



BCYF Community Center Study

Allston - Brighton

Community Meeting #4

April 13, 2023



utile

Project Team

City of Boston Project Team

Michelle Wu, Mayor

Dion Irish, Chief of Operations

José Massó, Chief of Human Services

Boston Centers for Youth & Families

Marta Rivera, Commissioner

Edward McGuire, Director of Operations

Sandy Holden, Public Information Manager

Rosie Hanlon, Administrative Coordinator Jackson Mann

Community Center

Public Facilities Department

Kerrie Griffin, Director

Ellen McDonough, Chief of Staff

Evan Brinkman, Assistant Director of Design

Alistair Lucks, Project Manager

Office of Neighborhood Services

Enrique Pepen, Director of Neighborhood Services

Conor Newman, Special Assistant in the Office of

Neighborhood Services

Frank Mendoza, Allston-Brighton Liaison

Consultant Team

Utile Architecture and Planning

Brett Bentson, *Principal*

Andrew Ngure, *Project Designer*

Agenda

Community Advisory Committee Meeting #4
April 13, 2023

- 1. Introductions**
- 2. Study Goals and Process**
- 3. Community Meeting Review**
- 4. Community Survey about Allston-Brighton BCYF Programs and Uses**
- 5. A Prototype Program for Allston-Brighton**
- 6. Location Options**
- 7. Site Test Fit**
- 8. Study Conclusion and Next Steps**
- 9. Q&A Discussion**

This presentation will be posted on the project website:

www.boston.gov/BCYF-Jackson-Mann

Study Goals

Study a new BCYF community center in Allston-Brighton

1. What?

Establish the types of uses and activities in a new BCYF center in Allston-Brighton

2. Where?

Study the existing site and possibly identify new sites for a new BCYF center

3. Verify!

Test in three dimensions a new BCYF center on the 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.

BCYF Goals and Objectives

Stand-Alone Facility

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

More Programming

Create adequate space for uses and activities geared to the neighborhood

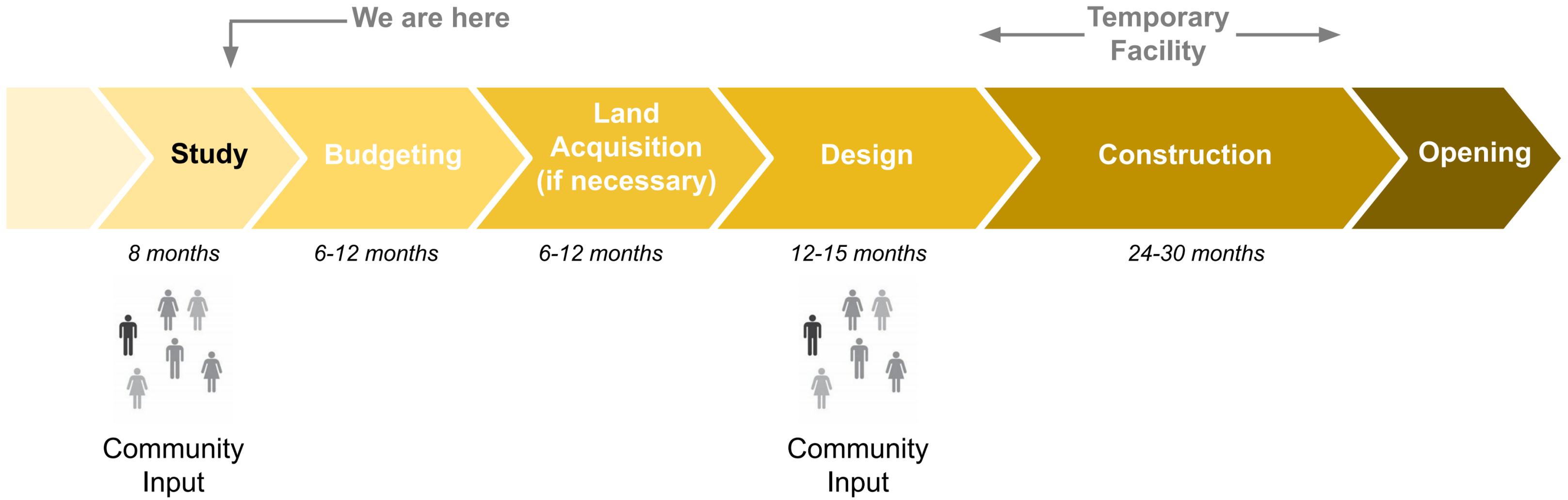
Flexibility

Provide flexible spaces for a range of activities and user groups

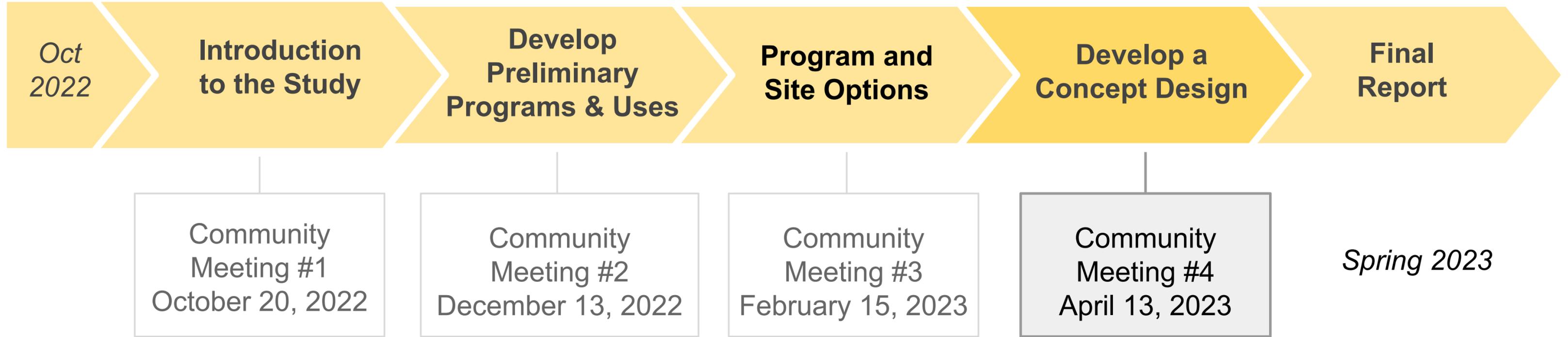
Diverse Users

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

Typical Project Schedule



Study Process and Schedule



Community Meetings Review

Community Meeting #1: Introduction and Survey Kick-off

Allston-Brighton Demographics
Population by race

Racial Demographics
● White
● Black
● Asian
● Native Hawaiian and other Pacific Islanders

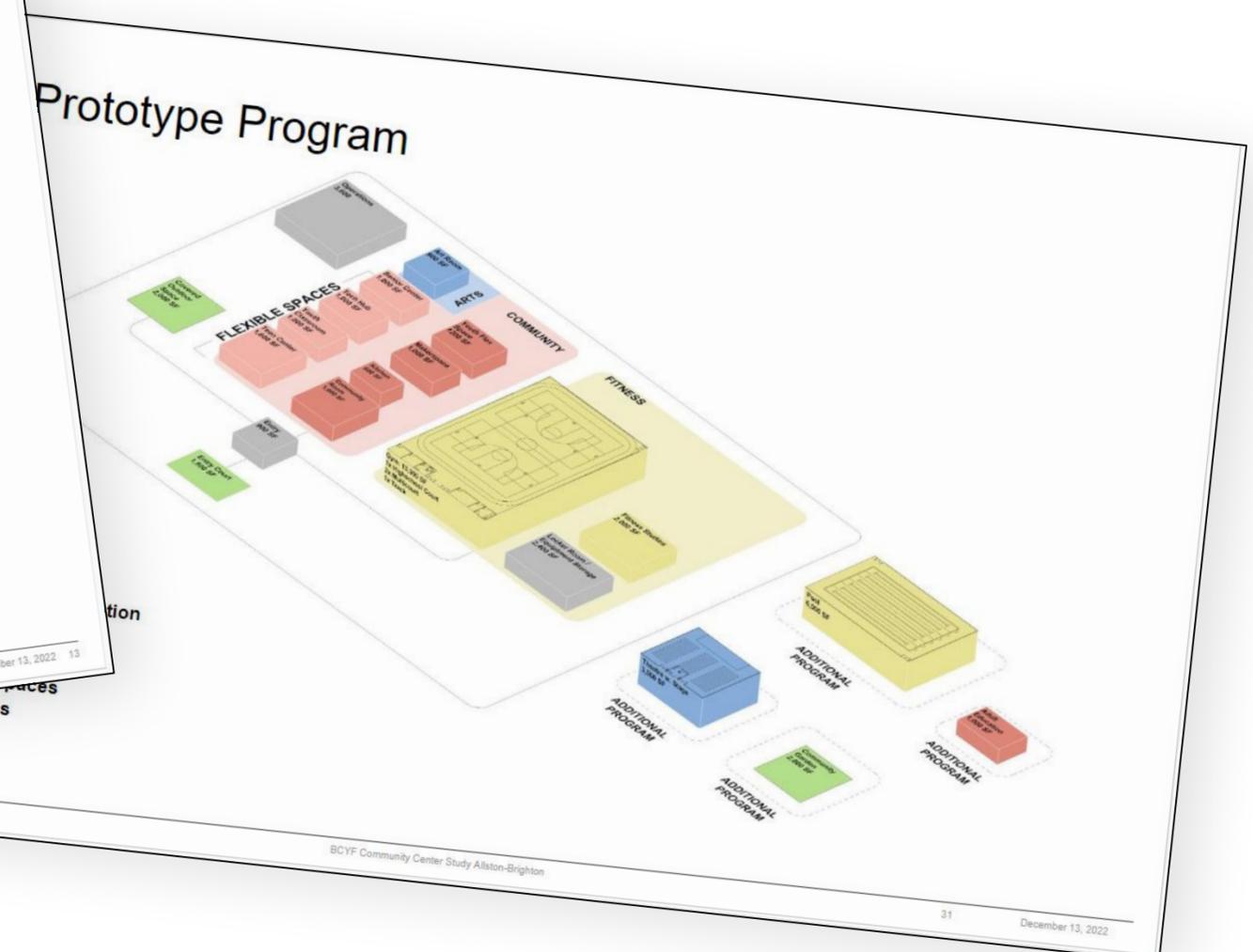
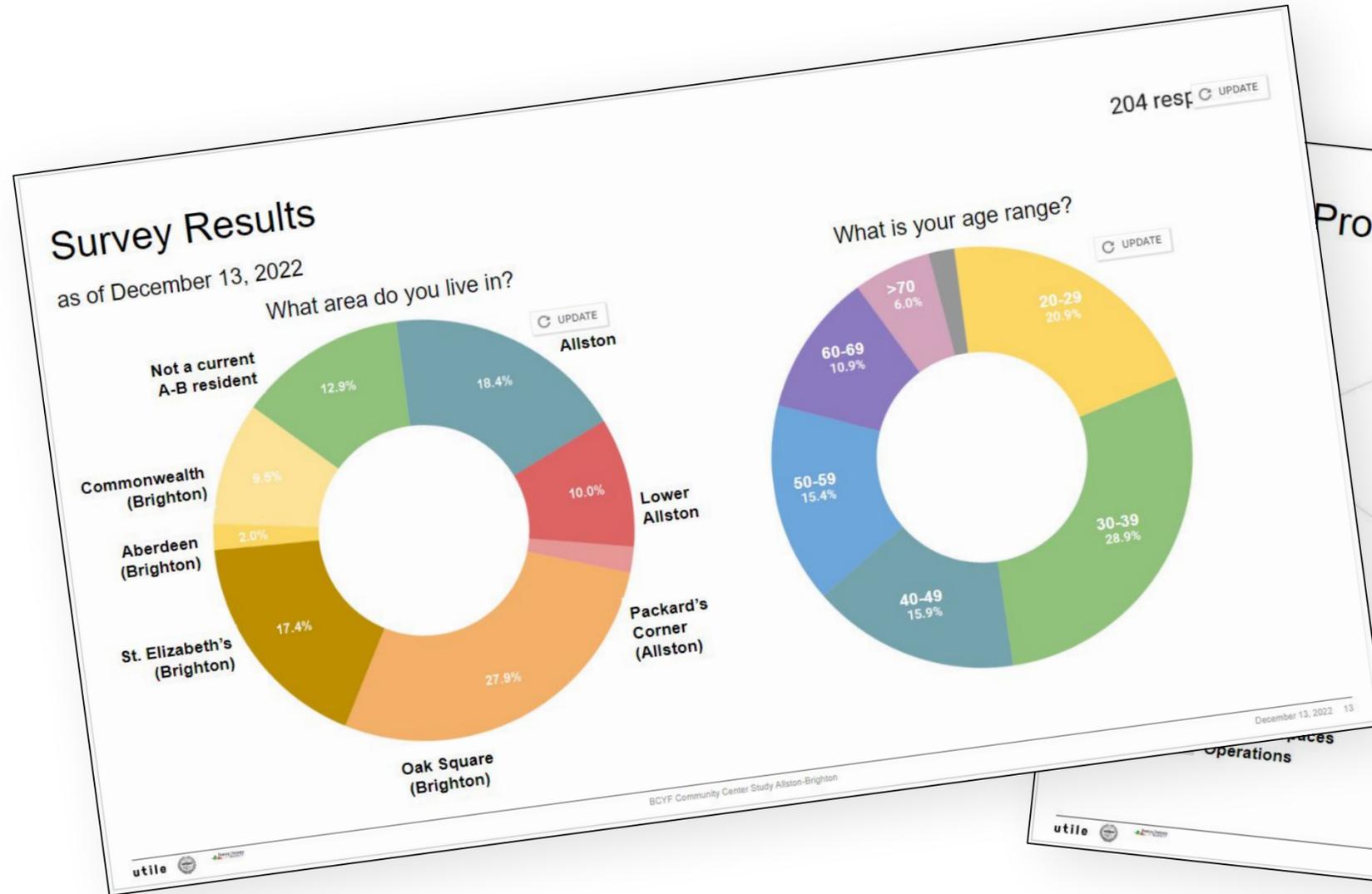
Survey about Allston-Brighton BCYF Programs and Uses
Choose the most important **Gathering** spaces to have in a new community center

Jackson Mann Community Center

Meeting
Large Community Room
Senior Center
Theater

utile
BCYF
October 20, 2022 33

Community Meeting #2: Survey Update and Prototype Program



Community Meeting #3: Program Details and Site Search

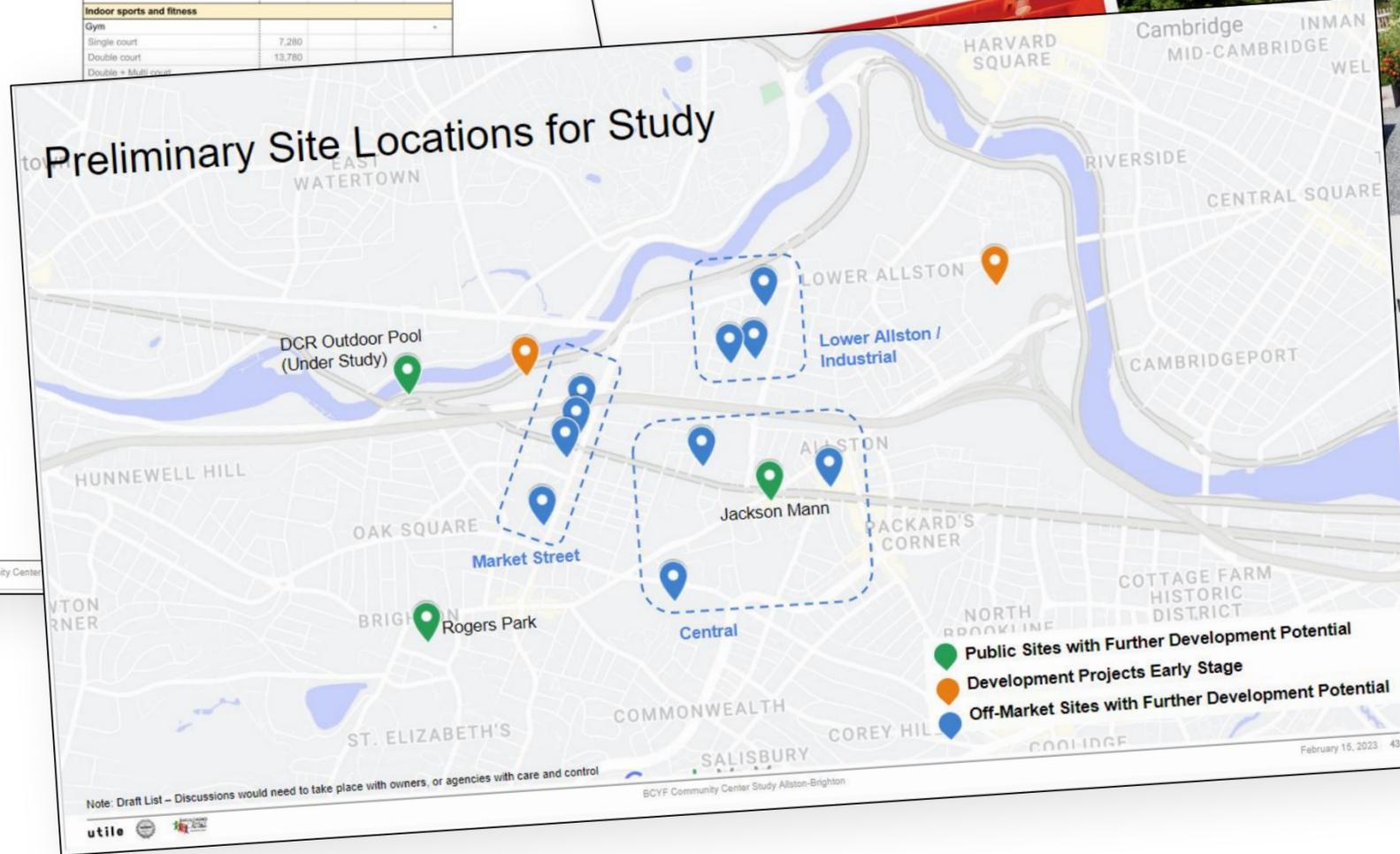
A Prototype Program

	Min. SF	Occupancy Max	Quantity	Total SF
Entry Lobby				
Vestibule	80	16	1	80
Reception Desk	100	2	1	100
Lobby	600	120	1	600
Storage	80	1	1	80
Vending	40	-	1	40
Entry Lobby NSF				900
Operations				
Office	340	7	2	680
Janitor	120	1	1	120
Trash/Recycling room	100	1	1	100
Outdoor maintenance storage	100	1	1	100
Storage	250	1	1	250
Mechanical / Tel-Data	1,500	1	1	1,500
Restroom/Storage	600	-	2	1,200
Laundry Room	80	2	1	80
Operations NSF				4,030
Community and Education				
Teen center	1,600	80	1	1,600
Youth classroom	1,000	50	1	1,000
Youth flex room	1,400	34	1	1,400
Adult education	900	25	2	1,800
Senior center	1,400	56	1	1,400
Community room	4,250	225	1	4,250
Community Kitchen	600	20	1	600
Community and Education NSF				12,050
Arts				
Tech Lab	1,000	30	1	1,000
Makerspace	1,000	30	1	1,000
Art room	900	45	1	900
Music room + Recording studios	750	20	1	750

	Min. SF	Occupancy Max	Quantity	Total SF
Arts NSF				3,650
Indoor sports and fitness				
Gym				-
Single court	7,280			
Double court	13,780			
Double + Multi court				

Outdoor Spaces

Preliminary Site Locations for Study



Vehicle Parking (Optional Program, Depends on Location)

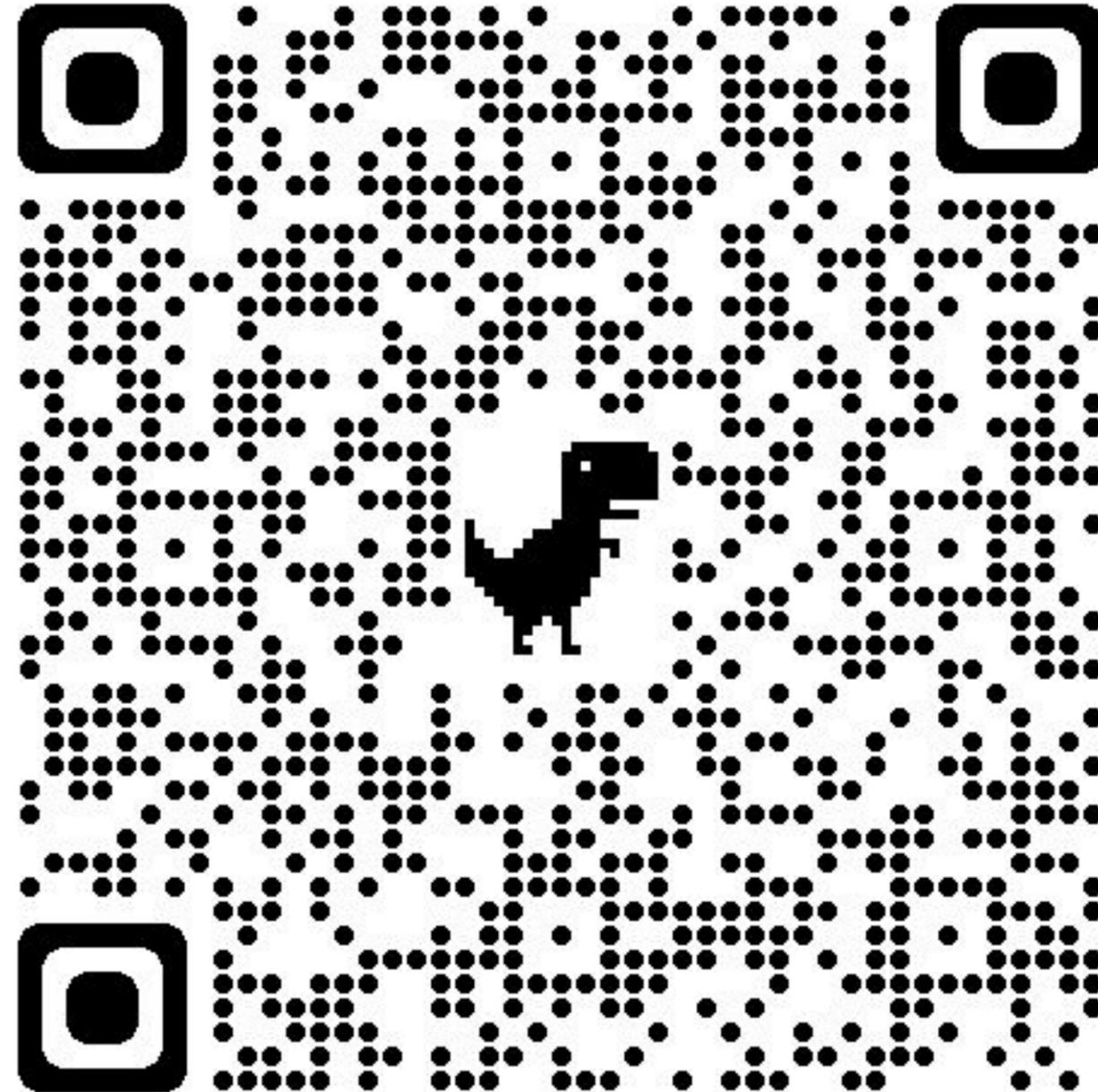
Ongoing Survey

Allston - Brighton BCYF Programs and Uses

What kinds of programming would you like to see?

Take the survey online! The survey will close on **May 1st**.

Use the QR code or
[Follow this link!](#)

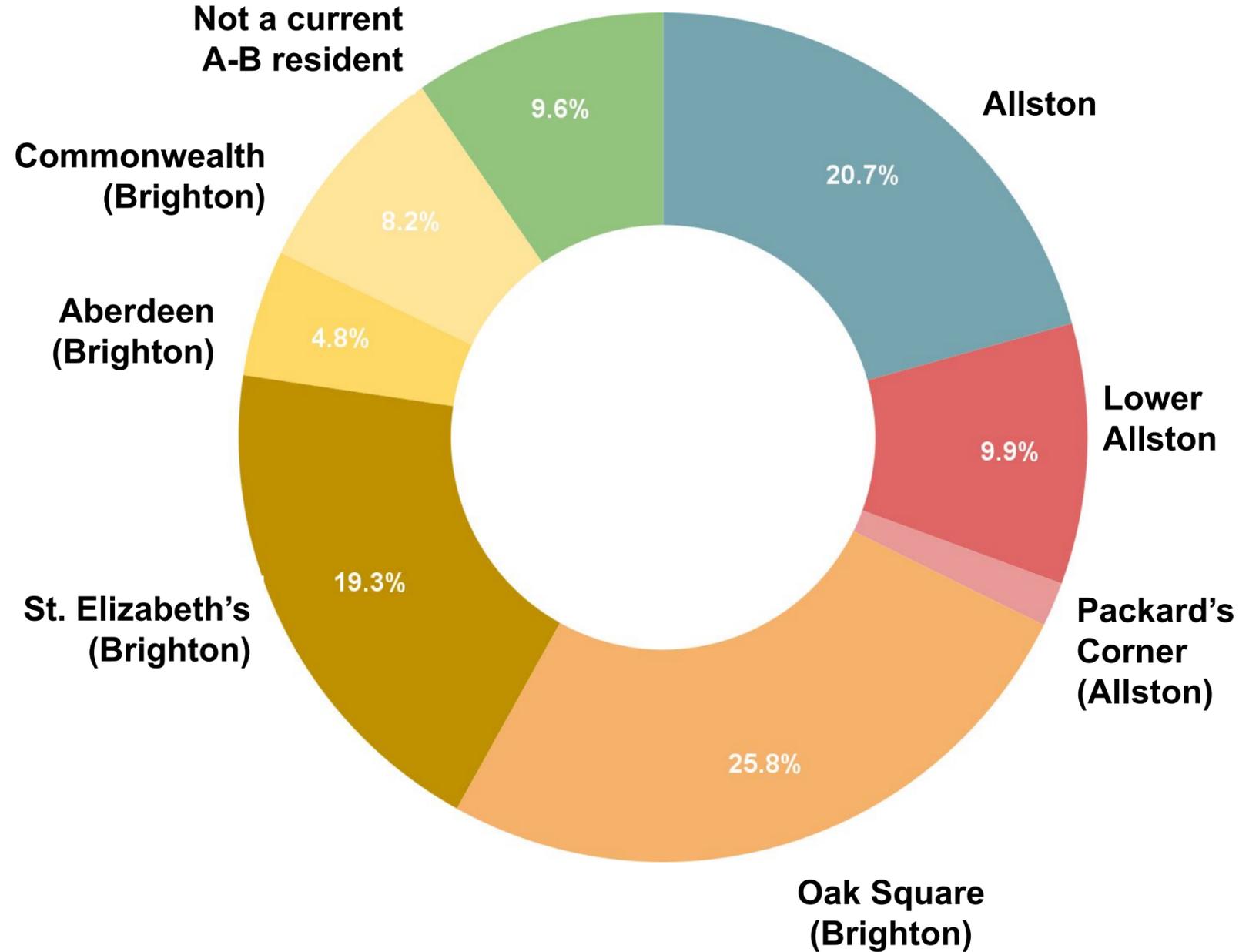


Survey Results

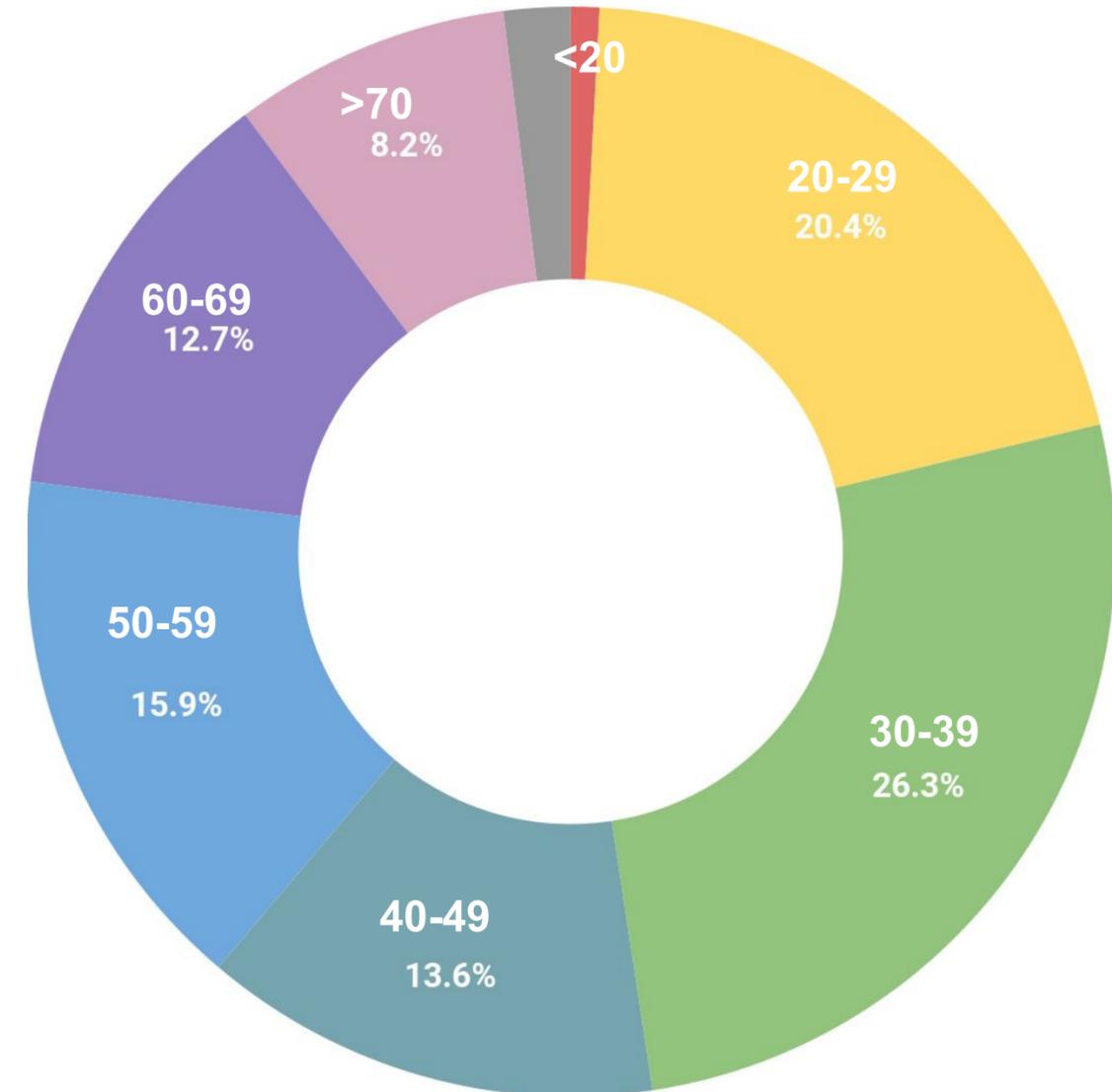
353 responses

as of April 13, 2023

What area do you live in?



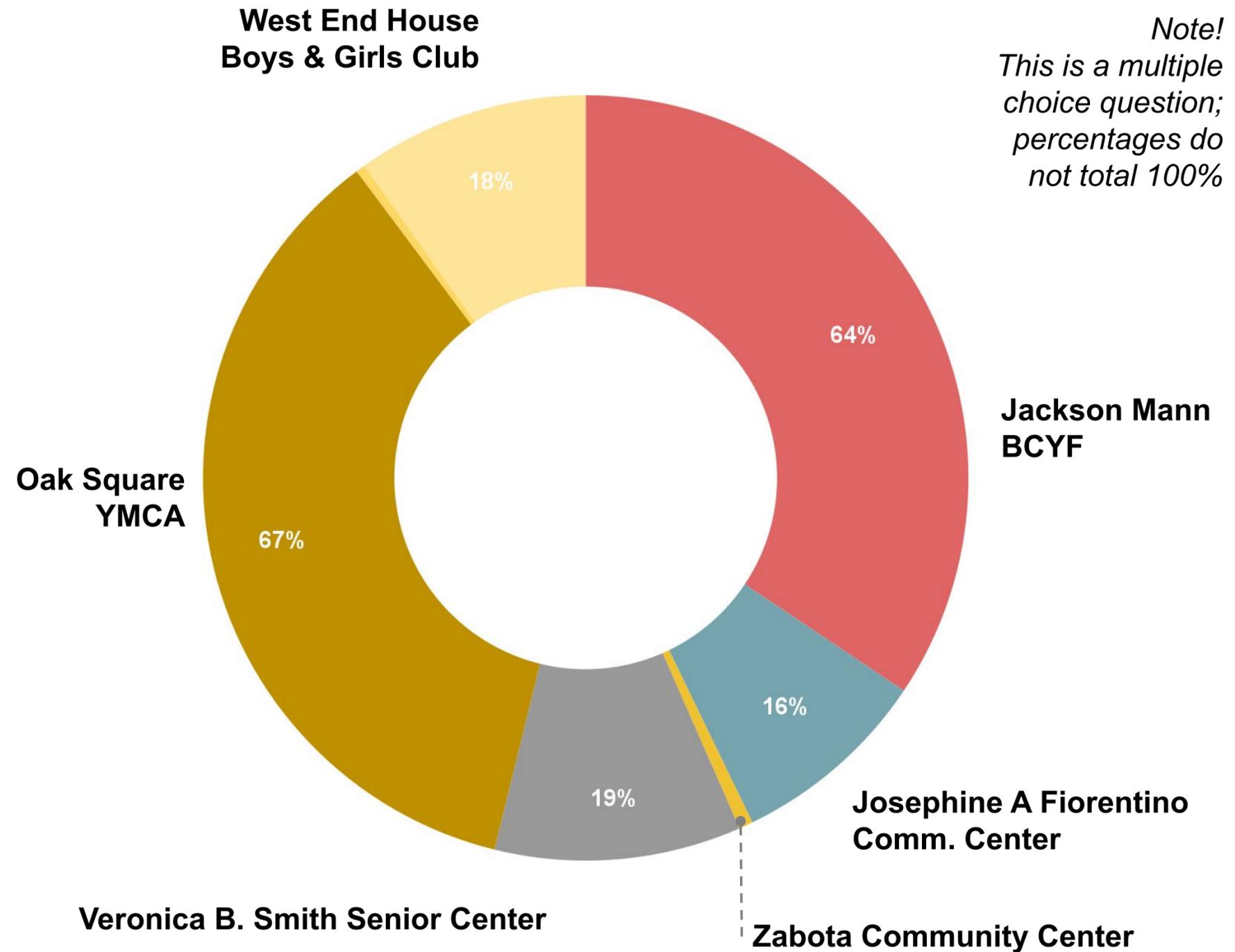
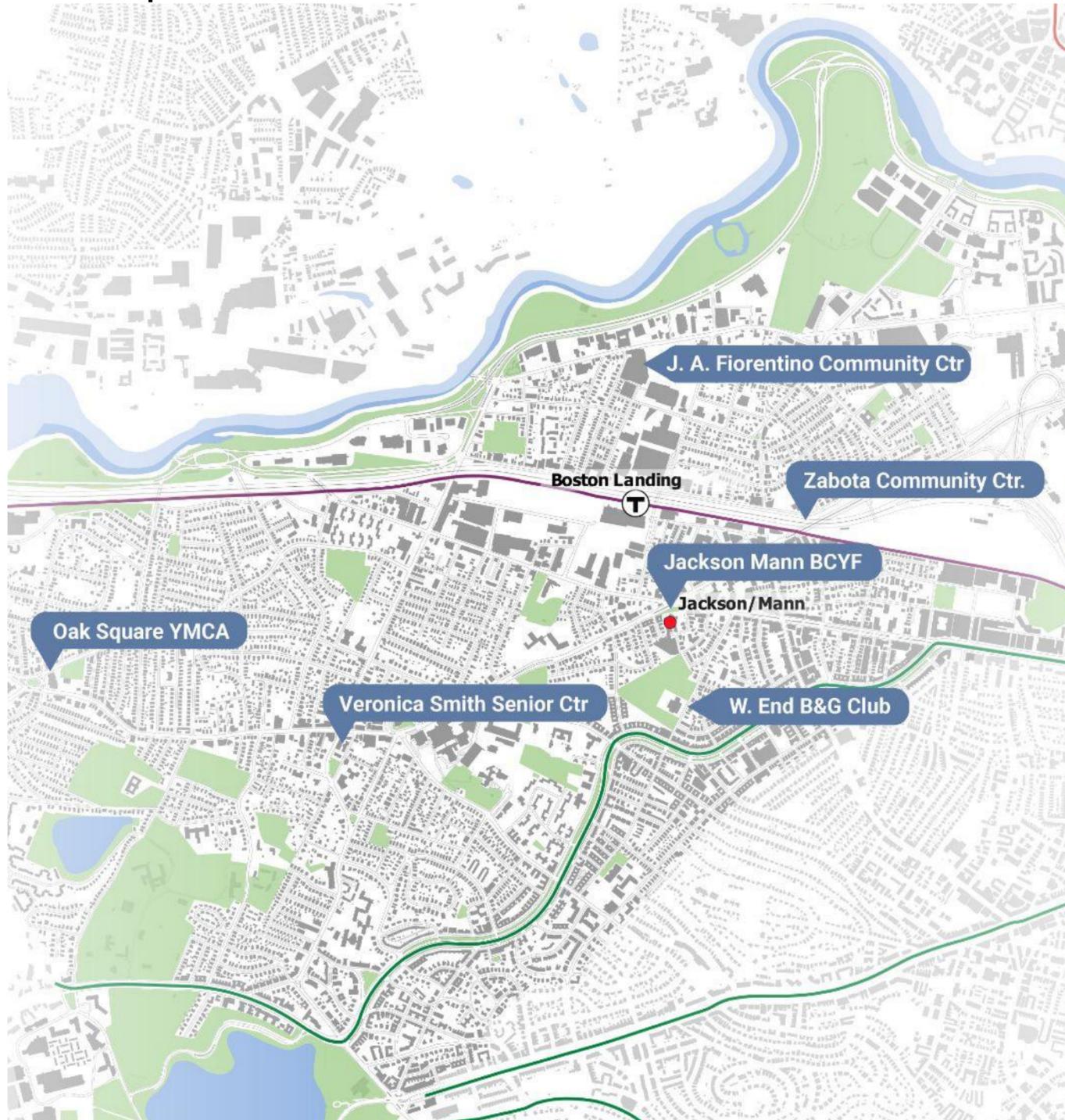
What is your age range?



Which Community Resources Do You Often Use?

353 responses

as of April 13, 2023

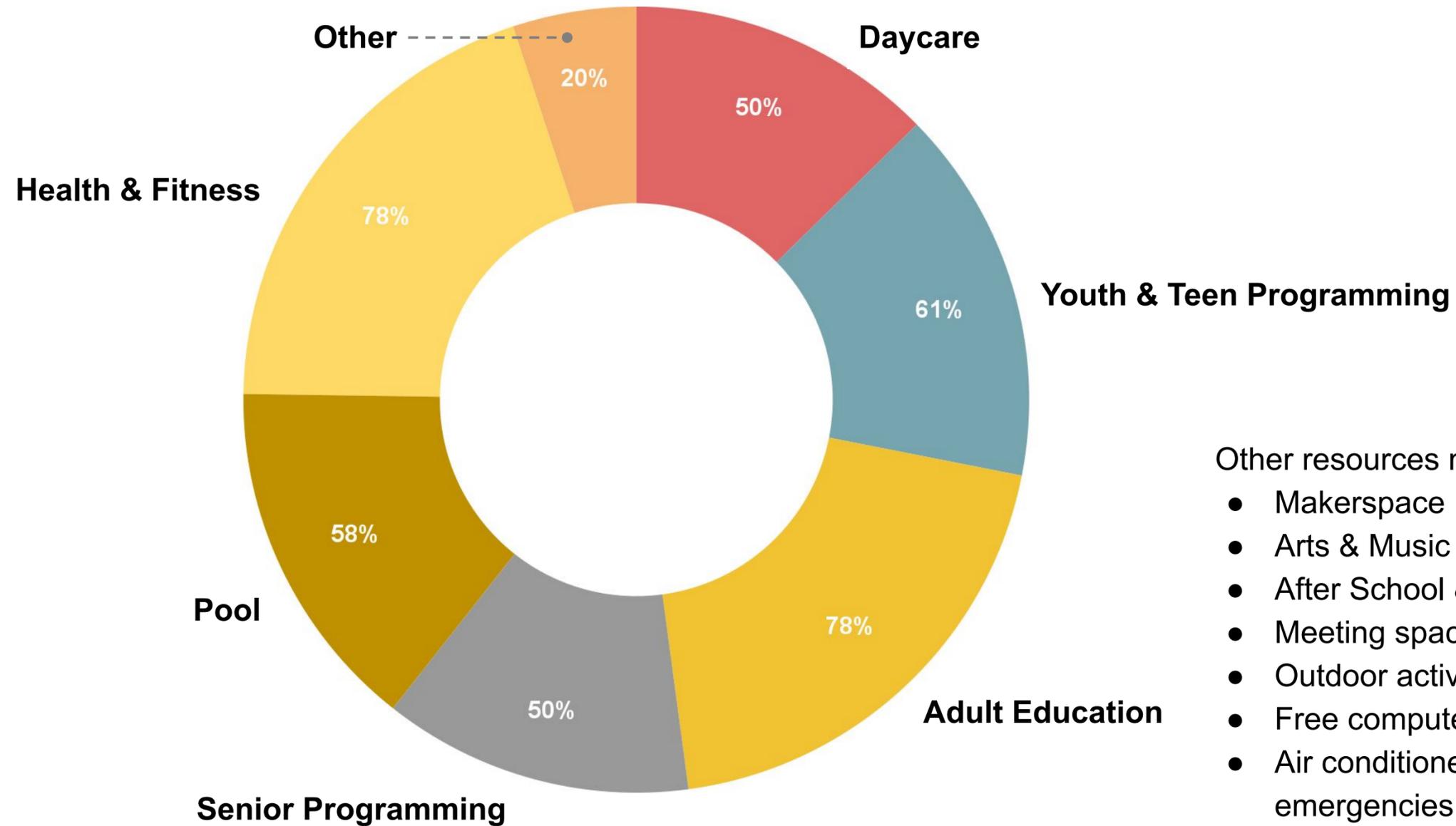


Improving Resources

353 responses

as of April 13, 2023

Which resources need expansion or improvement in a new BCYF Community Center



Note!
This is a multiple choice question; percentages do not total 100%

Other resources mentioned

- Makerspace
- Arts & Music Classes
- After School & Vacation Programs
- Meeting spaces that can be rented
- Outdoor activities
- Free computer lab
- Air conditioned space for heat emergencies

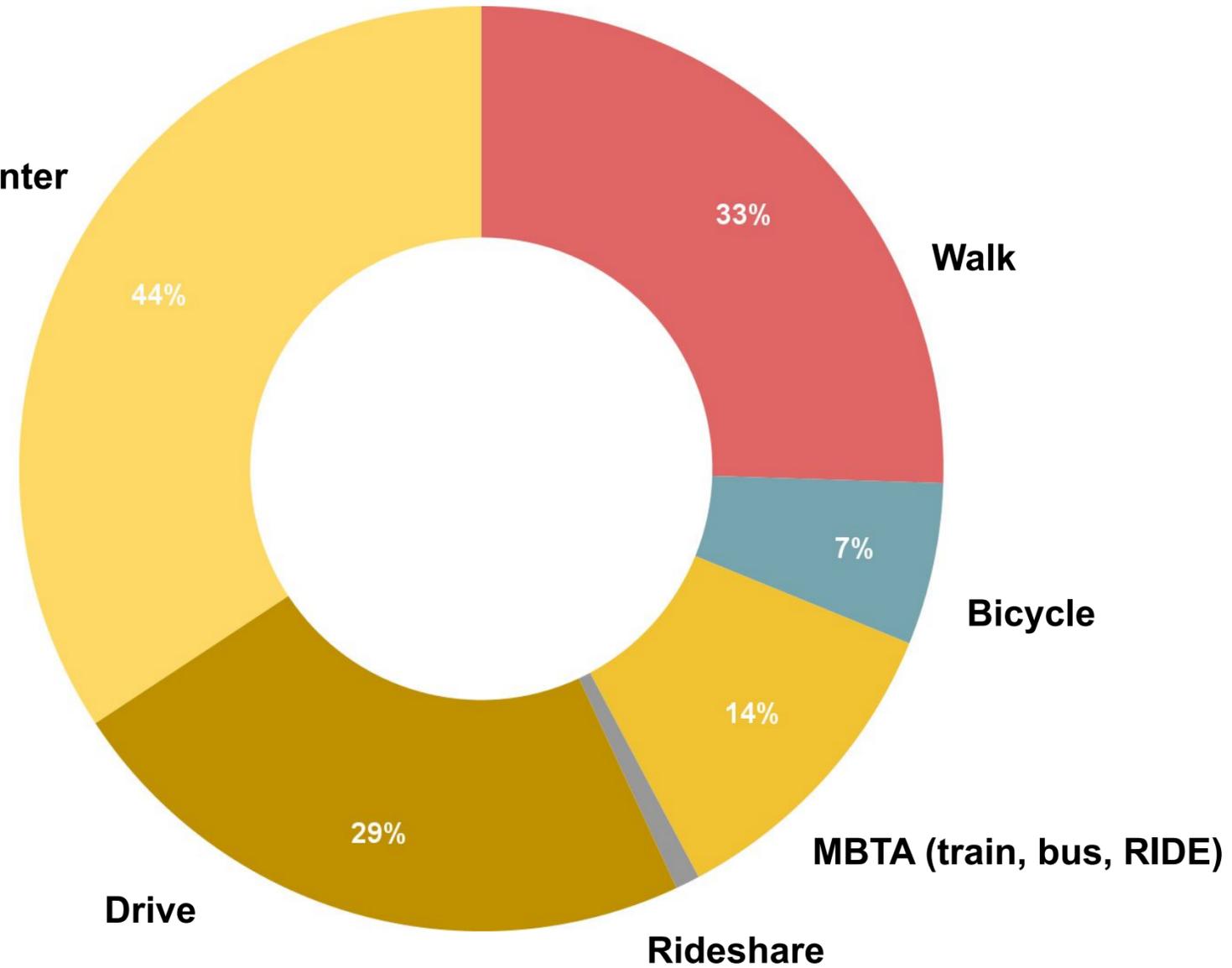
Getting There

359 responses

as of April 13, 2023

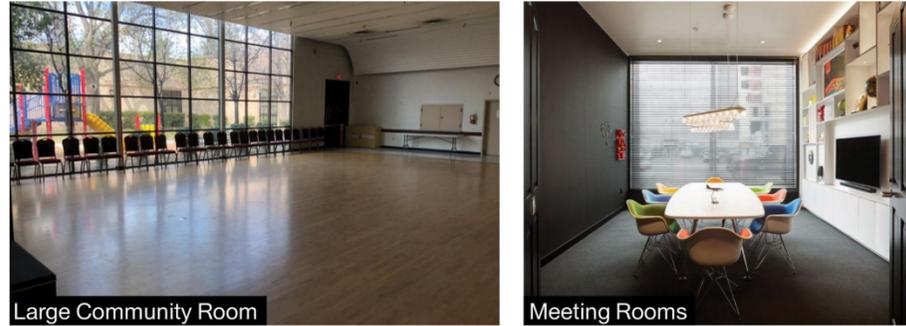
How do you access Jackson Mann Community Center?

Don't use the Jackson-Mann Center

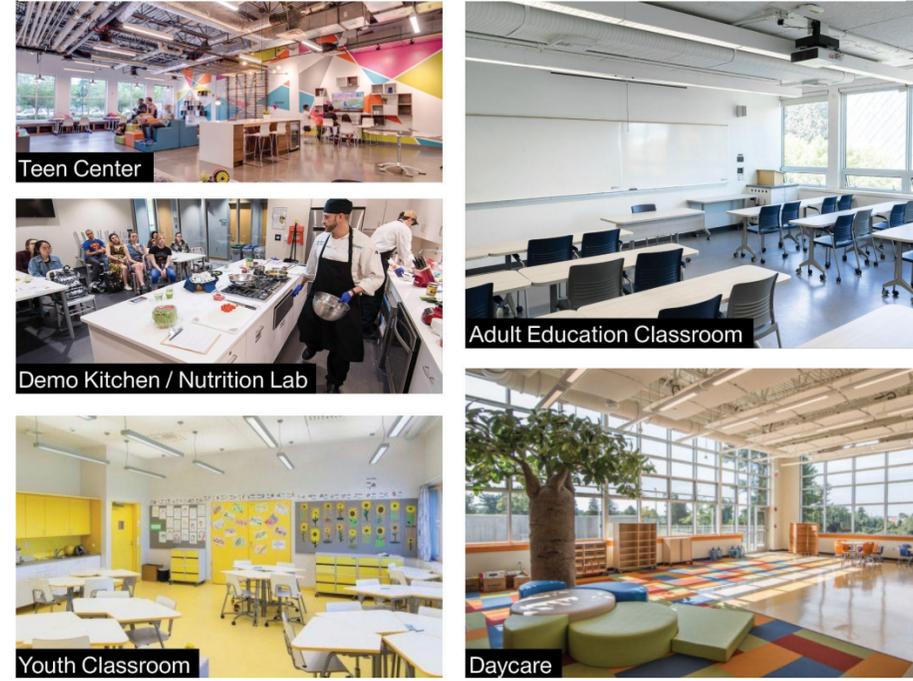


Survey Results: Ongoing

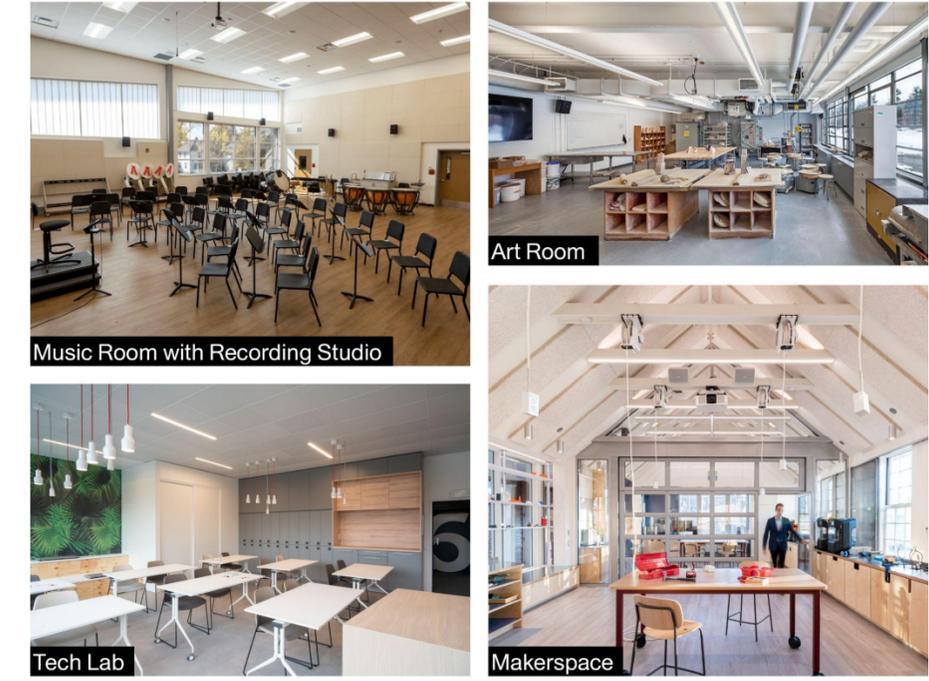
Gathering Spaces



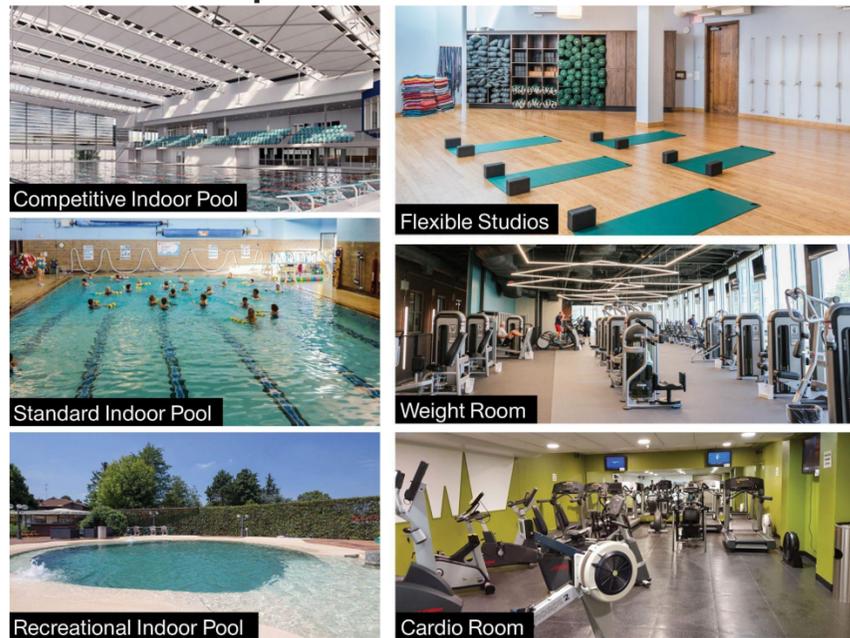
Community and Education Spaces



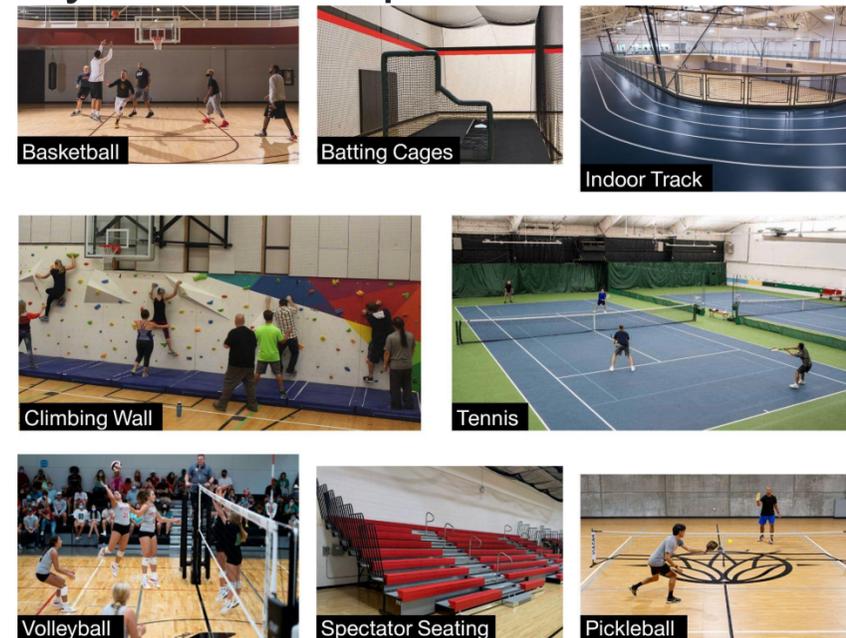
Art & Technology Spaces



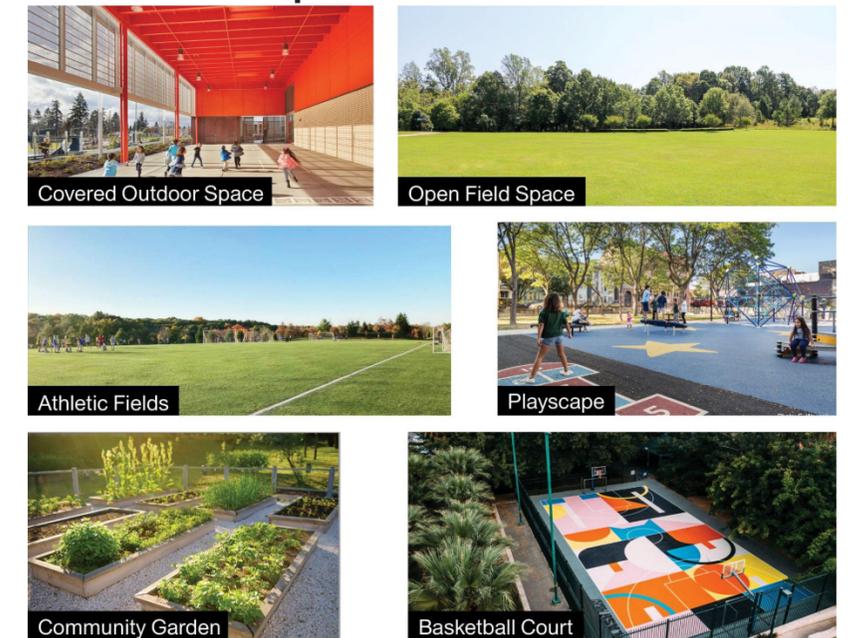
Fitness Spaces



Gymnasium Spaces



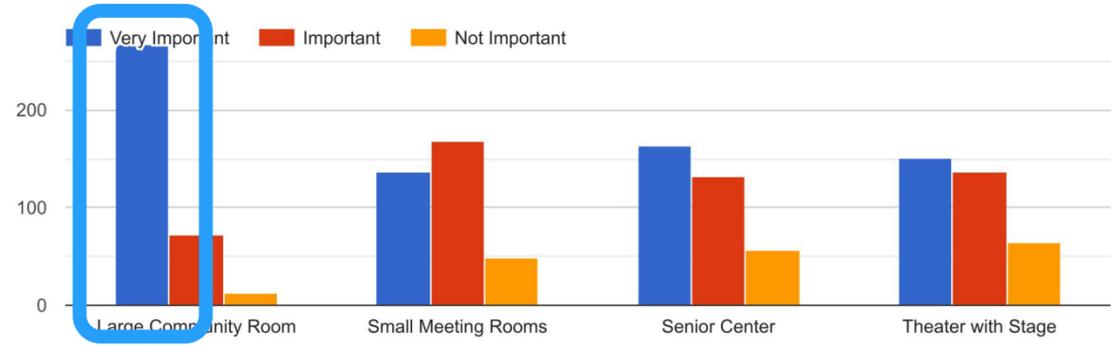
Outdoor Spaces



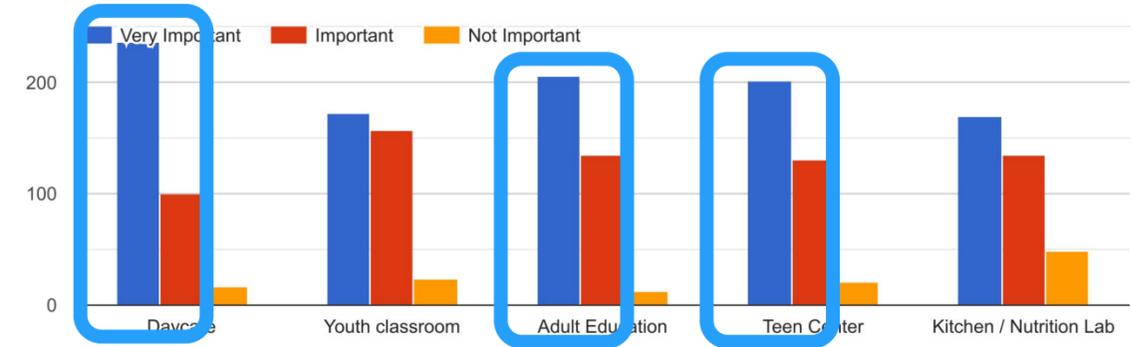
Survey Results: Ongoing

353 responses

Very Important
Important
Not Important



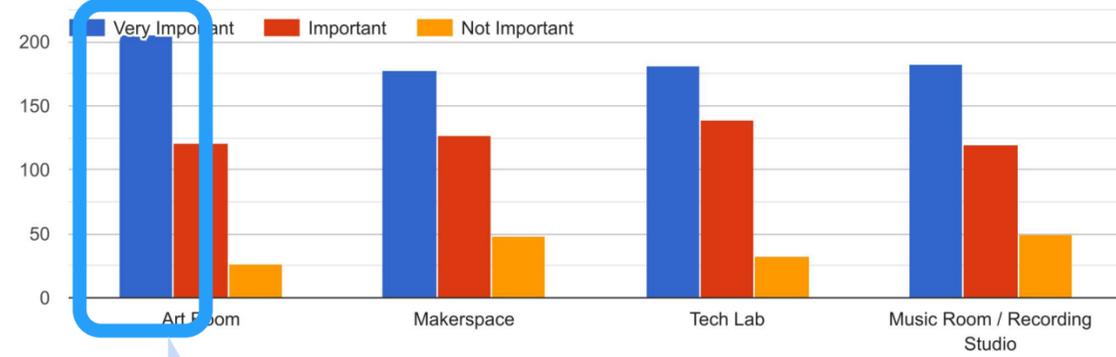
Large Community Room



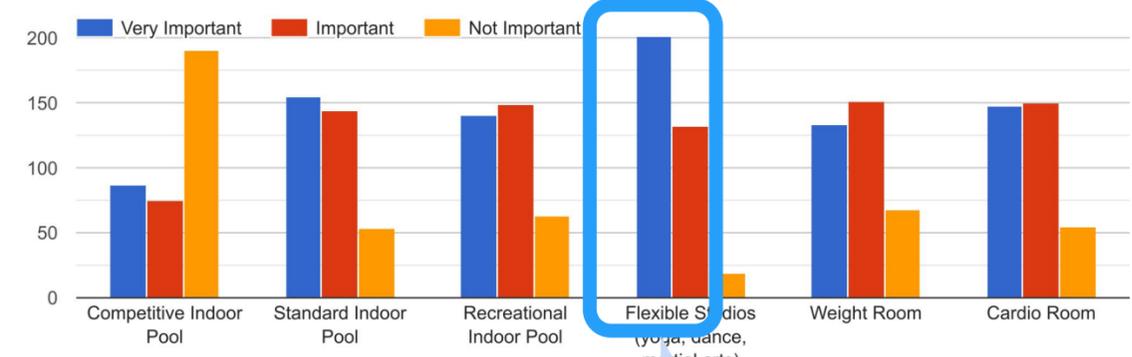
Daycare

Adult Ed.

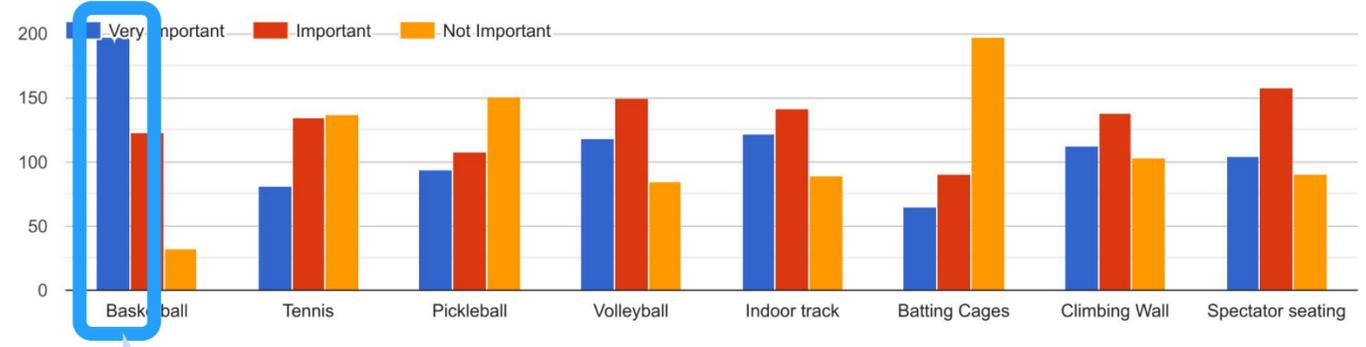
Teen Center



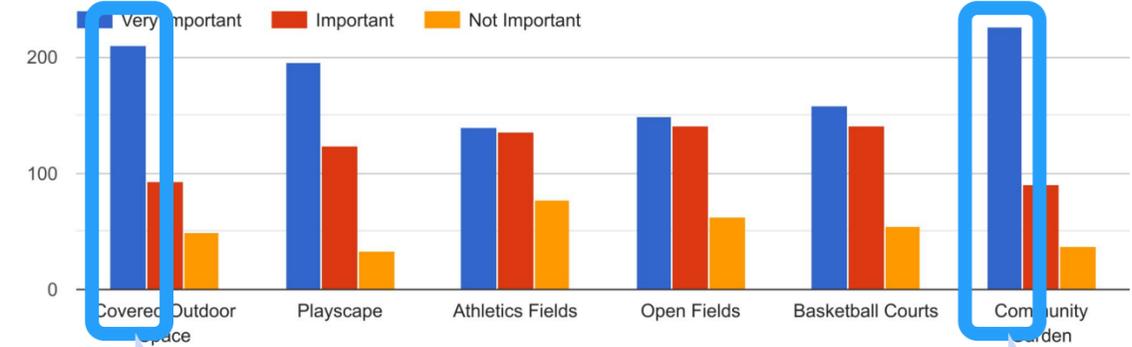
Art Room



Flexible Fitness Studios



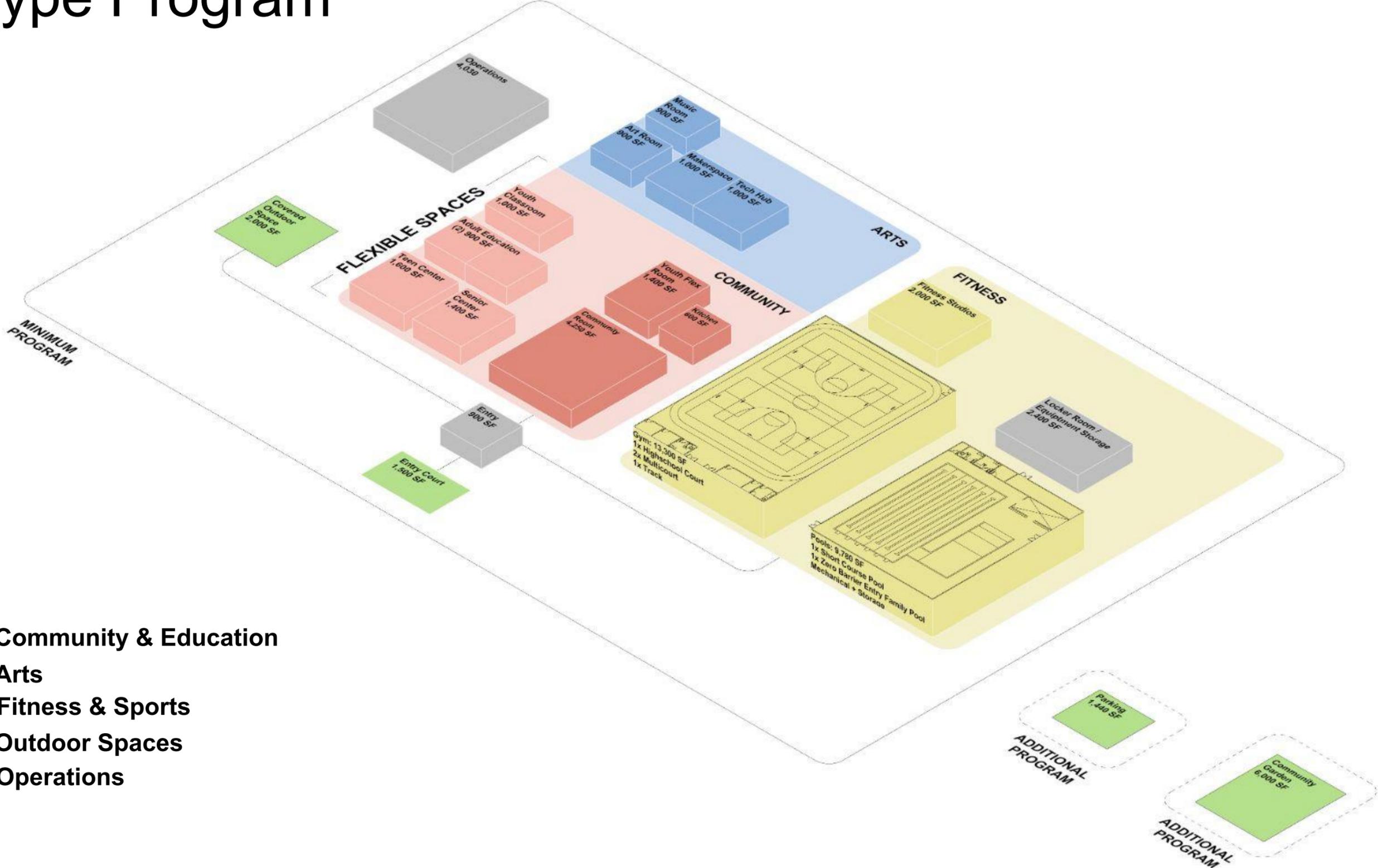
Basketball



Covered Outdoor Space

Community Garden

A Prototype Program



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

A Prototype Program

	Min. SF	Occupancy Max	Quantity	Total SF
Entry Lobby				
Vestibule	80	16	1	80
Reception Desk	100	2	1	100
Lobby	600	120	1	600
Storage	80	1	1	80
Vending	40	-	1	40
Entry Lobby NSF				900
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Janitor	120	1	1	120
Trash/Recycling room	100	1	1	100
Outdoor maintenance storage	100	1	1	100
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Mechanical / Tel-Data	1,500	1	1	1,500
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Arts NSF				3,650
Indoor sports and fitness				
Gym				-
Single court	7,280			
Double court	13,780			
Double + Multi court	16,510			-
Gym - Double court	13,300		1	13,300
Fitness Studios	2,000		1	2,000
Locker/showers	1,200		2	2,400
Indoor Sports and fitness NSF				17,700
Pool				
Pool				
Short course	7,000	300	1	7,000
Family pool	1,780	300	1	1,780
Long course	10,824			
Mechanical/storage	1,000		1	1,000
Pool NSF				9,780
Subtotal Program Areas				
Efficiency factor				70%
TOTAL BUILDING GSF				68,729
Outdoor space				
Entry Court / Gathering Space	1,500		1	1,500
Play space (optional, where site allows)	2,000		1	2,000
Rooftop open space				
Community garden plots	6,000			6,000
Hydroponics (40' x 8' shipping container)	320		1	320
Garden classroom			1	-
Parking	288		5	1,440
Outdoor Space NSF				11,260

Building program is 68,729 gross square feet

Outdoor play space, community garden plots and parking are all optional programs based on site

Location Options

Site Area Requirements

Building Area	69,000 GSF
Minimum Site Area	34,000 SF - 45,000 SF
Potential Additional Considerations	
Community Garden Plots	+6,000 SF
Parking	<u>+9,000 SF</u>
	15,000 SF
Potential Overall Site Area	34,000 SF - 60,000 SF

Location Evaluation Method

*

GEOGRAPHIC LOCATION	TRANSPORTATION ACCESS	OPTIMAL ADJACENCIES	PHYSICAL CONSTRAINTS	SITE SIZE	SITE READINESS	COST	COMMUNITY FEEDBACK
Proximate to Allston-Brighton's residential population	Proximate to transit, walkable, bikeable, parking potential, along neighborhood connector	Adjacent uses are likely to add to the Center's success	Minimal steep slopes, wetlands, flood risk	Site size will allow for desired program	Predictable schedule for completion	Not likely to be prohibitively costly given current ownership	Receptivity/desirability to community users
0 geographically isolated	0 auto-dependent	0 adjacent uses unrelated	0 significant near-term challenge	0 program reduction may be necessary	0 unknown coordination required larger development subdivision or permitting process	0 private-market site owner intent likely to keep or monetize	0 unreceptive
1 somewhat accessible	1 some transit, walkable, bikeable	1 adjacent uses neutral or duplicative	1 some near-term challenge	1 minimum program could be accommodated	1 transaction required	1 private-market site owner institution or major landowner	1 neutral
2 accessible	2 high level of transit, walkable, bikeable	2 adjacent neighborhood uses	2 long-term challenges	2 full program could be accommodated	2 design could immediately proceed	2 publicly owned site (City or State)	2 receptive/desirable
3 well located	3 high level of transit, walkable, bikeable neighborhood connector OR potential for parking	3 adjacent complementary civic uses (school, playground/park)	3 void of physical challenges	3 add-ons like parking & gardens could be accommodated			3 highly desirable
	4 high level of transit, walkable, bikeable neighborhood connector AND potential for parking						

Preliminary Evaluation

Note: This is a Draft List
 No discussions have taken place with property owners or public agencies with control of sites.

Site	Geographic Location	Transportation Access	Optimal Adjacencies	Physical Constraints	Site Readiness	Cost	Total	Proximate	Community Feedback
Public Sites									
BCYF Jackson Mann	3	4	3	3	2	2	17	Ringer Playground	
Rogers Park	1	1	2	3	0	2	9	Thomas Edison K8, Lyon K8 & 9-12 Winship Elementary	
DCR Outdoor Pool*	0	1	2	1	0	2	6		

Development Projects									
Project A	0	1	1	1	0	1	4		
Project B	0	1	1	1	0	1	4		

Off-Market Sites									
Site 1 (Saint Joseph Prep)	3	4	2	3	0	0	12	Union Square, Brighton High, Boston Green Academy	
Site 2* (Central)	3	4	3	1	0	1	12	Brighton High Boston Green Academy	
Site 3 (Lower Allston / Industrial)	2	3	2	3	0	1	11	Gardner Pilot	
Site 4* (Central)	3	4	3	1	0	0	11	Jackson Mann	
Site 5	3	4	1	1	0	0	9	Jackson Mann	
Site 6	1	2	1	3	0	1	8	Gardner Pilot	
Site 7*	2	3	1	2	0	0	8		
Site 8*	2	3	1	1	0	1	8		
Site 9*	2	3	2	1	0	0	8		
Site 10*	3	1	2	1	0	1	8		
Site 11*	2	2	2	1	0	1	8		

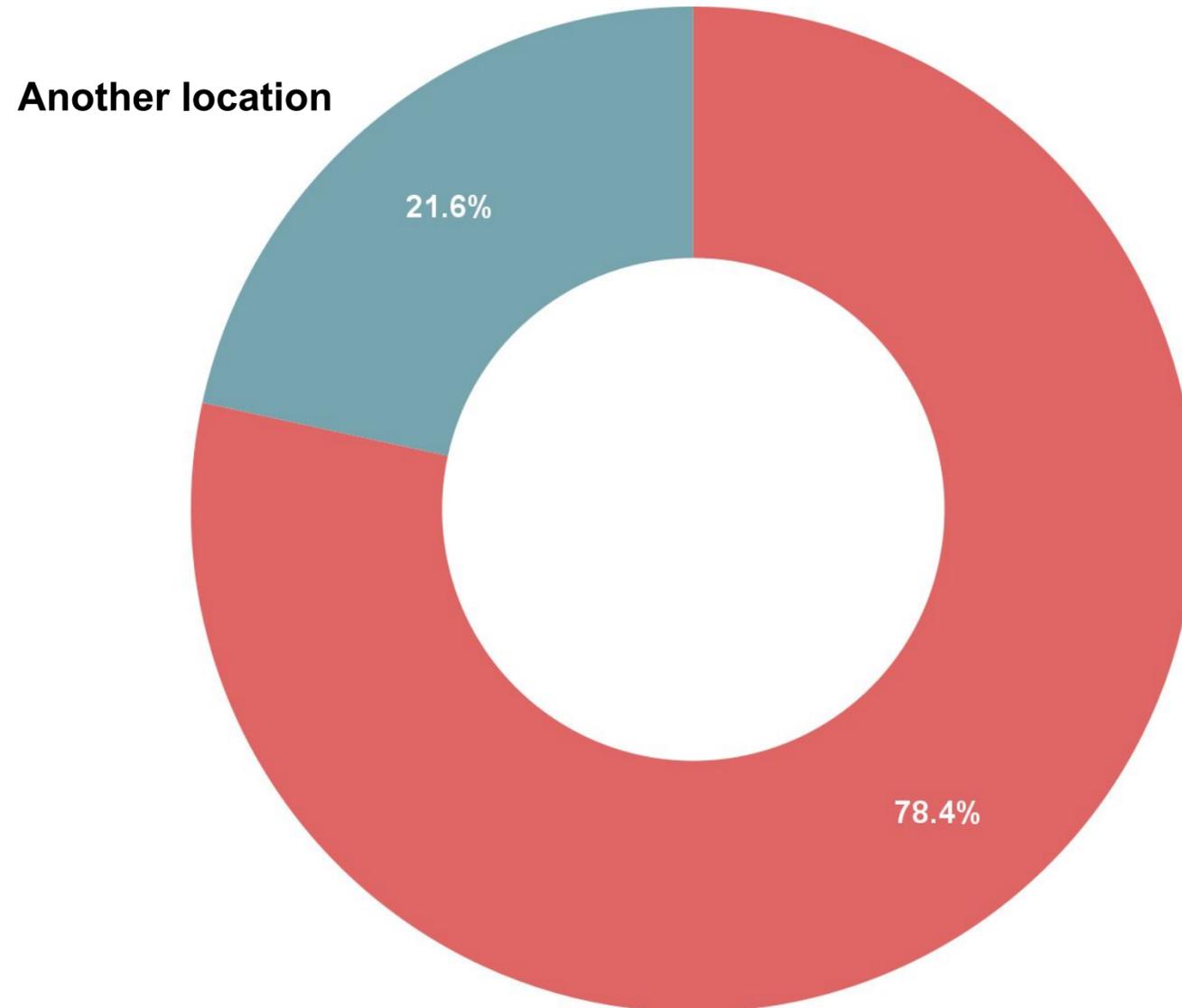
*Site size constraints likely to only allow for minimum site area of 34,000 – 45,000 SF

Survey Results: Location

353 responses

as of April 13, 2023

Where would you like to see a new BCYF center in Allston - Brighton?



Current Jackson Mann location

Other locations mentioned”

- “Veronica Smith center”
- “Western ave in Allston...”
- “Somewhere other than Union Square...”
- “Bottom of Parsons”
- “Near Oak Square”
- “Close to Brighton center”
- “.. 425 Washington st.”
- “Lower Allston with parking”

Site Opportunities

Union Square / BCYF Jackson Mann Site

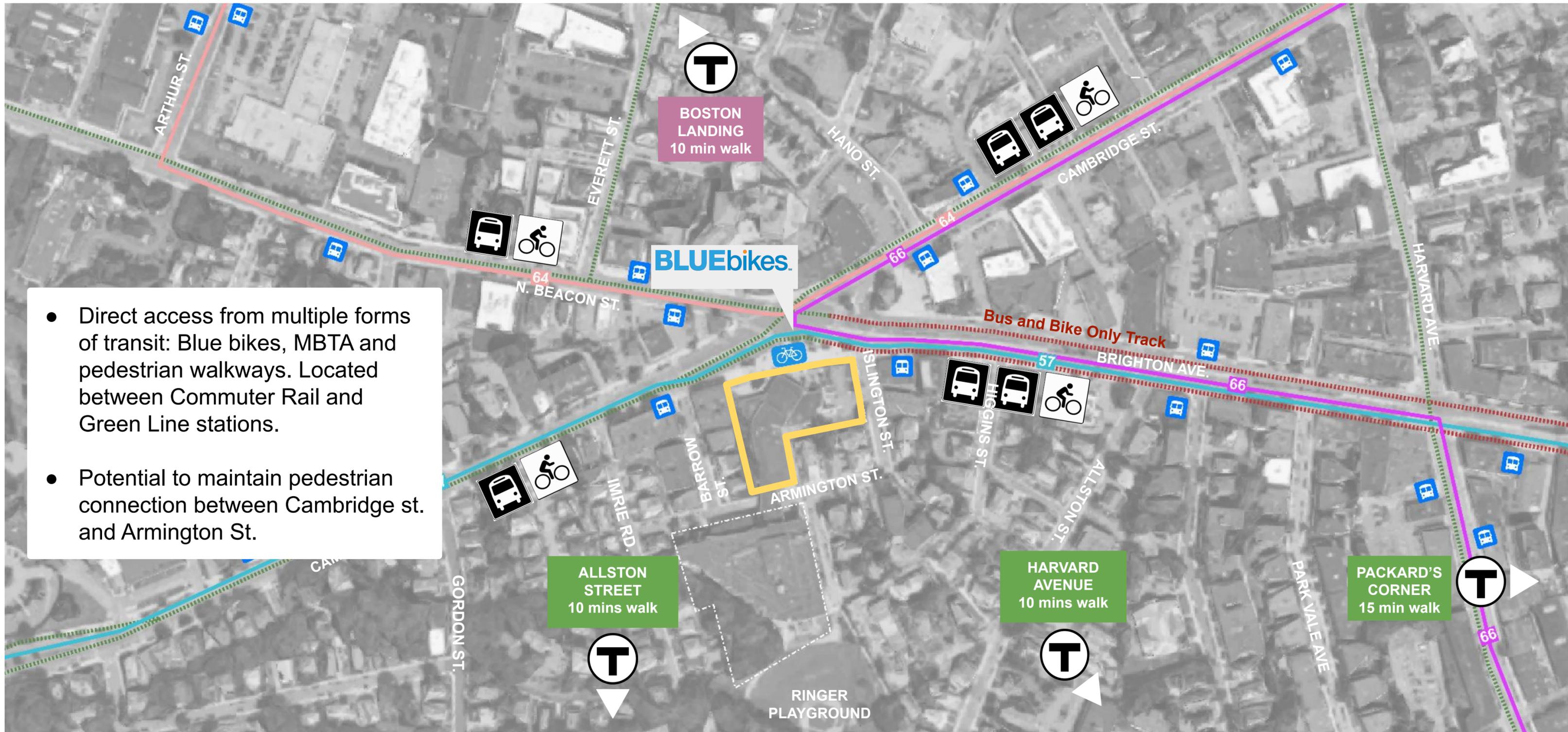
Union Square is an Important Crossroads of Allston-Brighton



Available Site Area



Transit Networks



- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways. Located between Commuter Rail and Green Line stations.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

Open Space



- Street trees provide shade for pedestrians along the intersecting streets.
- Tree lined plaza provides opportunity for outdoor public activities.

Architectural Character - Union Square



North



West



East



South

Architectural Character - Armington & Ringer Playground



West



Ringer Playground



RINGER PLAYGROUND

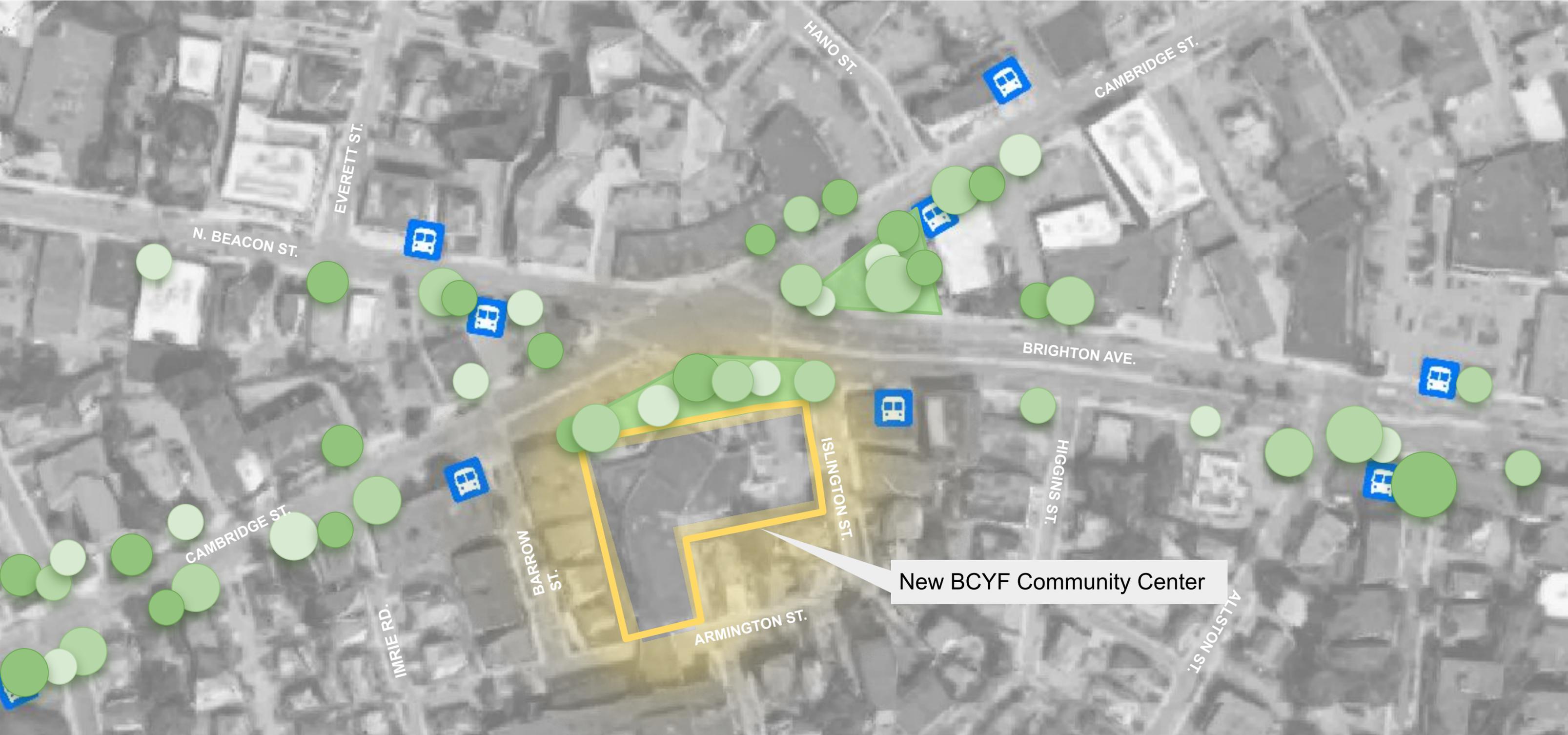


North



South

Community Anchor at Union Square



Site Test Fit

BCYF Jackson Mann Site

What is a Test Fit

What is a test fit?

A three-dimensional test of the community center uses and activities on a particular site.

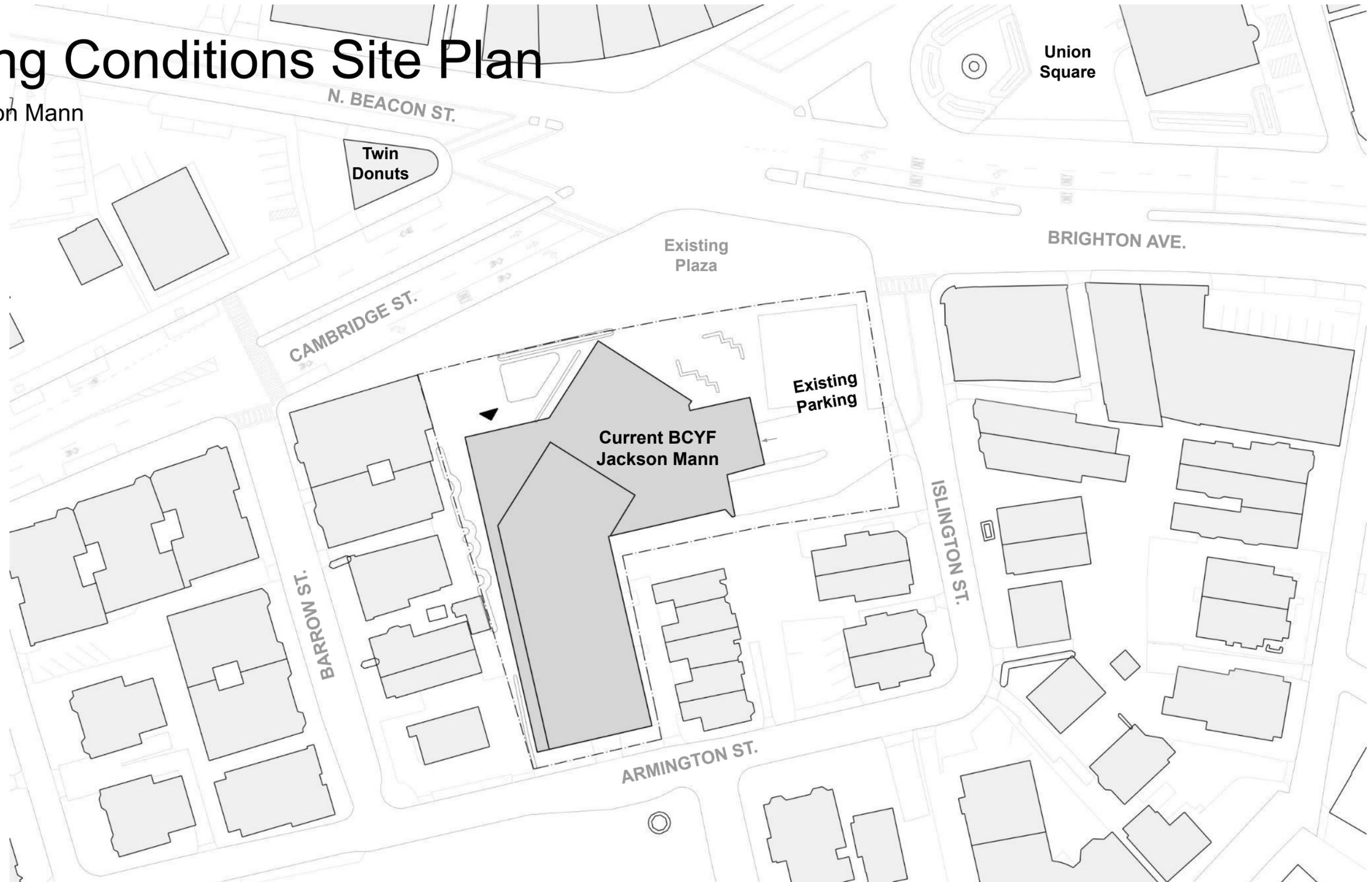
Disclaimer!

- These are only tests used as proof of concept.
- These are not design proposals.
- Goal of this exercise is to illustrate how a specific site impacts the arrangement of the uses and activities.
- Testing the program on this site does not indicate this is the final site selected - the City will continue to gather feedback after the final report is complete.



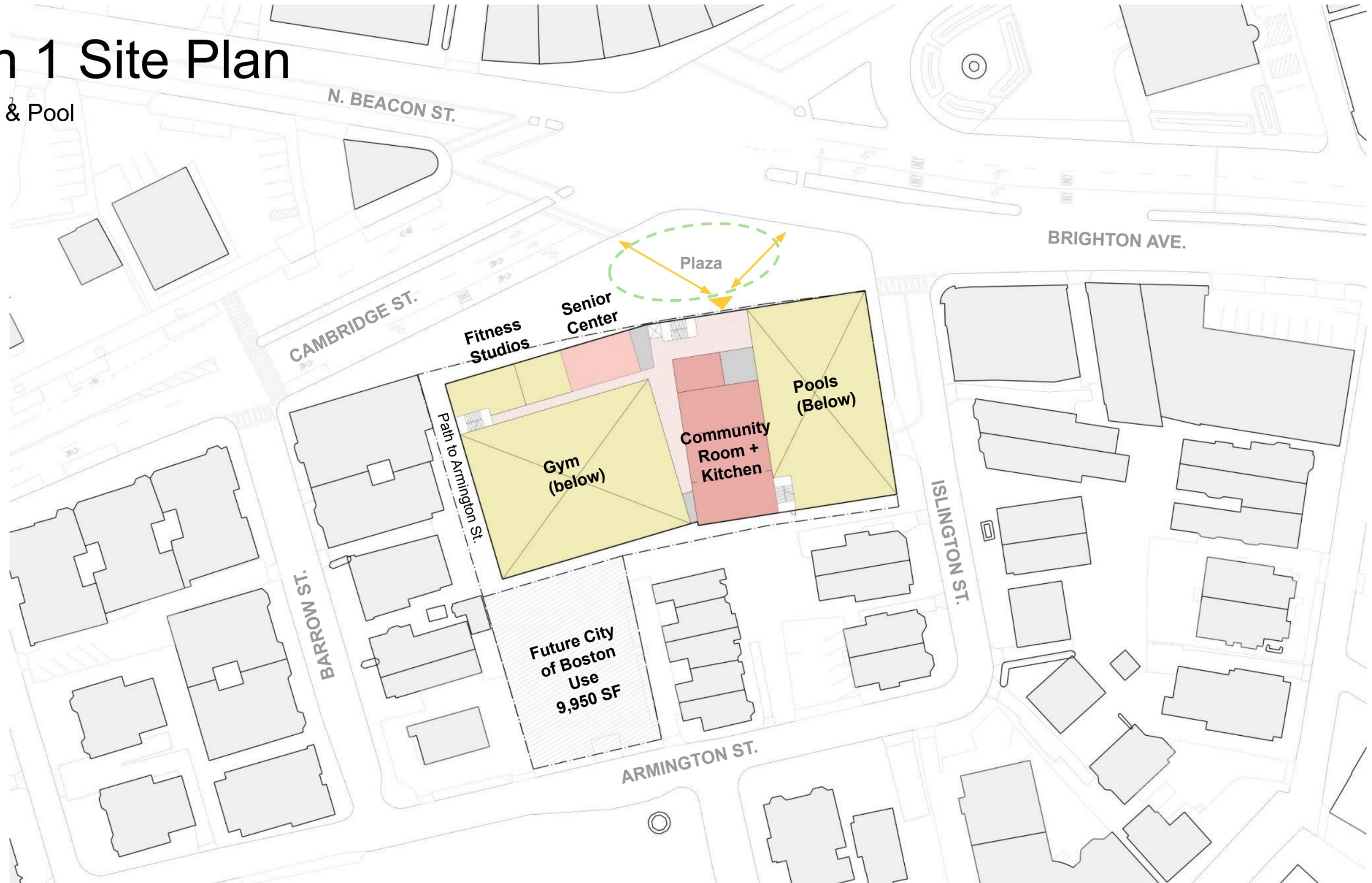
Existing Conditions Site Plan

BCYF Jackson Mann



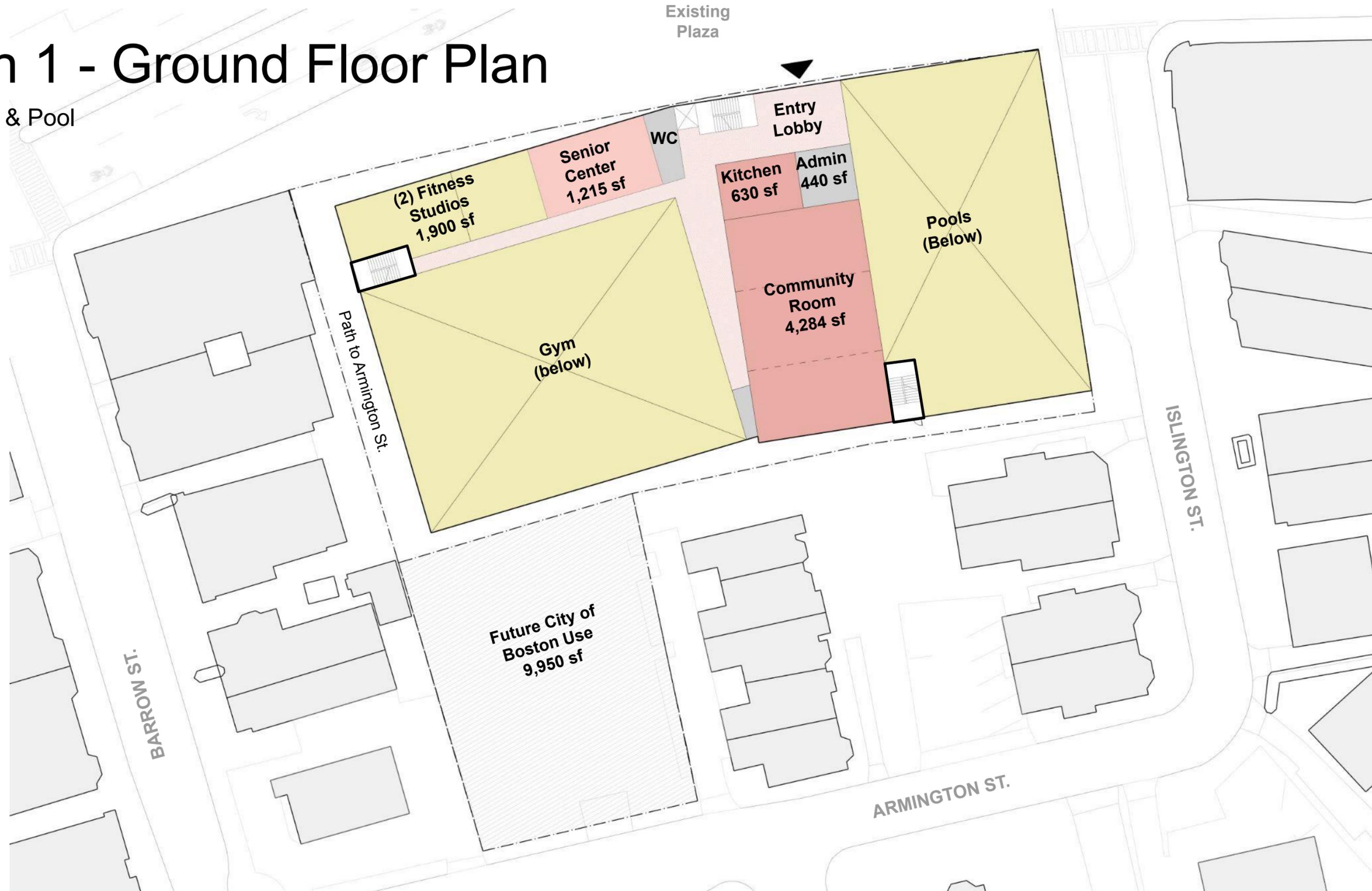
Option 1 Site Plan

Sunken Gym & Pool



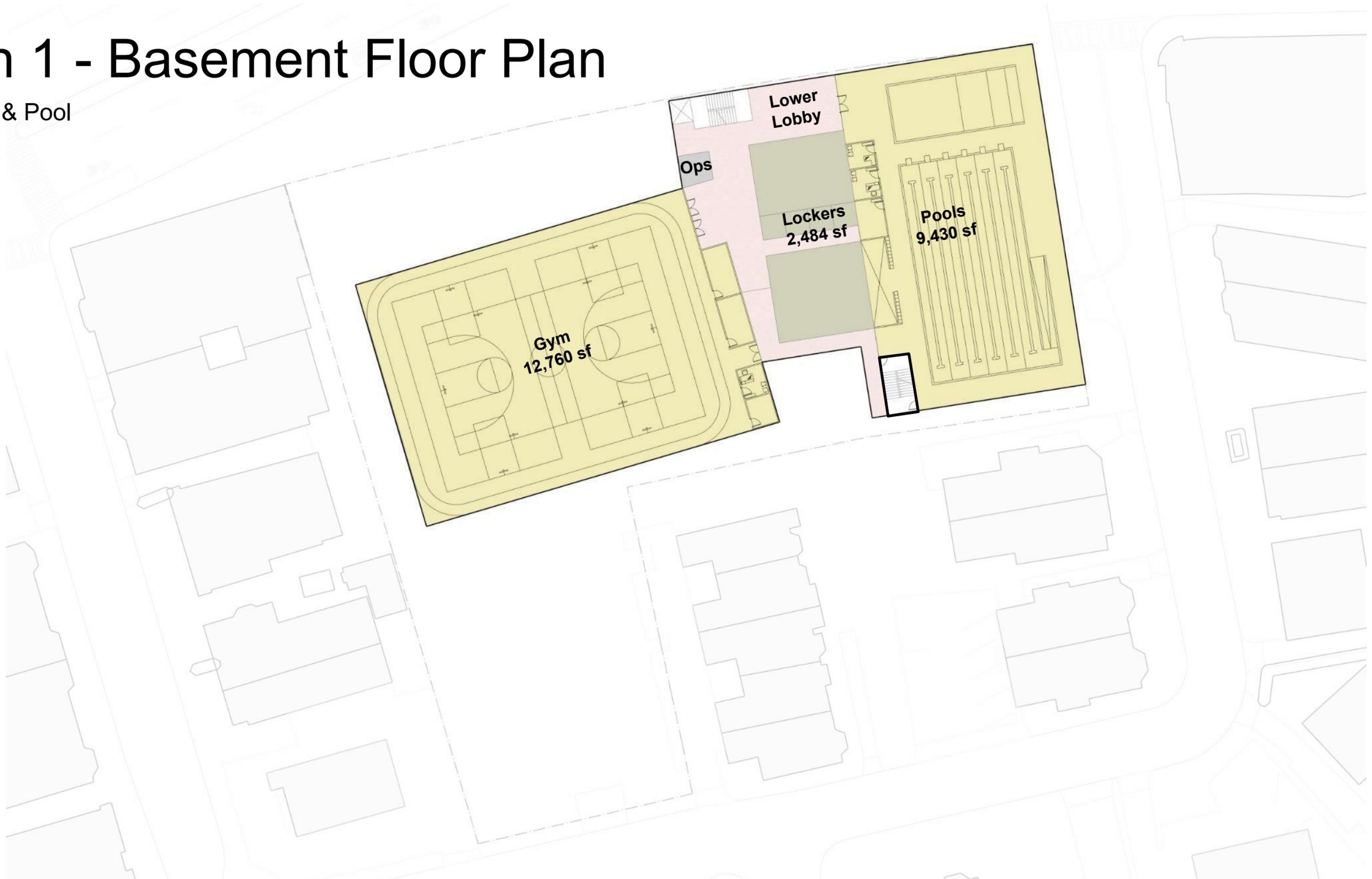
Option 1 - Ground Floor Plan

Sunken Gym & Pool



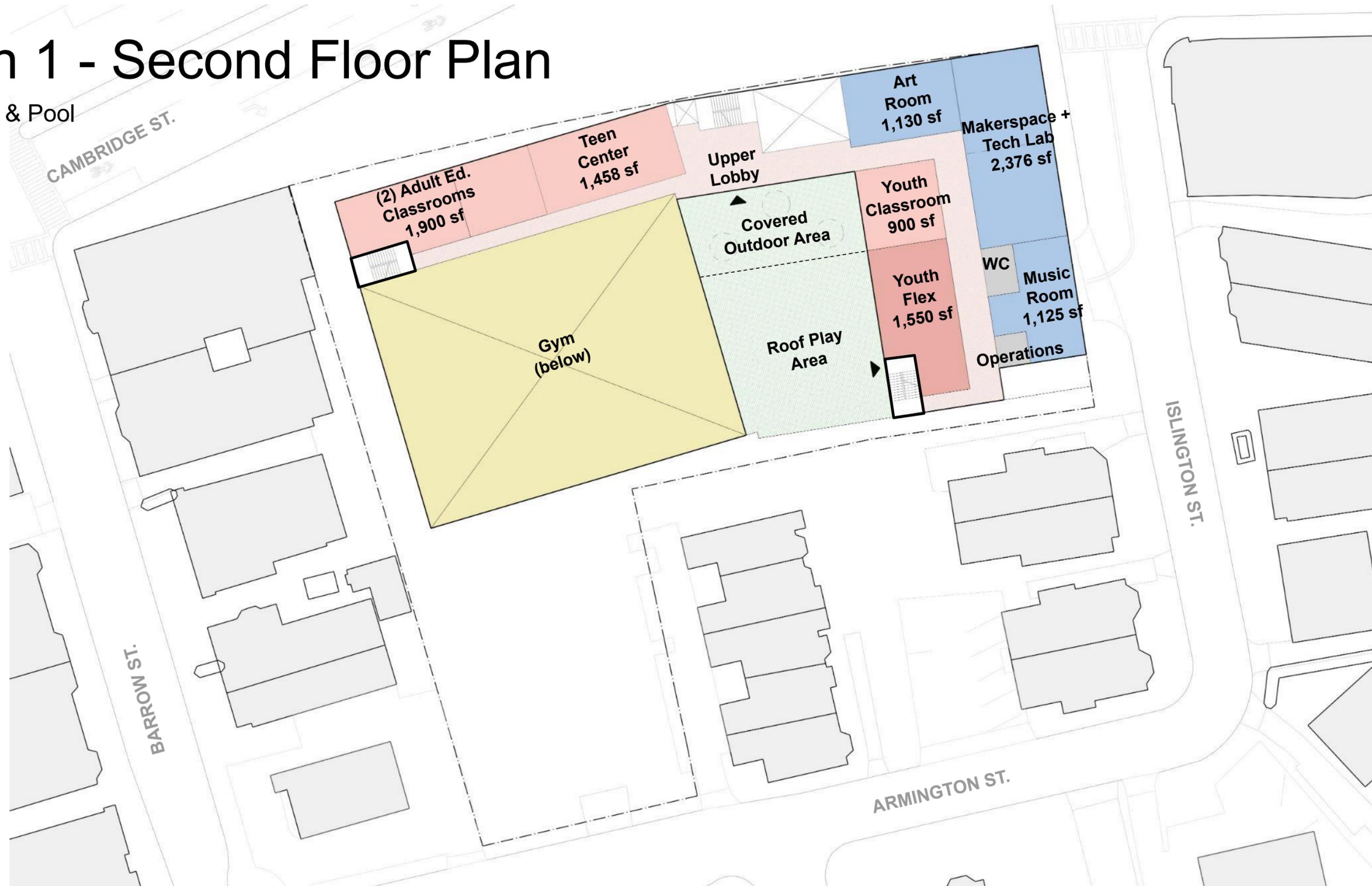
Option 1 - Basement Floor Plan

Sunken Gym & Pool



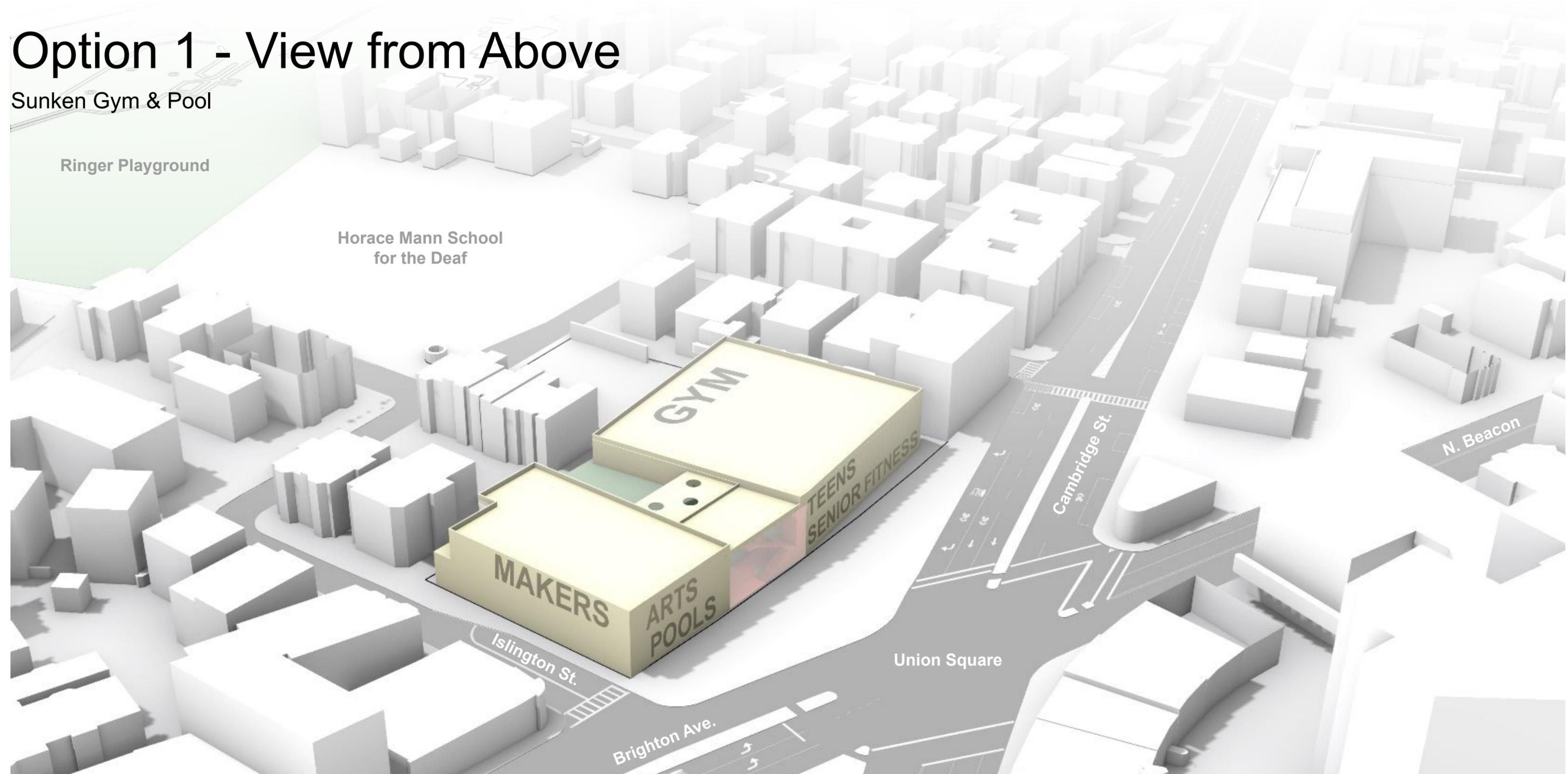
Option 1 - Second Floor Plan

Sunken Gym & Pool



Option 1 - View from Above

Sunken Gym & Pool

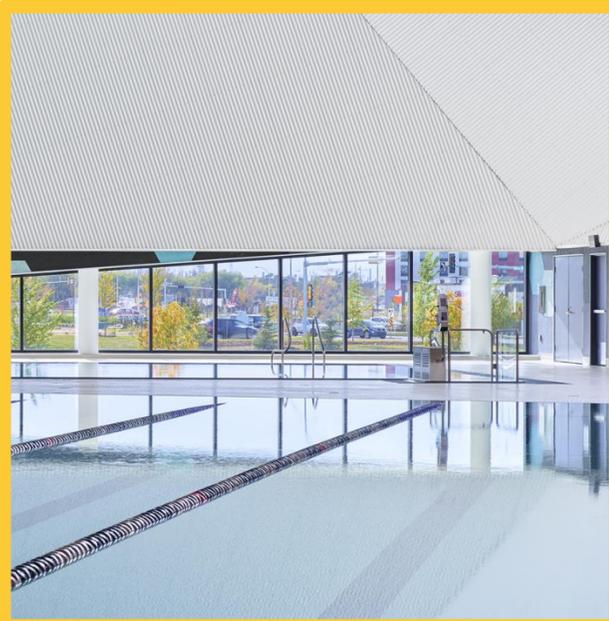


Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Option 1

Sunken Gym & Pool

Ringer Playground



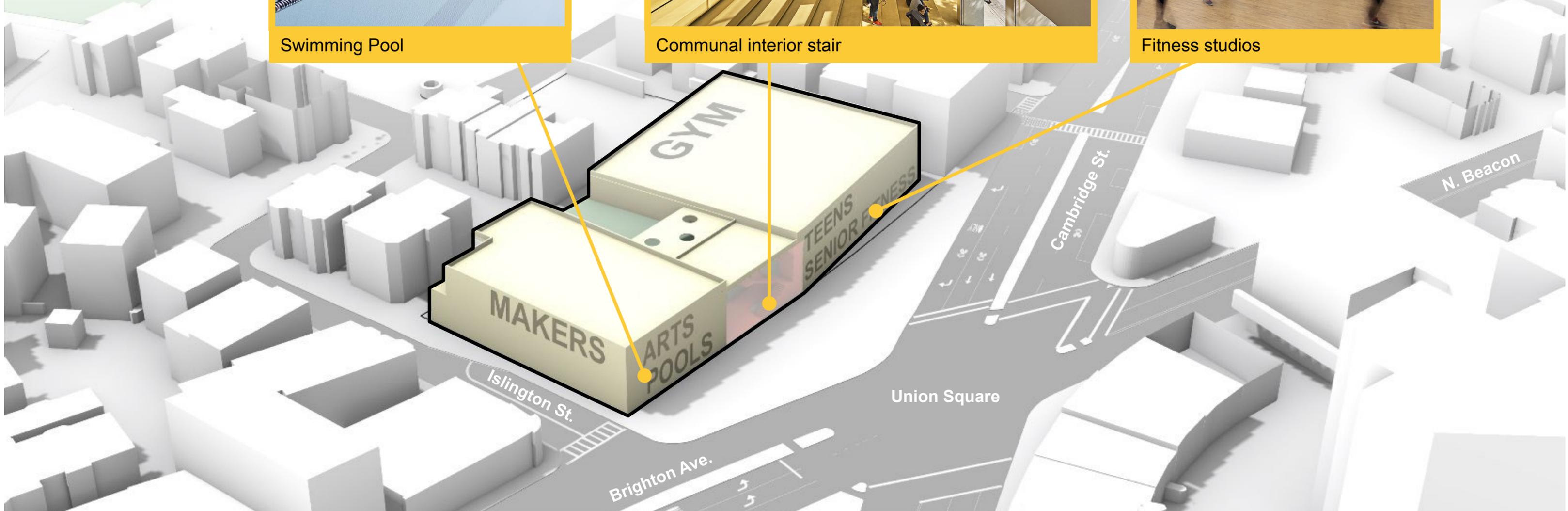
Swimming Pool



Communal interior stair



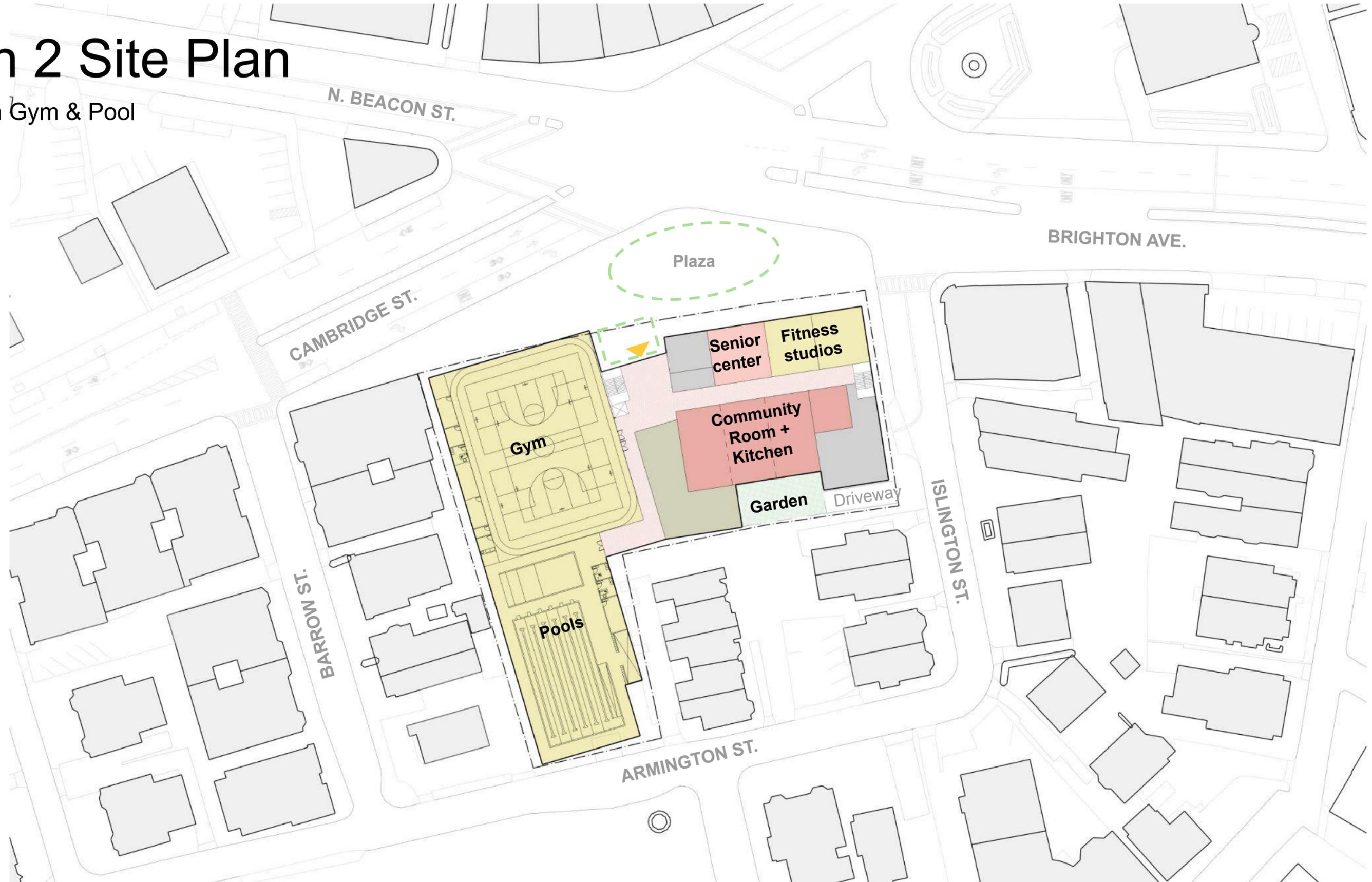
Fitness studios



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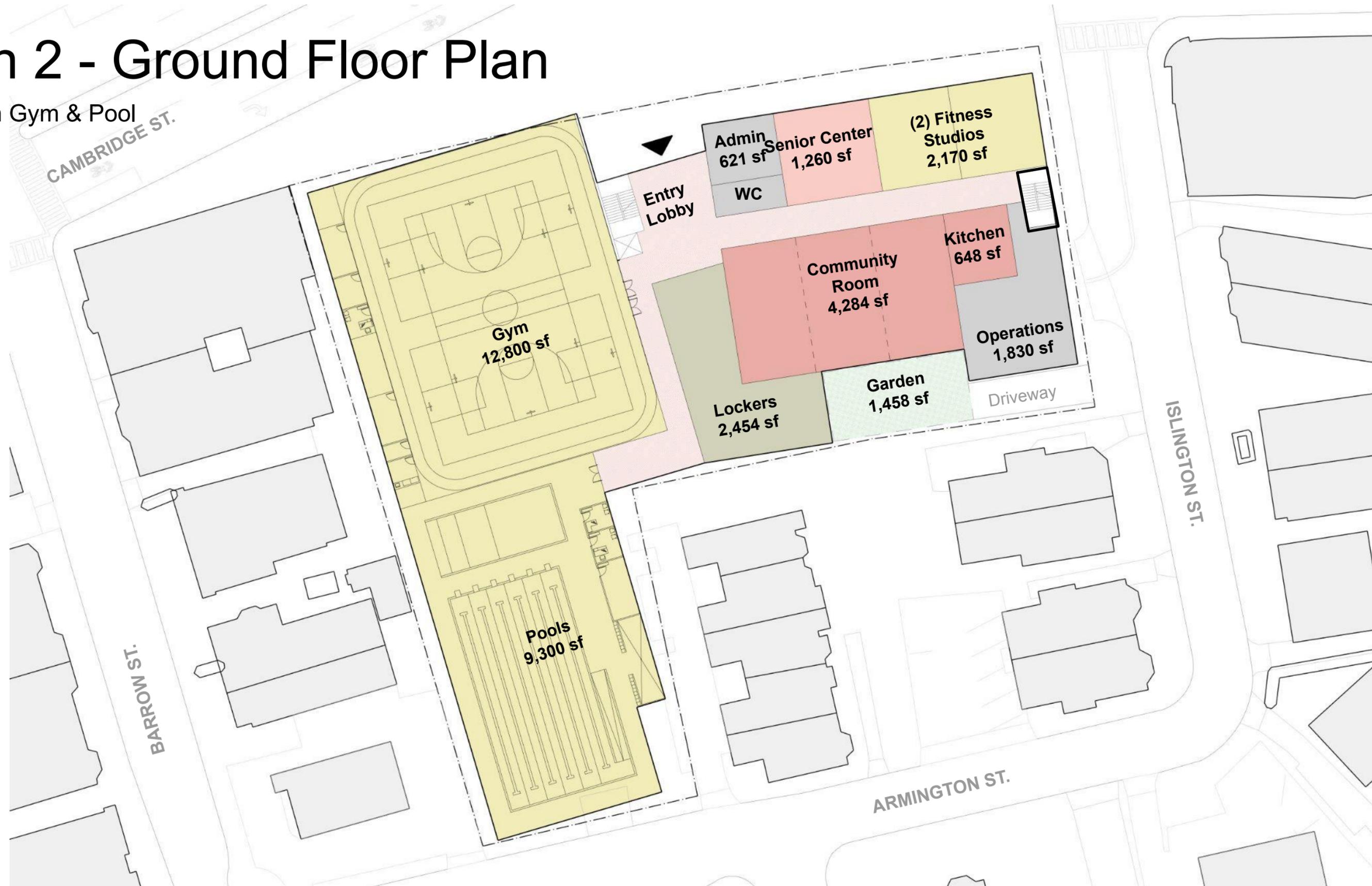
Option 2 Site Plan

North - South Gym & Pool



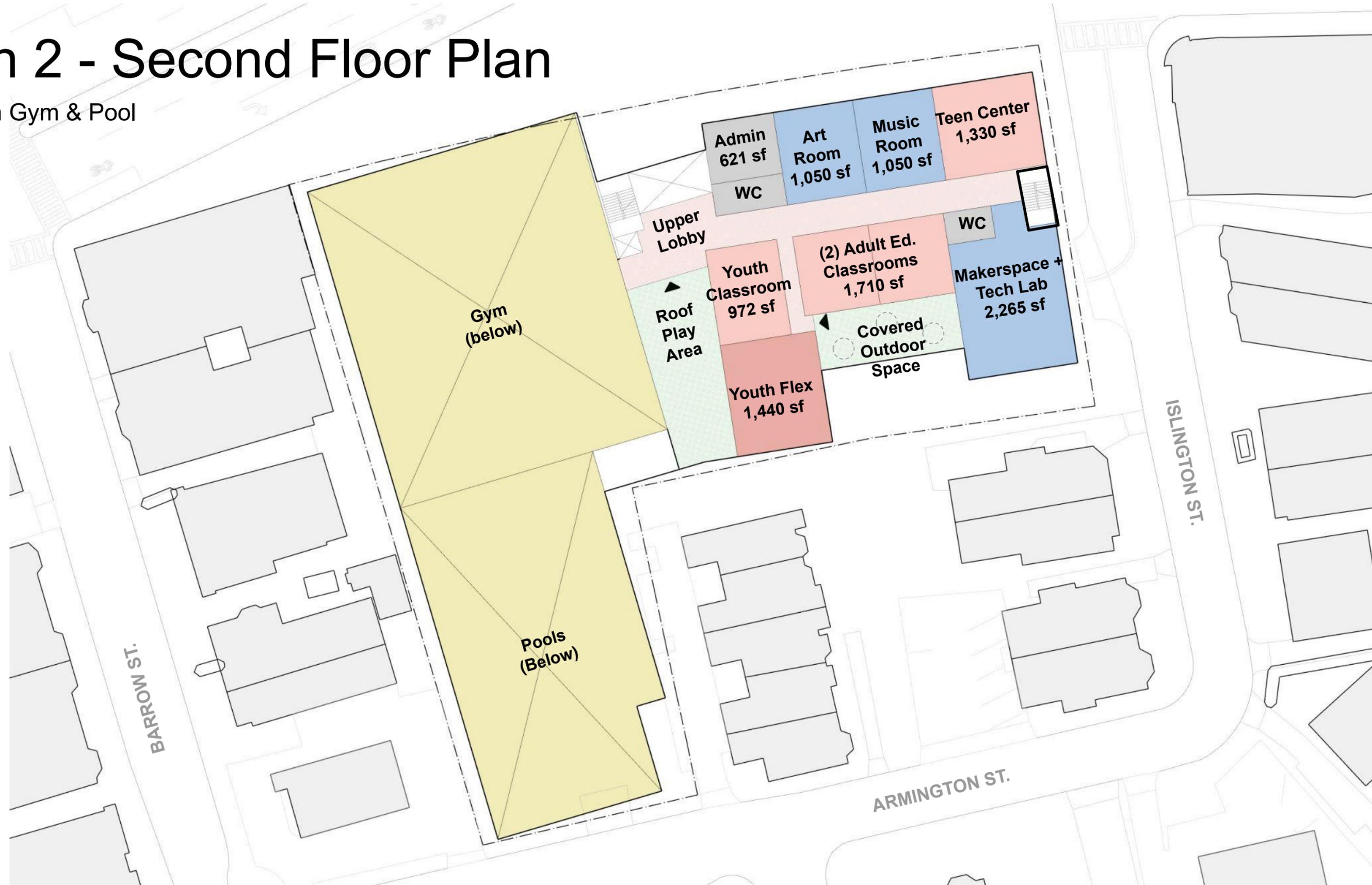
Option 2 - Ground Floor Plan

North - South Gym & Pool



Option 2 - Second Floor Plan

North - South Gym & Pool



Option 2 - View from Above

North - South Gym & Pool



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Option 2

North - South Gym & Pool

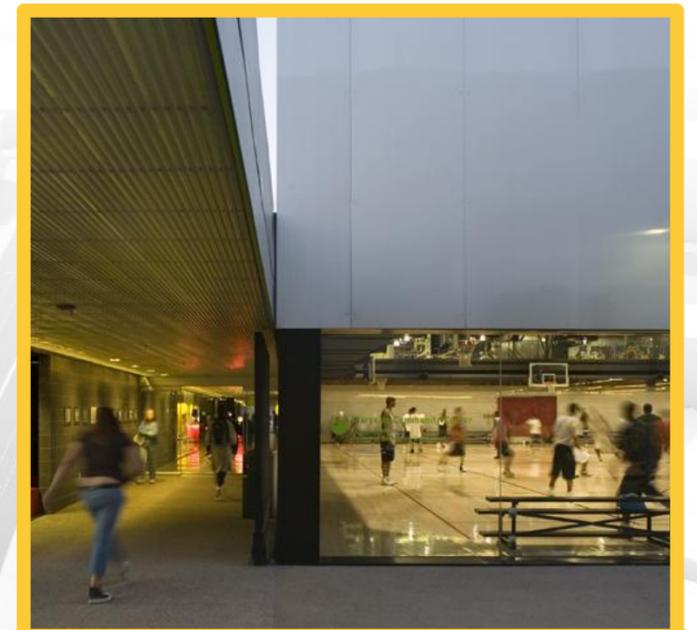
Ringer Playground



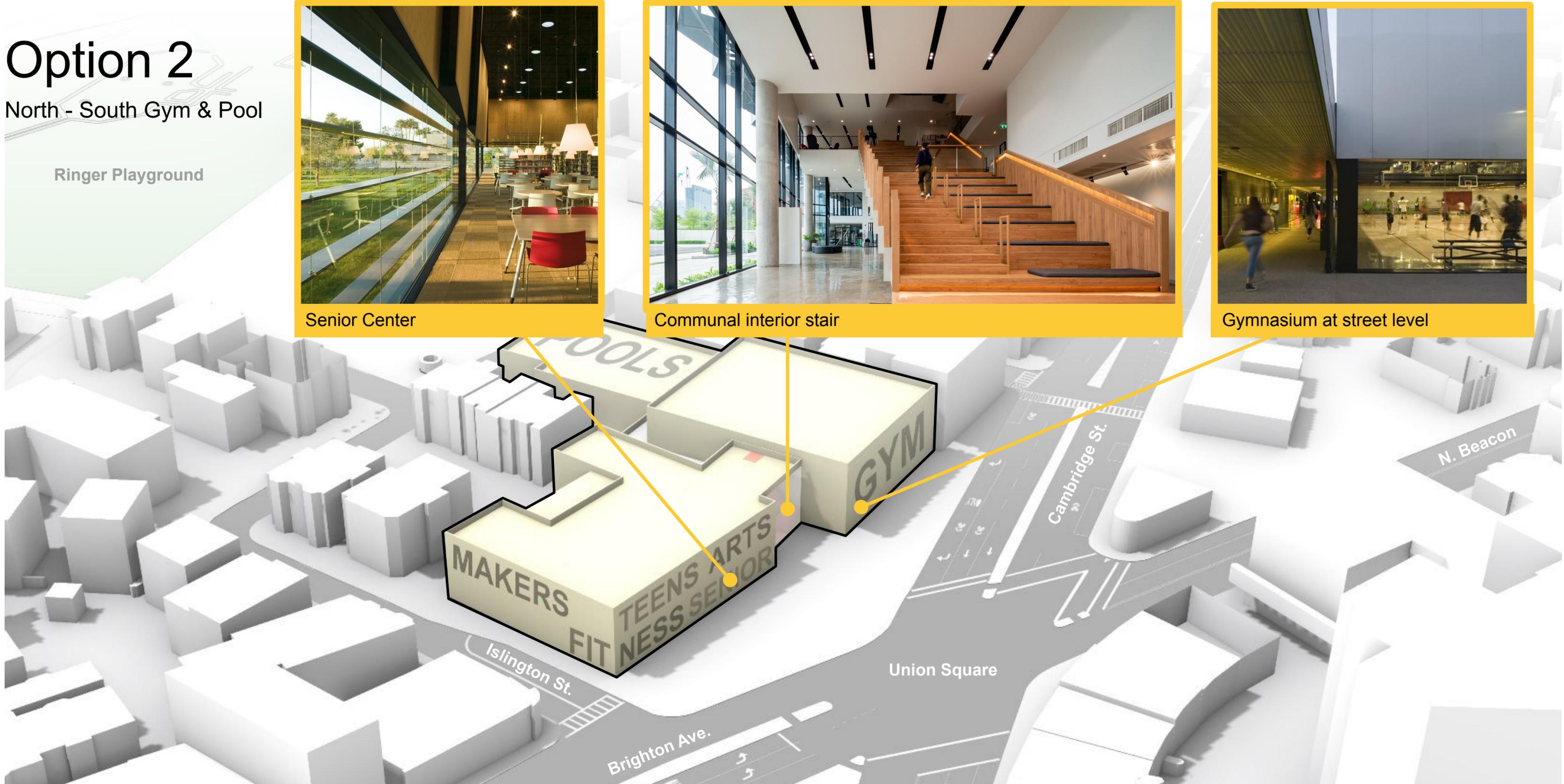
Senior Center



Communal interior stair



Gymnasium at street level



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Comparison

Sunken Gym & Pool



North - South Gym & Pool



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Study Conclusions and Next Steps

Conclusion

Research

Analysis

Final Report

Conclusion

Research

Analysis

Final Report

Mapped existing BCYF sites, community resources and demographic data throughout Allston and Brighton.

Developed the ideal size of a community center to determine the minimum size of a suitable site.

Scanned all of Allston and Brighton for suitable sites (publicly and privately owned) for a new community center.

Gathered feedback on potential sites at community meetings and from the survey.

Conclusion

Research

Analysis

Final Report

Created a map of all potential sites (publicly and privately owned) and evaluated their suitability for a new community center.

Documented all of the community feedback related to the sites.

Created community center “test fits” on the Jackson Mann site to get a sense of the different ways it could be organized.

Conclusion

Research

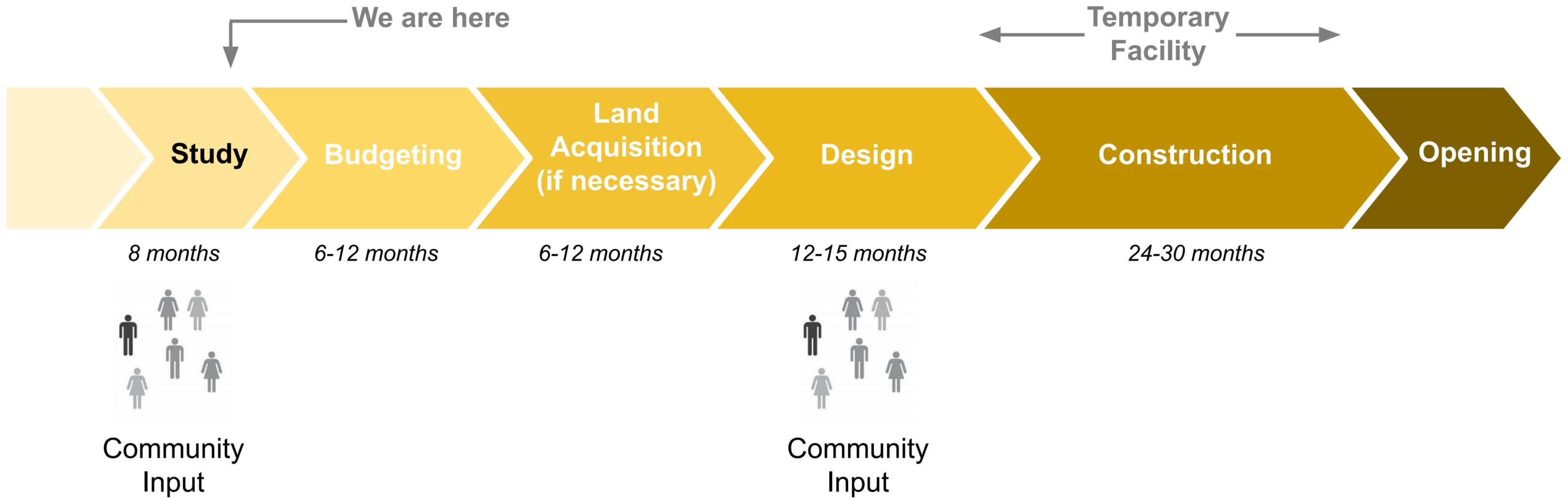
Analysis

Final Report

All information and feedback relating to the site study process will be included in the final report.

After the final report is complete, the data and feedback collected can be used by City officials to determine which site is most viable for a new stand-alone community center and if any sites require further study.

Typical Project Schedule



Thank You!