



# **BCYF Community Center Study Dorchester**

**Community Meeting #3**

**February 28, 2022**



**utile**

# 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](http://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

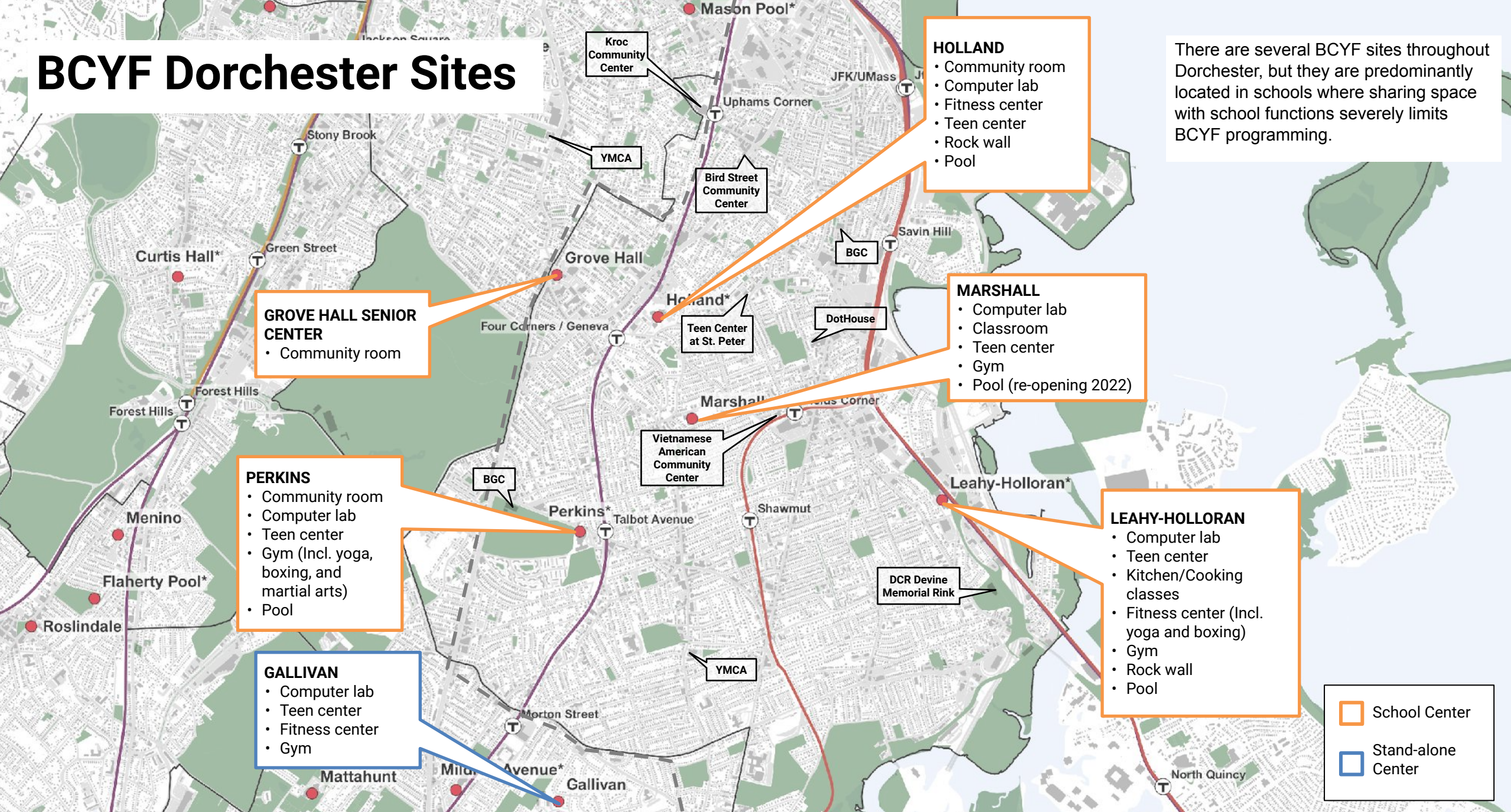
## Part of a masterplan to build new BCYF facilities in Dorchester

- 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.



**GROVE HALL SENIOR CENTER**  
 • Community room

**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

**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

School Center  
 Stand-alone Center

# 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

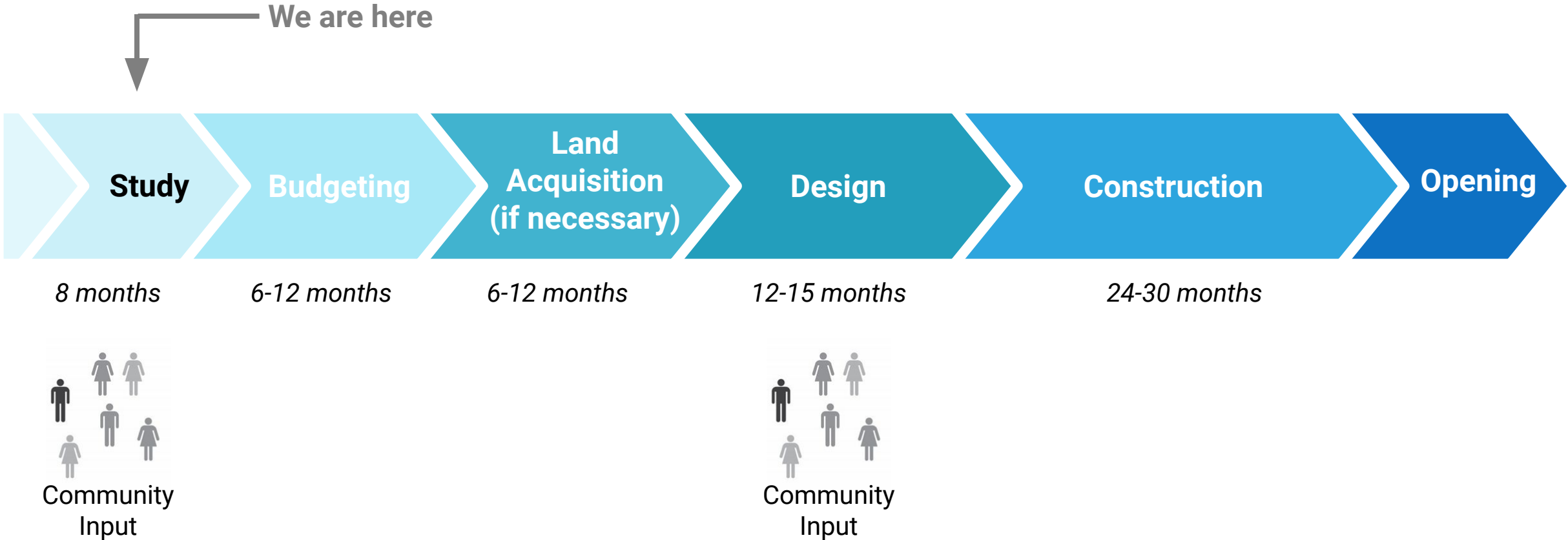
## Flexibility

Provide flexible spaces for a range of activities and user groups

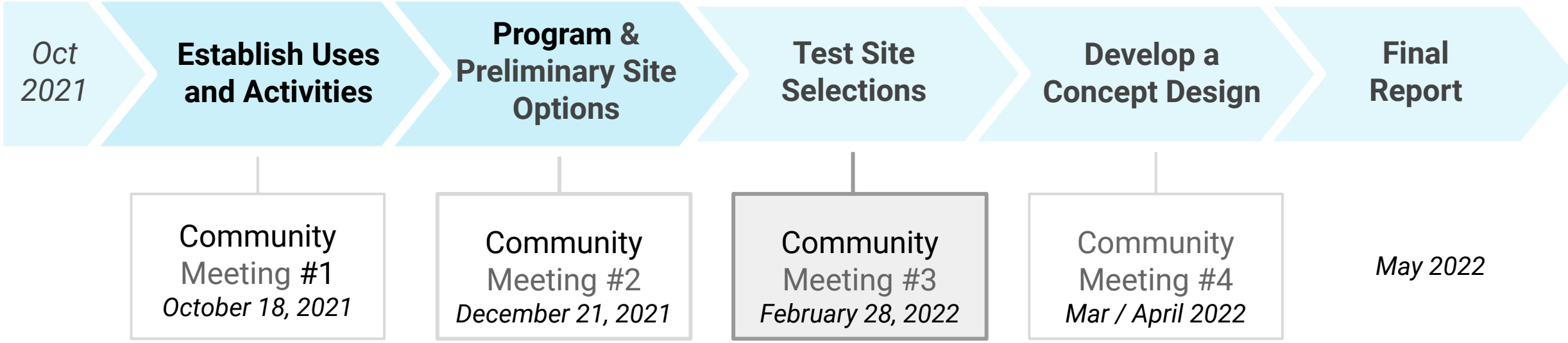
## Diverse Users

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

# Typical Project Schedule



# Study Process and Schedule





# 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

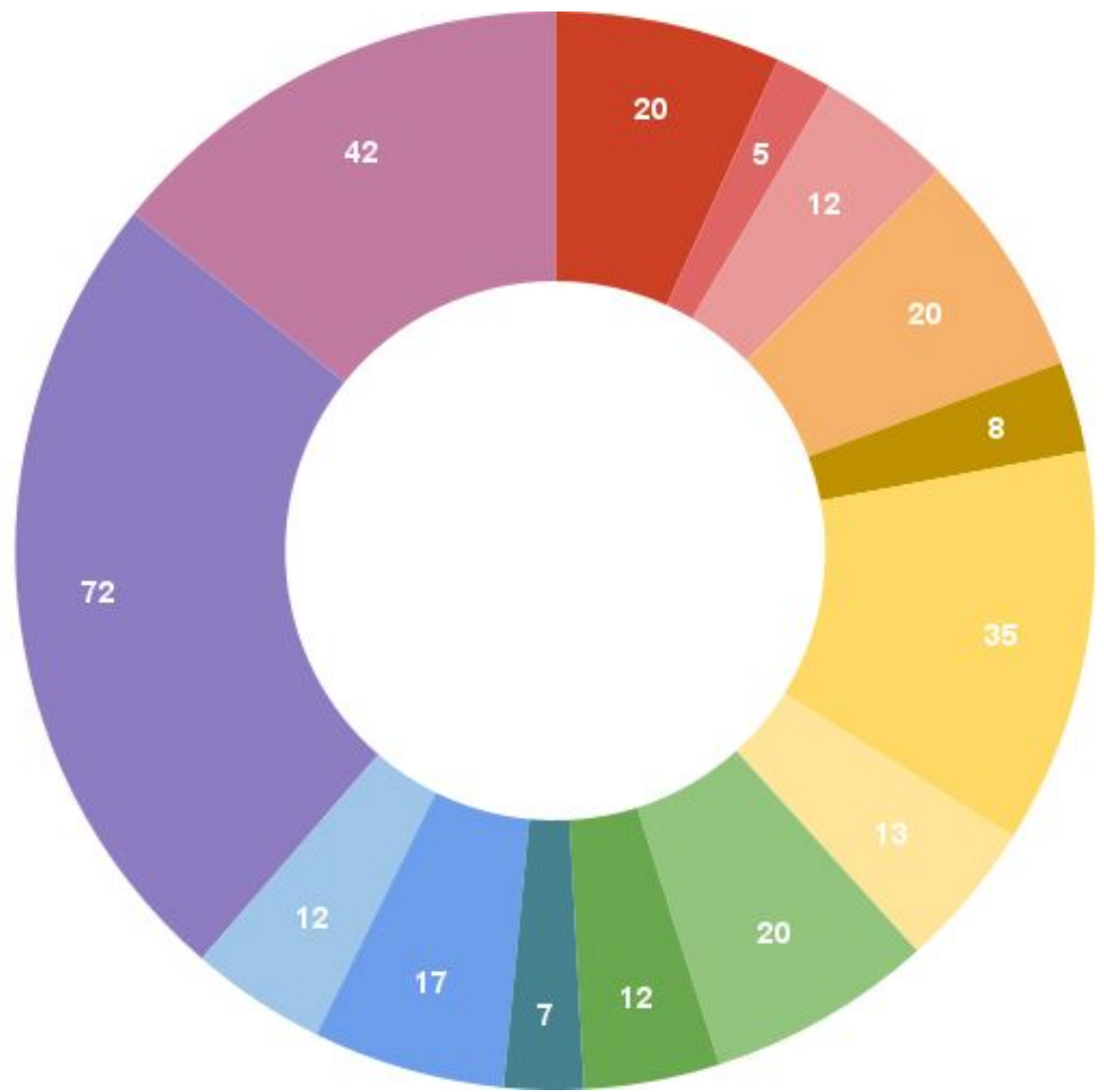
as of February 25, 2022

**BCYF Website:**

[Boston Centers for Youth & Families](#)

**SURVEY LINK:**

[BCYF Program Survey](#)



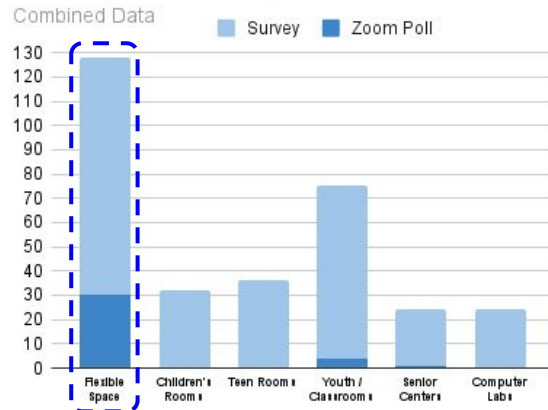
- Upham's Corner
- Meeting House Hill
- Savin Hill
- Fields Corner
- Pope's Hill
- Adams Village
- Ashmont
- Neponset
- Cedar Grove
- Lower Mills
- Codman Square
- Franklin Field
- Grove Hall
- Non-Resident

**295 Survey Responses**

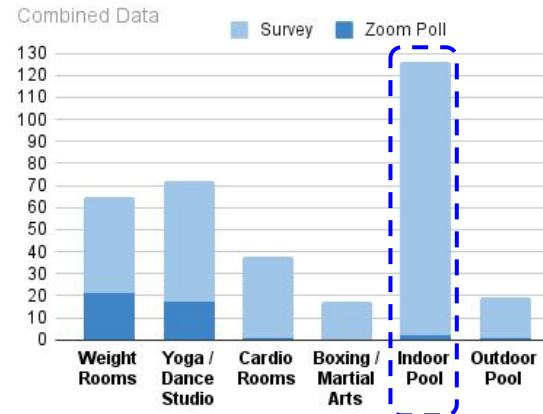
# Program Survey: On-going

as of February 25, 2022

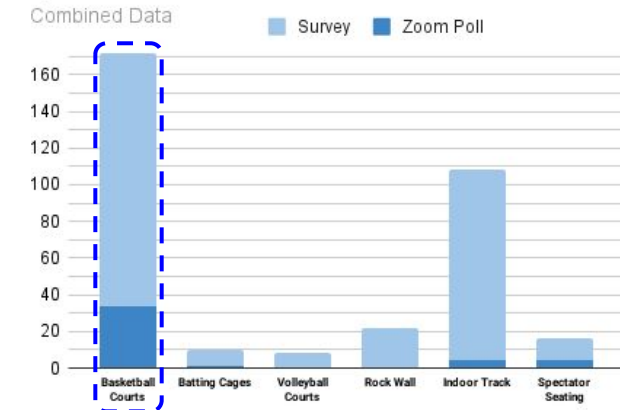
## Community & Education Program



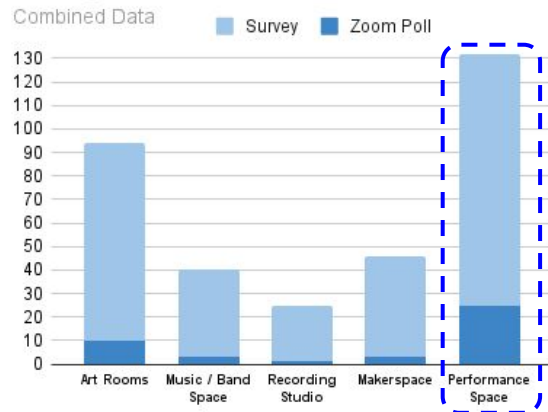
## Fitness Programs



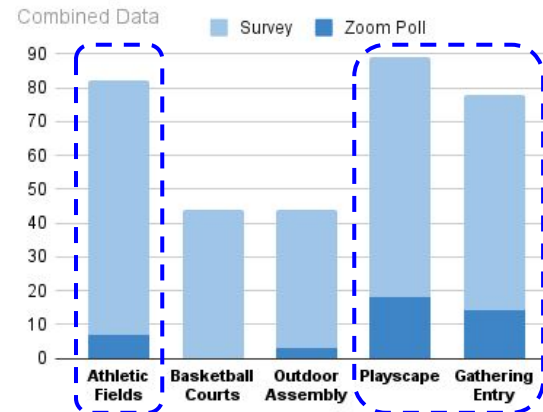
## Gym Features



## Arts Program



## Outdoor Spaces



## 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

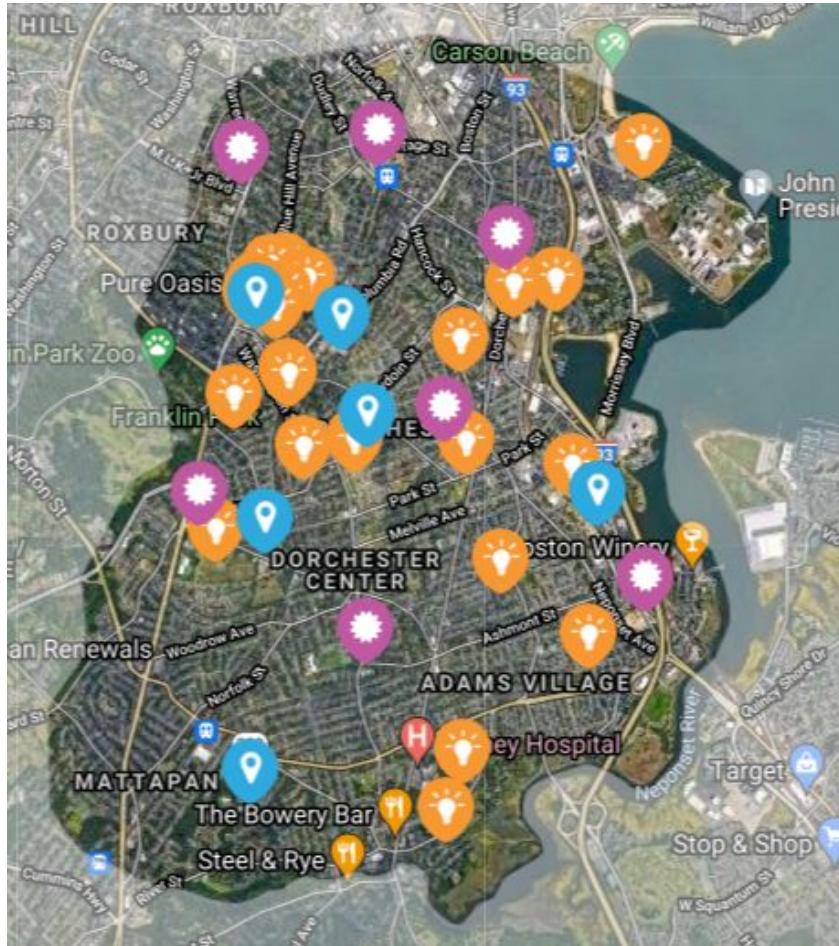
## Entertainment

- 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.



# SITE KEY

BCYF (BPS)



BCYF (STAND-ALONE)



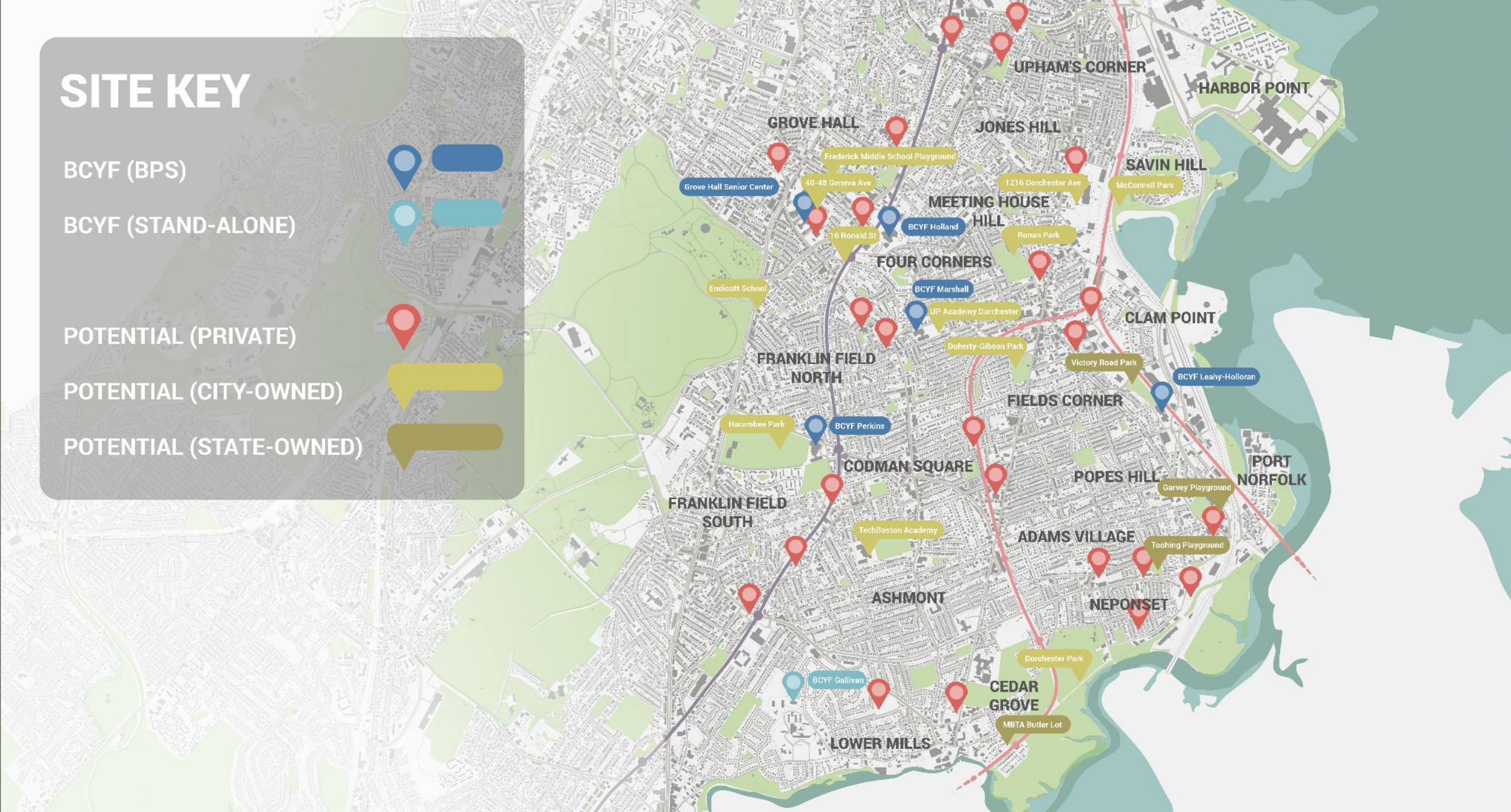
POTENTIAL (PRIVATE)



POTENTIAL (CITY-OWNED)



POTENTIAL (STATE-OWNED)





# SITE KEY

BCYF (BPS)



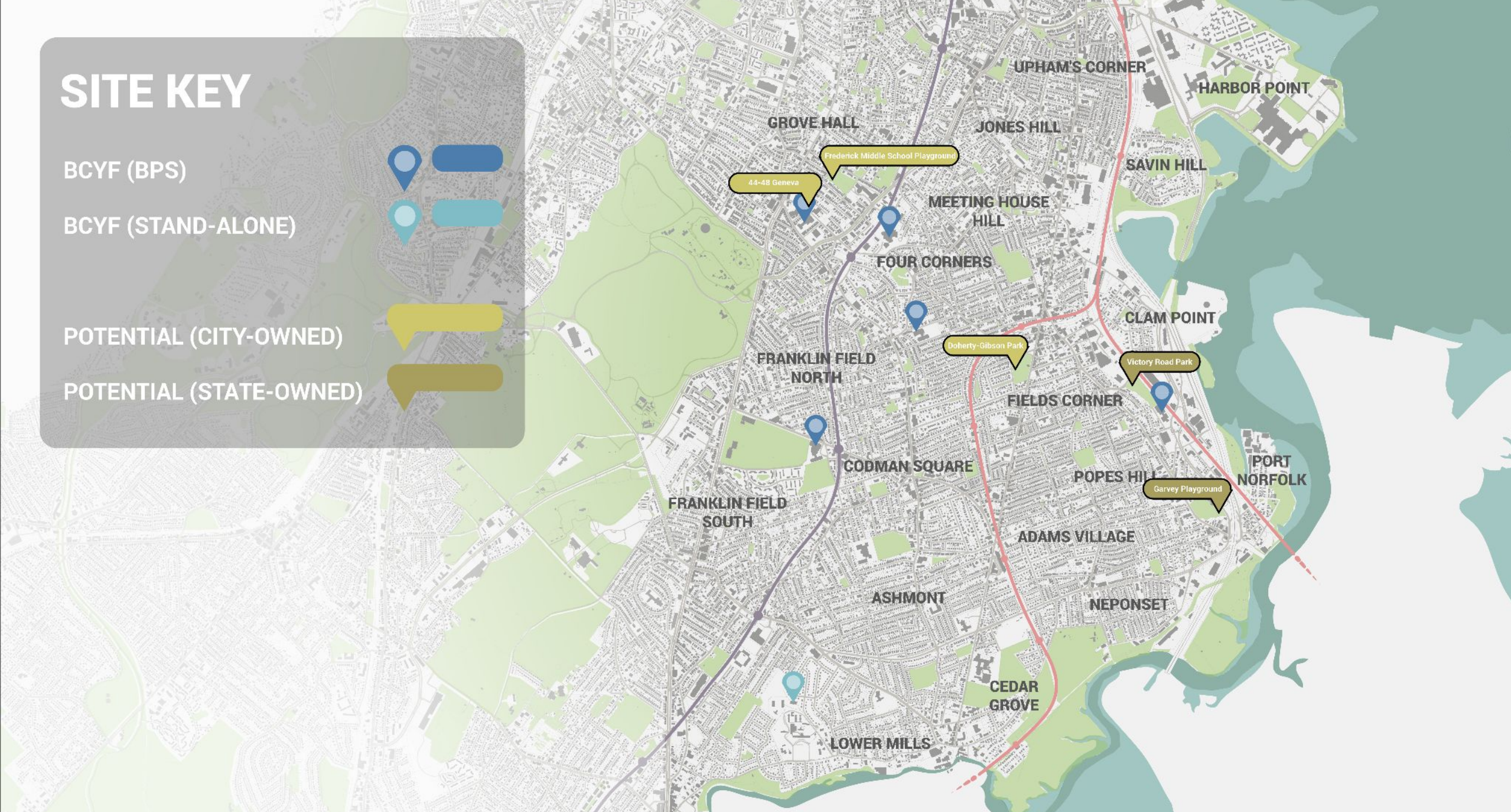
BCYF (STAND-ALONE)



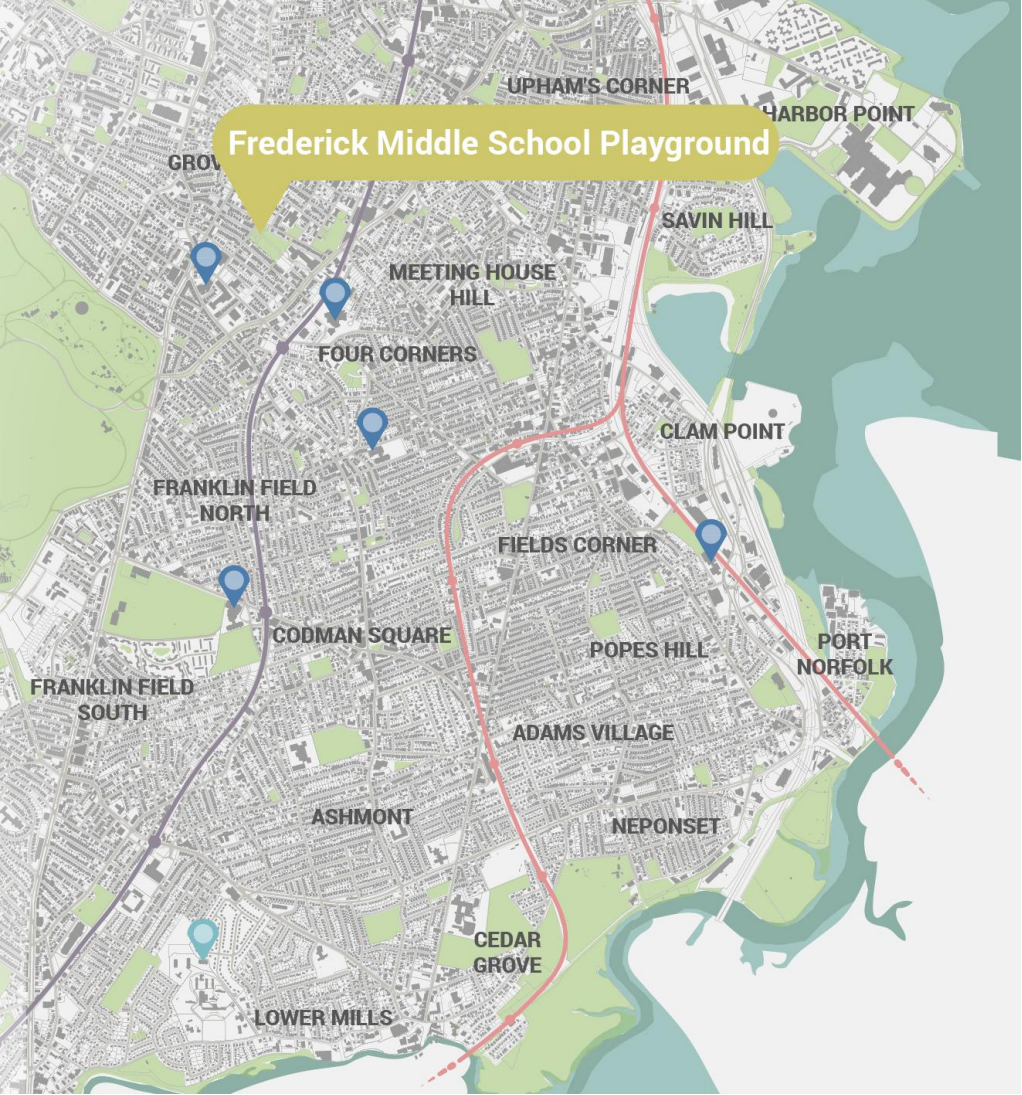
POTENTIAL (CITY-OWNED)



POTENTIAL (STATE-OWNED)



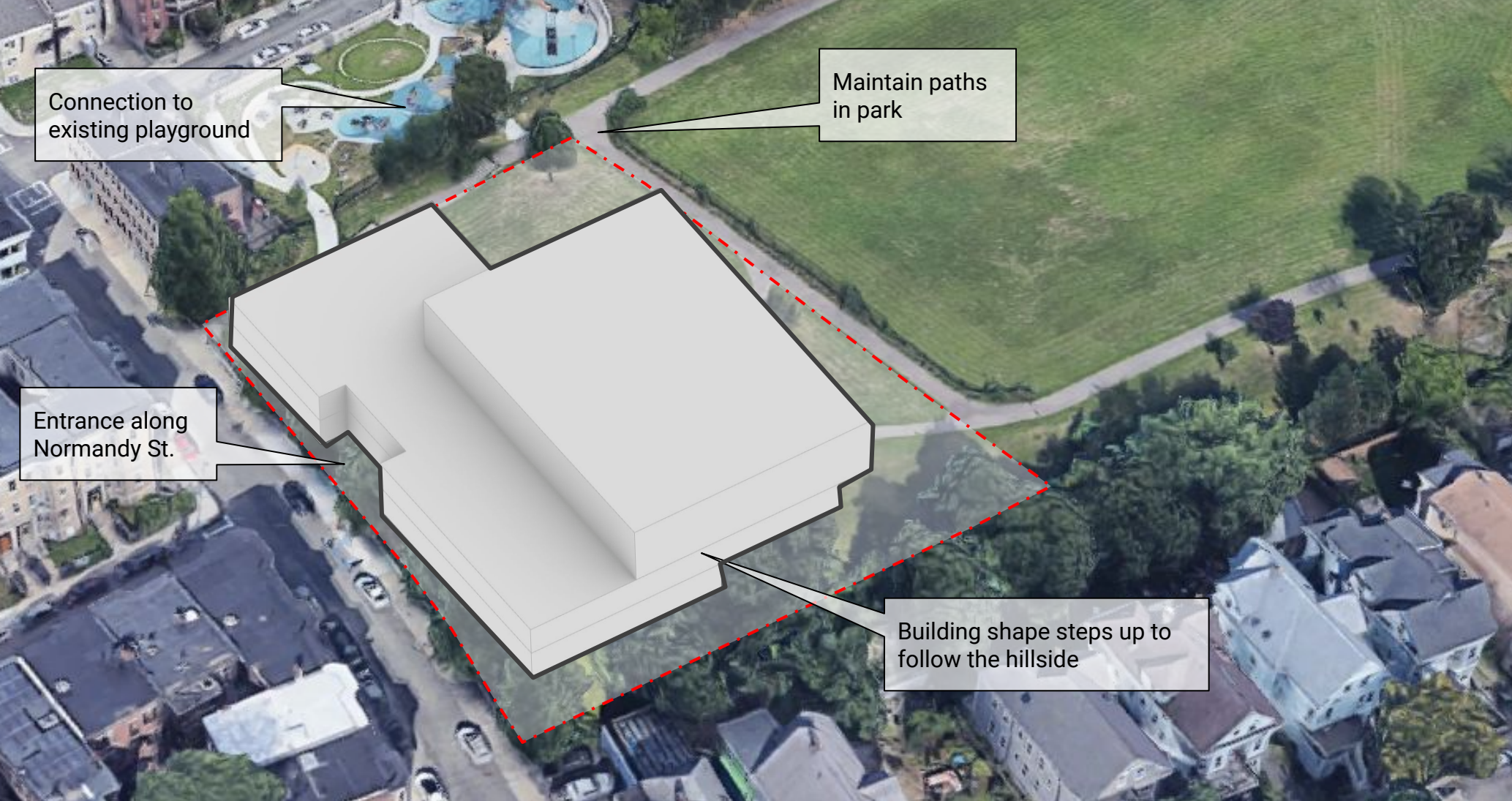
# Frederick Middle School Playground



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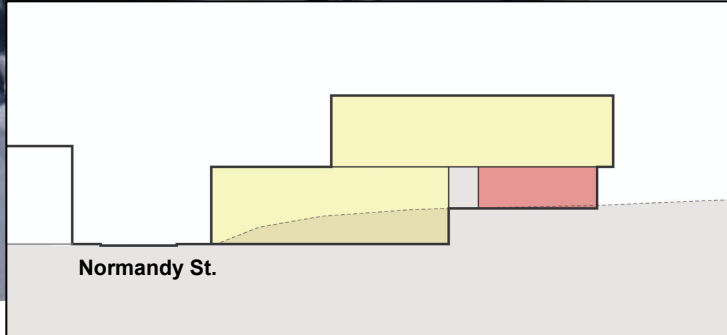


# Frederick Middle School Playground — 1st Floor

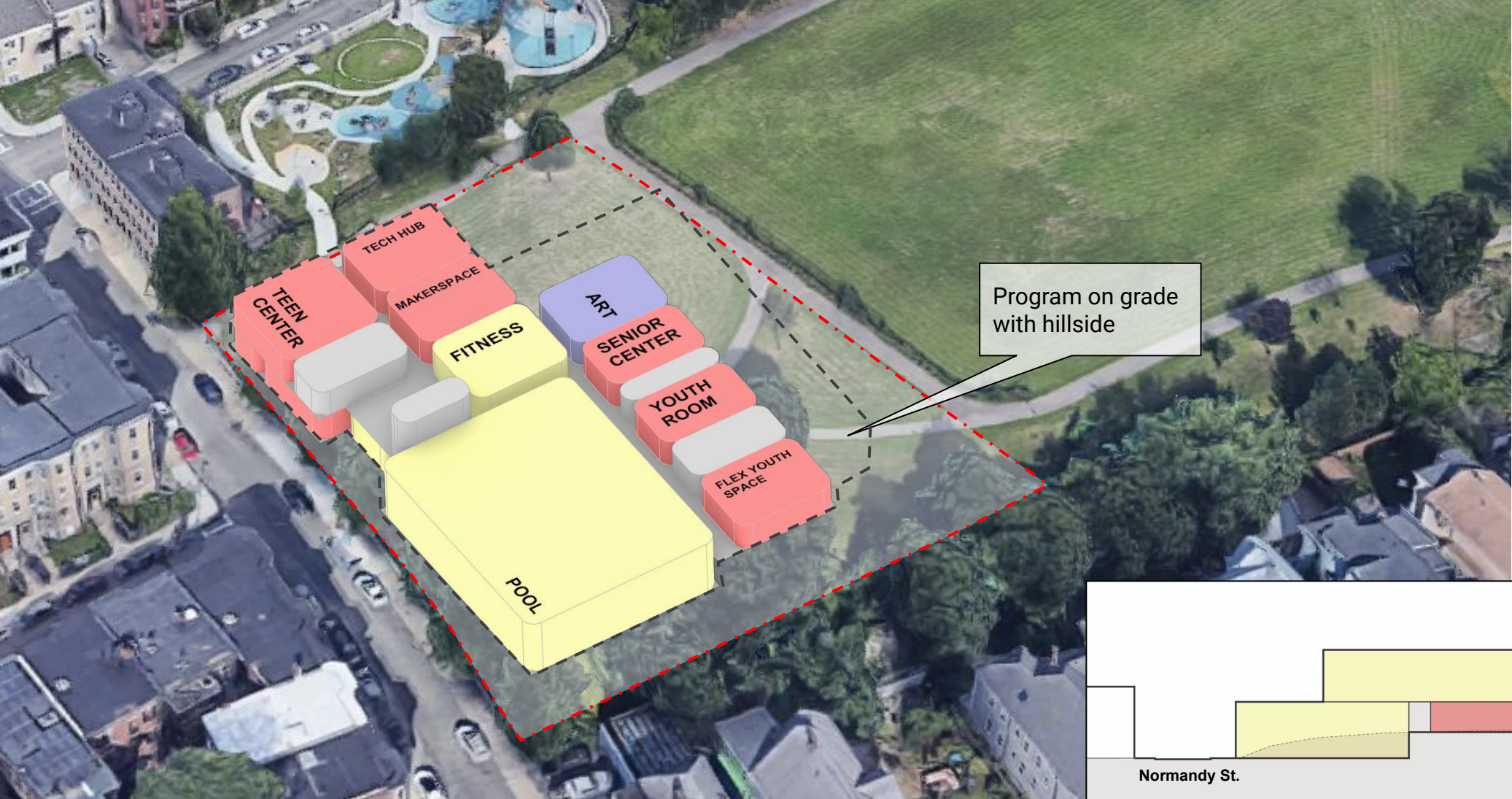


Easy access to community spaces from entrance

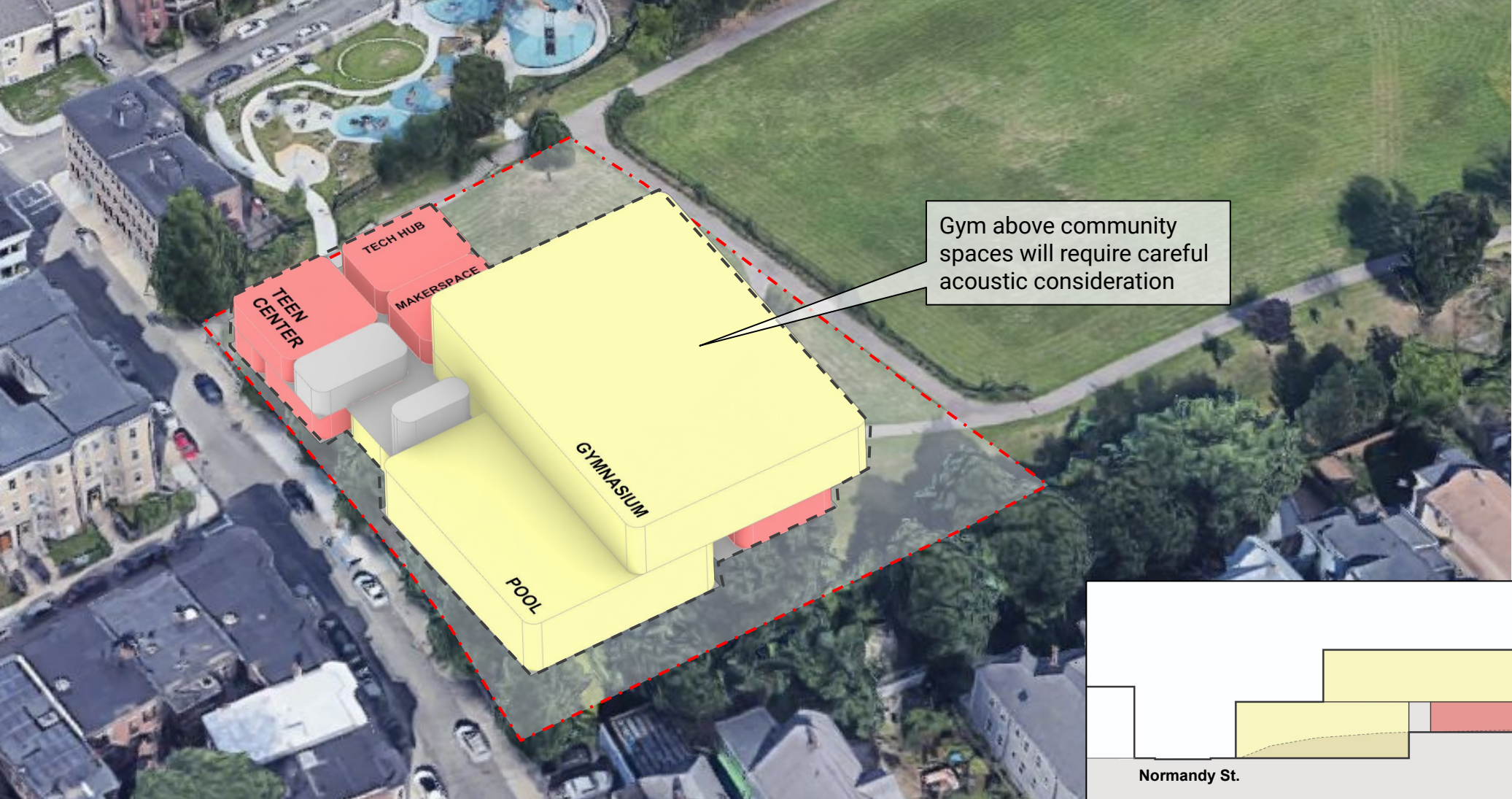
Submerge back of building into hillside



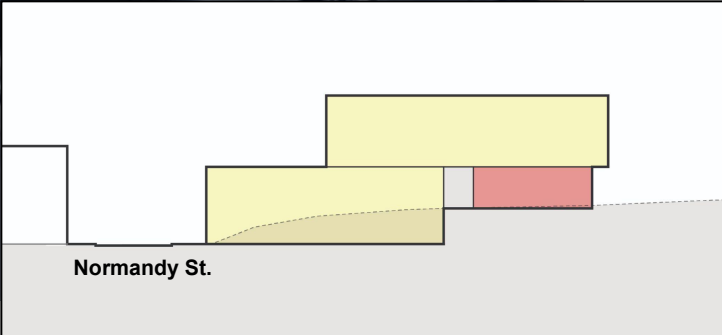
# Frederick Middle School Playground — 2nd Floor



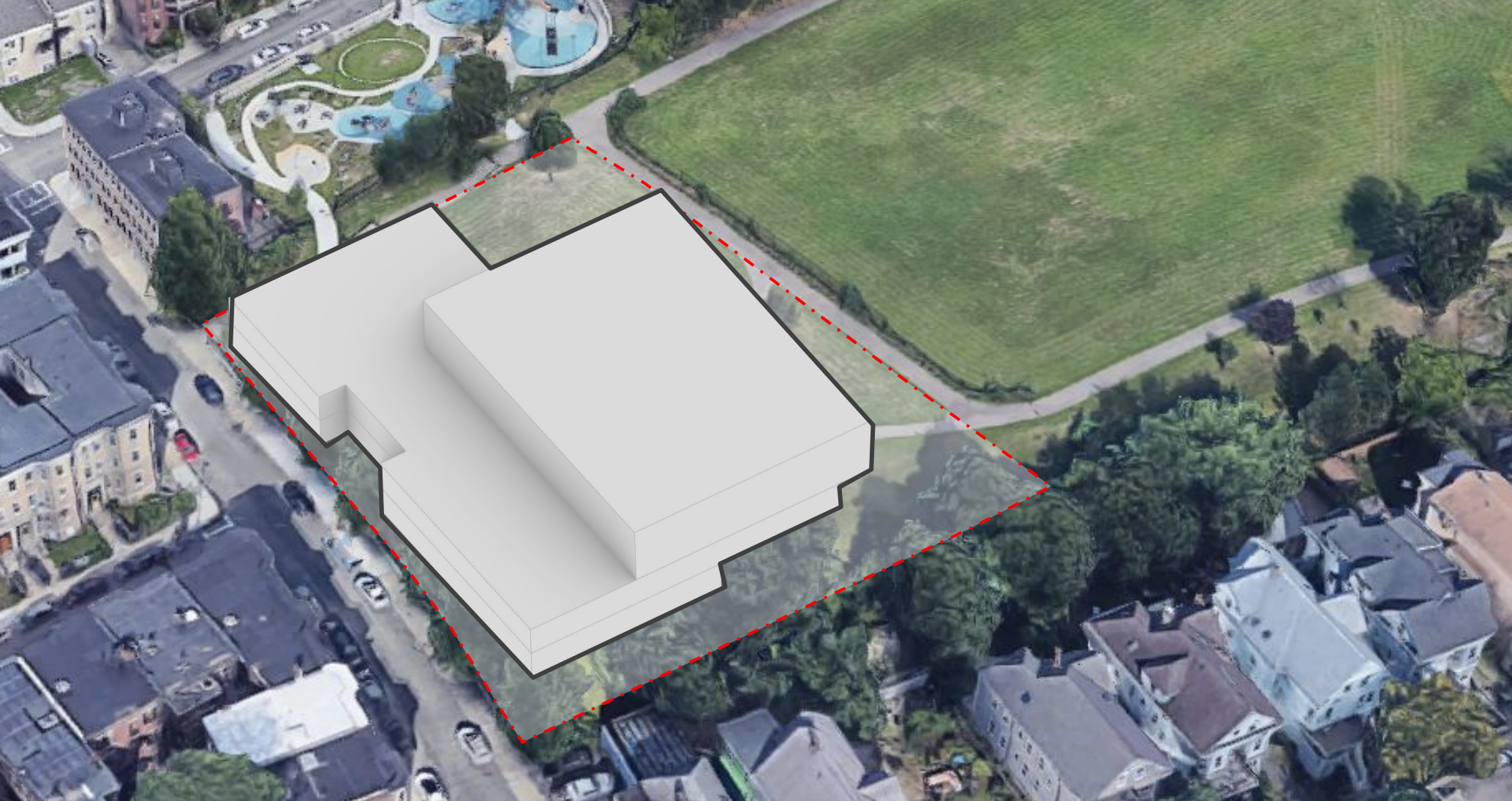
# Frederick Middle School Playground — 3rd Floor



Gym above community spaces will require careful acoustic consideration

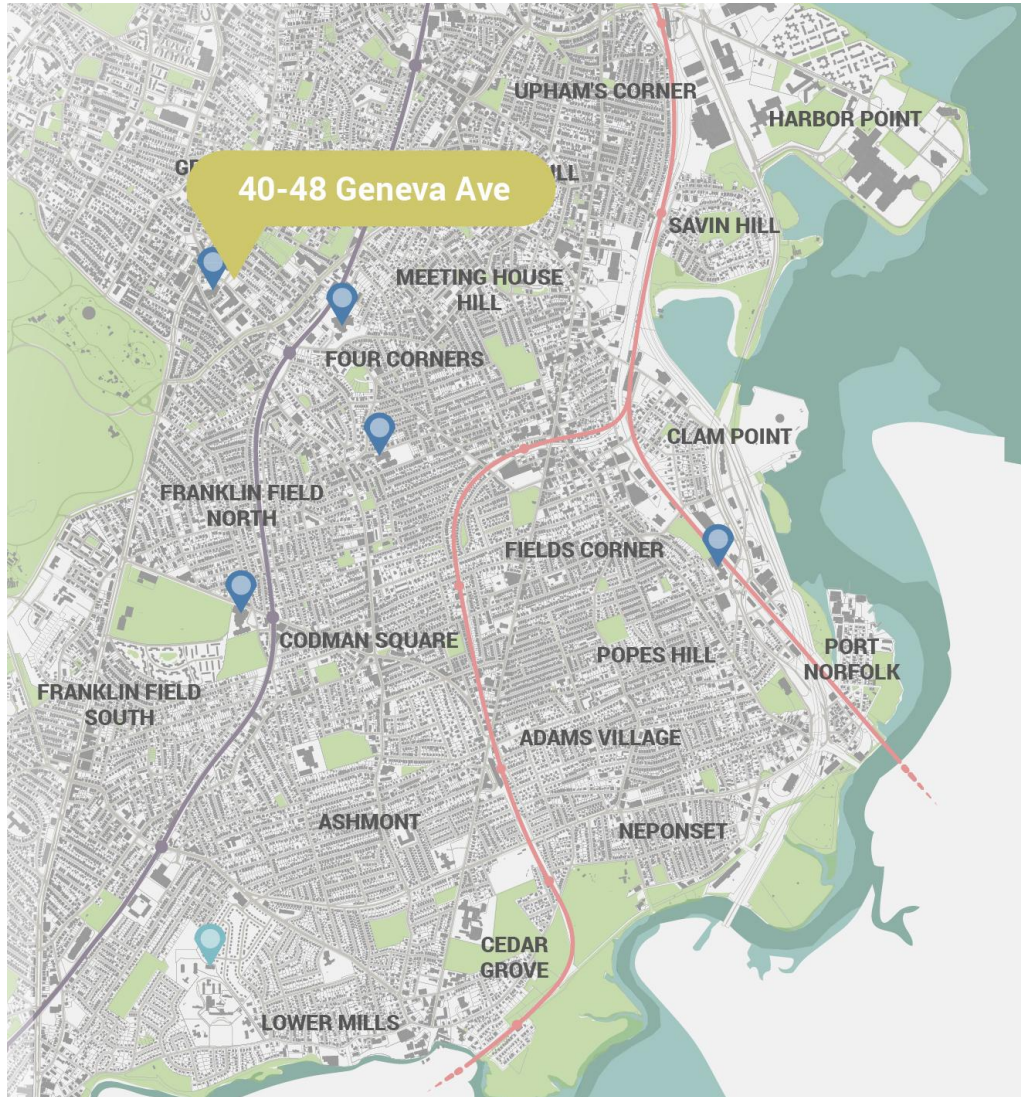


# Frederick Middle School Playground





# 40 - 48 Geneva Ave.



# 40 - 48 Geneva Ave.



# 40 - 48 Geneva Ave.



# 40 - 48 Geneva Ave. — 1st Floor



# 40 - 48 Geneva Ave. — 2nd Floor



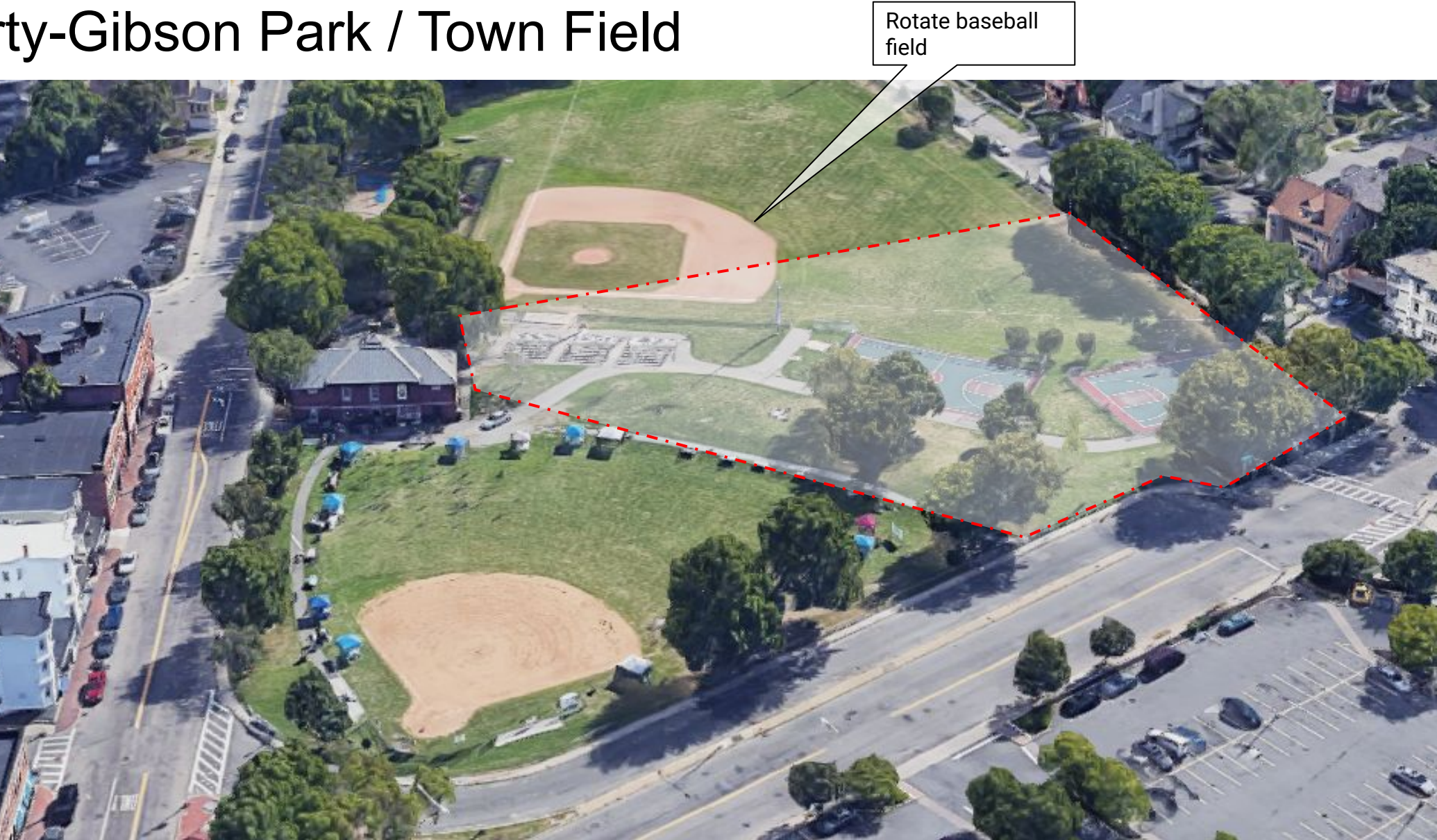
# 40 - 48 Geneva Ave.



# Doherty-Gibson Park / Town Field



# Doherty-Gibson Park / Town Field





# Doherty-Gibson Park / Town Field



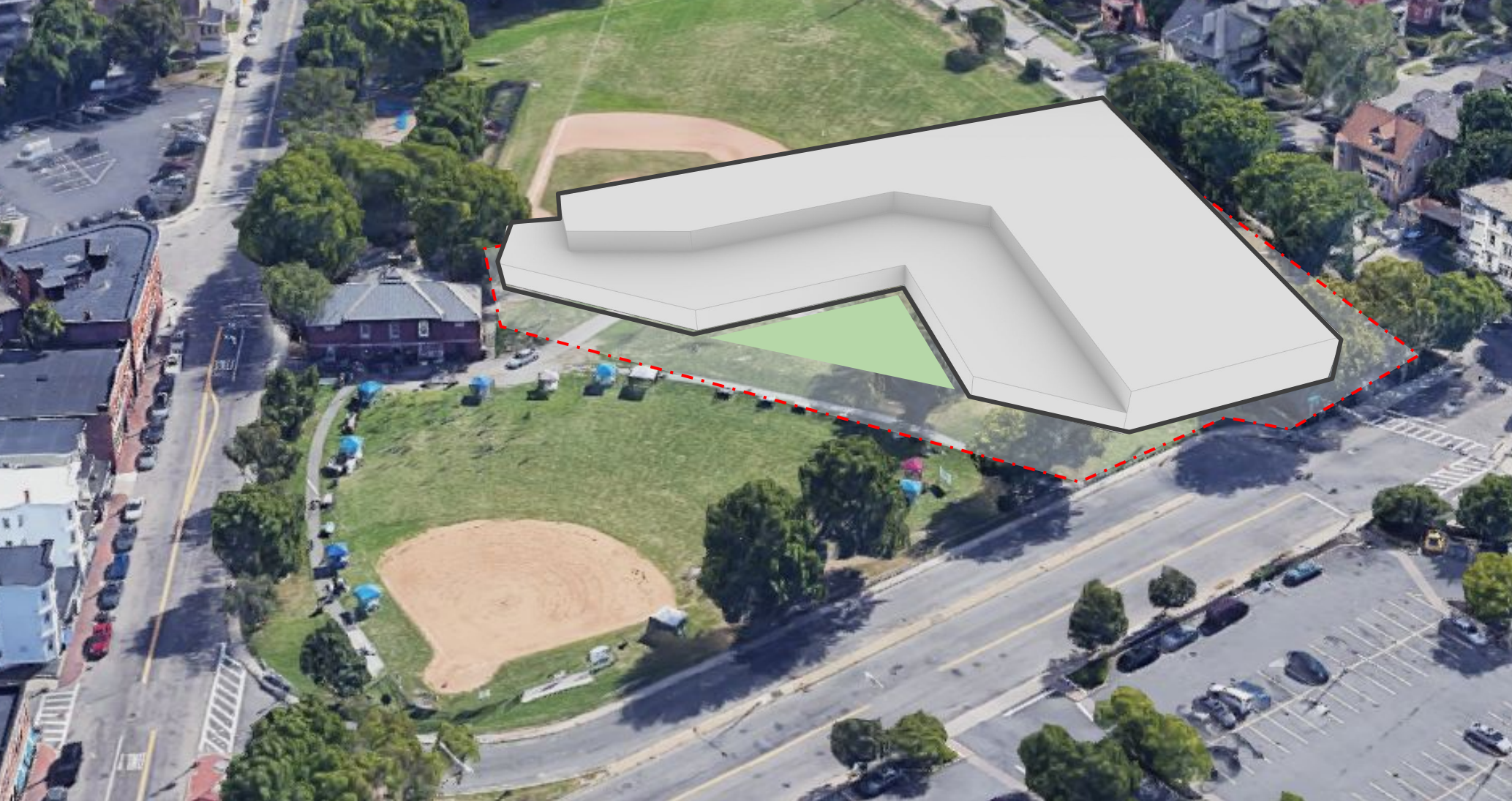
# Doherty-Gibson Park / Town Field — 1st Floor



# Doherty-Gibson Park / Town Field — 2nd Floor



# Doherty-Gibson Park / Town Field



# Victory Road Park



# Victory Road Park

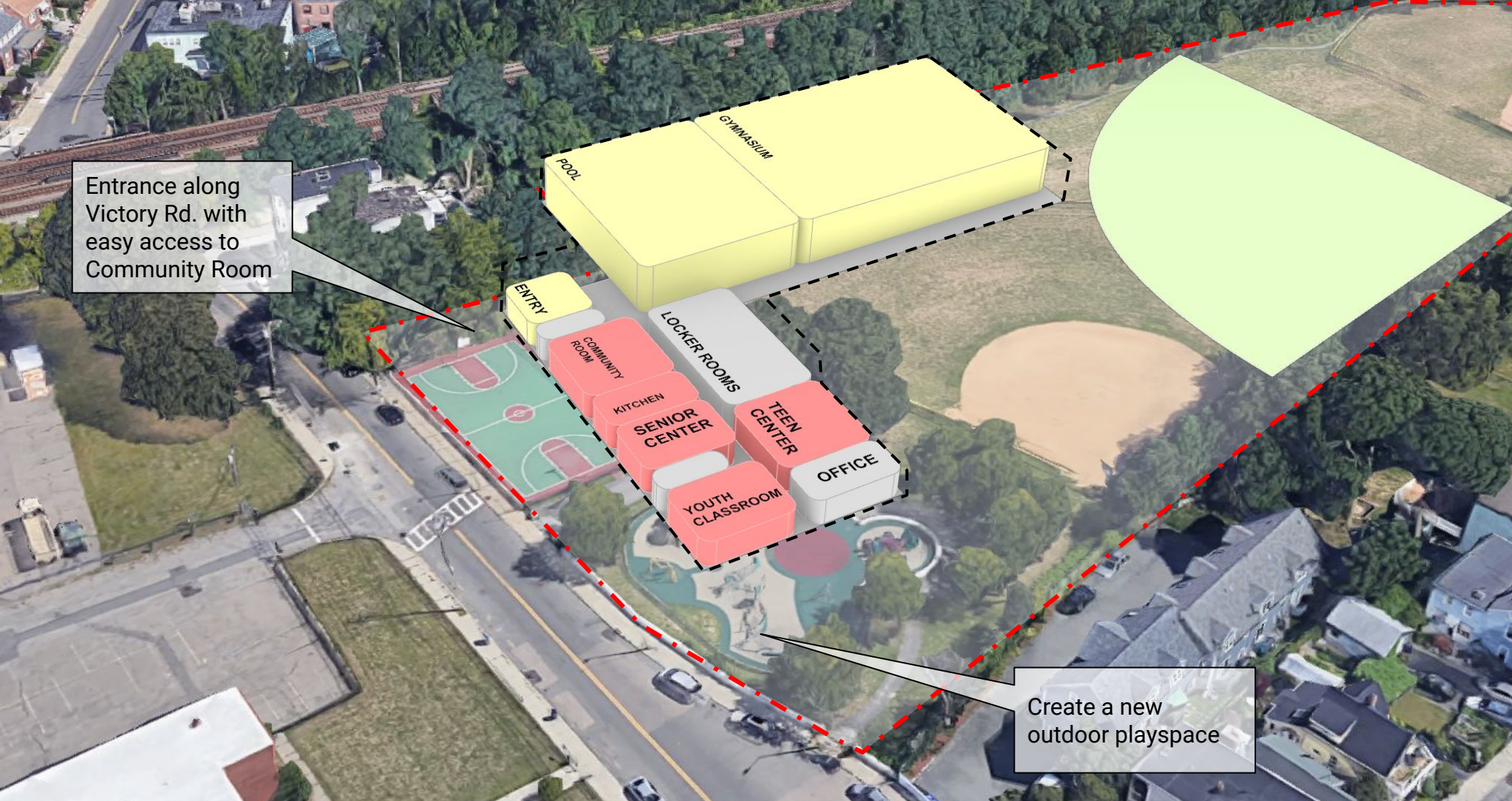


# Victory Road Park



Shift baseball diamond south and rotate

# Victory Road Park — 1st Floor

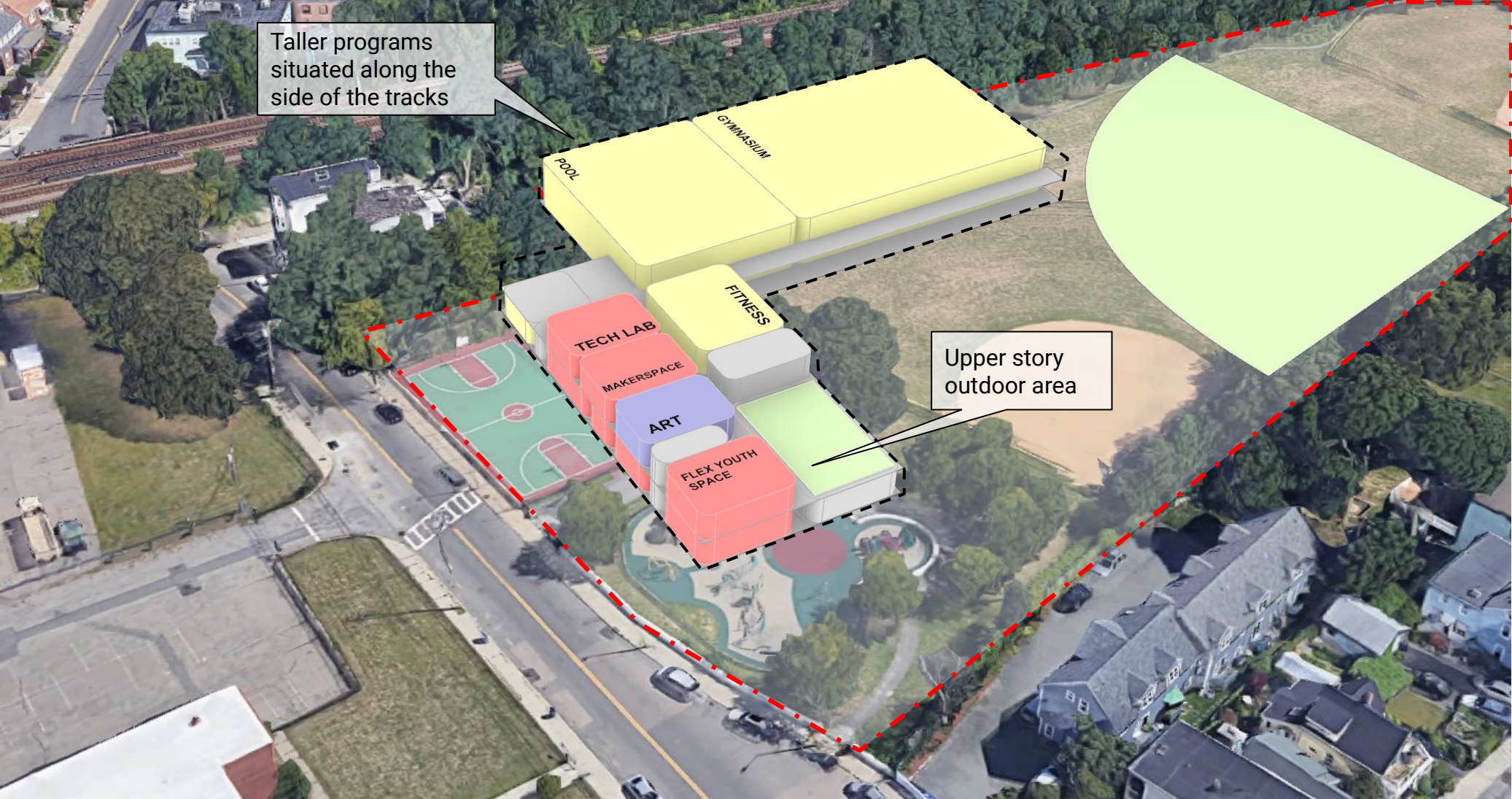


Entrance along Victory Rd. with easy access to Community Room

Create a new outdoor playspace



# Victory Road Park — 2nd Floor



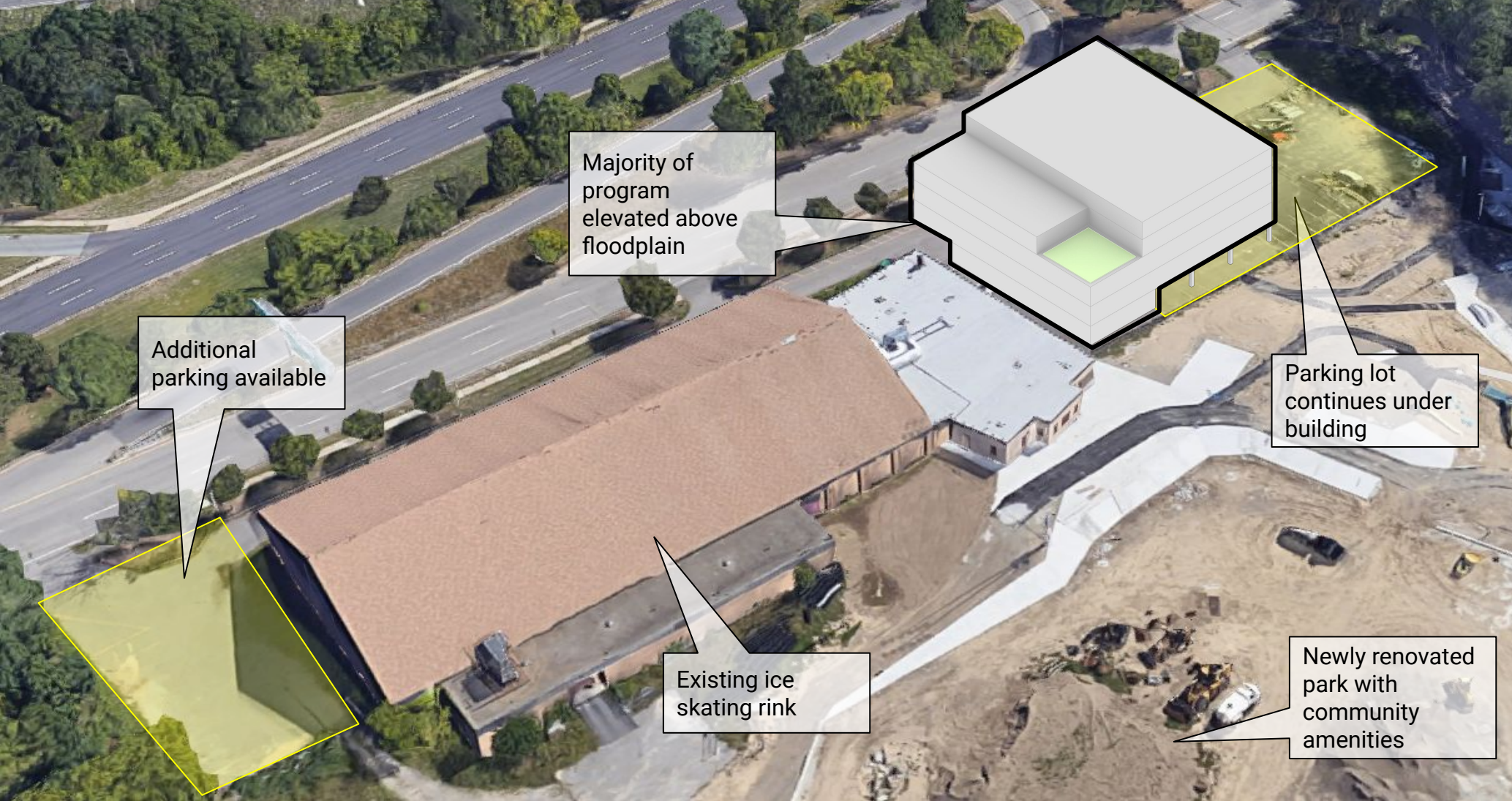
# Victory Road Park



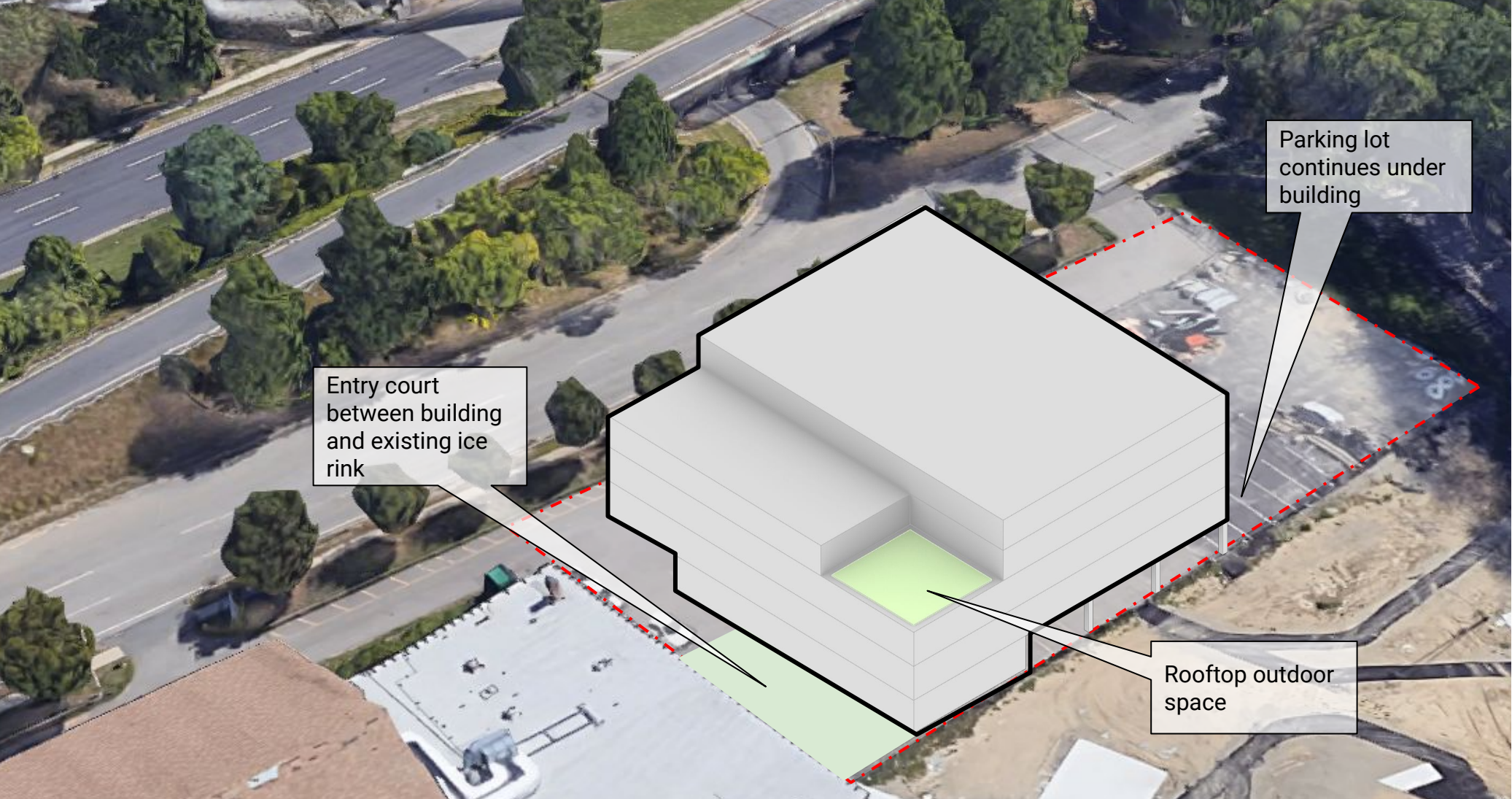
# Garvey Playground / Devine Rink



# Garvey Playground / Devine Rink



# Garvey Playground / Devine Rink

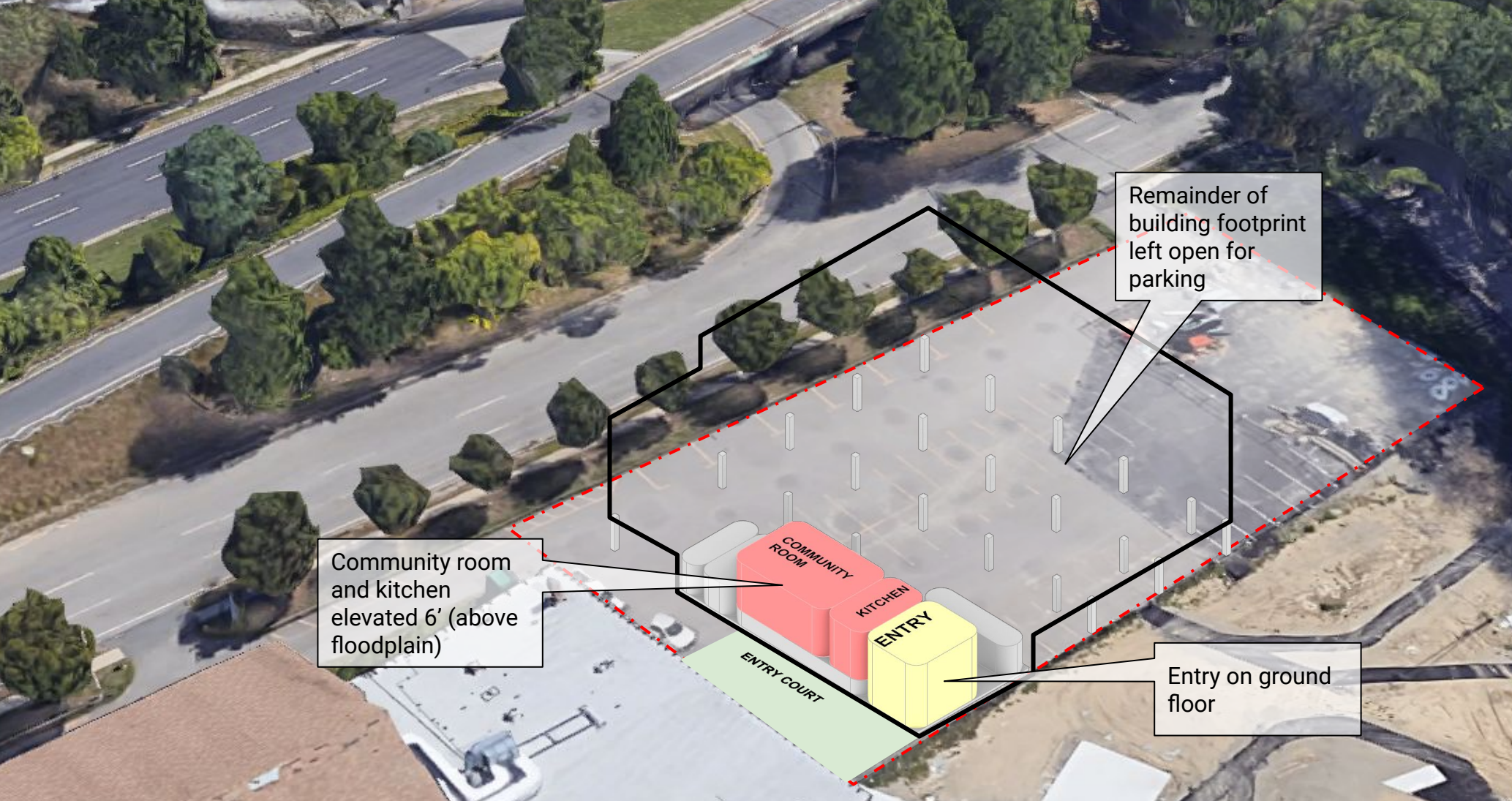


Entry court between building and existing ice rink

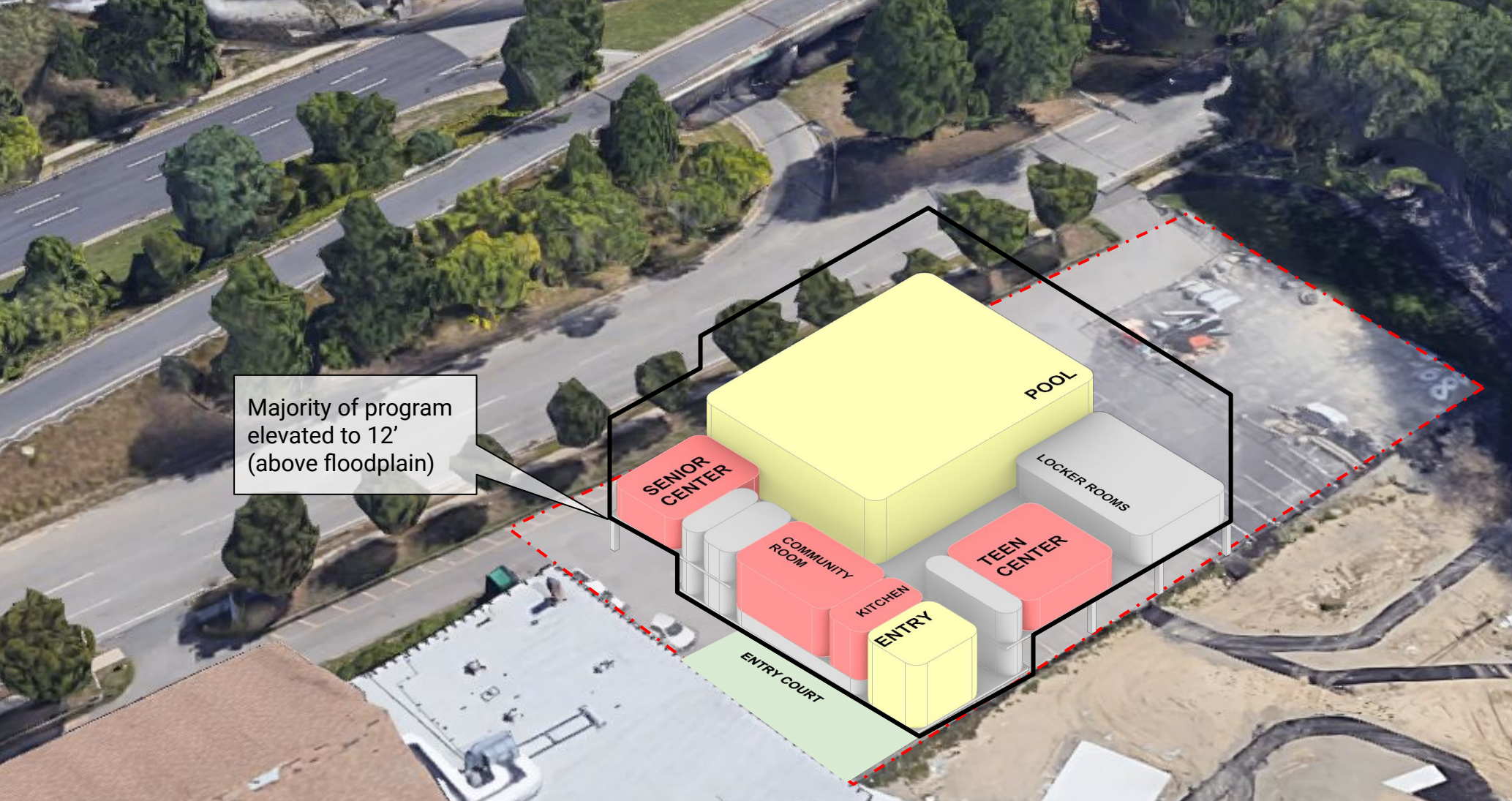
Parking lot continues under building

Rooftop outdoor space

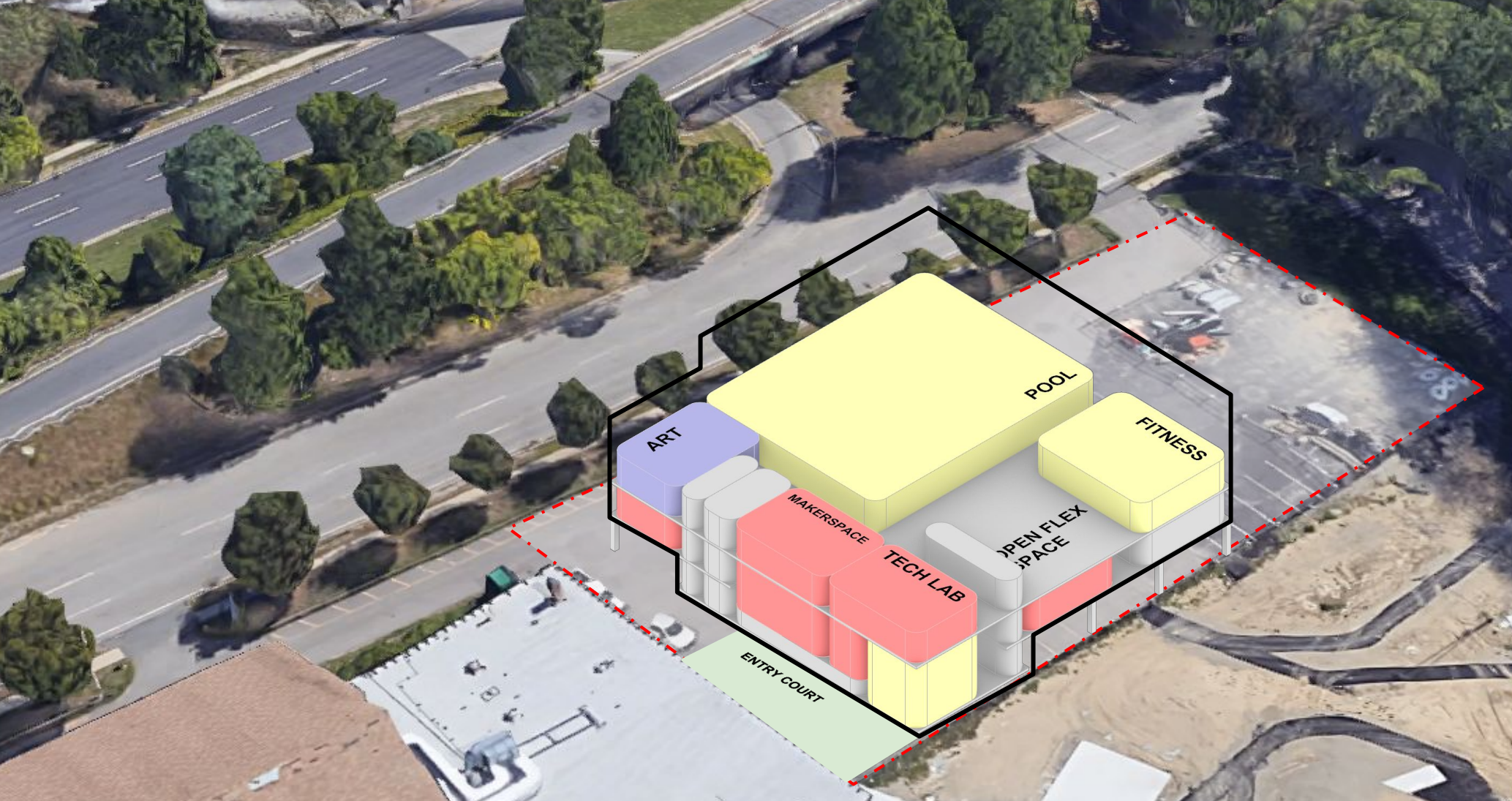
# Garvey Playground / Devine Rink — 1st Floor



# Garvey Playground / Devine Rink — 2nd Floor

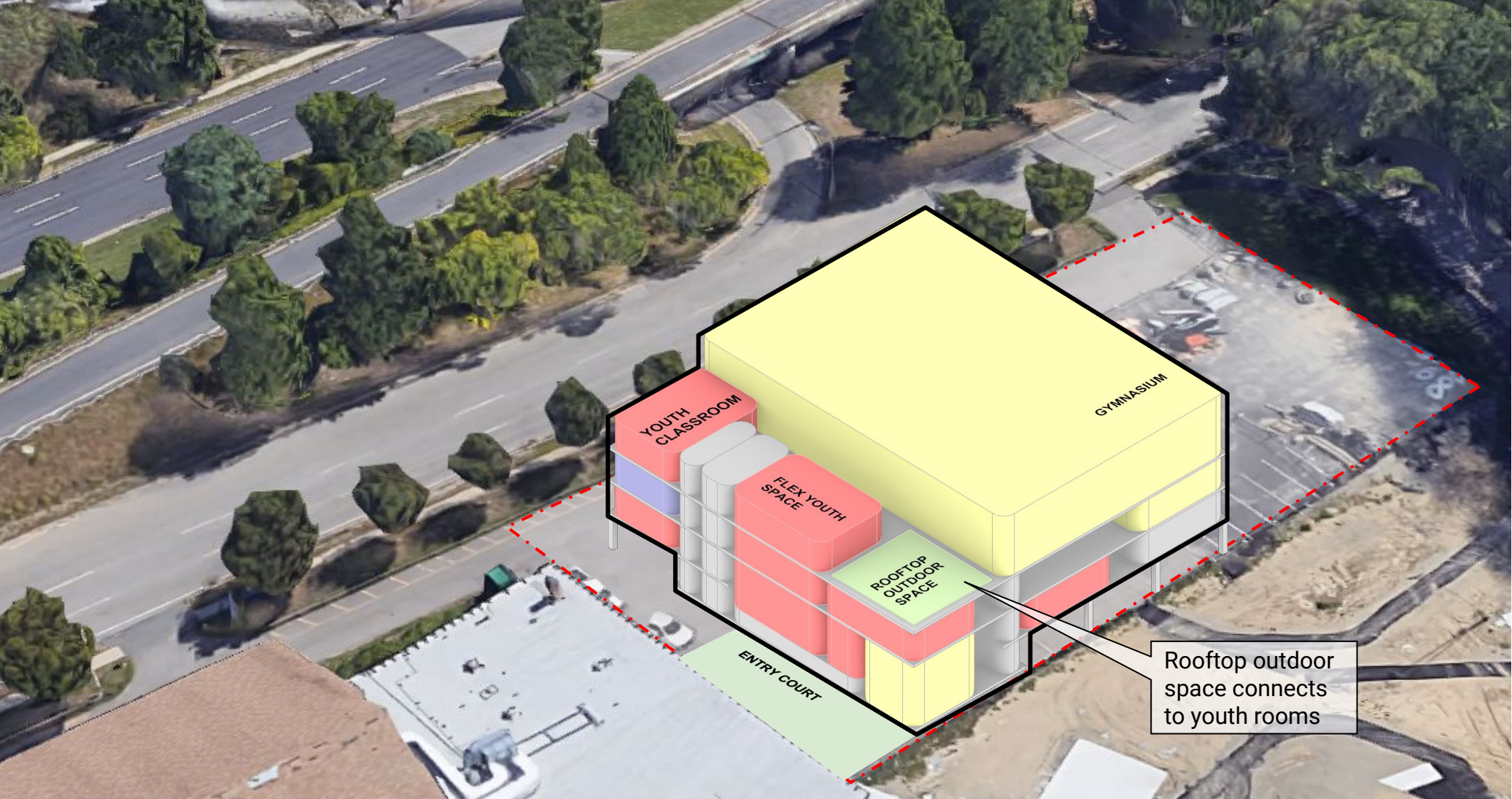


# Garvey Playground / Devine Rink — 3rd Floor

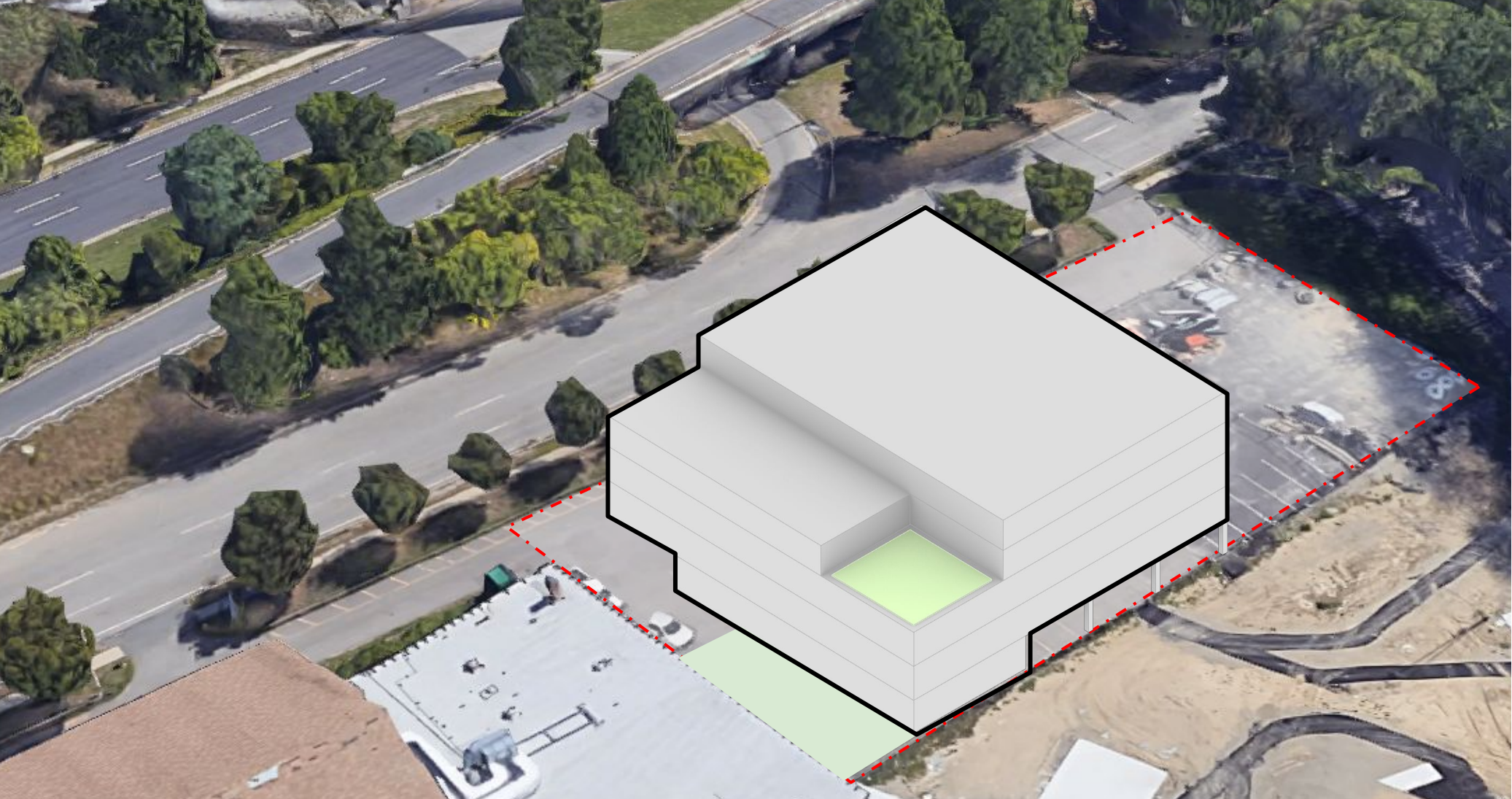




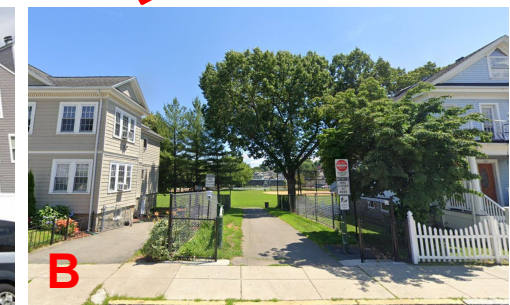
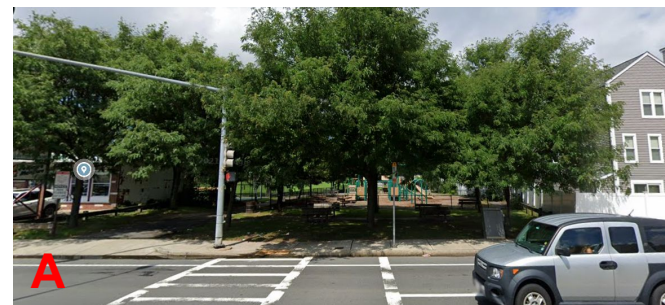
# Garvey Playground / Devine Rink — 4th Floor



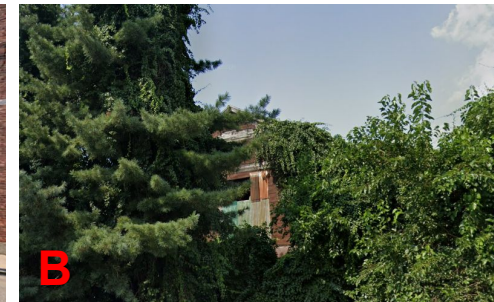
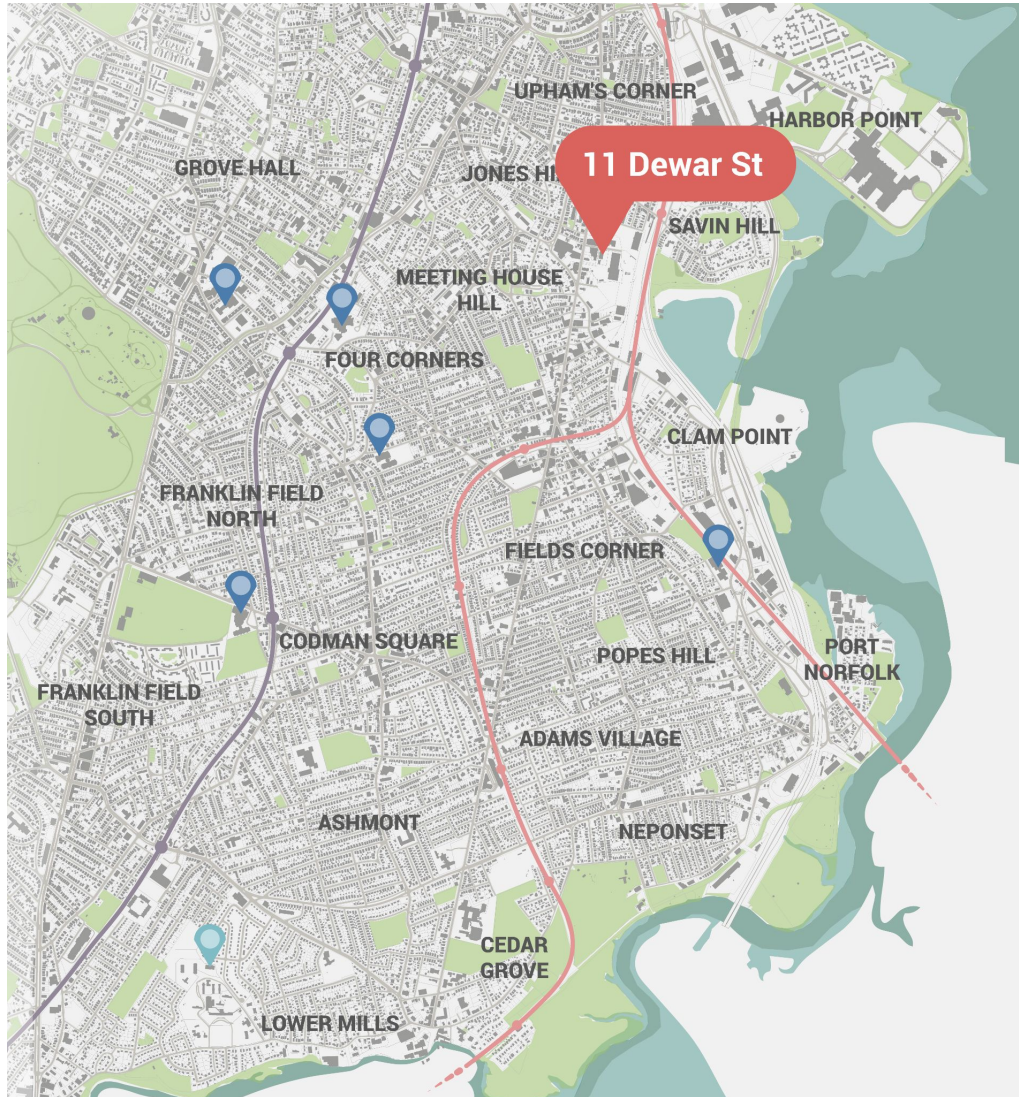
# Garvey Playground / Devine Rink



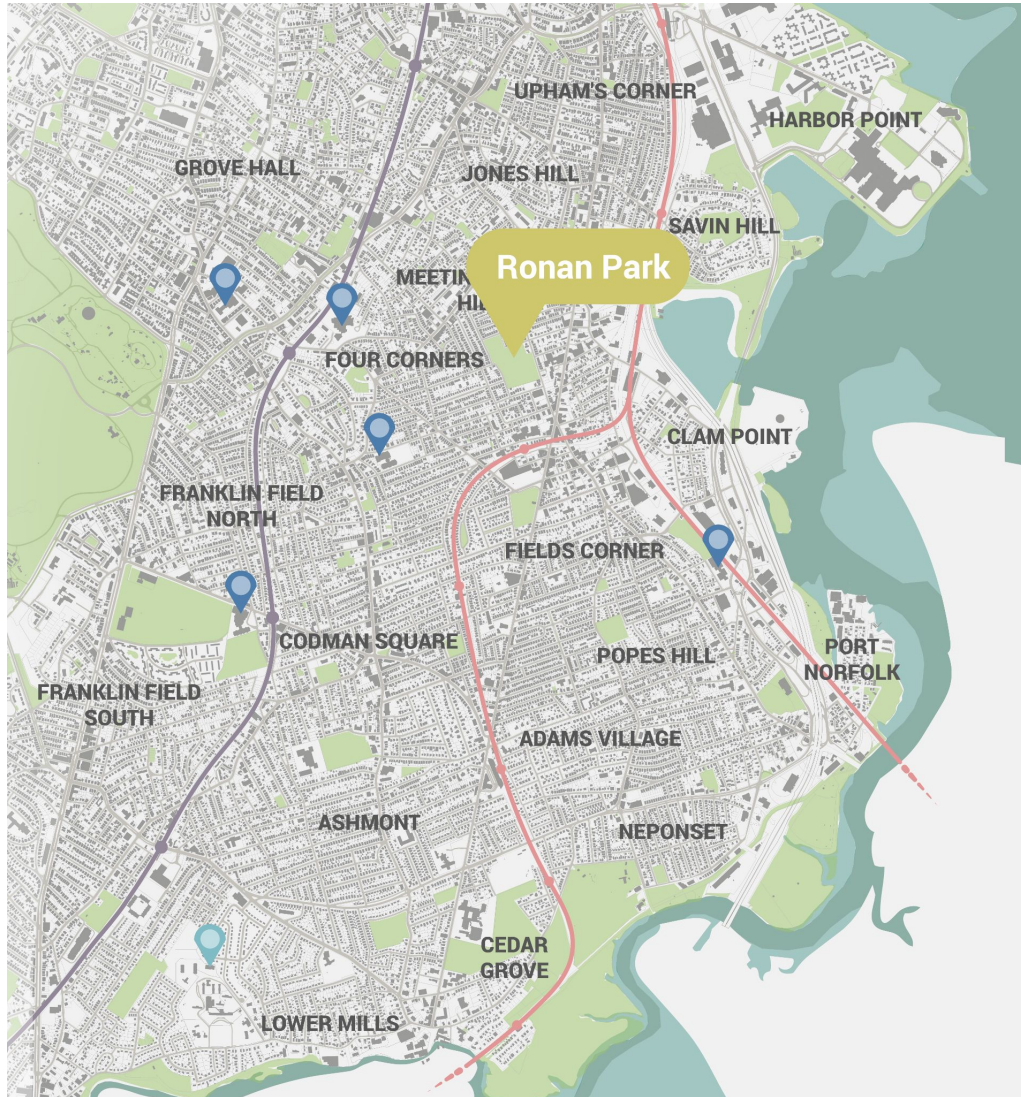
# Alternative Site Studies: Toohig Playground



# Alternative Site Studies: 11 Dewar St.



# Alternative Site Studies: Ronan Park



# Thank You

