BCYF Community Center Study Charlestown
Community Advisory Committee Meeting #2
April 26, 2022
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

Golden Age Center
- Community Room
- Kitchen

YMCA

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

O’Neil Memorial Rink

Boys & Girls Club

Mirabella Pool

BCYF Nazzaro

BCYF Paris Street / Pool
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

Oct 2021

Establish Uses and Activities

Program & Preliminary Site Options

Test Site Selections

Develop a Concept Design

Final Report

- Community Meeting #1
  November 16, 2020
- Community Meeting #2
  April 26, 2022

June 2022

End of Summer 2022

Fall 2022
Typical Project Schedule

- **Study**: 8 months
- **Budgeting**: 6-12 months
- **Land Acquisition (if necessary)**: 6-12 months
- **Design**: 12-15 months
- **Construction**: 24-30 months

Community Input

We are here
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

Do You Live In Charlestown?
- Yes: 92.0%
- No: 8.0%

What Is Your Age Range?
- <20: 2.0%
- 20-29: 16.0%
- 30-39: 20.0%
- 40-49: 28.0%
- 50-59: 16.0%
- 60-69: 4.0%
- >70: 4.0%
- Prefer not to say: 12.8%

What BCYF Site Do You Use?
- Charlestown: 32.0%
- Golden Age Senior Center: 40.0%
- Clougherty Pool: 26.0%
- None: 2.0%

Take the survey here: https://forms.gle/sYBhkRXWcpRr4fcr7
Community and Education

Flexible community rooms

Youth rooms and classrooms

Senior center

Computer lab

Teen room

Toddler/childrens’ room
Arts

Performance space

Art room

Music/band room

Recording studio

Makerspace
Fitness & Sports

Weight room

Yoga/dance studio

Boxing/martial arts

Cardio room

Indoor pool

Outdoor pool
Fitness & Sports: Gymnasium

- Basketball courts
- Seating
- Batting cages
- Rock wall
- Indoor running track
- Volleyball
- Badminton
Outdoor spaces

Entry gathering space

Basketball courts

Playscape

Outdoor assembly area

Athletics fields
Ideal Program

Ideal Building & Lot Size

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<tr>
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<tbody>
<tr>
<td>Total Building Size</td>
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<tr>
<td>Building Footprint</td>
<td></td>
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<tr>
<td>Ideal Lot Size (not including fields)</td>
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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

Please submit questions and comments at:

https://forms.gle/TYo1dh7piaoJp1kR6

or email:

Alistair Lucks - Boston Public Facilities Department
alistair.lucks@boston.gov