



BCYF Community Center Study Charlestown

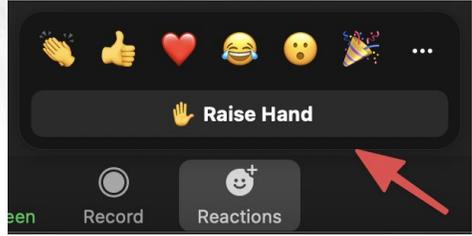
Community Advisory Committee Meeting #3

June 14, 2022

CAC members please raise your hand so you can be designated a panelist in Zoom



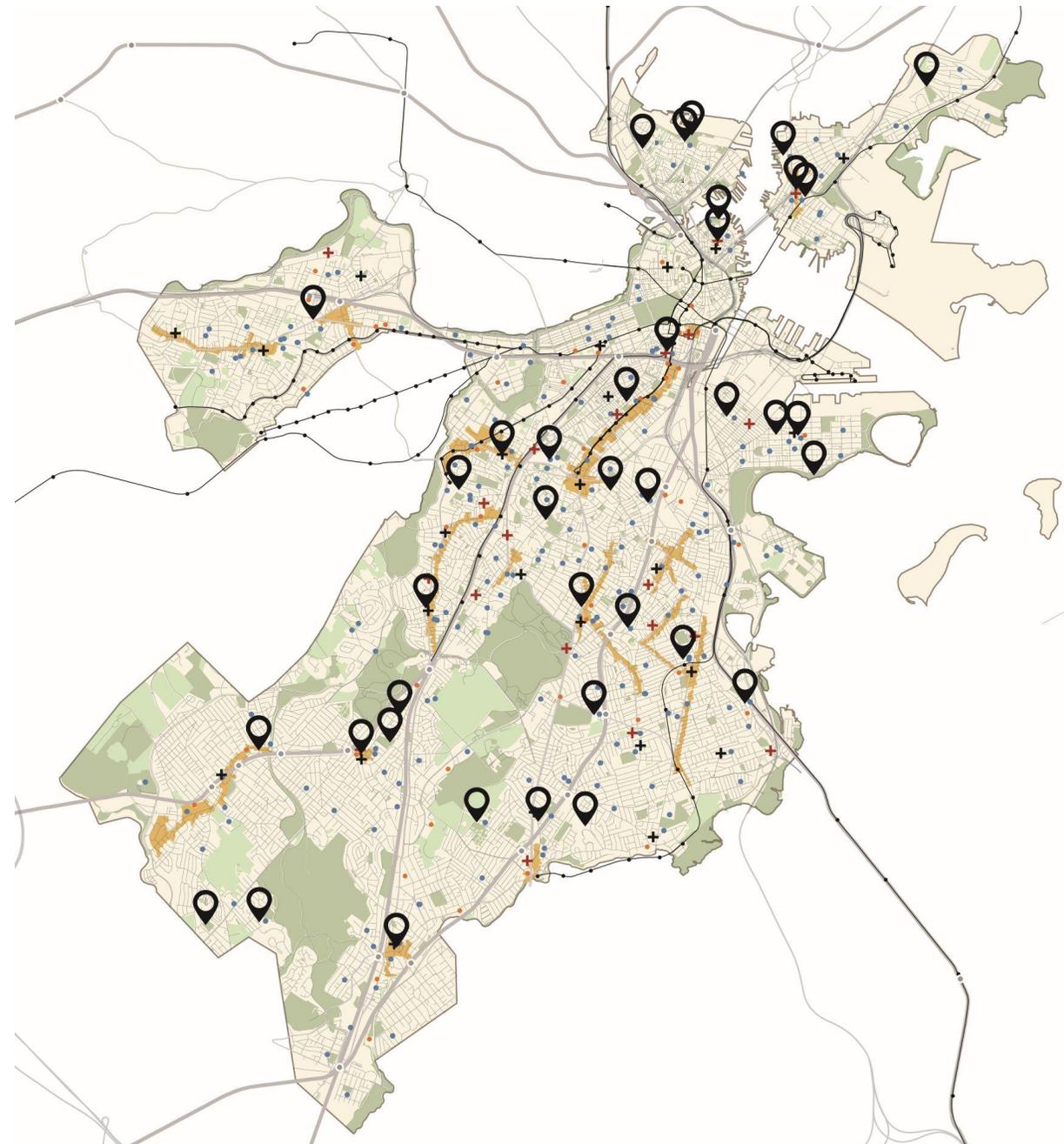
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Agenda

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

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



Zoom Meeting Etiquette

We welcome comments from all participants!

At the conclusion of the presentation, there will be time for questions and comments from participants. For those who prefer to ask written questions, please pose them in the chat feature and we will address them during the Q&A discussion.

In the interest of allowing everyone a chance to make a comment or ask a question, we will limit speaking time to 2 minutes. Please limit the number of questions in your speaking time so each question can be addressed.

Please be respectful of one another and any differences of opinion.

Disrespectful behavior such as threatening, bullying, mocking, grandstanding or exceeding time limits will result in participants being muted or removed from the meeting so others may participate.

We appreciate your participation in this study!

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 a new BCYF center
- 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

BCYF Golden Age Senior Center
- Community Room
- Kitchen

Boys & Girls Club

YMCA

BCYF Paris Street

O'Neil Memorial Rink

BCYF Mirabella Pool

BCYF Nazzaro

SITE KEY

- BCYF (BPS) [Dark teal pin]
- BCYF (STAND-ALONE) [Light teal pin]
- SCHOOL [Dark teal circle]

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

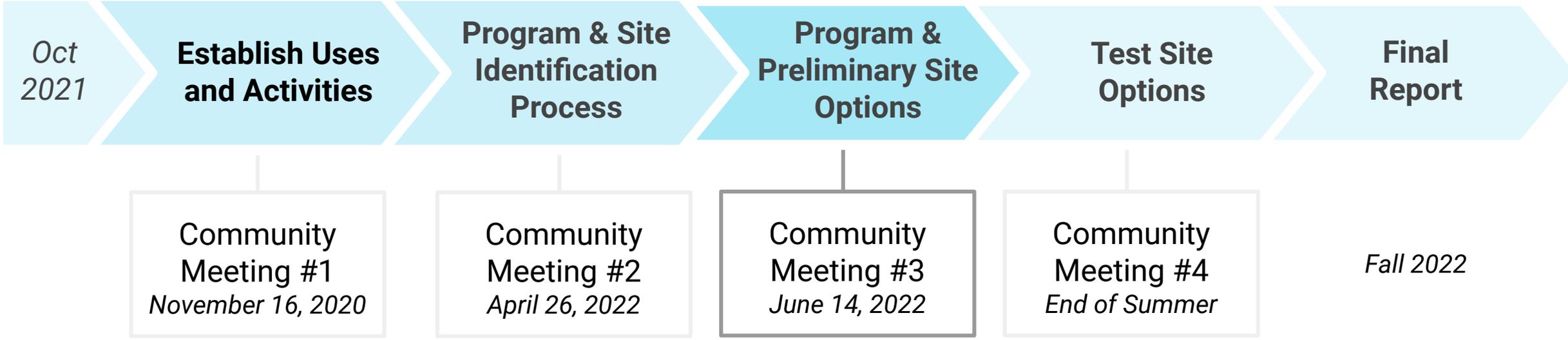
Flexibility

Provide flexible spaces for a range of activities and user groups

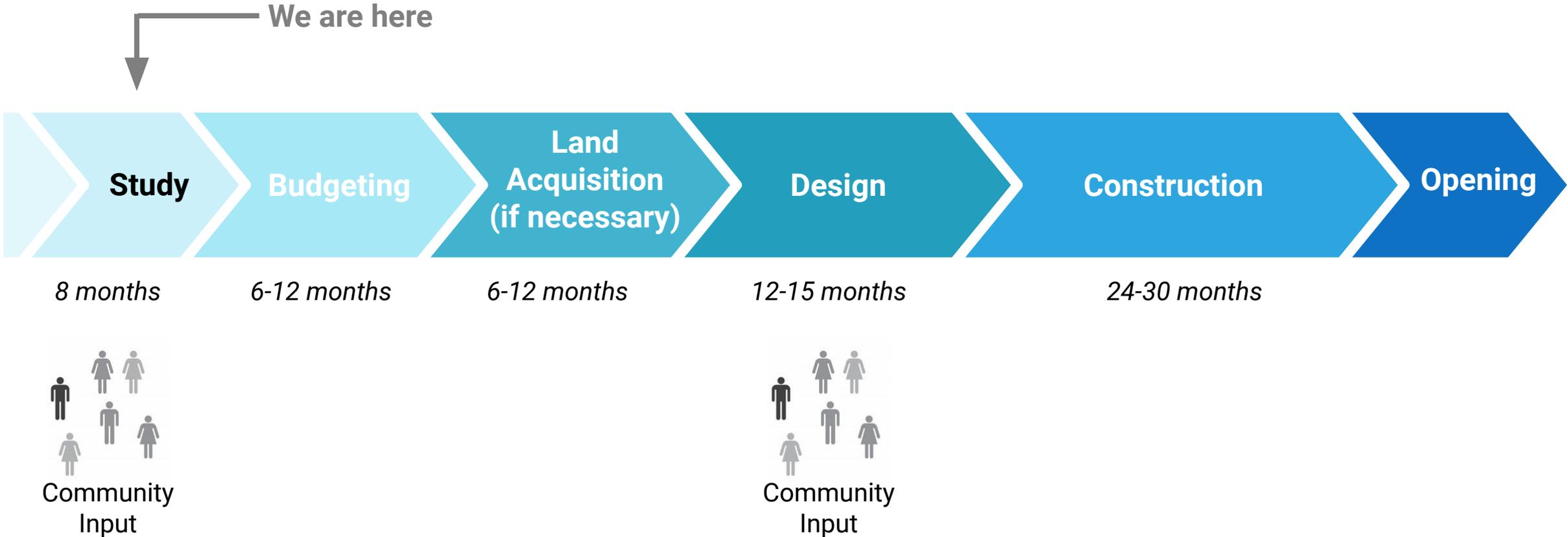
Diverse Users

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

Study Process and Schedule



Typical Project Schedule



Community Meeting #2: Program & Site Identification Process

Community and Education



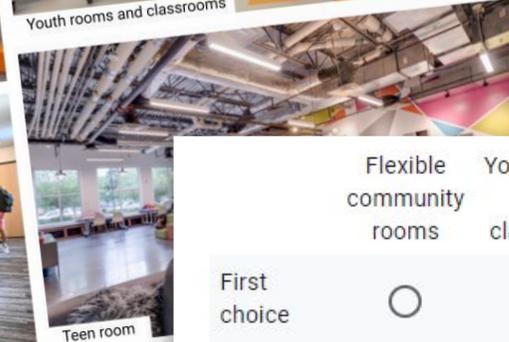
Flexible community rooms



Youth rooms and classrooms



Senior center



Teen room



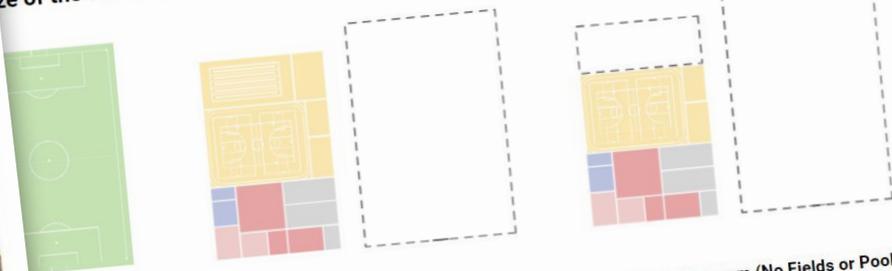
Computer lab

utile BCYF Community Center Dorchester Study

POLL #1

Selecting Sites in Dorchester

Size of the site required to fit a new BCYF center that meets those needs



Ideal Program (No Fields)

Compact Program (No Fields or Pool)
 Lot Size: 35,000 SF

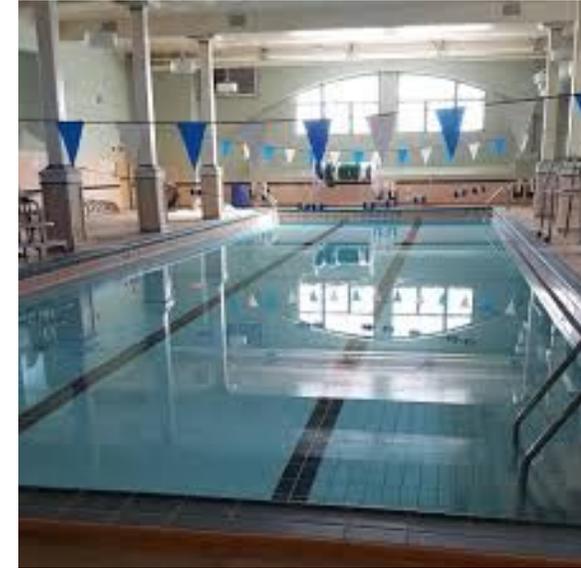
	Flexible community rooms	Youth rooms and classrooms	Senior centers	Computer labs	Teen rooms	Toddler/children's rooms
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

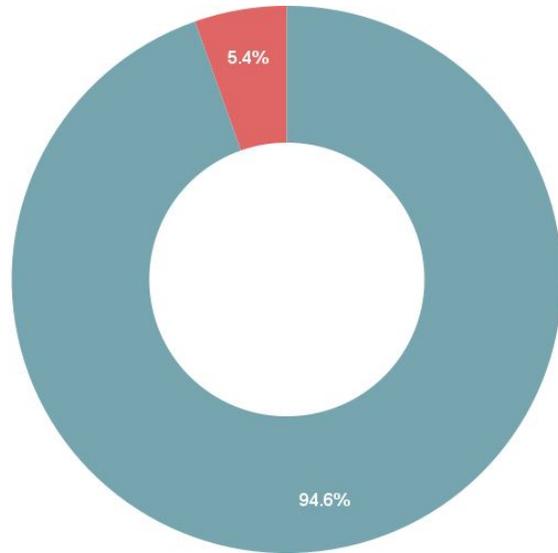
287 Responses

as of June 13, 2022

Take the survey here:

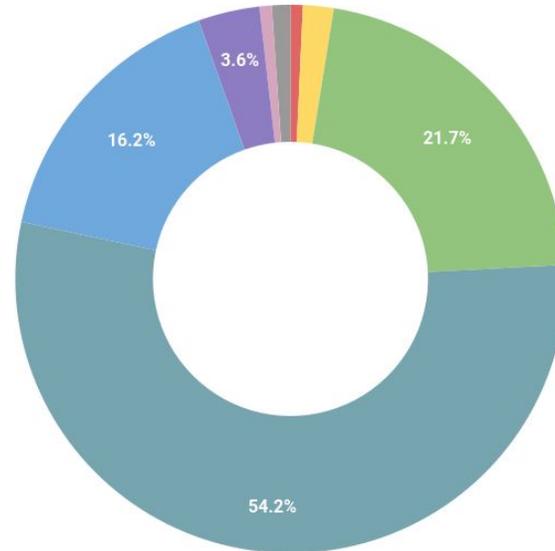
<https://forms.gle/sYBhkRXWcpRr4fcr7>

Do You Live In Charlestown?



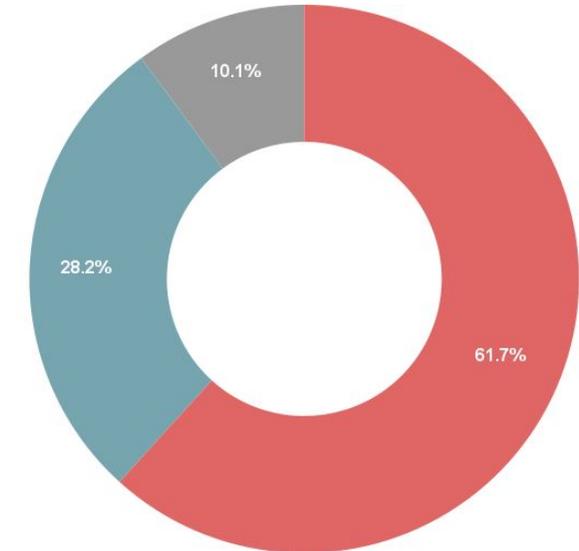
● Yes ● No

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

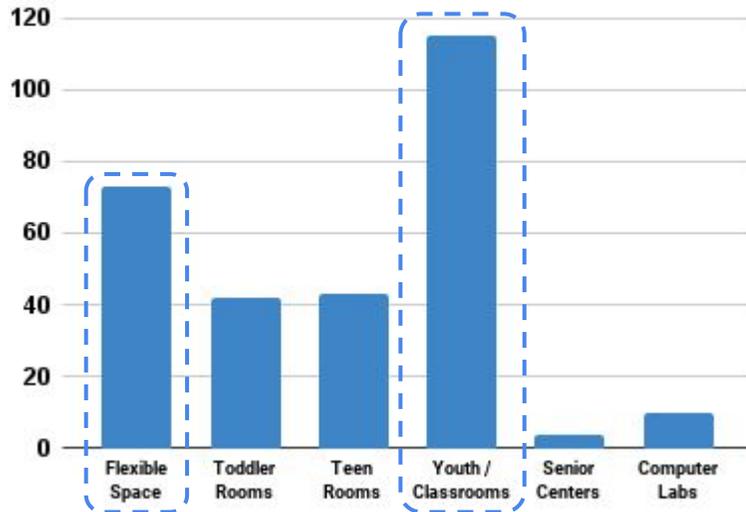
Program Survey: Community & Education

277 Responses

as of June 13, 2022

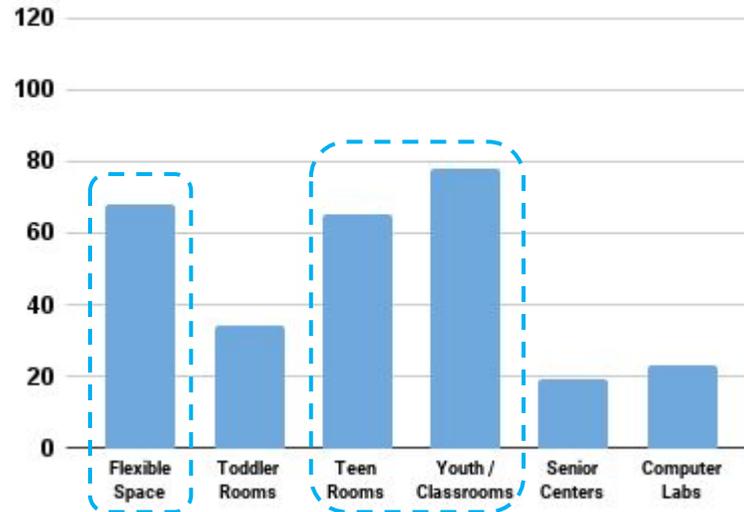
Community & Education

First Choice



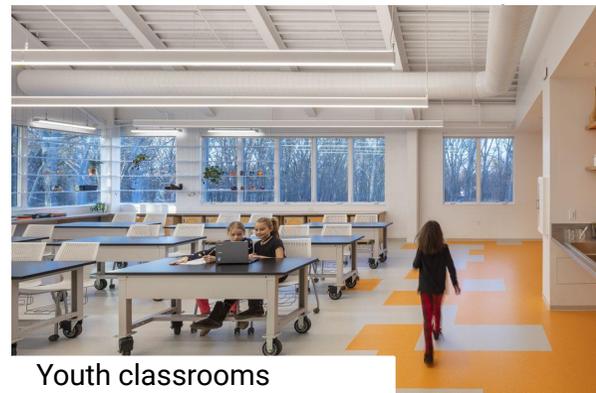
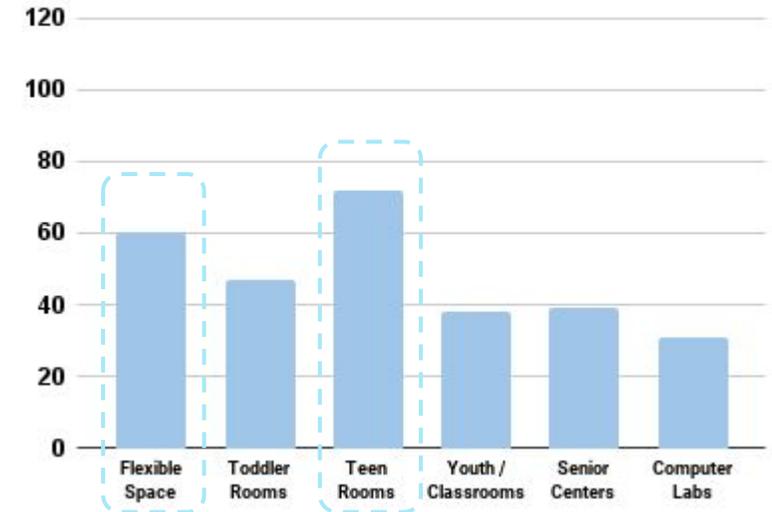
Community & Education

Second Choice



Community & Education

Third Choice



Youth classrooms



Flexible community rooms

Arts



Performance space



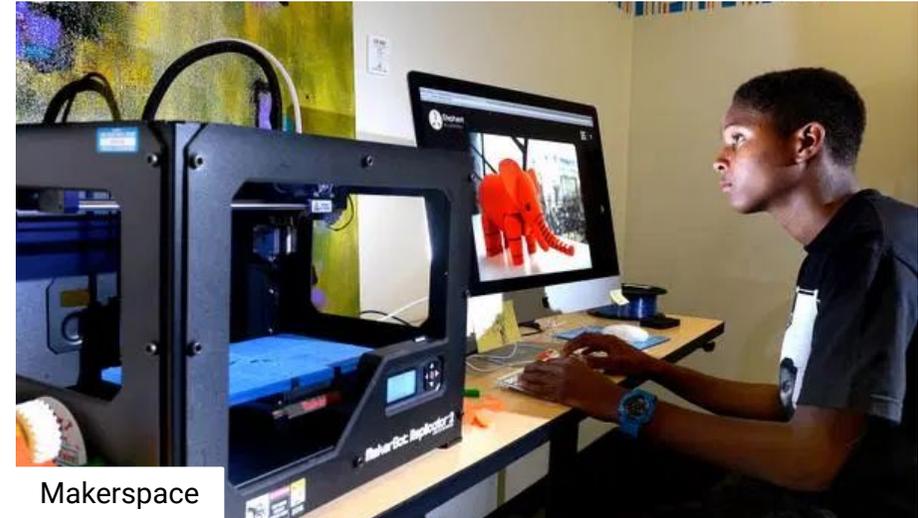
Art room



Music/band room



Recording studio



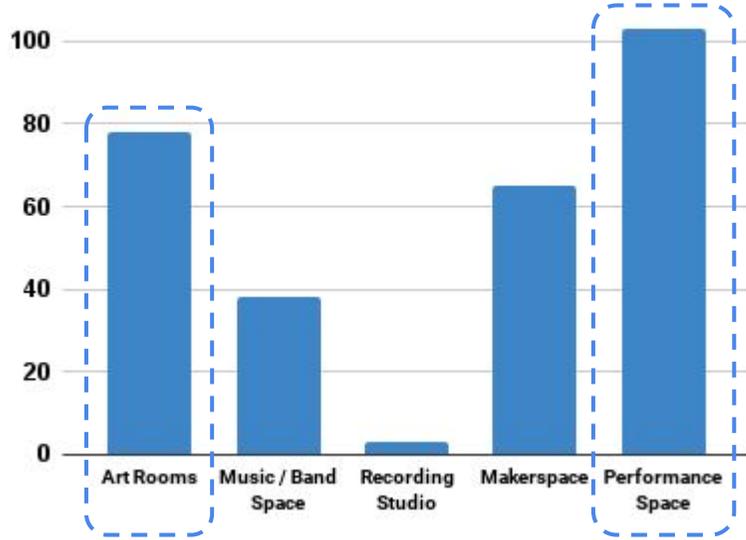
Makerspace

Program Survey: Arts

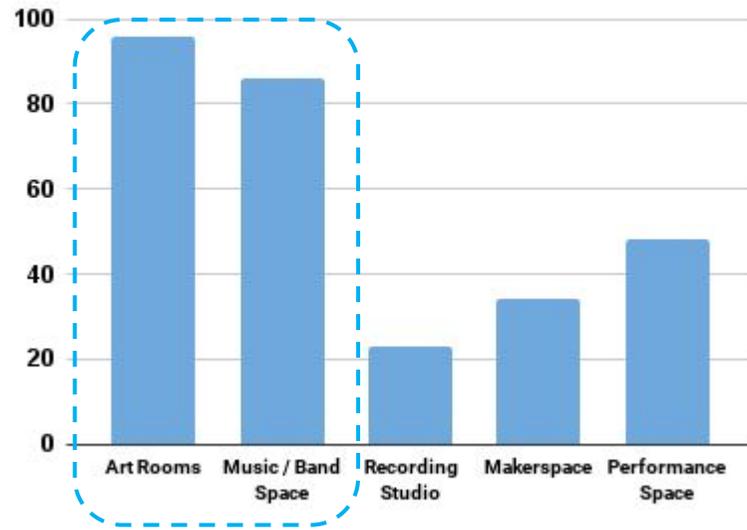
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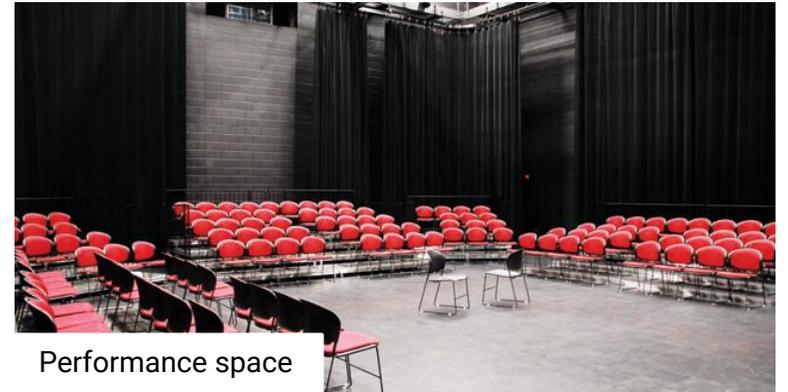
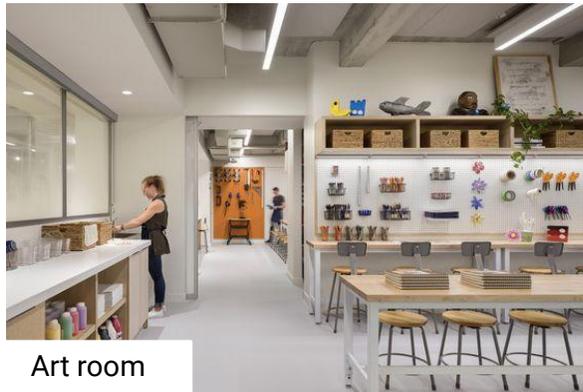
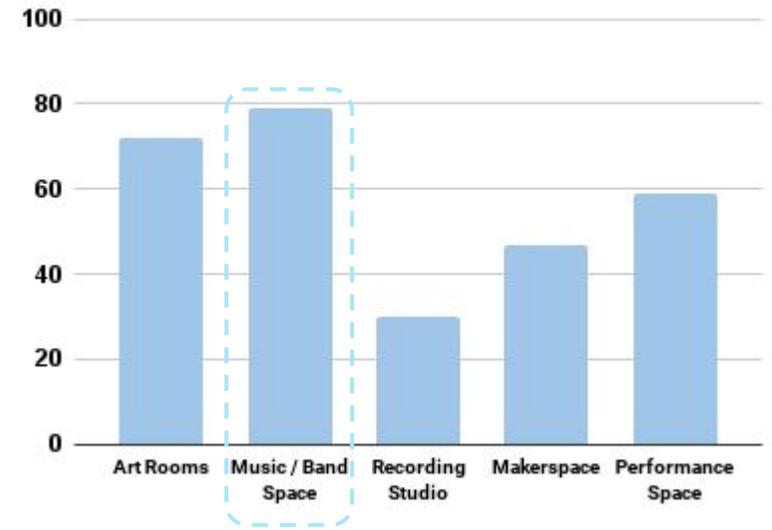
Arts
First Choice



Arts
Second Choice



Arts
Third Choice



Follow-up: What Kind of Performing Arts Space Works Best?



More Flexible

More Specialized

Fitness & Sports



Weight room



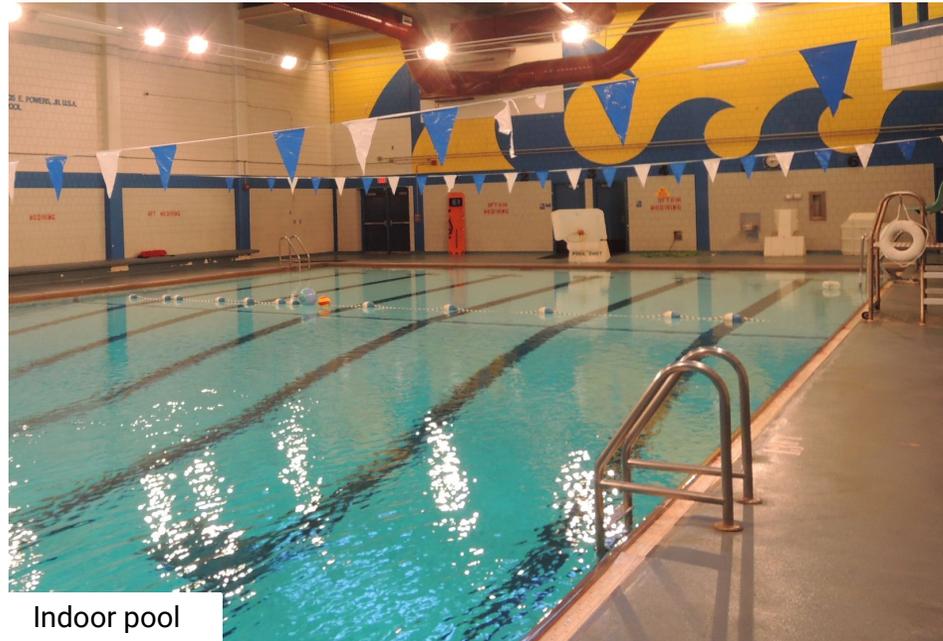
Cardio room



Yoga/dance studio



Boxing/martial arts



Indoor pool



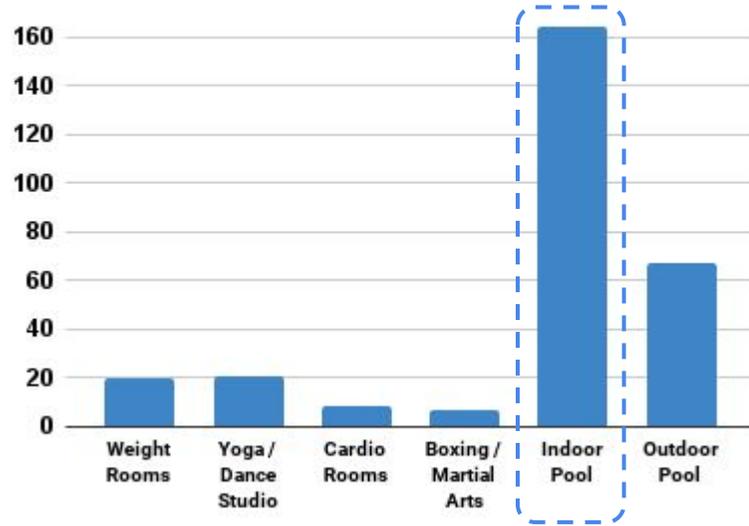
Outdoor pool

Program Survey: Fitness

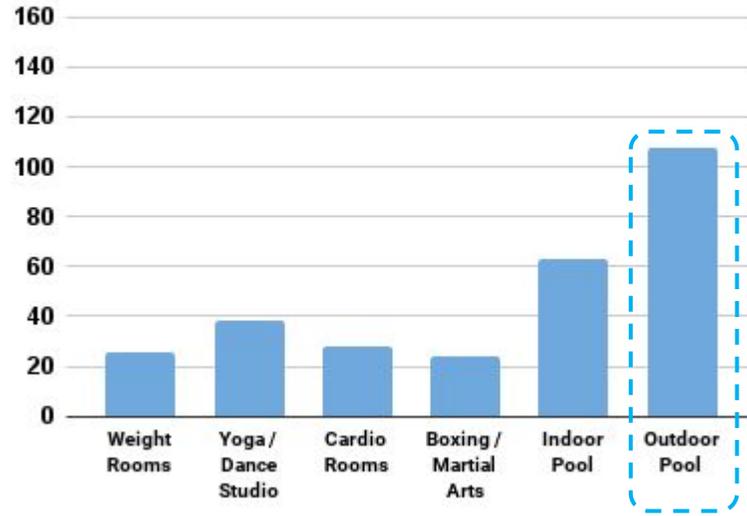
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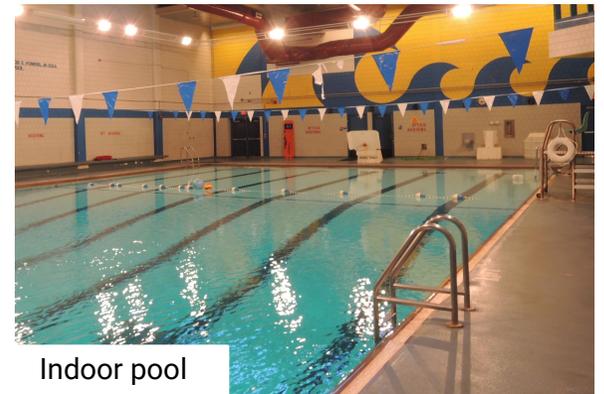
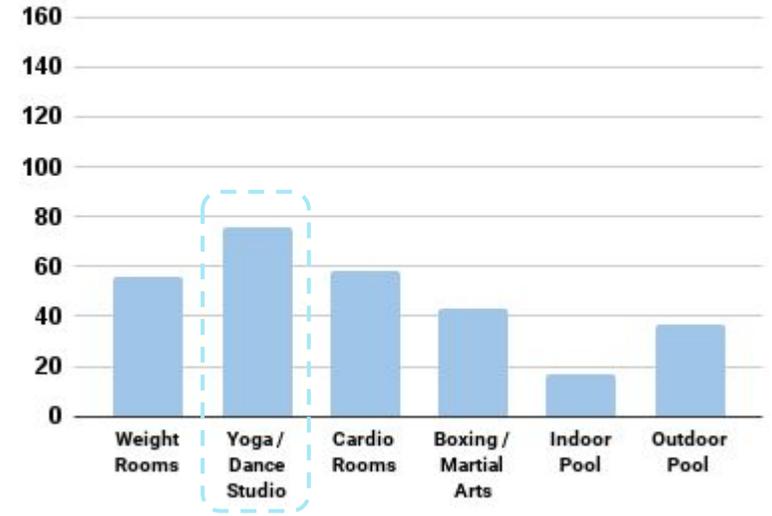
Fitness
First Choice



Fitness
Second Choice



Fitness
Third Choice

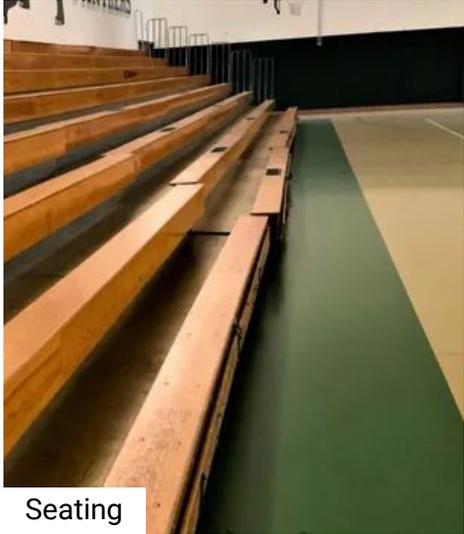


Indoor pool

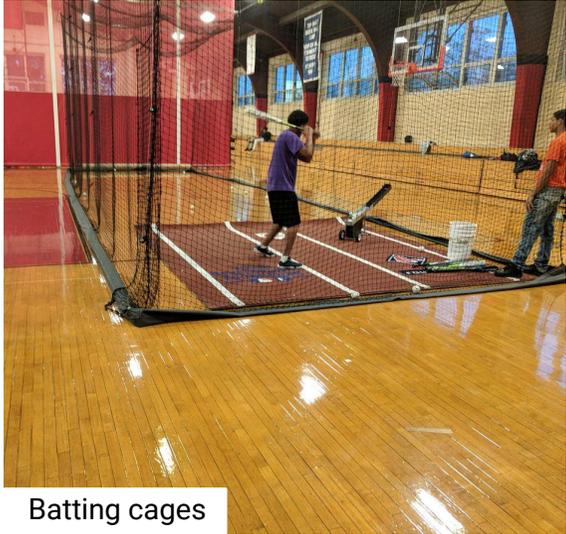
Fitness & Sports: Gymnasium



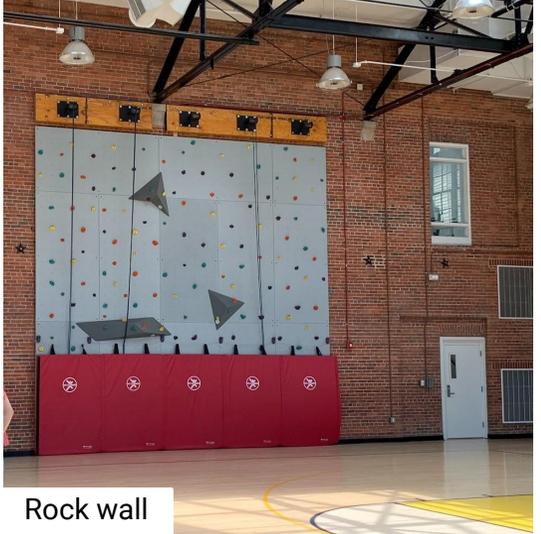
Basketball courts



Seating



Batting cages



Rock wall



Indoor running track



Volleyball



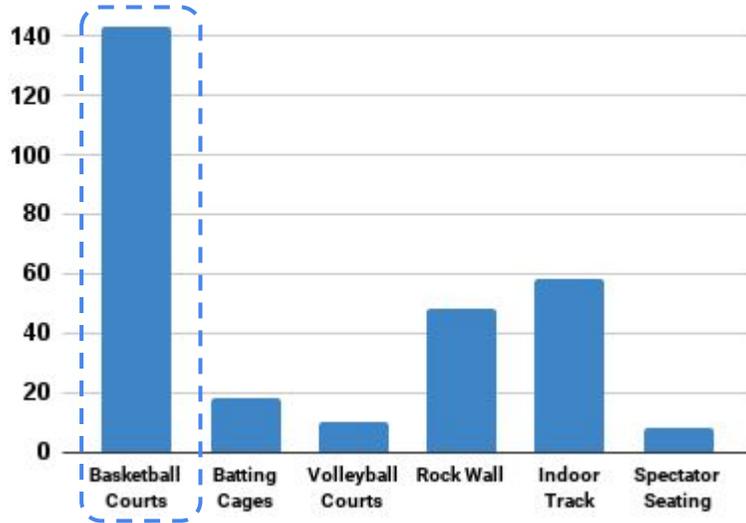
Badminton

Program Survey: Gym Features

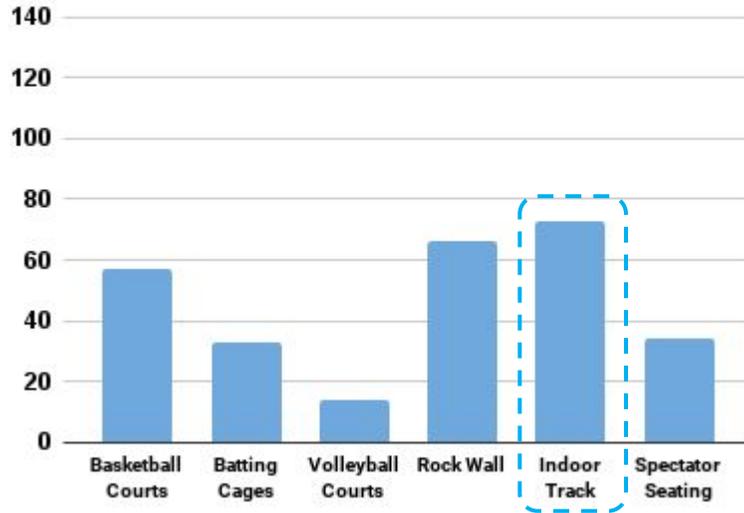
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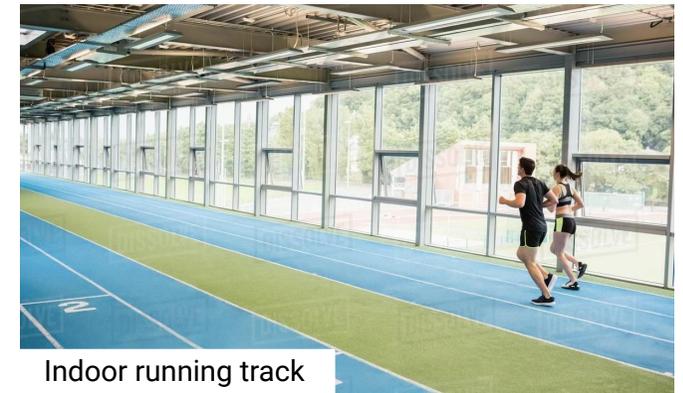
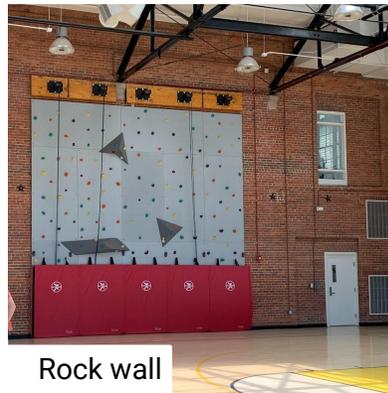
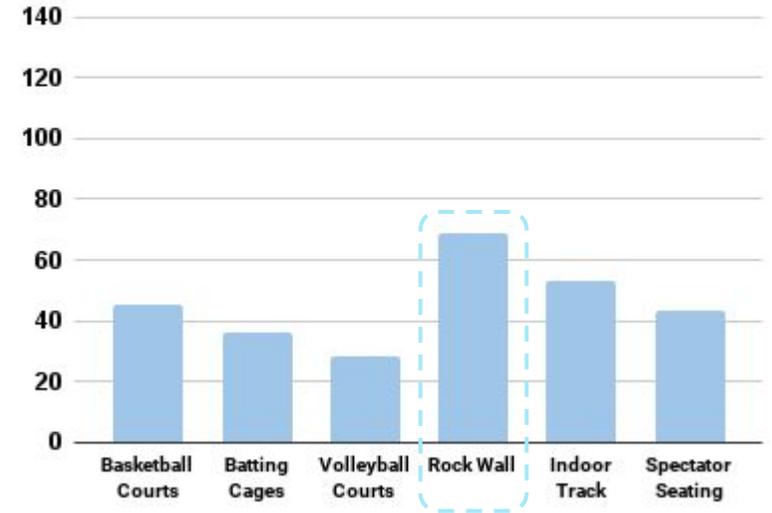
Gym Features
First Choice



Gym Features
Second Choice



Gym Features
Third Choice



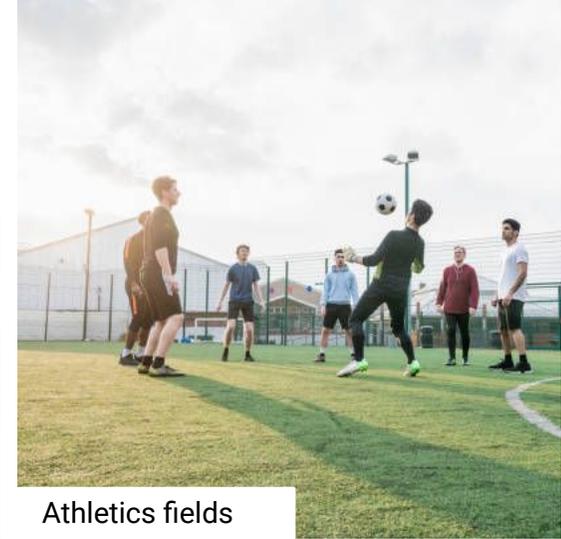
Outdoor spaces



Entry gathering space



Playscape



Athletics fields



Basketball courts



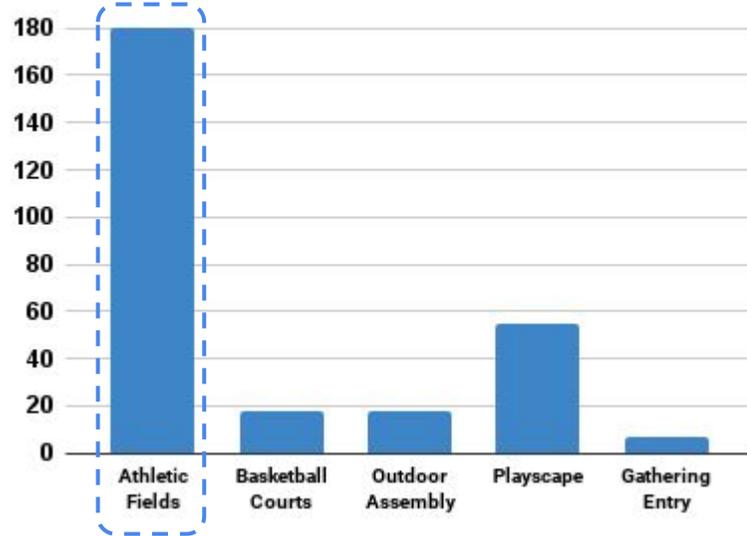
Outdoor assembly area

Program Survey: Outdoor Spaces

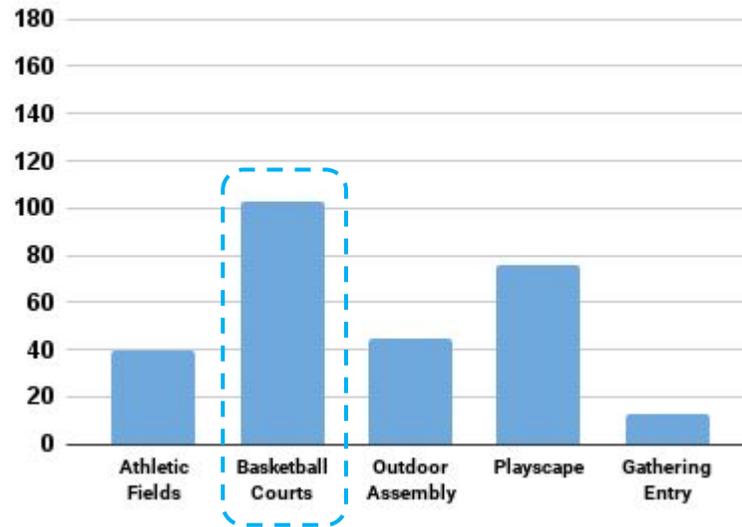
277 Responses

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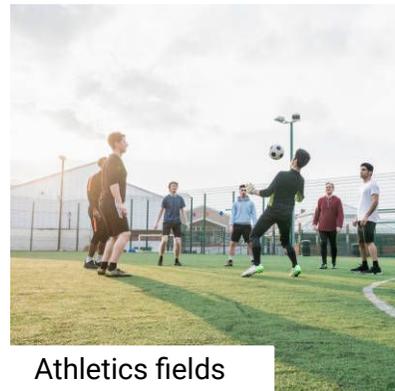
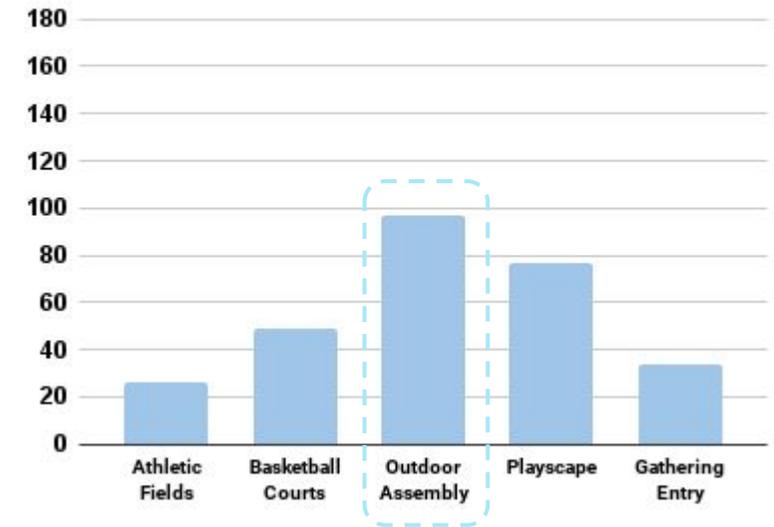
Outdoor Spaces
First Choice



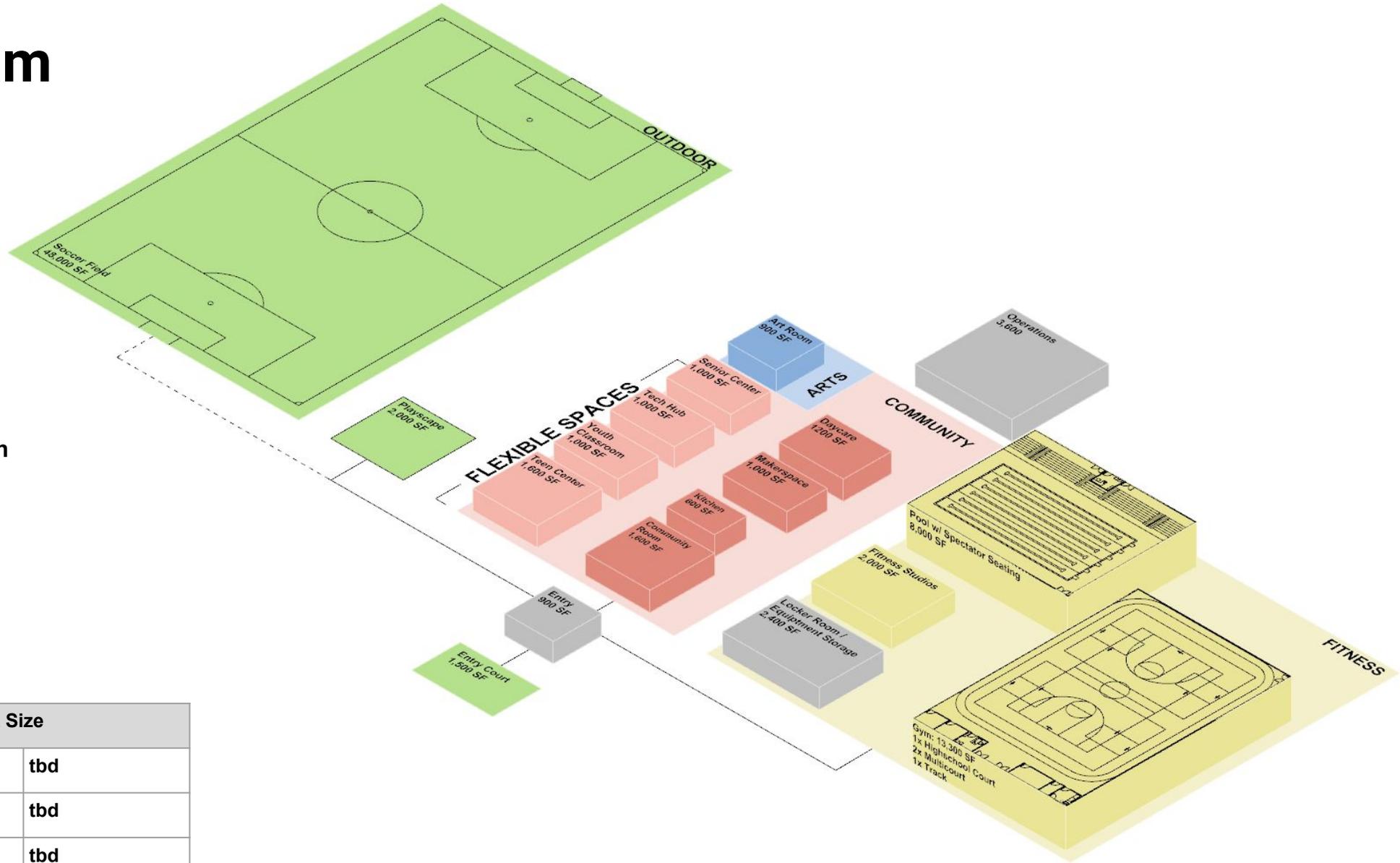
Outdoor Spaces
Second Choice



Outdoor Spaces
Third Choice



Ideal Program



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

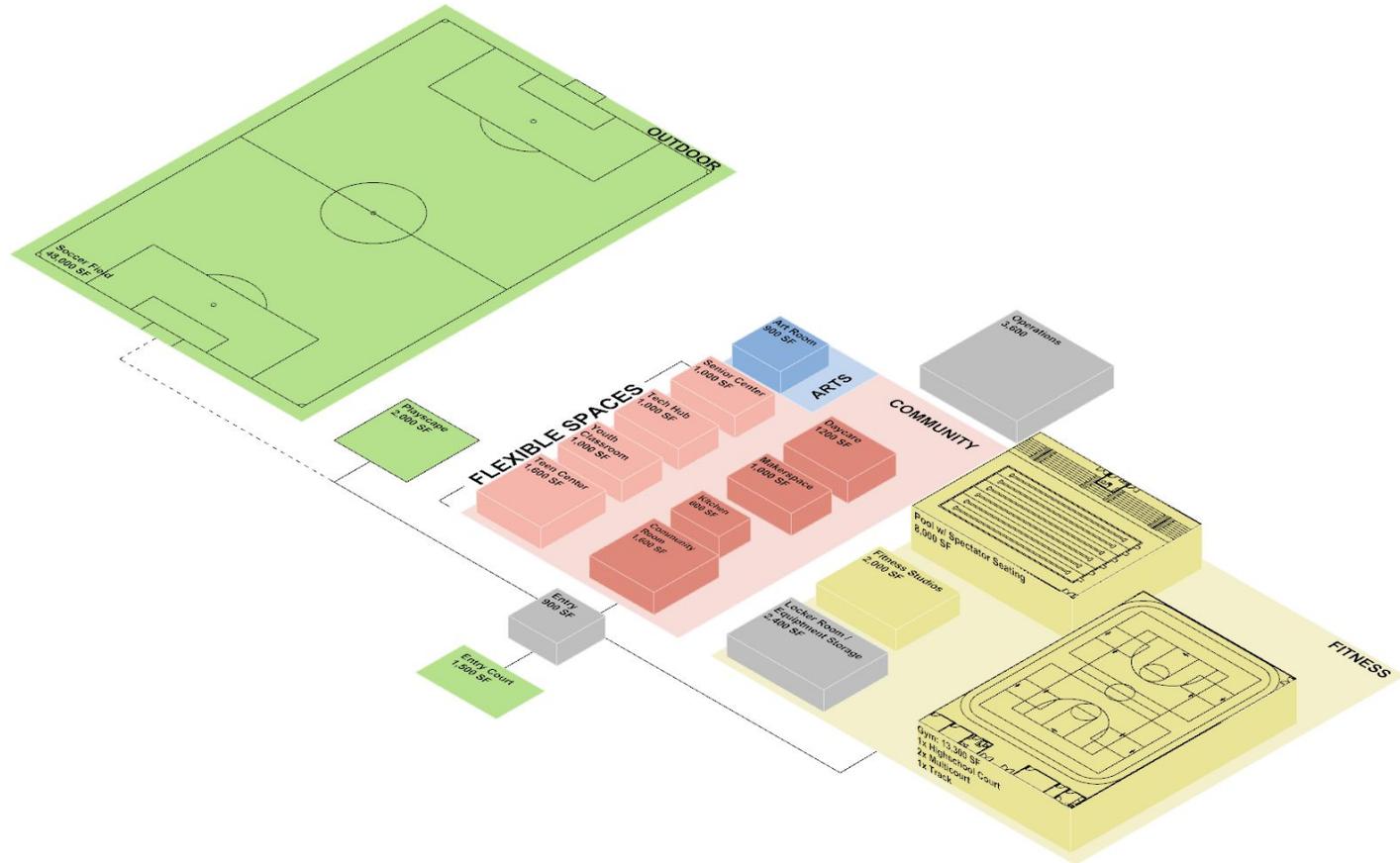
Ideal Building & Lot Size	
Total Building Size	tbd
Building Footprint	tbd
Ideal Lot Size	tbd

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**

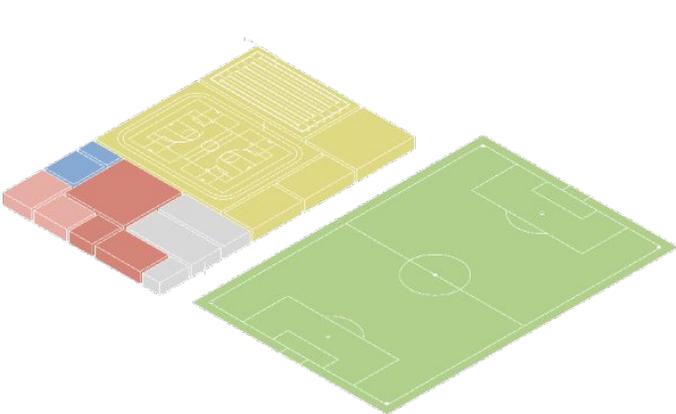
Process for Identifying Sites in Charlestown

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

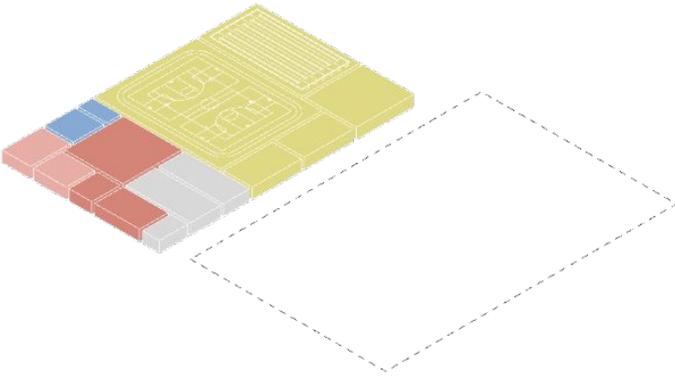


Process for Identifying Sites in Charlestown

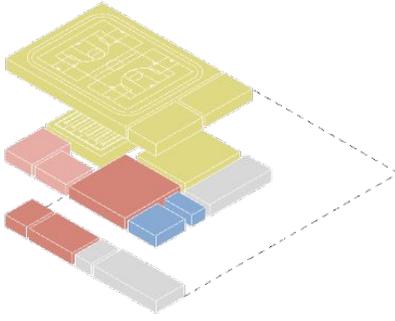
- Determine the size of the site required to fit a new BCYF center that meets those needs



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 Identifying Sites in Charlestown

- Find available sites - public or private

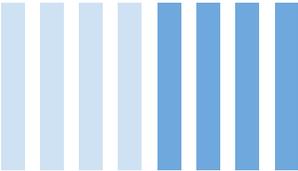


Process for Identifying Sites in Charlestown

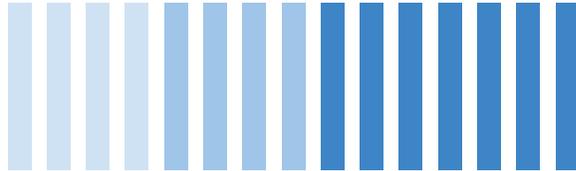
- Evaluate the relative cost and timeline of building on the site (land acquisition, site cleanup costs, etc)



Shortest Timeline
Publicly Owned



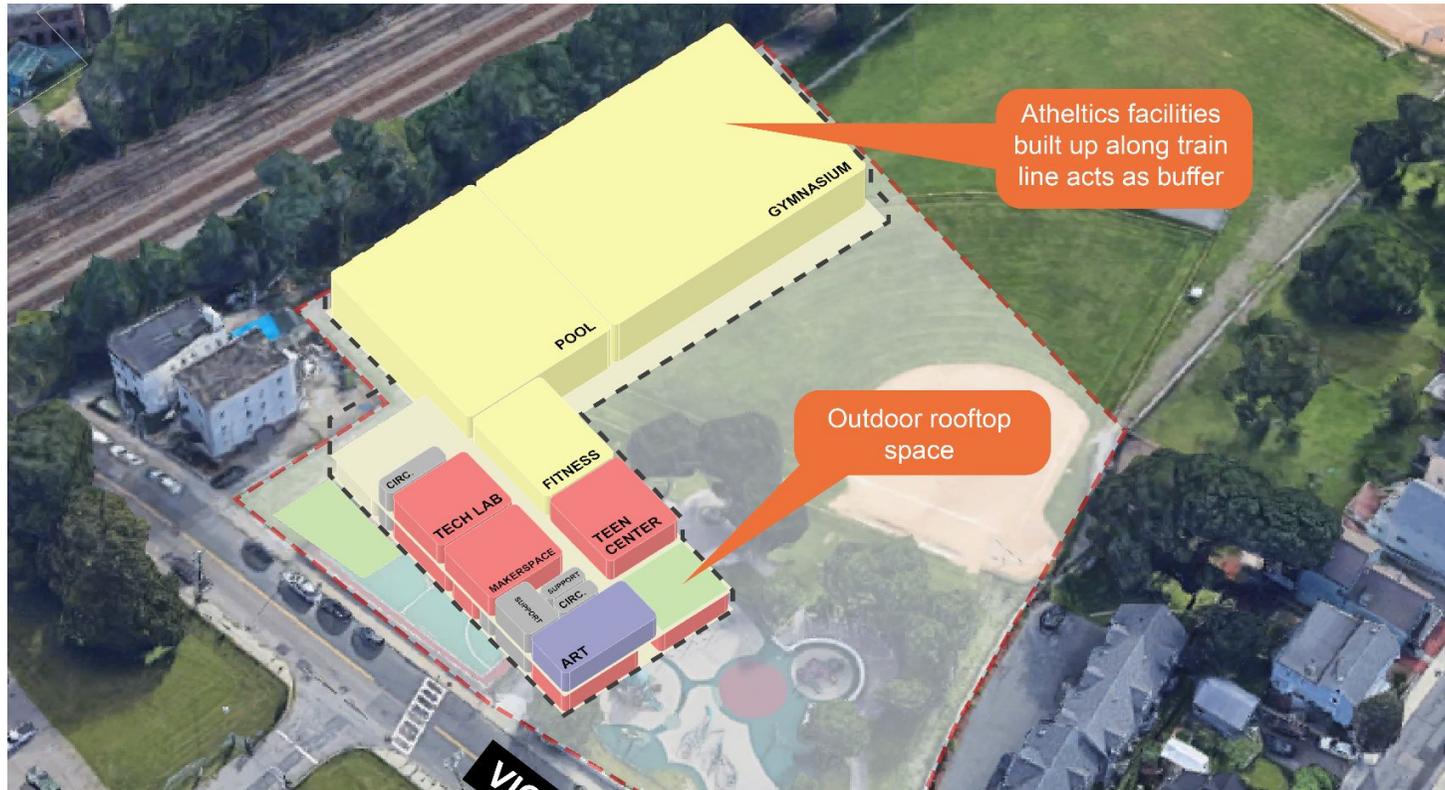
Longer Timeline
Publicly Owned, complex acquisition



Longest Timeline
Privately Owned

Process for Identifying 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 Charlestown

Popular Community Site Recommendations

- 1. Current / High School **32 comments**
- 2. Medford Street **24 comments**
- 3. Navy Yard **21 comments**
- 4. Schrafft's Center **8 comments**
- 5. Edwards Middle School **7 comments**
- 6. Near BHCC **7 comments**
- 7. Main Street **6 comments**
- 8. Terminal Building **6 comments**

Frequency of popular site locations named by community members in Charlestown BCYF Survey - in some cases respondents named specific locations, but many named general areas within Charlestown.

The most commonly named areas were at or near the current BCYF location, along Medford St, and in the Navy Yard.

Some of these locations contradict the desire for a centrally located site, which was also a very popular comment among respondents.

Preliminary Site Options



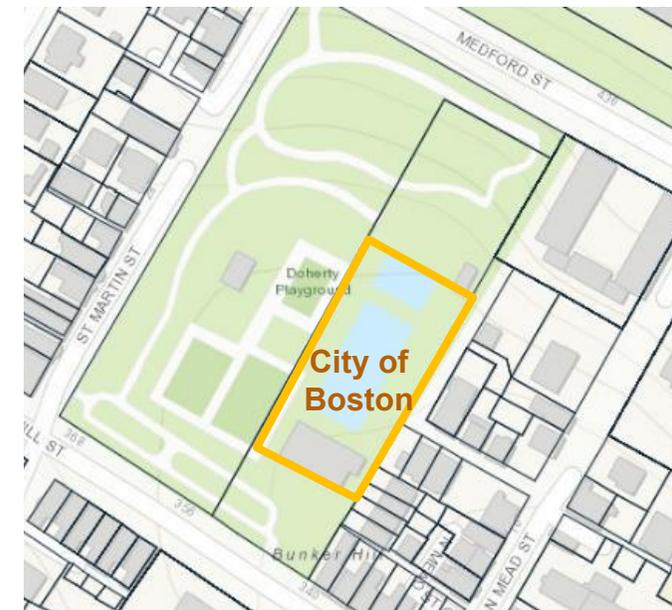
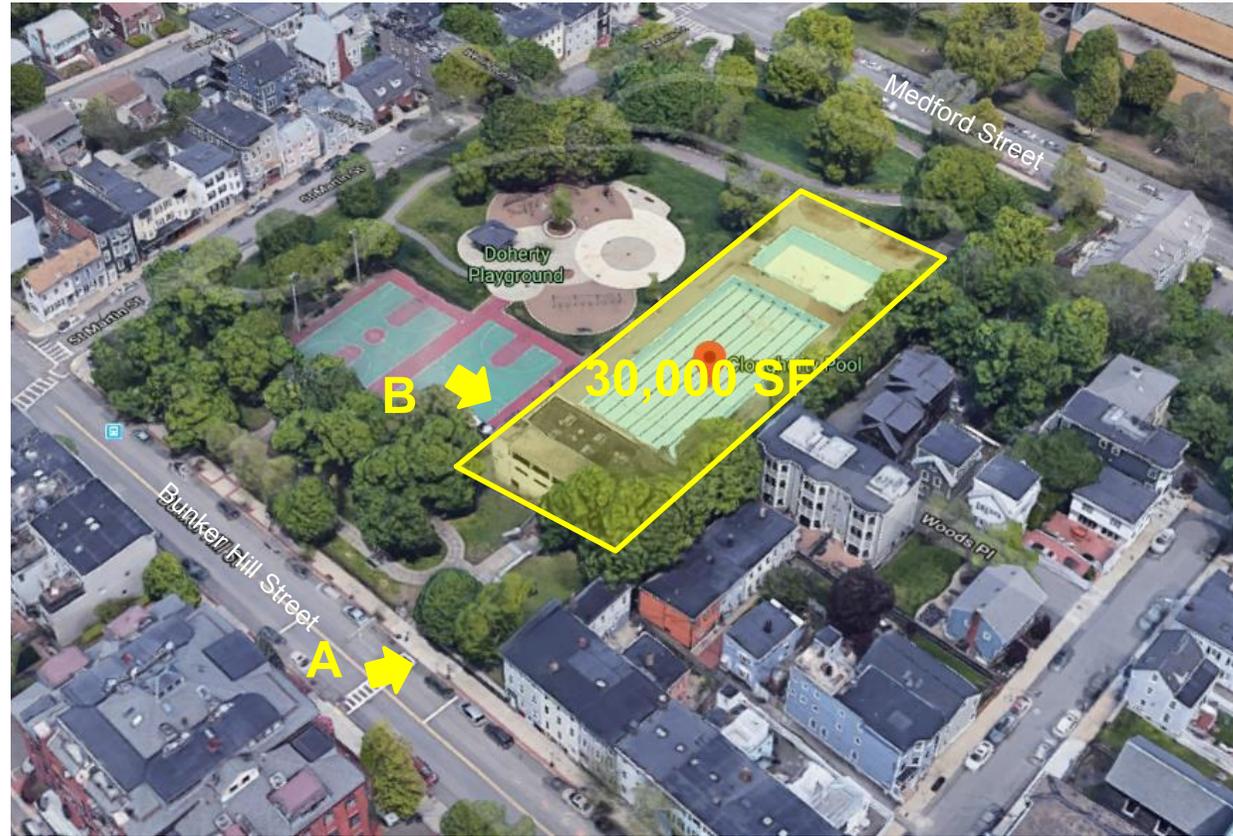
Preliminary Site Options - Public Ownership

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

Clougherty Pool

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

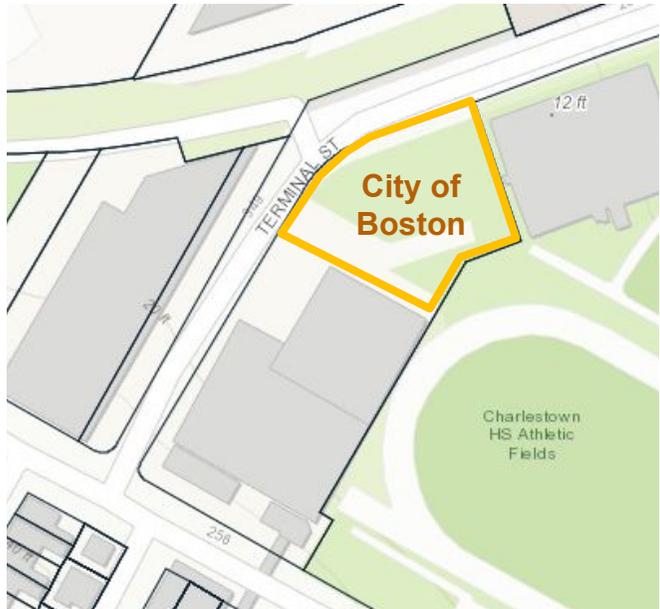
ADDRESS
331 Bunker Hill Street
OWNERSHIP
Public: City of Boston
AREA
30,000 SF
CURRENT USE
Pool and pool house
NOTES
Existing BCYF outdoor pool / no site acquisition process.
Adjacency to existing playground and park.
Building on any park areas will require Article 97 review.
Must work with landmark status of the neighboring Olmsted designed Doherty Park.



Charlestown BCYF

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

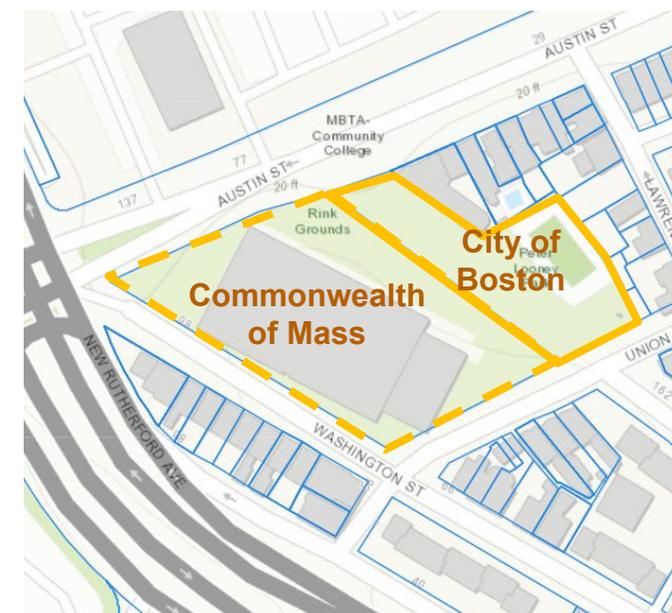
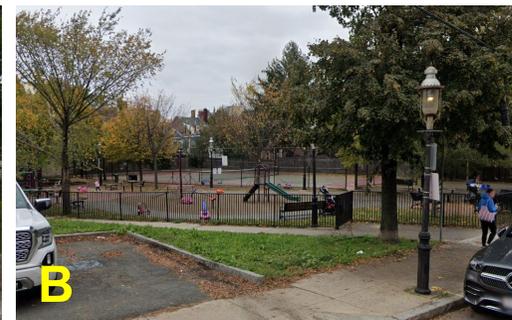
ADDRESS	255 Medford Street
OWNERSHIP	Public: City of Boston
AREA	24,000 SF
CURRENT USE	Parking lot
NOTES	<p>Adjacency to existing playing fields provides flexibility for community center programming.</p> <p>Possible connection with existing high school / community center spaces.</p> <p>New center can be built above a parking level to preserve existing parking spaces.</p> <p>Smaller site requires a multi-floor layout.</p> <p>Within future flood zone.</p>



Peter Looney Park

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

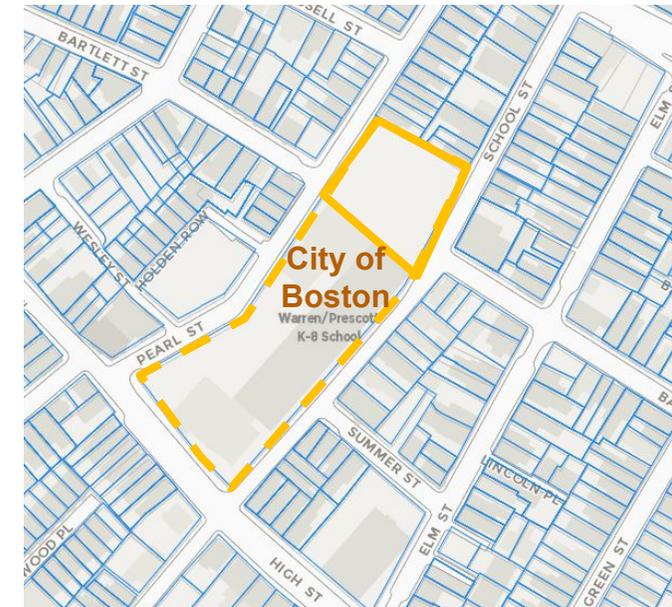
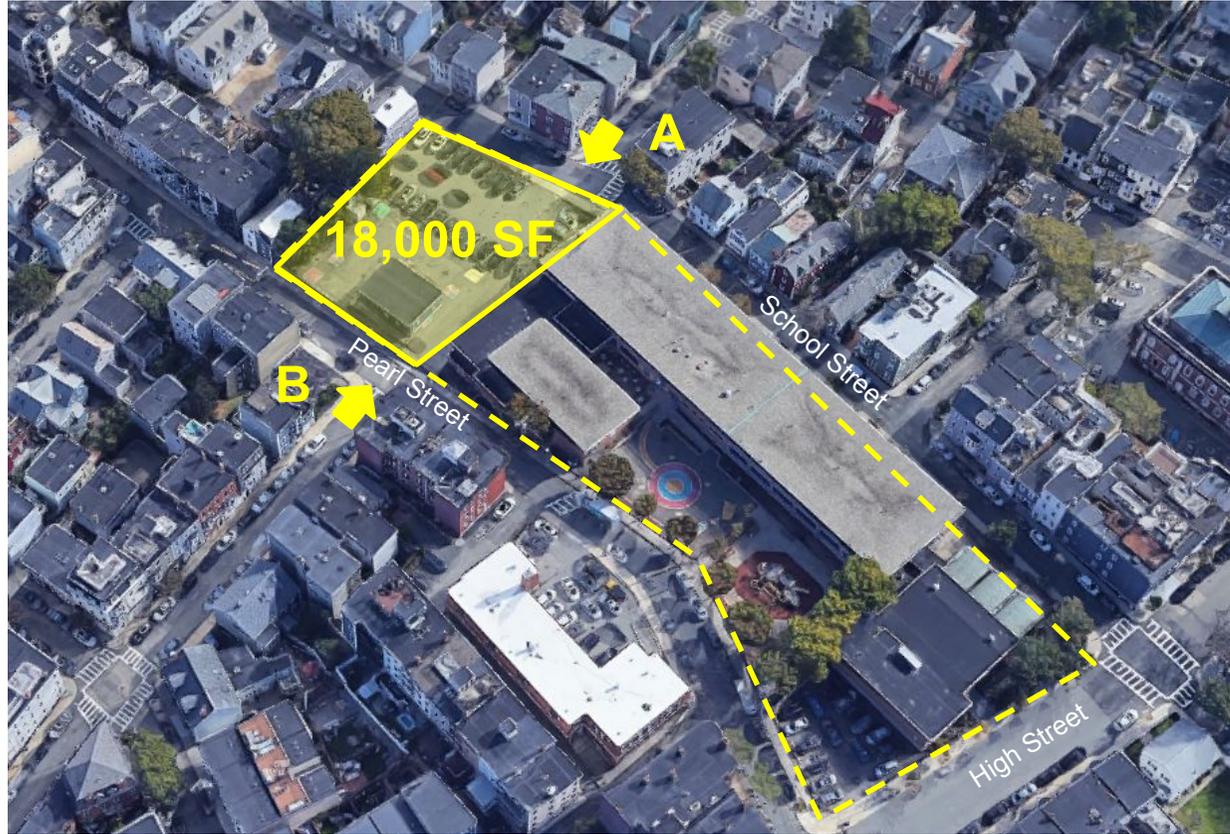
ADDRESS
34 Union Street
OWNERSHIP
Public: City of Boston Public: Commonwealth of Mass
AREA
26,000 SF
CURRENT USE
Small park with tennis court and playground; parking lot
NOTES
Center could be located on current site of Peter Looney Park, while taking some land from the adjacent site of the O'Neil Memorial Ice Rink.
Portion of parking lot could be transformed into new playground / park space next to center and skating facilities.
Smaller site requires a multi-floor layout.

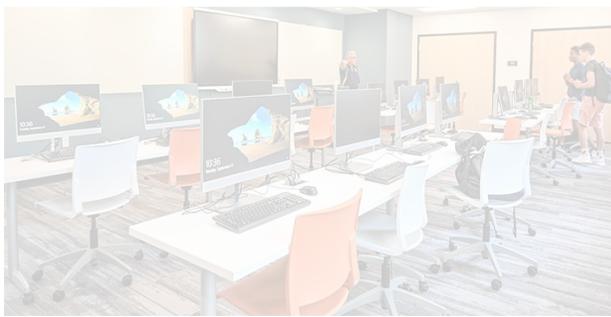


Warren Prescott School

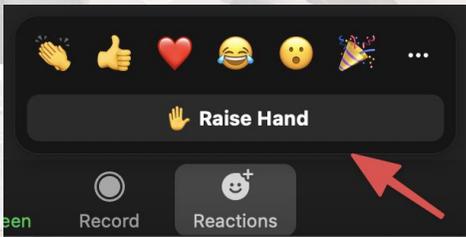
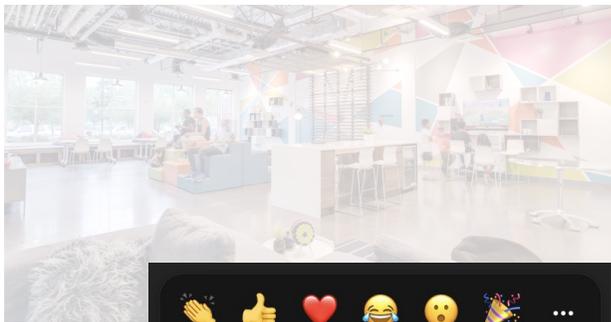
Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

ADDRESS	50 School Street
OWNERSHIP	Public: City of Boston
AREA	18,000 SF (of 79,000)
CURRENT USE	Elementary school parking lot
NOTES	<p>Site is absolute minimum size to meet programming needs - gymnasium would take up an entire floorplate; will result in a taller / multi-story building.</p> <p>Location in the center of Charlestown in a dense area with close adjacent residential uses.</p> <p>New center can be built above a half-basement parking level to preserve existing parking spaces.</p>

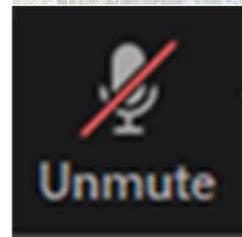


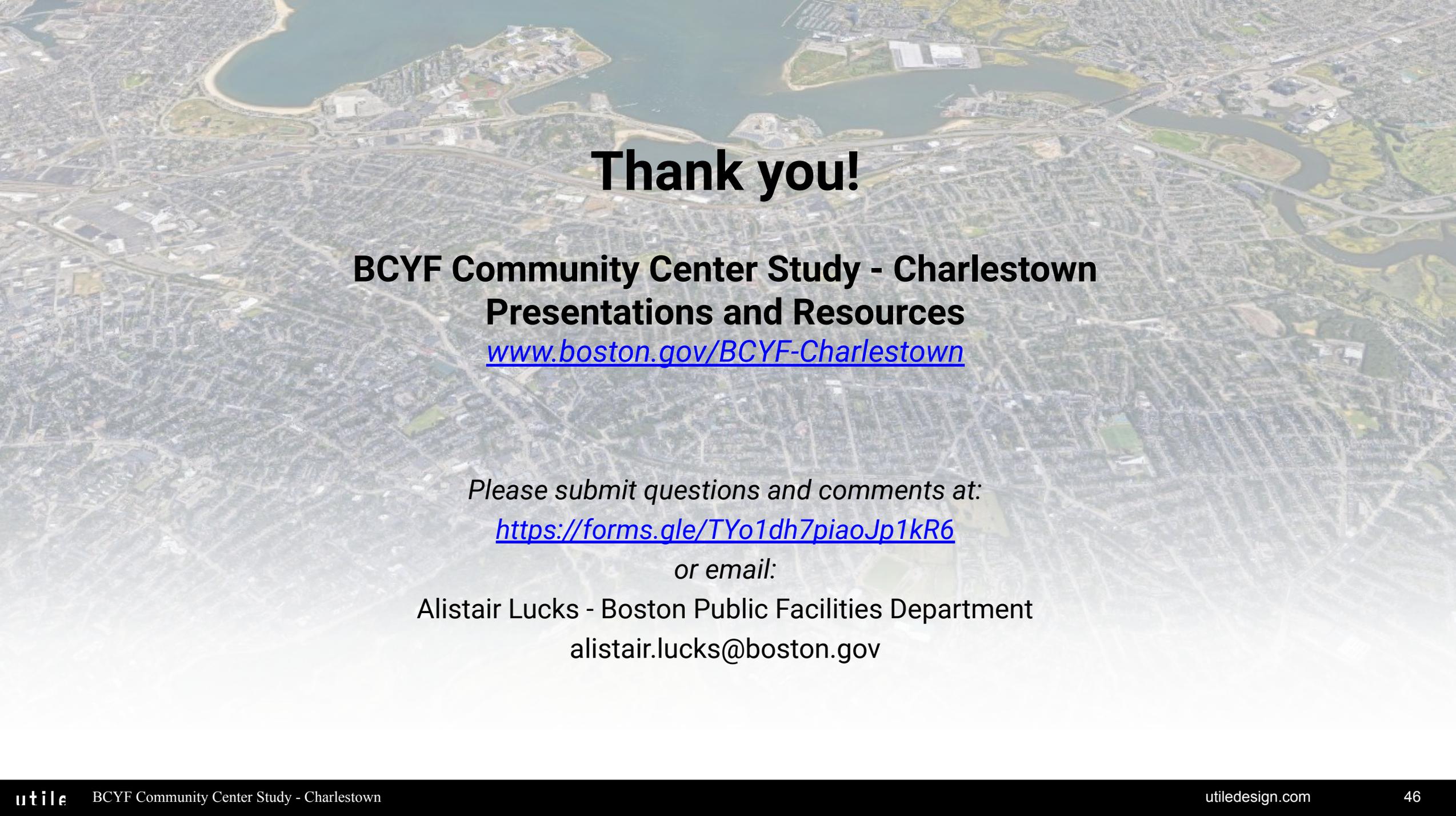


Q&A Session



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





Thank you!

BCYF Community Center Study - Charlestown Presentations and Resources

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Please submit questions and comments at:

<https://forms.gle/TYo1dh7piaoJp1kR6>

or email:

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