

Redesign of Coppens Square
CBA Design Development Community Meeting 4
Hosted by Friends of Coppens Square (FOCS)
March 2, 2017, 6:00 p.m.
First Parish Hall, 10 Parish St, Dorchester, MA 02122

Meeting Notes

Present: District 4 City Councilor Frank Baker, Ed Cook, Jennifer Johnson, Geoff Doerre, Fred Maloney, Karen Charles Peterson, Larysa Kulynych, Dominic Accetta, Michael Groves, Christina Lanzl (notes)

CBA Landscape Architects: Clara Batchelor and Megan Tomkins

1. Welcome

Ed Cook welcomed the CBA team, Clara Batchelor and Megan Tomkins, and invited participants to introduce themselves. He welcomed District 4 City Councilor Frank Baker and the community members for joining the final design presentation for Coppens Square and its fountain.

2. Goals for this meeting

To decide the final design of Coppens Square.

3. Presentation by CBA Landscape Architects: Renovation design possibilities for Coppens Square – Clara Batchelor and Megan Tomkins

CBA developed a design proposal and cost estimate that can be presented to potential funders. The design proposal includes

- Schematic design
- Site furniture
- Fountain replacement and plaza
- Plantings
- Budget

Coppens Square Schematic Design

Landscape Design

The fountain is understood as the central feature of Coppens Square, a small, triangular community park on Dorchester's Meetinghouse Hill measuring 4,500 sf and will be featured as the main attraction where activity is intended to take place. This removes visitors from the three streets surrounding the triangular parcel. Three entrances leading to the new central fountain plaza will reach the central fountain in the redesigned Coppens Square. Two of the entrances are handicapped assessable and the one at the western end, on the short side of the triangle, rises as a series of 3 steps that accommodates the grade change within the hilly site. A railing could be placed there. Six decorative urns or, two pairs each, flank each entrance to the park, which would be planted with robust grasses. Currently underused due to high traffic volume, the existing picnic tables at the eastern corner would be removed to make room for additional greenspace in this small.

The Coppens Square redesign envisions reusing the existing granite surround. The slabs including the text panel dedicated to Mayor Lyman would be turned into seating elements surrounding the new historic fountain. In addition, the granite slabs offer a canvas that could be engraved with text. The benches are placed along the perimeter of a 12' granite plaza band that surrounds the fountain basin. At the hillside a couple of stairs would lead into the park, accommodating the change in grade.

Feature Fountain Design

Robinson Iron Works forwarded a B/W drawing of the proposed design scheme for the new historic fountain (CBA will forward their Powerpoint presentation). CBA asked the fabricator to get their design as close as possible to the original design. The fountain will be designed as follows:

- The height of new fountain as tall as original fountain, which was approx. 24-25' tall
- The run-off/basin will be very shallow.
- The proposed mold to be used features two basins along its vertical axis, a small one on the upper tier and a larger centrally mounted tier. Water will fall from the basin instead of the use of jets.
- The original fountain was a monument to water coming to the City of Boston. Since Mayor Lyman's biography is checkered, FOCS wants to turn away the attention from him. The new concept is to refocus the fountain to the celebration of water, while celebrating the diversity of the neighborhood.

Robinson Iron Works can provide the following molds:

Mythological figure of Leda and the Swan (original had Venus and cupid on a swan)
4 women are incorporated in the: "Lady with the Vase", a caryatid. This mold can be adjusted and used without the vase. The figure would serve as model for the four caryatids on the newly composed fountain design. The subject could be referenced as the four continents, which was very common in historic fountain design: Americas, Africa, Asia and Europe.

COMMENT: The community would like to see a catalog of additional existing fountain designs to make a more informed decision based on a number of choices.

Historical References

Could be engraved in the granite slabs

Included in/copy from CBA PPT

Site Furniture

The vocabulary of all site furniture would match to create a unified look.

- Traditional wood benches with black iron frames
- Standard historic acorn lights (already in use)
- 4-person or coffee-size tables could be placed along the edge of the fountain plaza.

COMMENT: Inquire with abutters to ensure current use and/or need for picnic tables are confirmed.

Ideas for Planting

The plantings would be low maintenance to ensure that the park looks good even with just basic maintenance.

- Shade trees that tolerate urban conditions and show beautiful fall colors: honey locusts (yellow in fall), red maples, beech
- Fruit trees: flowering cherries, pear, crab apple (with very small fruit to avoid litter, e.g. Sargent crab apple, which birds like, as well)
- Naturalized bulbs planted in lawn: daffodils
- Urns: plant ornamental grasses
- Grass: plant a new, drought-tolerant variety, e.g. Black Beauty, a grass with non-blooming micro-clover

Potential vendor: Sod Co., based in Rhode Island www.sodco.com

Irrigation

Investigate this option. CBA noted that the Parks Dept. has been amenable to some irrigated parks within the City of Boston.

Minimum cost: \$10-12K

Irrigation needs to be drained, turned on and off in the spring and fall. Current cost: ca. \$150-200/visit.

Cost estimate (See Addendum 2)

The cost estimate of \$1,062,900 is above the original budget range proposed by FOCS but by prioritizing items it can be adjusted down the road. CBA noted that its budgets get tighter during construction design document preparations to ensure costs are on target. The budget includes a new waterline since the existing one is old and usability uncertain.

4. Next Steps

Ed thanked CBA for developing a wonderful concept for Coppens Square that will become a new favorite gathering space in the neighborhood. FOCS will enter the fundraising as soon as CBA delivers its Design Package of the redesigned Coppens Square Park. CBA will submit a completed PDF that will include their renderings along with project background, history, proposal narrative and descriptive text relating their design as well as the budget in the PDF they deliver to FOCS. Christina will share notes and project information (see Addendum1) with CBA and FOCS to this end. The previously shared, 2006 CDWG proposal for Coppens Square, also funded by the Browne Fund, can serve as a precedent and is available upon request (NOTE: At the time, the fundraising for the implementation was not successful.)

The first deadline for an implementation grant is coming up on March 15 for the Browne Fund. Other applications will follow. Ed noted that he has confirmed with Christina that she will continue to work with FOCS to raise the funds for implementation.

ADDENDUM 1

For inclusion in CBA Design Package

Design Development Process

The series of park improvements will be whetted at four public community meetings:

1. Site analysis and assessment incl. engineering
2. Schematic plan for review
3. Review of fountain location
4. Final plan

Public Meetings

Mon, November 21, 2016, 6:30–8 pm

Introduction to Coppens Square Project with CBA Landscape Architects

First Parish Dorchester’s Meetinghouse Hall, 10 Parish St, Dorchester MA

Mon, January 30, 2017, 6:30–8 pm

Discussion of Design Options—CBA Landscape Architects

First Parish Dorchester’s Meetinghouse Hall, 10 Parish St, Dorchester MA

Download the [Meeting Flyer](#)

Download the [Spanish, Haitian, Portuguese and Vietnamese translations](#)

Wed, February 22, 2017, 6:30–8 pm

Decide the Location of the Object—CBA Landscape Architects

Bowdoin Community Health Center, 230 Bowdoin St, Dorchester MA

Thu, March 2, 2017, 6:00–8 pm

Schematic Plan & Cost Estimate Presentation—CBA Landscape Architects

First Parish Dorchester’s Meetinghouse Hall, 10 Parish St, Dorchester MA

Project Summary

Existing Conditions

Coppens Square (formerly Eaton Square) with its historic fountain has been identified as a location in need of long-deferred maintenance and landscape improvements. The goal of the Coppens Square Park Redesign Project is to create a vibrant public gathering place for the community. Funding is provided through a planning grant of the Edward Ingersoll Browne Trust Fund of the City of Boston, administered by the Dorchester Arts Collaborative (DAC) and spearheaded by the newly formed Friends of Coppens Square in partnership with the City of Boston Parks Department. The Urban Culture Institute is facilitating the process.

Coppens Square Park, a City of Boston public park, is a 4,500 sf parcel measuring approximately 60 by 75 feet. sits in the Meetinghouse Hill residential neighborhood. The landscaping currently suffers from neglect and features deteriorating wooden benches. The area is highly visible, very active and serves as an important bridge between the school and the surrounding neighborhood. The aim of the project is to transform the existing green space and its surroundings into a more welcoming, comfortable public site.

Site Description

Coppens Square (formerly Eaton Square), located along Bowdoin Street at Adams Street in the Greater Bowdoin Geneva neighborhood of Dorchester, features a historic fountain in need of restoration. The fountain, dedicated to Theodore Lyman, Mayor of Boston from 1834-35, has been inactive for 30 years. A lighting concept is envisioned as part of the project. The two most prominent buildings in the vicinity are the massive granite church of St. Peter’s Parish (San Pedro) and the bright white exterior of First Parish Church in Dorchester. Father Francis X. Coppens, a Catholic chaplain from the neighborhood, was killed in the Korean War. The park was renamed in his honor.

The historic fountain in Coppens Square was dedicated on October 24, 1885 in celebration of Theodore Lyman Jr., Mayor of Boston from 1834-1835. The Monson granite bowl at the base, engraved with the mayor's dates, measures 33 feet in diameter. An originally installed, much grander bronze fountain was 26 feet tall and embellished with four caryatids in the lower tier and cupids at the top (see image). Designed and fabricated by M.D. Jones of Boston, it was dismantled in the late 1950s/early 1960s and replaced with the current bronze fountain, rendering the original fountain basin too large.

Lyman Fountain

The Monson granite bowl at the base, engraved with the mayor's dates, measures 33 feet in diameter. An originally installed, much grander bronze fountain was 26 feet tall and embellished with four caryatids in the lower tier and cupids at the top. The original fountain was designed and fabricated by M.D. Jones of Boston ([see lithograph illustration](#)).

Design Criteria

The successful design was conceived to:

- Provide a smart and thoughtful design of a safe, comfortable neighborhood gathering space;
- Celebrates the area's cultural richness and civic engagement, also with an eye toward the historic role of the initial fountain celebrating the introduction of running water in the City;
- Adhere to ADA (Americans with Disabilities Act) guidelines;
- Be low maintenance and made of long-lasting materials;
- Best practices of sustainable design methods and principles.

ADDENDUM 2
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. <i>Granite paving</i>	2000	SF	\$75.00	\$150,000.00	
3. Curved Granite Steps	437	LF	\$125.00	\$54,625.00	
					\$211,905.00
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
Subtotal for Demolition and Site Preparation through installation:					\$744,327.75
2.5% Bond Carrying Costs (for 100% Bonding)					\$18,608.19
15% Overhead and Profit					\$111,649.16
10% Contingency / Misc. Expenses					\$74,432.78
Total for Construction in/after 2016:					\$949,017.88
Designer's Fee (subconsultants, CDs, Bidding, CA)					\$113,882.15
Total Cost of Project:					\$1,062,900.03