



Corps of the Neighborhood

Sustainable, durable and versatile, the Salvation Army Ray and Joan Kroc Corps Community Center in Boston's economically-challenged Dorchester neighborhood proves that good design does indeed make good neighbors.

2 Exterior lighting features Avaround from Emco Lighting



The Salvation Army Ray and Joan Kroc Corps Community Center of Boston

Like its 25 sister facilities currently springing up around the country, Boston's version of the Ray and Joan Kroc Corps Community Center was designed to reflect the neighborhood where it lives. The 90,000-sq.-ft. Kroc Community Center of Boston is the largest nonprofit community center in New England, residing in Boston's economically-challenged, neglected Dorchester neighborhood.

The interiors were designed to meet every need of the center's diverse patrons with a NCAA regulation-size basketball court, a 300-seat performing arts center, three gyms, a pool, library, chapel, fitness center, computer lab, art room, recording studio and more. Likewise, the 400-ft. building exterior also reflects the neighborhood's varied surroundings, mixing contemporary and traditional materials with its large and small scale volume facades in glass, brick, tile, metal panels and concrete block.

"We didn't want it to look like you were walking past a 400-ft.-long wall, so we changed the materials while staying within a palette that made it seem cohesive," said Mark Rosenshein, LEED AP, lead designer and senior project manager, The Architectural Team, Boston (www.architectural-team.com). "When you look at the building from different angles, you see different architectural features that bring it down to the neighborhood, on a much more human scale."

Building a facility of excellence that can last for 50+ years made durability of materials, both interior and exterior, a major tenant of design. The team specified only high-quality products, including ground face block in the gym and dining hall, terrazzo flooring in the entryway, and rollout tack wall covering made out of linoleum in the classrooms.

Sustainability was also a priority. The team designed the building to LEED Silver standards (although they didn't apply for LEED recognition), including interior daylighting, low-e, high-efficiency windows with solar panels, recycled glass countertops in the reception area and dining hall and a UV light filter system on the pool rather than chlorine.

Says Rosenshein, "We were able to use both sustainable and durable products to make sure it's a facility that is sustainable and looks great." □

PROJECT SPECS

Master Planning, Architecture and Interior Design

The Architectural Team, Boston

Owner/Developer: The Salvation Army of Massachusetts

General Contractor: Suffolk Construction Co., Boston

Consultants: McNamara Salvia, Boston (structural engineer); Vanasse Hangen Brustlin, Watertown, Mass. (civil engineer); AHA Consulting Engineers, Lexington, Mass. (MEP engineer); Copley Wolff Design Group, Boston (landscape architect); Collaborative Lighting, LLC, Concord, Mass. (lighting designer); GZA, Norwood, Mass. (geotech); Water Technology, Beaver Dam, Wisc. (aquatic); Schirmer Engineering, Framingham, Mass. (codes); John Lodge Architects, Cambridge, Mass. (theater); Kalin Assocs., West Newton, Mass. (specifications); Acentech, Cambridge, Mass. (acoustics)

Date Opened: July 2011

Building Site: 90,000 sq. ft.

Budget: \$35 million construction cost

Photography: Andy Ryan (andyryanphotography.com). Courtesy The Architectural Team



Main Interior Lighting

SoftTrace ceiling grid lighting by **Day-Brite Lighting** offers soft illumination across the face of the luminaire, creating uniformity on the ceiling. High luminaire efficacy provides energy savings of over 30%.

Visit www.daybritelighting.com or Circle 446



Exterior Lighting

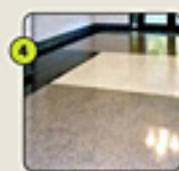
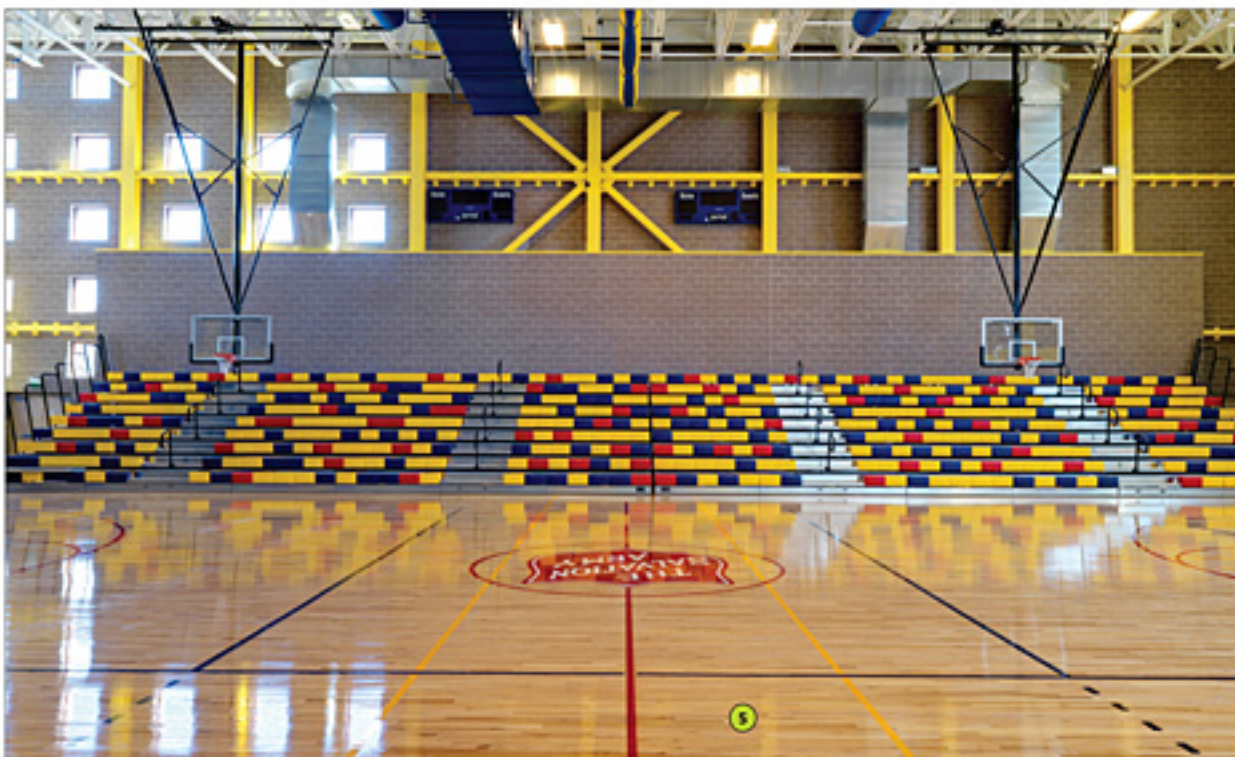
Avaround by **Emco Lighting** soft-edge, low profile exterior lighting for both day and nighttime environments can be mounted in single, twin, three-way and quad configurations up to 30-ft., with wattages to 400 watts. Sealed, two-piece die cast aluminum frames leaves no visible transitions. Visit www.sitelighting.com or Circle 445



Paints and Stains

Pure Performance paint from **PPG**, Pittsburgh Paints contains zero VOCs, has very low odor and excellent stain removal. Available in flat, eggshell, semi-gloss and a primer, the paint film is mold and mildew resistant.

Visit www.ppgpittsburghpaints.com or Circle 444



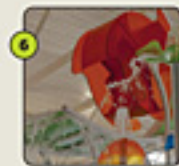
Lobby Flooring

Lightweight, monolithic Cheminert Epoxy Terrazzo flooring is a thin-set epoxy terrazzo flooring system that incorporates marble chip or other aggregates. Installed in a finished thickness from 1/4-in. or 3/8-in. to accommodate the marble particle size, the flooring is made by **Dex-O-Tex** and is available in a wide range of background colors and with granite, glass, Mother of Pearl and more. Visit www.dex-o-tex.com or Circle 443



Gym Flooring

ChannelFlex II Anchored, Double-Layered Plywood sports floor system by **Action Floor Systems** utilizes DR foam with continuous steel channels and anchoring blocks with two layers of plywood for dimensional stability and strength. The high-performance ChannelFlex Ultra F system is EN certified with factory-assembled panels for a quick and efficient installation. Visit www.actionfloors.com or Circle 442



Pool Activity Equipment

Poolplay products by **Vortex** are designed to maintain the sophistication of the surrounding architecture and design while ensuring fun in an aquatic facility. The Safeswap anchor design offers expandability and interchangeability that ensures future fun is built right into the current design. Visit www.vortex-intl.com or Circle 441



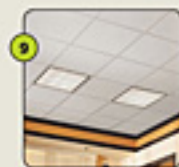
Wall Board

Sheetrock brand gypsum panels from **USG** are composed of a fire-resistant gypsum core encased in 100% recycled natural-finish face paper and 100% recycled liner paper on the backside. The face paper is folded around the long edges to reinforce and protect the core, and the ends are square-cut and finished smooth. The long edges of the panel are tapered, allowing joints to be reinforced and concealed with a USG Interior Finish System. Available in 1/2-in., 5/8-in. and 3/4-in. thicknesses. Visit www.usg.com or Circle 440



Air-Cooled Condensing Units

Dual Circuit Air-Cooled Scroll Condensing Chiller, Model RCS-060D, by **McQuay** delivers efficiencies of up to 12.1 EER at full load, with an optional low ambient operation range down to 0°F. The chiller is a R-410A refrigerant and is reliable with scroll compressors with fewer moving parts, including two circuits on all size units to provide the backup cooling. Visit www.mcquay.com or Circle 439



Ceiling Panels

Cortega Square Lay-in and Tegular, medium-texture mineral fiber ceiling panels by **Armstrong** are made with up to 43% recycled content and feature a non-directional visual. Ideal for standard commercial applications, Cortega panels are used in conjunction with a metal suspension system. Visit www.armstrong.com or Circle 438



Ceiling Grid System

Donn DX/DXL Suspension systems from **USG** are available with either a concealed or non-concealed grid and have a hot-dipped galvanized steel body. The system can be used for both general and fire-rated applications and some components are available with high-recycled content. The system meets or exceeds all national code requirements, including seismic. Visit www.usg.com or Circle 437