



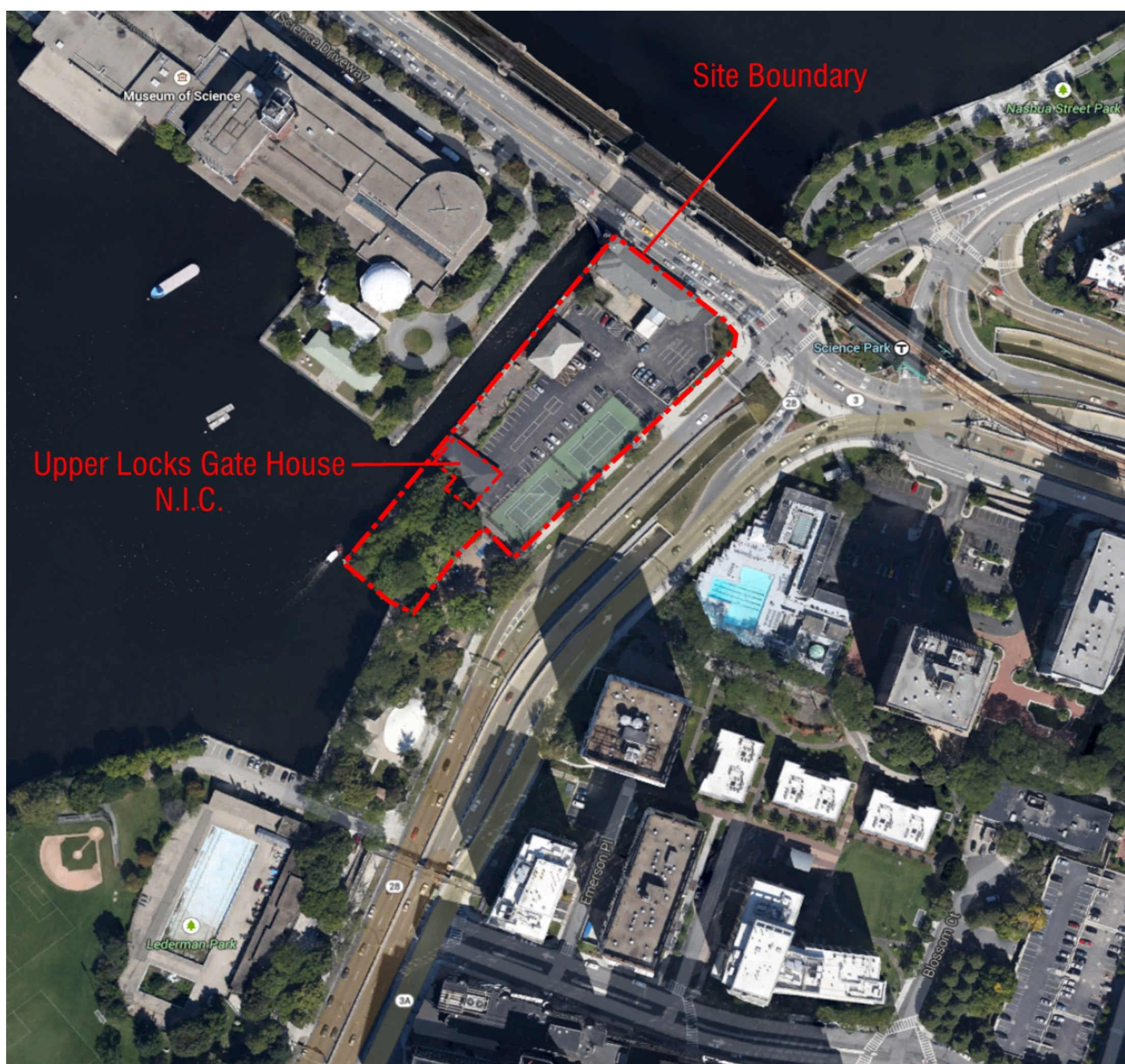
PROJECT SITE

**Finegold Alexander
Architects**

Lower Basin Barracks Modernization

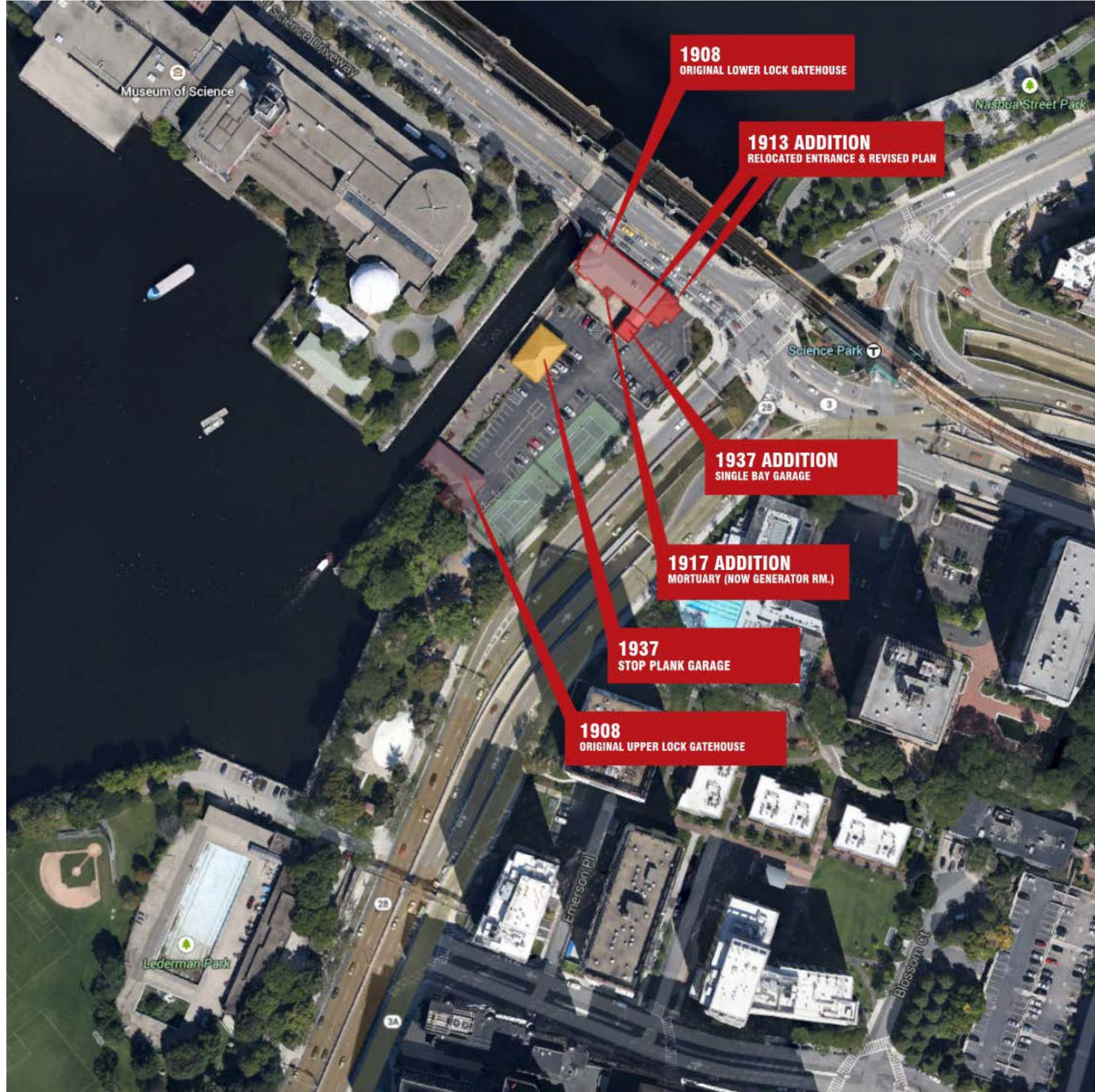
June 26 2018

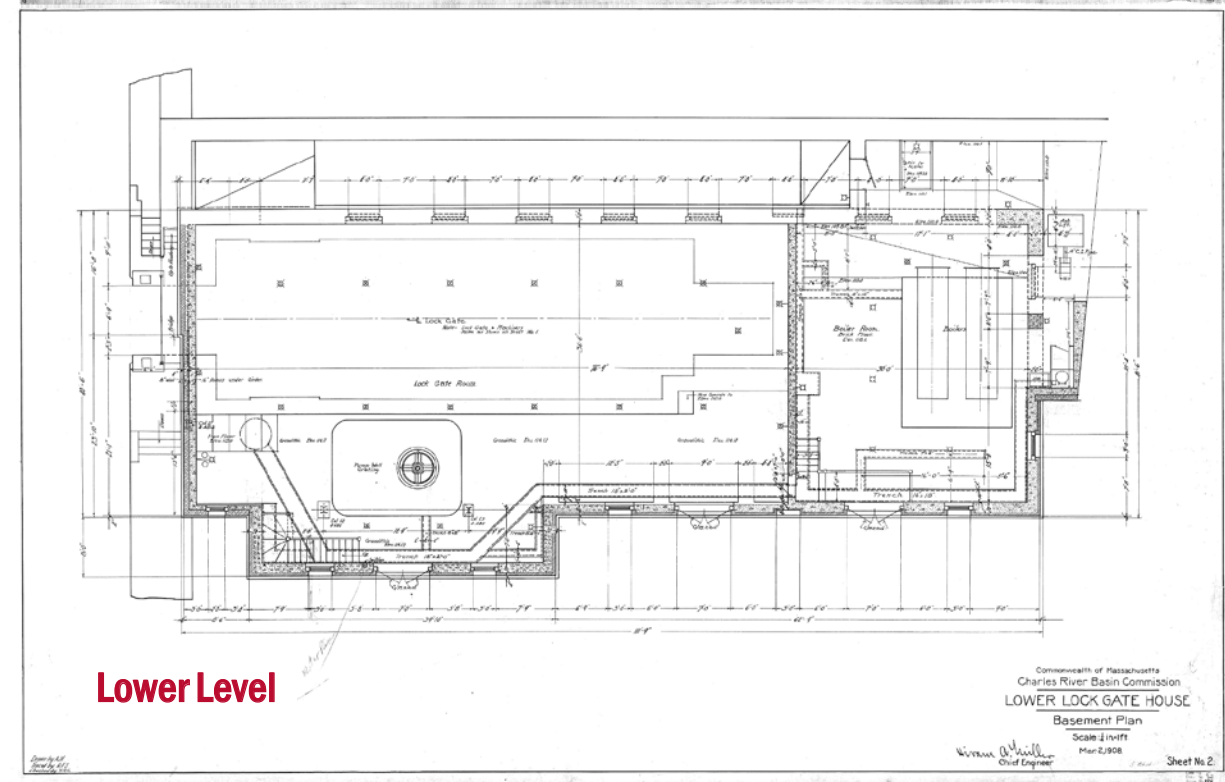
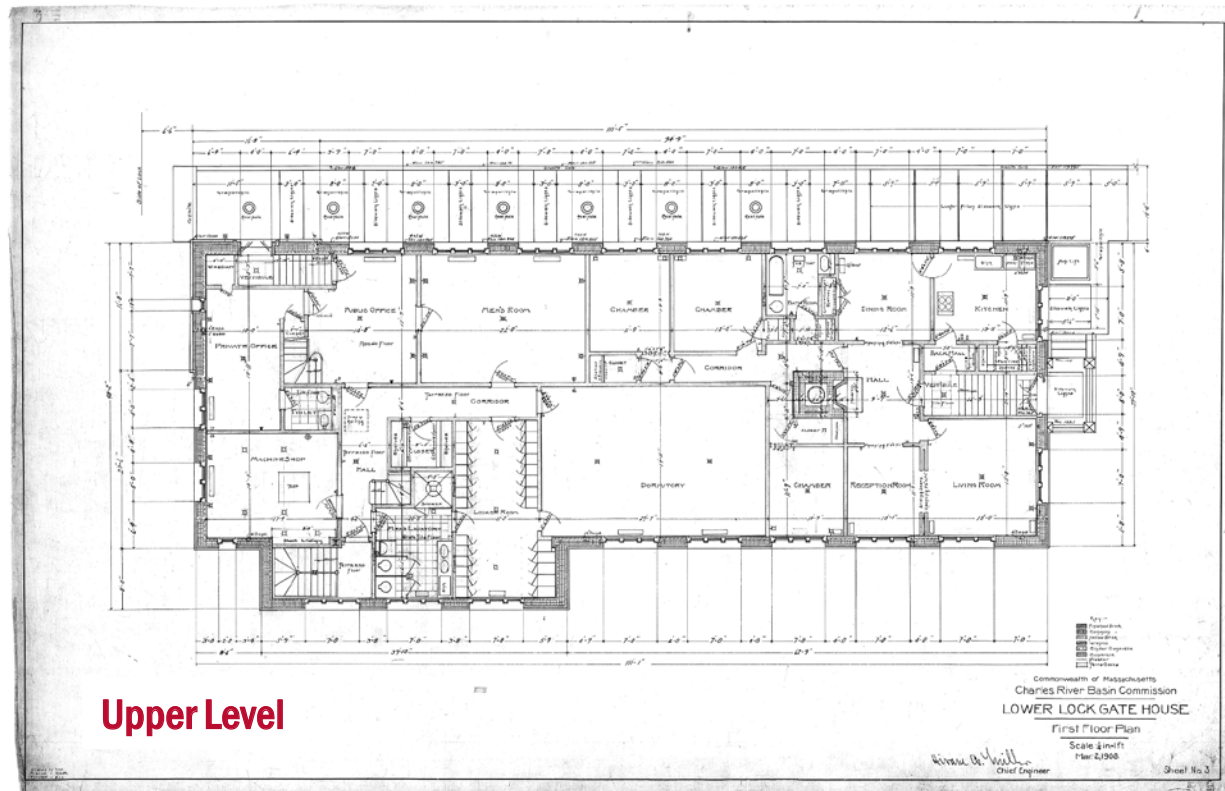
Schematic Design Phase



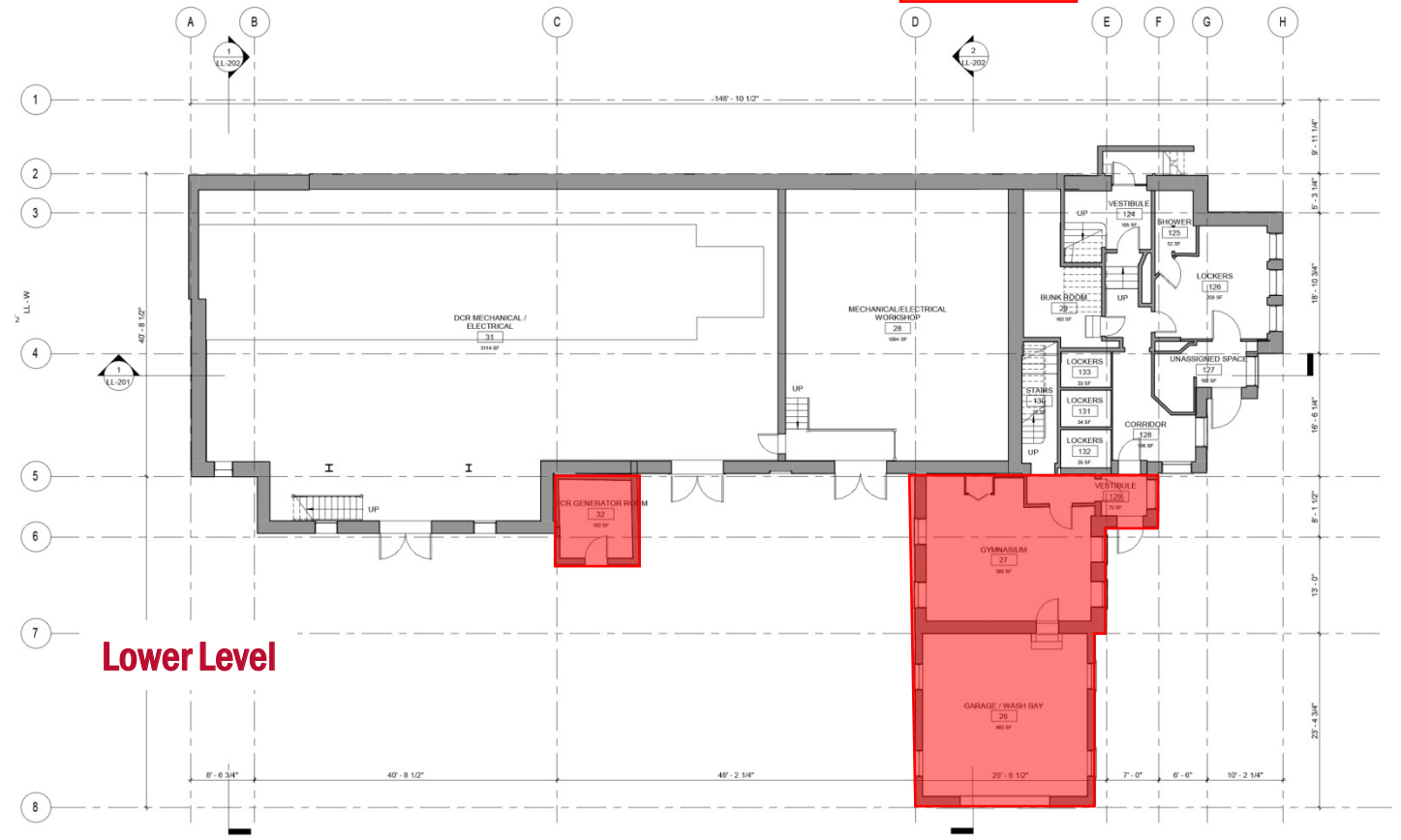
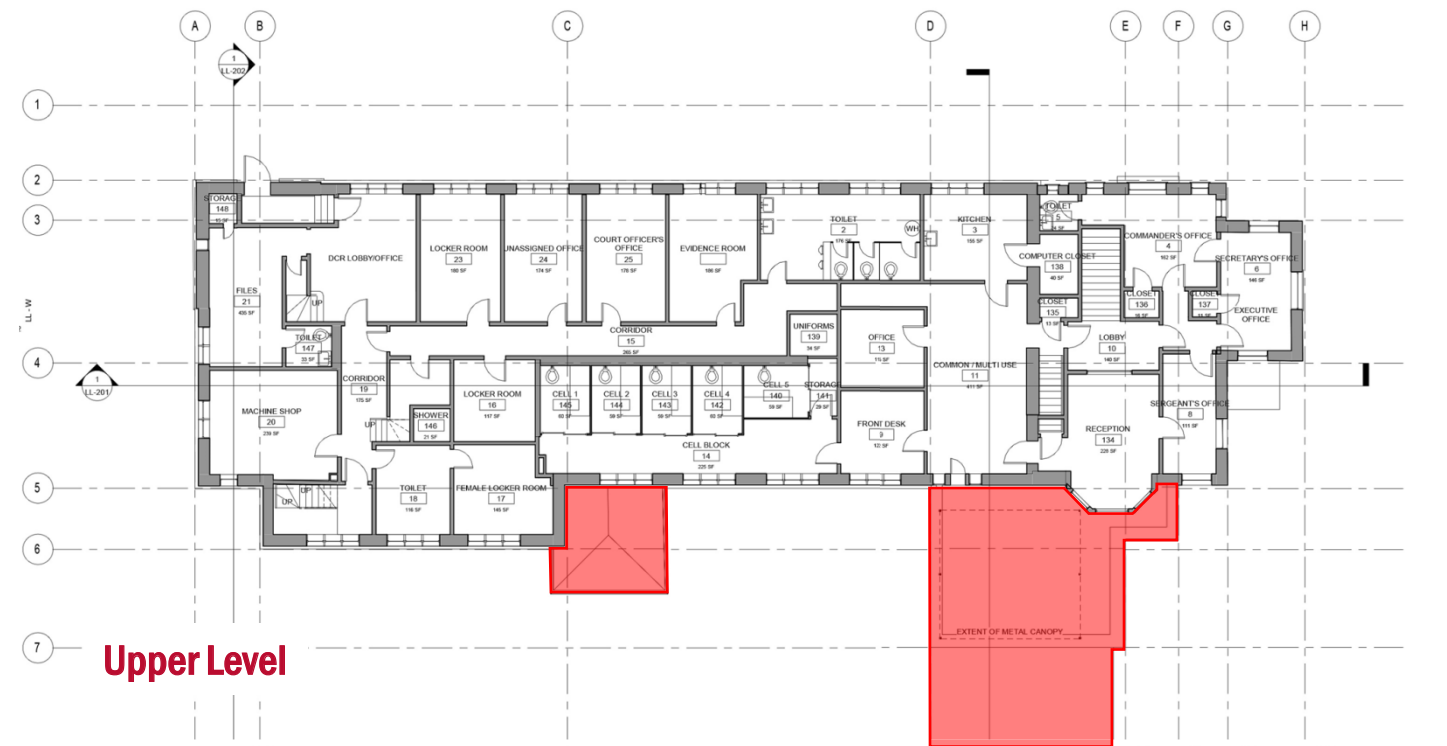
Site Boundary

Upper Locks Gate House
N.I.C.





Floor Plans – Original Design



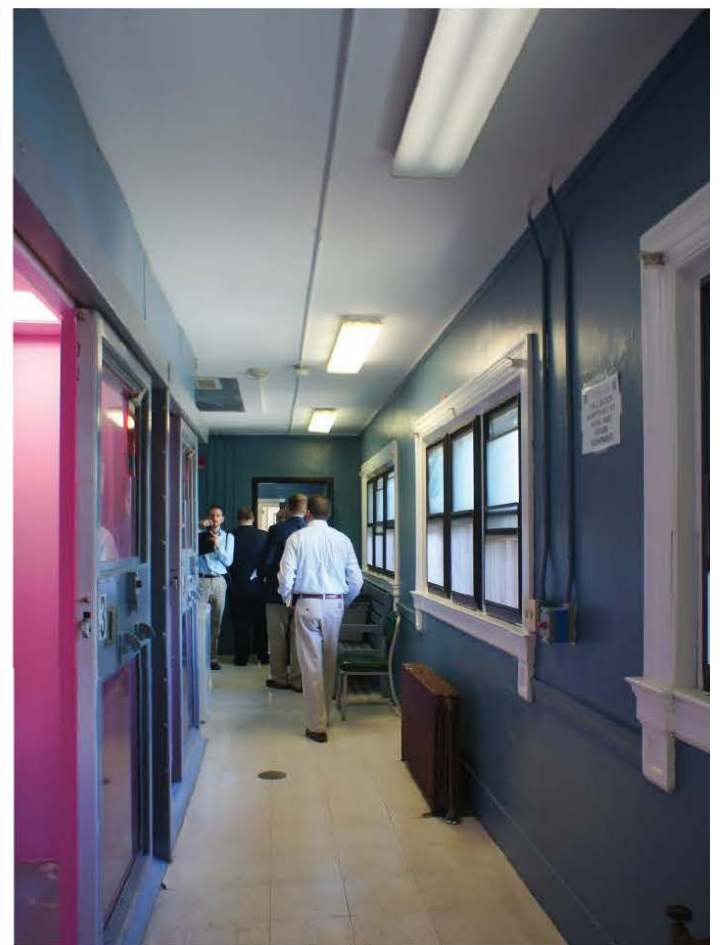
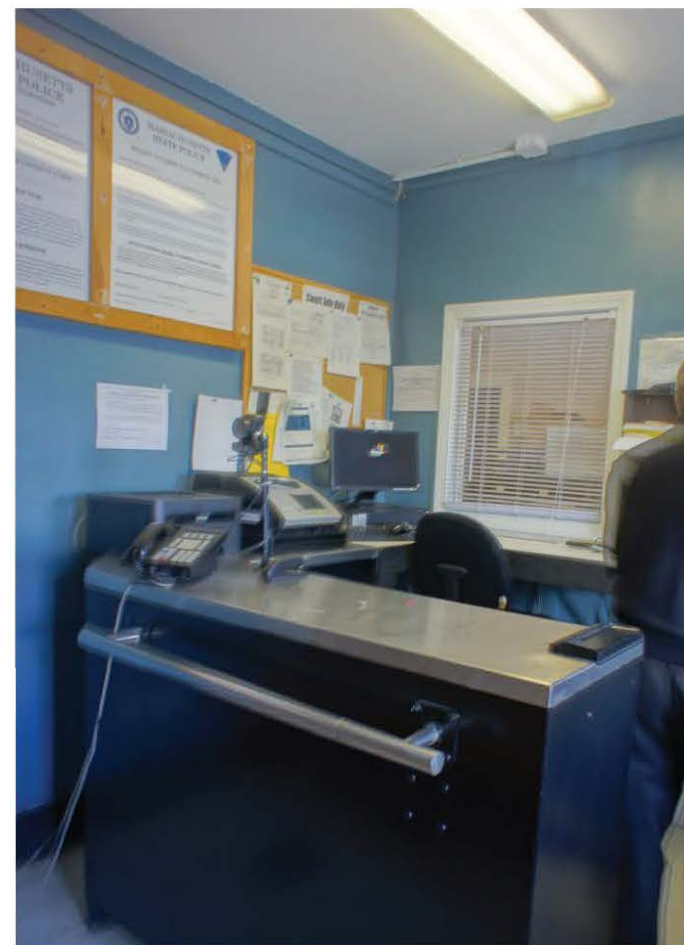
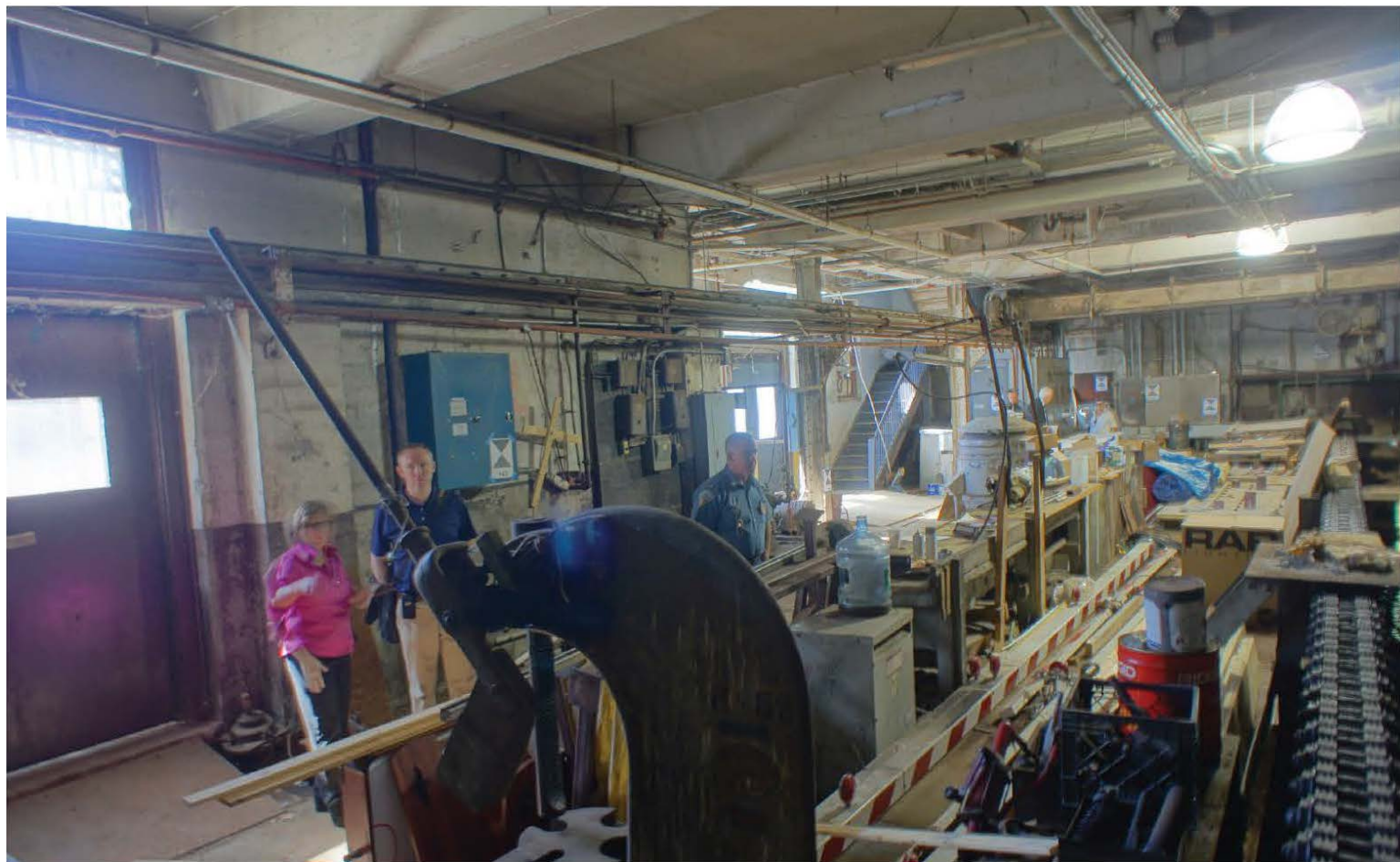
Floor Plans -- Current Building

Floor Plan Information Redacted For Security Purposes

Floor Plans – Proposed







Project Purpose

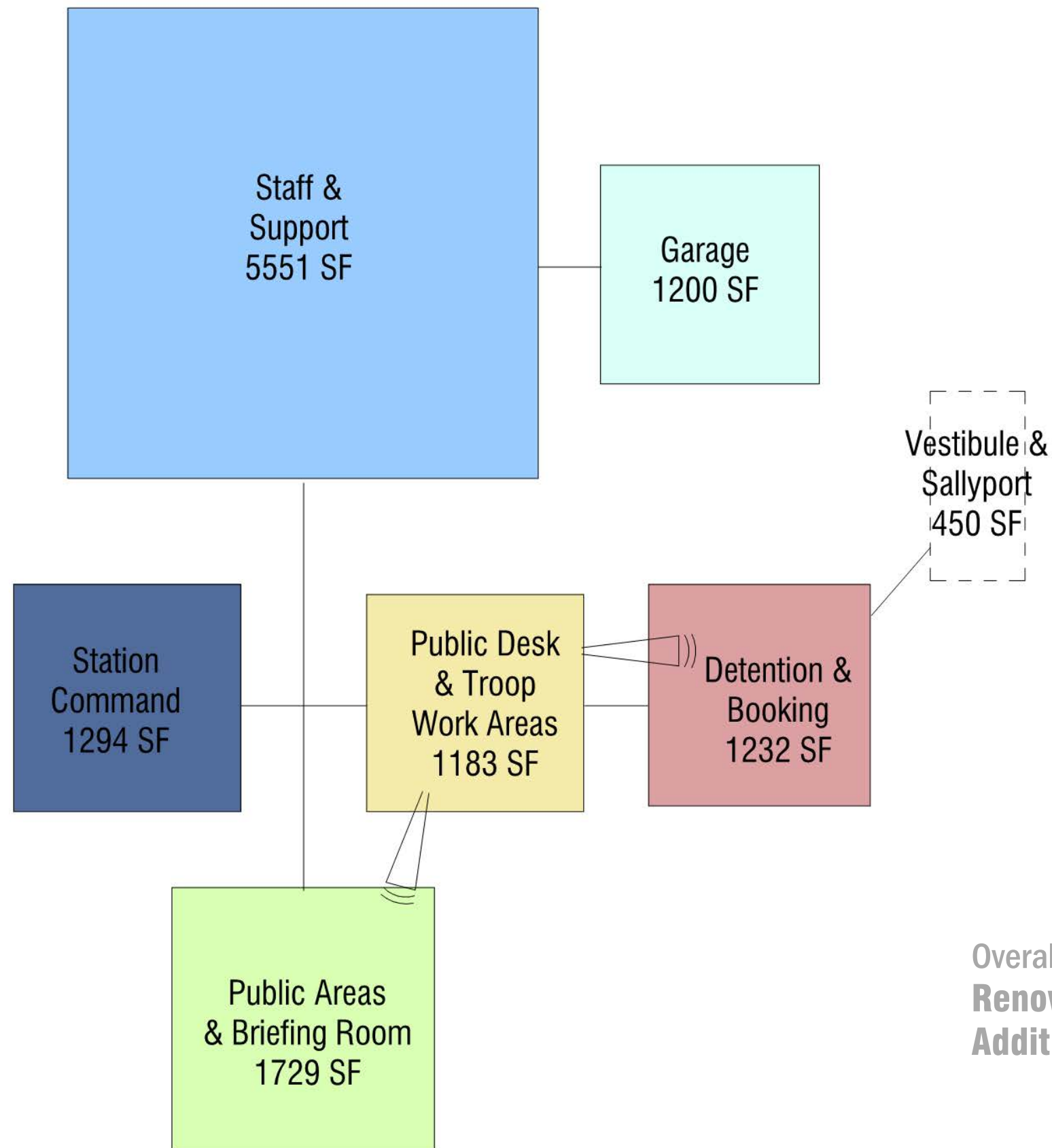
- Upgrade substandard facility which is in poor condition, undersized and dysfunctional
- Expand footprint to accommodate Massachusetts State Police (MSP) H Troop consolidation and closure of Upper Basin Barracks
- Reuse and expand existing historic structure -- Lower Lock Gatehouse
- Fulfill MSP Strategic Facilities Plan (addressing locations state-wide) recommending upgraded barracks at current location to address public safety in the Lower Charles River Basin
- 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
- MSP will be a tenant in the facility which will remain under DCR control

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
- Comply with Executive Order 484 and MA LEED Plus criteria

Site and Building Design Principles

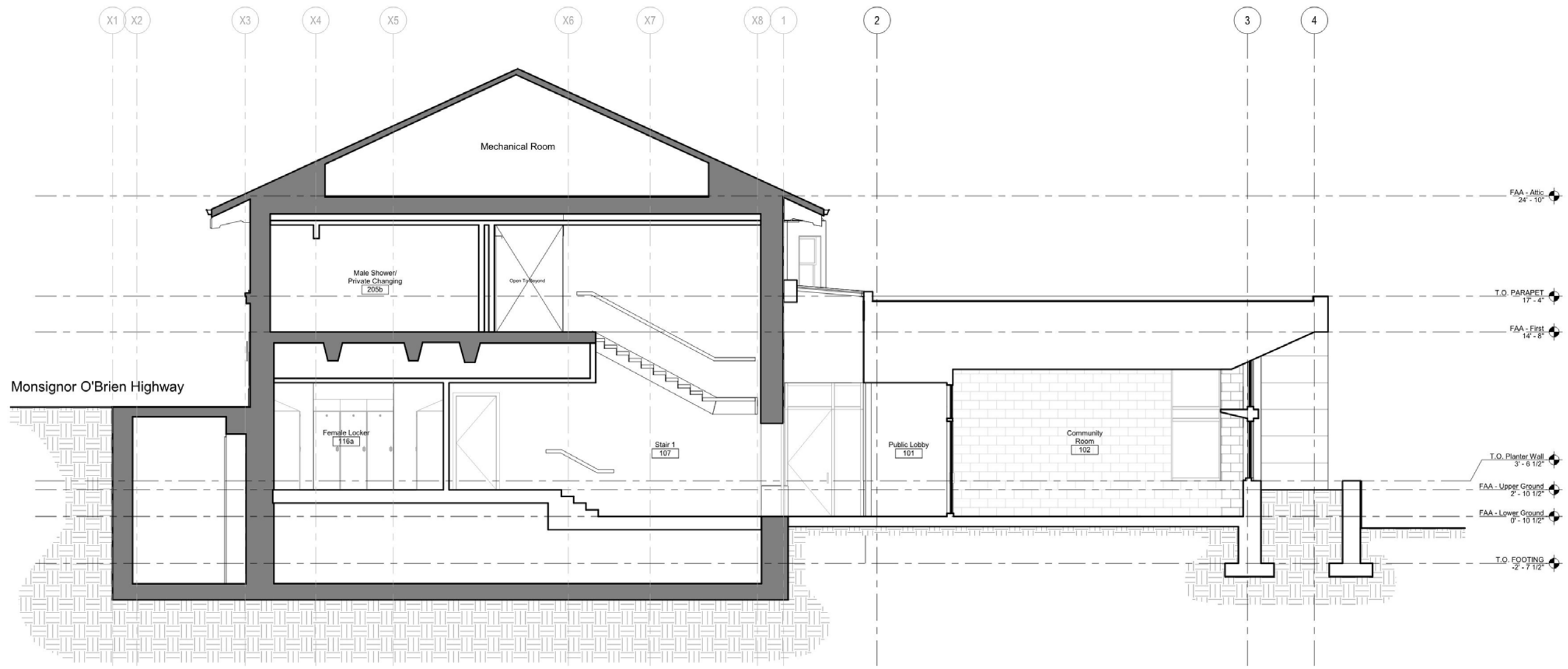
- Design addition to respect architectural character, massing and profile of historic Lower Lock Gatehouse
- Right-size barracks and related parking to meet capacity needs of a double-station facility; addition to be a single story with an efficient layout
- Maximize parkland for public recreation by 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 and extend Esplanade character onto the site
- Integrate safe and accessible pedestrian and bicycle circulation through the project site
- Maintain pedestrian access along the water's edge and uninterrupted views of the Charles River
- Cluster MSP building, parking, and sally port to clearly delineate from public open space

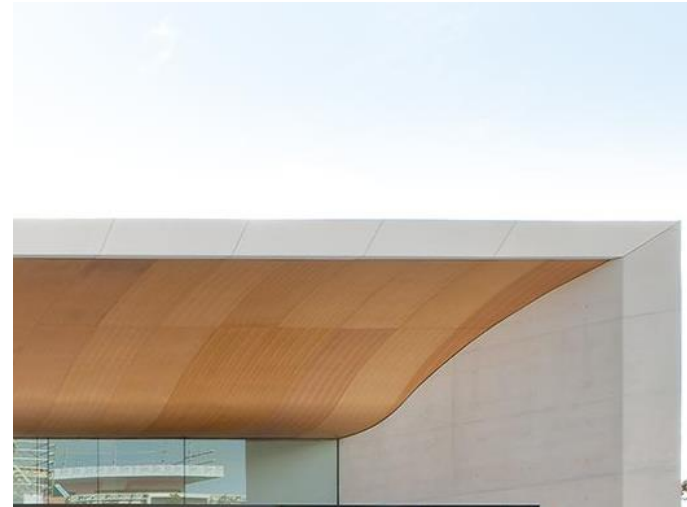


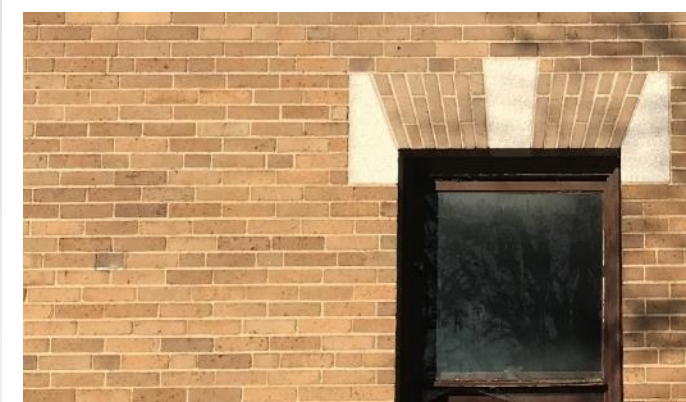
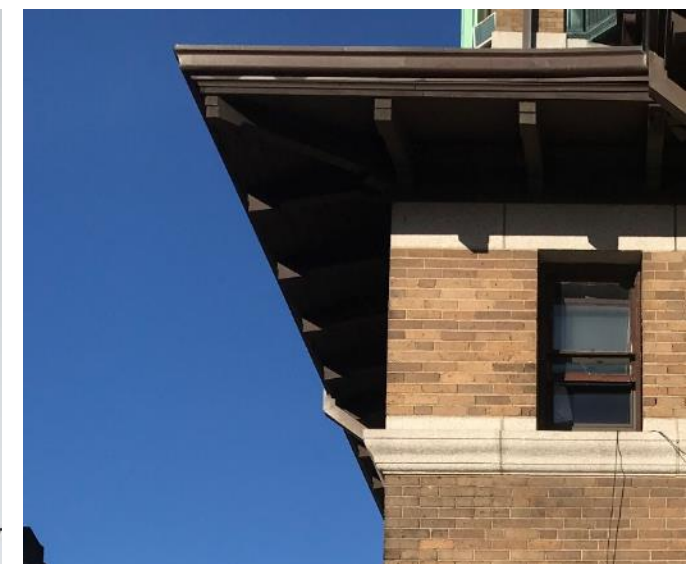
Overall facility footprint:
Renovation – 15,455 gross square feet
Addition – 4,105 gross square feet

Floor Plan Information Redacted For Security Purposes

Floor Plan Information Redacted For Security Purposes





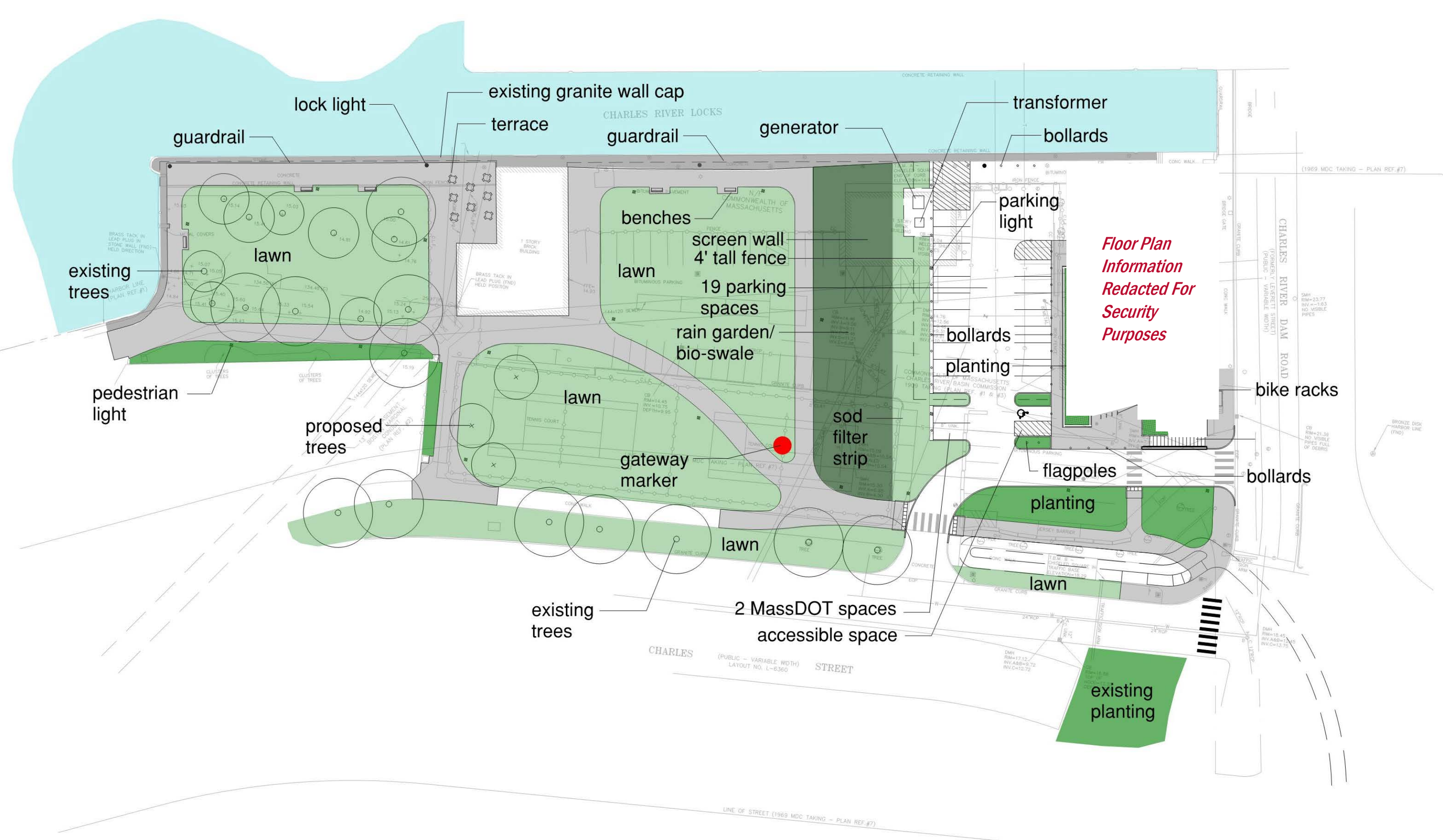








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Floor Plan Information Redacted For Security Purposes





Facility: Leverett Police Station

Vulnerability: High (heat, flooding, extreme precipitation)

Risk: High (high consequence to public health and safety)

Priority: High Priority

* Excerpt from Statewide Resilience Master Plan

Exterior Site Features and Grounds

- Extensive bioretention area
- Transformer and backup generator elevated to projected 100 year storm event in 2070

Architectural Building Components

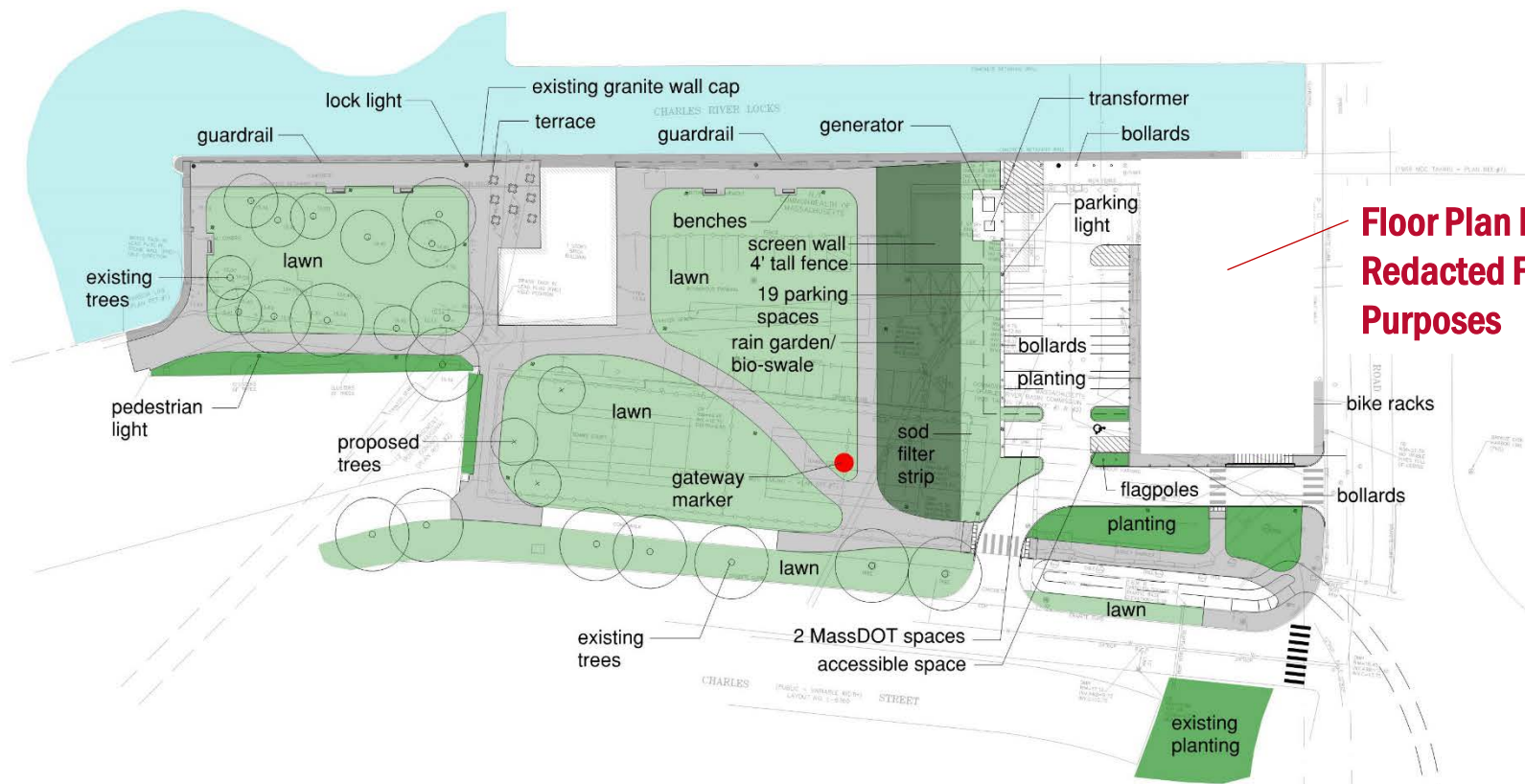
- Extensive green roof
- Elevated glazed openings
- Existing roof to be replaced
- Shaded south/ west facing glazing
- Ground Level elevated to projected 100 year storm event in 2070

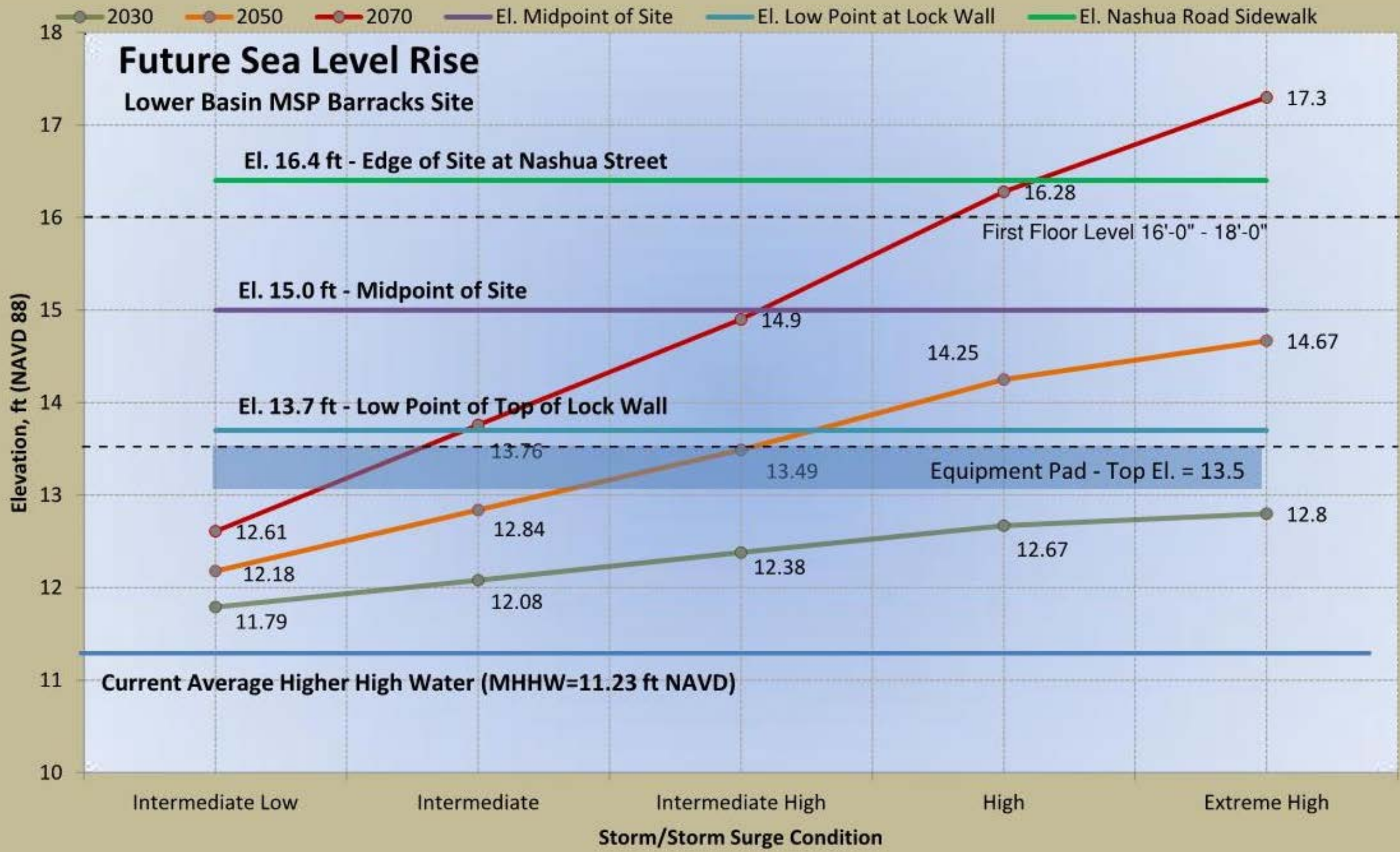
Mechanical Building Systems

- Mechanical equipment located on second floor
- Heat recovery units used
- High efficiency VRF system
- Elevated Cooling Towers

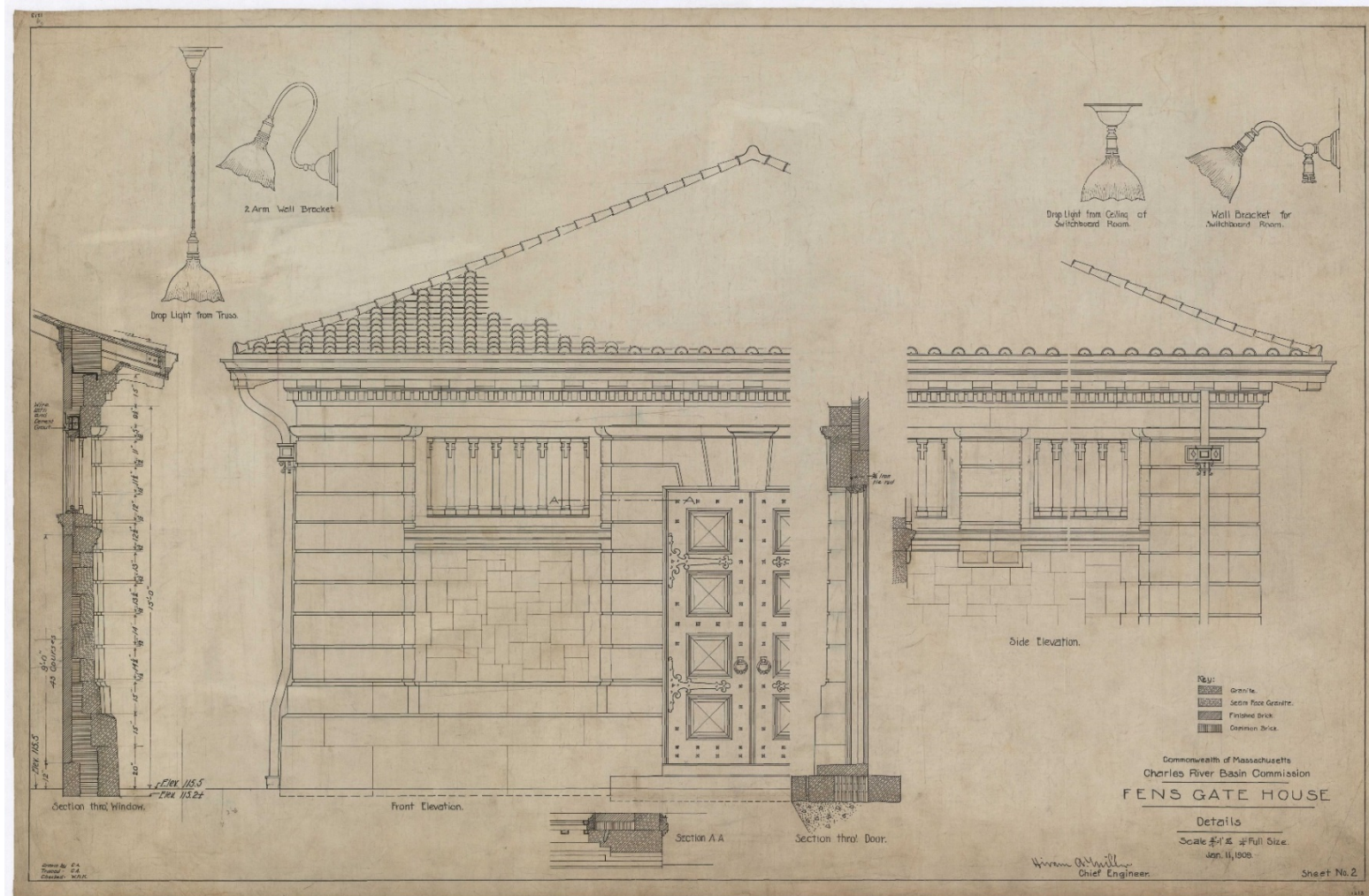
Electrical Building Systems

- Electrical equipment located on the second floor





Repurposing of existing 1909 Fens Gatehouse to accommodate storage and maintenance functions for DCR Flood Control Operations group; site development integrated with proposed Charlesgate bikepath

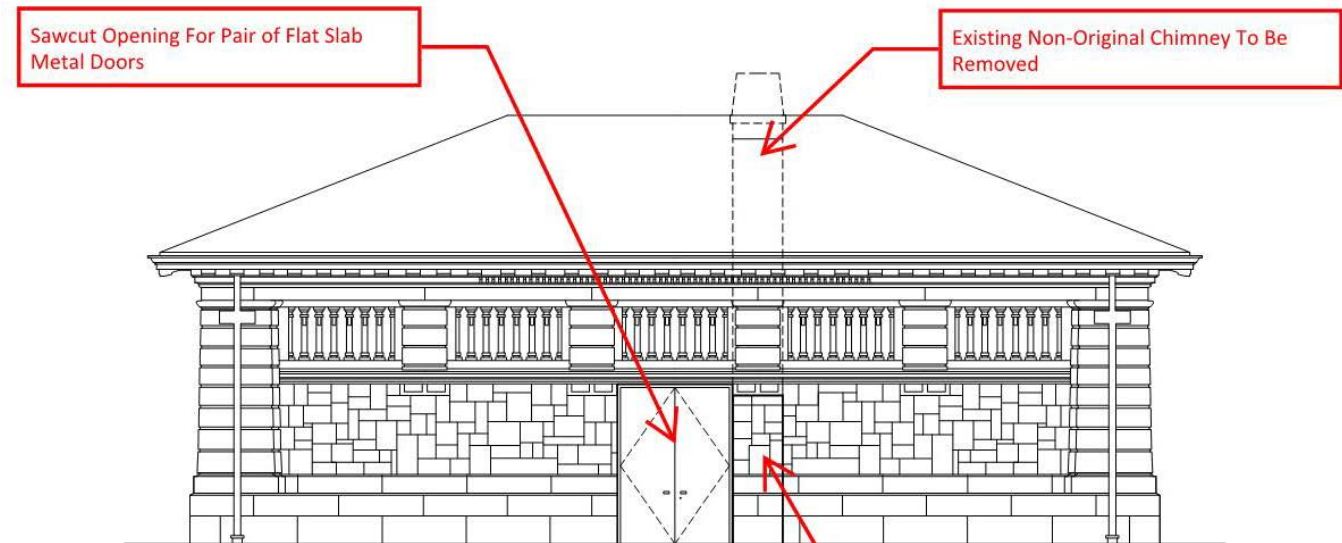


Existing Conditions

Scope includes exterior repairs, interior upgrade, removal of chimney to granite base with new adjacent double service door, and introduction of new toilet, shower and office area



Site Plan



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



**Lower Basin Barracks
Modernization**