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.
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.*
## BCYF Goals and Objectives

<table>
<thead>
<tr>
<th>Stand-Alone Facility</th>
<th>More Programming</th>
<th>Flexibility</th>
<th>Diverse Users</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create a center that is not limited by hours or activities by shared facilities</td>
<td>Create adequate space for uses and activities geared to the neighborhood</td>
<td>Provide flexible spaces for a range of activities and user groups</td>
<td>Serve the different interests and needs of BCYF’s users including youth, teens, adults, families, and seniors</td>
</tr>
</tbody>
</table>
Study Process and Schedule

Oct 2021

Establish Uses and Activities
Community Meeting #1
November 16, 2020

Program & Site Identification Process
Community Meeting #2
April 26, 2022

Program & Preliminary Site Options
Community Meeting #3
June 14, 2022

Test Site Options
Community Meeting #4
End of Summer

Final Report
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
- **Opening**: We are here

Community Input

BCYF Community Center Study - Charlestown
Community Meeting #2: Program & Site Identification Process
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 June 13, 2022

Take the survey here:
https://forms.gle/sYBhkRXWcpRr4fcr7

287 Responses

Do You Live In Charlestown?
- Yes: 94.6%
- No: 5.4%

What Is Your Age Range?
- <20: 3.6%
- 20-29: 14.2%
- 30-39: 54.2%
- 40-49: 21.7%
- 50-59: 3.6%
- 60-69: 2.2%
- >70: 3.6%
- Prefer not to say: 10.1%

What BCYF Site Do You Use?
- Charlestown: 61.7%
- Golden Age Senior Center: 28.2%
- Clougherty Pool: 10.1%
- None: 10.1%
Community and Education

Flexible community rooms

Computer lab

Youth rooms and classrooms

Senior center

Teen room

Toddler/children's room
Program Survey: Community & Education

as of June 13, 2022

277 Responses
Arts

Performance space

Art room

Music/band room

Recording studio

Makerspace
Program Survey: Arts

as of June 13, 2022

277 Responses

Art room

Music/band room

Performance space

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.

Program Survey: Arts

Performance space

Music/band room

Art room

First Choice

Second Choice

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

More Flexible

More Specialized
Fitness & Sports

Weight room

Cardio room

Indoor pool

Yoga/dance studio

Boxing/martial arts

Outdoor pool
Program Survey: Fitness

as of June 13, 2022

277 Responses
Fitness & Sports: Gymnasium

Basketball courts
Seating
Batting cages
Rock wall
Indoor running track
Volleyball
Badminton
Program Survey: Gym Features

as of June 13, 2022

Gym Features
First Choice

Second Choice

Third Choice

Basketball Courts
Batting Cages
Volleyball Courts
Rock Wall
Indoor Track
Spectator Seating

277 Responses
Outdoor spaces

- Entry gathering space
- Playscape
- Athletics fields
- Basketball courts
- Outdoor assembly area
Program Survey: Outdoor Spaces

as of June 13, 2022

277 Responses
Ideal Program

<table>
<thead>
<tr>
<th>Ideal Building &amp; Lot Size</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Building Size</td>
<td>tbd</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>tbd</td>
</tr>
<tr>
<td>Ideal Lot Size</td>
<td>tbd</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>1. Current / High School</th>
<th>32 comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Medford Street</td>
<td>24 comments</td>
</tr>
<tr>
<td>3. Navy Yard</td>
<td>21 comments</td>
</tr>
<tr>
<td>4. Schrafft’s Center</td>
<td>8 comments</td>
</tr>
<tr>
<td>5. Edwards Middle School</td>
<td>7 comments</td>
</tr>
<tr>
<td>6. Near BHCC</td>
<td>7 comments</td>
</tr>
<tr>
<td>7. Main Street</td>
<td>6 comments</td>
</tr>
<tr>
<td>8. Terminal Building</td>
<td>6 comments</td>
</tr>
</tbody>
</table>

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.
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.

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

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

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

**ADDRESS**
255 Medford Street

**OWNERSHIP**
Public: City of Boston

**AREA**
24,000 SF

**CURRENT USE**
Parking lot

**NOTES**
Adjacency to existing playing fields provides flexibility for community center programming.

Possible connection with existing high school / community center spaces.

New center can be built above a parking level to preserve existing parking spaces.

Smaller site requires a multi-floor layout.

Within future flood zone.

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

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

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

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