



BCYF DORCHESTER COMMUNITY CENTER

Community Meeting #5

October 30, 2024



Mayor Michelle Wu

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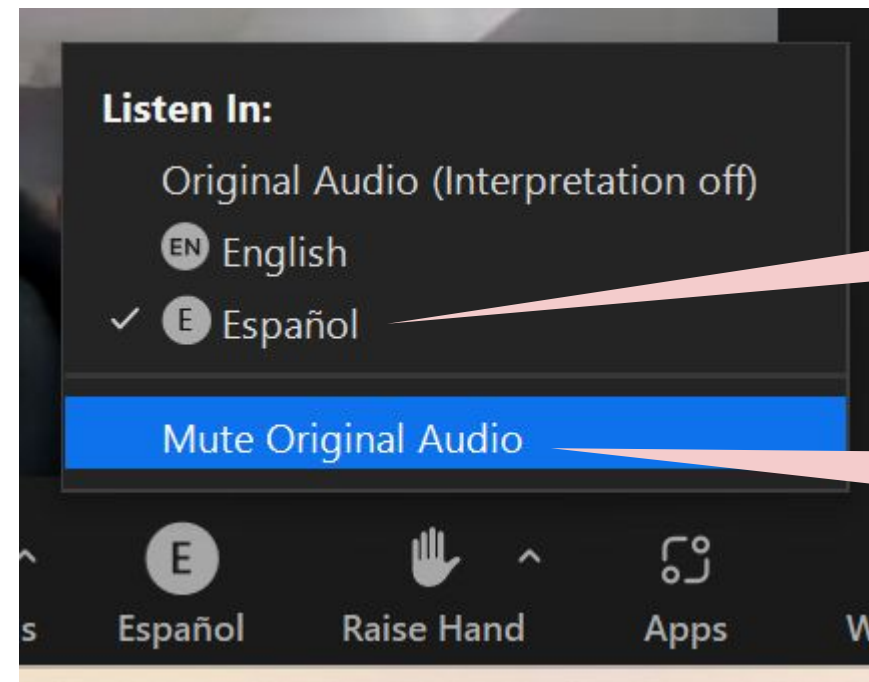


City of Boston
Public Facilities

TRANSLATIONS

Translations for this meeting are available live in the following languages:

- Cape Verdean Creole (Kriolu)
- Spanish (Español)
- Vietnamese (Tiếng Việt)
- Haitian Creole (Kreyòl ayisyen)



Select the language you would like to hear the presentation in

Select mute original audio to only hear your selected language channel

PROJECT TEAM

City of Boston Project Team

Michelle Wu, Mayor

Dion Irish, Chief of Operations

José Massó, Chief of Human Services

Public Facilities Department

Carleton Jones, Director

Evan Brinkman, Assistant Director of Design

Helene Guezennec, Assistant Director

Roberson Castor, Senior Project Manager

Michael Soucy, Senior Review Architect

Utile Architecture and Planning

Brett Bentson, *Principal*

Mimi Love, *Principal, Interior Design*

Petra Jarolimova, *Project Manager*

Andrew Ngure, *Project Designer*

Alessandro Ricciardi, *Project Designer*

Weiqi Wang, *Project Designer*

Max Gideonse, *Project Designer*

Boston Centers for Youth & Families

Marta Rivera, Commissioner

Annie Qin, Chief of Staff

Edward McGuire, Director of Operations

Shawn Webb, Regional Operations Manager

Sandy Holden, Public Information Manager

Erin McCarthy, Program Manager

Nadine Johnson-Jesioneck, Aquatics Regional Ops. Manager

Aidee Pomales, Grove Hall Senior Center Center Director

Community Engagement Committee

Paulette Durrett

Mike Koza

Justis Porter

Charles Gonsalves

Chris Bishop

Randy Muhammed

Connie Forbes

Paulo De Barros

Ed Gaskin

Marcus Lewis

Anyonelis (Angie) Peguero

Khalid Mustafa

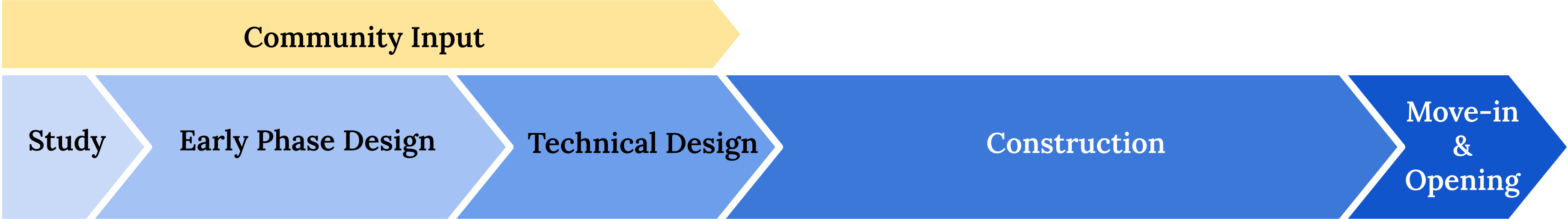
AGENDA

Community Meeting #5
October 30, 2024

1. Introductions
2. Schedule and Process
3. Floor Plan Update
4. Landscape Design Update
5. Community Workshop Summary
6. Facade and Interiors
7. Next Steps
8. Q&A Discussion

This meeting will be recorded and posted on the project website:
Boston.gov/BCYF-Grove-Hall

PROJECT SCHEDULE



9 months

6 months

24 months

Confirm site conditions

Detailed development of building plans

Confirm activities to determine spaces

Detailed coordination with consultants to develop building systems such as lighting, structure, hvac, etc.

Determine how the spaces fit and interact with the site

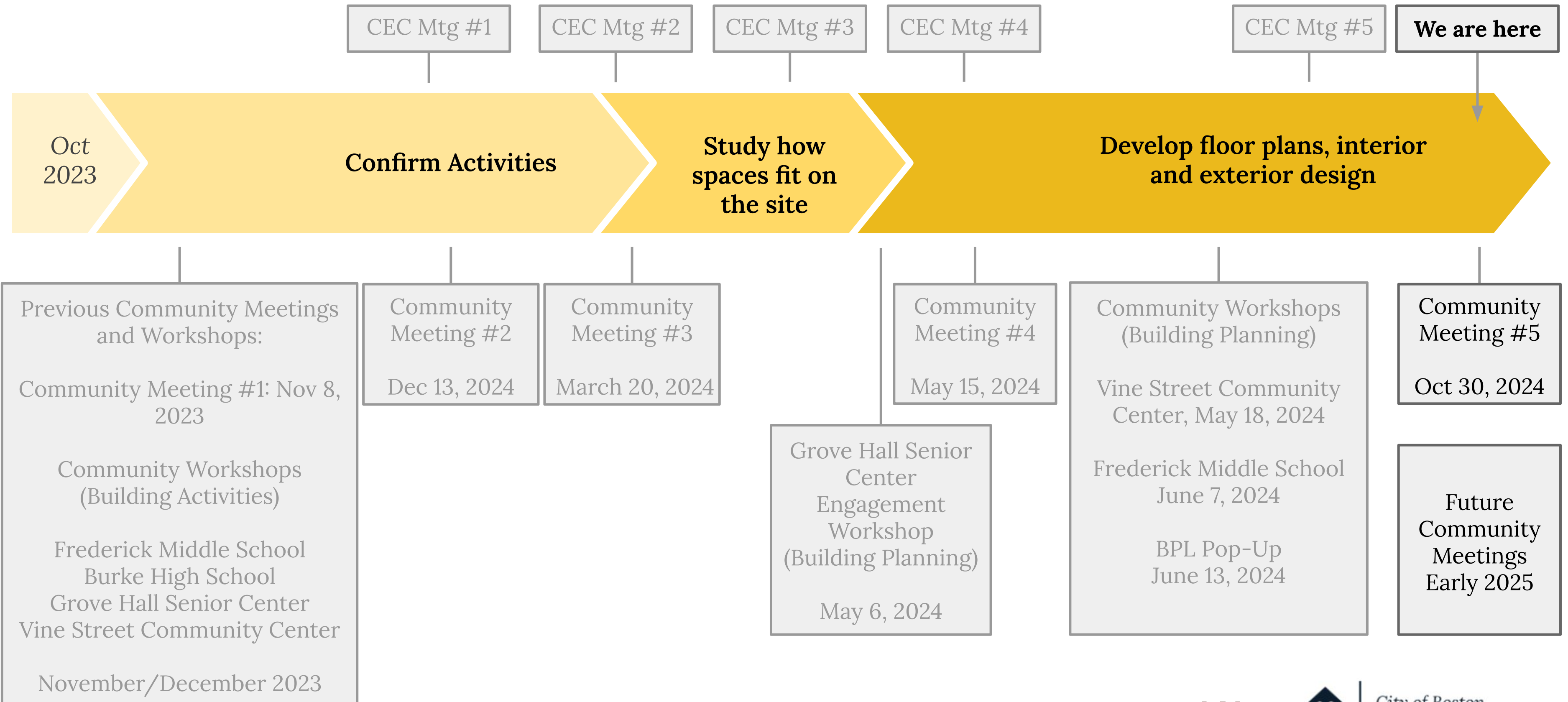
Selection of materials

Develop overall interior and exterior design

Set the sustainability goals for the project

Conduct Traffic Study to understand parking demands

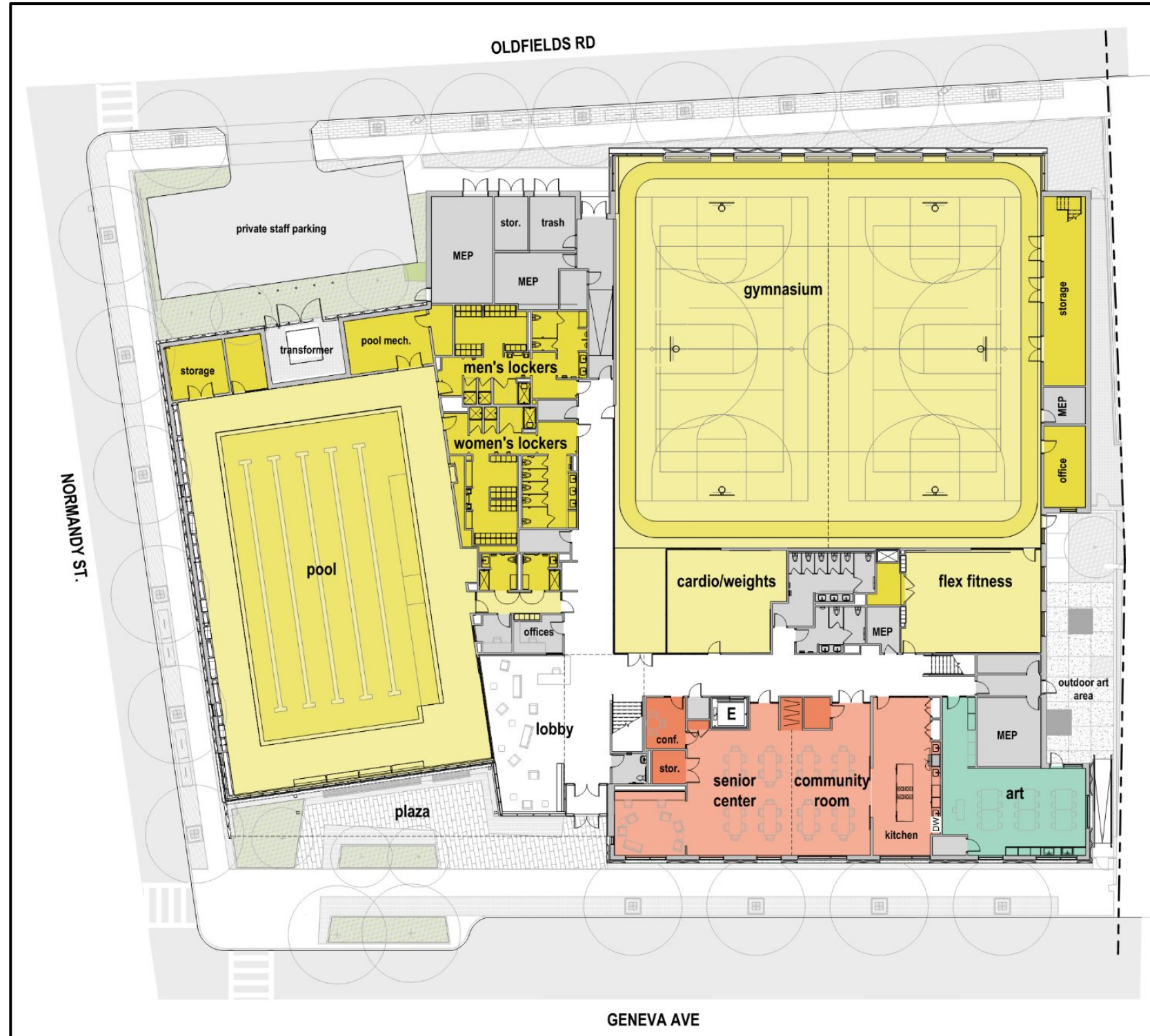
COMMUNITY ENGAGEMENT



FLOOR PLAN UPDATE



FLOOR PLANS



GROUND FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- ▲ Main Entrance
- △ Parking Entrance
- Fitness Program
- Education Program
- Community Program
- Green Space

FLOOR PLANS

GROUND FLOOR PLAN

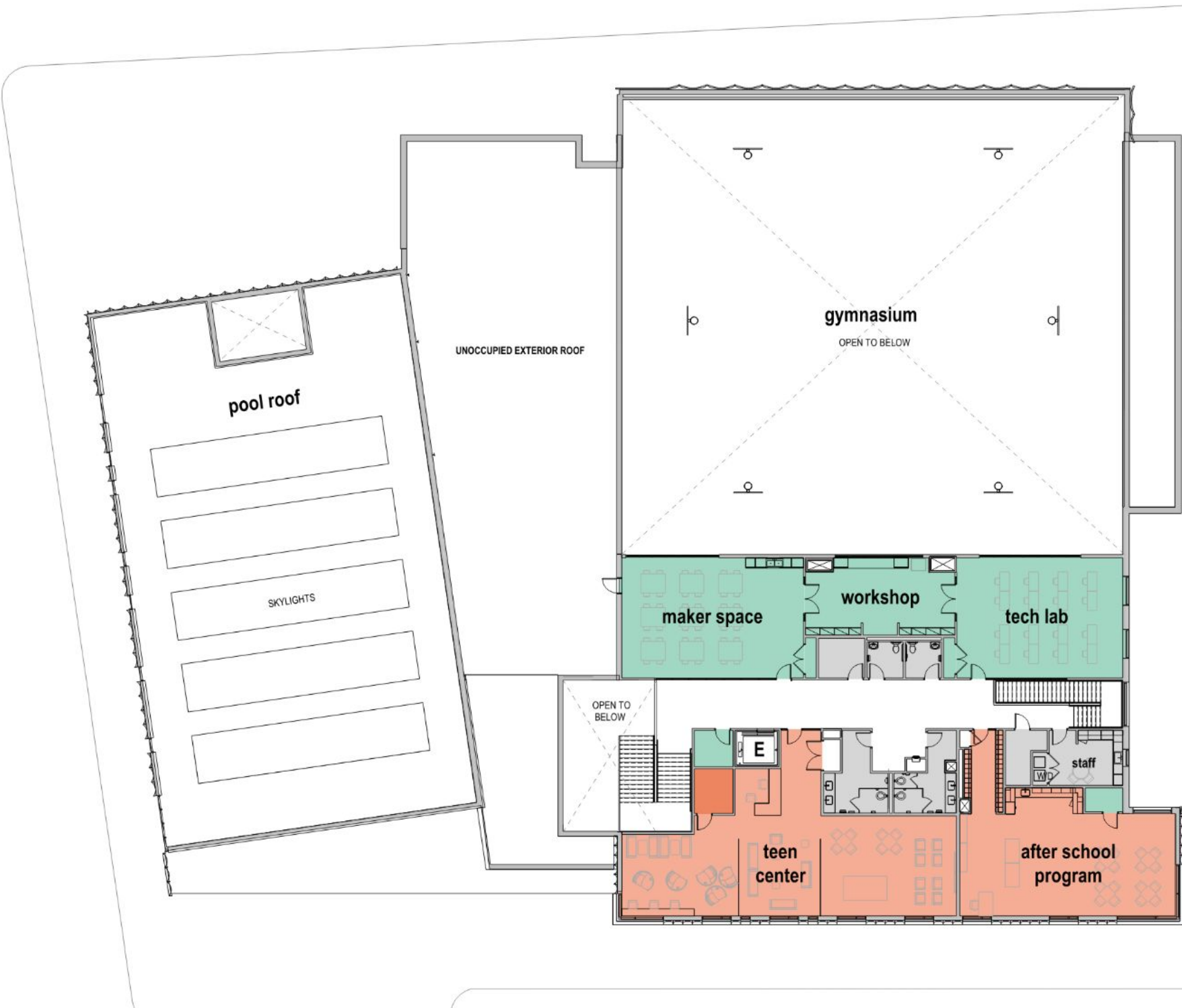


LEGEND

- ▲ Main Entrance
- △ Parking Entrance
- Fitness Program
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FLOOR PLANS

SECOND FLOOR PLAN



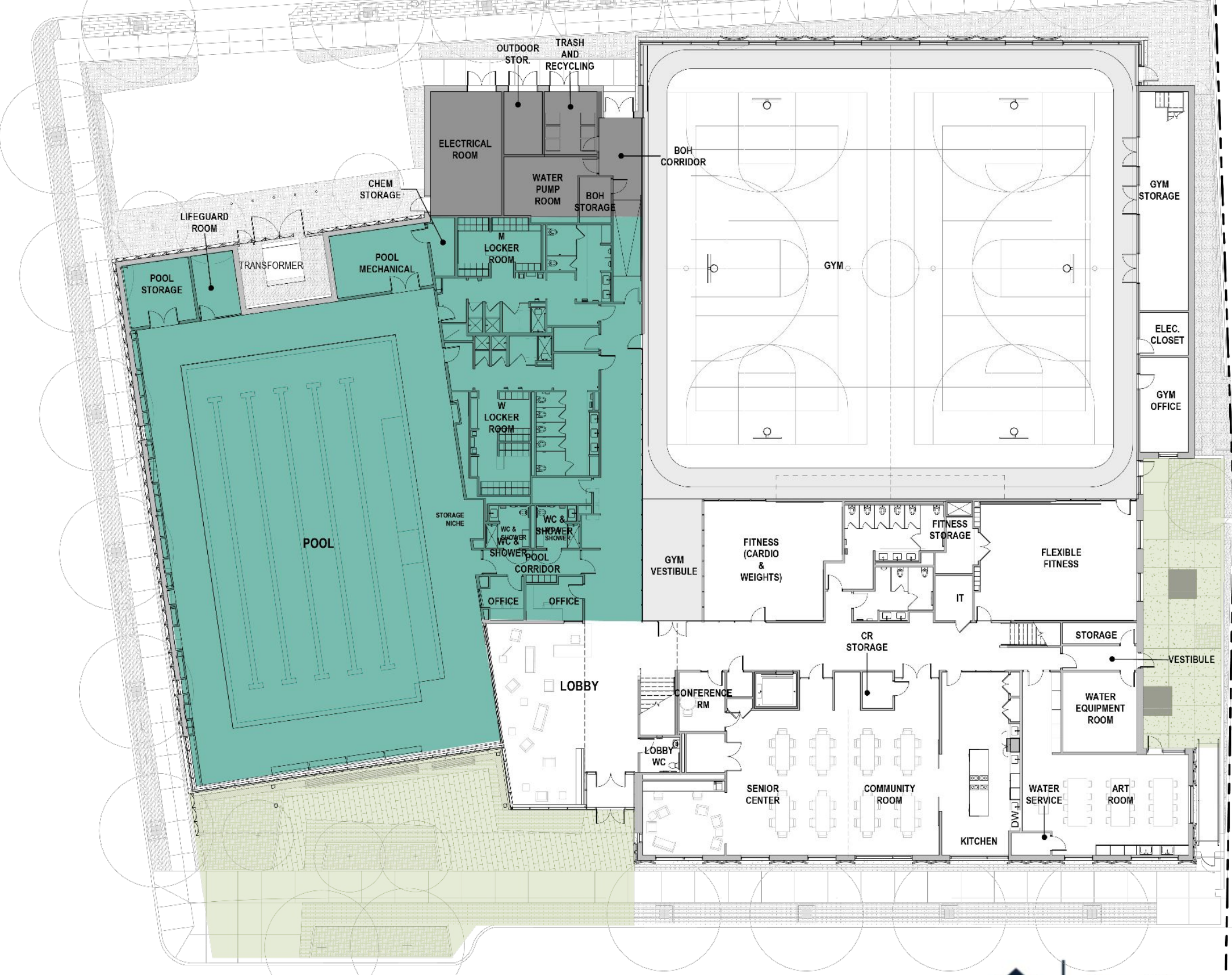
LEGEND

- ▲ Main Entrance
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- Fitness Program
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PROGRAM & STRATEGY

AQUATICS

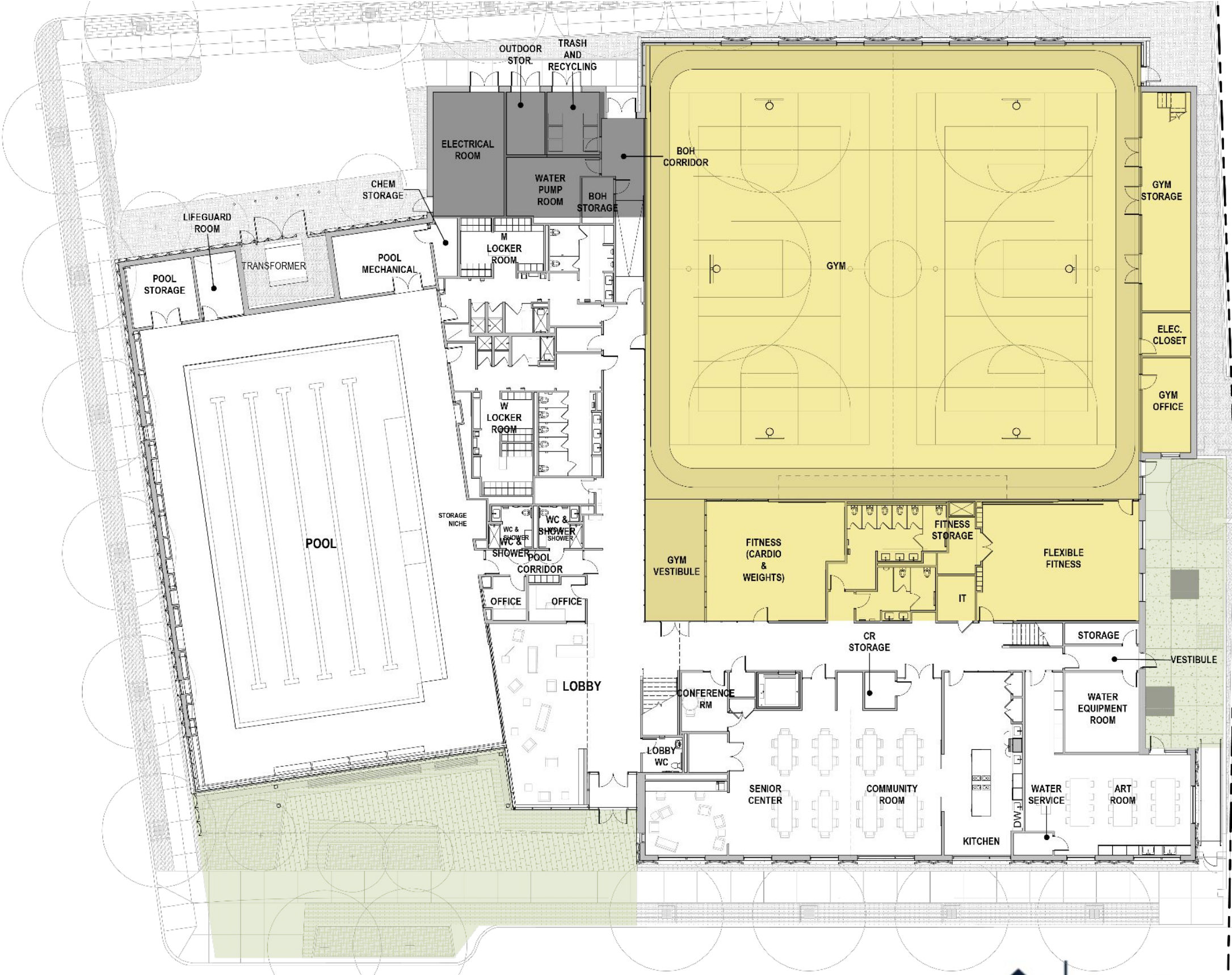
- POOL
- LOCKER ROOMS
- GENDER NEUTRAL SHOWER ROOMS
- LIFEGUARD ROOM
- POOL MANAGER'S OFFICE



PROGRAM & STRATEGY

ATHLETICS

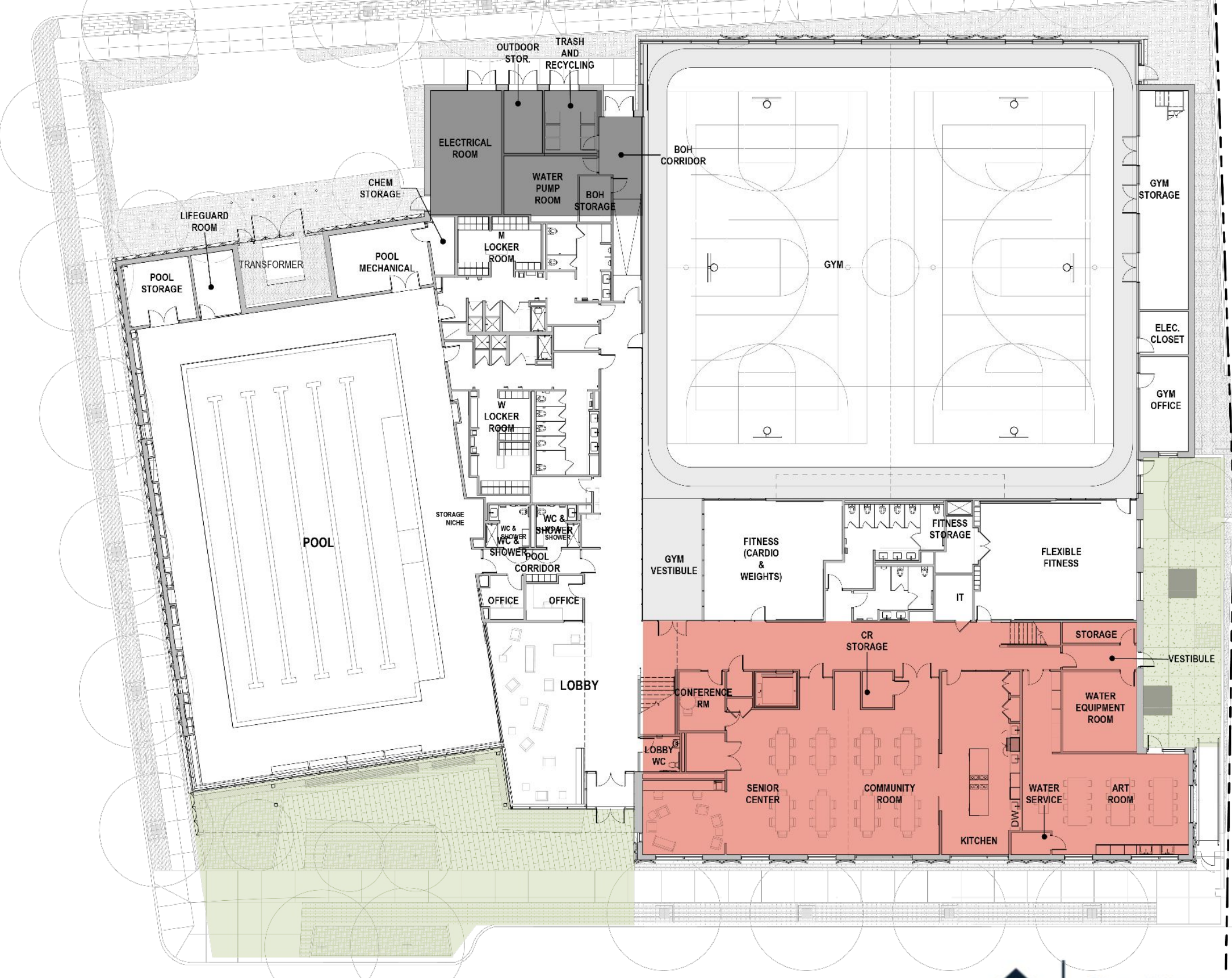
- GYMNASIUM
- GYM OFFICE
- GYM VESTIBULE
- CARDIO & WEIGHT ROOM
- FLEXIBLE FITNESS STUDIO



PROGRAM & STRATEGY

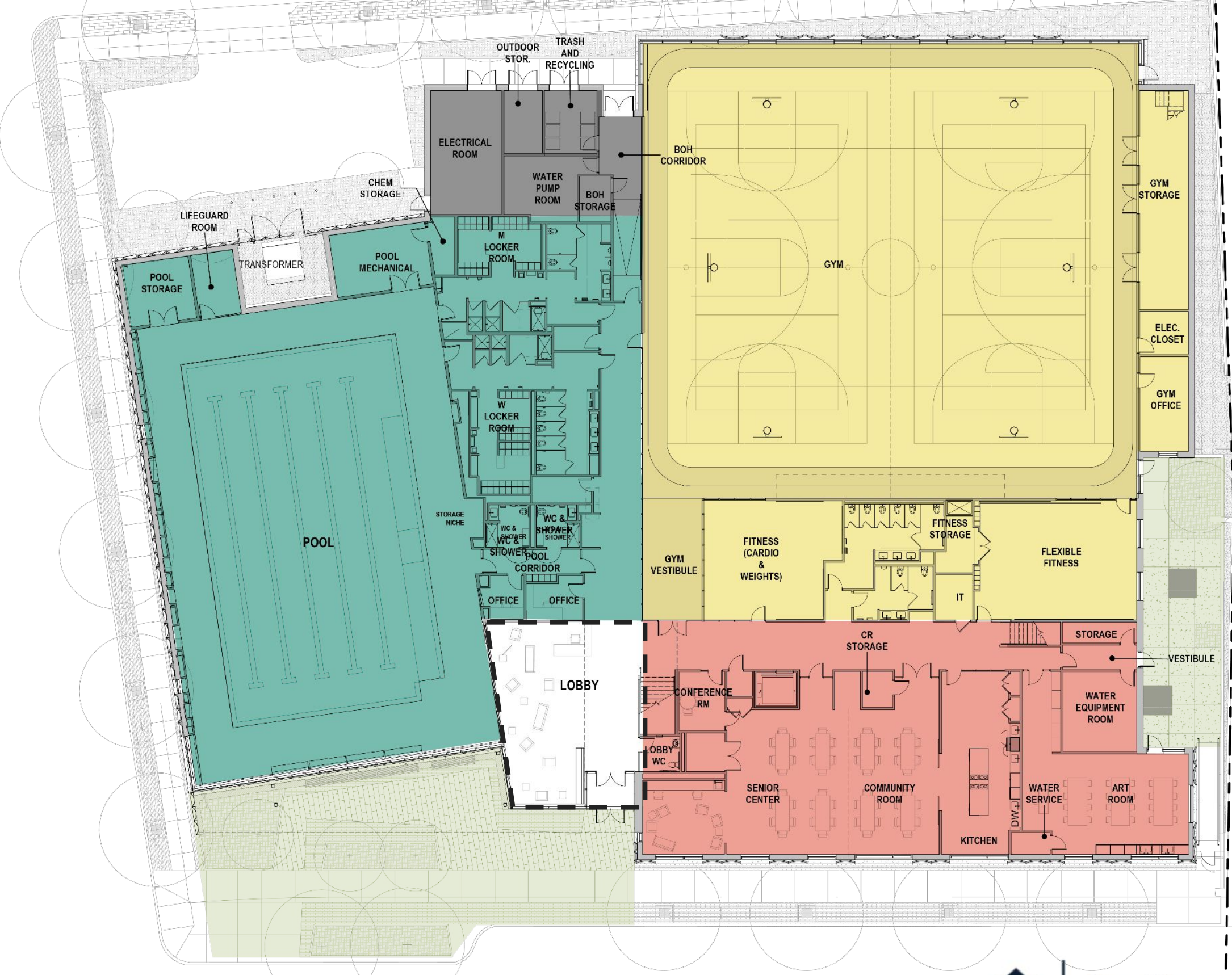
ENRICHMENT

- SENIOR CENTER
- COMMUNITY ROOM
- COMMUNITY KITCHEN
- CONFERENCE ROOM
- ART ROOM
- TEEN CENTER
- AFTER SCHOOL CARE
- MAKERSPACE
- TECH LAB



PROGRAM & STRATEGY

ENRICHMENT + ATHLETICS + AQUATICS



LANDSCAPE DESIGN UPDATE



LANDSCAPE PLAN

Low fence at parking area
Staff Parking Area

Street trees in sidewalk grates on all 3 sides of building

Public Entry Plaza



Planted Area

Art Room
Outdoor Area

PUBLIC PLAZA UPDATE



OUTDOOR ART AREA



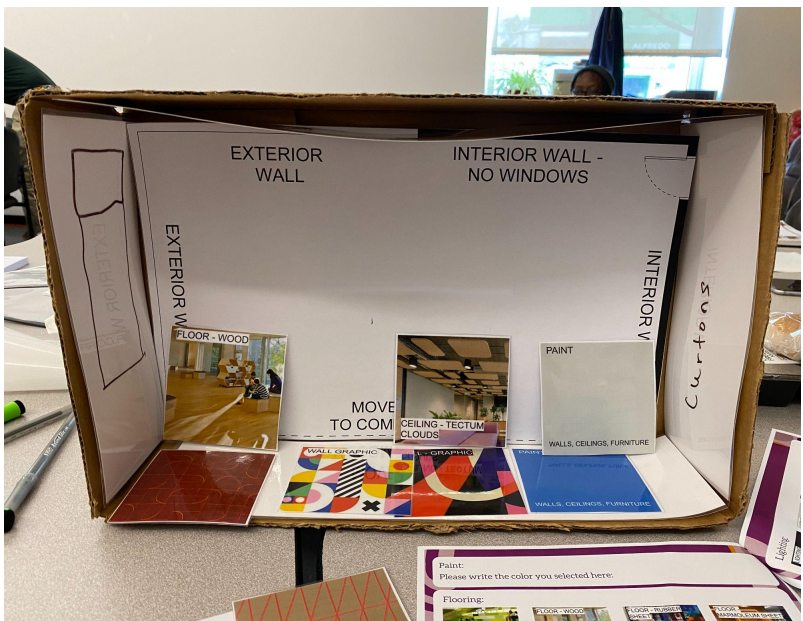
COMMUNITY WORKSHOP SUMMARY



BUILDING PLANNING WORKSHOPS

In May and June of 2024 we held the following community engagement workshops with the goal of getting community input on what the Dorchester Community Center wants to look and feel like.

- Grove Hall Senior Center Workshop: May 6, 2024
- Vine Street Community Center Open House, May 18, 2024
- Frederick Middle School Workshop: June 7, 2024
- BPL Grove Hall Pop-Up: June 13, 2024



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City of Boston
Public Facilities

COMMUNITY ENGAGEMENT

Public Meeting #1

Nov 8, 2023

Frederick Pilot Middle School Workshop

Nov 30, 2023

Grove Hall Senior Center Workshop

Dec 6, 2023

Burke High School Workshop

Dec 7, 2023

Vine Street Community Center Pop-up

Dec 9, 2023

Public Meeting #2

Dec 13, 2023

CEC Meeting #1

Dec 20, 2023

CEC Meeting #2

March 13, 2023

Public Meeting #3

March 20, 2024

Grove Hall Senior Center Workshop

May 6, 2024

CEC Meeting #4

May 8, 2024

Public Meeting #4

May 15, 2024

Vine Street Community Center Pop-up

May 18, 2024

Frederick Pilot Middle School Workshop

June 7, 2024

Grove Hall BPL Pop-Up

June 13, 2024

CEC Meeting #5

October 23, 2024

Public Meeting #5 - Tonight!

October 30, 2024

CEC Meeting #6

Early 2025

Public Meeting #6

Early 2025



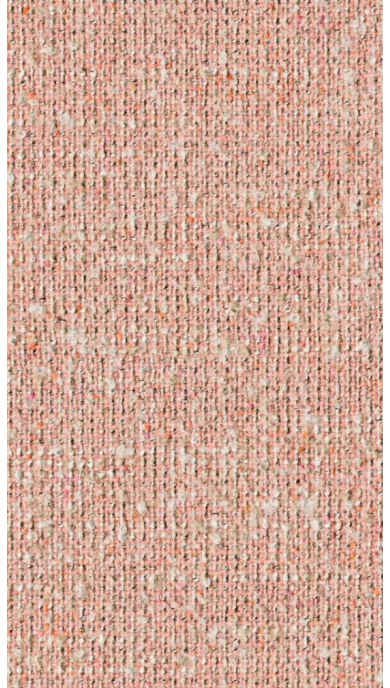
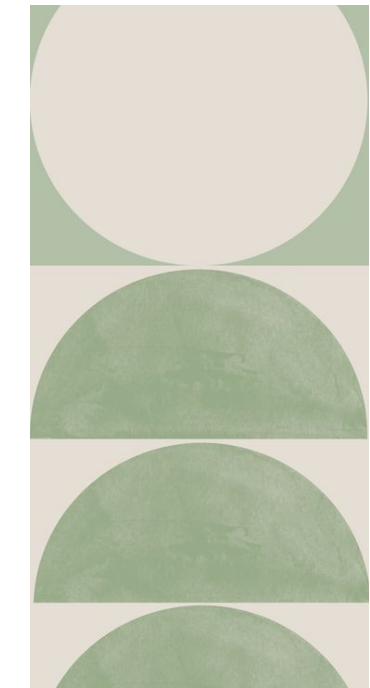
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City of Boston
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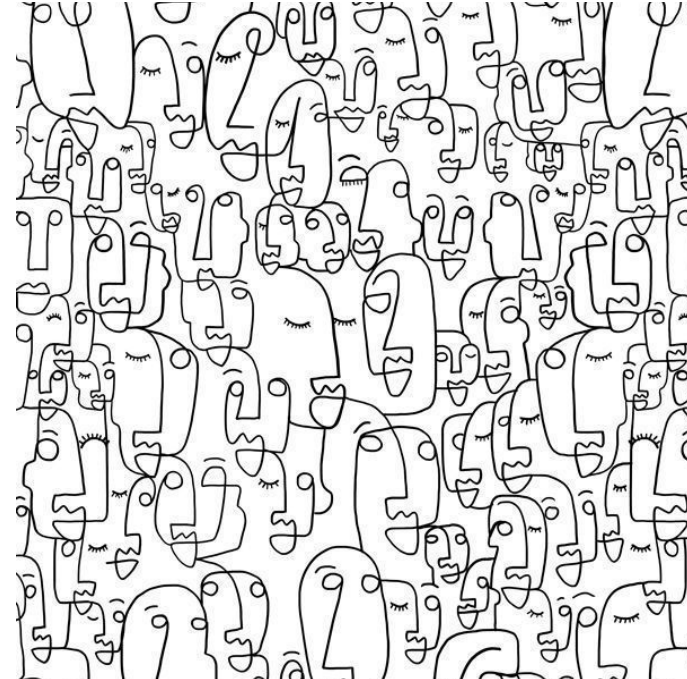
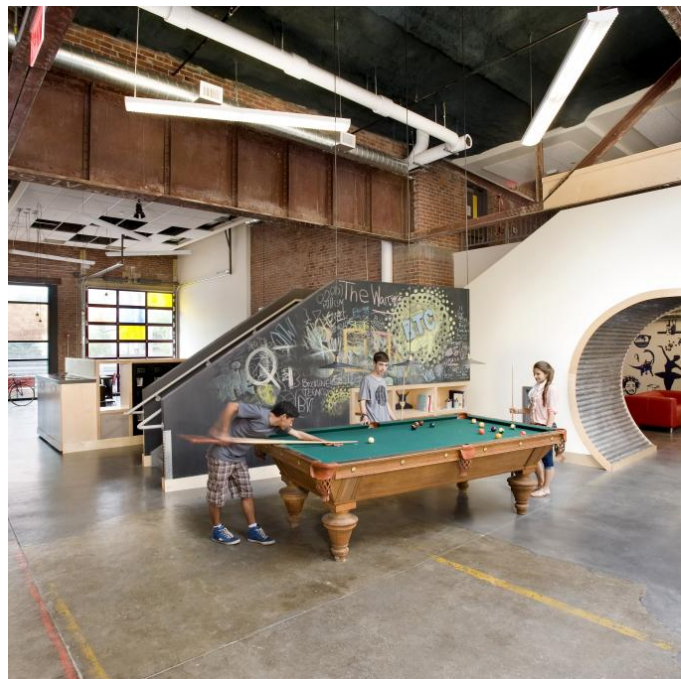
SENIOR WORKSHOP SUMMARY

- Seniors preferred spaces with a **warm, neutral palette** with soft accents of color and lots of **wood**.
- Wanted **some or lots of visibility** from the exterior, between adjacent spaces, and between activities in the space.
- Wanted little to **no visibility** into the pool, and **some visibility** into the gym from the exterior.
- Are most interested in **board games, lounge space, and movie screening**.



TEEN WORKSHOP SUMMARY

- Teens preferred spaces with a **cozy seating**, with **color, wood & industrial accents**.
- Many teens advocated for a space that feels **safe, calming** and **welcoming**.
- Wanted **some visibility** from the exterior, adjacent spaces, and between activities in the space.
- Wanted little to **no visibility** to the pool, and **some visibility** from the exterior into the gym.
- Are most interested in **group video gaming, lounge space, and movie screening**.



WORKSHOP KEY TAKEAWAYS

- We heard from both teens and seniors that they want the Community Center to feel **warm, safe and welcoming.**
- Most folks wanted **some visibility** from the exterior, between adjacent spaces, and between activities in their spaces.
- **Privacy at the pool** was a priority for all folks .
- The most popular activities for both seniors and teens were **gaming (board & video), lounge space, and movie screening.**

FACADE AND INTERIORS



FACADE

GENEVA AVE x NORMANDY ST



FACADE

GENEVA AVE



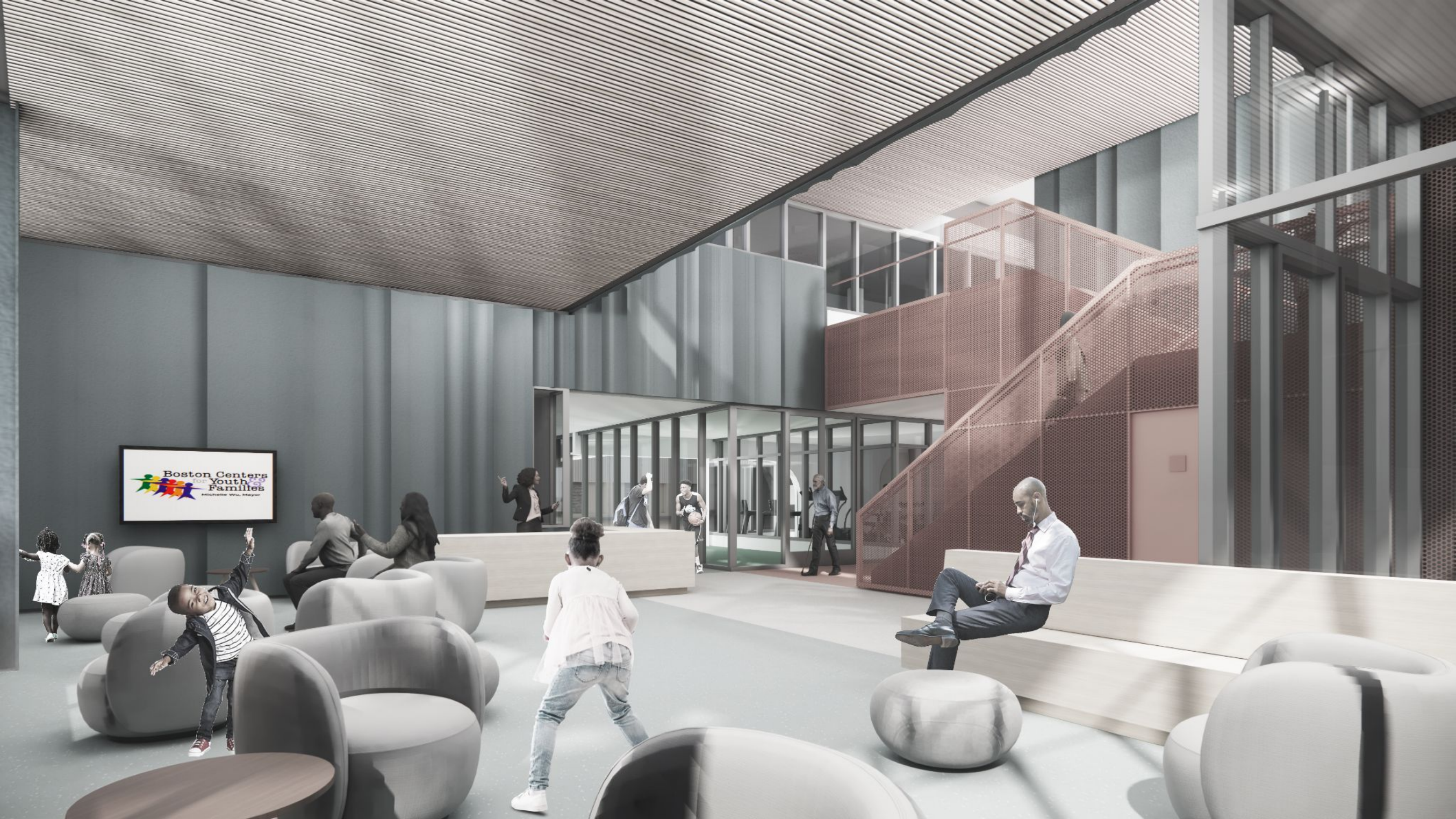
FACADE

NORMANDY ST x OLDFIELDS RD



INTERIOR

LOBBY VIEW



INTERIOR

FRONT DESK VIEW



INTERIOR

POOL



SUSTAINABILITY

HEALTHY INTERIORS

Low- or no-VOC emitting materials used throughout

Enhanced indoor air quality strategies include MERV 13 filtration and CO2 monitoring

BUILDING ENVELOPE

Triple glazing at natatorium minimizes heat loss and condensation risk

Roof monitors and celerestories bring in diffuse light for quality daylight and visual comfort

Continuous exterior insulation reduces heating loads

Minimized thermal bridging mitigates condensation risk

Stormwater infiltration system located beneath staff parking lot

DECARBONIZED BUILDING SYSTEMS

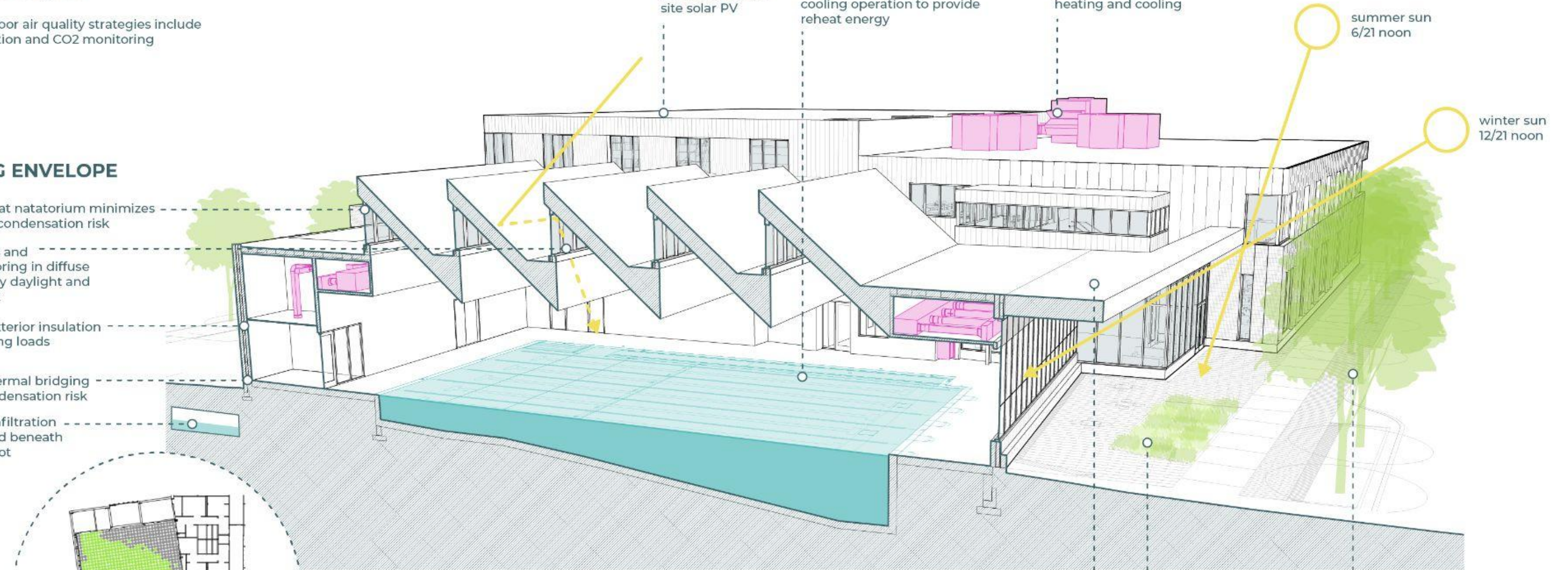
Roof areas optimized for on site solar PV

Pool dehumidification system utilizes waste heat from cooling operation to provide reheat energy

All electric systems provide efficient heating and cooling

summer sun 6/21 noon

winter sun 12/21 noon



Simulation compared glazing options for optimized daylight performance

sDA 84.06 %

EV charger ready parking spaces located at staff parking lot

Building to operate as cooling center during extreme heat events

Canopy provides shading for outdoor seating space and entry plaza

Native plantings conserve water and provide a natural habitat

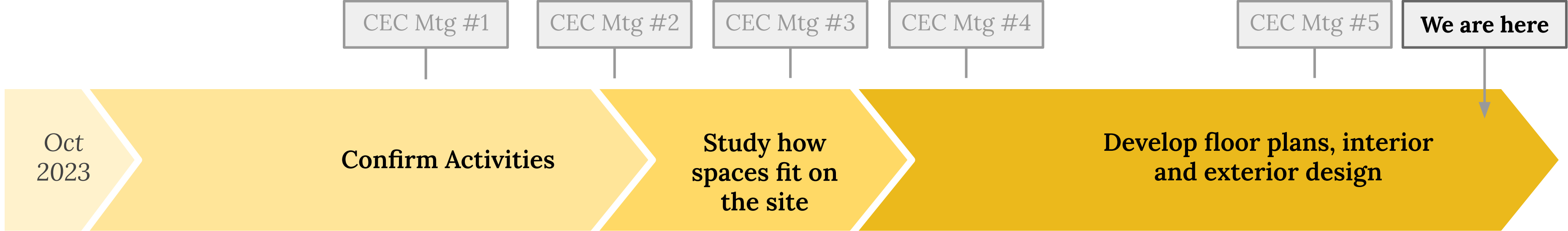
Street trees provide shade, reducing heat at the sidewalk

RESILIENCE

NEXT STEPS



COMMUNITY ENGAGEMENT



Previous Community Meetings and Workshops:

Community Meeting #1: Nov 8, 2023

Community Workshops (Building Activities)

Frederick Middle School
Burke High School
Grove Hall Senior Center
Vine Street Community Center

November/December 2023

Community Meeting #2
Dec 13, 2024

Community Meeting #3
March 20, 2024

Community Meeting #4
May 15, 2024

Grove Hall Senior Center
Engagement Workshop (Building Planning)
May 6, 2024

Community Workshops (Building Planning)

Vine Street Community Center, May 18, 2024

Frederick Middle School
June 7, 2024

BPL Pop-Up
June 13, 2024

Community Meeting #5
Oct 30, 2024

Future Community Meetings
Early 2025

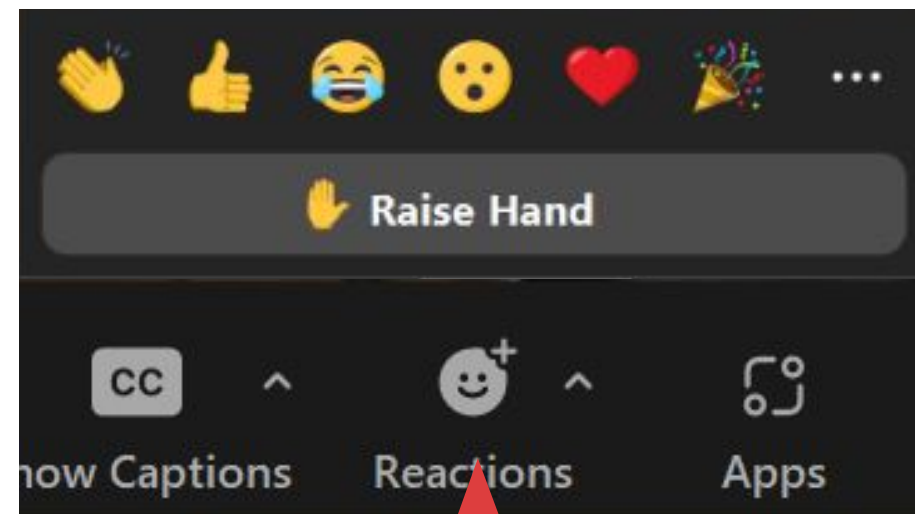
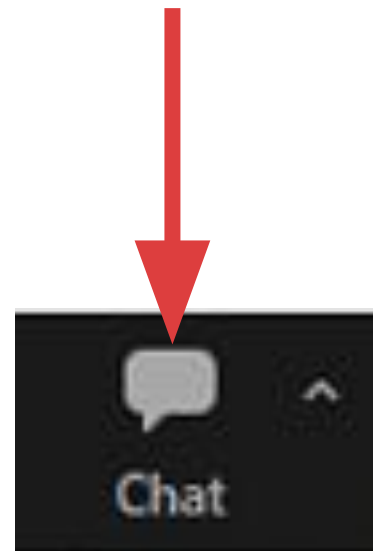
QUESTIONS & COMMENTS?

WE WANT YOUR FEEDBACK!



QUESTIONS & ANSWERS

For written comments or questions:
Use the chat dialog box



To ask a question:
Raise hand and wait to be called on

*This meeting will be recorded and posted on the project website:
Boston.gov/BCYF-Grove-Hall*

THANK YOU!

