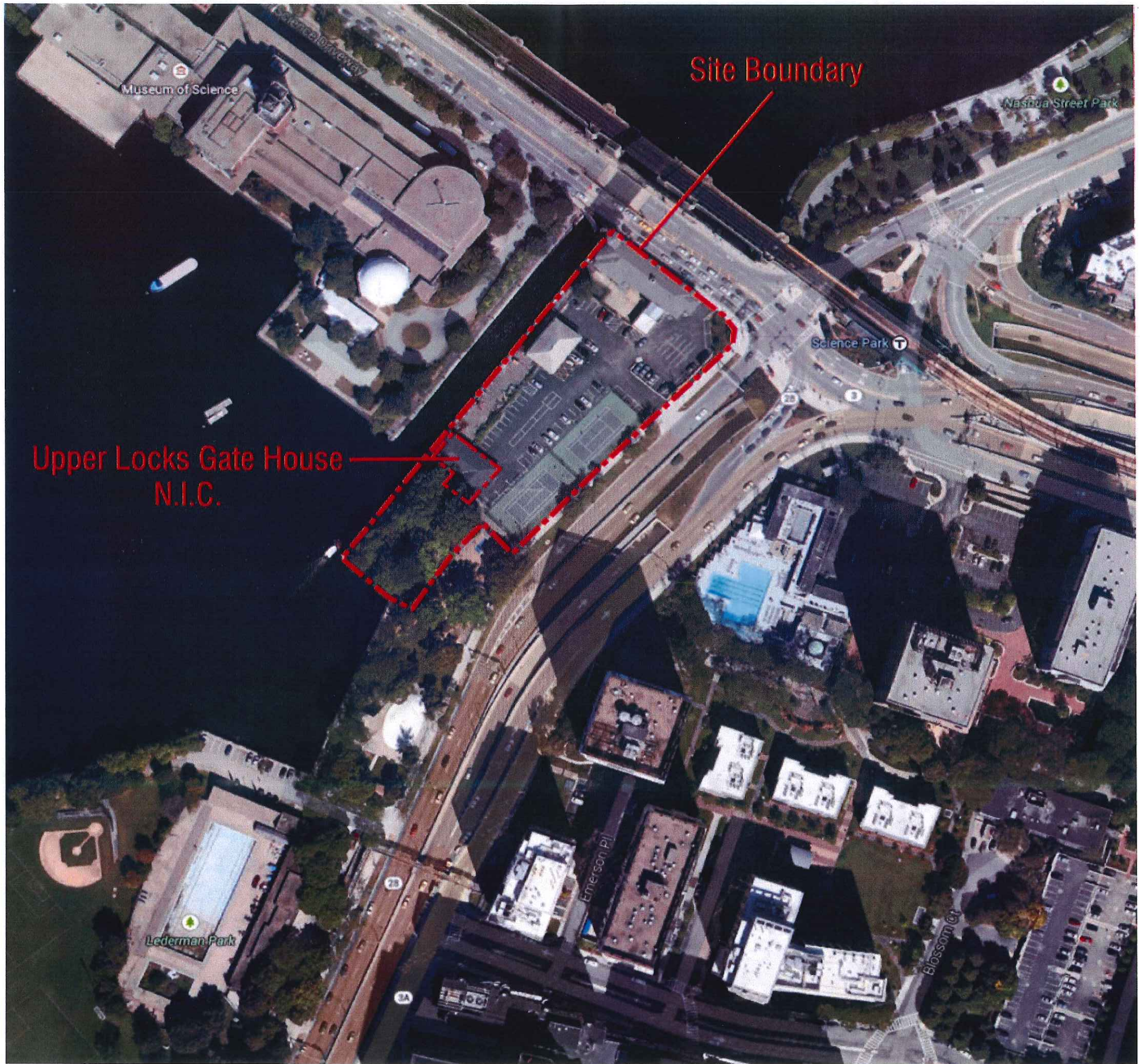
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PROJECT SITE

Lower Basin Barracks Modernization

November 2017



Site Boundary

Upper Locks Gate House
N.I.C.

Museum of Science

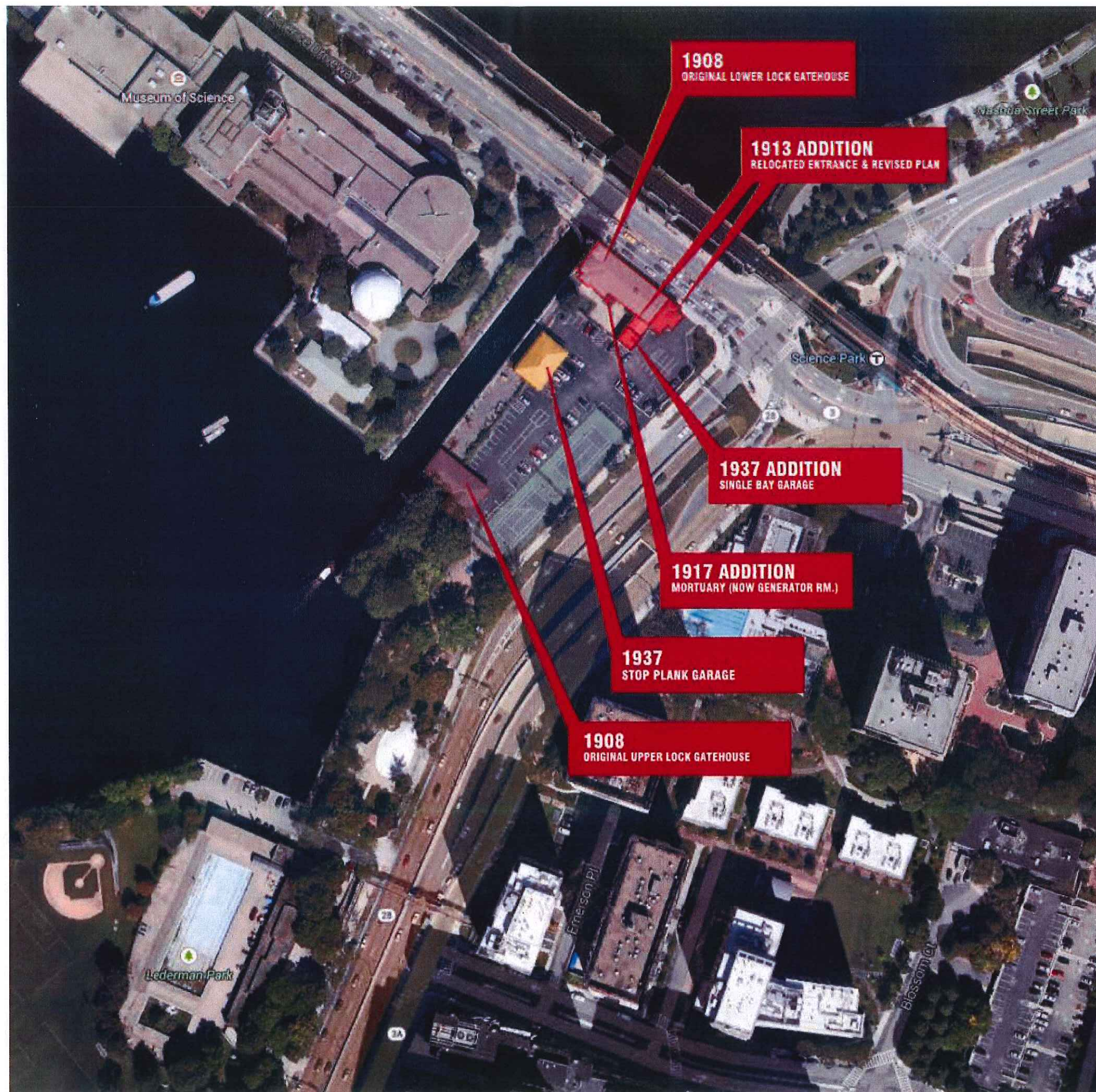
Nasdaq Street Park

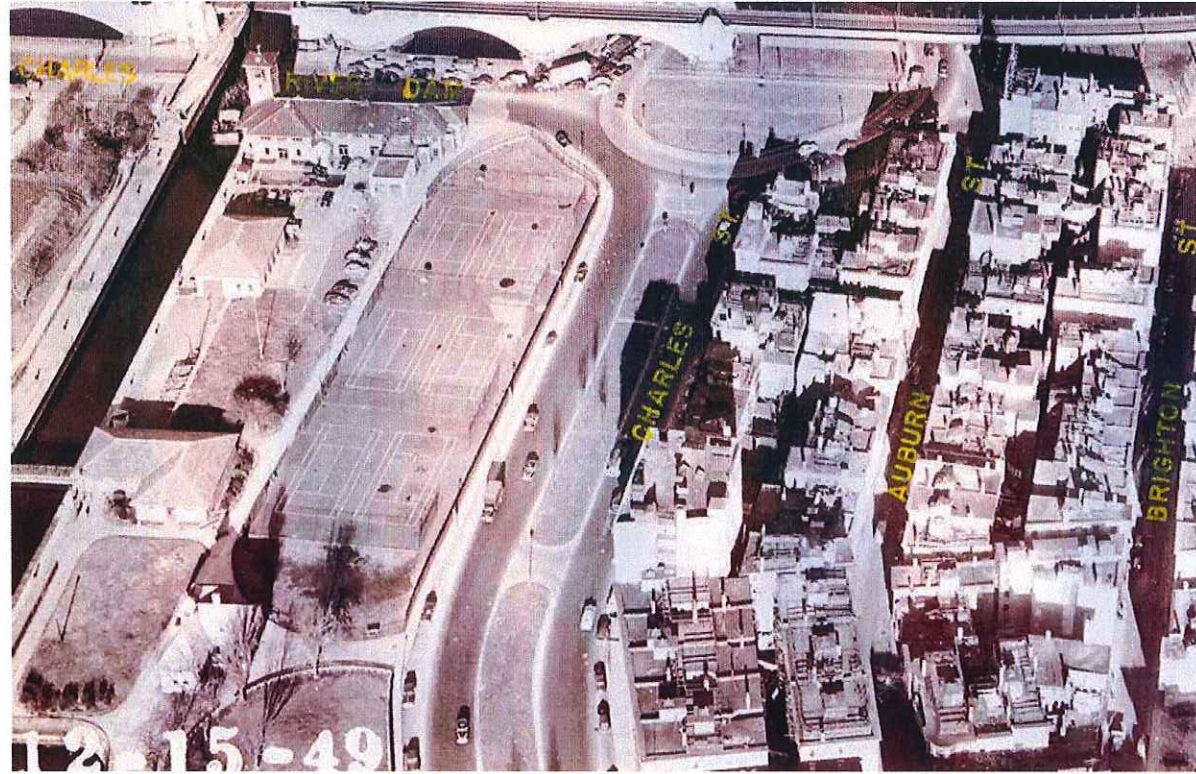
Science Park

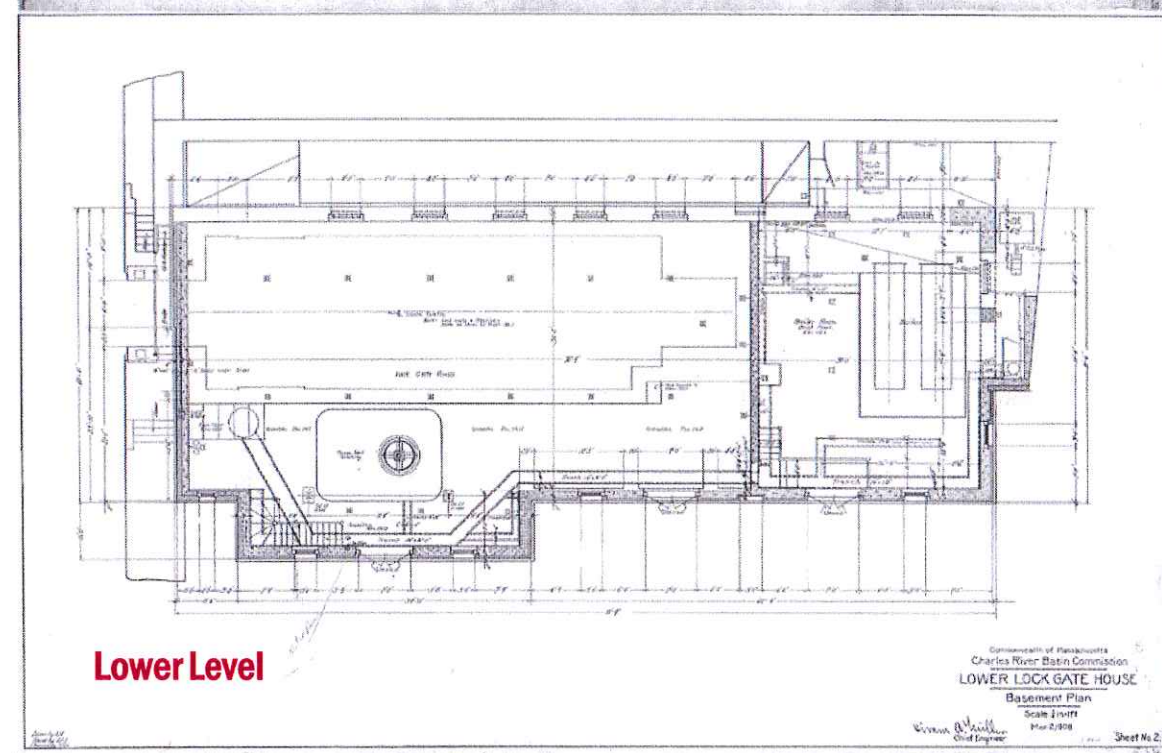
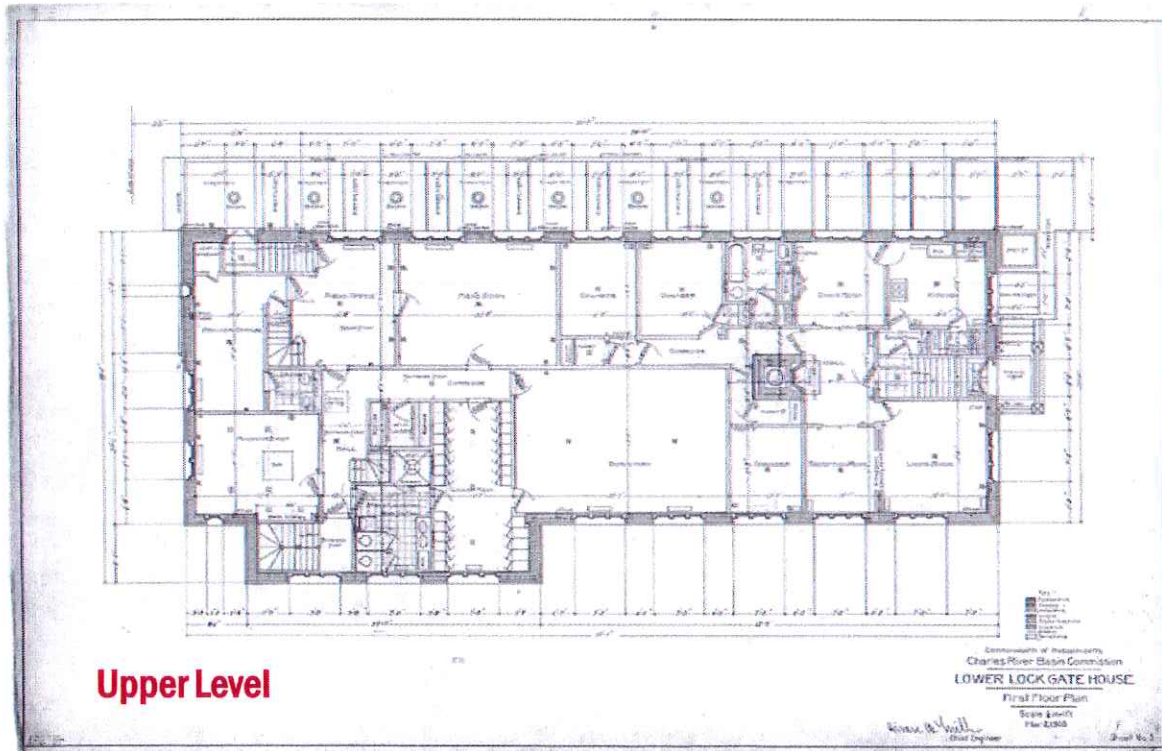
Lederman Park

Emerson Pl

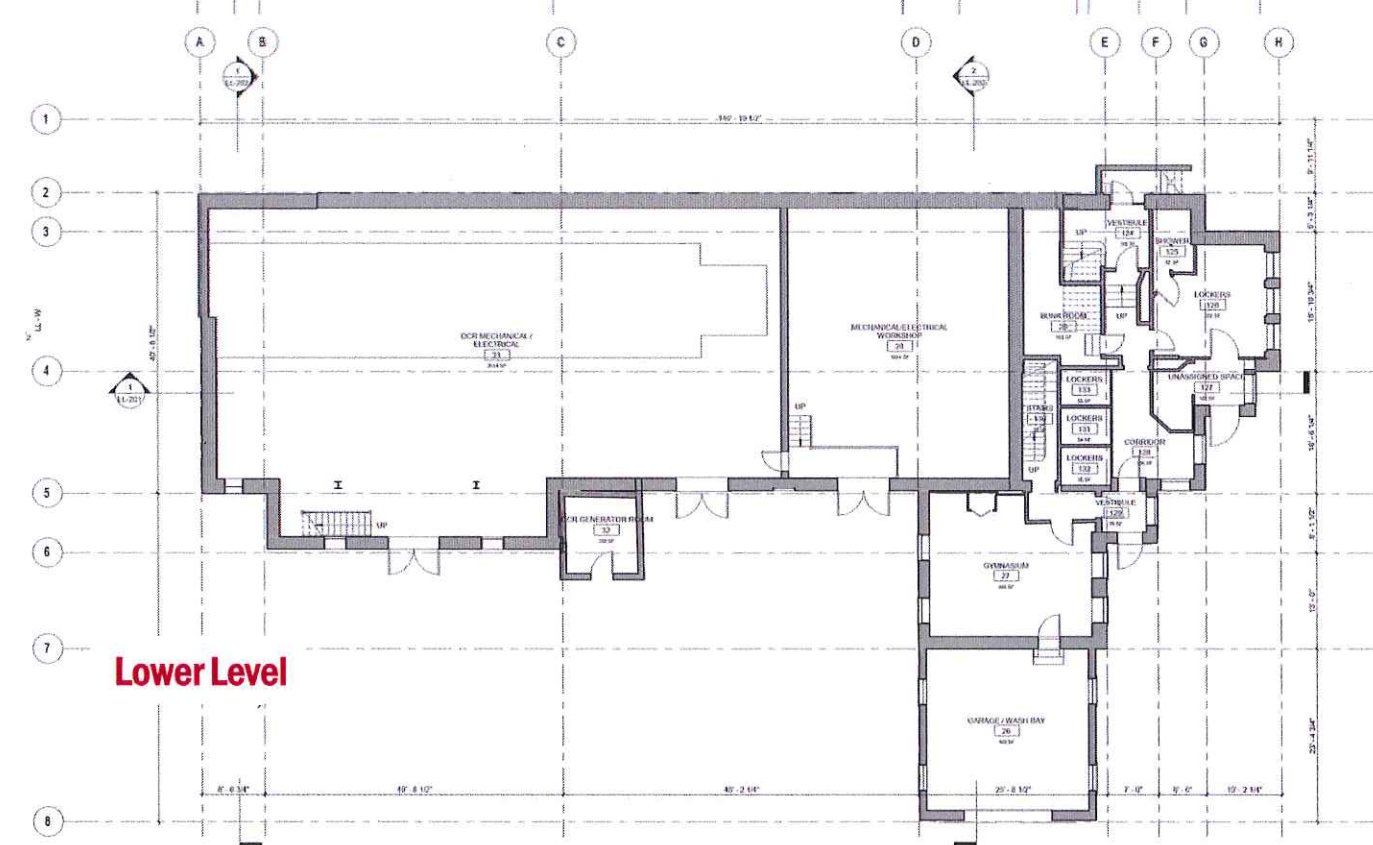
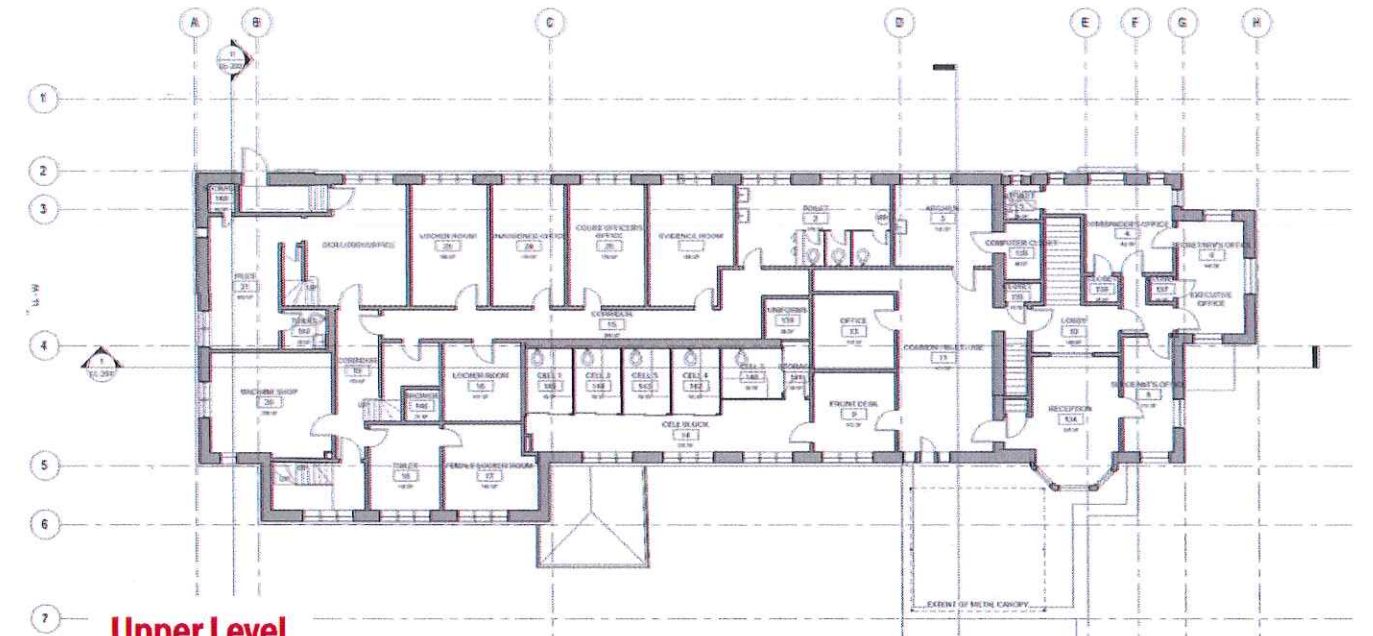
Blossom Ct







Floor Plans – Original Design



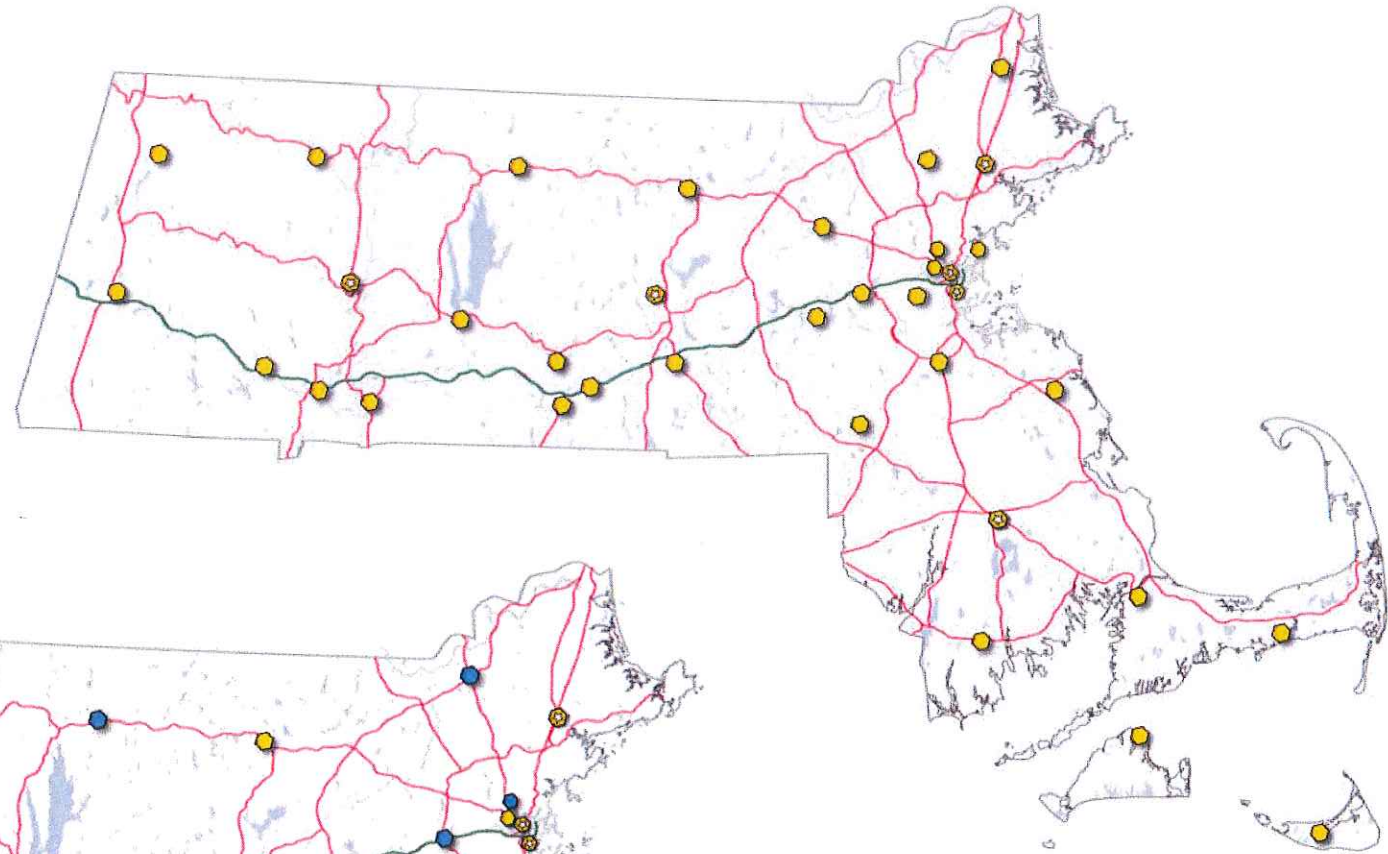
Floor Plans -- Current Building

MSP Strategic Facilities Plan

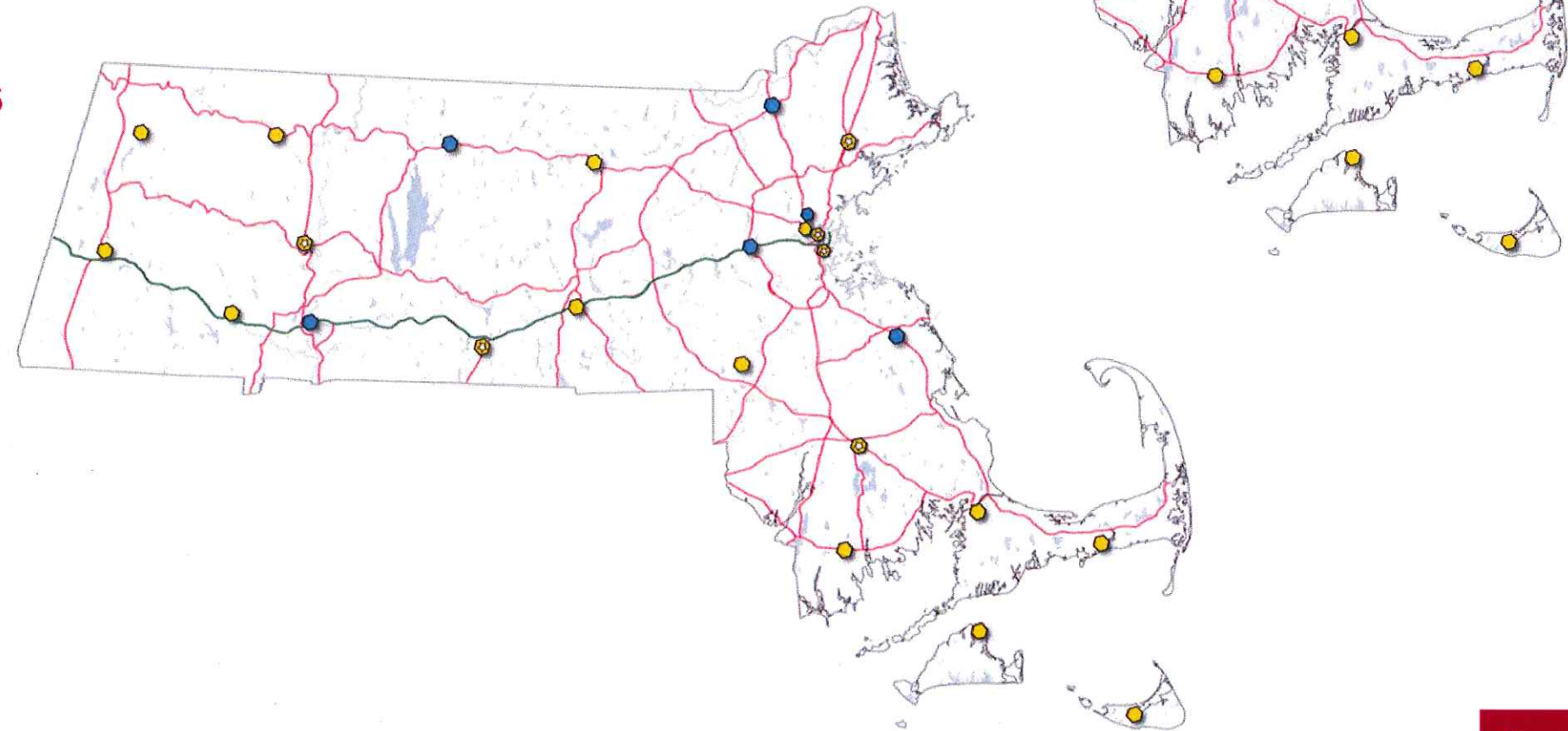
- Previous comprehensive statewide system dates from circa 1930; facilities do not responsibly support a modern policing model which requires organizational consolidation and integration, and strategic deployment of resources
- Number of barracks across the state (36 locations) results in operational inefficiencies; many locations do not align with current patrol jurisdictions
- Majority of facilities are undersized and outdated; (average station is 9,300 square feet and over 65 years old)
- Major facilities concerns:
 - Detainee and officer safety (non-compliant cells, cramped booking, absence of sallyports)
 - Life-safety and accessibility (fire suppression systems, egress, security systems, handicapped accessibility)
 - Deteriorated building envelopes and systems (roofs, boilers, windows); accumulation of deferred maintenance items

MSP Strategic Facilities Plan

36 EXISTING BARRACKS



25 PROPOSED BARRACKS

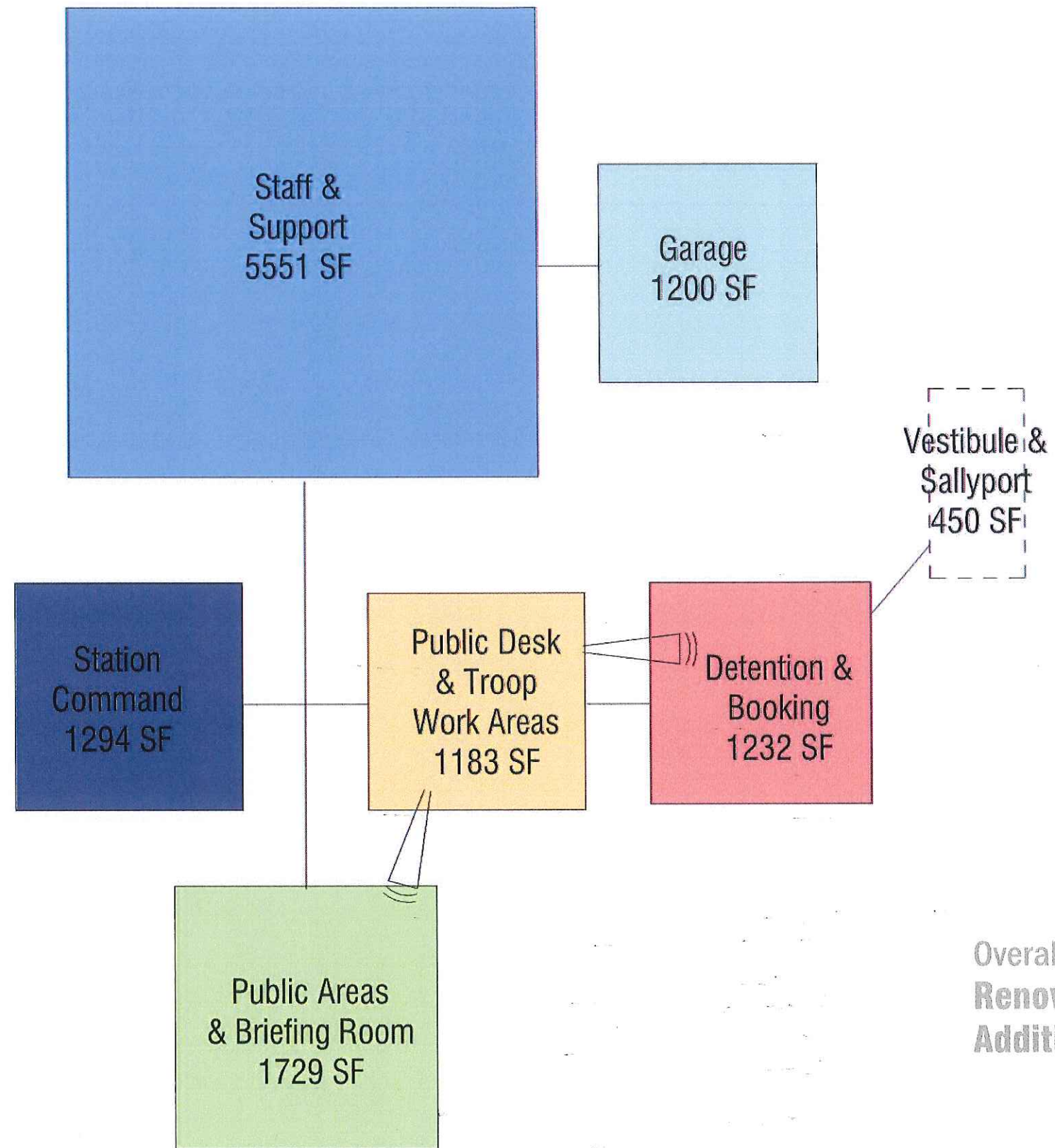


	totals	A	B	B+E Shared	C	C+E Shared	D	H	H+E Shared	E
Existing Stations	36	6	6		7		7	6		4
Stations to Decommission	17	5	1		4		1	3		3
Stations to Remain w/ expansions and renovations as required	19	1	4	1	1	2	6	3		1
New stations	6	2	0	1	1		1	0	1	0
Total Stations	25	3	6		4		7	4		1

Notes: D9-Devens and H1-Gov't Center not counted; Troop F not included

Project Purpose

- Upgrade substandard facility which is in poor condition, undersized and dysfunctional
- Expand footprint to accommodate Massachusetts State Police (MSP) H Troop consolidation and closure of Upper Basin Barracks
- Reuse and expand existing historic structure -- Lower Lock Gatehouse
- MSP Strategic Facilities Plan (addressing locations state-wide) recommends upgraded barracks at current location to address public safety in the Charles River Lower Basin; Lower Basin Barracks site is strategically positioned in a location where high volumes of vehicular, bicycle and pedestrian traffic volumes converge, and in proximity to a large number of special events scheduled on the Esplanade/Hatch Shell
- Project to serve as catalyst for completion of DCR's transformation of the Lower Charles River Basin and upgrading of the Lower Esplanade along the historic canal
- Upgrade public parkland along the canal, between the historic Upper and Lower Lock Gatehouses
- MSP will be a tenant in the facility which will remain under DCR control



Overall facility footprint:
Renovation - 15,455 gross square feet
Addition - 4,105 gross square feet

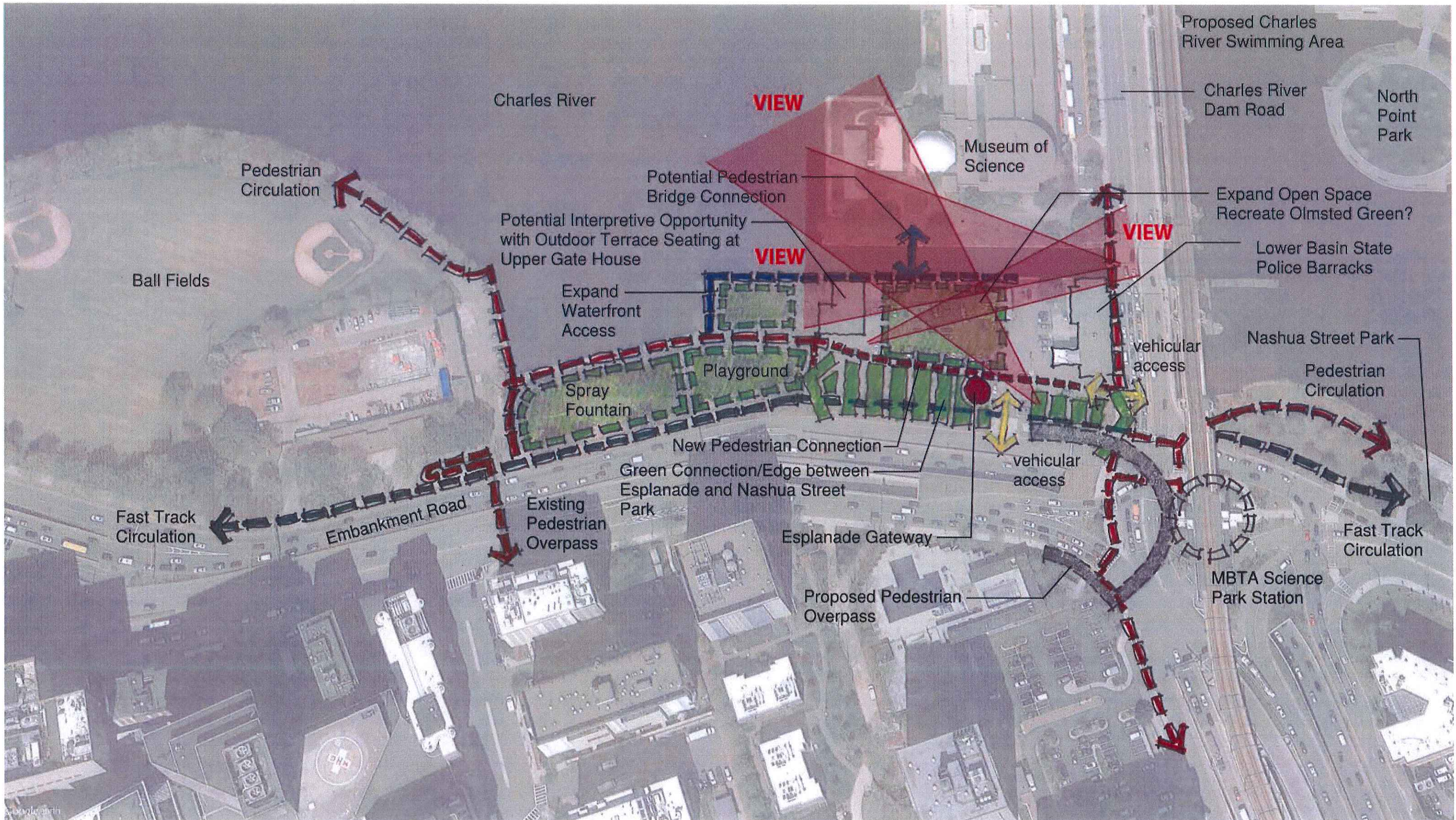
Proposed net (useable) space allocation for MSP functions

Planning Considerations

- Massachusetts Historical Commission and Boston Landmarks Commission – preserve historic Lower Lock Gatehouse and restore exterior
- Chapter 91 – protect waterways, support water-dependent uses and serve a proper public purpose
- Article 97 – preserve, protect and enhance public parkland
- DCR Lower Charles River Basin Master Plan -- reshape the river and its banks into over forty acres of parkland, plazas, walkways, bike paths and bridges, connecting the Boston and Cambridge Esplanades to the HarborPark and the Freedom Trail
- MSP Strategic Facilities Plan – consolidate and modernize the state-wide system of barracks to support the 21st Century mission requirements and ensure public safety on DCR property
- Incorporate waterfront access, recreational circulation, view corridors and landscaped open space

Site and Building Design Principles

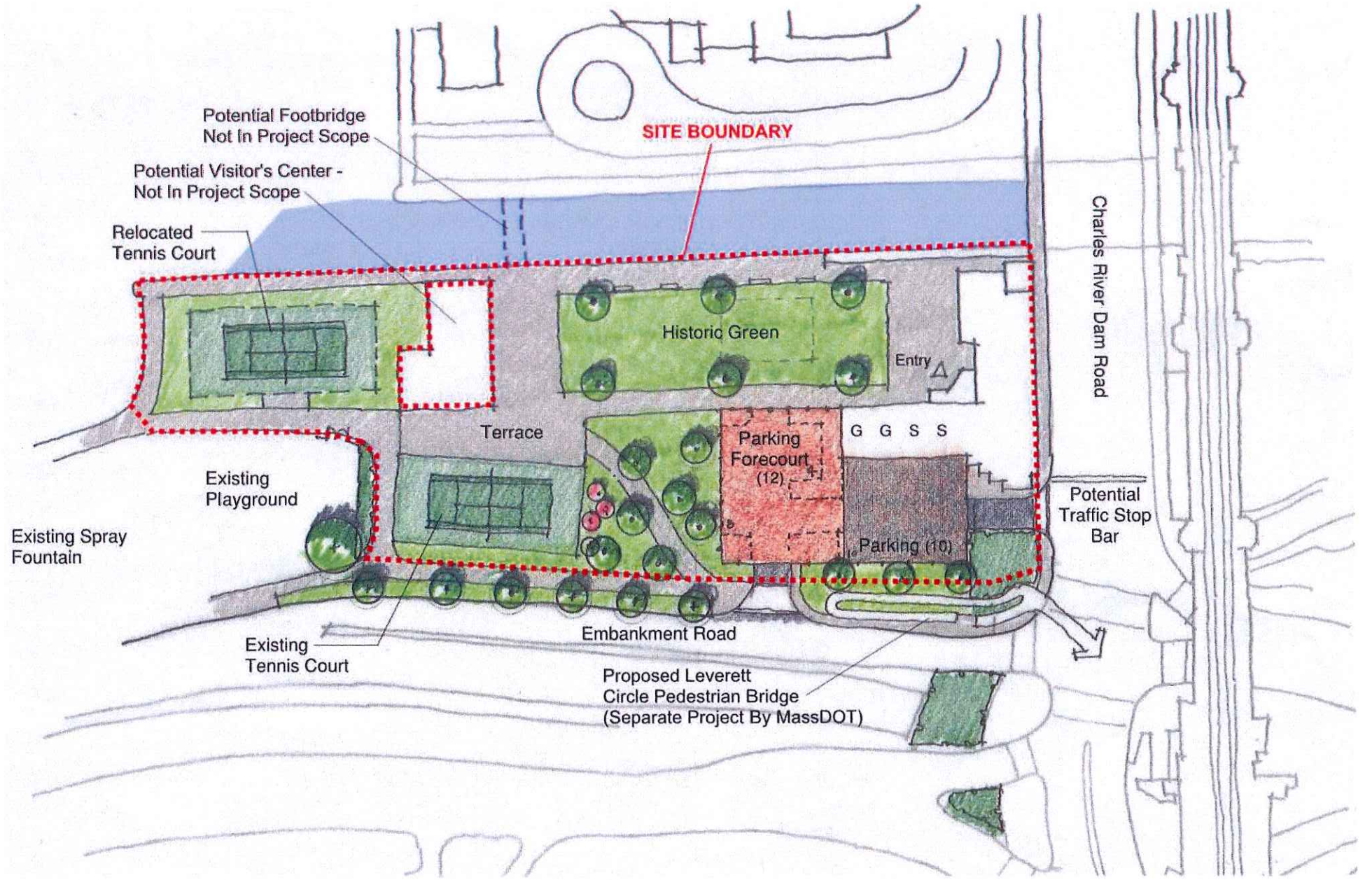
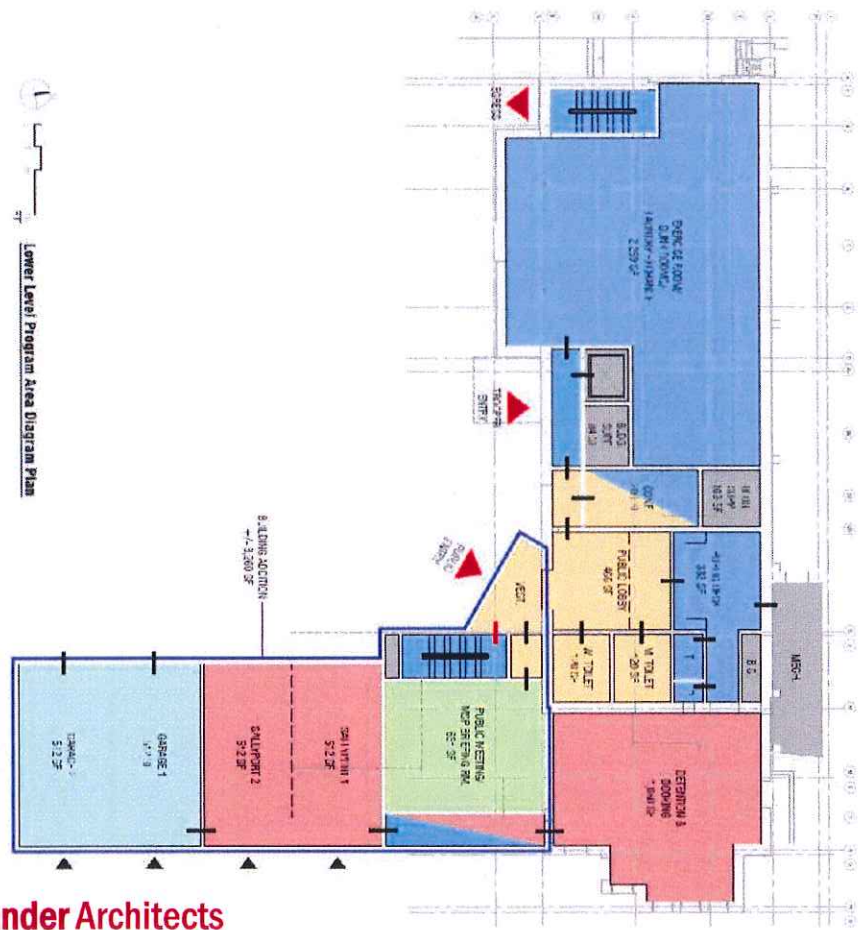
- Rightsized barracks and related parking to meet capacity needs of a double-station facility, with a functional footprint
- Maximize parkland for public recreation by reducing existing impervious surfaces by 70 percent and reduce parking from 75 spaces to 20 spaces
- Acknowledge the site's historic uses and landscape design; relocate tennis courts, parking lot and garage
- Preserve, restore and reuse historic lock gatehouse structures
- Maintain continuous pedestrian access along the water's edge and uninterrupted views of the Charles River
- Design addition to respect architectural character, massing and profile of historic Lower Lock Gatehouse
- Integrate safe and accessible pedestrian and bicycle circulation through the project site



Upper Level Program Area Diagram Plan

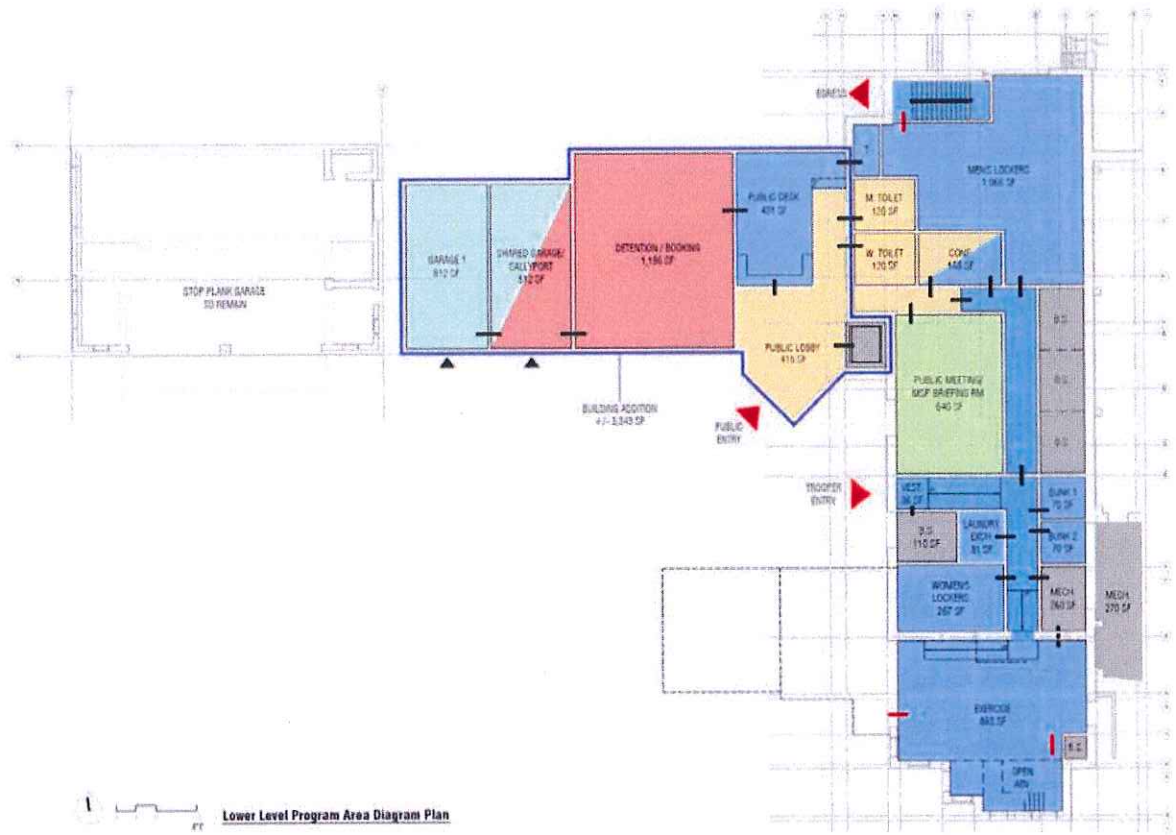
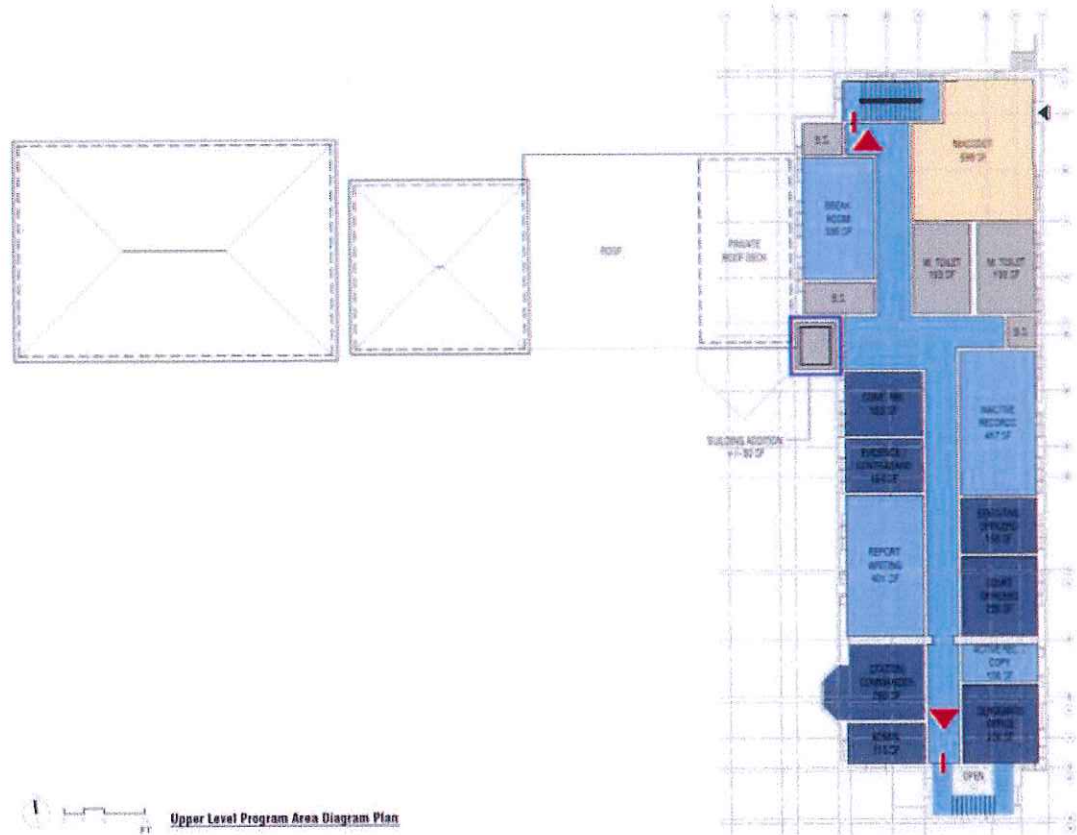


Lower Level Program Area Diagram Plan



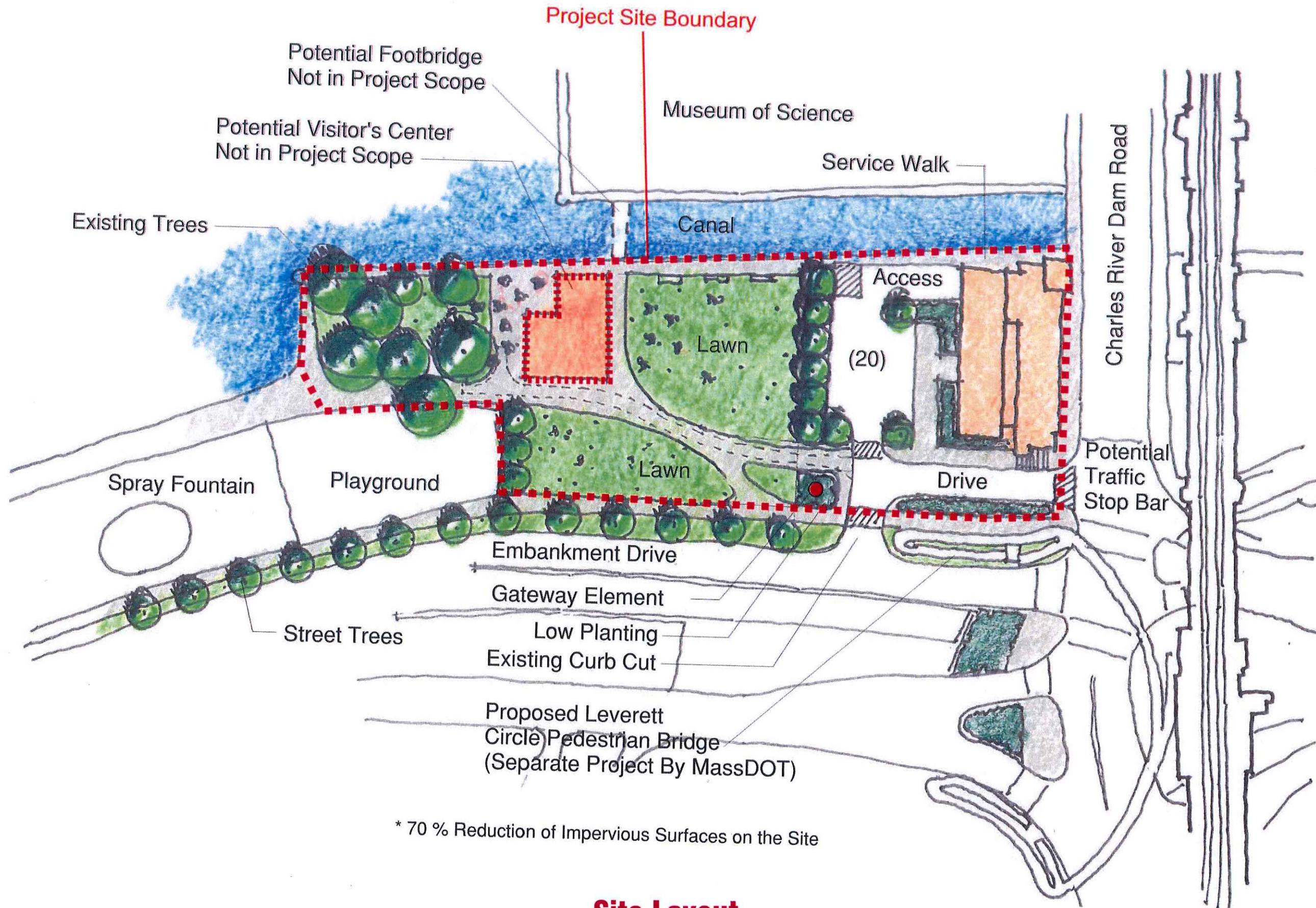
Alternative Concept A

- Single-story addition positioned perpendicular to historic structure, resulting in L-shaped building footprint
- New wing obstructs views of canal from Storrow Drive edge of the project site
- Floor layout of addition results in main entrance to barracks not being readily visible and public face of building hidden from Storrow Drive side of the project site
- Resulting building organization spreads out functions, creating operational inefficiencies
- Sallyport fully exposed to Storrow Drive edge of the project site
- Increased exterior building perimeter drives up project construction costs



Alternative Concept B

- Single-story addition positioned perpendicular to historic structure, resulting in L-shaped building footprint
- New wing obstructs views of canal from project site and reduces public access along water's edge
- Resulting building organization spreads out functions, creating operational inefficiencies
- Increased exterior building perimeter drives up project construction costs



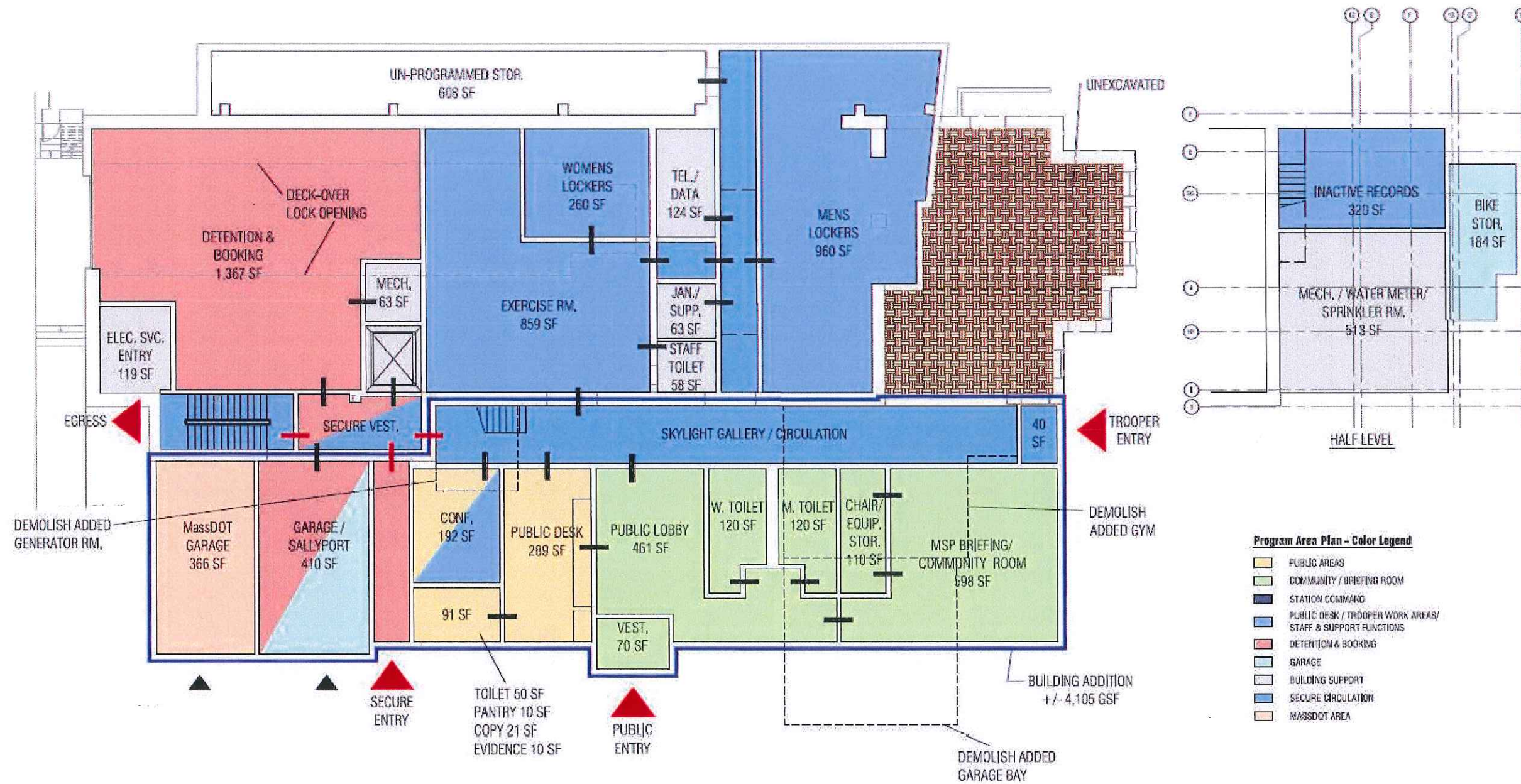
* 70 % Reduction of Impervious Surfaces on the Site

Site Layout

Preferred Concept

- Single-story addition parallels historic structure resulting in compact building footprint with efficient floor layout
- Sallyport location is removed from high-traffic edge of project site along Storrow Drive
- Scale and form of addition creates harmonious juxtaposition with historic structure
- Unobstructed views of canal from project site
- MSP building and parking clustered and clearly delineated from public open space

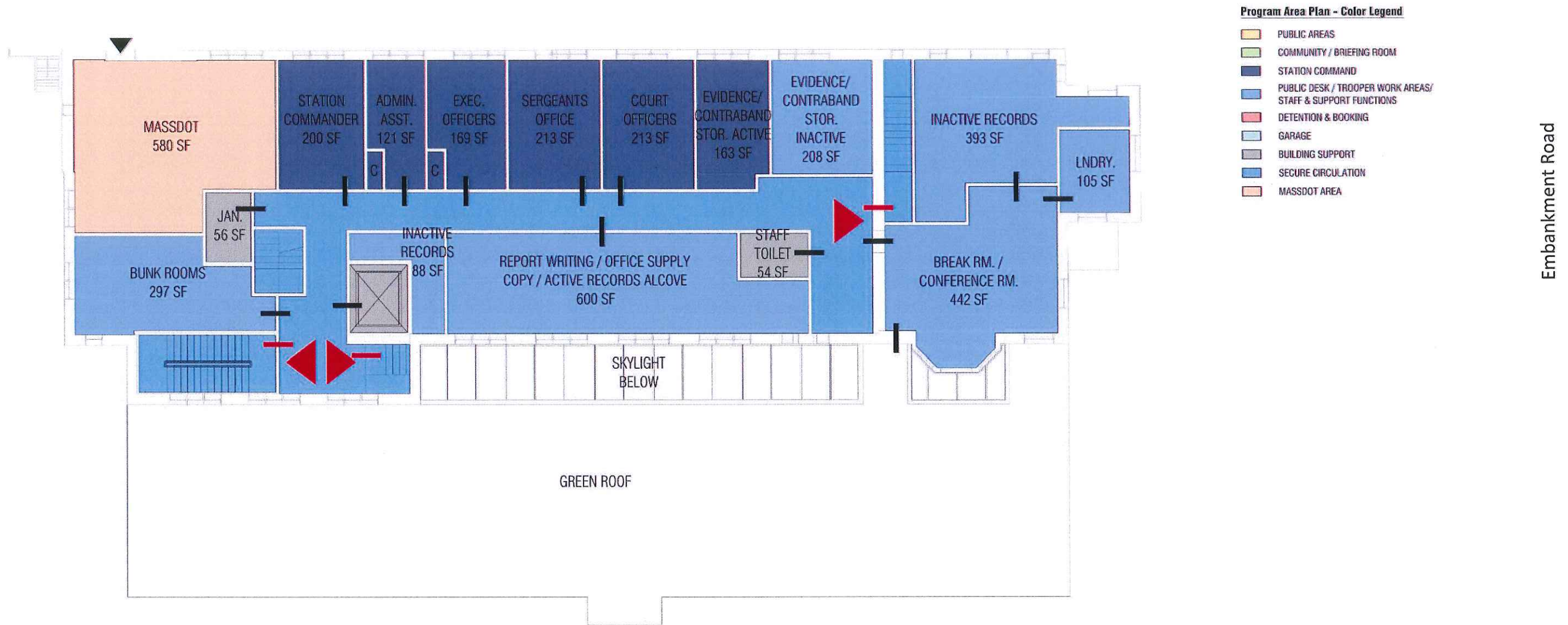
Charles River Dam Road



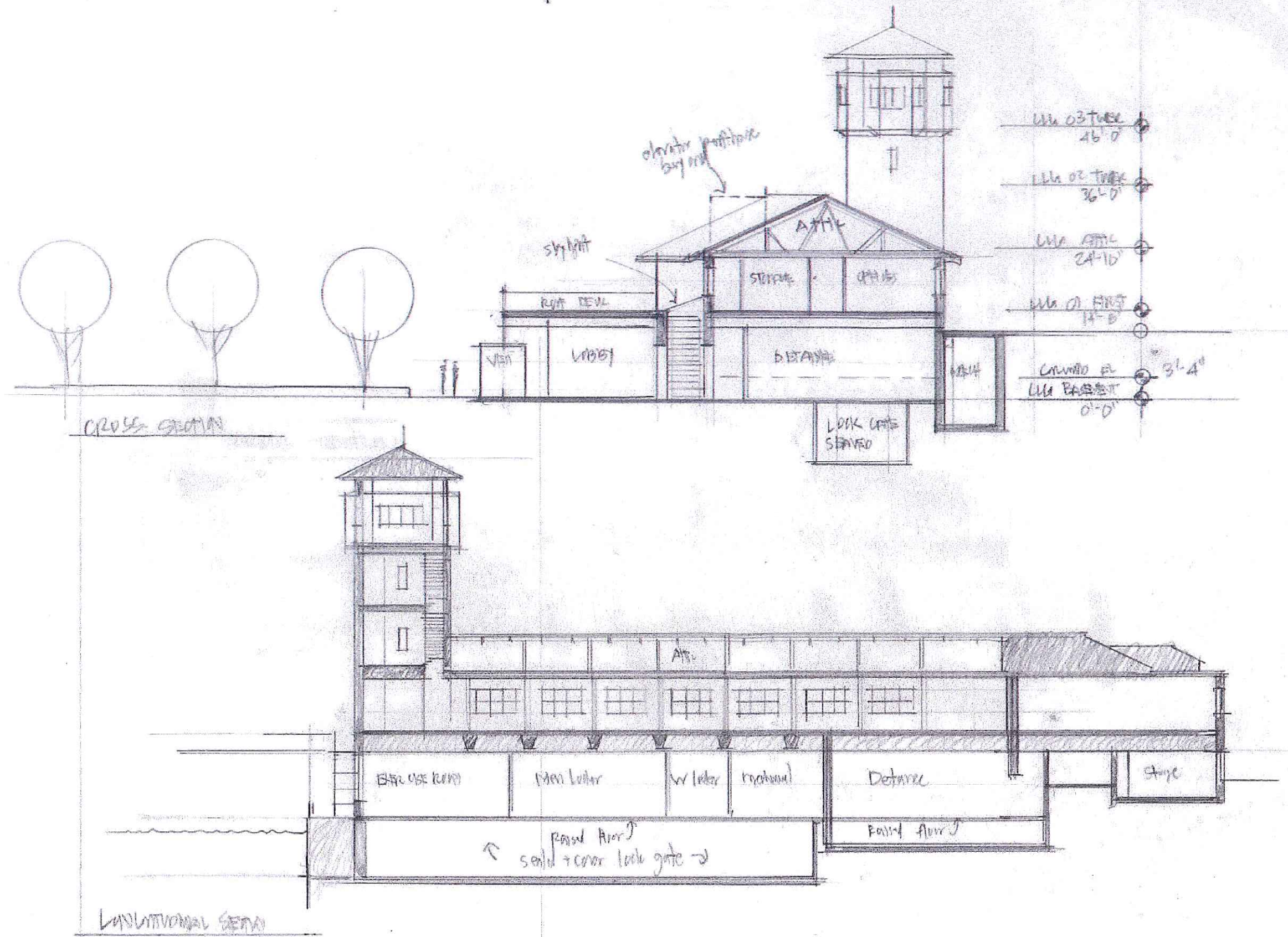
Embankment Road

Lower Level Layout Diagram

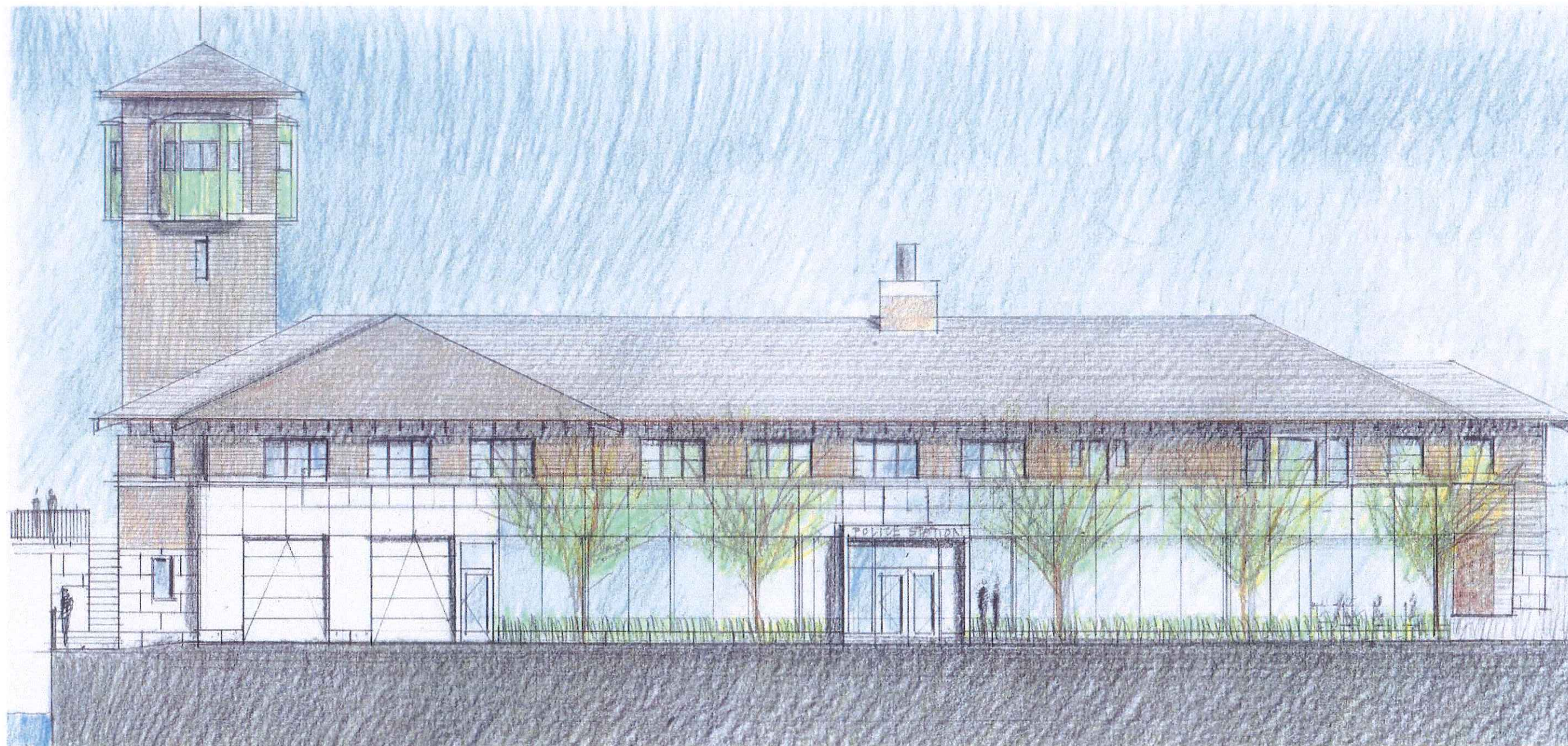
Charles River Dam Road



Upper Level Layout Diagram



Building Section Diagrams



Elevation Concept



View from Canal



View from MBTA station

Client / Owner

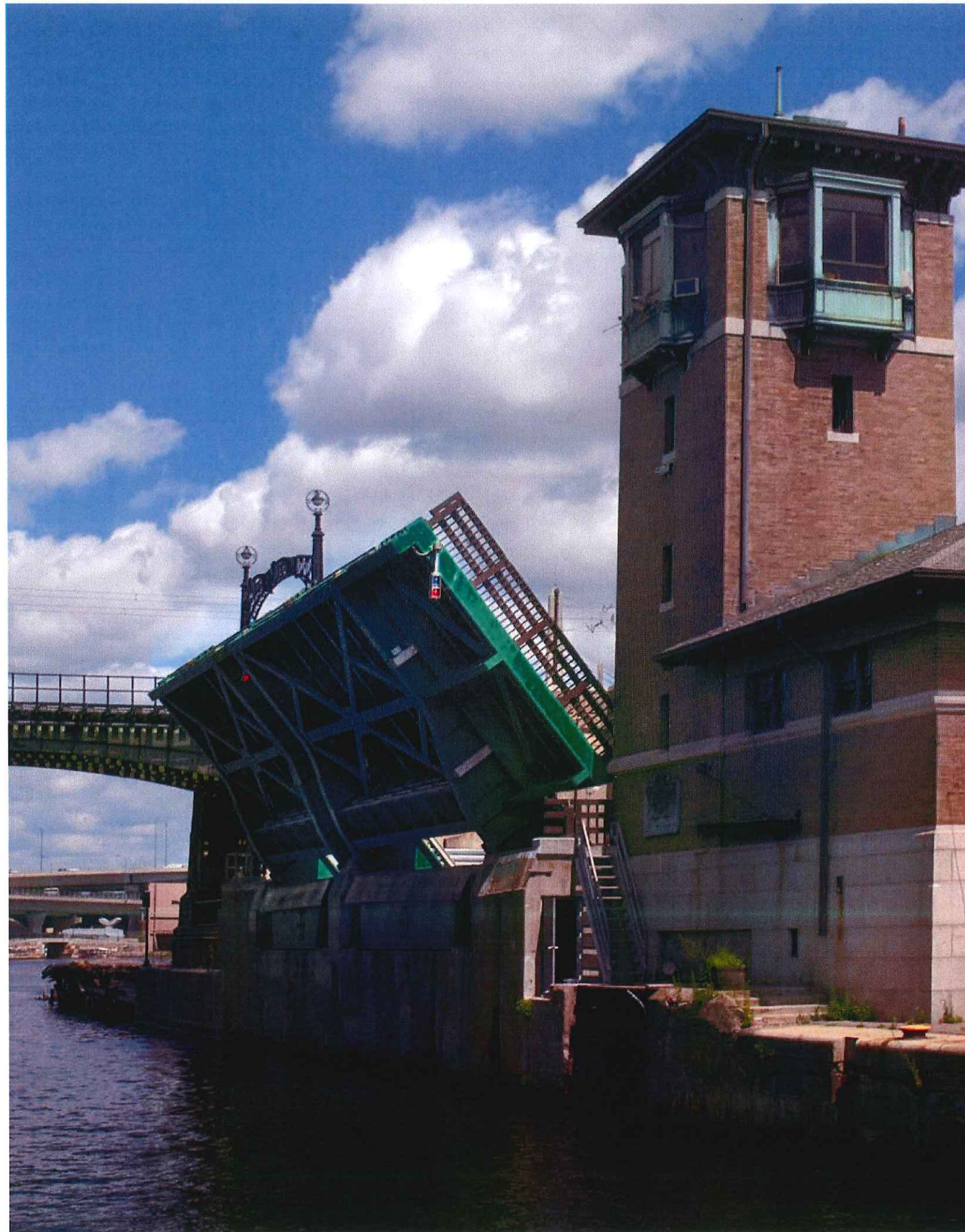
Massachusetts State Police
DCR
DCAMM

Project Partners

MassDOT
MWRA
Esplanade Association
West End Civic Assoc.
Beacon Hill Civic Assoc.
Back Bay Neighborhood Assoc.
New Charles River Basin Citizens
Charles River Conservancy
Charles River Watershed Association
2020 Work Group

Design Team

Finegold Alexander Architects
Preservation Technology
STV Incorporated
The Green Engineer
RSE Associates, Inc.
Samiotes Consultants, Inc.
Copley Wolff Design Group
Epsilon Associates, Inc.
R.W. Sullivan Engineering (Code)
VJ Associates
Kalin Associates
Howard Stein Hudson
EFI Global
McPhail Associates, LLC



**Lower Basin Barracks
Modernization**