



# **BCYF Community Center Study Charlestown**

**Community Advisory Committee Meeting #2**

**April 26, 2022**

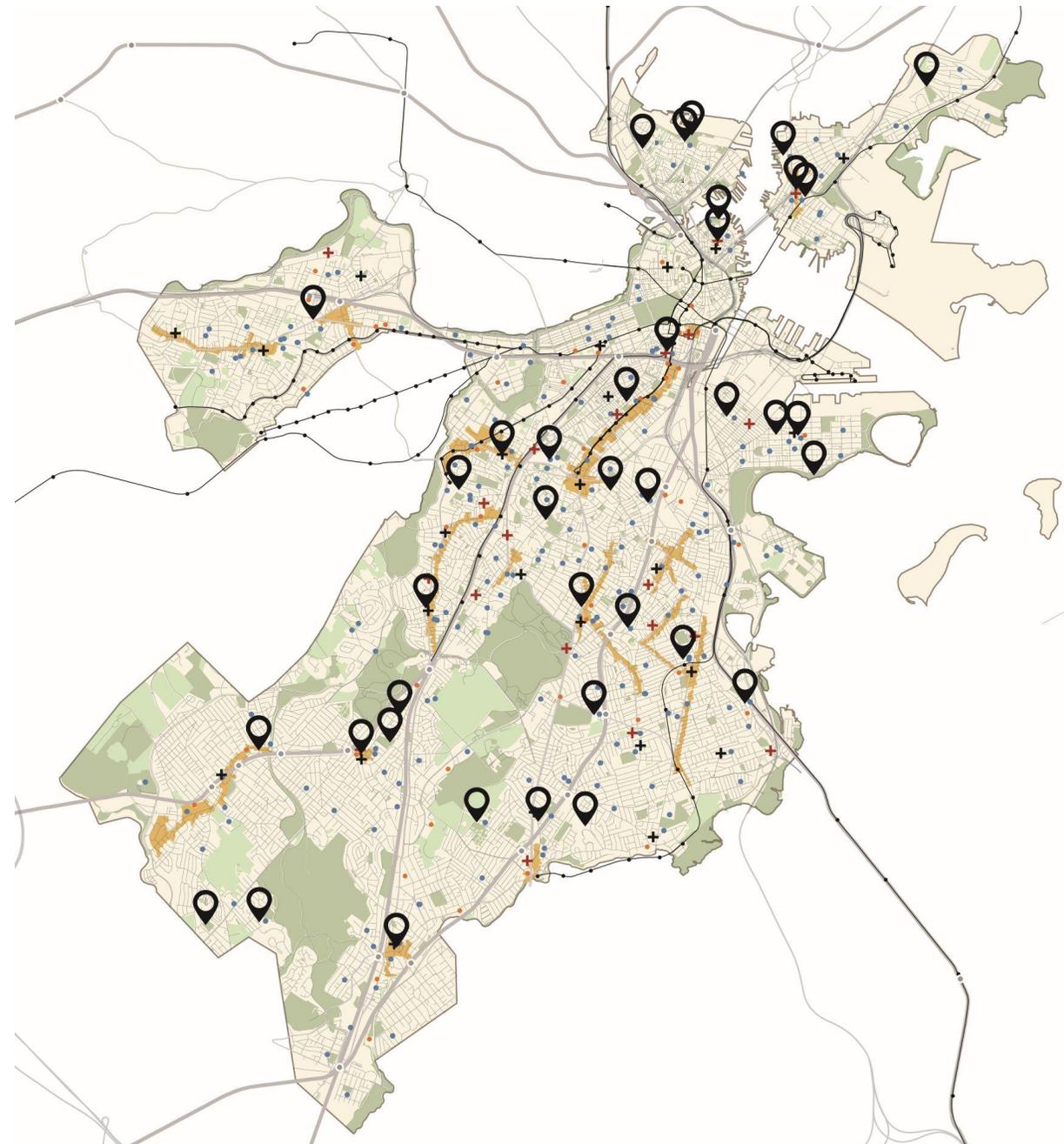


**utile**

# Agenda

1. Introductions
2. Project Team Roles
3. BCYF Goals & Objectives
4. Study Process & Schedule
5. Building Program
6. Site Selection Process
7. Q&A Discussion

*This meeting will be recorded and posted on the project website: <https://www.boston.gov/BCYF-Charlestown>*



# Project Team Roles

## Community Advisory Committee

- Engage with your neighbors to gather feedback on the study process
- Provide a consistent group to provide input from the beginning to the end of the study
- Provide input to the project team on study priorities

## City of Boston Boston Centers for Youth & Families

- Engage with the community
- Gather feedback for the larger team
- Provide input on building uses and activities

## City of Boston Public Facilities Department

- Provide data to the project team
- Coordinate other City agencies
- Direct the consultant team

## Consultant Team Utile Architecture and Planning

- Analyze and present data
- Develop a building and site program
- Test the program on specific sites
- Prepare a final report summarizing the initial study process

# Study Goals

## Part of a masterplan to build a new BCYF facility in Charlestown

- 1. What?**  
Establish the types of uses and activities in a new BCYF center in Charlestown
- 2. Where?**  
Identify sites for new BCYF centers
- 3. Verify!**  
Test in three dimensions a new BCYF center on a selected site

*The study will result in a final report that will be the first step in budgeting, designing and building a new BCYF center.*

# Charlestown BCYF Sites

## BCYF Clougherty Pool

- Outdoor Pool
- Pool House

## BCYF Charlestown

- Community Room
- Computer Lab
- Gymnasium
- Fitness Center
- Indoor Pool

## Golden Age Center

- Community Room
- Kitchen

## Boys & Girls Club

## YMCA

## BCYF Paris Street / Pool

## O'Neil Memorial Rink

## Mirabella Pool

## BCYF Nazzaro

## SITE KEY

BCYF (BPS)

BCYF (STAND-ALONE)

SCHOOL



# BCYF Goals and Objectives

## Stand-Alone Facility

Create a center that is not limited by hours or activities by shared facilities

## More Programming

Create adequate space for uses and activities geared to the neighborhood

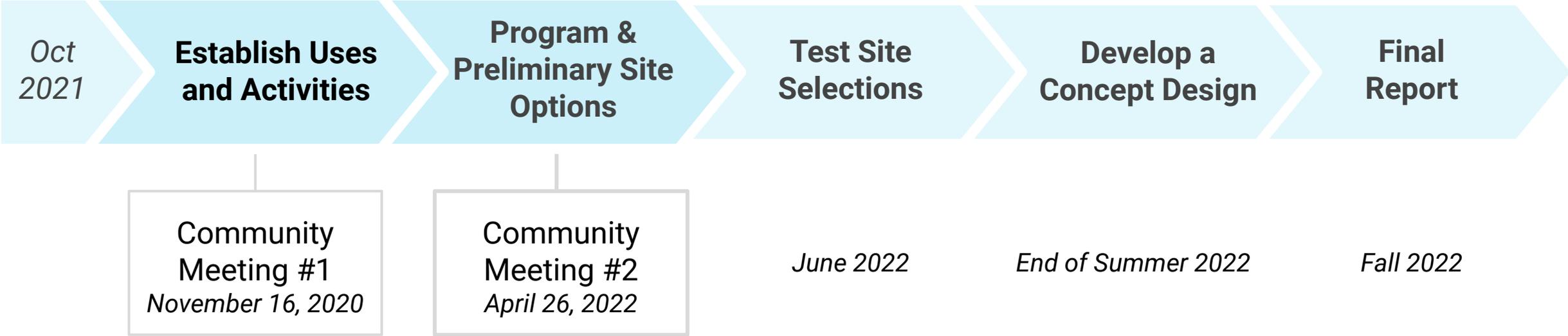
## Flexibility

Provide flexible spaces for a range of activities and user groups

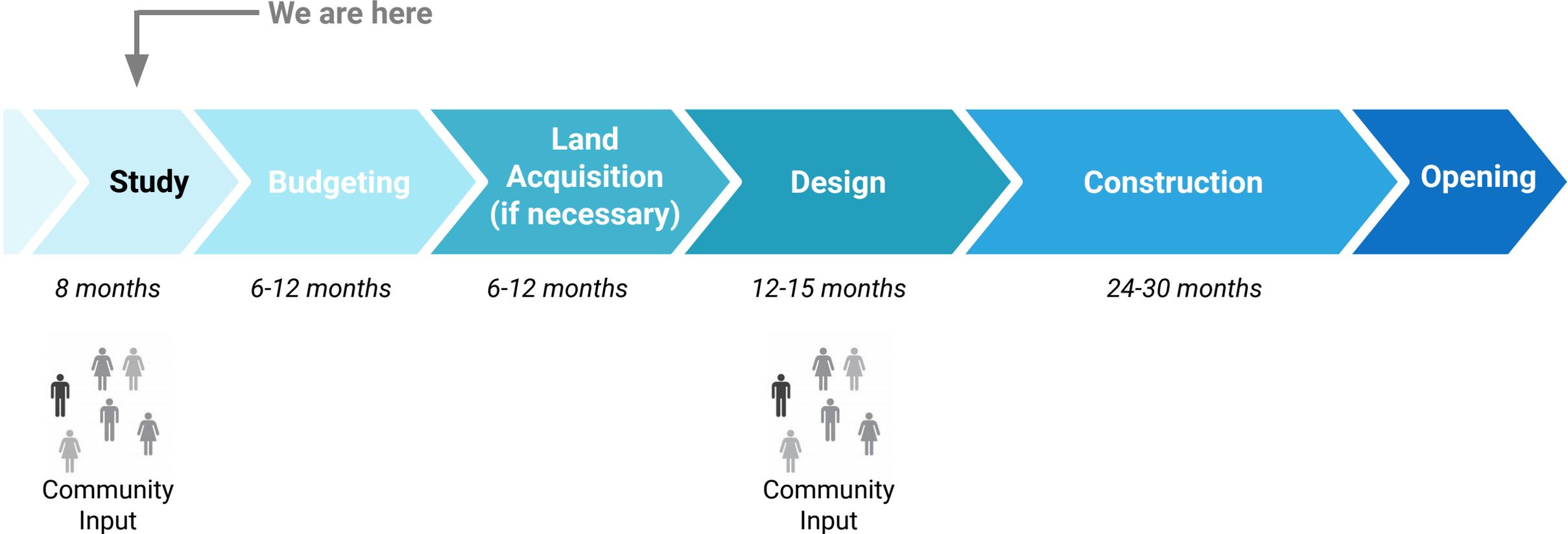
## Diverse Users

Serve the different interests and needs of BCYF's users including youth, teens, adults, families, and seniors

# Study Process and Schedule



# Typical Project Schedule

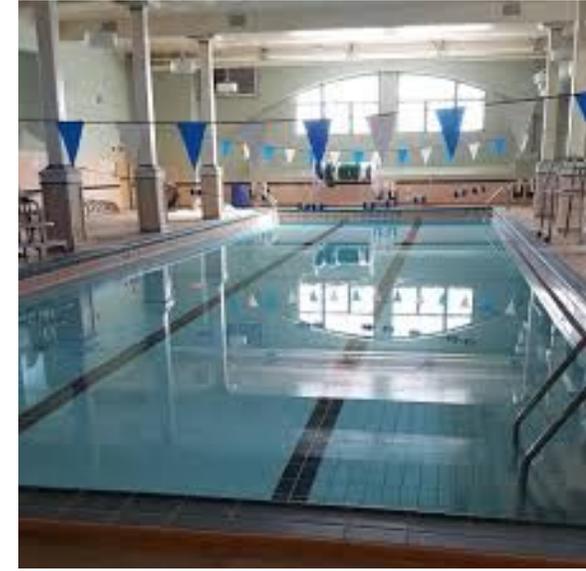


# Existing BCYF Programs (City wide)

*Most Common*

- Community Rooms (36)
- Gymnasiums (28)
- Computer Labs (25)
- Teen Centers (23)
- Adult Education (21)
- Pools (18)
- Fitness Centers (13)
- Dance Studios (12)
- After School Programs (10)
- Kitchens (10)
- Senior Spaces (9)
- Auditorium/Theatres(5)
- Batting Cages (5)
- Rock Walls (5)
- Music Studios (3)

*Least common*



# BCYF Program Areas

## Community & Education

- Community rooms
- Classrooms
- Toddler/childrens' rooms
- Senior centers
- Teen centers
- Computer labs

## Arts

- Performance spaces
- Art rooms
- Music/band rooms
- Recording studios
- Makerspaces

## Fitness & Sports

- Yoga/dance studios
- Weight & cardio rooms
- Pools
- Gyms
- Basketball courts
- Batting cages
- Rock walls

## Outdoor Spaces

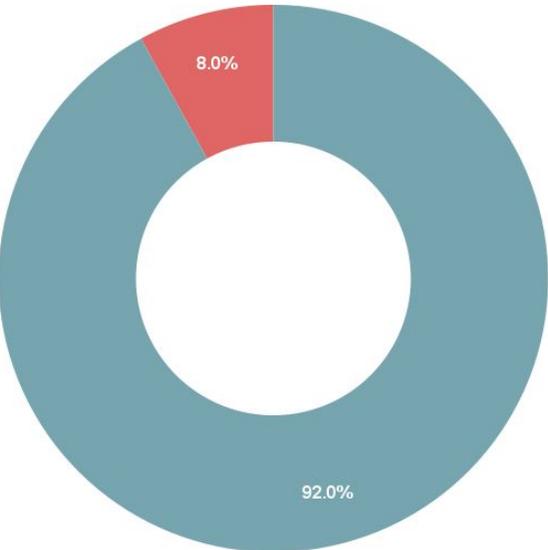
- Gathering entrances
- Playscapes
- Outdoor courts
- Outdoor assembly spaces
- Sport fields

# Program Survey: Resident Breakdown

as of April 25, 2022

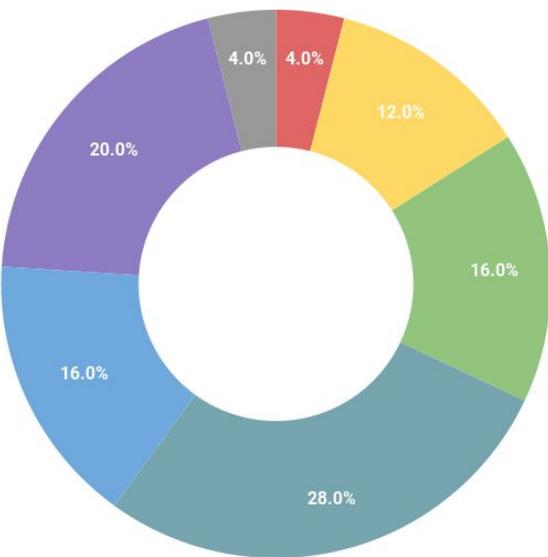
Take the survey here:  
<https://forms.gle/sYBhkRXWcpRr4fcr7>

### Do You Live In Charlestown?



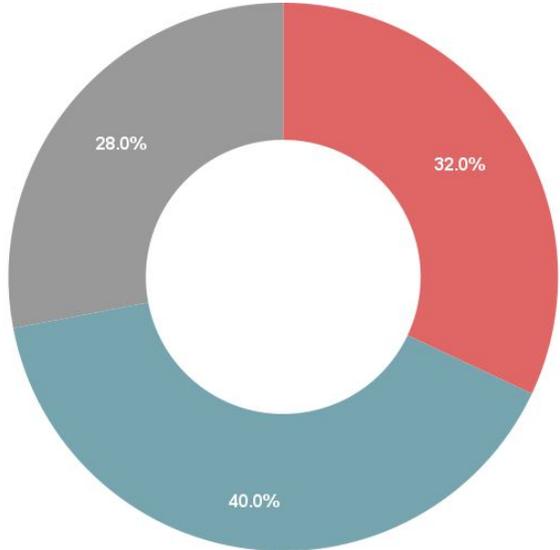
● Yes      ● No

### What Is Your Age Range?



● <20      ● 50-59  
● 20-29      ● 60-69  
● 30-39      ● >70  
● 40-49      ● Prefer not to say

### What BCYF Site Do You Use?



● Charlestown      ● Clougherty Pool  
● Golden Age Senior Center      ● None

# Community and Education



Flexible community rooms



Youth rooms and classrooms



Senior center



Computer lab



Teen room



Toddler/children's room

# Arts



Performance space



Art room



Music/band room



Recording studio



Makerspace

# Fitness & Sports



Weight room



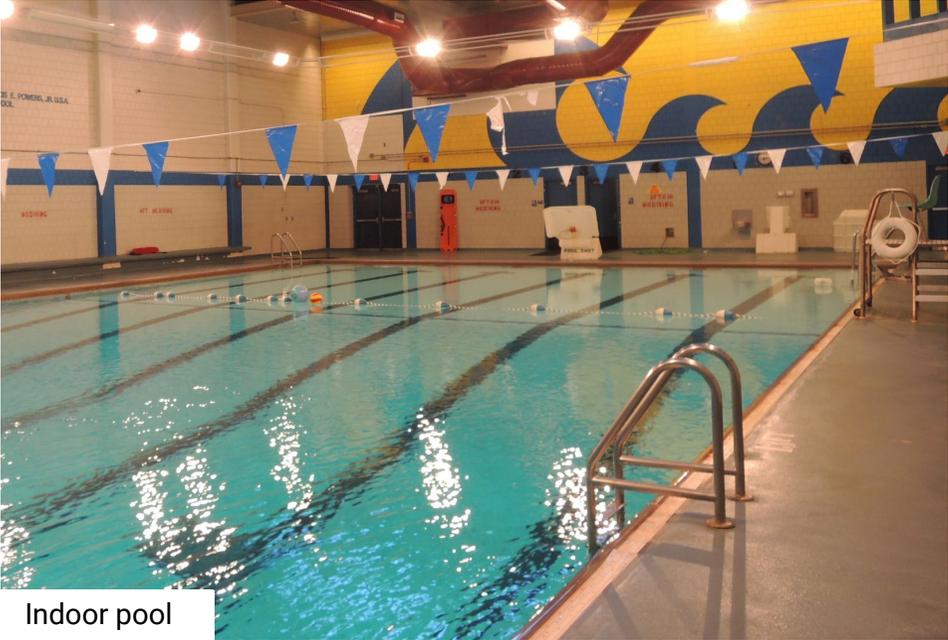
Cardio room



Yoga/dance studio



Boxing/martial arts



Indoor pool

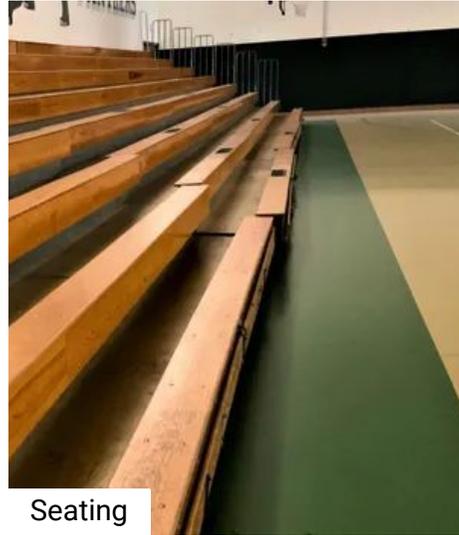


Outdoor pool

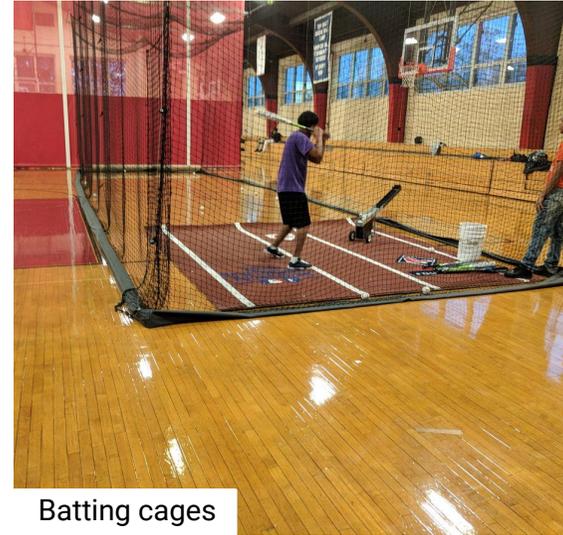
# Fitness & Sports: Gymnasium



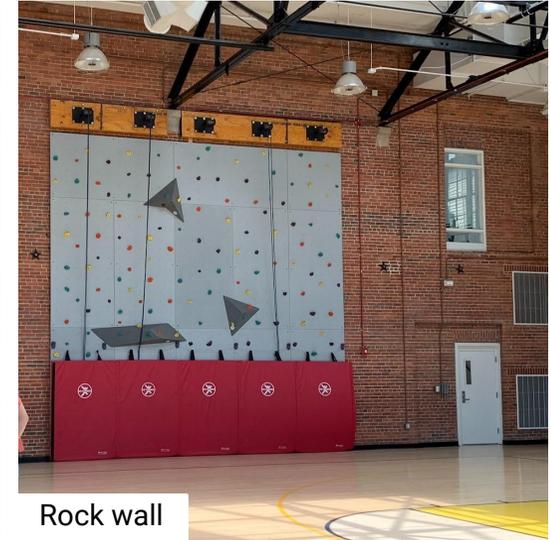
Basketball courts



Seating



Batting cages



Rock wall



Indoor running track



Volleyball



Badminton

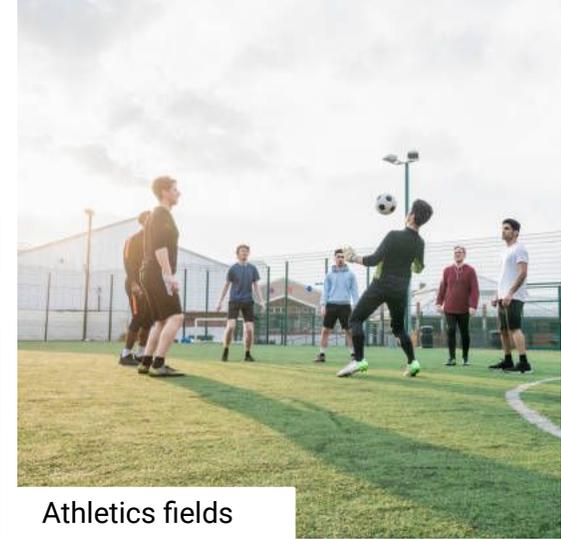
# Outdoor spaces



Entry gathering space



Playscape



Athletics fields

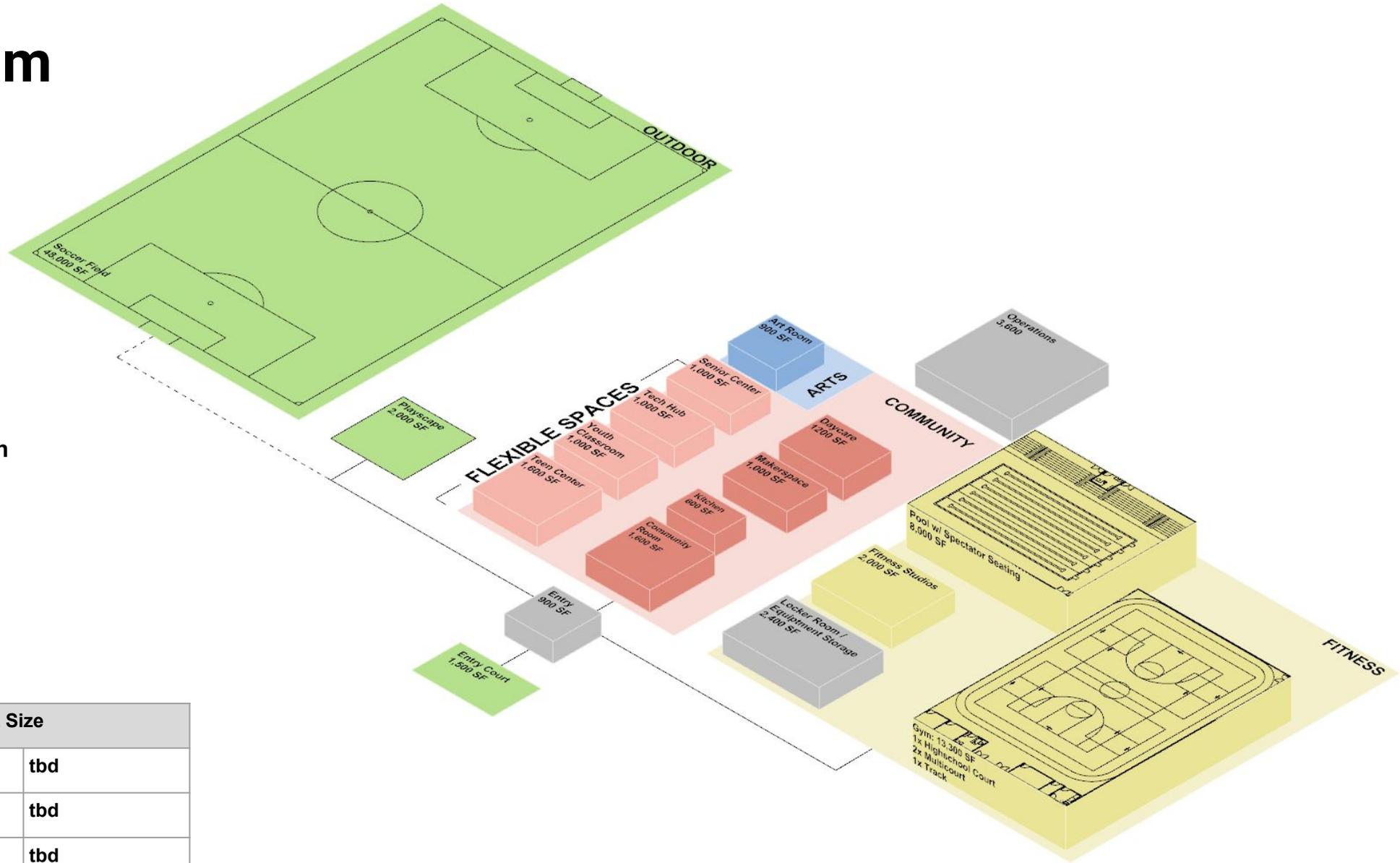


Basketball courts



Outdoor assembly area

# Ideal Program



- Community & Education
- Arts
- Fitness & Sports
- Outdoor Spaces
- Operations

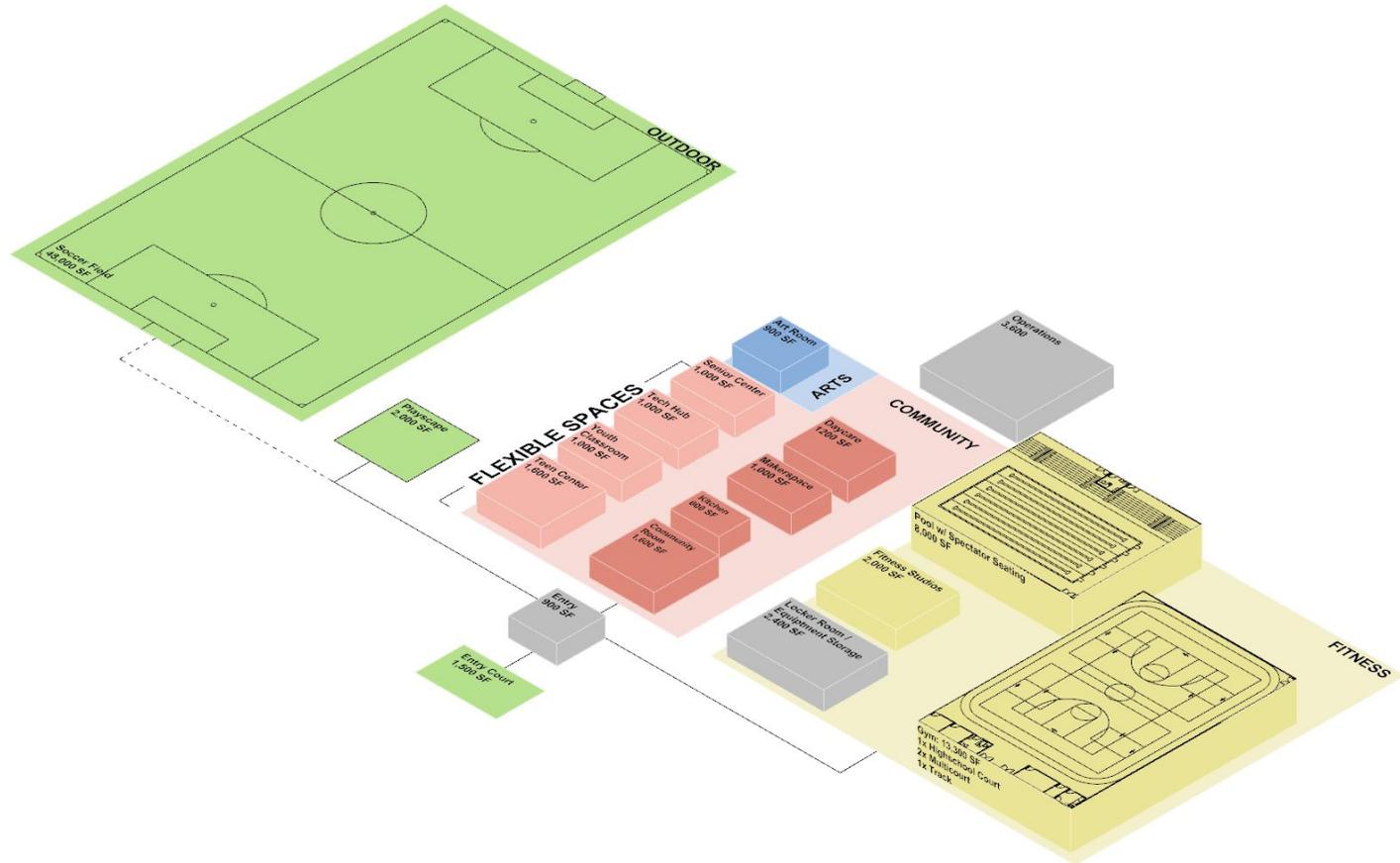
Ideal Building & Lot Size	
Total Building Size	tbd
Building Footprint	tbd
Ideal Lot Size (not including fields)	tbd

# Process for Identifying Sites in Charlestown

- **Determine the types of uses and activities of a new BCYF center in Charlestown**
- **Determine the size of the site required to fit a new BCYF center that meets those needs**
- **Find available sites - public or private**
- **Evaluate the relative cost and timeline of building on the site (land acquisition, site cleanup costs, etc)**
- **Test in three dimensions a new BCYF center on the site to verify the site is suitable**

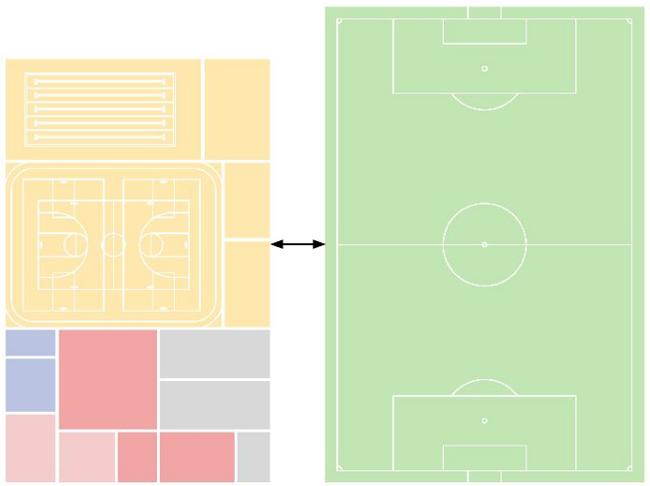
# Process for Selecting Sites in Charlestown

- Determine the types of uses and activities of a new BCYF center in Charlestown

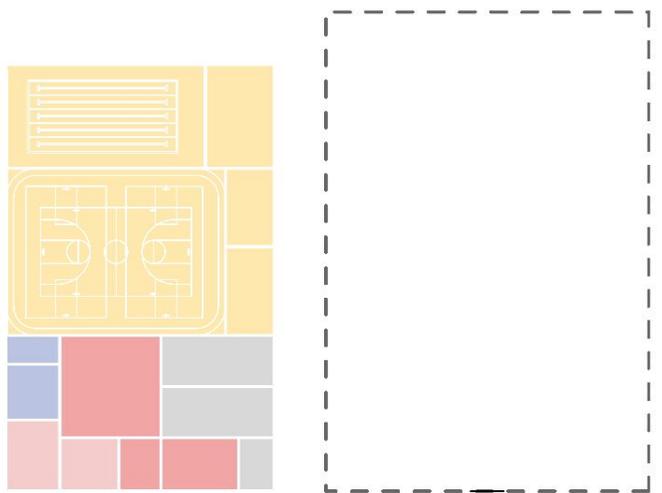


# Process for Selecting Sites in Charlestown

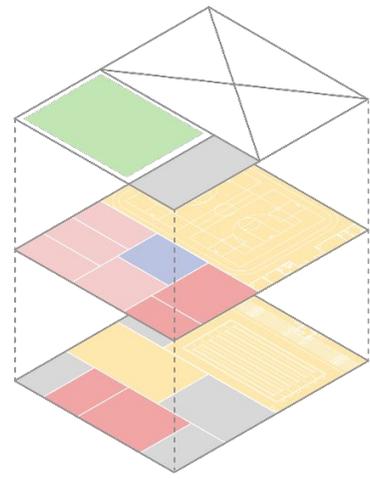
- Determine the size of the site required to fit a new BCYF center that meets those needs



**Ideal Program**  
Lot Size: tbd  
with access to athletic fields



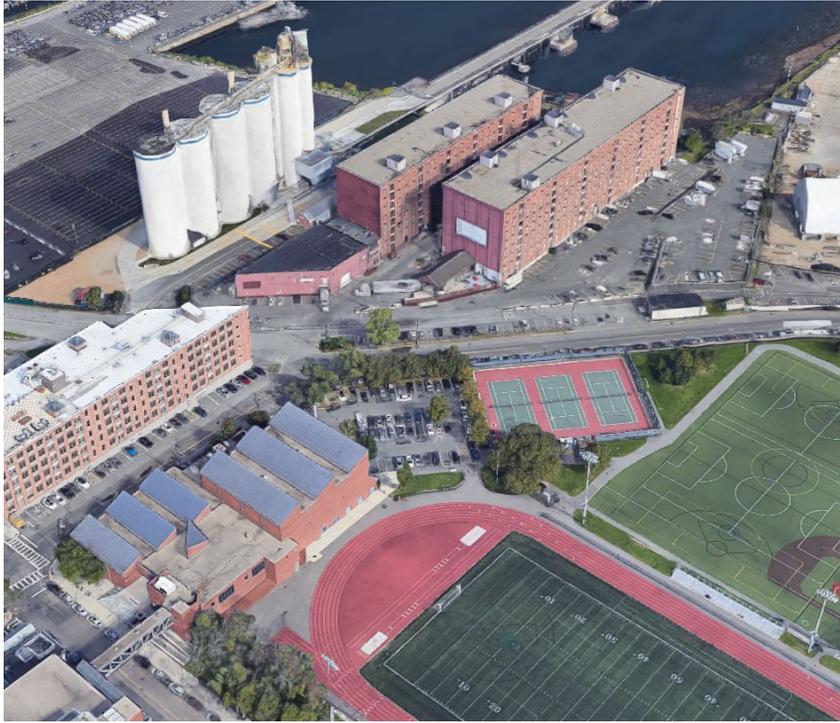
**Ideal Program (No Fields)**  
Lot Size: tbd



**Multi-Story Program**  
Lot Size: tbd

# Process for Selecting Sites in Charlestown

- Find available sites - public or private

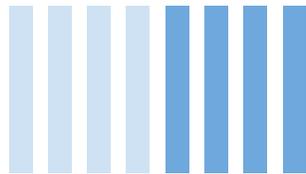


# Process for Selecting Sites in Charlestown

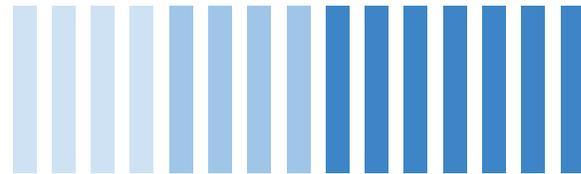
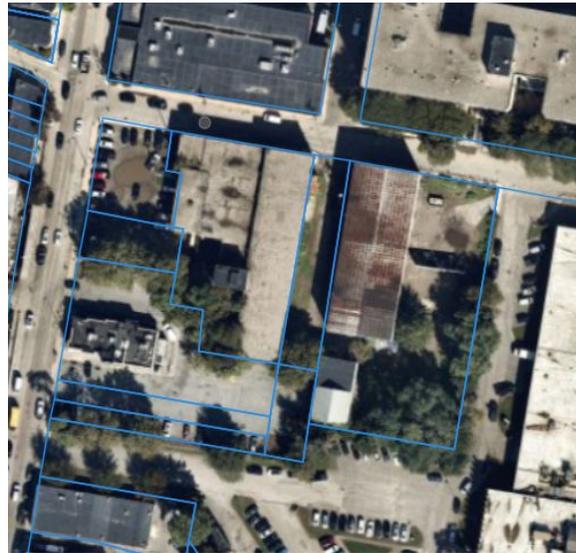
- Evaluate the relative cost and timeline of building on the site (land acquisition, site cleanup costs, etc)



**Shortest Timeline**  
Publicly Owned



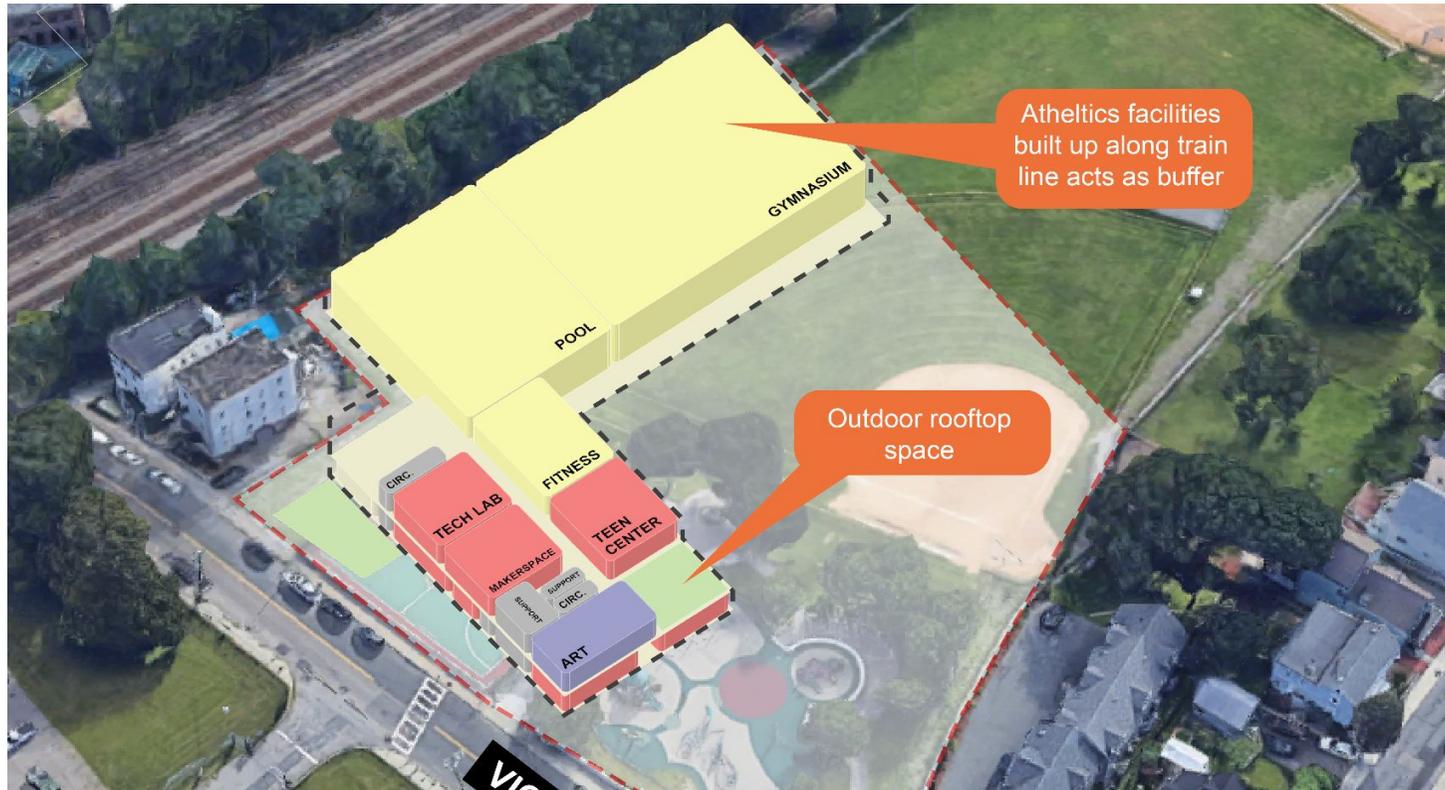
**Longer Timeline**  
Publicly Owned, complex acquisition



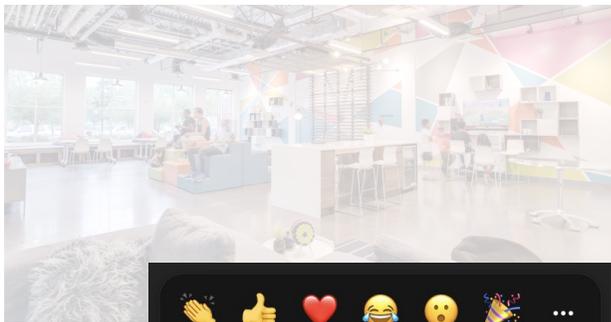
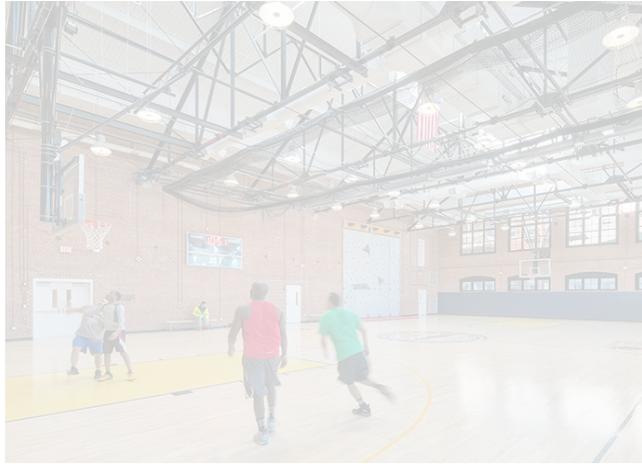
**Longest Timeline**  
Privately Owned

# Process for Selecting Sites in Charlestown

- Test in three dimensions a new BCYF center on the site to verify the site is suitable

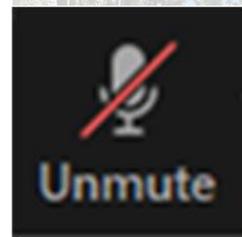
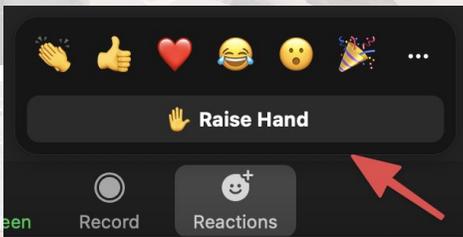


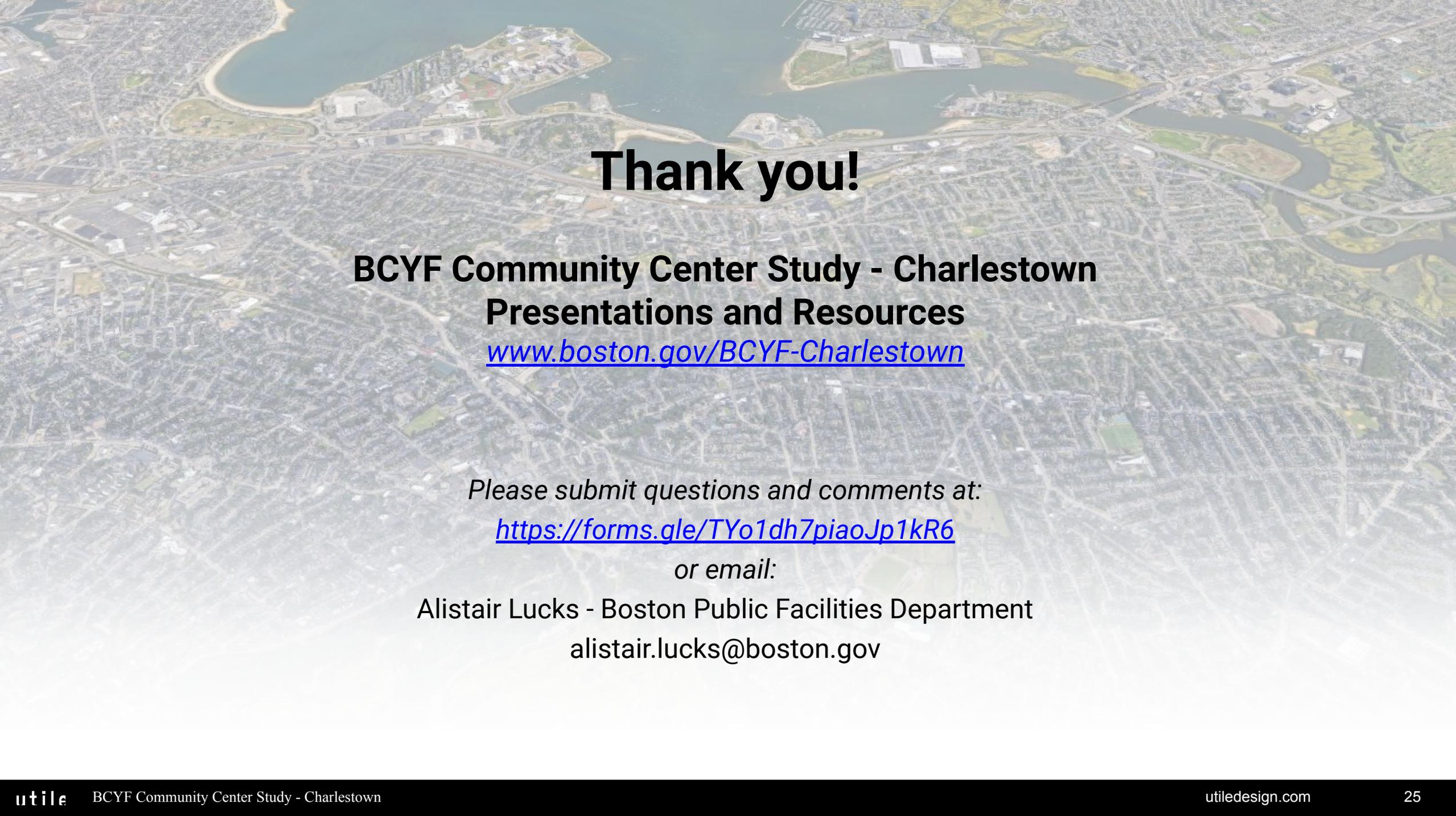
*Note: This is a generic test-fit image, not an actual representation of a site in Dorchester*



# Q&A Session

Audience members can raise their hand and mute/unmute themselves during the discussion





# Thank you!

## **BCYF Community Center Study - Charlestown Presentations and Resources**

[www.boston.gov/BCYF-Charlestown](http://www.boston.gov/BCYF-Charlestown)

*Please submit questions and comments at:*

<https://forms.gle/TYo1dh7piaoJp1kR6>

*or email:*

Alistair Lucks - Boston Public Facilities Department

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