BCYF Community Center Study Dorchester
Community Meeting #3
February 28, 2022
Agenda

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

This meeting will be recorded and posted on the project website: www.boston.gov/BCYF
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 new BCYF facilities in Dorchester

1. **What?**
   Establish the types of uses and activities in a new BCYF center in Dorchester

2. **Where?**
   Identify sites for new BCYF centers

3. **Verify!**
   Test in three dimensions a new BCYF center on the selected sites

The study will result in a final report that will be the first step in budgeting, designing and building a new BCYF center.
There are several BCYF sites throughout Dorchester, but they are predominantly located in schools where sharing space with school functions severely limits BCYF programming.

BCYF Dorchester Sites

GROVE HALL SENIOR CENTER
- Community room

MARSHALL
- Computer lab
- Classroom
- Teen center
- Gym
- Pool (re-opening 2022)

LEAHY-HOLLORAN
- Computer lab
- Teen center
- Kitchen/Cooking classes
- Fitness center (Incl. yoga and boxing)
- Gym
- Rock wall
- Pool

PERKINS
- Community room
- Computer lab
- Teen center
- Gym (Incl. yoga, boxing, and martial arts)
- Pool

GALLIVAN
- Computer lab
- Teen center
- Fitness center
- Gym

HOLLAND
- Community room
- Computer lab
- Fitness center
- Teen center
- Rock wall
- Pool

There are several BCYF sites throughout Dorchester, but they are predominantly located in schools where sharing space with school functions severely limits BCYF programming.
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
Typical Project Schedule

1. **Study**: 8 months
2. **Budgeting**: 6-12 months
3. **Land Acquisition (if necessary)**: 6-12 months
4. **Design**: 12-15 months
5. **Construction**: 24-30 months
6. **Opening**

We are here at each stage, seeking community input.
Study Process and Schedule

<table>
<thead>
<tr>
<th>Oct 2021</th>
<th>Establish Uses and Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Meeting #1</td>
<td></td>
</tr>
<tr>
<td>October 18, 2021</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program &amp; Preliminary Site Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Meeting #2</td>
</tr>
<tr>
<td>December 21, 2021</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Test Site Selections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Meeting #3</td>
</tr>
<tr>
<td>February 28, 2022</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Develop a Concept Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Meeting #4</td>
</tr>
<tr>
<td>Mar / April 2022</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Final Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 2022</td>
</tr>
</tbody>
</table>
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/children’s 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 February 25, 2022

BCYF Website:
Boston Centers for Youth & Families

SURVEY LINK:
BCYF Program Survey

295 Survey Responses
Program Survey: On-going

as of February 25, 2022

Response Data:

295 Survey Responses
42 Zoom Poll Responses
337 Total Responses
Program Survey: Community Ideas

**Education**
- Tutoring
- College Counseling
- Career Counseling
- Coding Classes
- Cooking Classes
- Trade Skill Classes
- Bilingual Programs
- Special Education
- Sewing Classes
- Health Education

**Arts**
- Ceramics
- Arts & crafts

**Community**
- Veteran Services
- Boy / Girl Scouts
- Community Garden
- Daycare
- Mental Health Services
- Meals Program
- Community Events
- Latinx Culture Programs

**Athletics**
- Football League
- Lifeguard Training
- Gymnastics
- Martial Arts
- Skateboard Park
- Tennis Courts
- Dance Classes

**Entertainment**
- Movie Events
- Dance Parties
- Performance Events
- Gaming Center
- Pop-up Markets
- Food Trucks

295 Survey Responses
Site Selection Survey: On-going

as of February 28, 2022

BCYF Community Center Study Dorchester

Share with us where you would like to see new BCYF Dorchester Community Centers!

Place a marker in locations where you have something to say. After placing a marker you'll be able to add a comment explaining the details of what you think about that location.

Site Mapping Tool:

Social Pinpoint - BCYF Community Center Study Dorchester

Legend

- Location Ideas and Suggestions
- BCYF Locations
- Community Recreation Facilities
- Study Area
Site Test-Fits

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.
- Started with lots owned by City or State.
- Goal of this exercise is to illustrate how different sites impact the arrangement of the uses and activities.
- We’re still cataloging sites and are open to recommendations.
- We do not intend to rank or recommend particular sites.
Note: Sites are high level location studies for internal review purposes only. They do not represent formal site proposals and require additional review and investigation into ownership.
Note: Sites are high level location studies for internal review purposes only. They do not represent formal site proposals and require additional review and investigation into ownership.
Frederick Middle School Playground
Frederick Middle School Playground
Frederick Middle School Playground

- Connection to existing playground
- Entrance along Normandy St.
- Maintain paths in park
- Building shape steps up to follow the hillside
- Connection to existing playground
Frederick Middle School Playground — 1st Floor

- Easy access to community spaces from entrance
- Submerge back of building into hillside
Frederick Middle School Playground — 2nd Floor

Program on grade with hillside

Normandy St.
Frederick Middle School Playground — 3rd Floor

Gym above community spaces will require careful acoustic consideration.
Frederick Middle School Playground
40 - 48 Geneva Ave.
40 - 48 Geneva Ave.
40 - 48 Geneva Ave.
40 - 48 Geneva Ave. — 1st Floor

Youth and Senior program on ground floor with access to outdoor space

Athletics facilities built up along light industrial use buildings

Entrance on Geneva Ave with easy access to community program
40 - 48 Geneva Ave. — 2nd Floor
40 - 48 Geneva Ave.
Doherty-Gibson Park / Town Field
Doherty-Gibson Park / Town Field

Rotate baseball field
Doherty-Gibson Park / Town Field

Set back from historic alignment of Geneva Ave. - possible underground utilities
Doherty-Gibson Park / Town Field — 1st Floor

- Public plaza and entrance off Dorchester Ave.; connection to ADSL
- Community wing with kitchen and community room near entrance.
- Green space
Doherty-Gibson Park / Town Field — 2nd Floor

Program opens up towards field and streets

Athletic wing built up along Bourneside St.
Doherty-Gibson Park / Town Field
Victory Road Park
Victory Road Park
Victory Road Park

Shift baseball diamond south and rotate
Victory Road Park — 1st Floor

- Entrance along Victory Rd. with easy access to Community Room
- Create a new outdoor playspace
Victory Road Park — 2nd Floor

- Taller programs situated along the side of the tracks
- Upper story outdoor area
Victory Road Park
Garvey Playground / Devine Rink
Garvey Playground / Devine Rink

Majority of program elevated above floodplain

Parking lot continues under building

Newly renovated park with community amenities

Existing ice skating rink

Additional parking available
Garvey Playground / Devine Rink

- Entry court between building and existing ice rink
- Parking lot continues under building
- Rooftop outdoor space
Garvey Playground / Devine Rink — 1st Floor

Community room and kitchen elevated 6’ (above floodplain)

Entry on ground floor

Remainder of building footprint left open for parking
Garvey Playground / Devine Rink — 2nd Floor

Majority of program elevated to 12' (above floodplain)
Garvey Playground / Devine Rink — 3rd Floor
Rooftop outdoor space connects to youth rooms.

Garvey Playground / Devine Rink — 4th Floor
Garvey Playground / Devine Rink
Alternative Site Studies: Toohig Playground

Toohig Playground

96,000 SQ FT
Alternative Site Studies: 11 Dewar St.

42,000 SQ FT
Alternative Site Studies: Ronan Park

Ronan Park

45,000 SQ FT
Thank You