

DESIGN SUMMARY

for the Redesign of

COPPENS SQUARE, Dorchester, Boston MA



March 6, 2017

PREPARED FOR

The Friends of Coppens Square,
Dorchester, Boston, MA

PREPARED BY

CBA Landscape Architects LLC
24 Thorndike Street
Cambridge MA 02141
(617) 945 - 9760

TABLE OF CONTENTS

Introduction/Narrative

Site Existing Conditions

- Photos

- Historic Plans

- Utility Investigation

Design Process: Preferred Feature

- Traditional Fountains - Precendent Images

- Contemporary Fountains - Precendent Images

- Traditional Sculpture - Precendent Images

- Contemporary Sculpture - Precendent Images

Design Options for Coppens Square

Design Wish List

- Historical References

- Park Features

Final Schematic Design

- Plan

- Section

New Fountain

Site Amenities

Planting Recommendations

Cost Estimate

INTRODUCTION/NARRATIVE:

In the Fall of 2016 CBA Landscape Architects LLC was selected by the Friends of Coppens Square to conduct a series of public meetings and prepare an Final Recommended Landscape Plan for the renovation of Coppens Square. The Final Recommended Landscape Plan and supporting documentation will be used to raise funds which will be used towards the preparation of the technical construction documents and to construct the proposed design.

CBA was hired to provide the following information and present their findings at a series of three public meetings. A fourth public meeting was added during the design process.

1. Site Analysis, Assessment and Engineering Review, Public Meetings 1 & 2.

CBA reviewed all available historic and current plans of the park and conducted an on-site investigation of the current conditions. This information was presented at the first public meeting. The first public meeting was also used to collect insight and information from the Friends of Coppens Square and the public at large and to use it to guide the design process.

A second public meeting, which was not part of the original design process, was added to more fully review whether the new Coppens Square should include a fountain and if so should the new fountain be traditional or contemporary; or should the new Coppens Square have sculpture that didn't include water and if so should the sculpture be traditional or contemporary. CBA made a presentation at this public meeting showing examples of traditional and contemporary fountains that could be appropriate for Coppens Square, as well as examples of traditional and contemporary fountains that one could envision as part of the park. It was decided that the design of Coppens Square should include a traditional fountain.

2. Schematic Design Options, Public Meeting 3.

In response to our research, site analysis, and the first two public meetings, CBA developed three alternative designs for the park and presented them at a third public meeting. At that meeting it was decided that the redesigned park should keep the fountain in its existing location, remove the paved sitting area now located where the two Bowdoin Streets intersect, and to create a sitting area around the fountain. It was also decided that working with a foundry that has an extensive collections of moulds for the fabrication of a Victorian iron fountain, the new fountain will be as close to the historic fountain as possible without having to sculpt and fabricate new moulds.

3. Final Recommended Landscape Plan and Cost Estimate. Public Meeting #4.

Using the input from the Friends of Coppens Square and from all of the public meetings, a Final Recommended Landscape Plan and a cost estimate was prepared. It was presented at the final (fourth) public meeting.

The following pages contain background information collected throughout the design process, the Schematic Design Options, the Final Recommended Landscape Plan and sections/elevations, components of the final plan, and the schematic cost estimate for the plan as developed to date.

A Brief History of Francis X. Coppens Square

The Dorchester park which is now called Coppens Square, opened in 1879. It was originally called Percival Square but was renamed Eaton Square in commemoration of the American Revolution's Captain Percival Eaton. Still later it was renamed Coppens Square to honor Father Francis X. Coppens, a Catholic chaplain from the neighborhood who was killed in the Korean War.

The Square resembles the quintessential New England Town Green with a rolling green lawn, shade trees, and a fountain.

The current fountain is too small for the Square and the basin in which it is placed. Coppens Square "was once graced by a spectacular fountain that was a monument to Boston's Mayor Theodore Lyman in tribute to his accomplishment in bringing a public water system to the city. The fountain seems to have vanished into the fog of history without a trace.

Recently uncovered minutes from a 1951 Boston Arts Commission meeting note that the top of the Lyman fountain was damaged. It is now believed that it was removed shortly after and replaced by the comparatively diminutive fountain. The replacement ceased to function when the pipe feeding it was severed in the early 1970's during city street repairs. It has been dry ever since."*



Photo Credit: dotmassblogspot.com

*Dorchester Reporter, January 25, 2017; "Resident-led group hopes to restore historic fountain on Bowdoin Street; Edward M. Cook, Special to the Reporter.

EXISTING CONDITIONS



Top: Lyman Fountain Dedication in Original
Granite Fountain Basin
Middle: View of Fountain looking Toward first
Meeting House
Bottom: Seating Area at Corner of North Bowdoin
and South Bowdoin

EXISTING CONDITIONS



Top: Storm Drain Manhole
Middle: Boston Water & Sewer Corp Water Meter
Pit cover
Bottom: Electrical Control Box

EXISTING CONDITIONS



Top: Fire Hydrant, Bowdoin Street South
Middle: Traffic Control Box and Bus Stop Area,
Bowdoin Street North
Bottom: Picnic Table in Seating Area

EXISTING CONDITIONS



Top: View of Lawn up North Bowdoin Street
Bottom: View West Along South Bowdoin Street
Toward Seating Area

HISTORIC IMAGES OF ORIGINAL FOUNTAIN



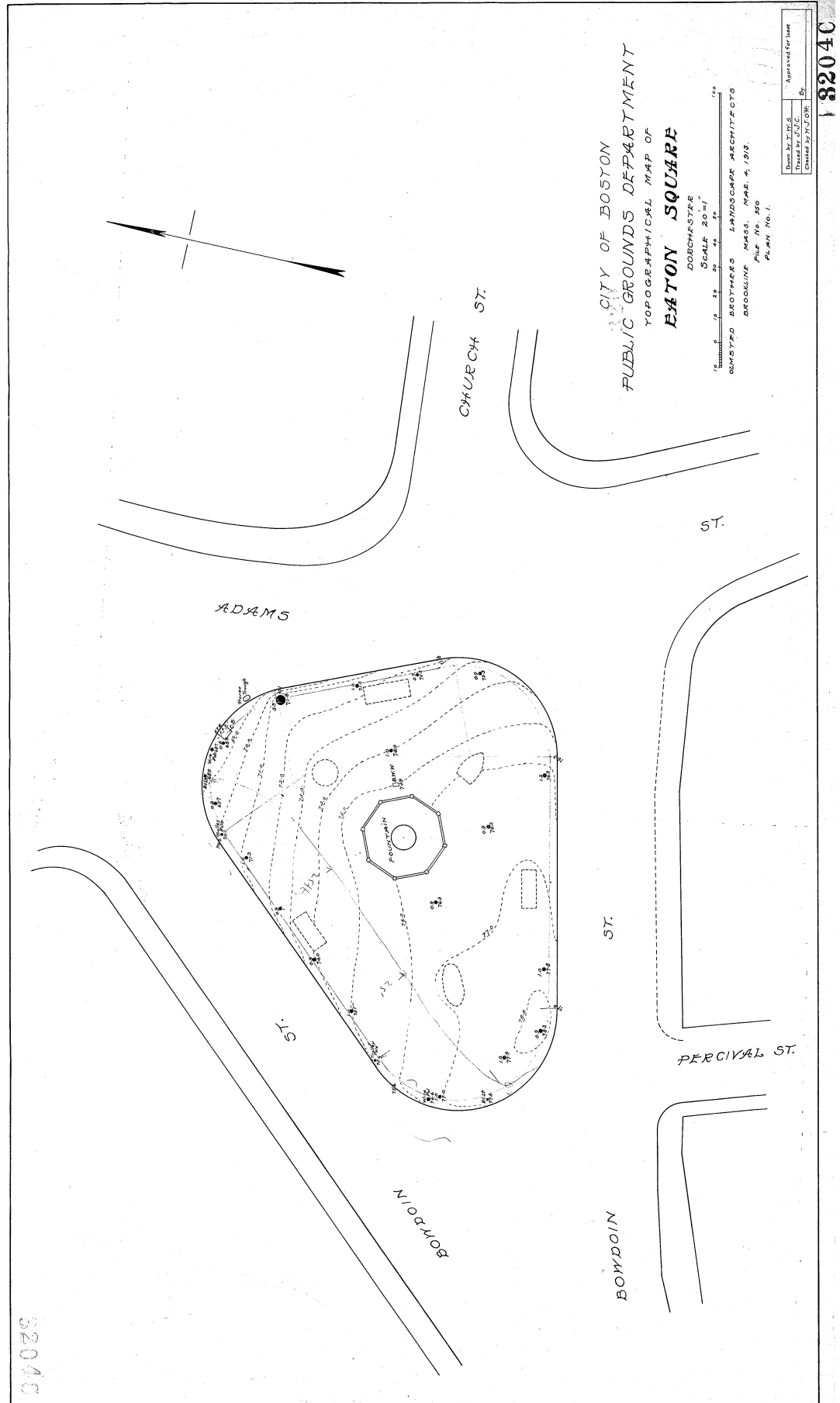
Image Credit:

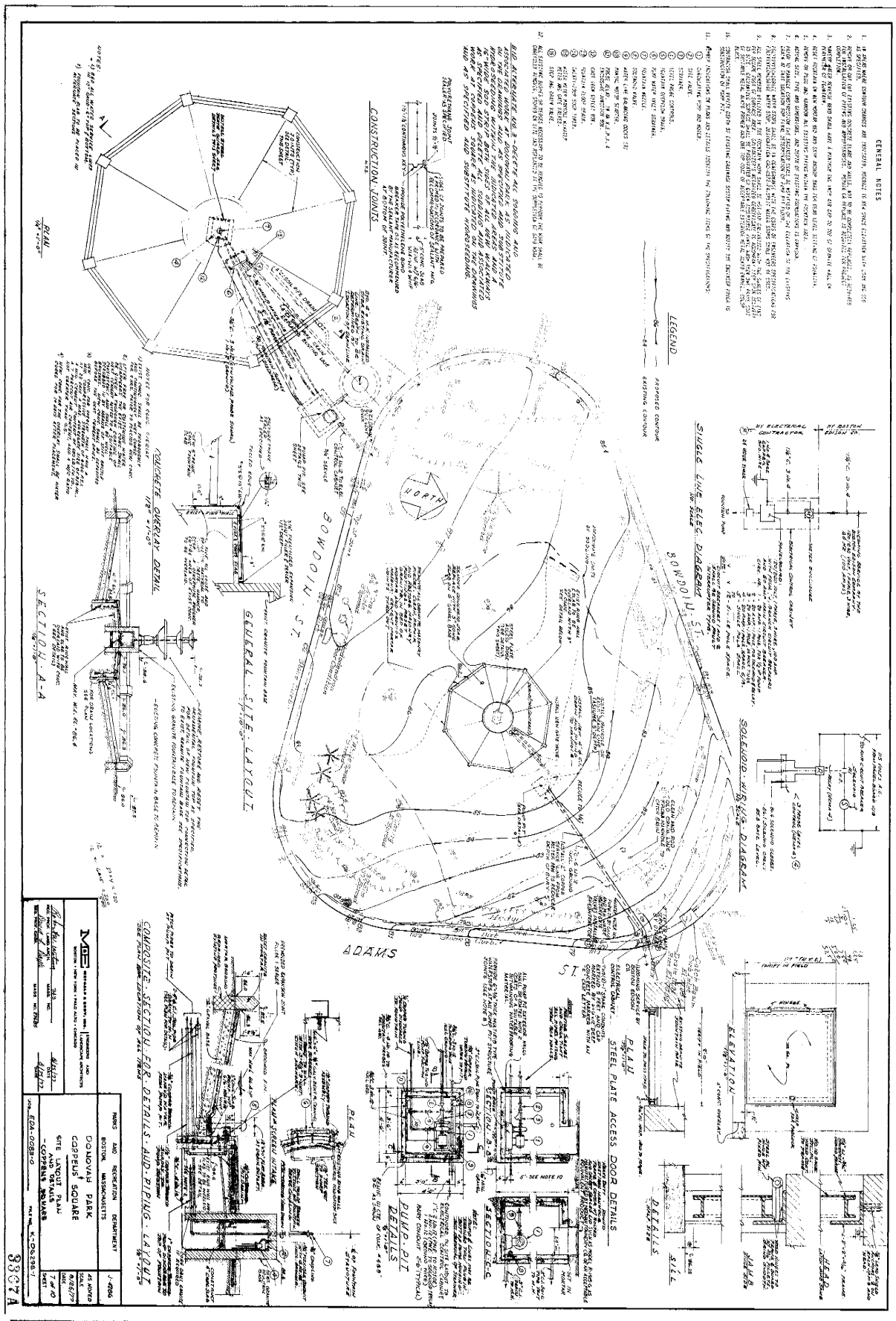
Top: Urban Culture Institute/Ed Cook

Bottom: dotmassblogspot.com



HISTORIC PLANS: 1913, Olmsted Brothers





DORCHESTER
SQUARES
AND
WOLCOTT
SQUARE
Dorchester MA and Readville
Hyde Park MA

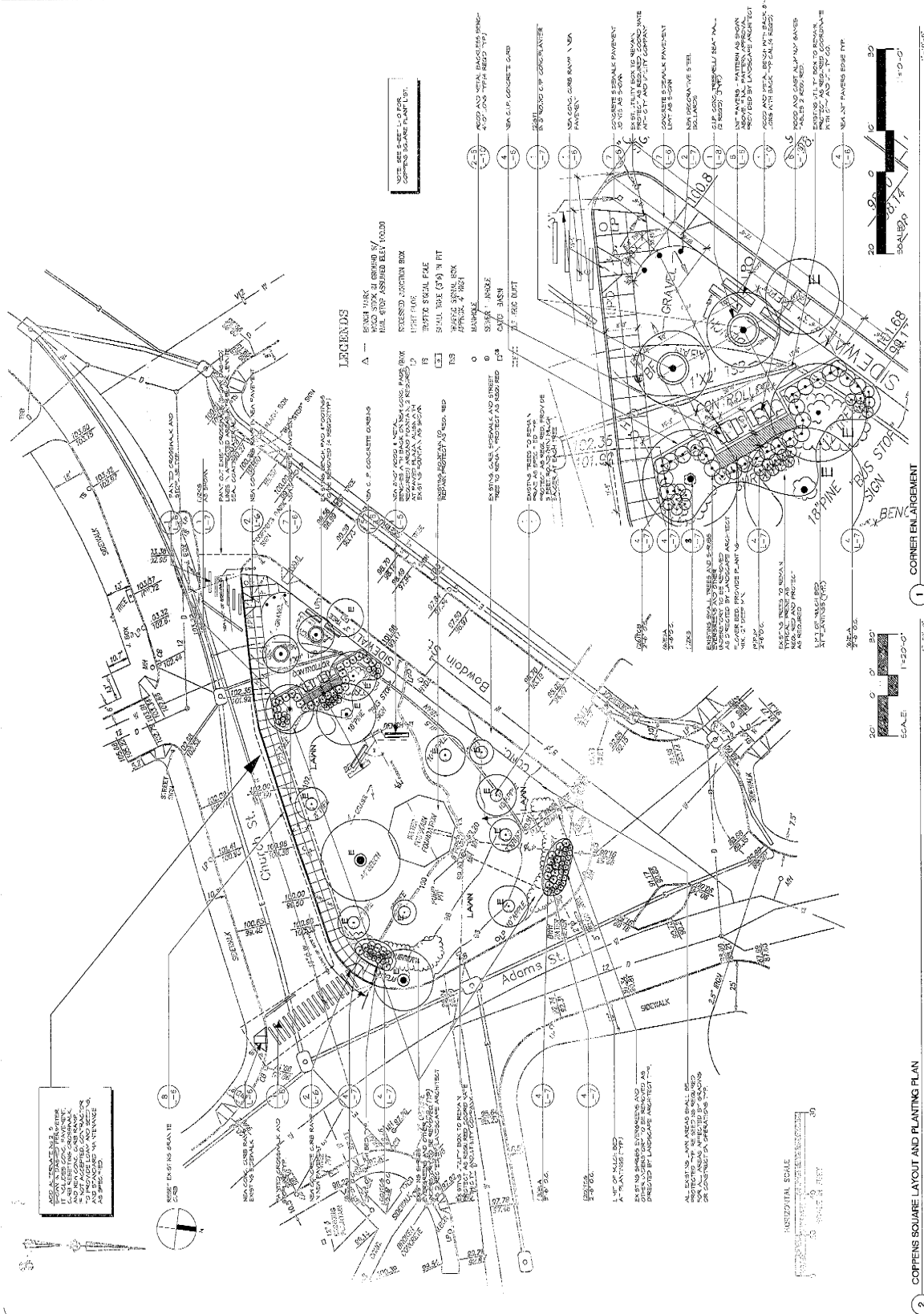
AS BUILT DRAWINGS
MAY 24, 1999

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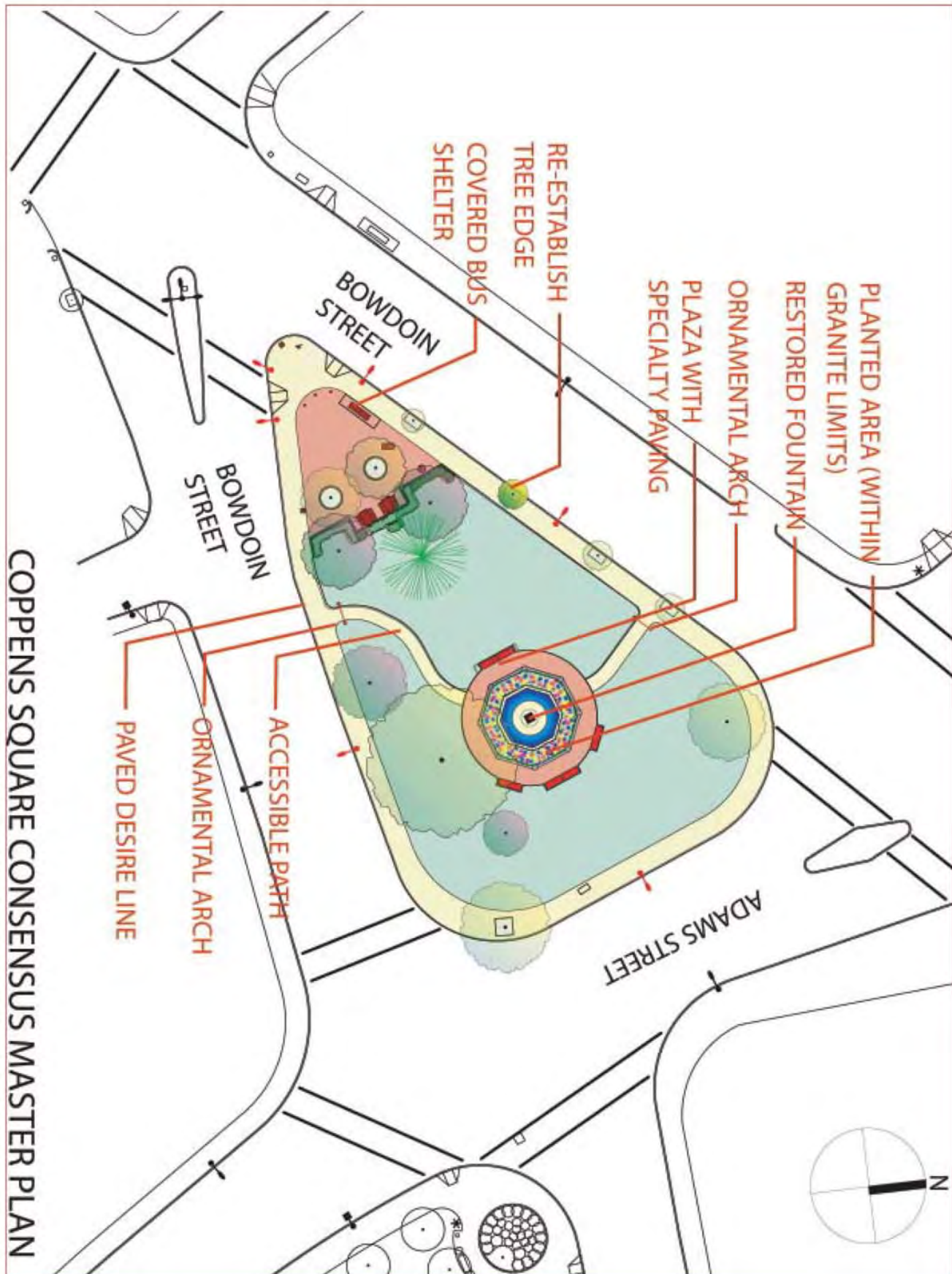
COPPENS SQUARE
LAYOUT AND
PLANTING PLANS



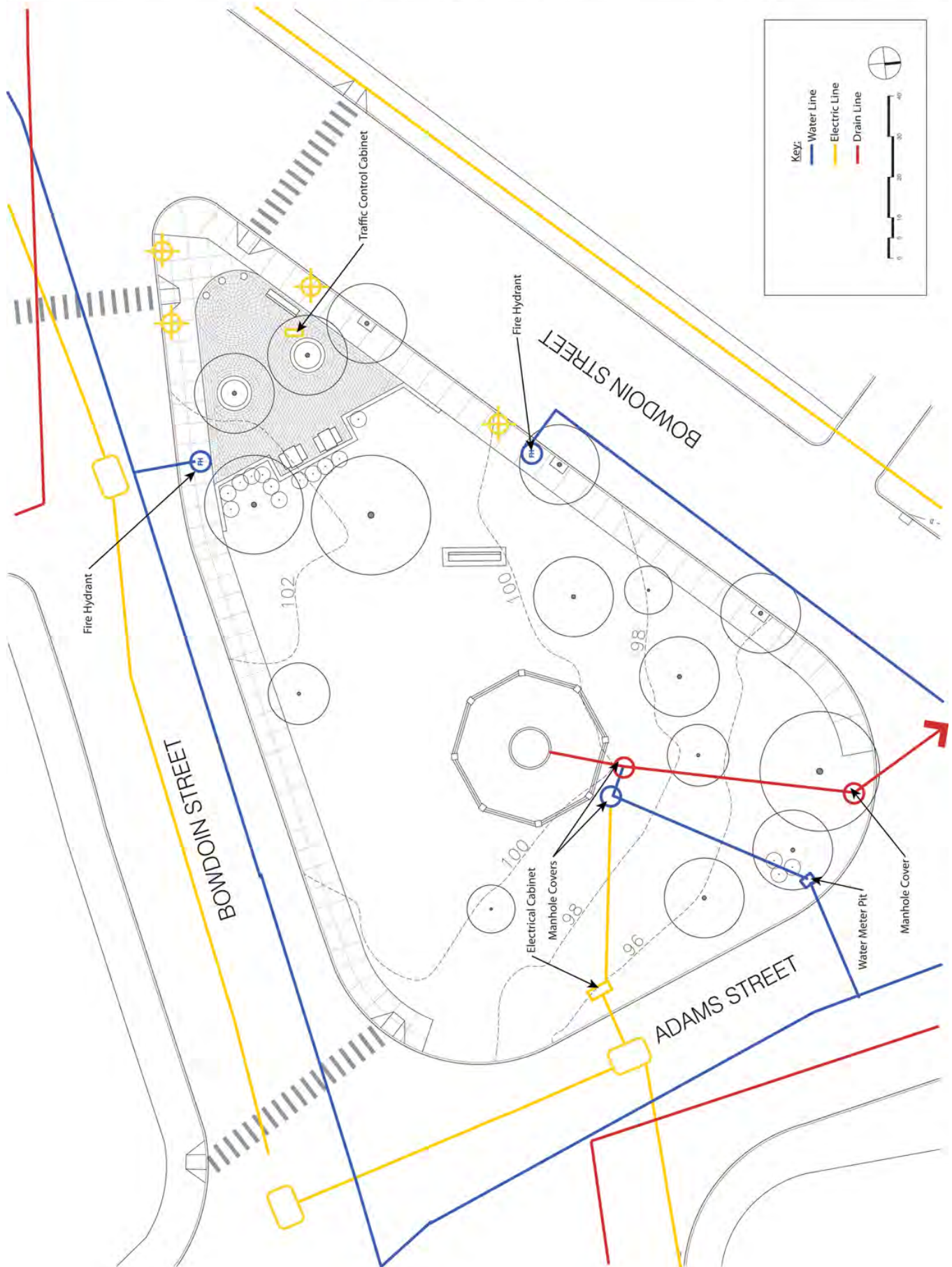
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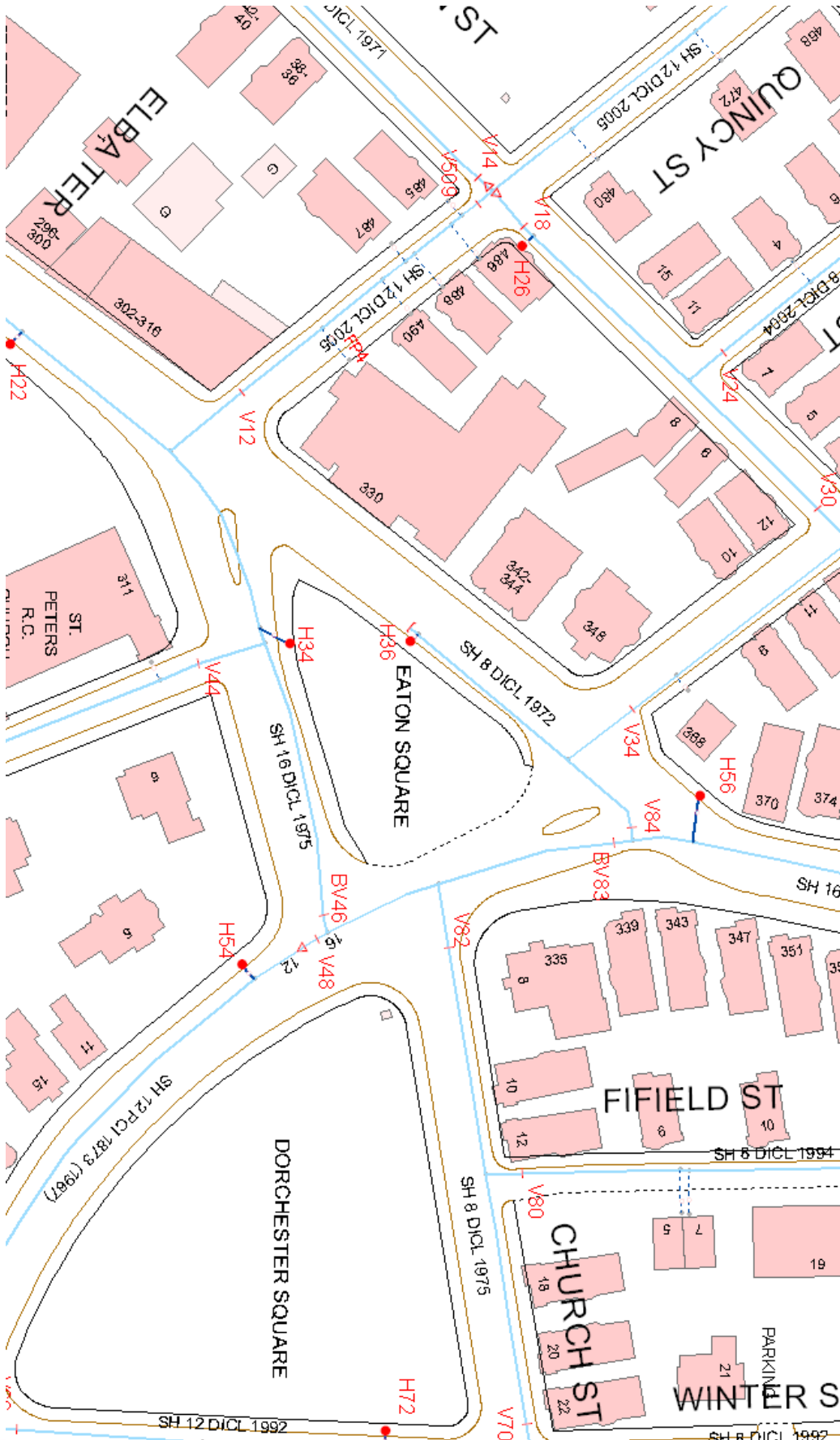
HISTORIC PLANS: 2004, Copley Wolf Design Group - unbuilt



COPPENS SQUARE: Existing Utility Lines and Structures



COPPENS (EATON) SQUARE: Locus Map & Water Main Lines from BWSC



REDESIGN OF COPPENS SQUARE: PREFERRED FEATURE

The Following Images Were Presented to Give
Examples of Fountain and Sculpture in Traditional and
Contemporary Styles

TRADITIONAL FOUNTAINS - Examples



Top Left: Brewer fountain, Boston Common
Top Right: Statler Park, South End, Boston
Bottom Left: Henderson Fountain, Henderson, KY
Bottom Right: Concord and Rutland Squares, South End, Boston

CONTEMPORARY FOUNTAINS - Examples



Top Left: Tsutakawa Fountain, Seattle, WA
Top Right: Princess Diana Fountain, London UK
Middle Right: Chinatown Water Feature,
Chinatown, Boston
Bottom Right: Lustgarten Fountain, Berlin,
Germany

TRADITIONAL SCULPTURE - Examples



Top Left: Make Way For Ducklings, Boston Common
Top Right: Minuteman Sculpture, Lexington, MA
Bottom Left: Harriet Tubman Park, South End, Boston
Bottom Right: Alexander Hamilton, Boston Common

CONTEMPORARY SCULPTURE - Examples



Top Left: Arthur Fielder Sculpture, Charles River Esplanade, Boston
Top Right: Wind Fountain, DeCordova Sculpture Museum, Lexington, MA
Bottom Left: Armenian Heritage Park, Rose Kennedy Greenway, Boston
Bottom Right: Symphony Park, Boston

DESIGN OPTIONS FOR COPPENS SQUARE: Option 1



1

DATE	02-21-2017
SCALE	1" = 10'-0"
FILE	Coppens-EC-01.dwg
DRAWN BY	ALX
CHECKED BY	MNT
PROJECT #	11111111

COPPENS SQUARE

Dorchester, MA

FOUNTAIN LOCATION - OPTION 1 (CURRENT LOCATION)

CBA Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE, MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com

landscape architecture
urban design
master planning

DESIGN OPTIONS FOR COPPENS SQUARE: Option 2



DESIGN OPTIONS FOR COPPENS SQUARE: Option 3



3	<div>DATE: 02-21-2017</div> <div>SCALE: 1" = 20'-0"</div> <div>FILE: Coppens-SQ.dwg</div> <div>DRAWN BY: ALK</div> <div>CHECKED BY: NMT</div> <div>PROJ. # 111111</div>	<div>COPPENS SQUARE</div> <div>Dorchester, MA</div> <div>FOUNTAIN LOCATION - OPTION 3</div>	<div>CBA Landscape Architects LLC</div> <div>24 THORNDIKE STREET CAMBRIDGE, MA 02141</div> <div>PHONE: 617.945.9760 WWW.CBALAND.COM CBA@CBALAND.COM</div> <div>landscape architecture</div> <div>urban design</div> <div>master planning</div>
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DESIGN OPTIONS FOR COPPENS SQUARE: Option 4



4

DATE: 02-21-2017
SCALE: 1" = 10'-0"
FILE: Coppens ED.dwg
DRAWN BY: AJK
CHECKED BY: KNT
PROJECT # 44444

COPPENS SQUARE
Dorchester, MA
FOUNTAIN LOCATION - OPTION 4

CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141
617.945.9760 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

REDESIGN OF COPPENS SQUARE: LOCAL HISTORICAL REFERENCES

The community wants to incorporate the history of the area into the new design.

Ideas for what could be included are:

- Celebration of water (use only a reference to Theodore Lyman who brought public water to Boston, rather than commemorating him as a person because he is controversial)
- Trade unions as they have a strong presence in Dorchester
- Diverse community and various waves of immigration over time
- Children, since they are in the neighborhood and at the Mather School
- Abolitionist movement was very strong
- Lucy Stone, Dorchester resident, started the Women Suffrage movement
- Meeting House Hill is where Dorchester started
- Many historic homes and the 2 churches, First Parish and St. Peter's, are abutters

The selected history notes will be engraved in granite and incorporated into the plaza around the fountain.

REDESIGN OF COPPENS SQUARE: DESIGN WISH LIST FOR PARK FEATURES

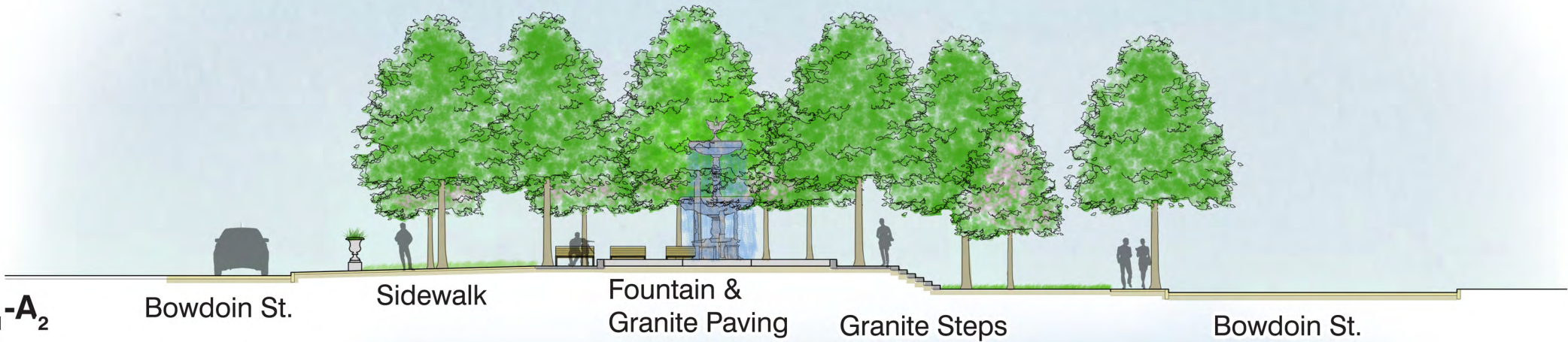
- Low maintenance
- Landscaping needs color
- Flowerbeds would be wonderful if at all feasible, e.g. low maintenance tulips or daffodils
- Bus Stop
- Lighting
- Benches/Seating/Tables Around Fountain
- Paving/Plaza at Fountain
- Interpretive Signage/Historical References in Paving



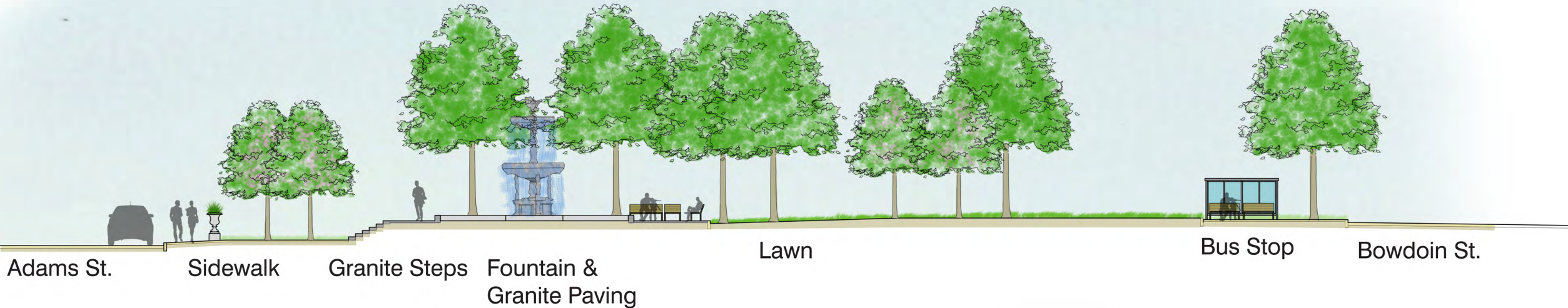
COPPENS SQUARE
Dorchester, MA
FINAL SCHEMATIC DESIGN

DATE:	03-02-2017
SCALE:	1" = 10' - 0"
FILE:	Coppens-Base.dwg
DWN BY:	AJK
CKD BY:	MNT
PROJ. #:	

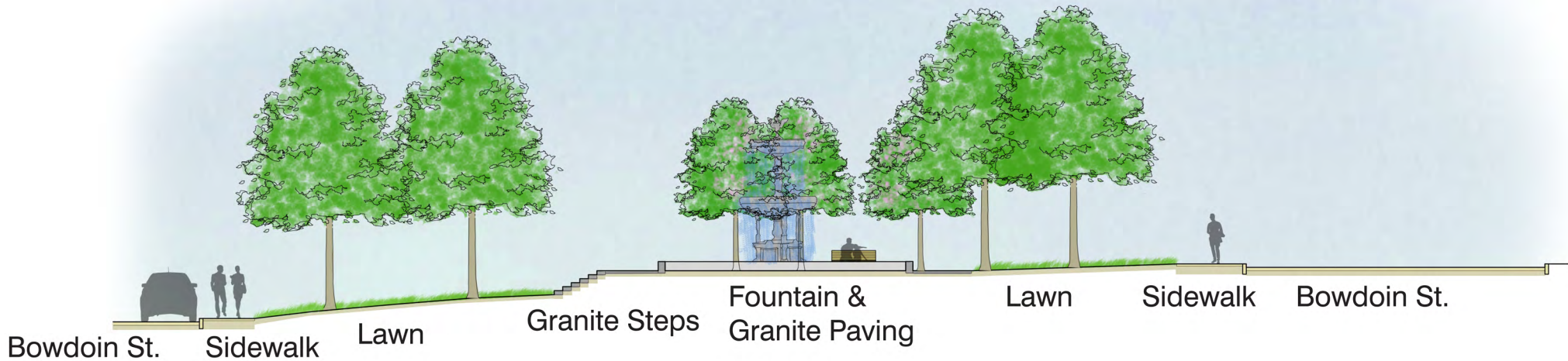
Section A₁-A₂



Section B₁-B₂



Section C₁-C₂



NEW FOUNTAIN: COMPARISON WITH ORIGINAL



Original Fountain



Sketch of Proposed Fountain

Image Credit: (Left) Urban Culture Institute/Ed Cook, (Right) Robinson Ironworks

NEW FOUNTAIN: DETAIL COMPARISON IMAGES



Original Fountain



Image of Leda with Swan

Image Credit: (Left) Urban Culture Institute/Ed Cook, (Right) Robinson Ironworks

NEW FOUNTAIN: DETAIL COMPARISON IMAGES



Original Fountain



Image of Woman with Vase

Image Credit: (Left) Urban Culture Institute/Ed Cook, (Right) Robinson Ironworks

NEW FOUNTAIN: Standard Finish Colors

Gloss White



Charleston Green



Verde Gris



Gloss Black



Pompeiiian Green



Colors

Fountains receive a coat of zinc-rich primer. Over this initial coating they and all other pieces receive a two component epoxy primer. A finish of acrylic polyurethane is then applied. Any color can be matched to another manufacturer's color number, a munsell number, or a color swatch. Special finish requests may incur additional charges.



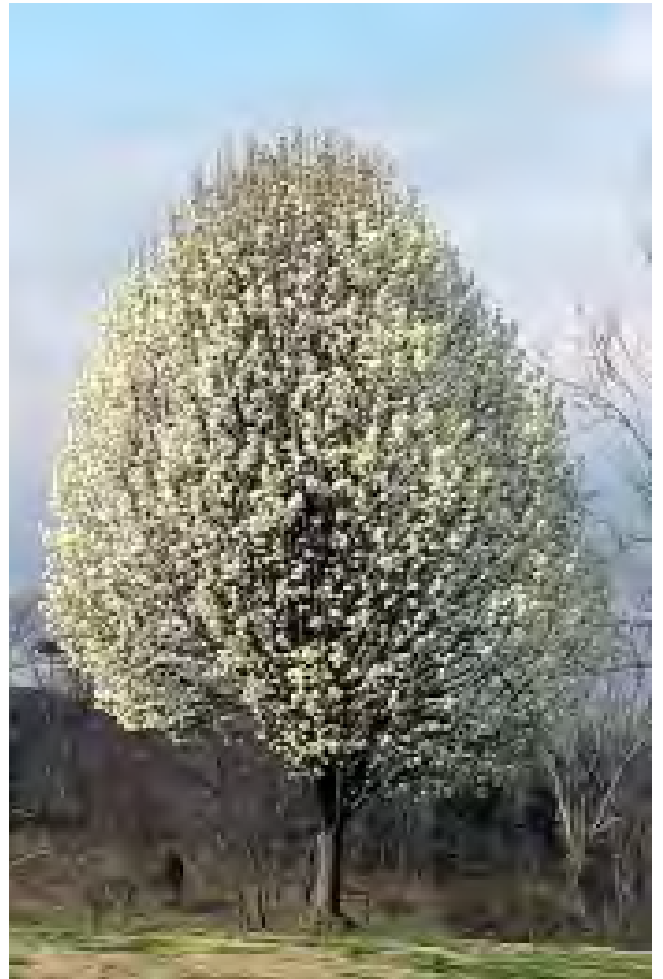
SITE AMENITIES: Historic Type Lightpoles, Benches And
Trash Receptacle



PLANTING: Naturalized Bulbs in Lawn, Ornamental Grasses



PLANTING: Flowering And Shade Trees



COST ESTIMATE

COPPENS SQUARE, Dorchester, MA				CBA Landscape Architects, LLC	
Master Plan Cost Estimate				Mar 2, 2017	
Item	Quantity	Unit	Unit Price	Subtotal	Total
Demolition and Site Preparation					
1. Mobilization / Logistics / Site Fencing	1	LS	\$5,000.00	\$5,000.00	
2. Miscellaneous Removals	1	LS	\$10,000.00	\$10,000.00	
					\$15,000.00
Paving, Surfacing and Edging					
1. Concrete Paths	728	SF	\$10.00	\$7,280.00	
2. Granite Paving	1500	SF	\$75.00	\$112,500.00	
3. Granite Paving with	500	SF	\$125.00	\$62,500.00	
4. Curved Granite Steps	437	LF	\$125.00	\$54,625.00	
5. Granite Curb	64	LF	\$12.00	\$768.00	
					\$236,905.00
Site Improvements					
1. 6' Metal Benches with Wood Slat Seats	7	EA	\$1,400.00	\$9,800.00	
2. City Standard Trash Receptacle	2	EA	\$1,650.00	\$3,300.00	
3. Ornamental Iron Urns	6	EA	\$4,500.00	\$27,000.00	
4. Bus Shelter – REQUESTED FROM MBTA	-	-	-	-	
					\$40,100.00
Fountain and Water Utilities					
1. New 24' High Iron Fountain in the Style of the Original, Including Shipping, Crane, and Installation	1	LS	\$256,500.00	\$256,500.00	
2. Fountain Basin - New Granite Block Base, Reinforced Concrete Bottom, Cleaned/Cut to Fit/Reset Granite Surround, and Perimeter Drain Sections	1	LS	\$45,000.00	\$45,000.00	
3. Plumbing for Fountain	1	LS	\$25,000.00	\$25,000.00	
4. New Water Cabinet	1	LS	\$5,000.00	\$5,000.00	
5. Waterline from WC to Fountain	50	LF	\$30.00	\$1,500.00	
6. New 2" Waterline Connection from Street into the Park	1	LS	\$10,000.00	\$10,000.00	
7. Cutting and Capping Existing Water Line into Park	1	LS	\$3,500.00	\$3,500.00	
					\$346,500.00
Lighting and Electrical Utilities					
1. Acorn Style BPRD Standard LED Pole lights	12	EA	\$5,000.00	\$60,000.00	
2. Uplights in Fountain Basin	8	EA	\$1,000.00	\$8,000.00	
3. Electrical lines (Pulled from Street lighting Box)	653	LF	\$30.00	\$19,590.00	
					\$87,590.00
Planting/Pruning					
1. Pruning of Existing Shade Trees	7	EA	\$300.00	\$2,100.00	
2. New Shade Trees	7	EA	\$1,200.00	\$8,400.00	
3. New Flowering Trees	8	EA	\$1,000.00	\$8,000.00	
4. Sod Lawn	12765	SF	\$1.35	\$17,232.75	
5. Topsoil and Grading	1	LS	\$7,500.00	\$7,500.00	
					\$43,232.75
Irrigation					
1. Irrigation System for Lawn and Urns	1	LS	\$12,000.00	\$12,000.00	
					\$12,000.00
Subtotal for Demolition and Site Preparation through installation:					\$781,327.75
2.5% Bond Carrying Costs (for 100% Bonding)					\$19,533.19
15% Overhead and Profit					\$117,199.16
10% Contingency / Misc. Expenses					\$78,132.78
Total for Construction in/after 2016:					\$996,192.88
Designer's Fee (subconsultants, CDs, Bidding, CA)					
	1	LS	\$119,543.15	\$119,543.15	\$119,543.15
Total Cost of Project:					\$1,115,736.03

