An aerial photograph of Dorchester, Massachusetts, showing a dense urban grid with numerous streets, buildings, and green spaces. A large body of water is visible in the upper right corner.

BCYF Community Center Study Dorchester

Community Meeting #4

April 14, 2022

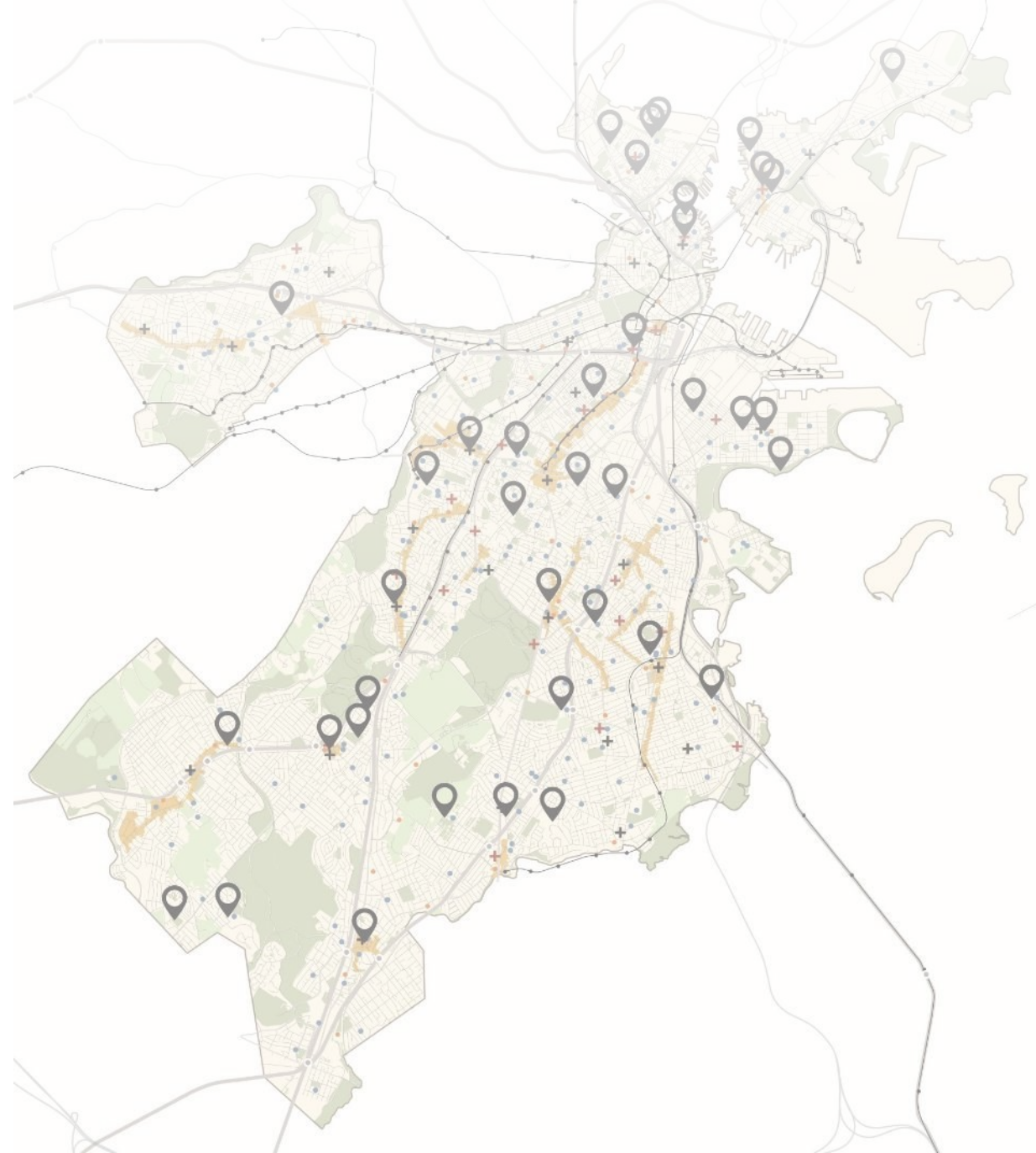


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Agenda

1. Introductions
2. Project Team Roles
3. BCYF Goals & Objectives
4. Study Process & Schedule
5. Building Program Survey
6. Site Identification
7. Site Test Fits
8. Next Steps

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?

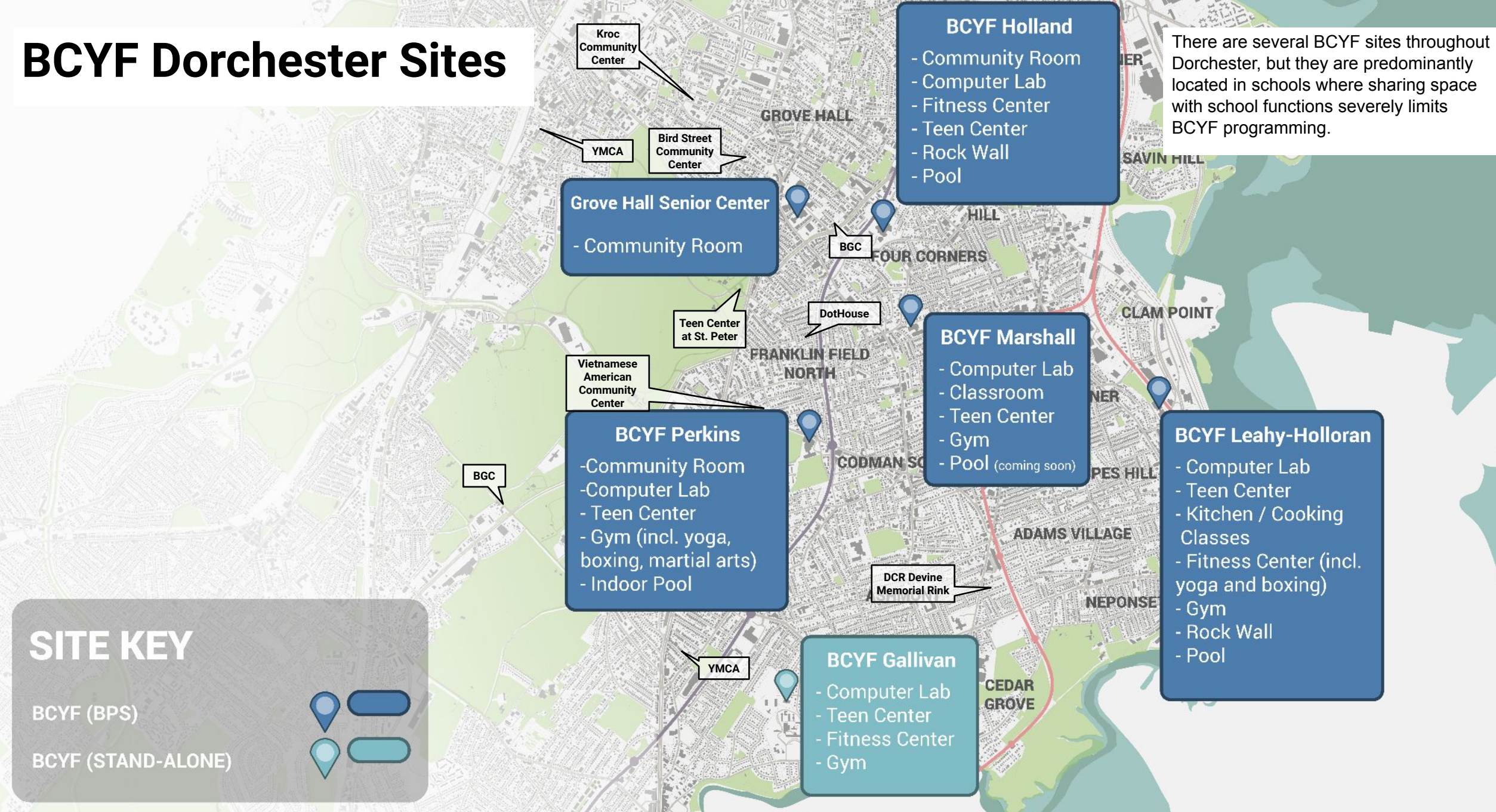
Identify sites for new BCYF centers

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.

BCYF Dorchester Sites



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

SITE KEY

BCYF (BPS)

BCYF (STAND-ALONE)

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

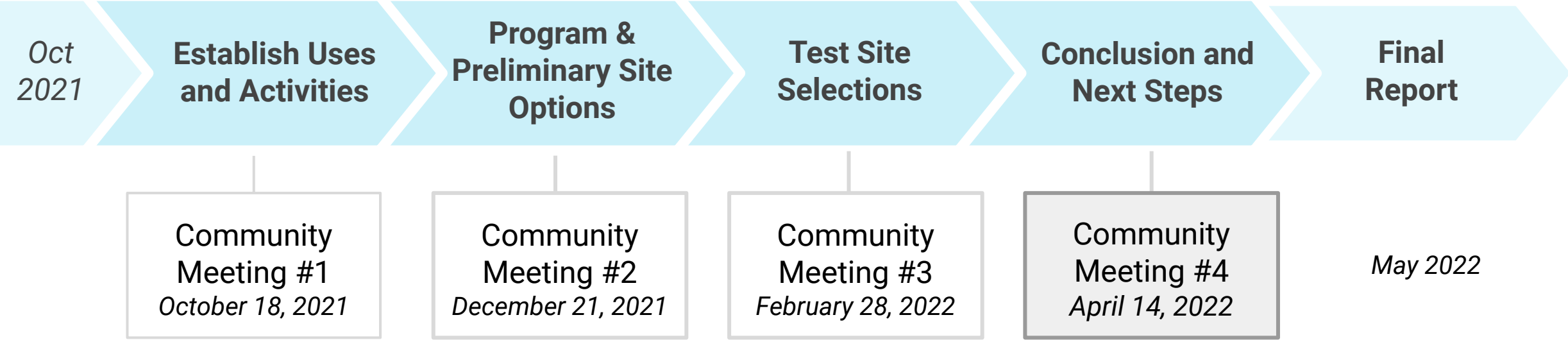
Flexibility

Provide flexible spaces for a range of activities and user groups

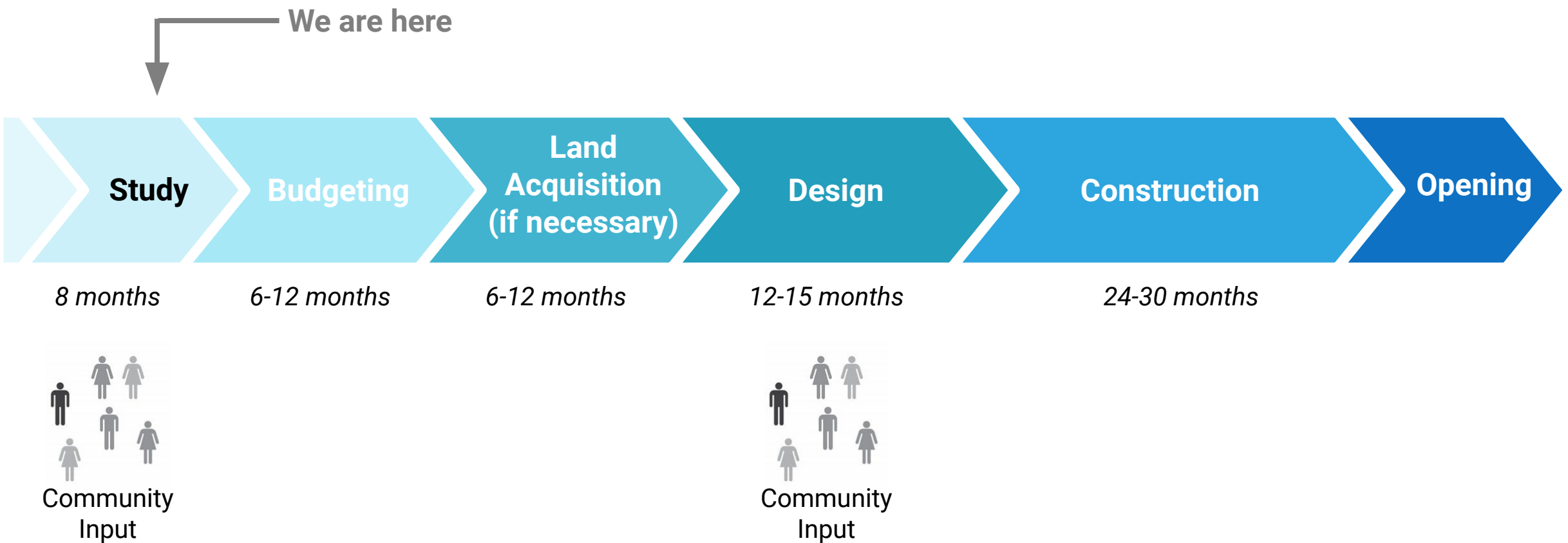
Diverse Users

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

Study Process and Schedule




Typical Project Schedule




Community Meetings Review

Community Meeting #1: Establish Uses and Activities, Publish Demographic Data


Community and Education




Flexible community rooms



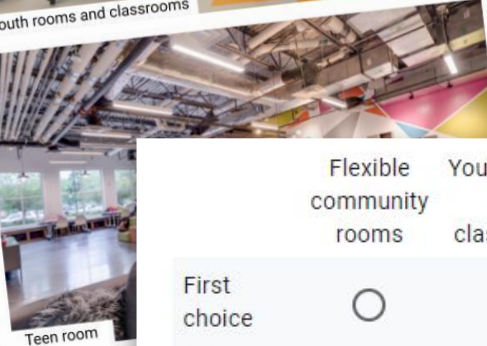
Youth rooms and classrooms



Senior center




Computer lab




Teen room

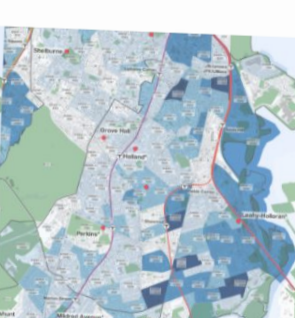
Dorchester Demographics Snapshot




Population by Race



Population Density



Median Household Income




Under 18 Population

	Flexible community rooms	Youth rooms and classrooms	Senior centers	Computer labs	Teen rooms	Toddler/children's rooms
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Community Meeting #2: Program & Preliminary Site Options

Process for Selecting Sites in Dorchester

- Find available sites - public or private
<https://bit.ly/BCYFdorchesterstudy>

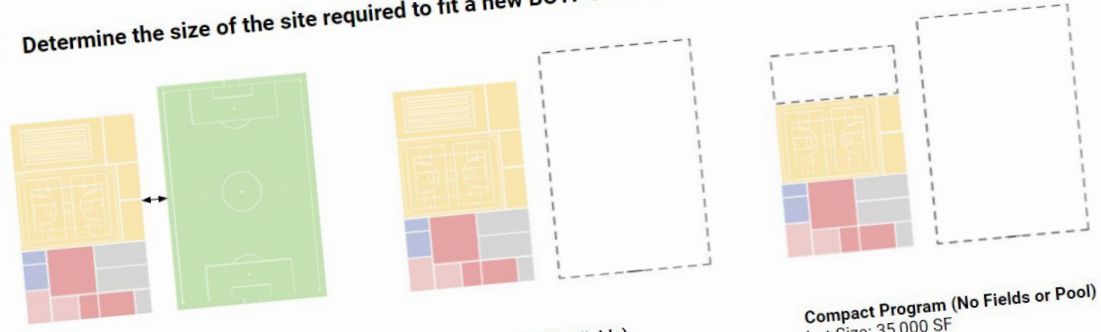


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Process for Selecting Sites in Dorchester

- Determine the size of the site required to fit a new BCYF center that meets those needs



Ideal Program
Lot Size: 47,000 SF
with access to soccer fields

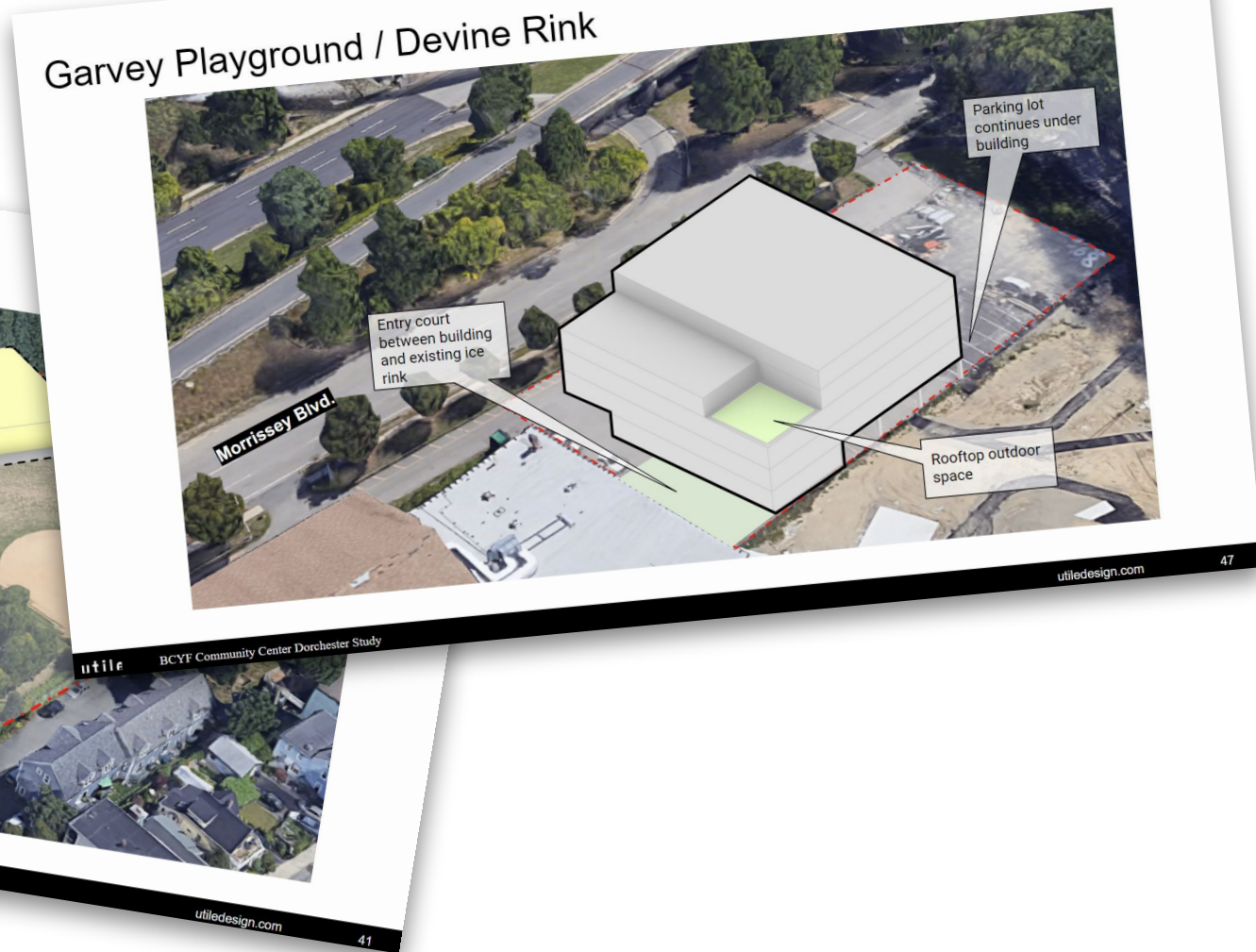
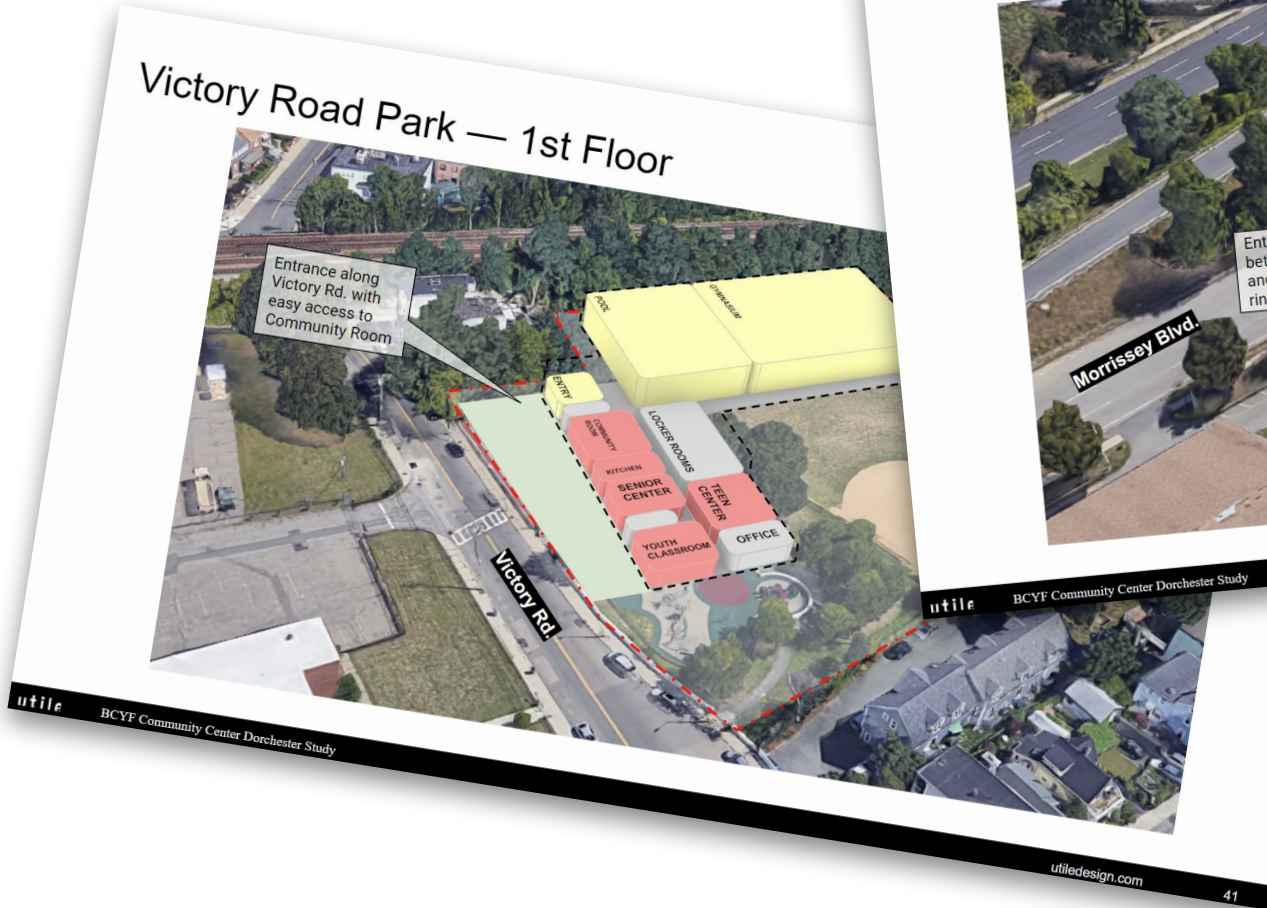
Ideal Program (No Fields)
Lot Size: 47,000 SF

Compact Program (No Fields or Pool)
Lot Size: 35,000 SF

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Community Meeting #3: Test-Fit Sites



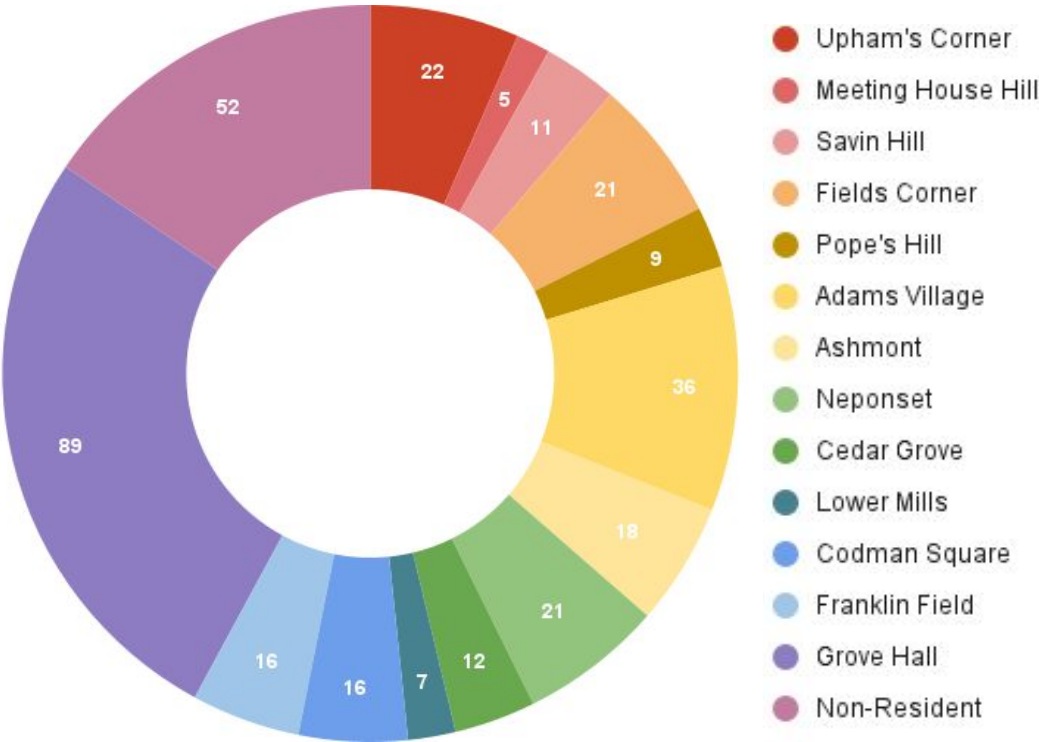
Community Program Survey

Program Survey Results

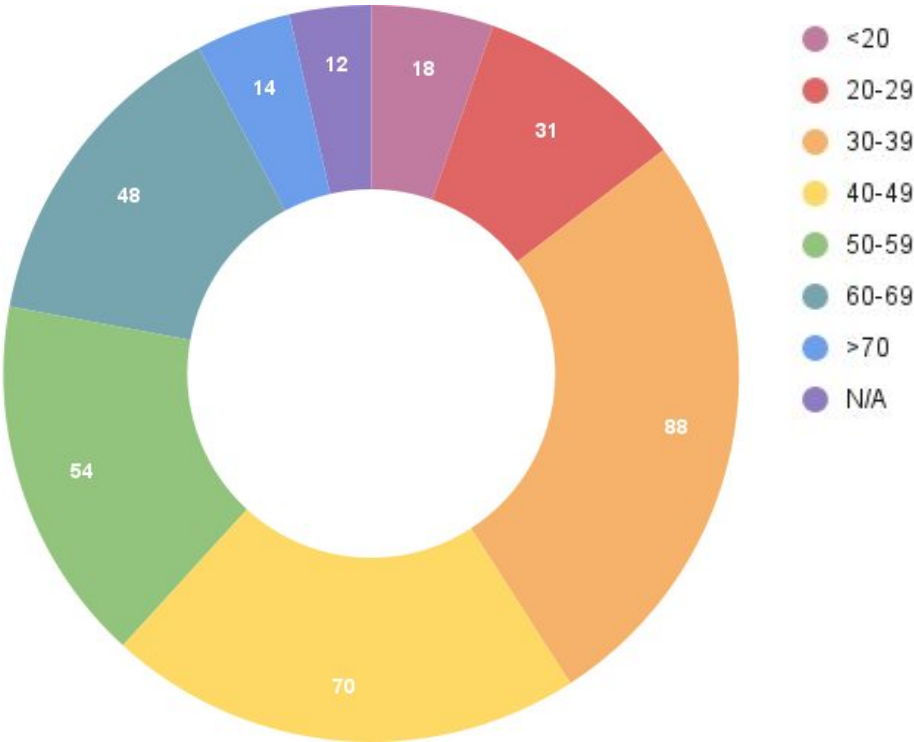
as of April 13, 2022

Take the survey here:
<https://forms.gle/qPuV2ST3QhfHRZPh6>
The survey will remain open until 4/22/22

335 Survey Responses



Neighborhood



Age Range

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

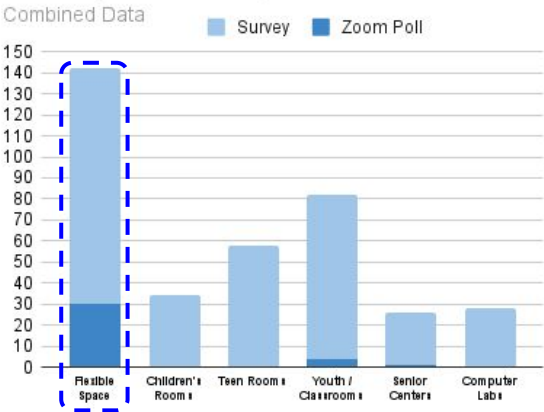
Outdoor Spaces

- Gathering entrances
- Playscapes
- Outdoor courts
- Outdoor assembly spaces
- Sport fields

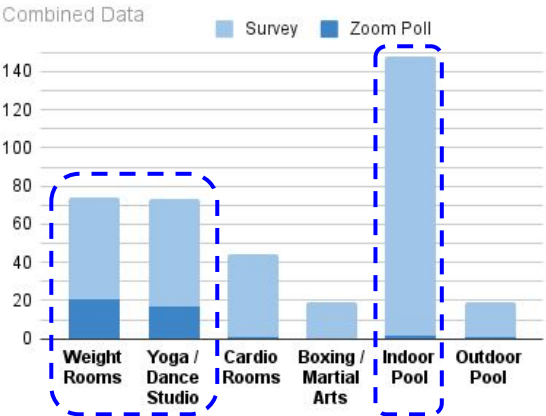
Program Area Survey Results

as of April 13, 2022

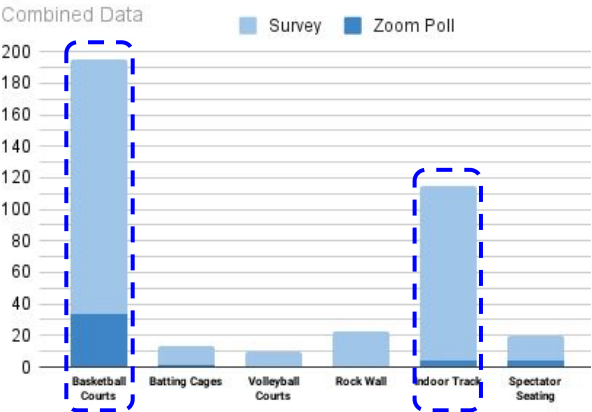
Community & Education Program



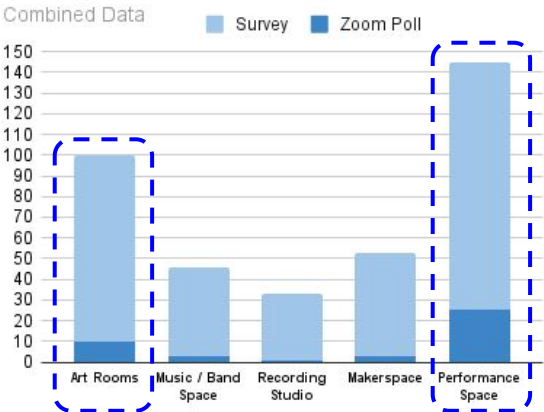
Fitness Programs



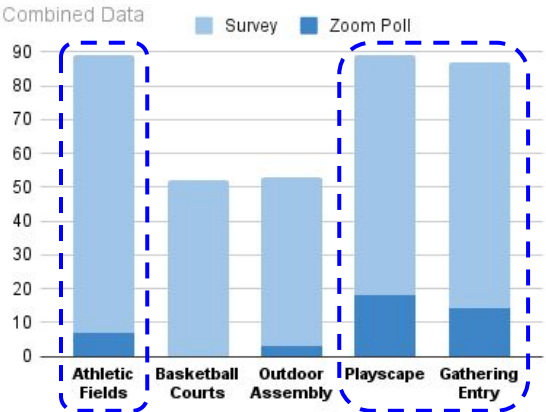
Gym Features



Arts Program



Outdoor Spaces



Response Data:

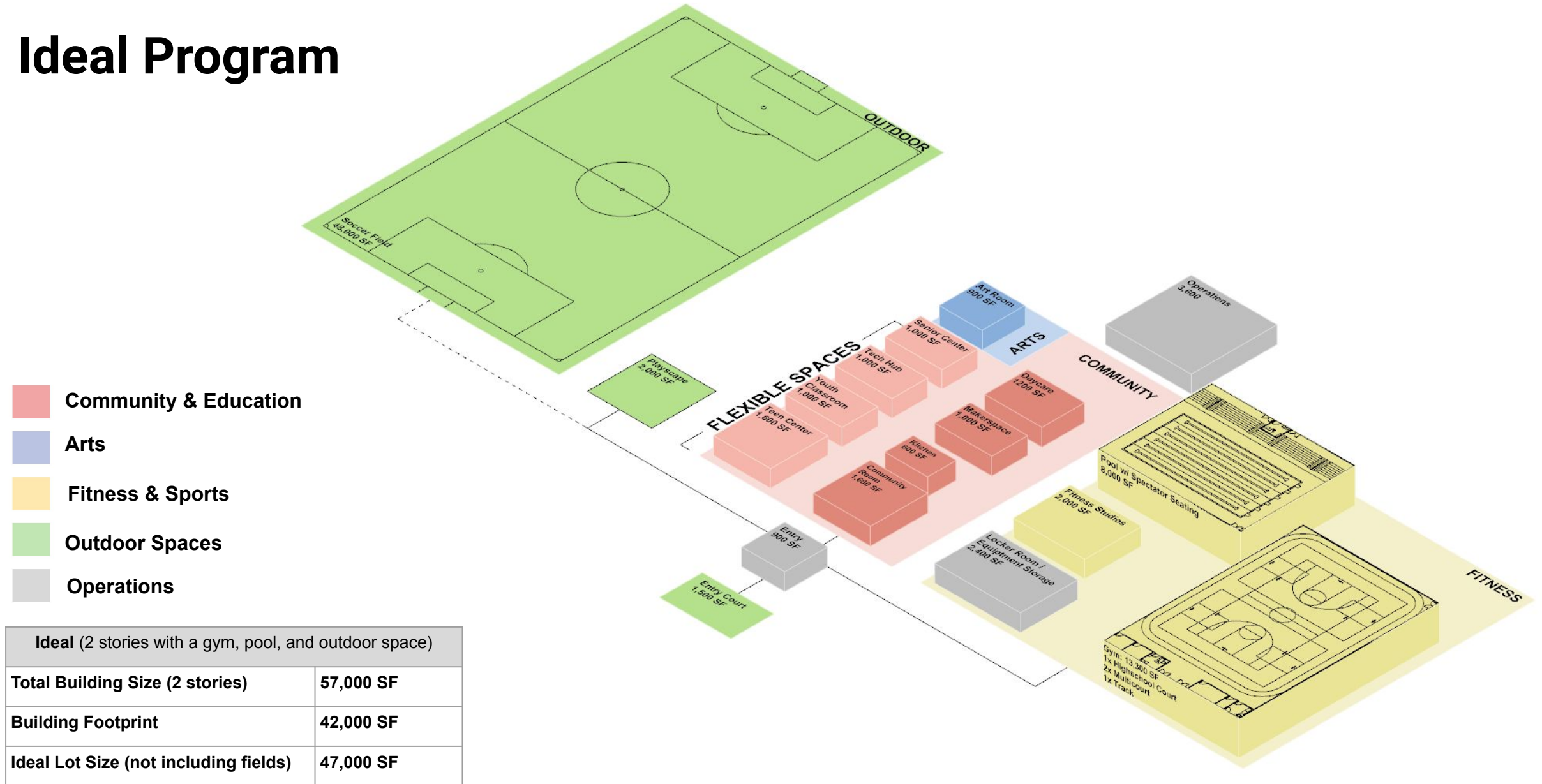
335 Survey Responses
42 Zoom Poll Responses
377 Total Responses

Community Center Activities: Community Ideas

Education	Arts	Community	Athletics	Entertainment
Tutoring College Counseling Career Counseling Coding Classes Cooking Classes Trade Skill Classes Bilingual Programs Special Education Sewing Classes Health Education	Ceramics Arts & crafts	Veteran Services Boy / Girl Scouts Community Garden Daycare Mental Health Services Meals Program Community Events Latinx Culture Programs	Football League Lifeguard Training Gymnastics Martial Arts Skateboard Park Tennis Courts Dance Classes	Movie Events Dance Parties Performance Events Gaming Center Pop-up Markets Food Trucks

333 Survey Responses

Ideal Program



Site Identification

Site Identification Survey

as of April 12, 2022



Use the mapping tool here:

<https://utile.mysocialpinpoint.com/bcyf-study-dorchester/map#/>

The tool will remain open until 4/22/22




BCYF Community Center Study


Dorchester


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


After closing out of this window, drag and drop the orange lightbulb icon towards the top of the screen to pin a location you'd like to see become a new BCYF Center! When placing your site marker, you can give it a name and add some details. Feel free to click the thumbs up to "like" locations that have been pinned by other community members!

Legend

 Location Ideas and Suggestions

 BCYF Locations

 Community Recreation Facilities

 Study Area

Site Identification Survey



- ★ The **Grove Hall** area needs a comprehensive, multipurpose facility where youth can go a safe place to meet other teens and provide opportunities such as homework help and mentors.
- ★ Heard that **Prince Hall** is looking into redeveloping some of their land! This could be a good fit for another community center.
- ★ The lot at **40-48 Geneva Ave** had been vacant for years and is a perfect place for a youth center, which the community sorely needs
- ★ This site is part of **Mother's Rest Park** but is highly underutilized and wide open. Paired with the existing playground, or even moving the playground over, this could become a center within a park.
- ★ A good city-owned site to look at with existing access to a large playground across the street and close to the **Endicott School/EMK**.
- ★ This **parking section** is not used very often and could be a good site for a community center.

SITE KEY

BCYF (BPS)



BCYF (STAND-ALONE)



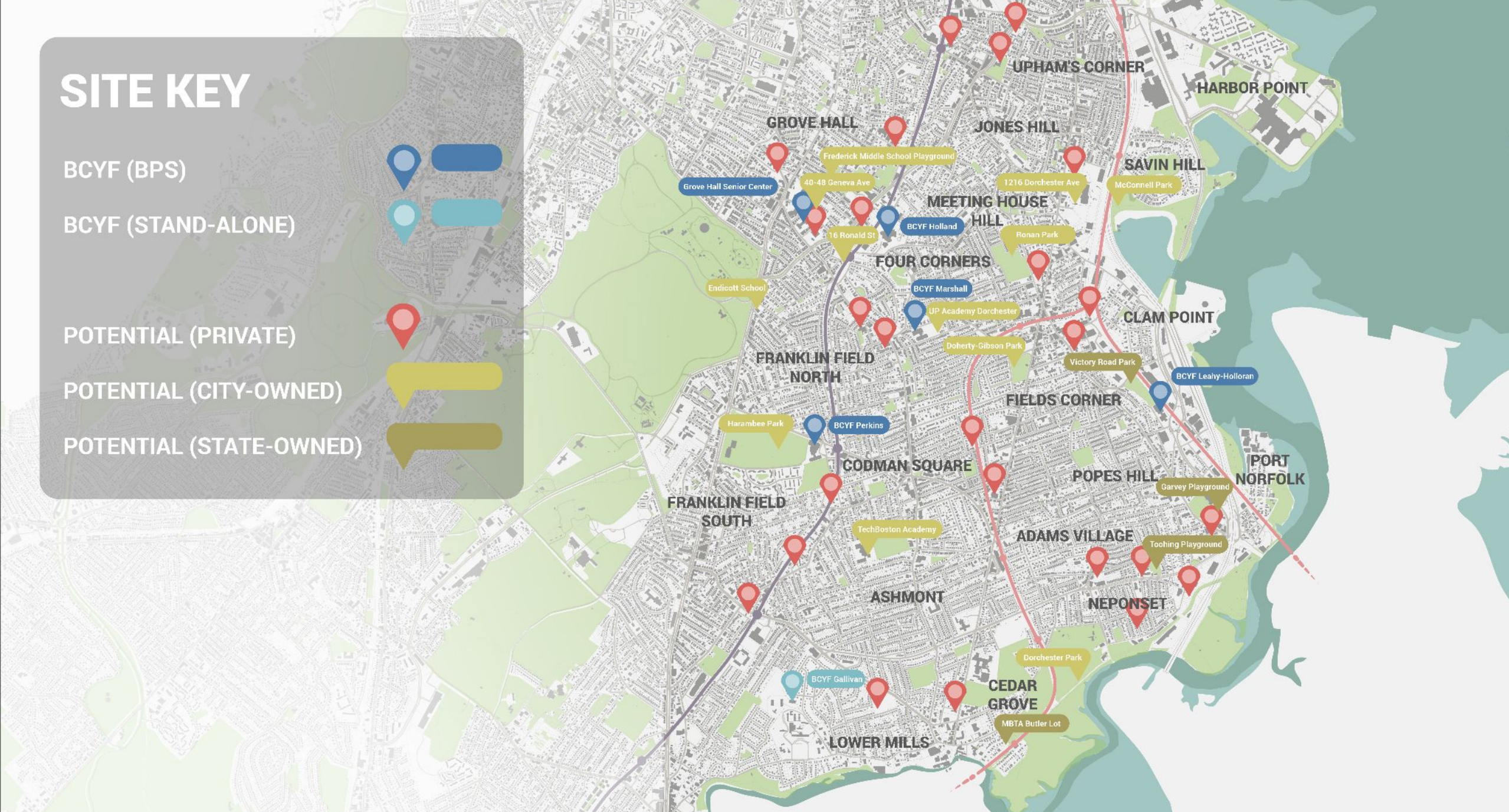
POTENTIAL (PRIVATE)



POTENTIAL (CITY-OWNED)



POTENTIAL (STATE-OWNED)



Community Center Test-fits

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.



SITE KEY

BCYF (BPS)



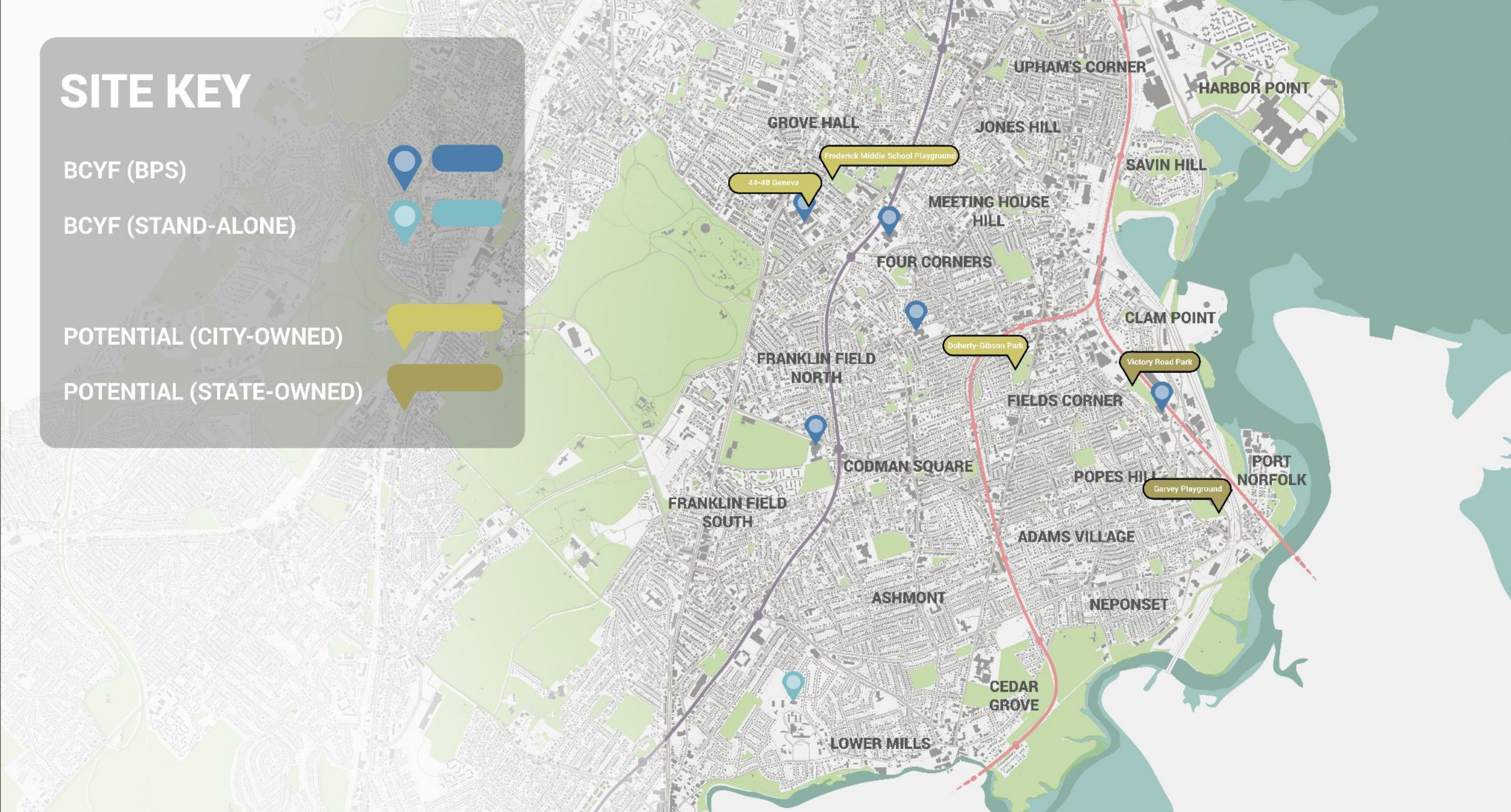
BCYF (STAND-ALONE)





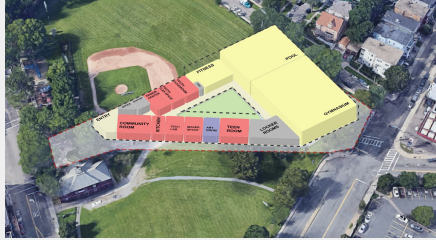


POTENTIAL (CITY-OWNED)



POTENTIAL (STATE-OWNED)



Test-fit Review

SITES	Frederick Middle School	40 - 48 Geneva	Town Field	Victory Road	Devine Rink
					
PROS	<ul style="list-style-type: none"> • Ideal site size • Highly accessible by public transportation • Adjacent to existing park, playground, and athletic fields • Adjacent to existing middle school 	<ul style="list-style-type: none"> • Adjacent to BPL Grove Hall and BCYF Senior Center • Highly accessible by public transportation • Limited residential adjacencies 	<ul style="list-style-type: none"> • Generously sized site • Potential partnership with ADSL on-site • Limited residential adjacencies • Highly accessible by public transportation • Set within existing park and playground 	<ul style="list-style-type: none"> • Large site • Building would buffer park from train tracks • Some parking available 	<ul style="list-style-type: none"> • Parking available on-site • Adjacent to newly renovated park and athletics facilities • Accessible by several major roadways • No residential adjacencies • Potential for great views
CONS	<ul style="list-style-type: none"> • Requires excavation into hillside • No space for on-site parking • Loss of existing park • Residential adjacencies 	<ul style="list-style-type: none"> • Smaller site • Lacks access to green space and athletics fields 	<ul style="list-style-type: none"> • Several site adjustments necessary for project implementation (baseball diamond, bleachers, etc.) • Loss of existing park 	<ul style="list-style-type: none"> • Requires several site adjustments (baseball diamond, playground) • Limited accessibility by public transportation • Loss of existing park • Located in future flood plain (with sea level rise) 	<ul style="list-style-type: none"> • Requires reconfiguration of rink's entrance and loading areas • Would occupy portion of existing parking lot • Limited accessibility by public transportation • Located in future flood plain (with sea level rise)

Site Study Conclusion and Next Steps

Conclusion

Research

Analysis

Final Report

Conclusion

Research

Analysis

Final Report

Mapped existing BCYF sites, similar service providers and demographic data throughout Dorchester.

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

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

Gathered feedback on potential sites at community meetings, from CAC members and through the online mapping tool.

Conclusion

Research

Analysis

Final Report

Created a map of all potential sites (publicly and privately owned) and documented the pros and cons of each.

Documented all of the community and CAC feedback related to the sites.

Created community center “test fits” on a range of five publicly owned parcels to get a sense of how different sites would influence the planning of a building.

Conclusion

Research

Analysis

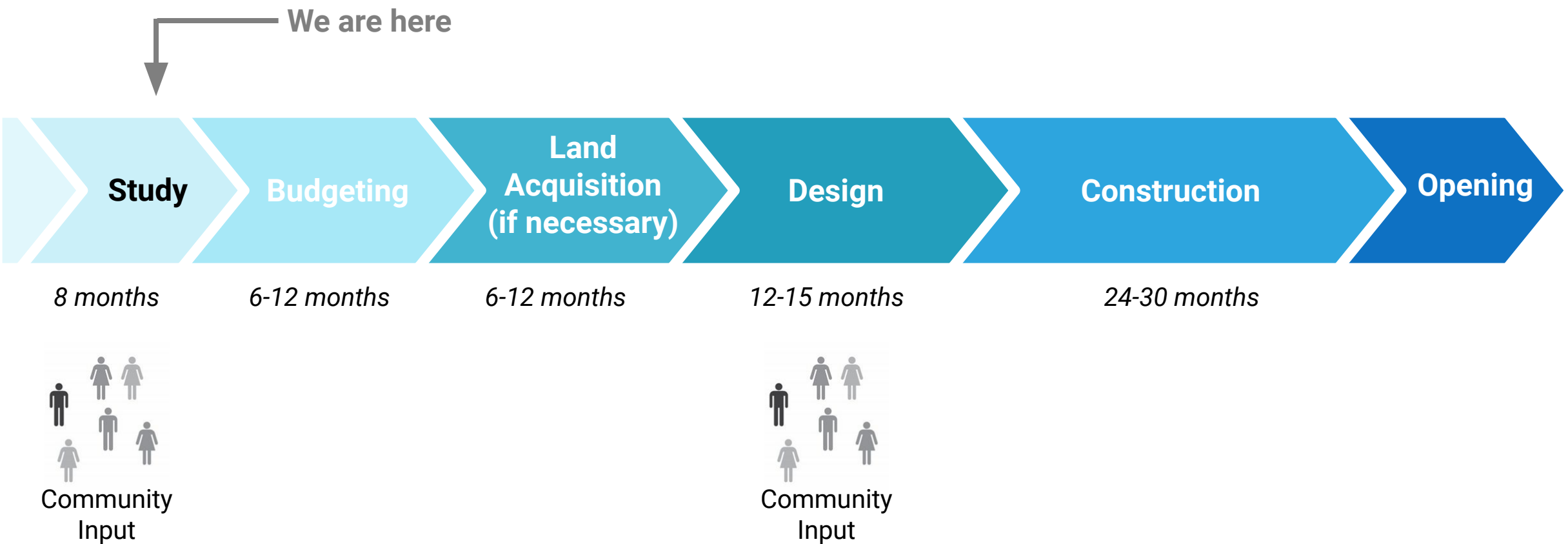
Final Report

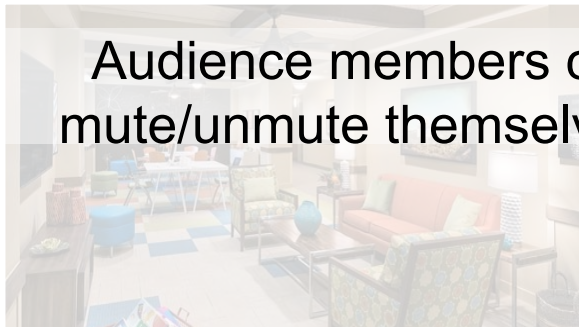
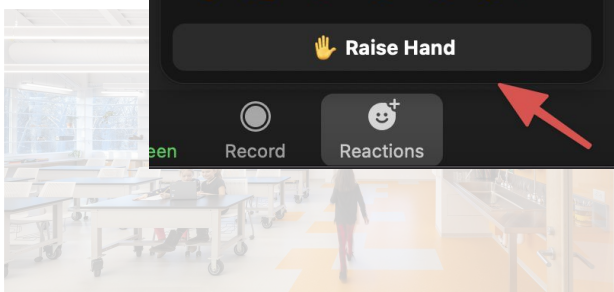
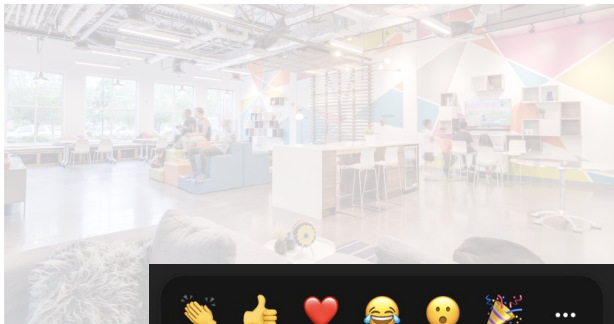
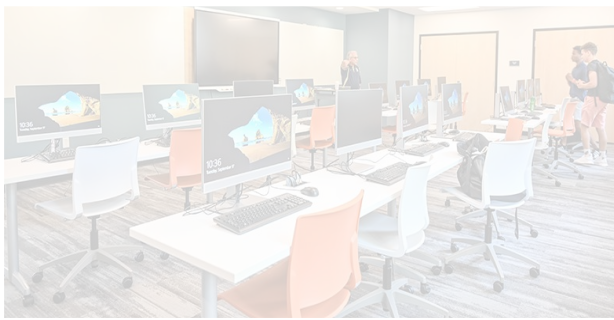
All information and feedback relating to the site study process will be included in the final report.

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

The final report can be used to further study a phased approach to building multiple stand-alone community centers throughout Dorchester.

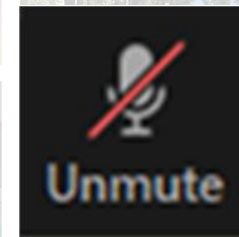
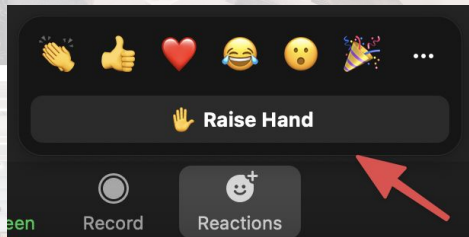
What's Next?





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

Please submit questions and comments at:

<https://forms.gle/qPuV2ST3QhfHRZPh6>

or email:

Alistair Lucks - Boston Public Facilities Department

alistair.lucks@boston.gov