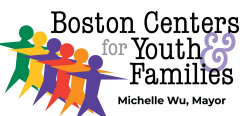




BCYF Community Center Study Charlestown

Community Meeting #4

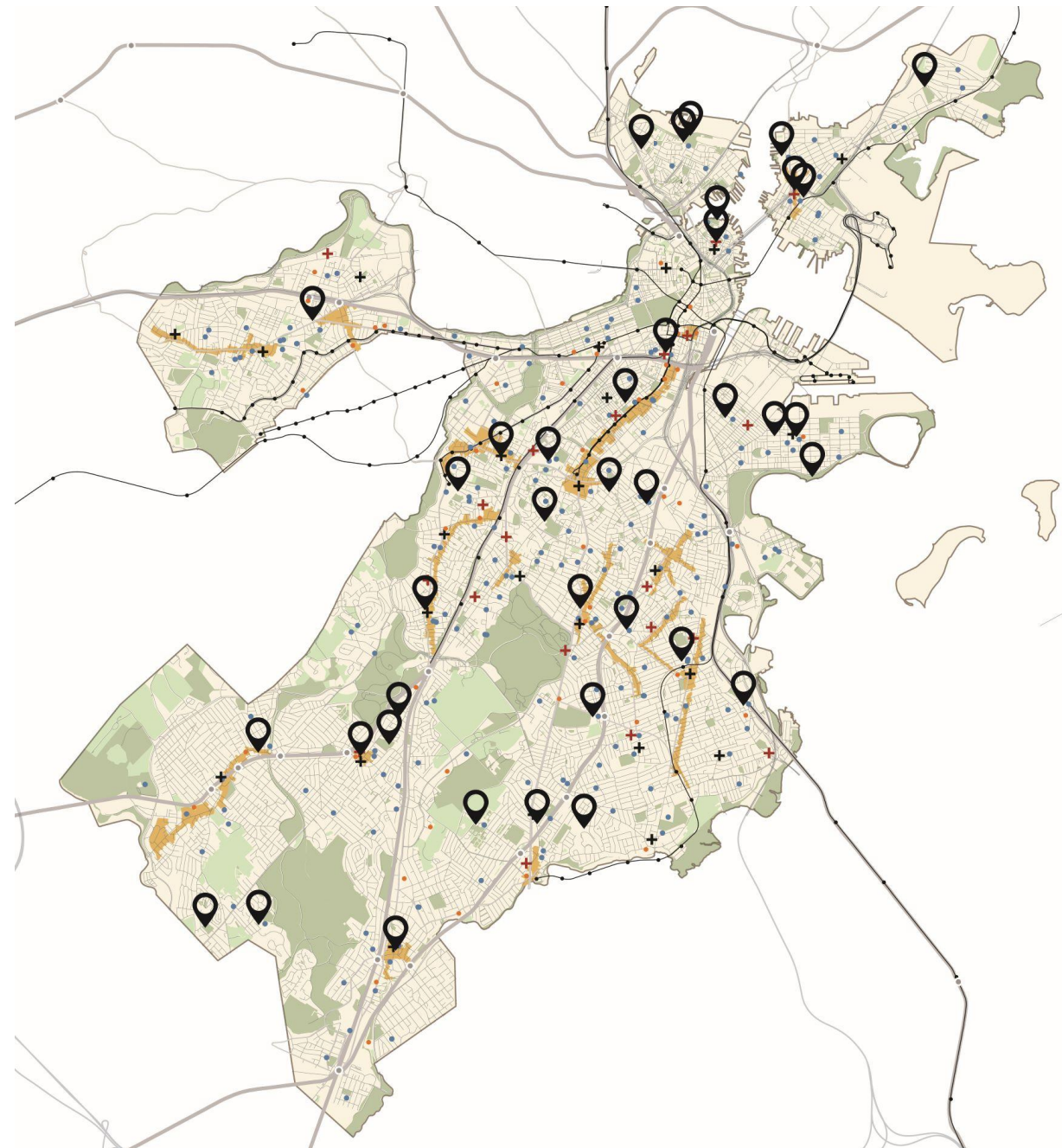
December 08, 2022



utile

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



Meeting Etiquette

We welcome comments from all participants!

- **There will be time for study-related questions and comments at the end of the presentation.**
- **Speaking time is limited to 2 minutes in the interest of allowing everyone a chance to make a comment or ask a question.**
- **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.**
- **For those who prefer to ask written questions, please email them to Alistair Lucks at the Public Facilities Department - alistair.lucks@boston.gov**

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.

Charlestown BCYF Sites

BCYF Clougherty Pool
- Outdoor Pool
- Pool House

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

BCYF Golden Age Senior Center
- Community Room
- Kitchen

Boys & Girls Club

YMCA

O'Neil Memorial Rink

SITE KEY

- BCYF (BPS) [Dark teal pin and rounded rectangle]
- BCYF (STAND-ALONE) [Light teal pin and rounded rectangle]
- SCHOOL [Dark teal circle]

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

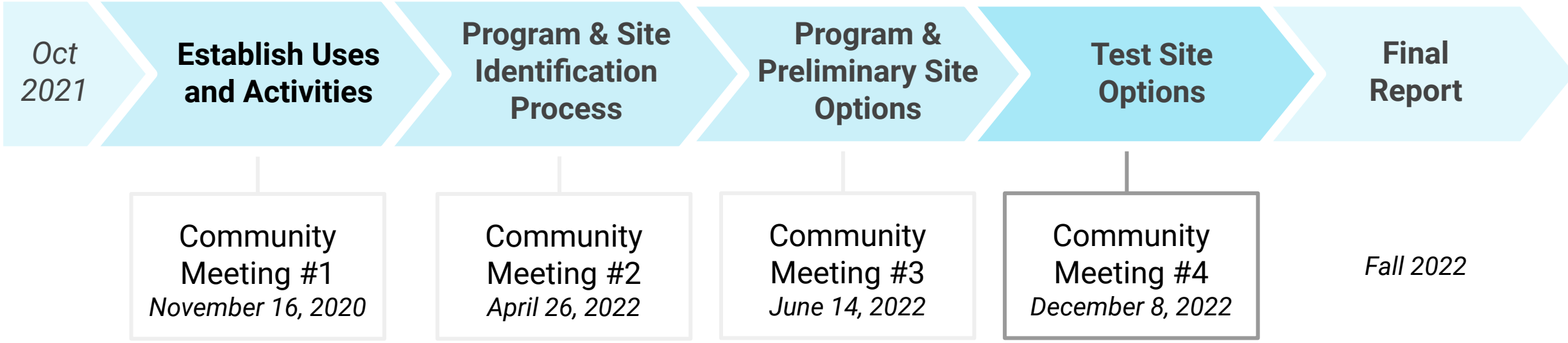
Flexibility

Provide flexible spaces for a range of activities and user groups

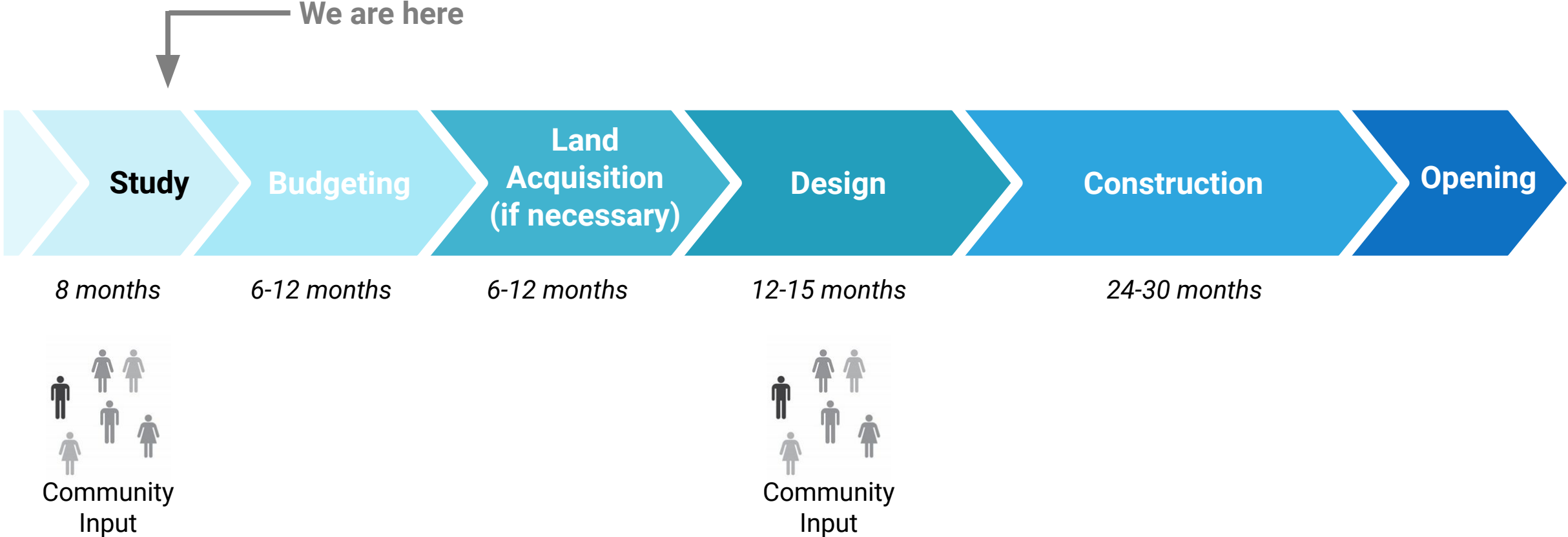
Diverse Users

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

Study Process and Schedule



Typical Project Schedule

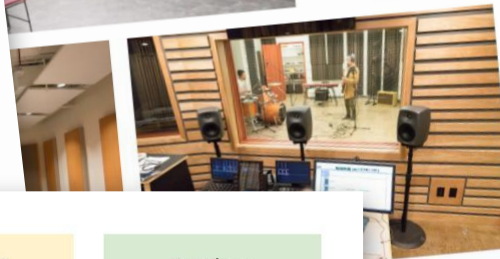
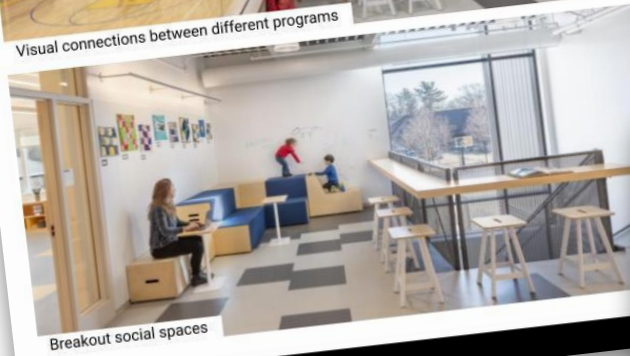
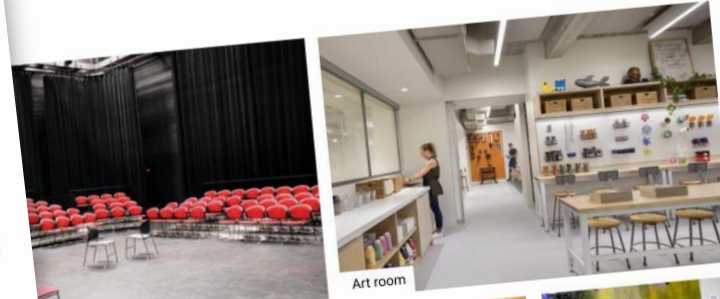
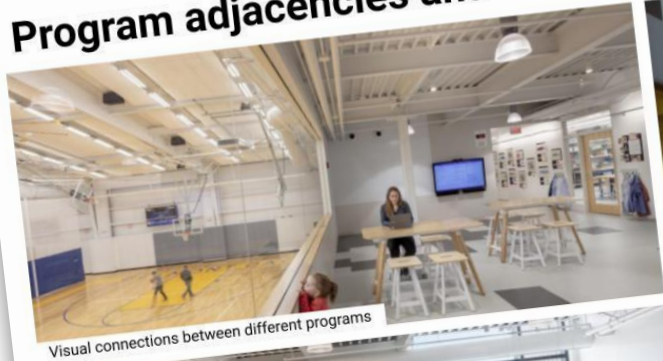


Community Meetings Review

Community Meeting #1: Introduction & Program Identification

POLL #2

Program adjacencies and break out spaces



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

utile BCYF Study Charlestown

utiledesign.com 11

Community Meeting #2: Program & Site Identification Process

Community and Education

Flexible community rooms

Youth rooms and classrooms

Senior center

Computer lab

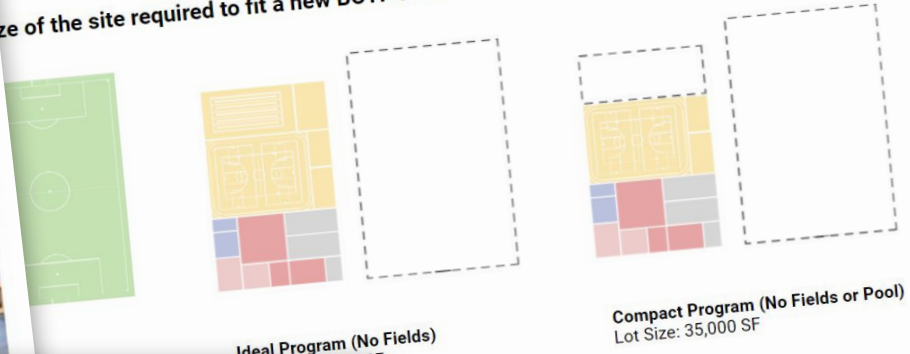
Teen room

utile BCYF Community Center Dorchester Study

POLL #1

Selecting Sites in Dorchester

Size of the site required to fit a new BCYF center that meets those needs

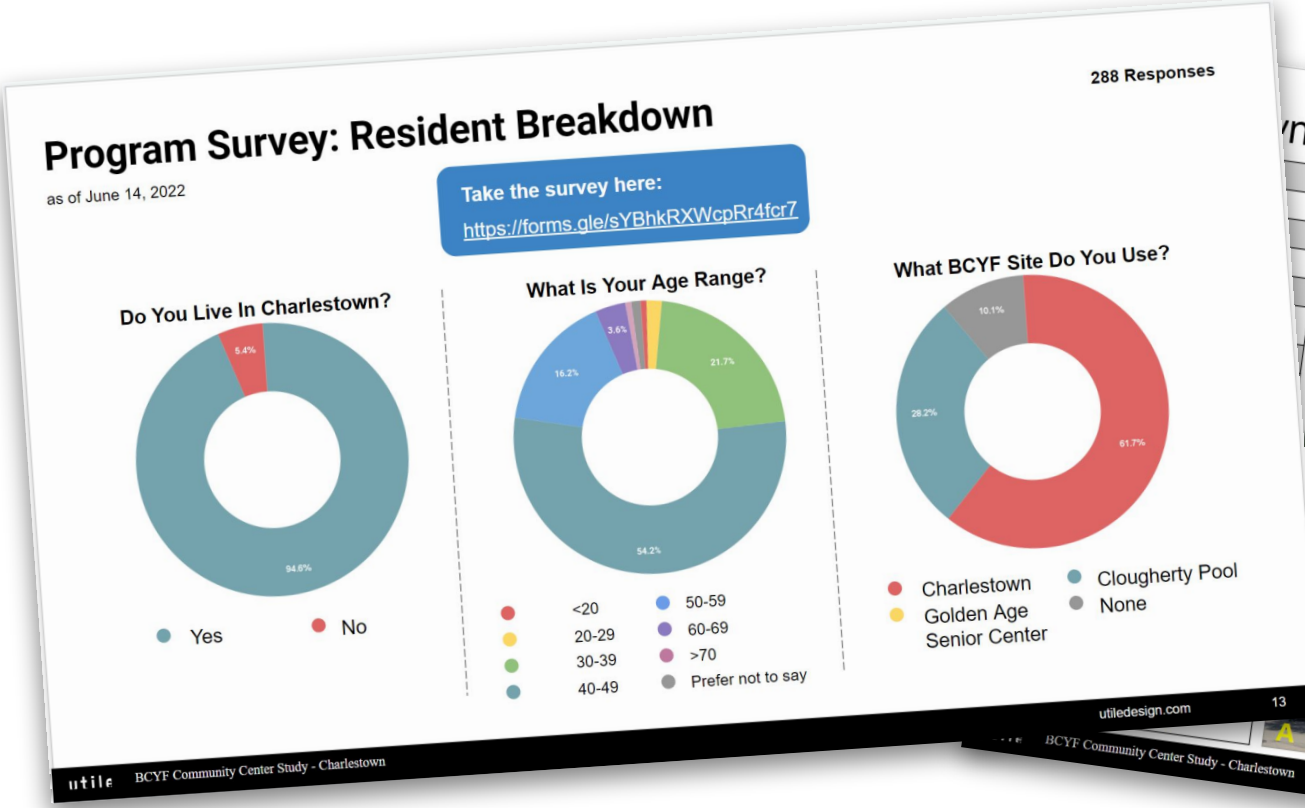


	Flexible community rooms	Youth rooms and classrooms	Senior centers	Computer labs	Teen rooms	Toddler/children's rooms
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input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

utilizedesign.com

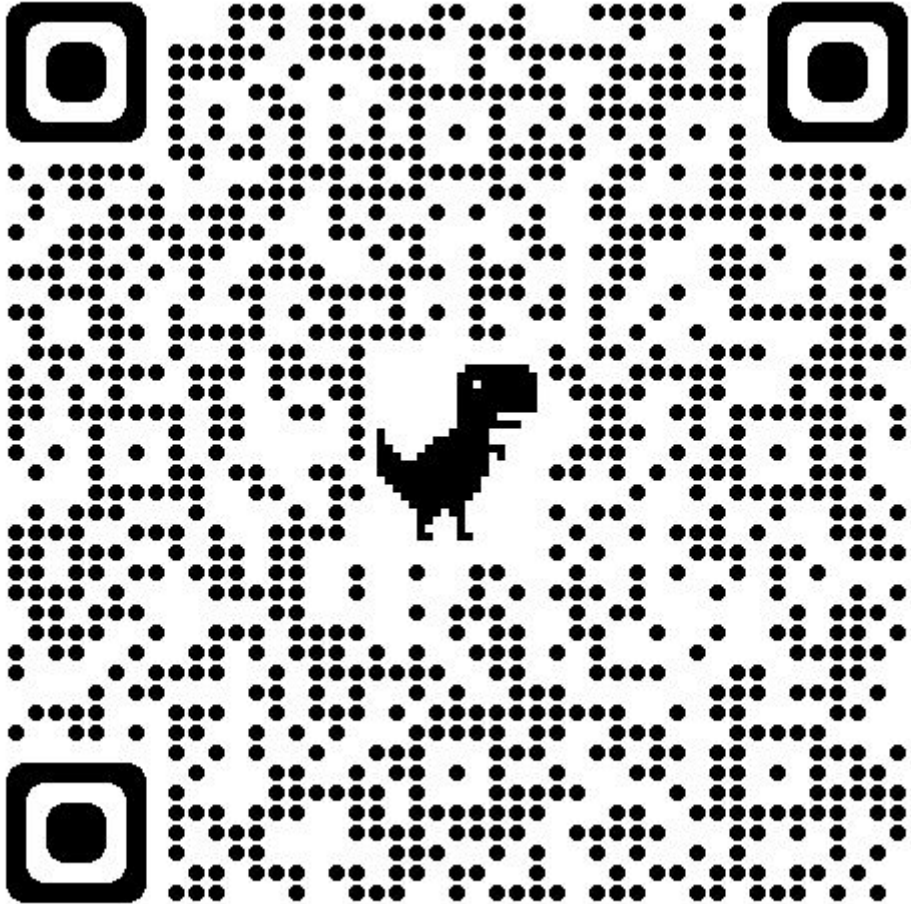
26

Community Meeting #3: Program & Preliminary Site Options



Community Program Survey

Take the Survey Now



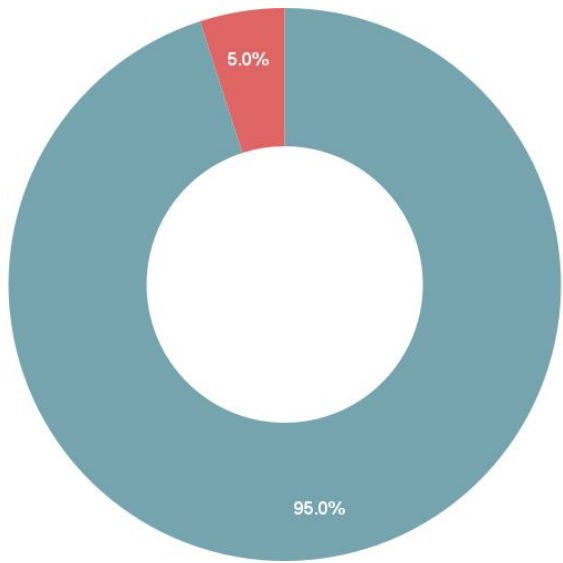
Survey will be open through
December 15th

Program Survey: Resident Breakdown

423 Responses

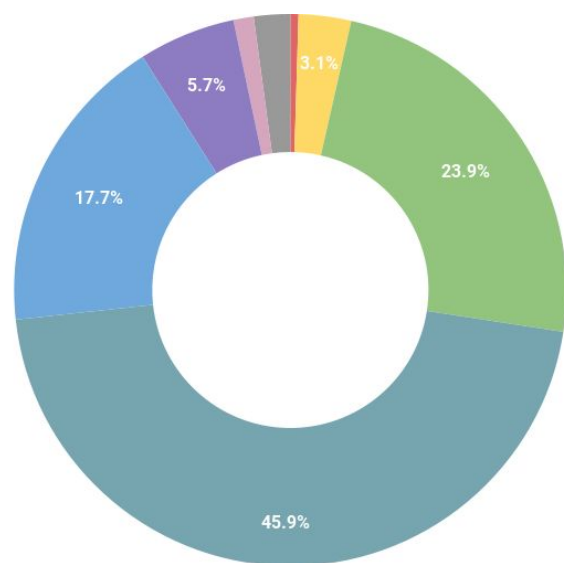
as of December 7, 2022

Do You Live In Charlestown?



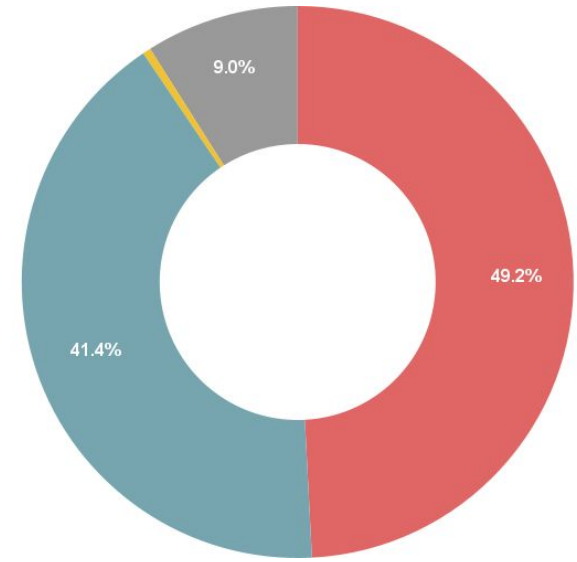
● Yes ● No

What Is Your Age Range?



● <20 ● 50-59
 ● 20-29 ● 60-69
 ● 30-39 ● >70
 ● 40-49 ● Prefer not to say

What BCYF Site Do You Use?



● Charlestown ● Clougherty Pool
 ● Golden Age Senior Center ● None

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

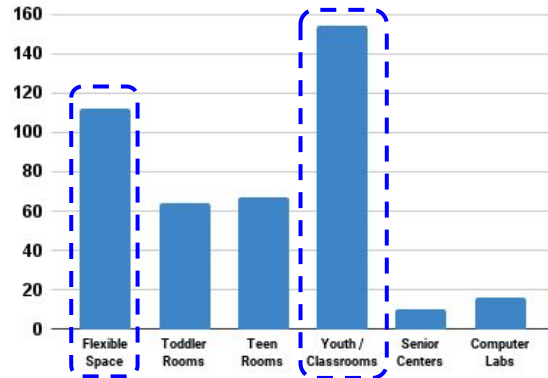
- Gathering entrances
- Playscapes
- Outdoor courts
- Outdoor assembly spaces
- Sport fields

Program Area Survey Results

as of December 7, 2022

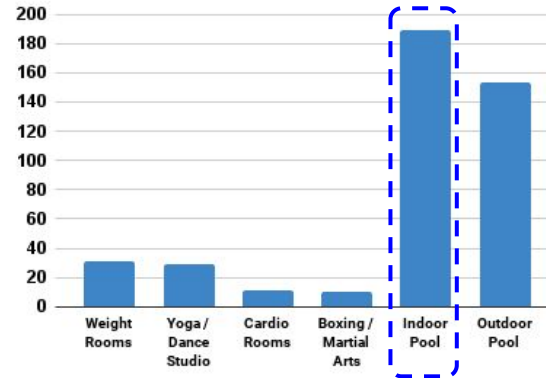
Community & Education

First Choice



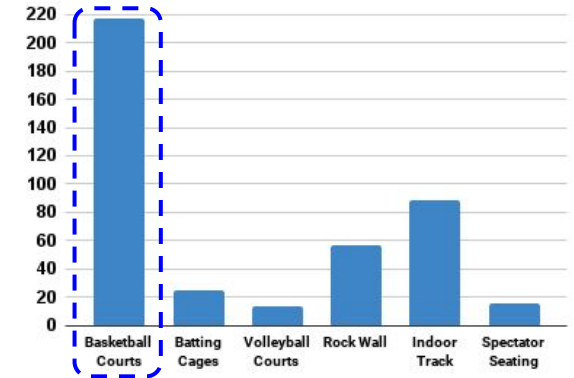
Fitness

First Choice



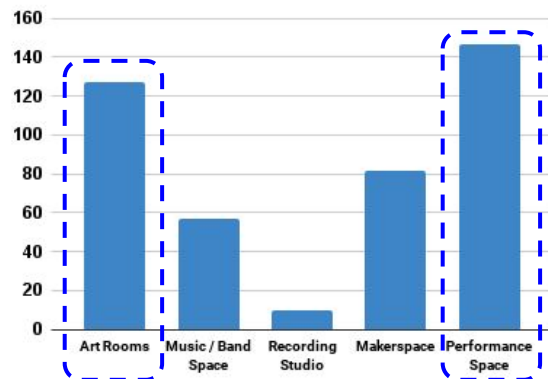
Gym Features

First Choice



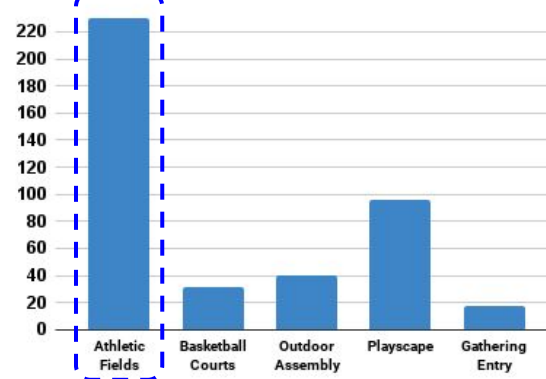
Arts

First Choice



Outdoor Spaces

First Choice



423 Total Responses

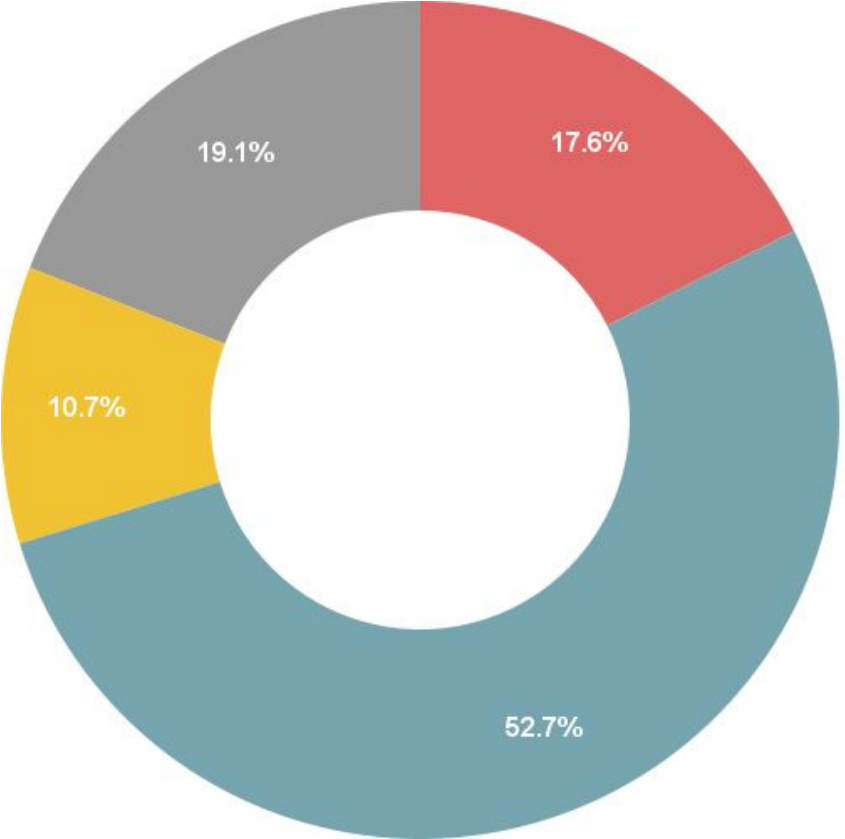
Follow-up: What Kind of Performing Arts Space Works Best?



More Flexible



More Specialized



- A medium sized flexible space (a multipurpose space like a community room)
- A large flexible space (a large multipurpose space big enough for a stage and performances)
- A more specialized space (a large space with built in seating like a theatre)
- None of the above. Having a performance arts space is not important to me

Community Center Activities: Community Ideas

Education

- Tutoring
- Resume Writing
- Cooking Classes
- Robotics Engineering
- Health Classes
- Drivers Education
- First Aid Courses
- Financial Management
- Language Classes
- Coding Classes
- Adult Education
- Childcare Courses

Arts

- Ceramics
- Crafting
- Woodworking
- Music Lessons

Community

- Community Showcase
- Boy / Girl Scouts
- Community Garden
- Neurodivergent Peer Groups
- Book Club
- Chess Club
- Toddler Playgroup
- Youth Leadership

Athletics

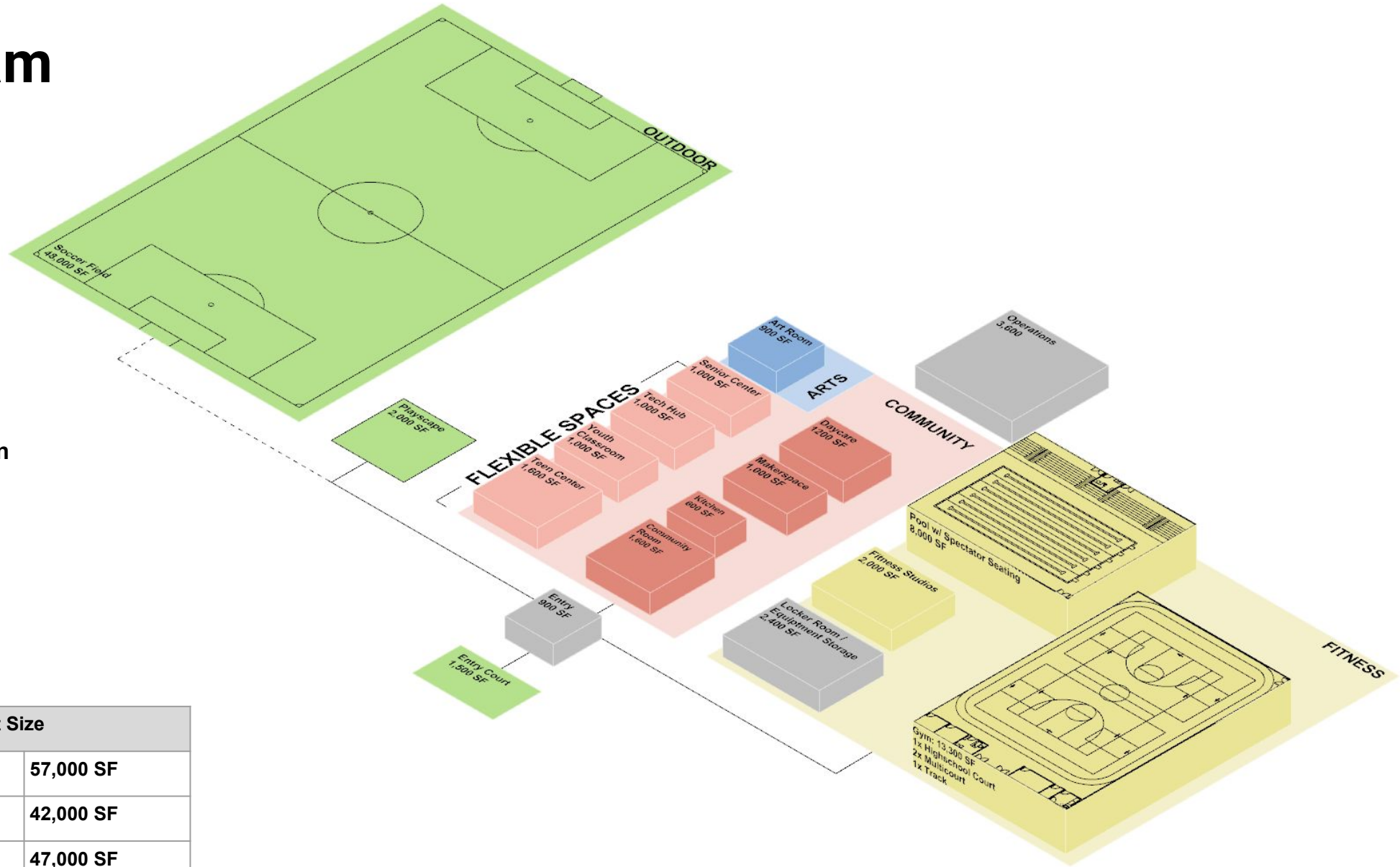
- Indoor Turf Field
- Outdoor Sports Bubble
- Martial Arts
- Yoga, Pilates, Aerobics
- Driving Range
- Dance Lessons
- Expanded Swim Program
- Gymnastics
- Indoor Track
- Rugby
- Roller Hockey
- Cheerleading

Entertainment

- Movie Nights
- Event Rental Space
- Outdoor Splash Pad
- Kayaking

423 Survey Responses

Ideal Program



- Community & Education
- Arts
- Fitness & Sports
- Outdoor Spaces
- Operations

Ideal Building & Lot Size	
Total Building Size	57,000 SF
Building Footprint	42,000 SF
Ideal Lot Size	47,000 SF

Site Identification Review

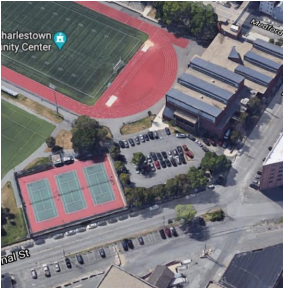
Process for Identifying Sites in Charlestown

- **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**

Preliminary Site Options



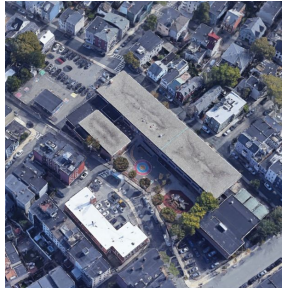
Preliminary Site Options



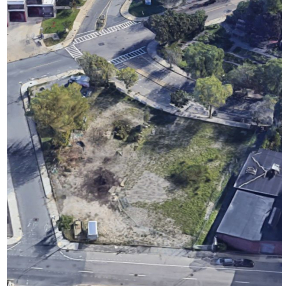
Charlestown High



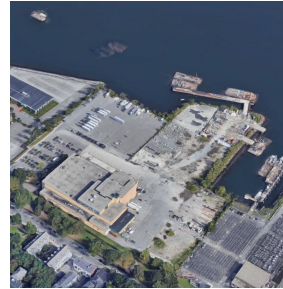
Peter Looney Park



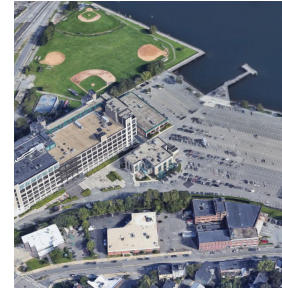
Warren Prescott School



500 Main St



Schrafft's Center I



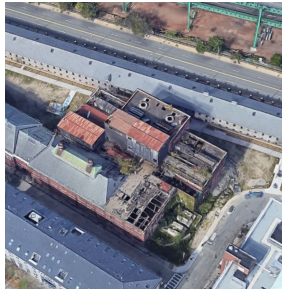
Schrafft's Center II



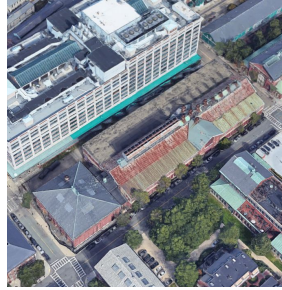
295 Medford Street



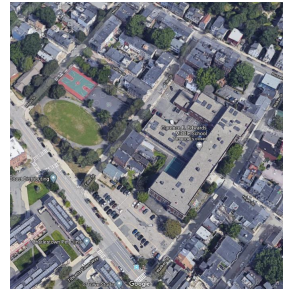
Yard's End Parcel 7



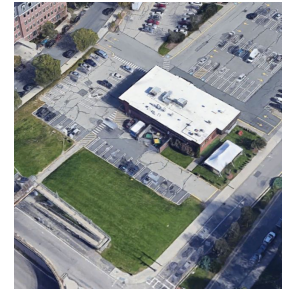
Navy Yard Building 100



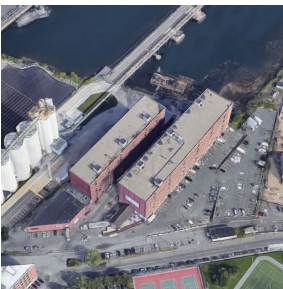
Navy Yard Building 105



Clarence Edwards Middle School



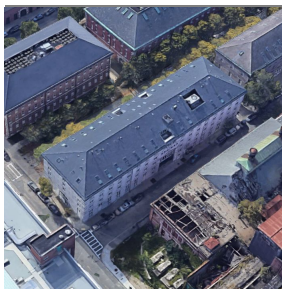
Bunker Hill Mall



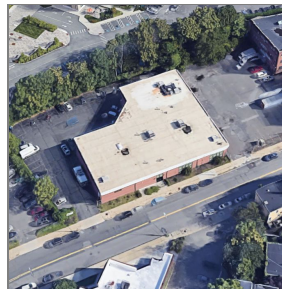
Charlestown Commerce Center



Barry Park



Charlestown YMCA



545 Medford Street



Sullivan Square: New Parcels

Popular Community Site Recommendations

1. Current / High School **71 comments**
2. Medford Street **45 comments**
3. Navy Yard **29 comments**
4. Terminal Building / St **17 comments**
5. Near BHCC **15 comments**
6. Schrafft Center **13 comments**
7. Barry Field **12 comments**
8. Main Street **10 comments**

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.

While some respondents named Clougherty pool / Doherty Playground as a potential site location, many expressed their desire to see the pool and park maintained or improved separately from the new BCYF Center.

Some of the locations named contradict the desire for a centrally located and walkable site, which was a very popular comment among respondents.

Popular Community Site Preference

- 1. Current / High School **71 comments** ← **Two options tested for this site.**
- 2. Medford Street **45 comments**
- 3. Navy Yard **29 comments**
- 4. Terminal Building / St **17 comments**
- 5. Near BHCC **15 comments**
- 6. Schrafft Center **13 comments**
- 7. Barry Field **12 comments**
- 8. Main Street **10 comments**

Popular Community Site Preference

- 1. Current / High School 71 comments
- 2. Medford Street 45 comments
- 3. Navy Yard 29 comments
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- 6. Schrafft Center 13 comments
- 7. Barry Field 12 comments
- 8. Main Street 10 comments

← **Medford Street sites very limited.**



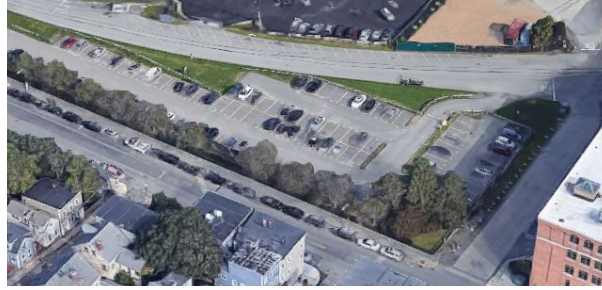
Schrafft's Center:
Limited Development Footprint



Popular Community Site Preference

- 1. Current / High School 71 comments
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- 3. Navy Yard 29 comments
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- 8. Main Street 10 comments

← Spaulding MGH site used as test fit.

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.
- 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.



Summary

Not a design proposal - test fit for study purposes only



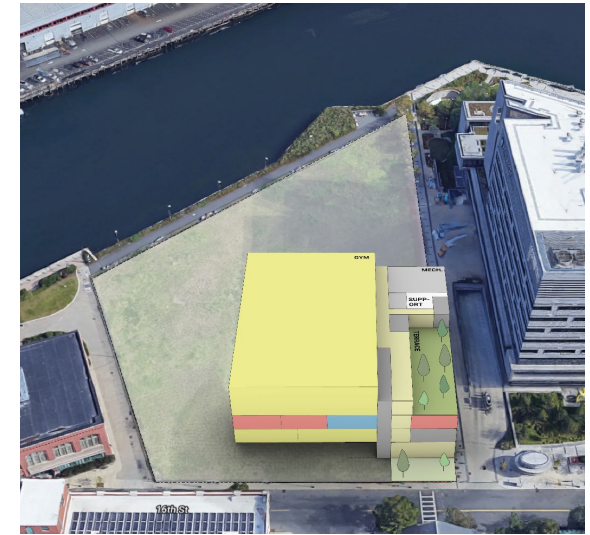
High School Site Stand Alone

- Full program



High School Site Shared Facility

- Connection to high school to share swimming pool & gym
- Smaller BCYF gym to ensure dedicated community center programming



Navy Yard / Spaulding Site Stand Alone

- Full program

High School Site - Stand-Alone

255 Medford St. Charlestown, MA 02129



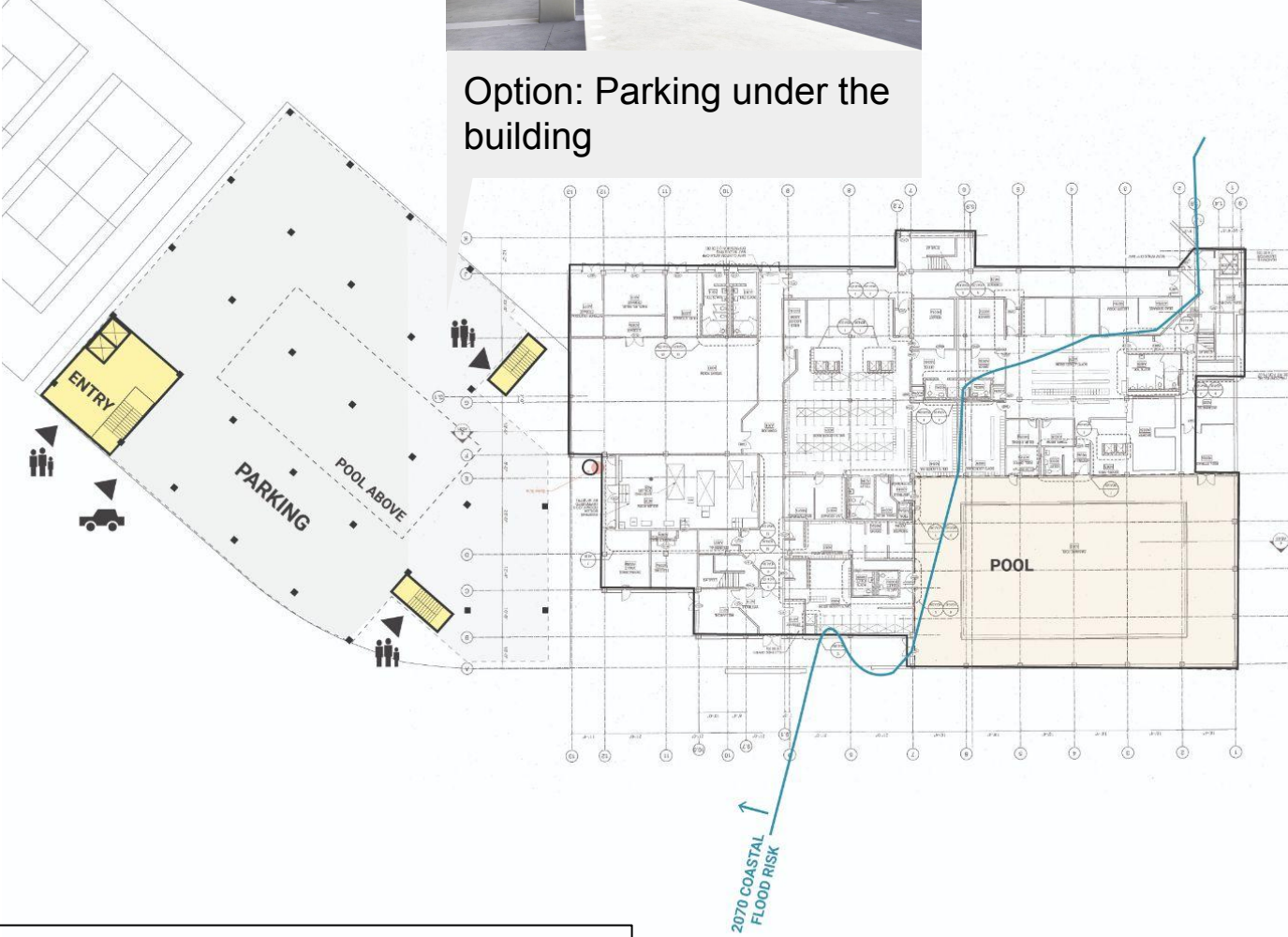
Lot Size: approx. **24,000 sf**

2070 Coastal Flood Risk

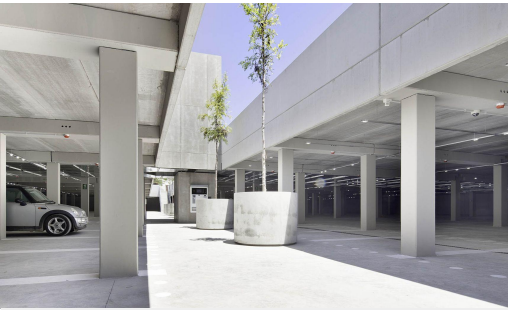
Not a design proposal - test fit for study purposes only

High School Site

Stand Alone - Ground Floor



Option: Parking under the building



Full Program
Footprint: 18,900 sf
Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

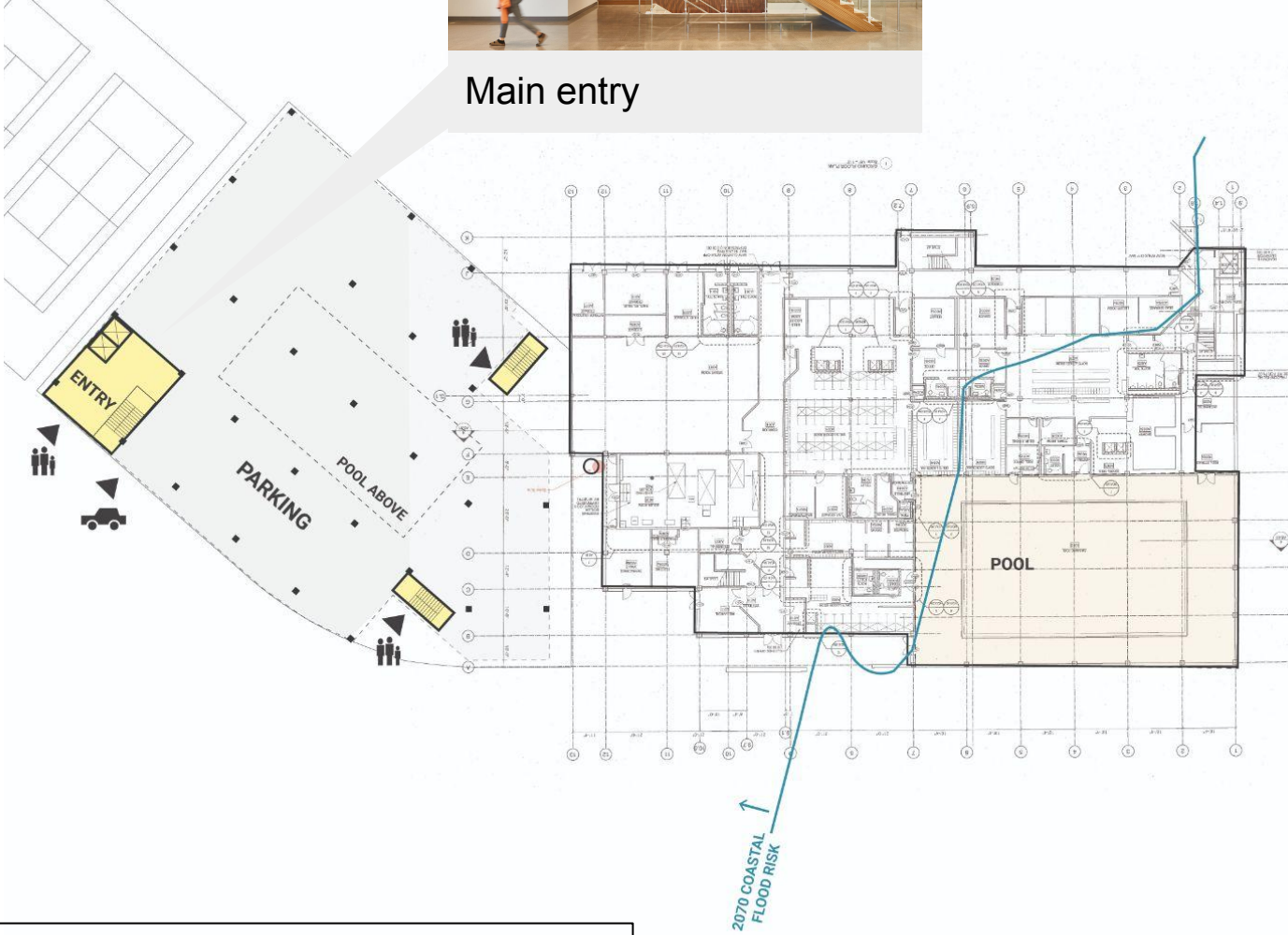
LEVEL 1 FLOOR PLAN 0' 15' 30' 60' 120'

High School Site

Stand Alone - Ground Floor



Main entry



2070 COASTAL FLOOD RISK

LEVEL 1 FLOOR PLAN



Full Program
Footprint: 18,900 sf
Building area: 45,000 sf

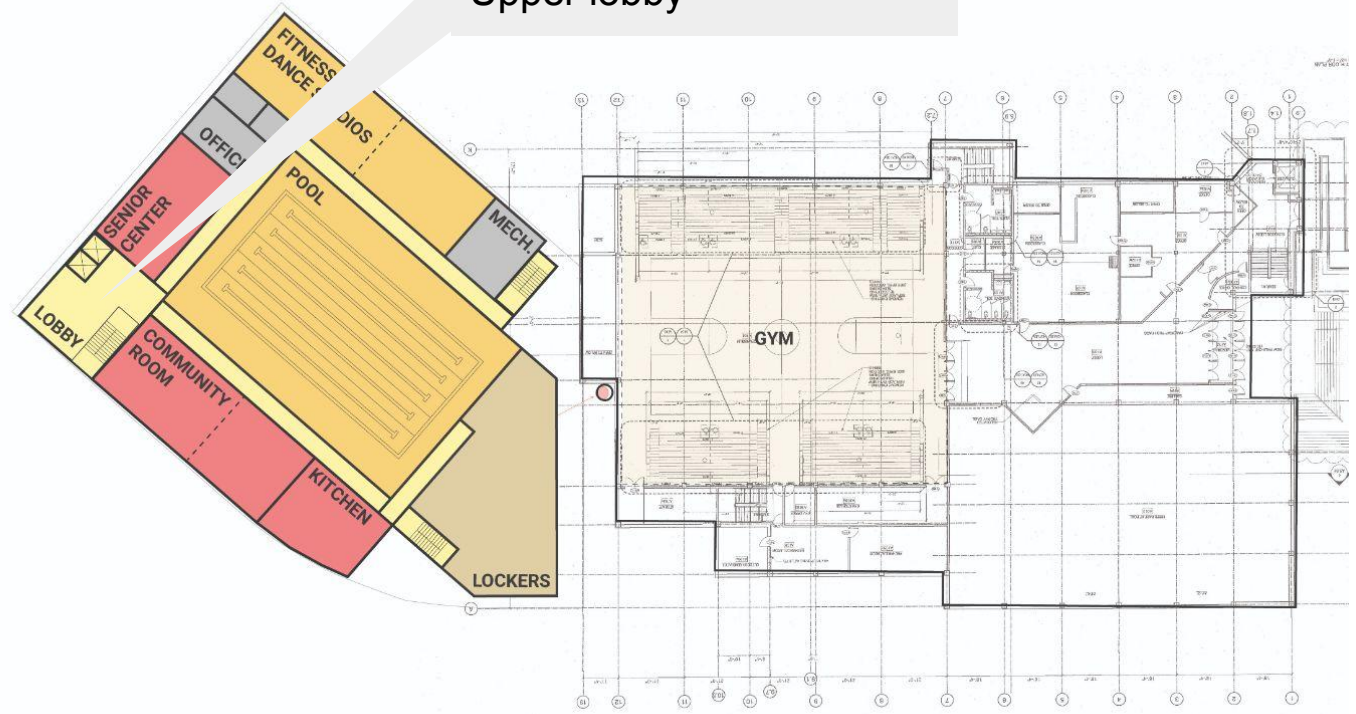
Not a design proposal - test fit for study purposes only

High School Site

Stand Alone - Second Floor



Upper lobby



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only



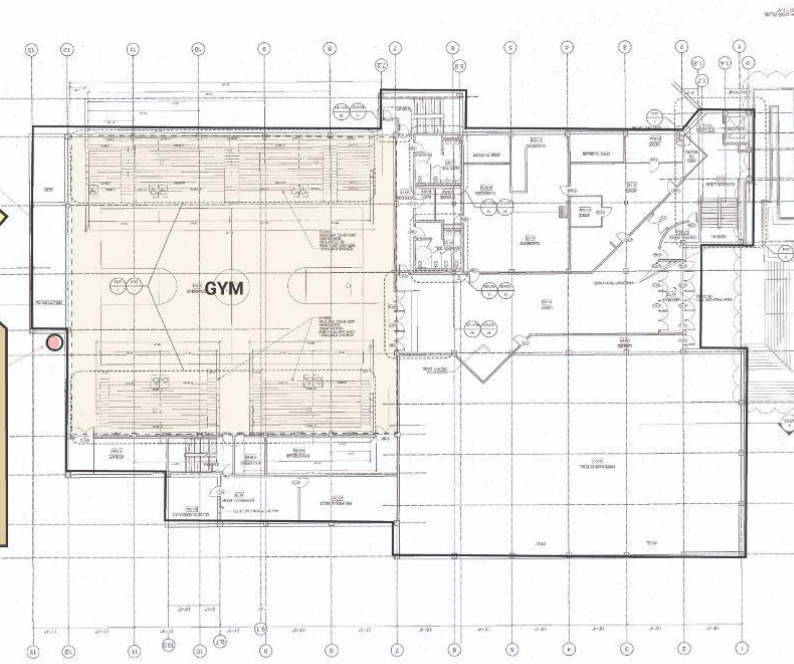
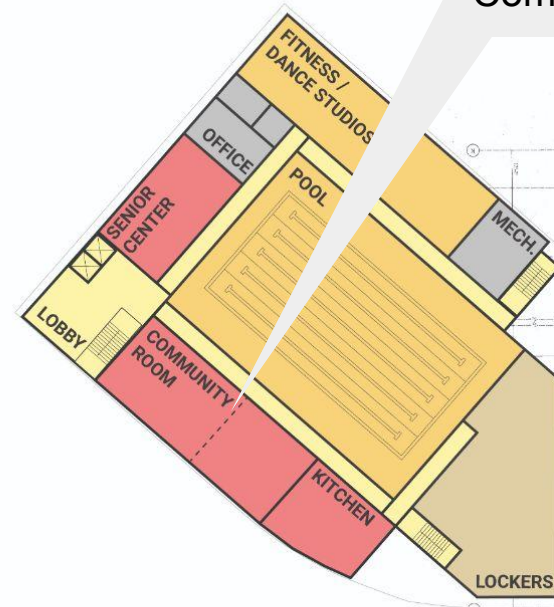
LEVEL 2 FLOOR PLAN

High School Site

Stand Alone - Second Floor



Community room

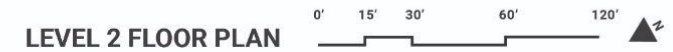


Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only



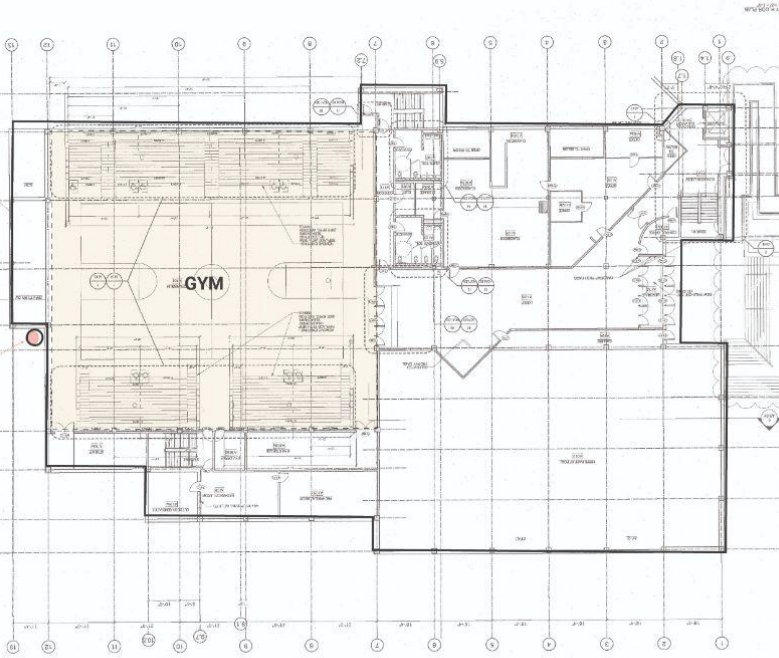
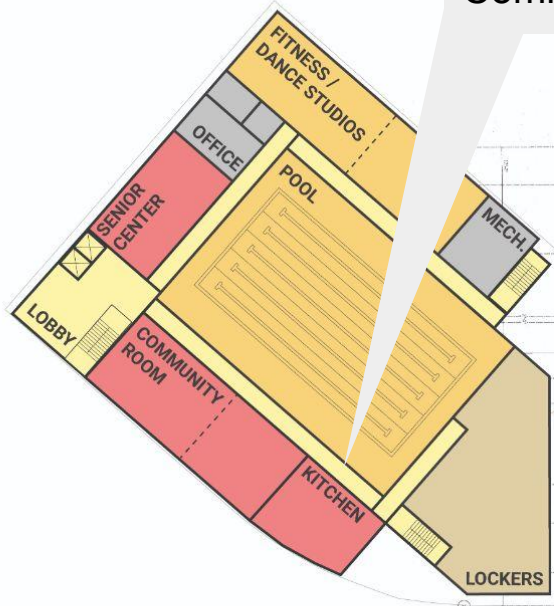
LEVEL 2 FLOOR PLAN

High School Site

Stand Alone - Second Floor



Community kitchen



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

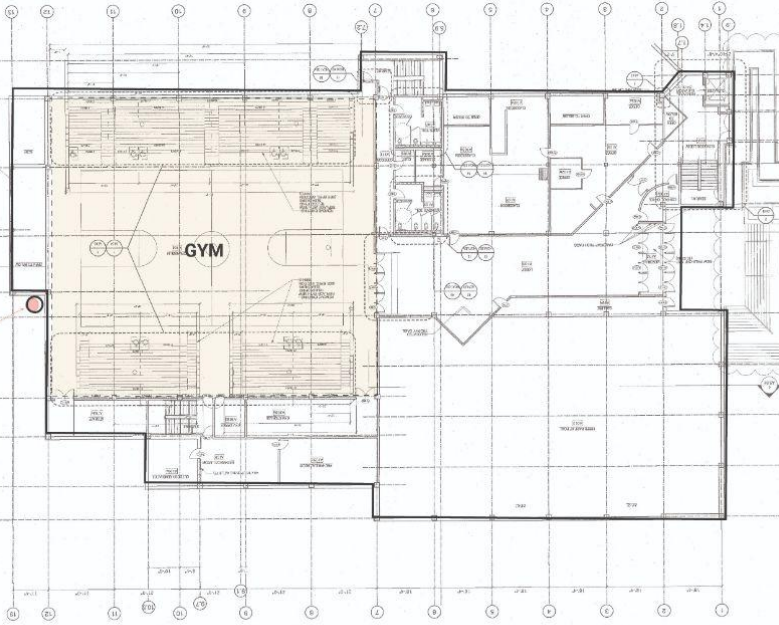
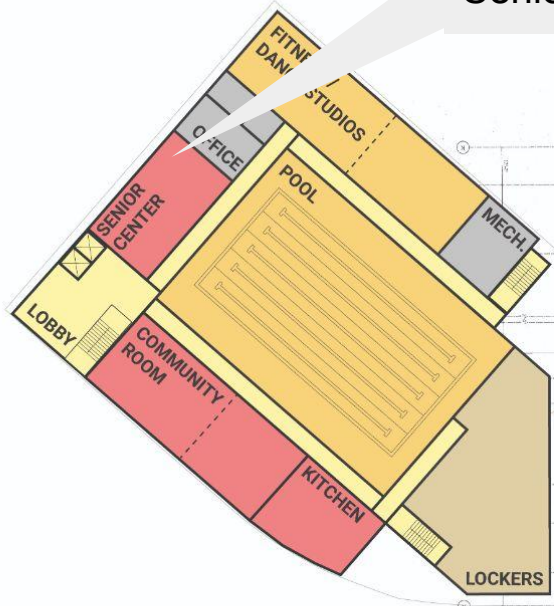


High School Site

Stand Alone - Second Floor



Senior center



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only



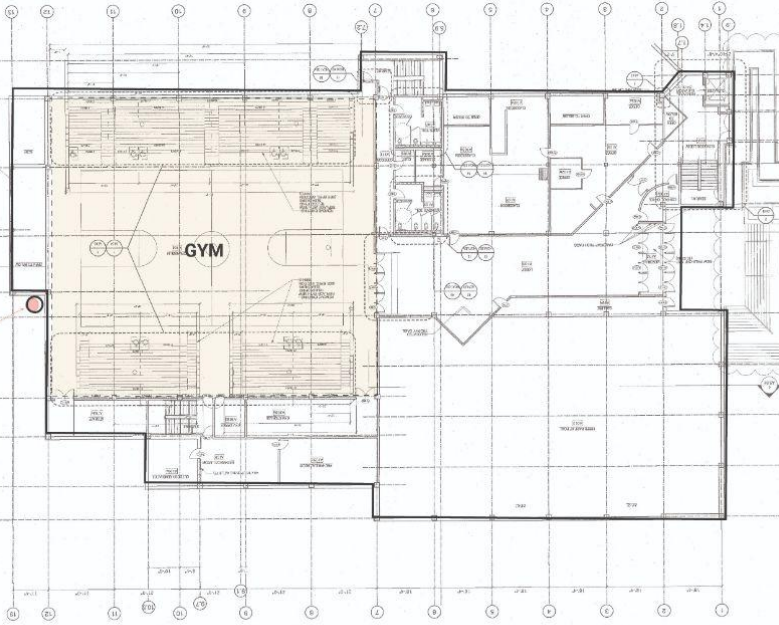
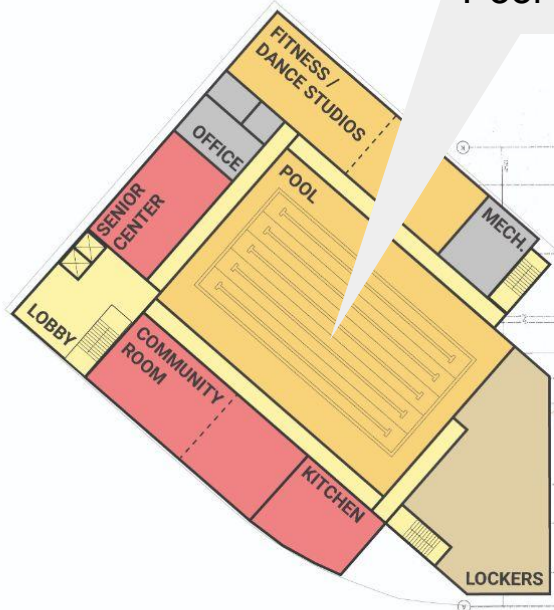
LEVEL 2 FLOOR PLAN

High School Site

Stand Alone - Second Floor



Pool



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

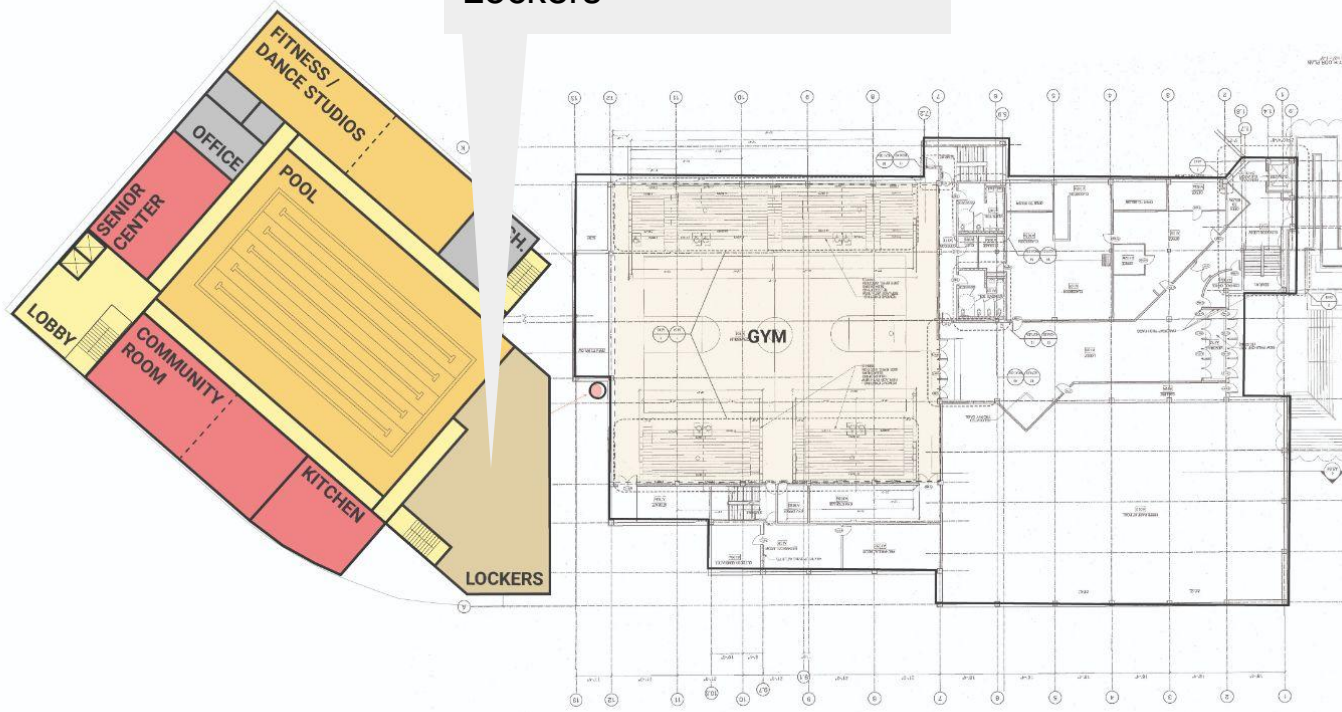


High School Site

Stand Alone - Second Floor



Lockers

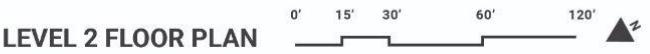


Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

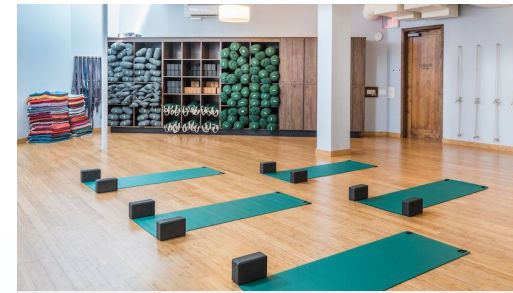
Not a design proposal - test fit for study purposes only



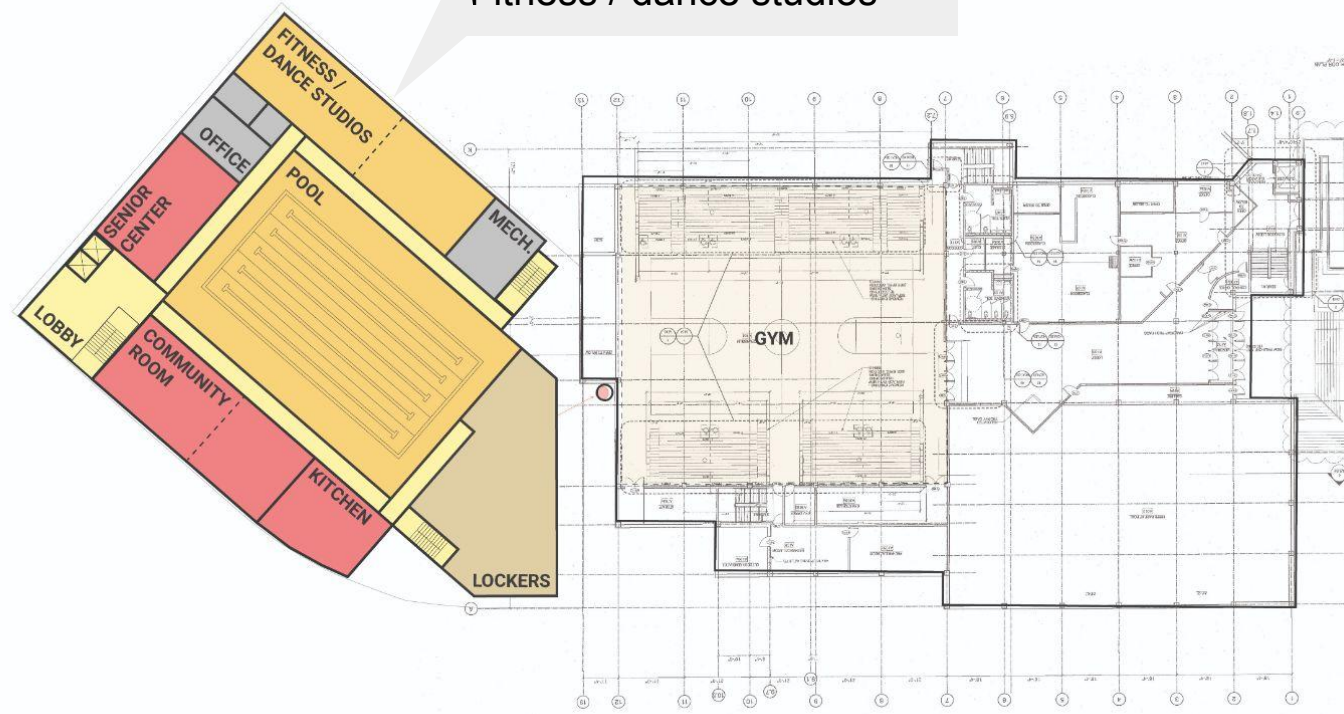
LEVEL 2 FLOOR PLAN

High School Site

Stand Alone - Second Floor



Fitness / dance studios

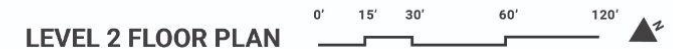


Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only



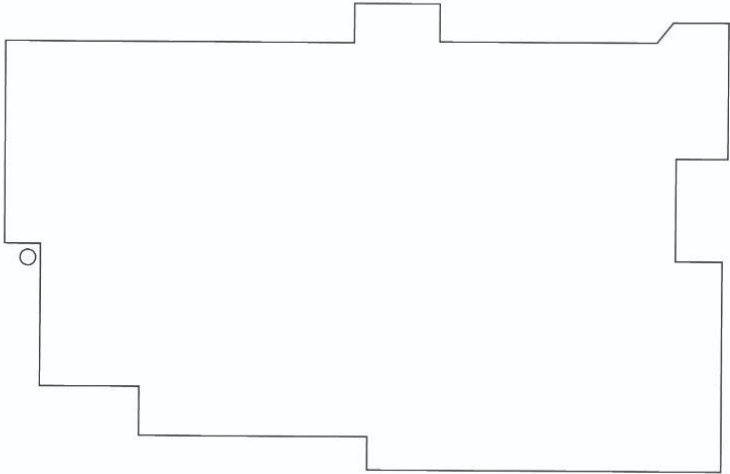
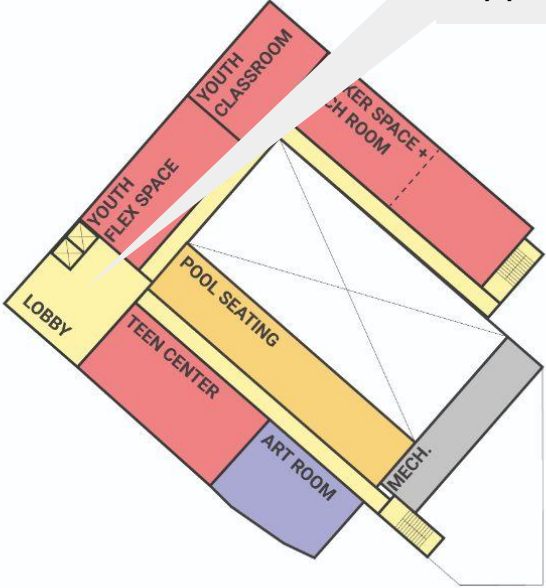
LEVEL 2 FLOOR PLAN

High School Site

Stand Alone - Third Floor



Upper lobby



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only



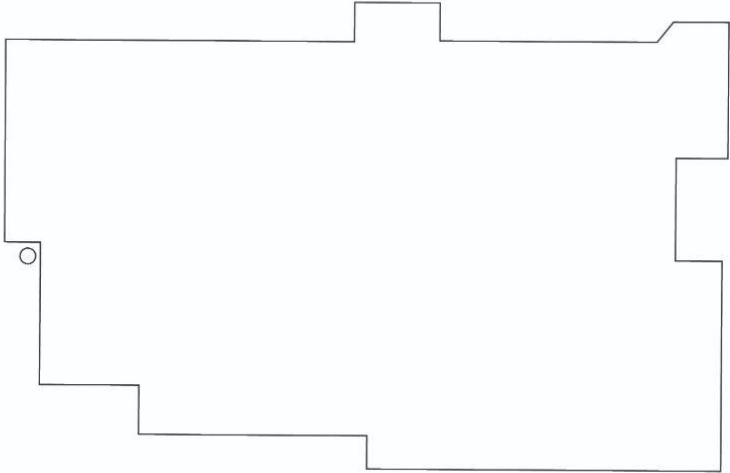
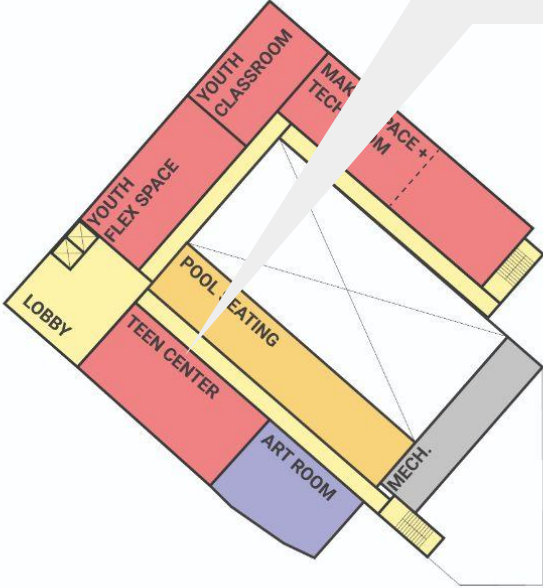
LEVEL 3 FLOOR PLAN

High School Site

Stand Alone - Third Floor



Teen center



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

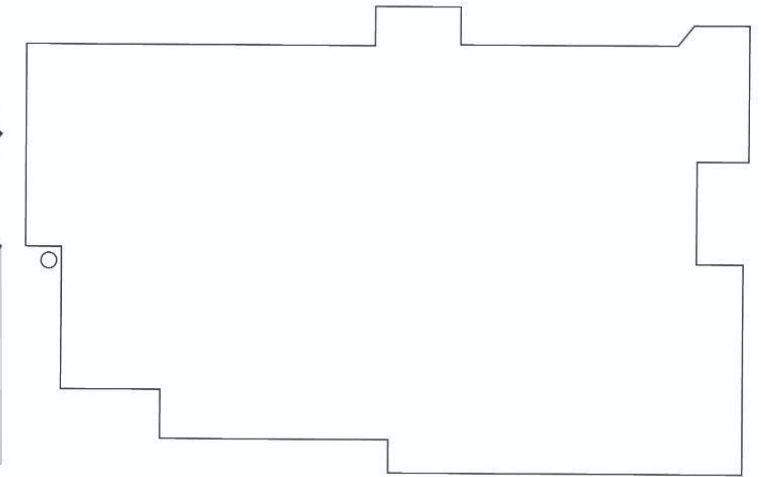
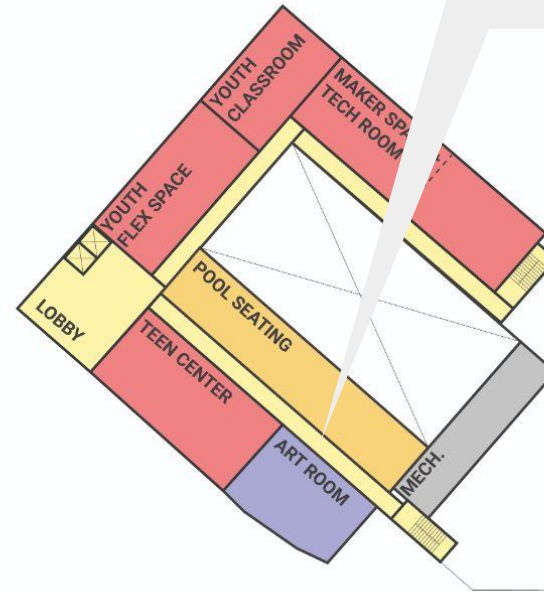


High School Site

Stand Alone - Third Floor



Art room



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

LEVEL 3 FLOOR PLAN

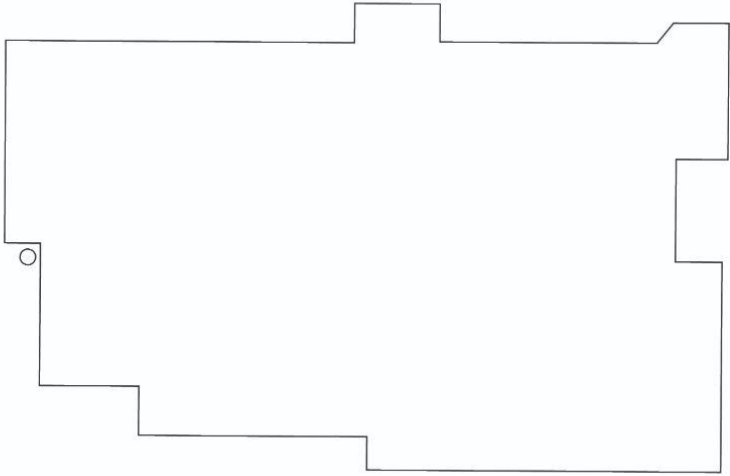
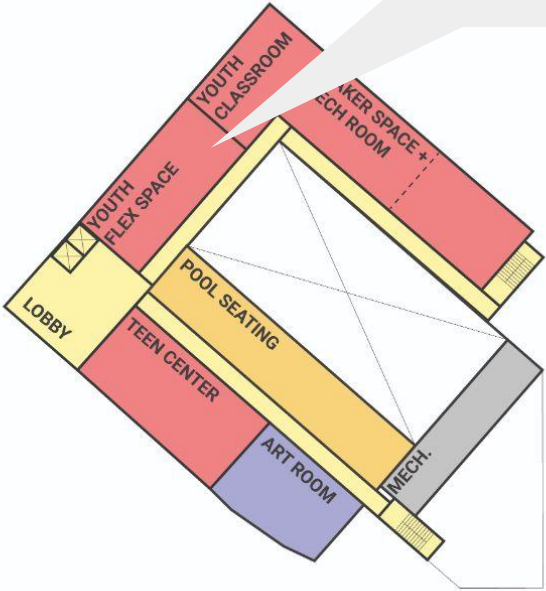


High School Site

Stand Alone - Third Floor



Flex space



Full Program
 Footprint: 18,900 sf
 Building area: 45,000 sf

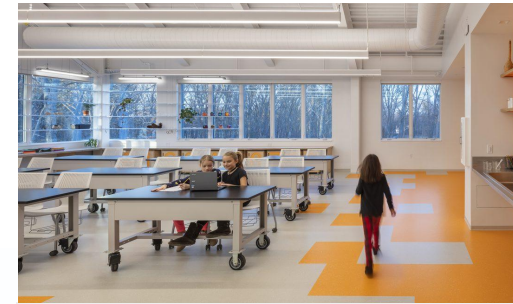
Not a design proposal - test fit for study purposes only



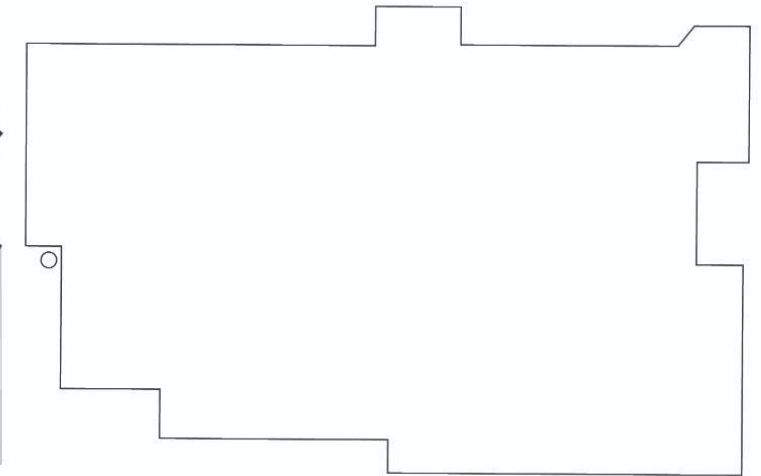
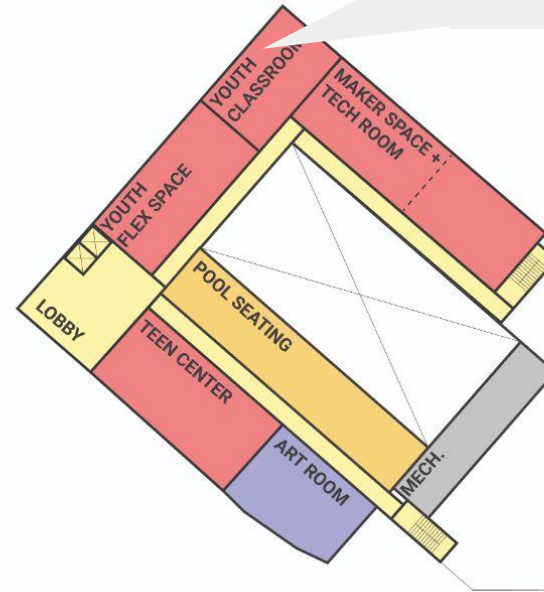
LEVEL 3 FLOOR PLAN

High School Site

Stand Alone - Third Floor



Youth classrooms



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

LEVEL 3 FLOOR PLAN

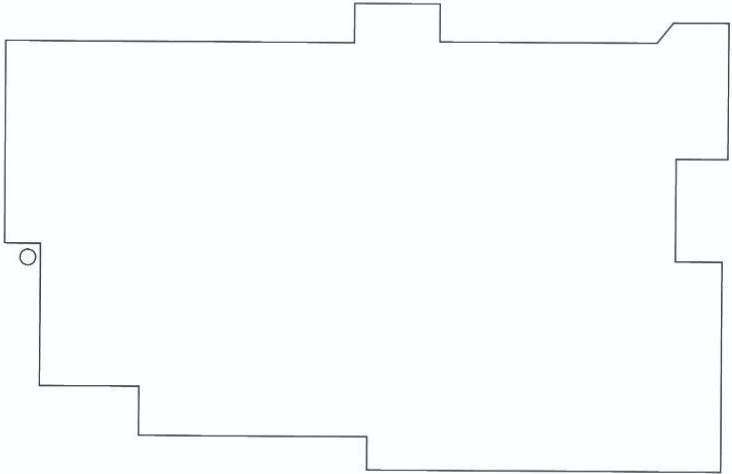
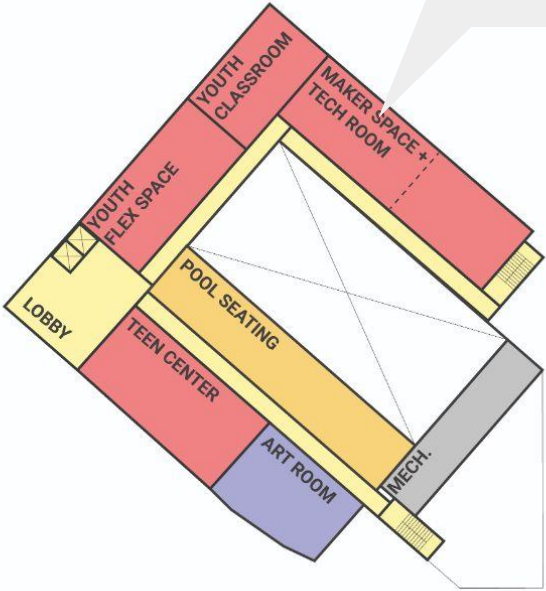


High School Site

Stand Alone - Third Floor



Makerspace & Tech room



Full Program
 Footprint: 18,900 sf
 Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

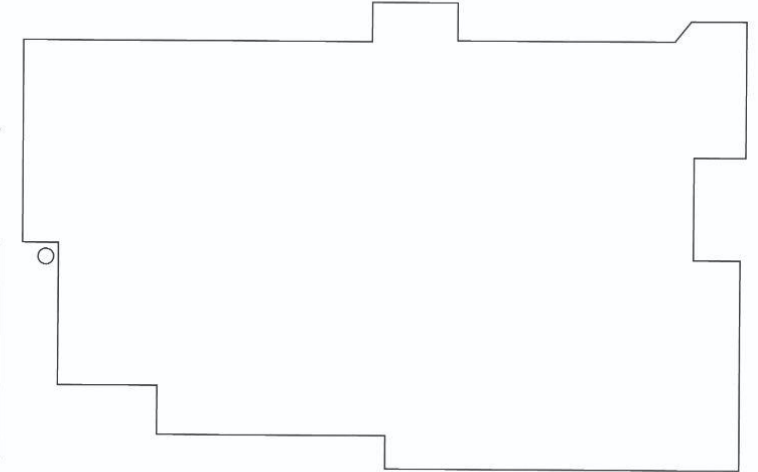
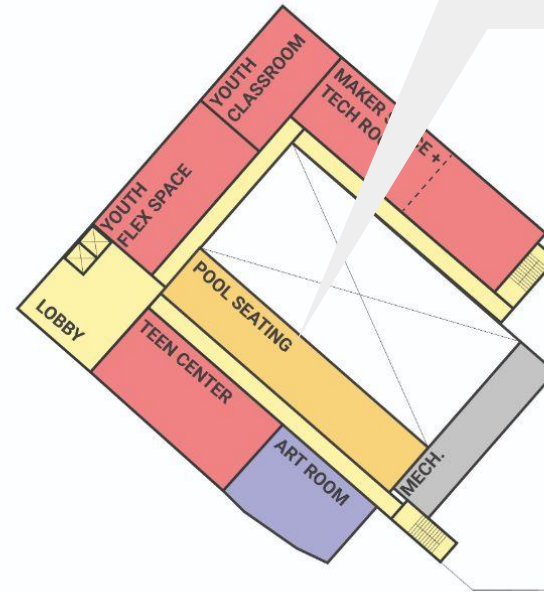


High School Site

Stand Alone - Third Floor



Pool seating



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

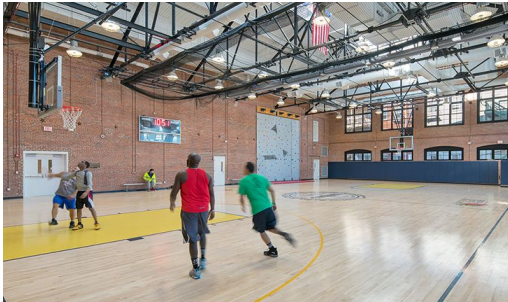
Not a design proposal - test fit for study purposes only

LEVEL 3 FLOOR PLAN

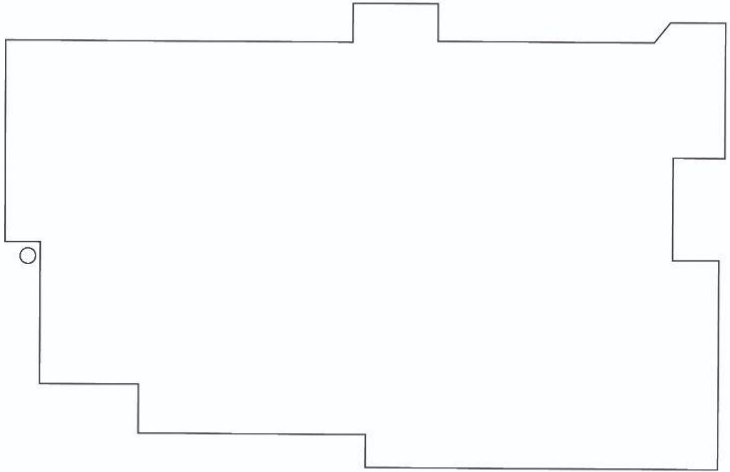
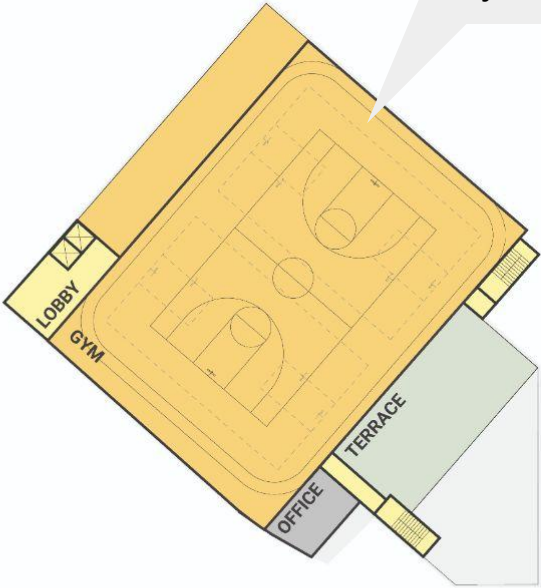


High School Site

Stand Alone - Fourth Floor



Gym

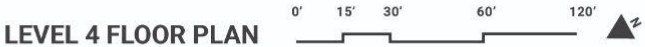


Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only

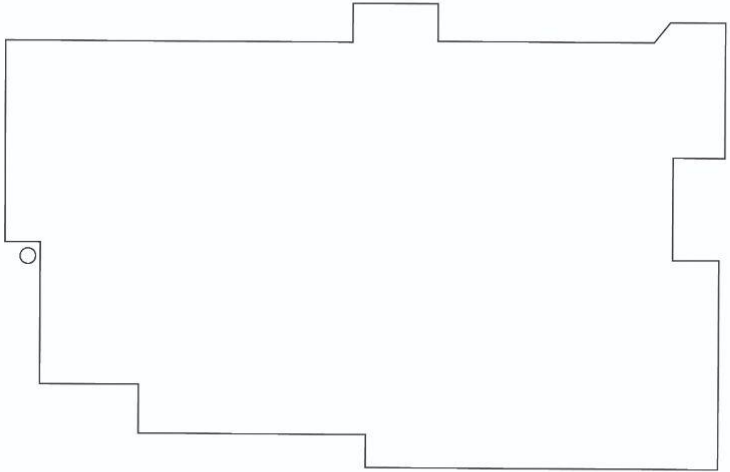
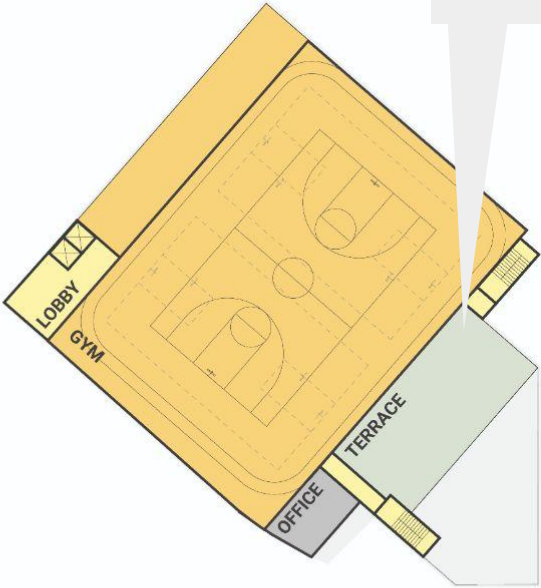


High School Site

Stand Alone - Fourth Floor



Athletics terrace



Full Program

Footprint: 18,900 sf

Building area: 45,000 sf

Not a design proposal - test fit for study purposes only



High School Site - Shared

255 Medford St. Charlestown, MA 02129



Lot Size: approx. **24,000 sf**

2070 Coastal Flood Risk

Not a design proposal - test fit for study purposes only

High School Site

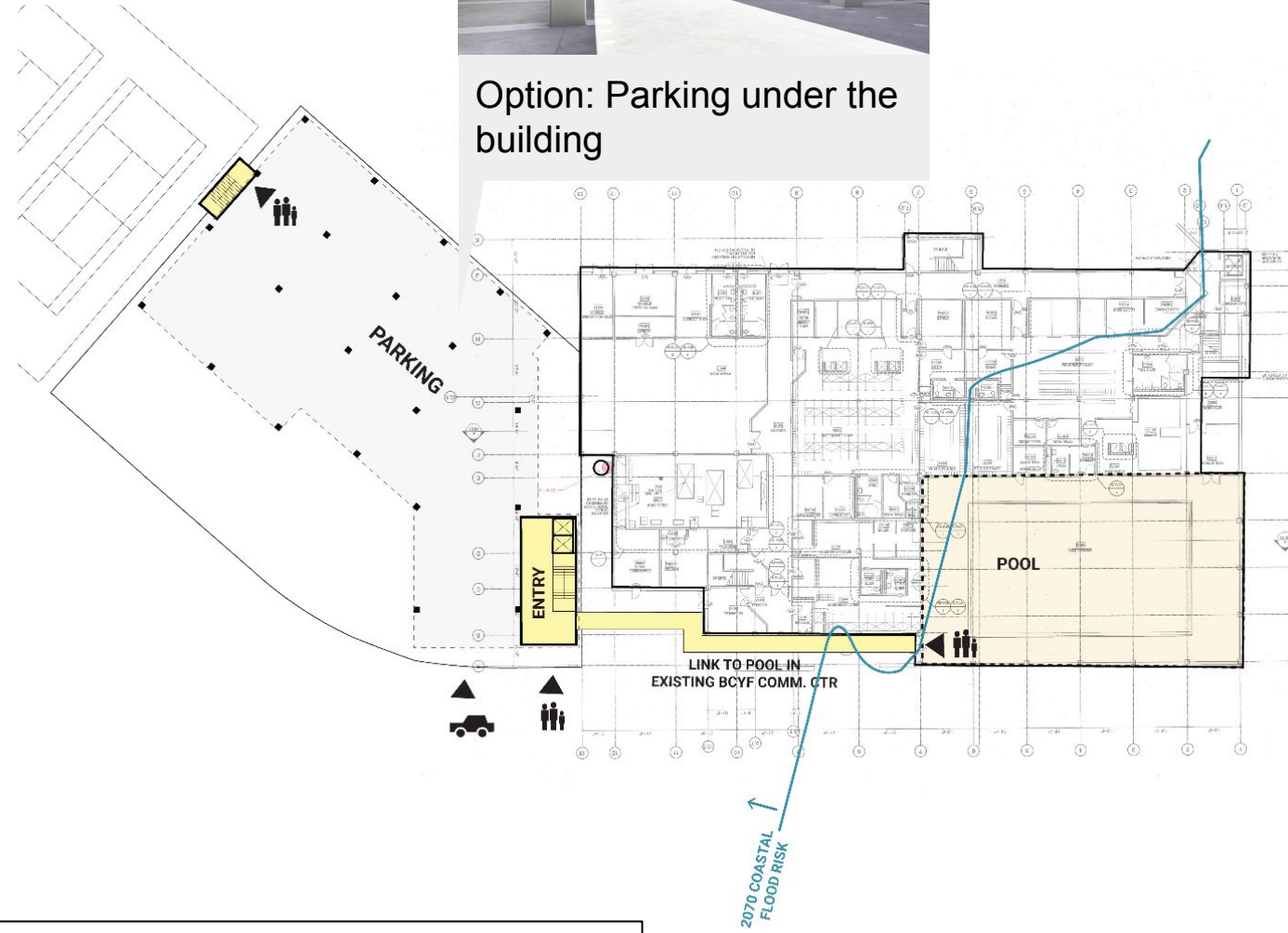
Shared Facilities - Ground Floor



Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf



Not a design proposal - test fit for study purposes only

LEVEL 1 FLOOR PLAN 0' 15' 30' 60' 120'

High School Site

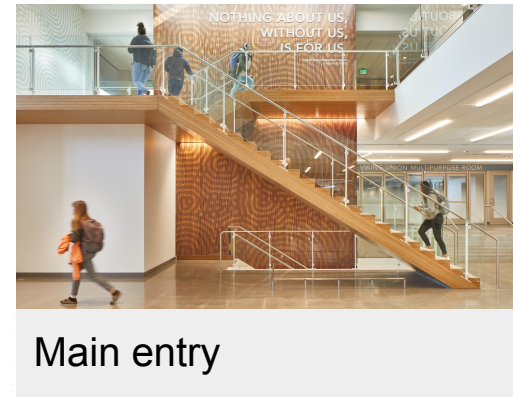
Shared Facilities - Ground Floor



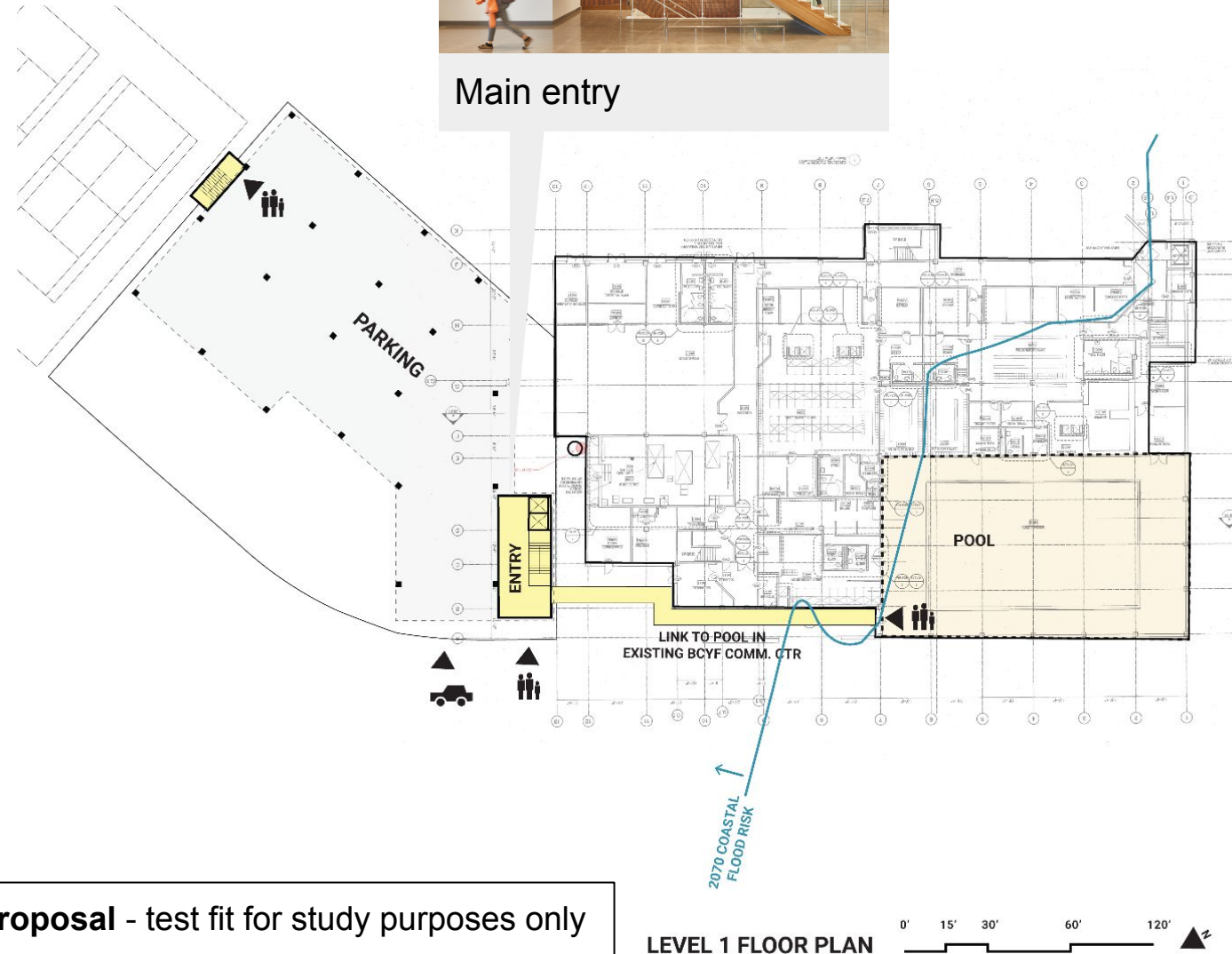
Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf



Main entry

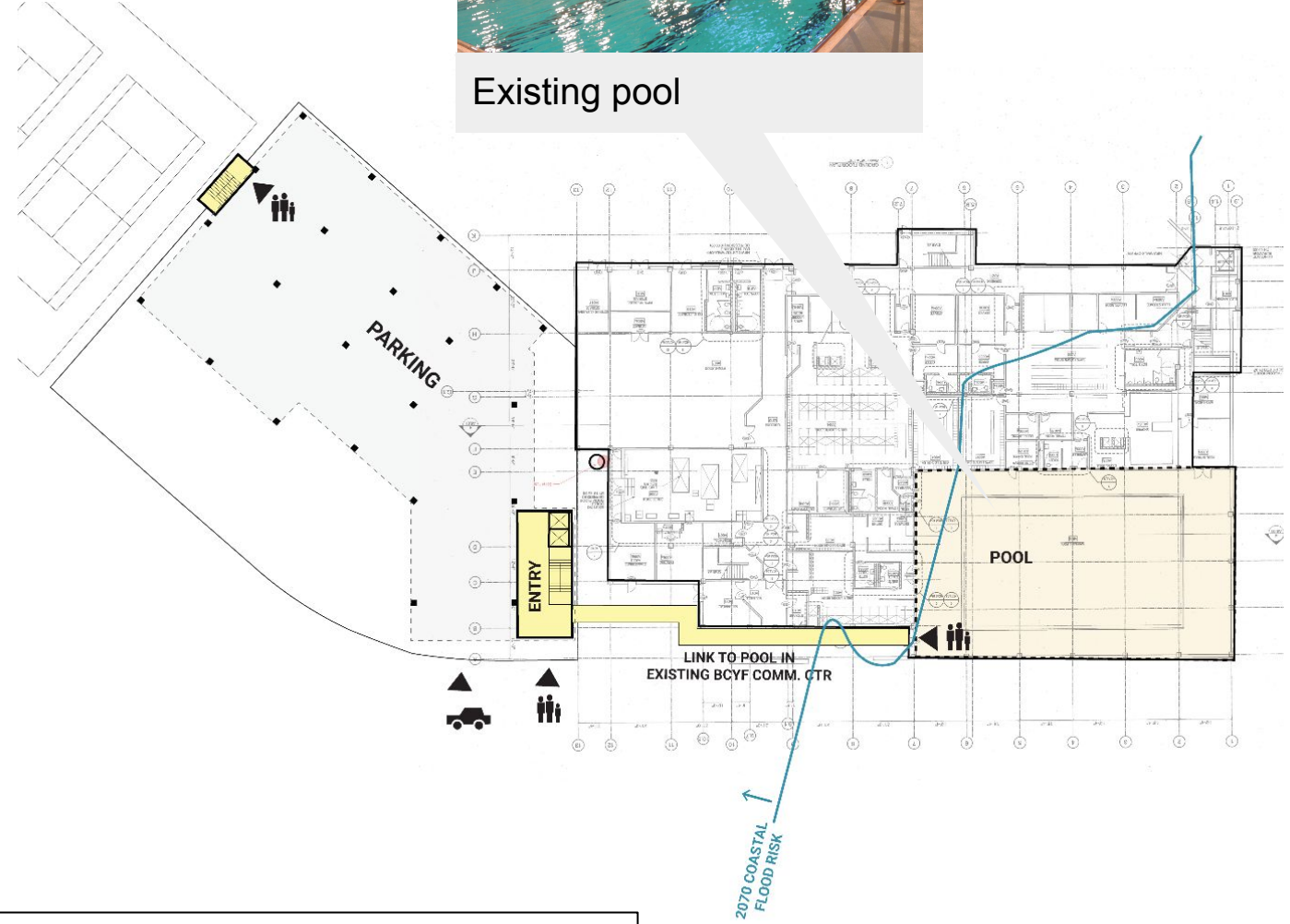


Not a design proposal - test fit for study purposes only

LEVEL 1 FLOOR PLAN 0' 15' 30' 60' 120'

High School Site

Shared Facilities - Ground Floor



Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf

Not a design proposal - test fit for study purposes only

LEVEL 1 FLOOR PLAN 0' 15' 30' 60' 120'

High School Site

Shared Facilities - Ground Floor



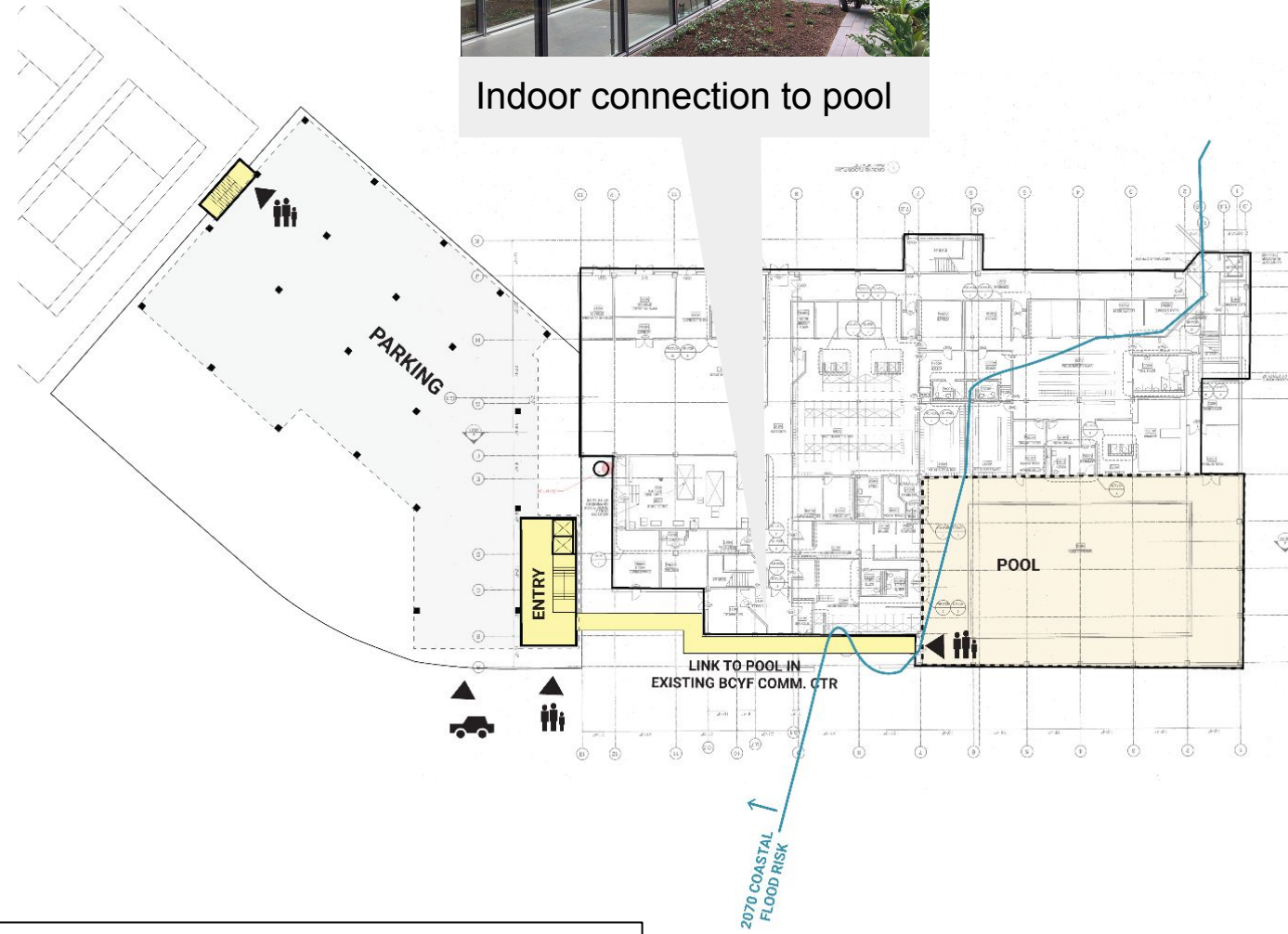
Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf



Indoor connection to pool

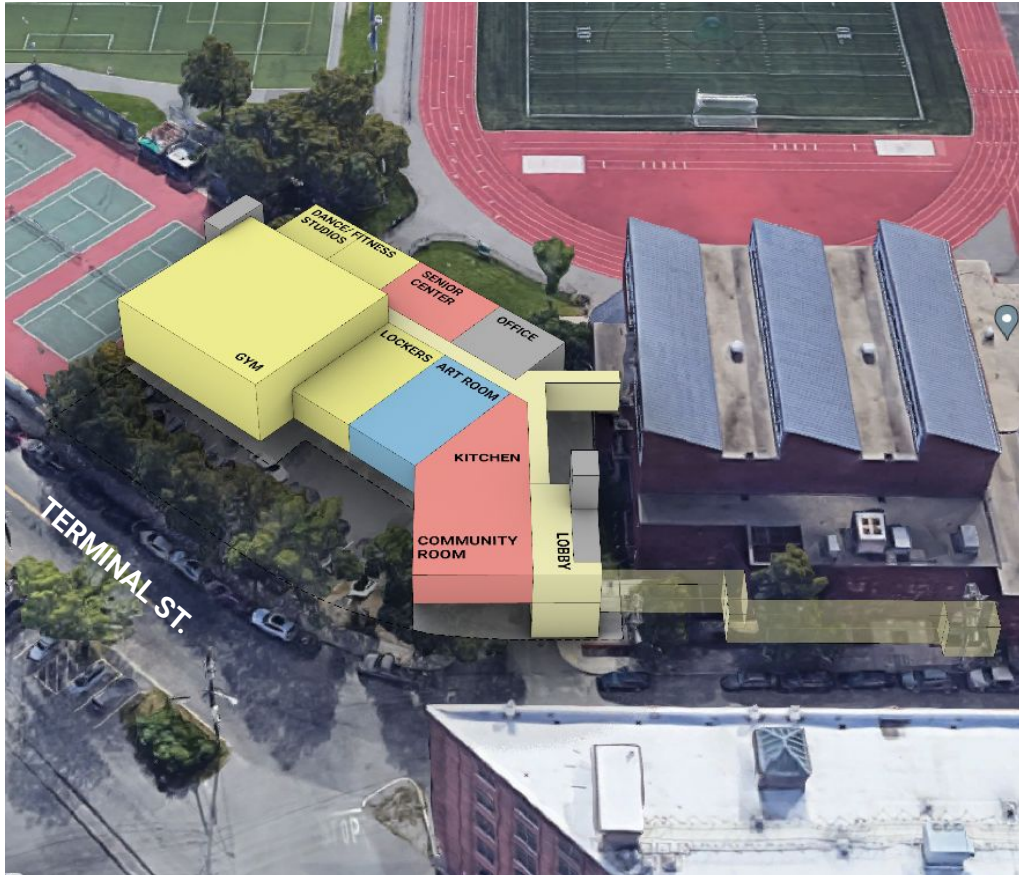


Not a design proposal - test fit for study purposes only

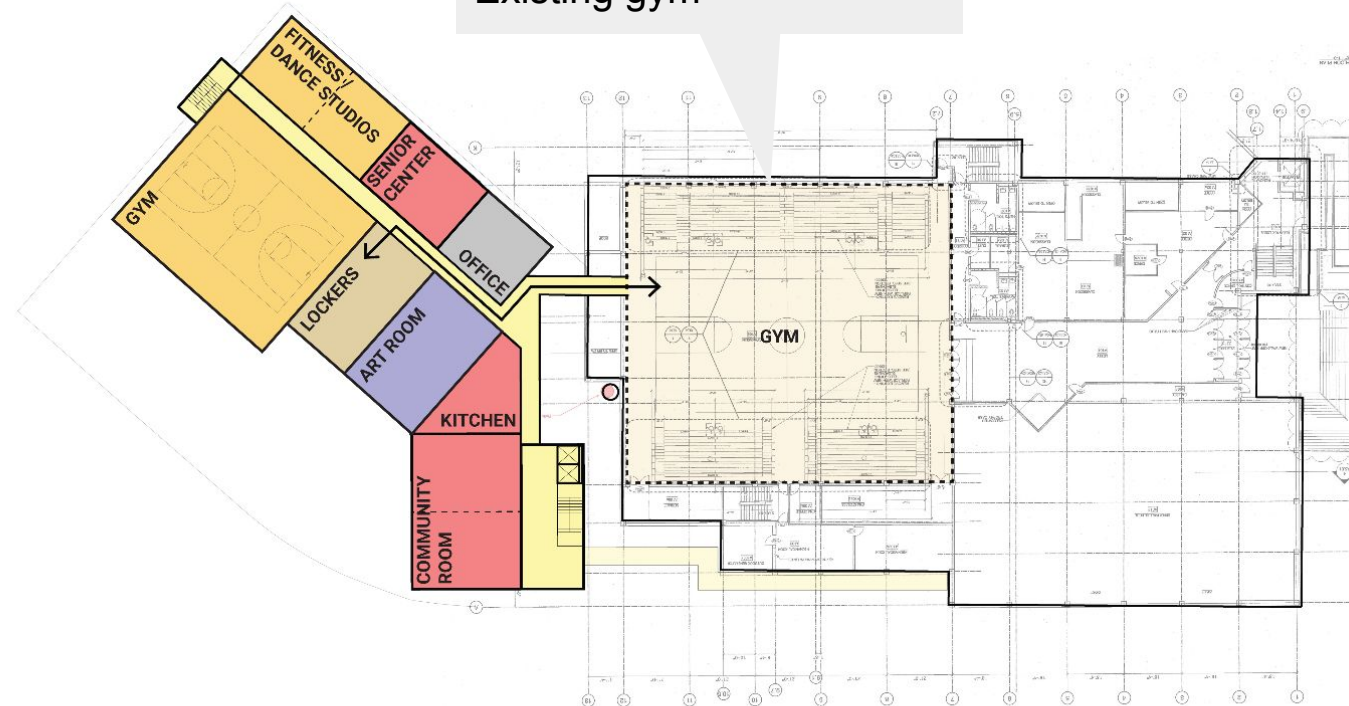
LEVEL 1 FLOOR PLAN 0' 15' 30' 60' 120'

High School Site

Shared Facilities - Second Floor



Existing gym



Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf

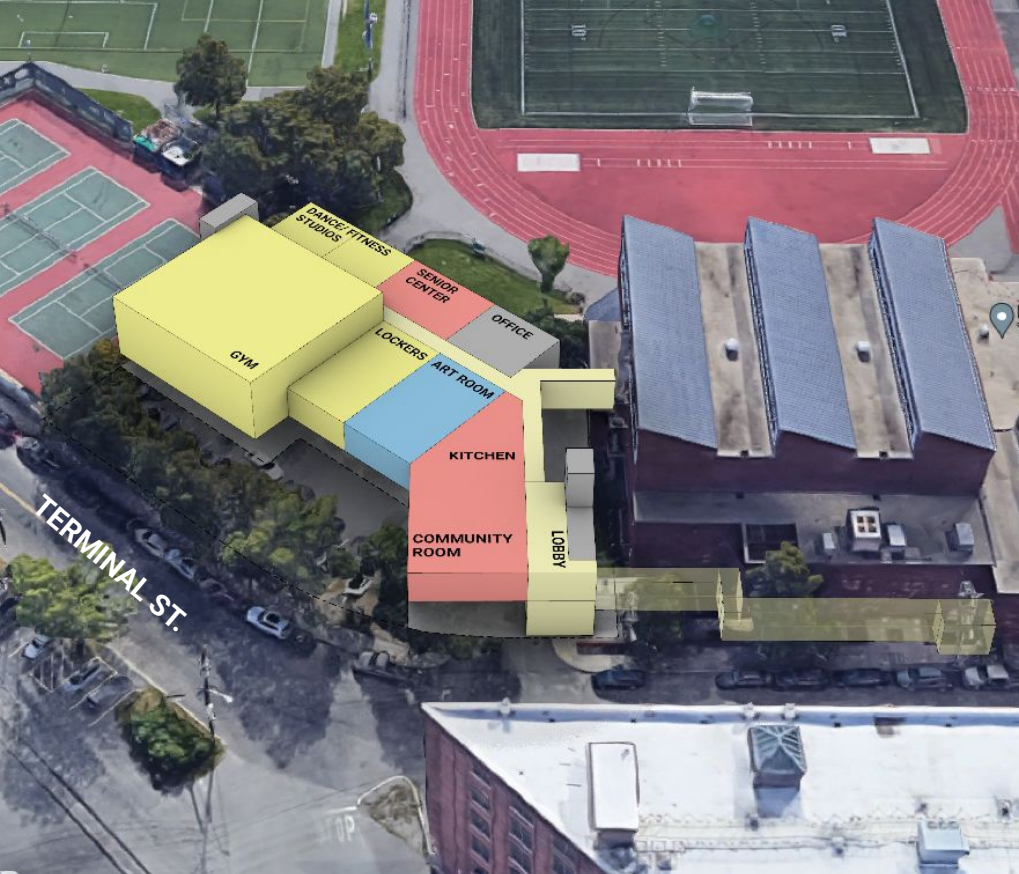
Not a design proposal - test fit for study purposes only

LEVEL 2 FLOOR PLAN

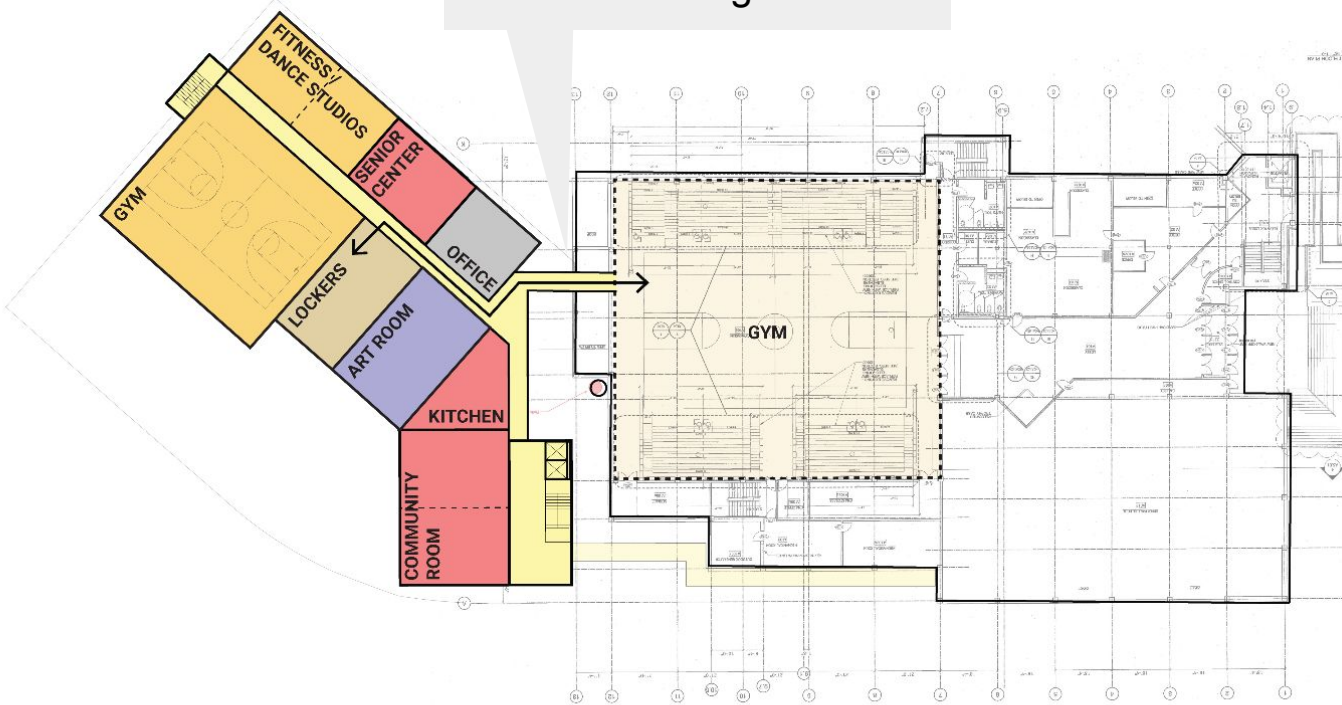


High School Site

Shared Facilities - Second Floor



Pedestrian bridge

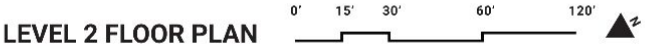


Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf

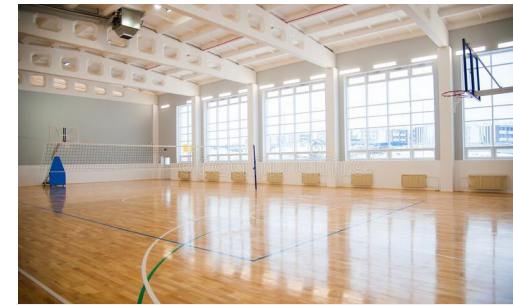
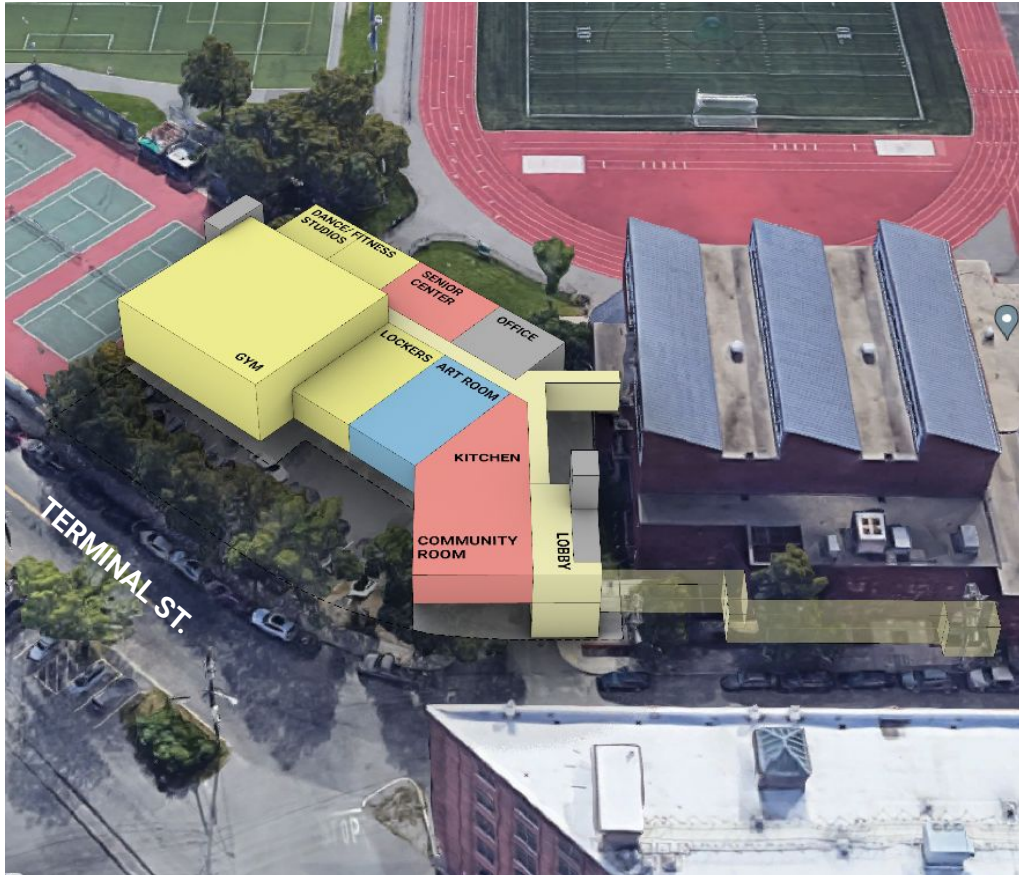
Not a design proposal - test fit for study purposes only



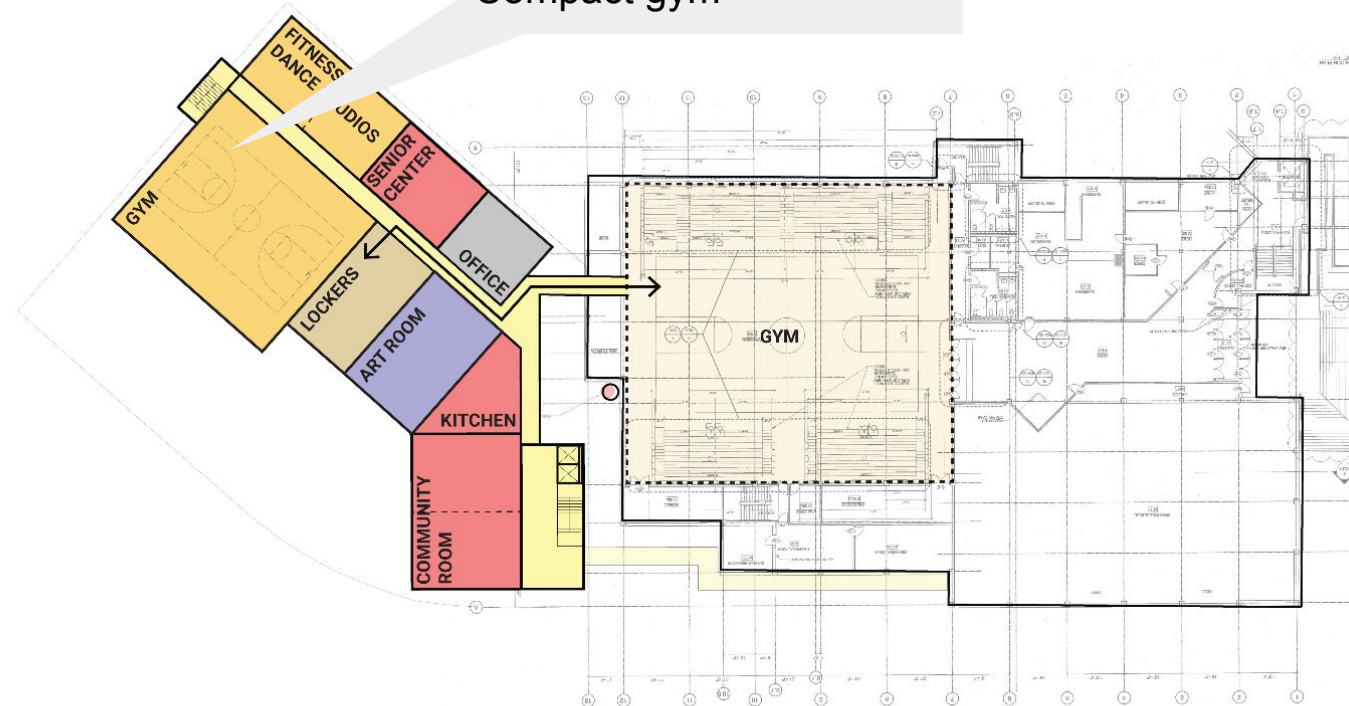
LEVEL 2 FLOOR PLAN

High School Site

Shared Facilities - Second Floor



Compact gym



Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf

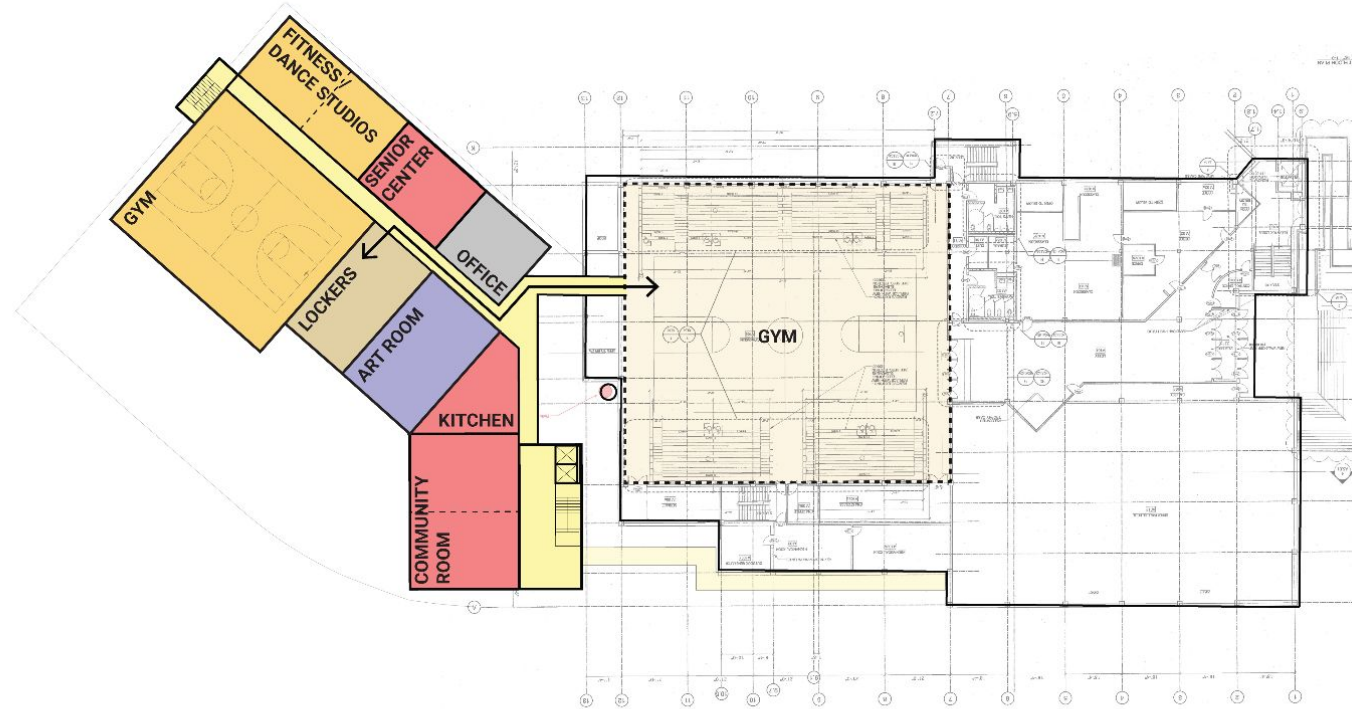
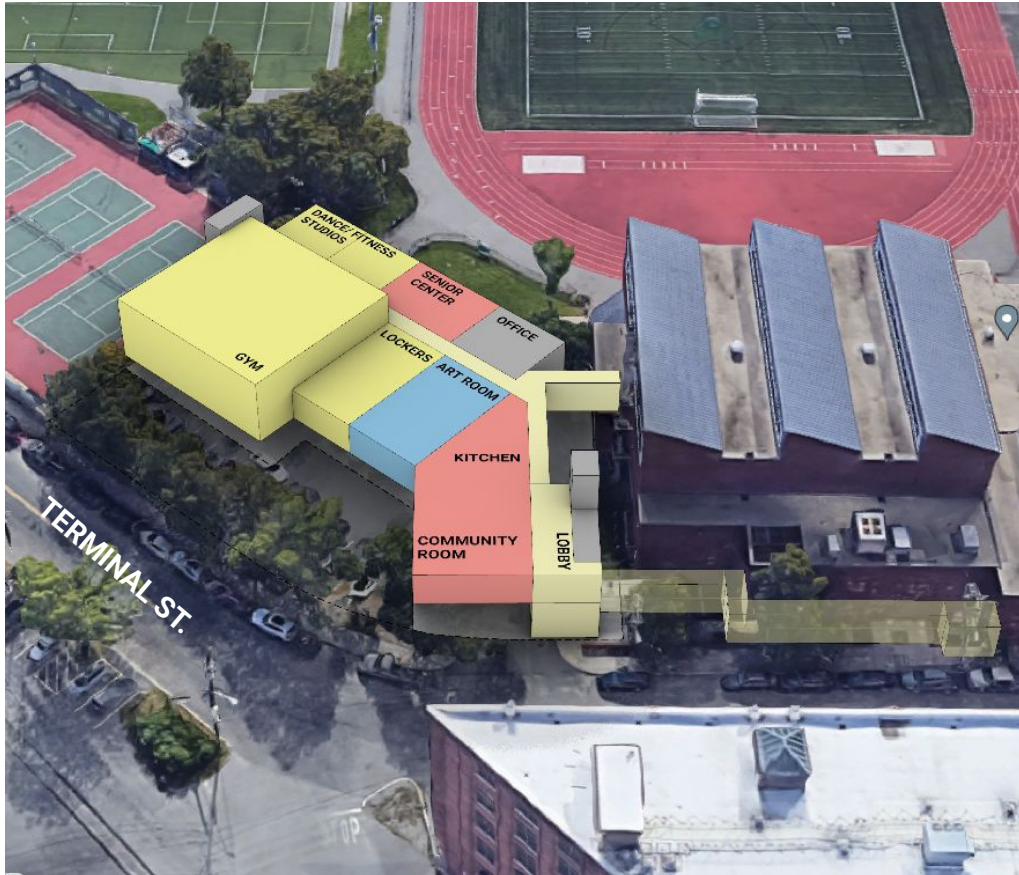
Not a design proposal - test fit for study purposes only

LEVEL 2 FLOOR PLAN



High School Site

Shared Facilities - Second Floor



Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf

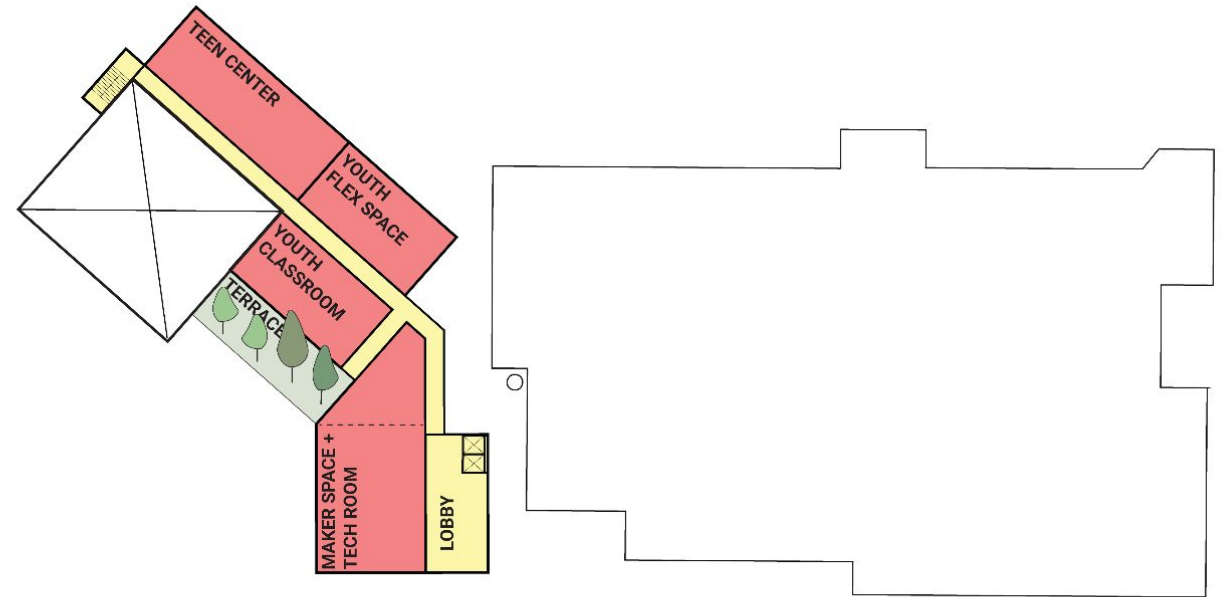
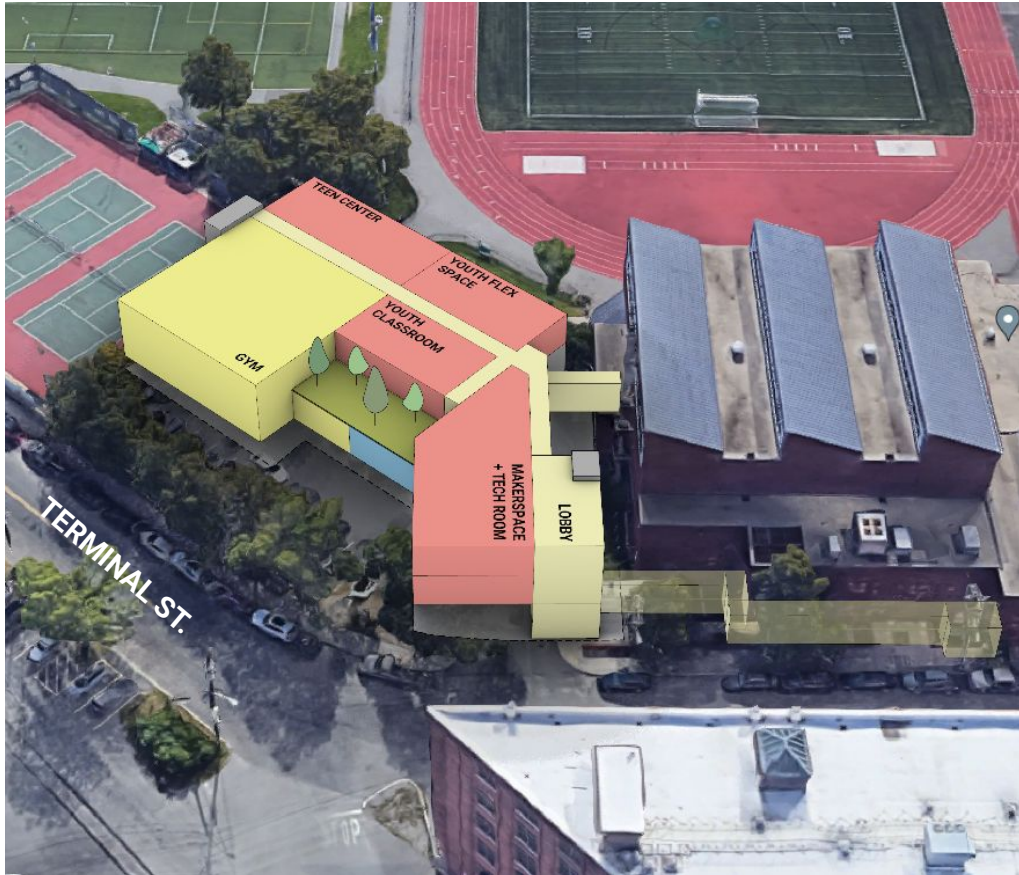
Not a design proposal - test fit for study purposes only

LEVEL 2 FLOOR PLAN



High School Site

Shared Facilities - Third Floor



Shared Program

Building Footprint: 14,560 sf

Building Area: 25,500 sf

Not a design proposal - test fit for study purposes only

LEVEL 3 FLOOR PLAN



Navy Yard/ Spaulding Site

150 16th St. Charlestown, MA 02129



Lot Size: approx. **115,000 sf**

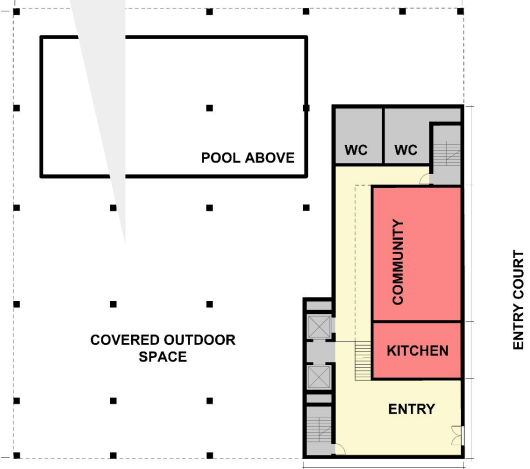
Not a design proposal - test fit for study purposes only

Navy Yard/ Spaulding Site

Stand Alone - Ground Floor



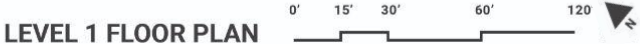
Covered outdoor space



Full Program

Footprint Area: 19,600 sf
 Building Area: 54,000 sf

Not a design proposal - test fit for study purposes only



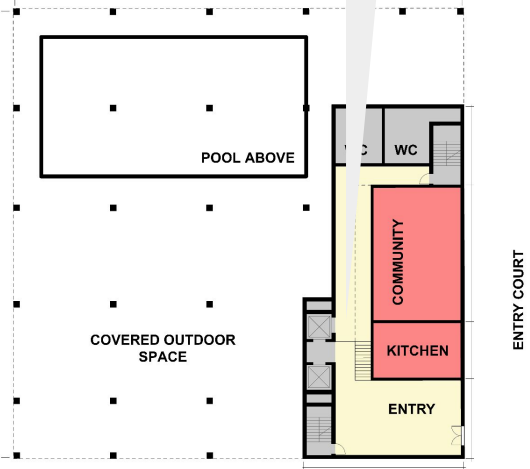
LEVEL 1 FLOOR PLAN

Navy Yard/ Spaulding Site

Stand Alone - Ground Floor



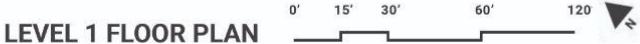
Main entry



Full Program

Footprint Area: 19,600 sf
 Building Area: 54,000 sf

Not a design proposal - test fit for study purposes only



LEVEL 1 FLOOR PLAN

Navy Yard/ Spaulding Site

Stand Alone - Ground Floor



Full Program

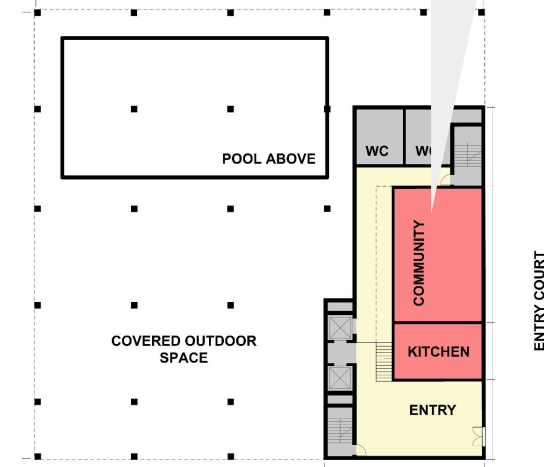
Footprint Area: 19,600 sf

Building Area: 54,000 sf

Not a design proposal - test fit for study purposes only



Community room and kitchen

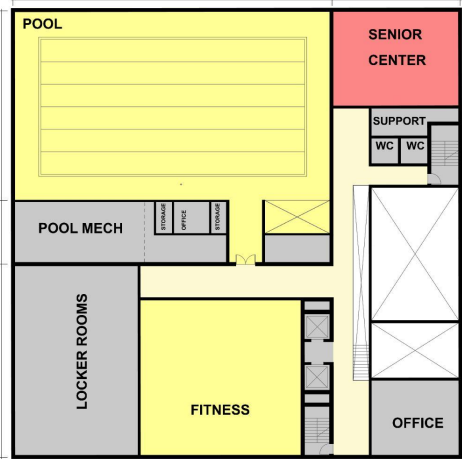
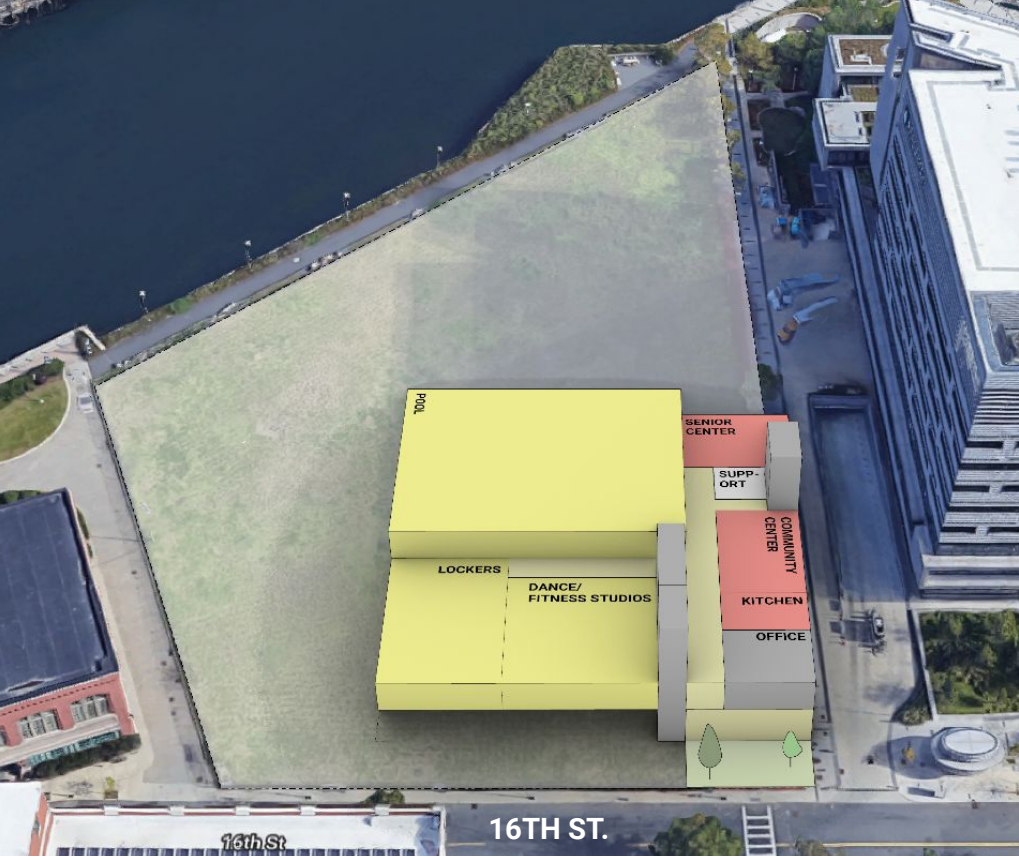
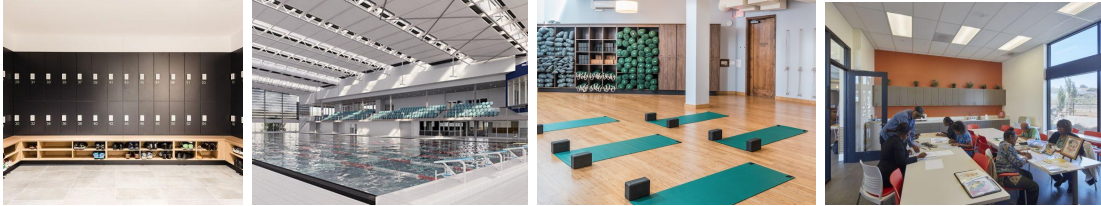


LEVEL 1 FLOOR PLAN



Navy Yard/ Spaulding Site

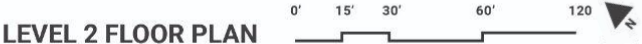
Stand Alone - Second Floor



Full Program

Footprint Area: 19,600 sf
 Building Area: 54,000 sf

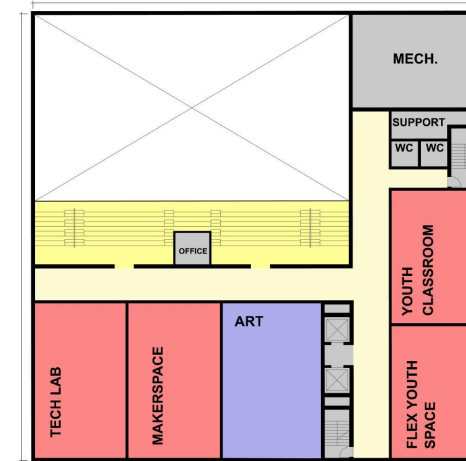
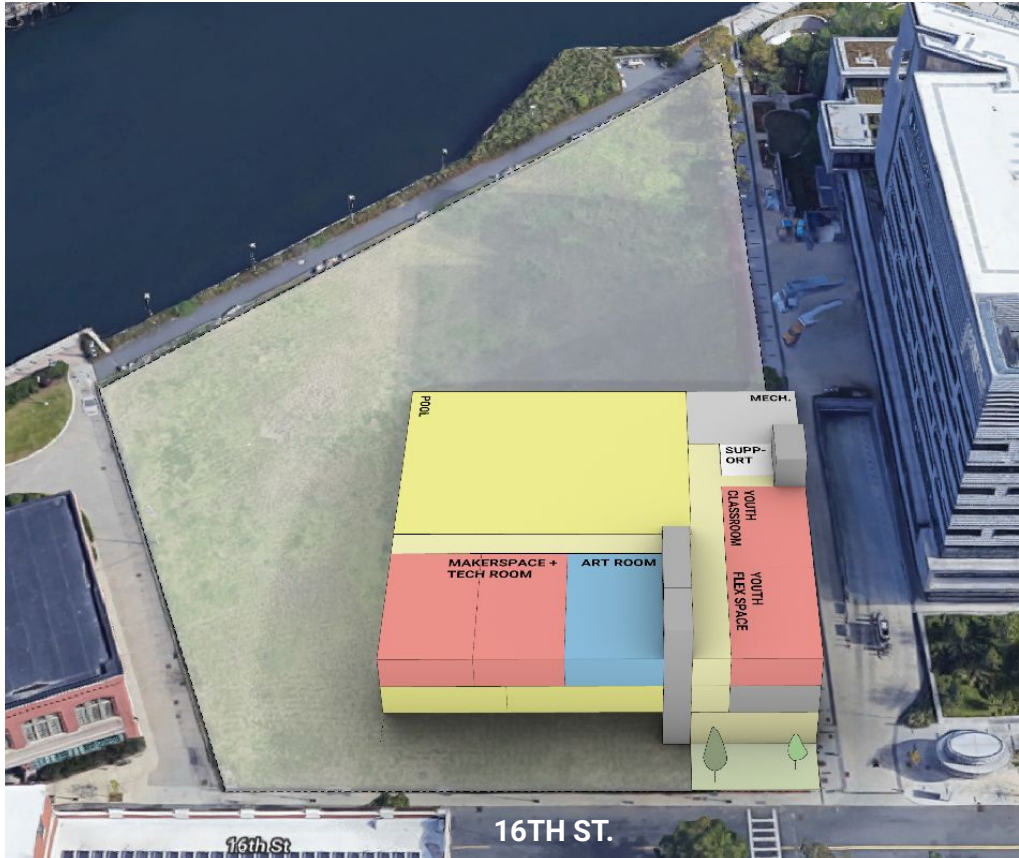
Not a design proposal - test fit for study purposes only



LEVEL 2 FLOOR PLAN

Navy Yard/ Spaulding Site

Stand Alone - Third Floor



Full Program

Footprint Area: 19,600 sf

Building Area: 54,000 sf

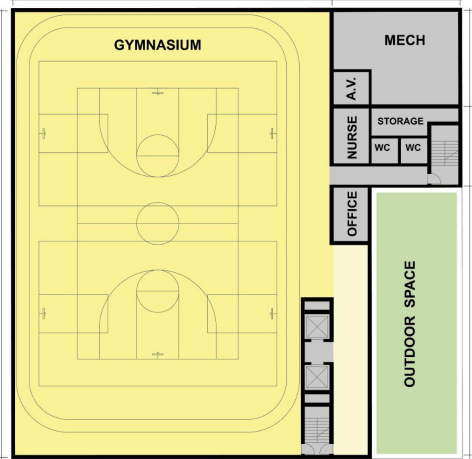
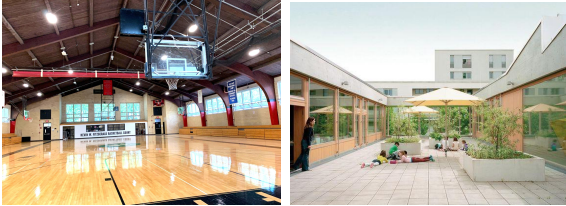
Not a design proposal - test fit for study purposes only

LEVEL 3 FLOOR PLAN



Navy Yard/ Spaulding Site

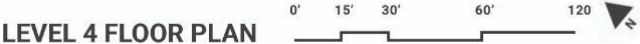
Stand Alone - Fourth Floor



Full Program

Footprint Area: 19,600 sf
 Building Area: 54,000 sf

Not a design proposal - test fit for study purposes only



Summary

Not a design proposal - test fit for study purposes only



High School Site Stand Alone

Building area: 45,000 sf

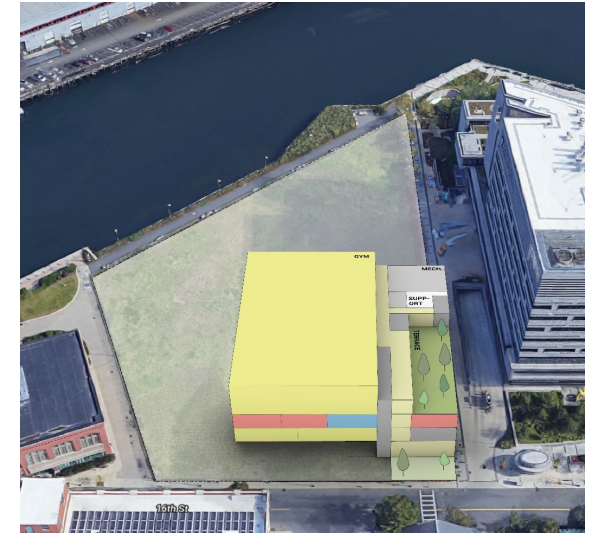
- Full program (comparable to Dorchester)



High School Site Shared Facility

Building Area: 25,500 sf

- Connection to high school to share swimming pool & gym
- Small swimming pool with unique features - zero-barrier entry



Navy Yard / Spaulding Site Stand Alone

Building Area: 54,000 sf

- Full program (comparable to Dorchester)

Site Study Conclusion and Next Steps

Conclusion

Research

Analysis

Final Report

Conclusion

Research

Analysis

Final Report

Mapped existing BCYF sites, important geographic limitations and demographic data throughout Charlestown.

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

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

Gathered feedback on potential sites at community meetings and from the survey.

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 feedback related to the sites.

Created community center “test fits” on a range of 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.

What's Next?

We are here



8 months

6-12 months

6-12 months

12-15 months

24-30 months



Community Input



Community Input



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