

 **MEMORANDUM**

ARCHITECTURE &  
URBAN DESIGN

TO: Attendees

FROM: Natasha Espada

DATE: July 18, 2008

PROJECT: Dudley Square Police Station - 0704.00

VIA: Email (Four Pages)

REGARDING: **6.18.08 Area B-2 Police Station Dudley Vision Advisory Task Force Meeting**

MEMO: **Attendees:**

Dudley Vision Advisory Task Force Members- see sign-in Sheet attached  
Pat Brophy- Assistant Director For Operations Capital Construction Division  
Tom Leahy, Project Manager-Property and Construction Management Department  
Maureen Anderson, Sr.Project Manager-Property and Construction Management Department  
Mark Lynch, Director of Facilities, Boston Police Department  
Laurie Pessah, Deputy Director of Capital Planning at City of Boston  
Dana Whiteside, Deputy Director, BRA  
Jim Tierney, Chief of Staff, BRA  
Keith Williams, Coordinator, MONS  
Josiah Stevenson, Leers Weinzapfel Associates  
Natasha Espada, Leers Weinzapfel Associates

A meeting with the Advisory Council was held . The following items are a record of items discussed.

*General*

• Dana Whiteside from the BRA stated that an orientation session for the Dudley Vision Advisory Task Force will take place on June 26th 2008 at 6:30 pm. Mr. Whiteside will follow up with location.

*Observations and Comments from Tour of D-4 Police Station*

• Sarah Anne Shaw was pleased with the Community Room at D-4, but was not pleased with the public toilet rooms as they were locked and out of order. In general, they were not user friendly. She also noted that the current B-2 has a public toilet room and would prefer toilets in the new station to be on the second floor adjacent the community room. Pat Brophy noted that the reason why they are closed is for security and vandalism. It was suggested there could be a buzzer, key or check-in for the public bathrooms.

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- Norman Stembridge noted that D-4 fit well into the existing neighborhood and was perceived as very functional. The building was not perceived as a bunker and he liked it as a model for the new B-2 Station. He liked the Community Room, but suggested it could be larger. It was noted that the Community Room at D-4 is appx. 600sf and at B-2 it will be appx. 700 sf.
- Sarah Anne Shaw also indicated a preference for a larger community space. She liked the fact that D-4 was clean and did not feel dingy or drab.
- Joyce Stanley was pleased with the building, specifically with the lobby area and the window proportions within the rooms. She noted that the current B-2 station is very harsh.
- Laurie Pessah and Pat Brophy noted that the existing B-2 is appx 22,000 sf, and the new B-2 will be appx 32,000 sf. The new B-2 will have 20% more staff than D4. They also mentioned that space flexibility is very important for this project. The existing station has not flexibility because of the concrete construction.
- Donovan Walker was pleased with the community area and particularly liked the entry lobby and the seating. He suggested paying attention to the quality of the police station and the community space for other transactions. He mentioned his concerns with the dynamics of the current B-2 station. In addition, he was pleased with the D-4 entrance which is in close proximity to the street and is interested in a station which is inviting from the exterior.
- Joyce Stanley suggested designing the new Police Station so that it is near the sidewalk-this will prevent loitering space. She stated her preference for a clear entrance to the building as the entrances to the current B-2 and to the library are currently obscured.
- Catherine Hardaway noted that this is a Police Station and the team needs to keep this goal in mind. The building needs to work for both the users and the public.
- Patrick Brophy noted that the City is addressing the parking situation . He added that the Police station will fit into the neighborhood, but it also needs to work for the people going to it and the spaces need to work for the Police.
- Norman Stembridge stated that B-2 was built at a time when there was no community interaction.
- Catherine Hardaway noted there is currently no communication between the people inside and outside the current B-2 station. She recommends providing a new environment that is engaging with the use of warm colors.

#### *Parking*

- Pat Brophy stated that the discussion of parking in the area was a big concern at the last meeting and, in response to this very important agenda, the Mayor has approved a design study for parking for the Police and retail needs. Materials will be presented at the next Dudley Vision meeting. He reassured all concerns are being heard at highest levels of the City. He also clarified that this will not be a traffic study for the entire district, this is about vehicles on site. However, this study anticipates demand all around the square.

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- Joyce Stanley inquired about a parking study for the entire area and Pat Brophy stated that there is a BTM action plan which is in addition to the parking study. She noted that no outcome was determined after a previous design study for parking during the design of Police headquarters. She wants to confirm that there will be a positive outcome this time.
- Jim Tierney reconfirmed that this is not a “study”, it is a design piece for solutions to the parking and traffic concerns. It is a step further than the Dudley Vision Transportation piece.
- Norman Stembridge noted that the project is going in the right direction. However, he expressed concern about the Police taking more spaces than those allocated for them, as it has occurred on other projects.
- Dana Whiteside stated that he will have information on the BTM Action Plan by July. This plan will indicate the need for parking for the entire area and will not focus on one isolated project.
- Khalida Smalls works for an environmental organization and is cautious about the parking study. She noted that she is not for or against parking. However, she is aware of the negative impacts of parking, traffic congestion, and the air quality of the area. She recommends that the MBTA be part of this conversation.
- Dana Whiteside stated that public health issues and quality of life of the area will be reviewed and represented. Pat Brophy noted that the new B-2 Police Station will be a green building and it will be Silver LEED Certified.
- Donovan Walker questioned if the Police and the public parking will be combined. Pat Brophy noted that the Police will have a secure separate ground level area.
- Joyce Stanley stated that the biggest deterrent of people coming to Dudley Square is parking. There is a need for a garage to service the residents and businesses. She noted that cabs will not enter the area and she does not recommend moving Dudley station because it is the hub of the community. She also expressed concern about the Police parking being a priority.
- Catherine Hardaway inquired about the parking requirements for the Ferdinand building. Pat Brophy stated the parking study will consider the surrounding parking needs.

#### *Site Analysis*

- Natasha Espada presented the site analysis by LWA and described the paths of pedestrian vs vehicular traffic, green spaces in the area, views to the site and Dudley Square, and future Police circulation. Photographs and analysis of the buildings and spaces in the area were also discussed.
- Josiah Stevenson stated that the site may have a garage behind the building and Police parking is not allowed on the street. He described the slope of the site and the Police access from the new B-2 station to the Courthouse.

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- Joyce Stanley inquired about parking spaces for the Library in the study of a garage. Maureen Anderson noted that, if there is a parking garage, there may be a consideration in providing spaces for library staff. The parking policy must be developed through the City.
- Joyce Stanley is concerned that the parking will not be accessible by the wider community. Donovan Walker noted that the Police will not allow mixed parking and that this project will be determined by police guidelines. Mark Lynch noted that there are no guidelines which state that Police cannot park with the public. Boston Police have not made that a policy. However, BPD desires a secure lot.
- Josiah Stevenson presented program bubble diagrams indicating adjacencies and hierarchy of spaces within the building, and the schematic plans of the new B-2 Police Station. It was noted that the layout is very similar to D-4. Natasha Espada stated that the current plans shown are only a draft. LWA is working on refinements which will increase the size of the Community Room and Lobby. She also stated that this will be a Silver LEED Certified building. Some of the sustainable features are the use of a green roof, storm water management, energy efficient lighting and plumbing fixtures, and the use of natural light in all spaces. In addition, LWA is working with NSTAR and National Grid to provide an energy efficient building based on their high performance standards.
- The BRA cleanup of the site was discussed and the BRA noted that the clean up efforts are in effect. Jim Tierney noted that it is a legal requirement to clean the site. Laurie Pessah stated that this site is one of the worst brownfields and the City is committed to cleaning it and placing a green building on the site.
- Josiah Stevenson noted that at the last meeting there had been a discussion about awnings at windows and the roosting of pigeons. LWA will review sun shading for the building while keeping in mind the pigeon concern.
- Fred Fairfield stated that the progress looks wonderful and the team and the City are doing a good job.

#### *Conclusion*

- The BRA will provide project information on their website and a project notebook will be located at the Library. The BRA is currently having a technology glitch with their web site and the Area B2 information will be posted on August 15, 2008.
- The next meeting with the BRA will be held on June 26 and will review schedules and BTD information.
- The next B-2 meeting will take place on August 13th.

The foregoing constitutes an understanding of matters observed. Participants are requested to review these items and advise in writing of any errors or omissions within two weeks from the distribution date. If no comments are received, we shall assume concurrence.