

## REDEVELOPMENT OF THE MELNEA A. CASS CENTER



### **DCR Public Meeting**

March 30, 2010 Shelburne Community Center, Roxbury

# COMMONWEALTH OF MASSACHUSETTS



Governor  
**Deval L. Patrick**

Lieutenant Governor  
**Timothy P. Murray**

Energy and Environmental Secretary  
**Ian A. Bowles**

Department of Conservation and Recreation  
Commissioner  
**Richard K. Sullivan, Jr.**

## DCR MISSION STATEMENT

*To protect, promote and enhance our  
common wealth of natural, cultural and  
recreational resources*



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RECREATION CENTER

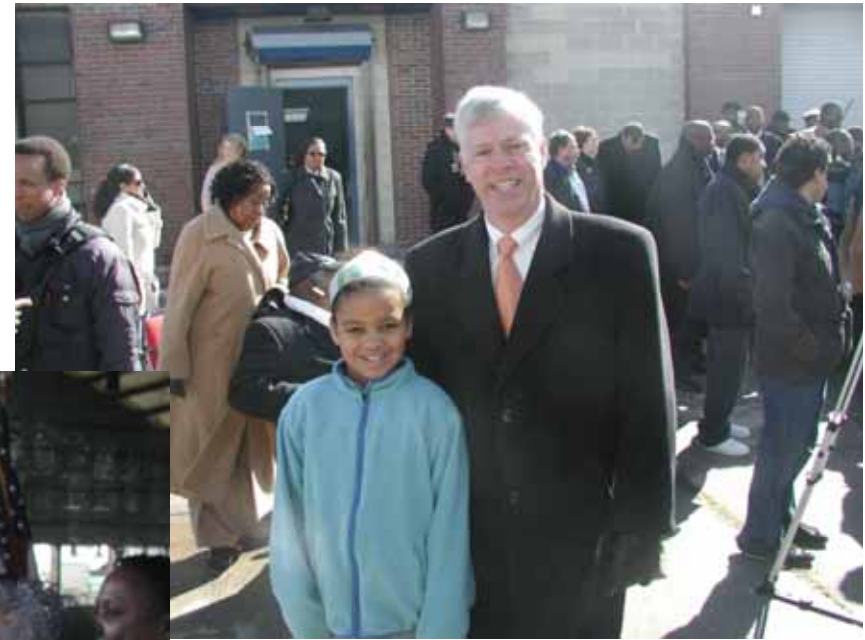
## PROJECT GOAL

- Redevelop to a year-round, multi-use recreation center



## COMMONWEALTH FUNDING COMMITMENT

- Estimated total project cost  
\$1.5 Million
- Funded through DCR's Capital  
Budgets in FY10 & FY11



## COMMUNITY BENEFITS

A safe, clean and accessible community-based facility that will provide opportunities for :

- ✓ Expanded Recreational Activities
- ✓ Educational Programming
- ✓ Shared Arts and Cultural Experiences
- ✓ Year-round activity
- ✓ Economic benefits

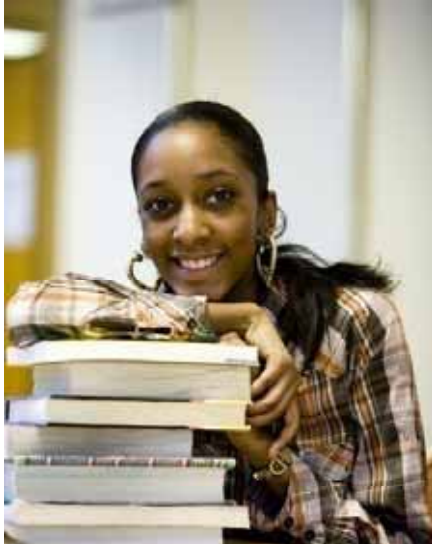
## COMMUNITY BENEFITS: Expanded Recreational Activities

Soccer, Football, Roller skating, Inline skating, Tennis, Gymnastics, Kickboxing



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## COMMUNITY BENEFITS: Educational Programs



## COMMUNITY BENEFITS: Shared Arts & Cultural Experiences

Dance, Music, Theater



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## PROJECT SCHEDULE

- February 27, 2010: DCR Public Meeting
- March 1, 2010: Governor's Announcement
- March 9, 2010: Design Award: HKT Architects Inc. (existing DCR contract)
- March 15, 2010: Engineering Assessment Completed
- April 2010: Early Action / Site Preparation
- May 2010: Construction Advertisement/Pre-bid Meeting
- Summer 2010: Construction Contract Award/Construction Begins
- Late Fall 2010: Construction Complete

## EXISTING CONDITIONS

- Missing Roof Panels
- Missing End Wall Panels
- Deteriorated Dasher boards
- Poor Playing Surface
- Overgrown Vegetation
- Pigeon Waste
- Damaged Fencing

## PROJECT COMPONENTS

- Replace roof
- Construct new sidewalls and end walls
- Add connecting enclosure to facility bathrooms
- Finish interior by installing flooring, dasher boards, and playing surfaces
- Upgrade utility systems, including HVAC and electrical
- Improve facility entrance
- Introduce natural lighting
- Determine feasibility for renewable energy

## **Design Objectives and Guiding Principles**

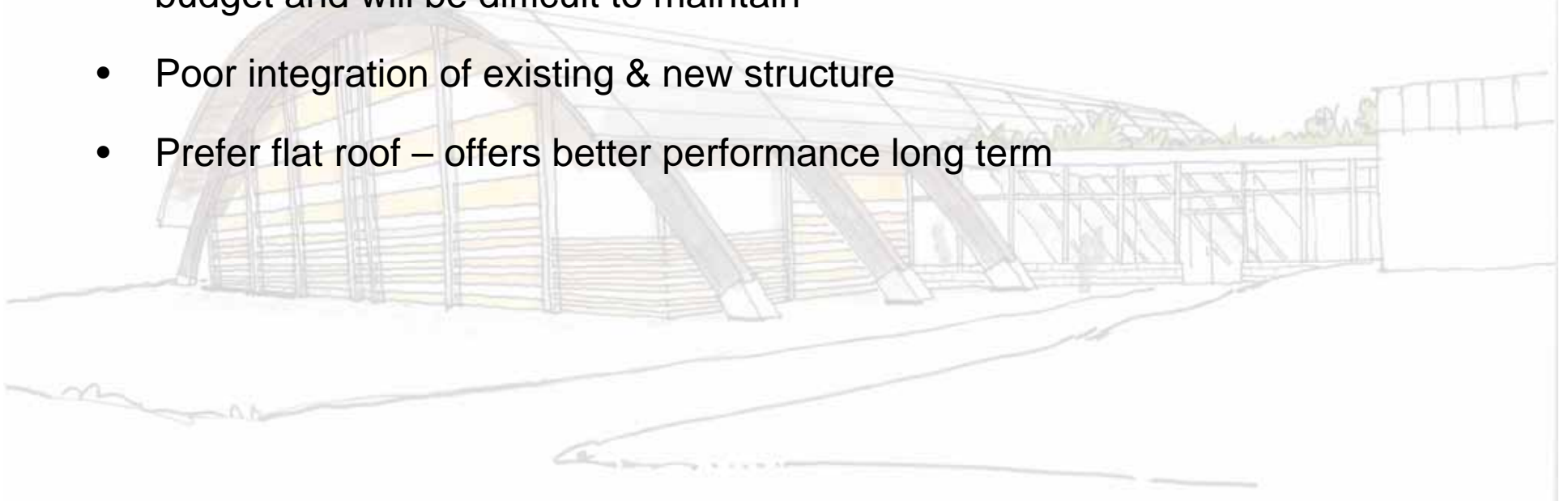
- Create flexible recreation space for variety of activities
- Enclose space to protect from weather
- Re-use existing structural elements
- Introduce natural lighting
- Minimize ongoing maintenance costs
- Utilize durable materials
- Construct with readily available materials to meet schedule

## DESIGN CONCEPT A

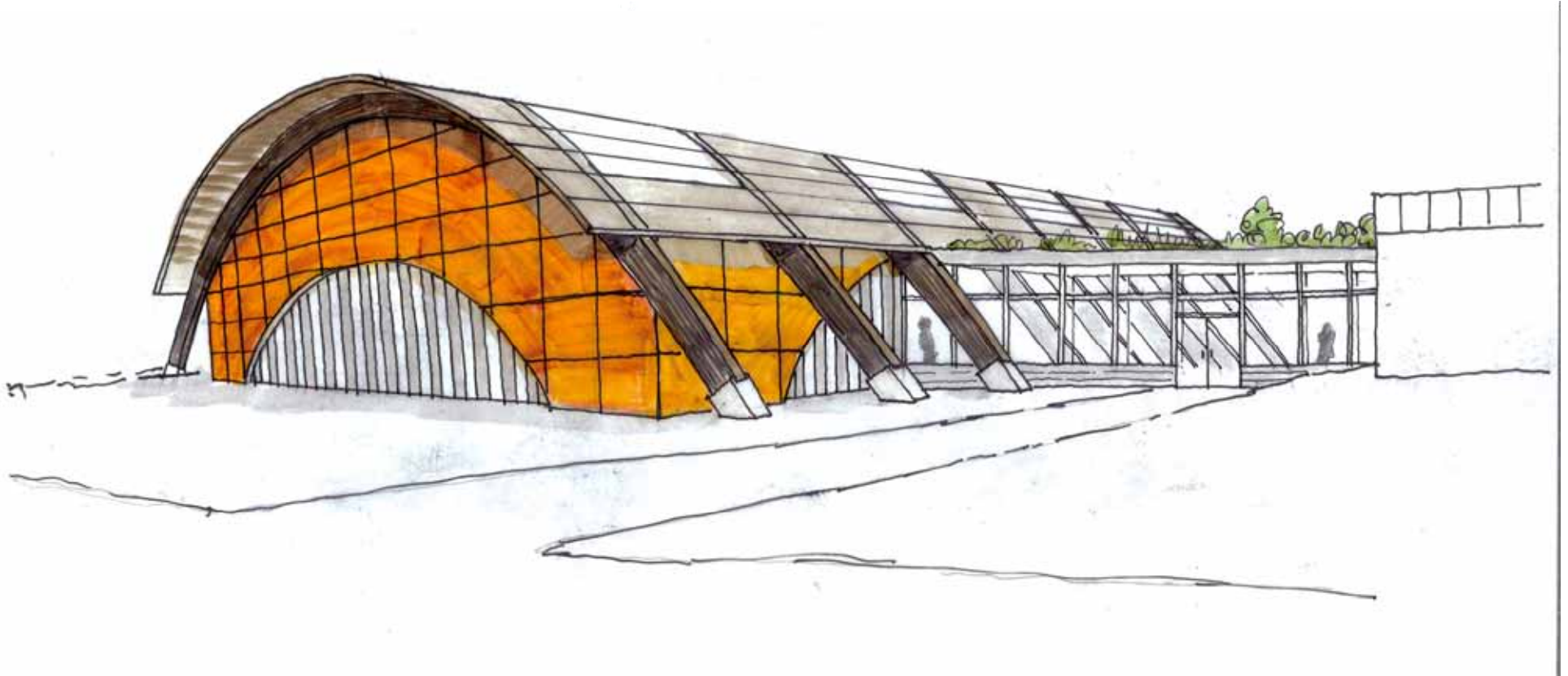


## DESIGN CONCEPT A

- Custom fabrication of alternating panels using rainboard material exceeds budget and will be difficult to maintain
- Poor integration of existing & new structure
- Prefer flat roof – offers better performance long term

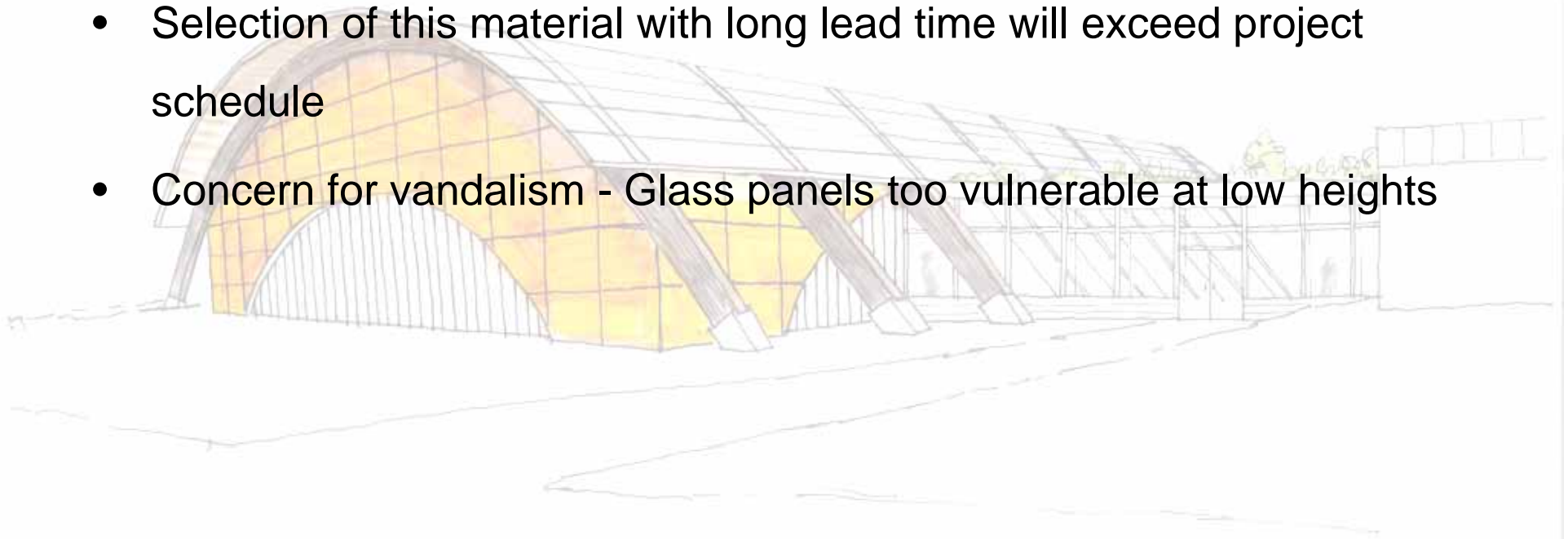


## DESIGN CONCEPT B

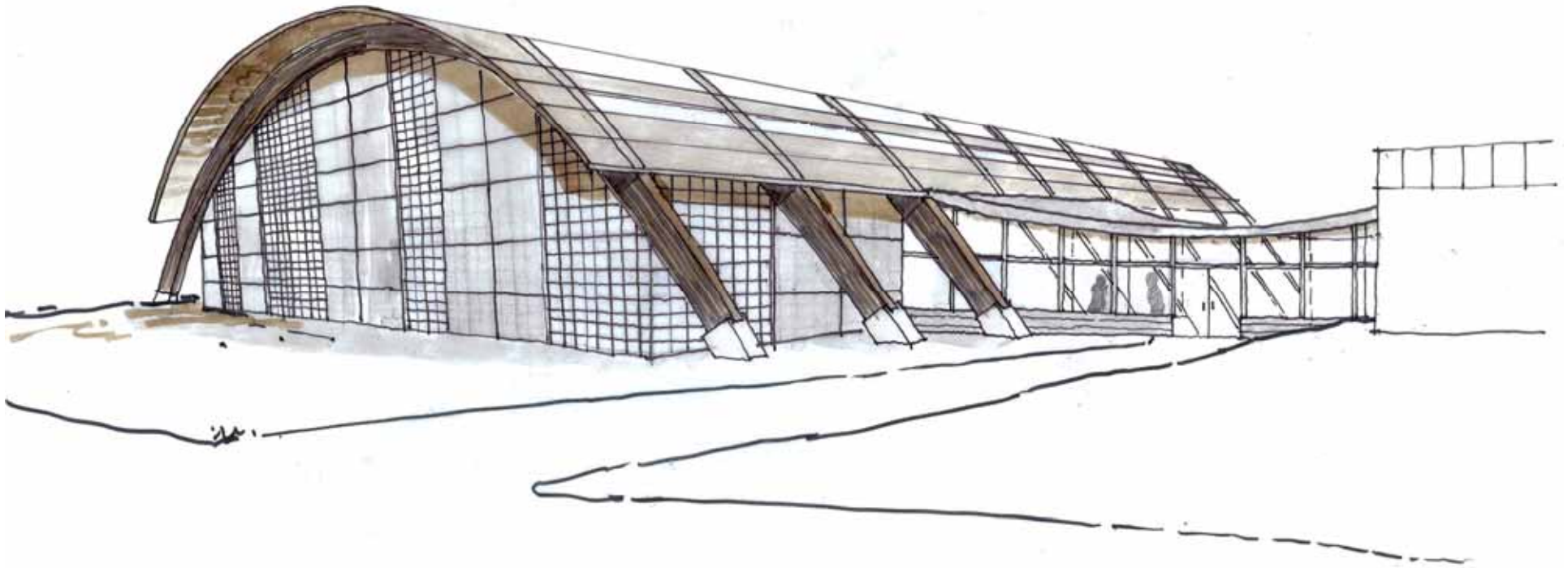


## DESIGN CONCEPT B

- Requires custom fabrication
- Selection of this material with long lead time will exceed project schedule
- Concern for vandalism - Glass panels too vulnerable at low heights



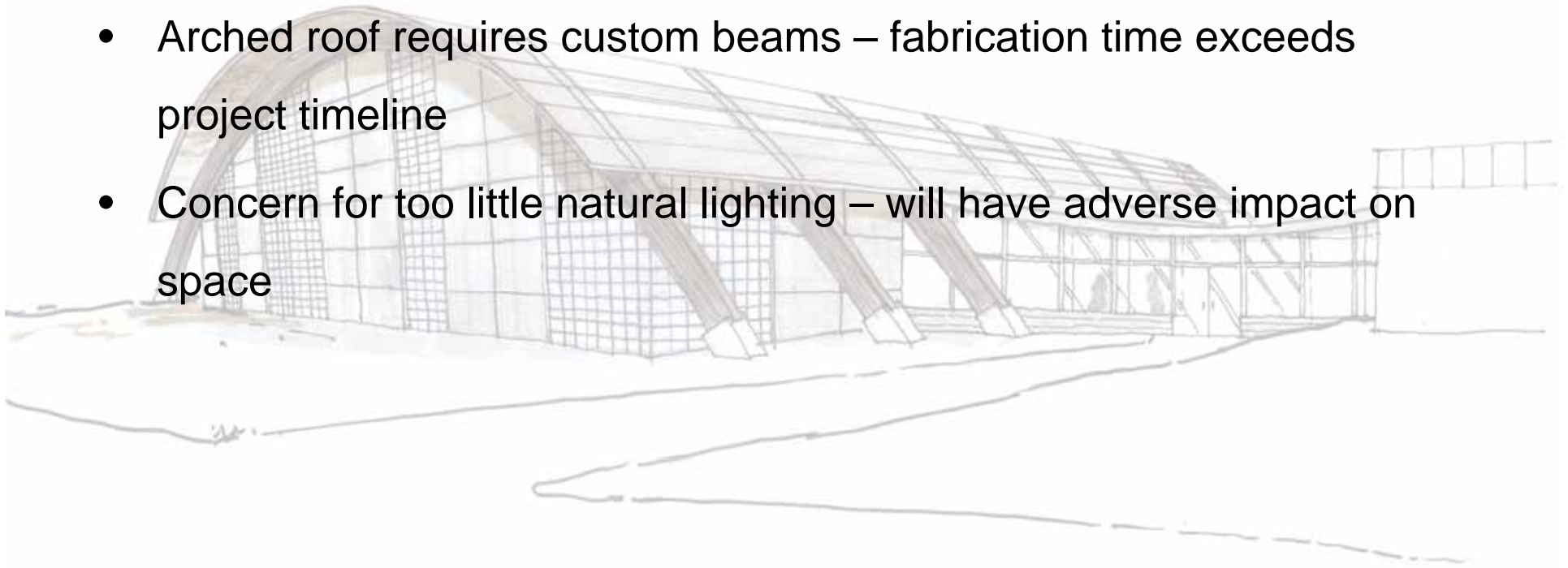
## DESIGN CONCEPT C



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## DESIGN CONCEPT C

- Extensive use of masonry block – lack of natural light
- Arched roof requires custom beams – fabrication time exceeds project timeline
- Concern for too little natural lighting – will have adverse impact on space

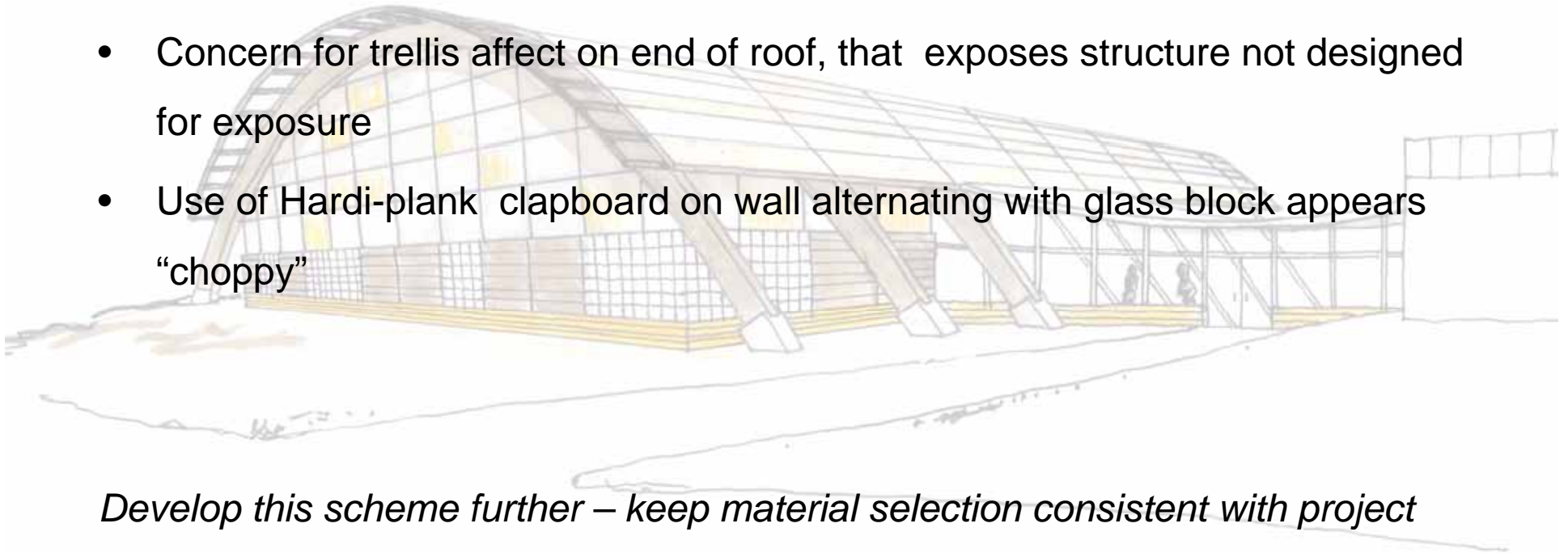


## DESIGN CONCEPT D



## DESIGN CONCEPT D

- Employs good mix of translucent panels & solid wall
- Concern for trellis affect on end of roof, that exposes structure not designed for exposure
- Use of Hardi-plank clapboard on wall alternating with glass block appears “choppy”



*Develop this scheme further – keep material selection consistent with project*

## **RECOMMENDED FINAL DESIGN CONCEPT**

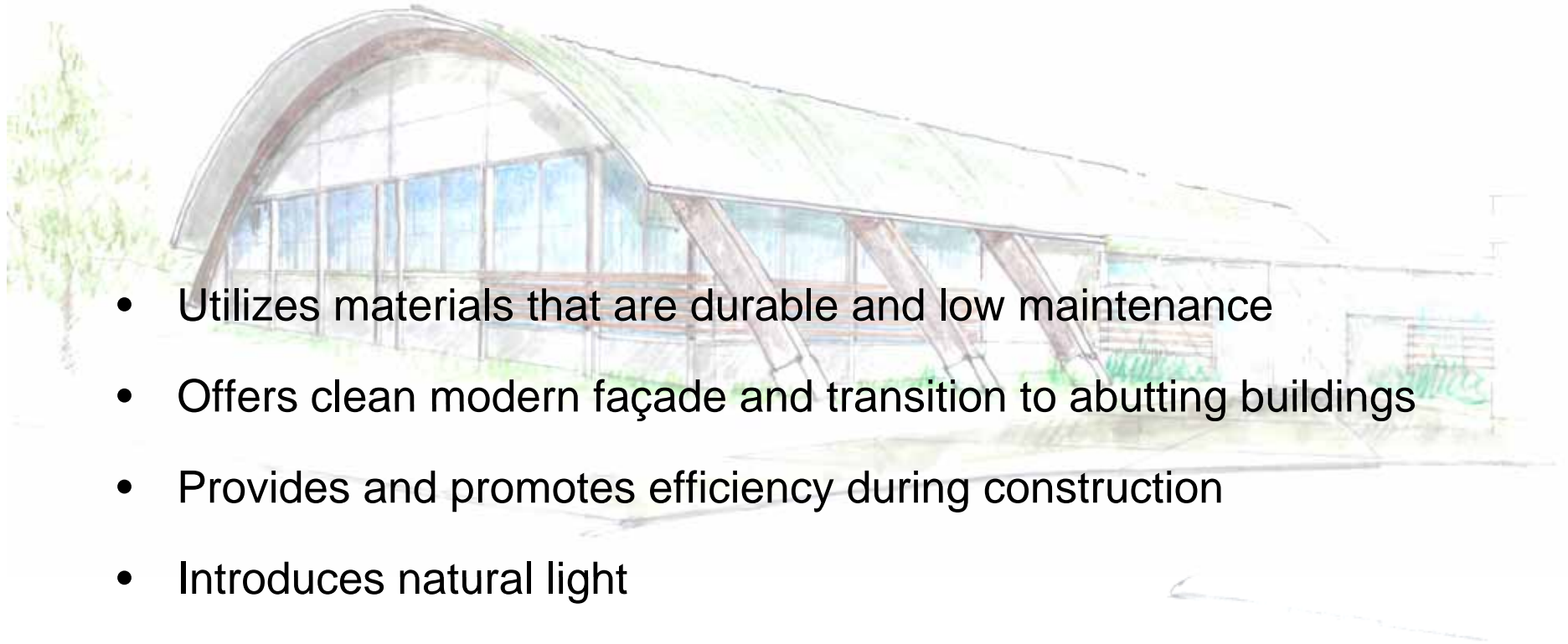
- Incorporates preferred elements of concepts
- Focuses on “buildability”, durability, and sustainability
- Reinforces project priorities, including natural light and ventilation
- Recognizes new entrance
- Provides accessibility to abutting facilities

## RECOMMENDED FINAL DESIGN CONCEPT



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## RECOMMENDED FINAL DESIGN CONCEPT



- Utilizes materials that are durable and low maintenance
- Offers clean modern façade and transition to abutting buildings
- Provides and promotes efficiency during construction
- Introduces natural light
- Utilizes a selection of readily available building materials that helps meet schedule demands

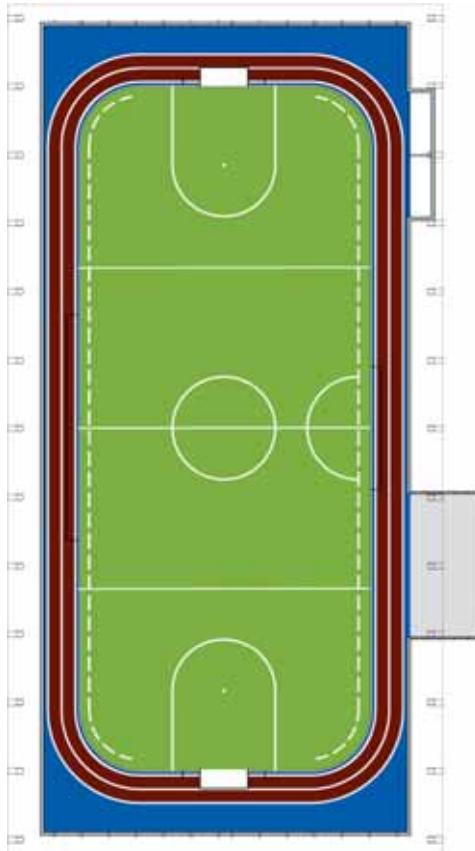
## RECOMMENDED FINAL DESIGN CONCEPT



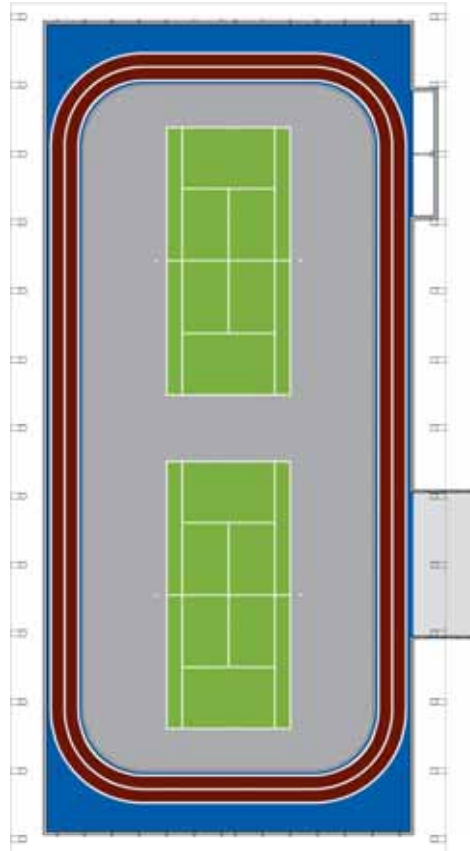
- Invites diverse and flexible programming for space
- Allows for casual walking track around primary floor space
- Marks and lines primary floor space for multiple uses and activities
- Connects new structure to allow access to bathrooms

## INTERIOR SPACE ...designed for flexibility of use

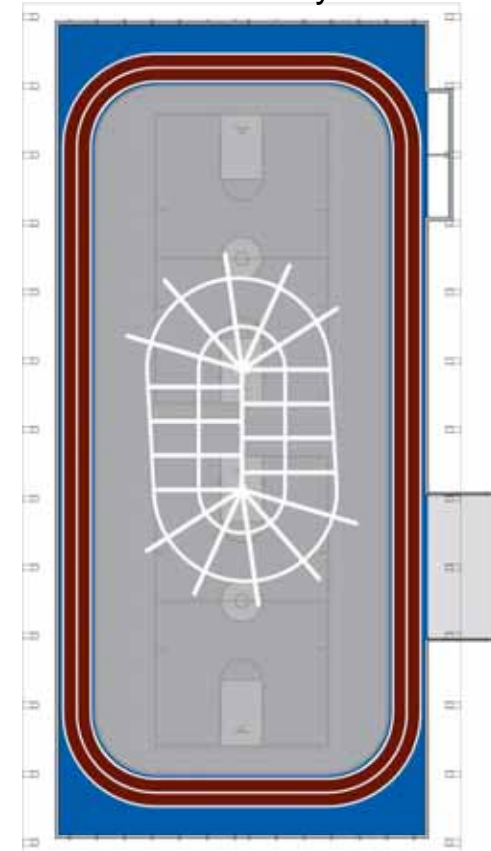
Indoor Soccer



Tennis



Inline Skating & Roller Derby



## RECOMMENDED FINAL DESIGN CONCEPT



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## NEXT STEPS – THE PROJECT AND THE COMMUNITY

- Collaborate with SOMWBA to seek certified contractors from the community
- Construction Advertisement and Pre-Bid meeting in May
- Continue Development Work with new Friends Group and Programming ideas



## **NEXT STEPS – DCR AND THE COMMUNITY**

“Friends of Cass Center” Meeting Scheduled for April 7, 2010, 6:30pm at Shelburne Community Center.

### **Meeting Agenda:**

- Survey interest from park users, neighbors, local businesses, etc.
- Learn more about formalities of forming an organization
- Reach a meeting of the minds on mission and goals

## Unoccupied Former Cass Rink Structure



## THE NEW CASS RECREATION CENTER



REDEVELOPMENT OF THE MELNEA A. CASS  
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## ADDITIONAL INFORMATION

- For more information:
  - Web: [www.mass.gov/dcr](http://www.mass.gov/dcr)
- If you have questions, concerns, or suggestions:
  - Email: [dcr.updates@state.ma.us](mailto:dcr.updates@state.ma.us), noting “Cass Center” in the subject line
  - Phone: 617-626-4974