

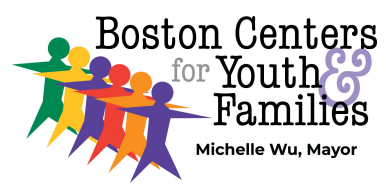


# **BCYF Community Center Study**

## **Allston - Brighton**

### **Community Meeting #3**

### **February 15, 2023**



**utile**

# Project Team

## City of Boston Project Team

**Michelle Wu, Mayor**

**Dion Irish, Chief of Operations**

**José Massó, Chief of Human Services**

## Boston Centers for Youth & Families

Marta Rivera, Commissioner

Edward McGuire, Director of Operations

Sandy Holden, Public Information Manager

Rosie Hanlon, Administrative Coordinator Jackson Mann

Community Center

## Public Facilities Department

Kerrie Griffin, Director

Ellen McDonough, Chief of Staff

Evan Brinkman, Assistant Director of Design

Alistair Lucks, Project Manager

## Office of Neighborhood Services

Enrique Pepen, Director of Neighborhood Services

Conor Newman, Special Assistant in the Office of

Neighborhood Services

Frank Mendoza, Allston-Brighton Liaison

## Consultant Team

### Utile Architecture and Planning

Brett Bentson, *Principal*

Andrew Ngure, *Project Designer*

# Agenda

Community Advisory Committee Meeting #2  
February 15, 2023

- 1. Introductions**
- 2. Study Goals and Process**
- 3. BCYF Goals & Objectives**
- 4. Current BCYF Programs**
- 5. Community Survey about Allston-Brighton BCYF Programs and Uses**
- 6. A Prototype Program for Allston-Brighton**
- 7. Location Options**
- 8. Q&A Discussion**

*This presentation will be posted on the project website:*

[www.boston.gov/BCYF-Jackson-Mann](http://www.boston.gov/BCYF-Jackson-Mann)

# Study Goals

## **Study a new BCYF community center in Allston-Brighton**

### **1. What?**

Establish the types of uses and activities in a new BCYF center in Allston-Brighton

### **2. Where?**

Study the existing site and possibly identify new sites for a new BCYF center

### **3. Verify!**

Test in three dimensions a new BCYF center on the 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

## Stand-Alone Facility

Create a center that is not limited in hours or activities by shared facilities

## More Programming

Create adequate space for uses and activities geared to the neighborhood

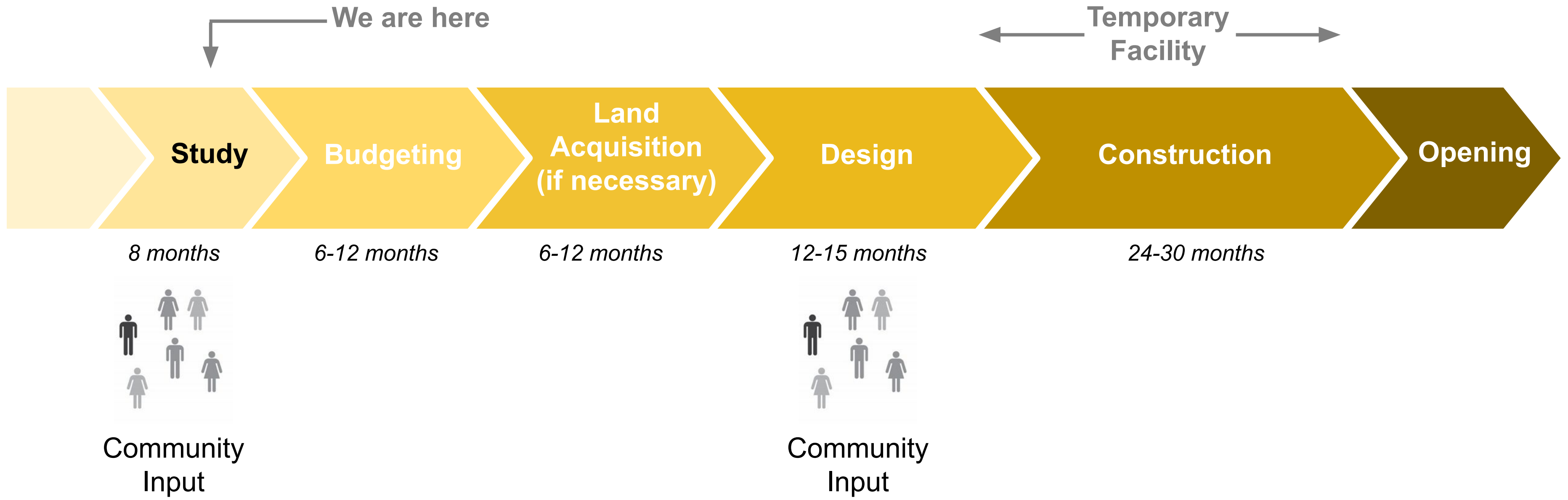
## Flexibility

Provide flexible spaces for a range of activities and user groups

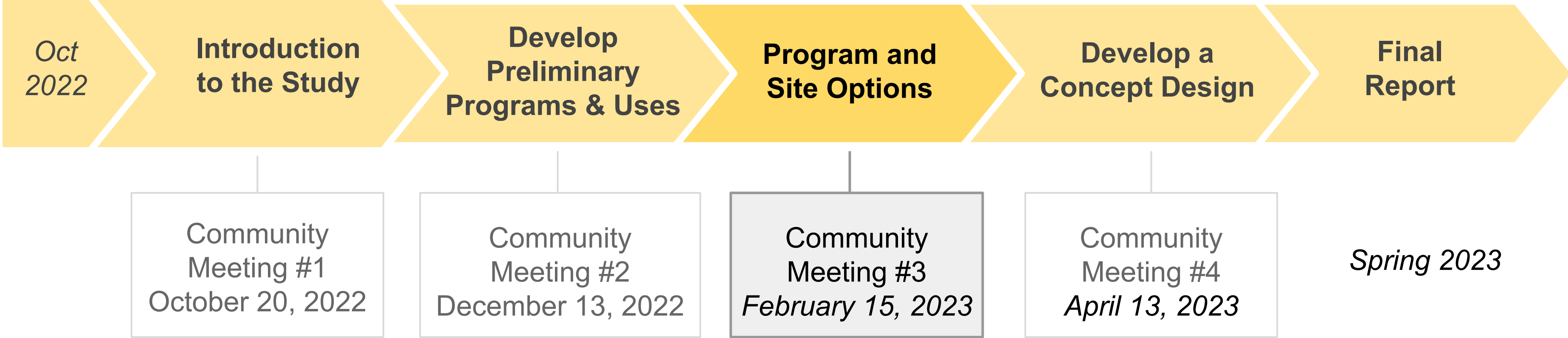
## Diverse Users

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

# Typical Project Schedule



# Study Process and Schedule



# Community Center Programs and Uses



# Current 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  
Technology labs

## Arts

Performance spaces  
Music/band rooms  
Recording studios  
Art rooms  
Makerspaces

## Fitness & Sports

Yoga/dance studios  
Weight & cardio rooms  
Pools  
Gyms  
Basketball courts  
Batting cages  
Rock walls

## Outdoor Spaces

Gathering spaces  
Playscapes  
Outdoor courts  
Outdoor assembly spaces  
Sports fields

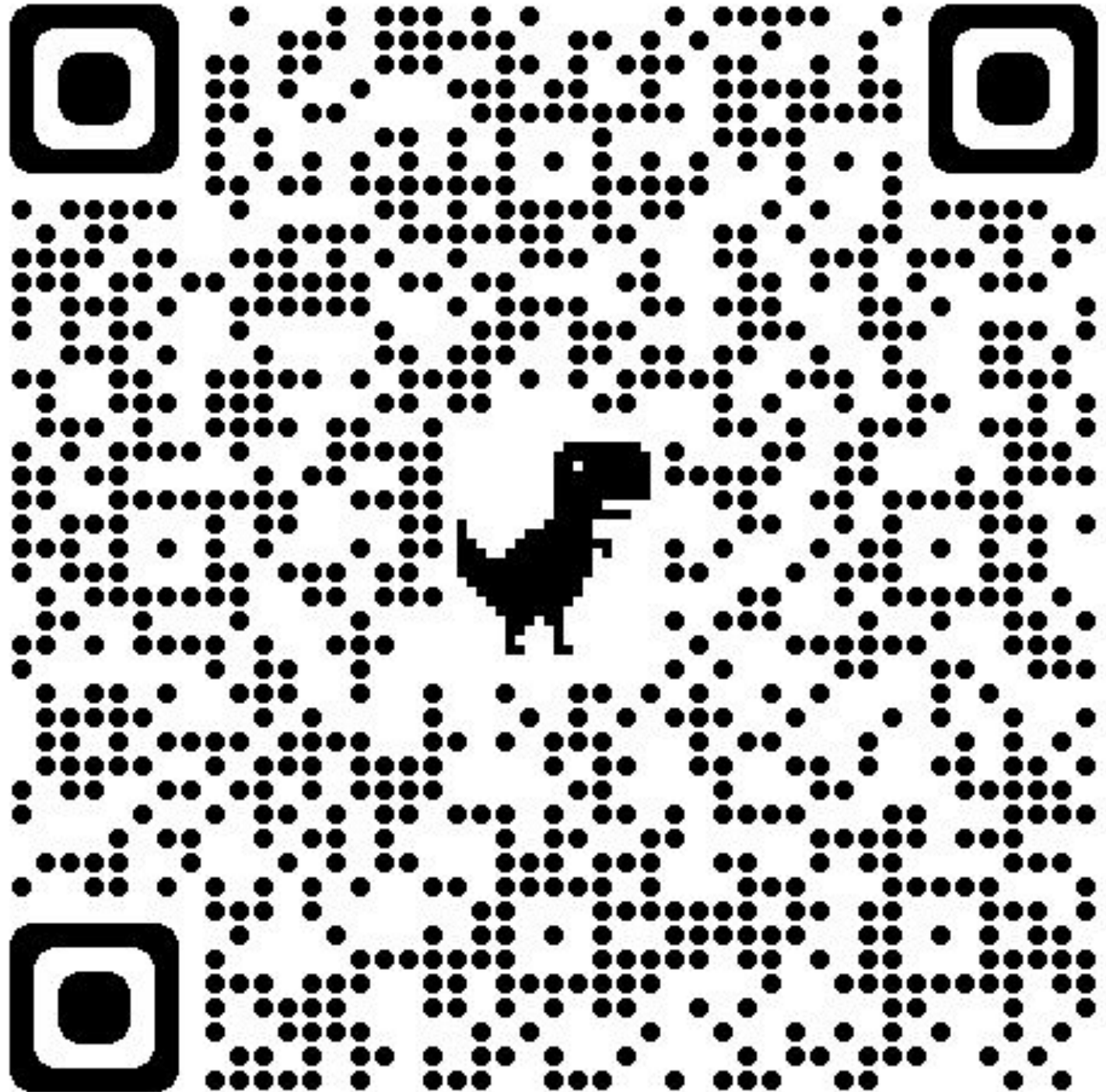
# Ongoing Survey

Allston - Brighton BCYF Programs and Uses

# What kinds of programming would you like to see?

Take the survey online!

Use the QR code or  
[Follow this link!](#)

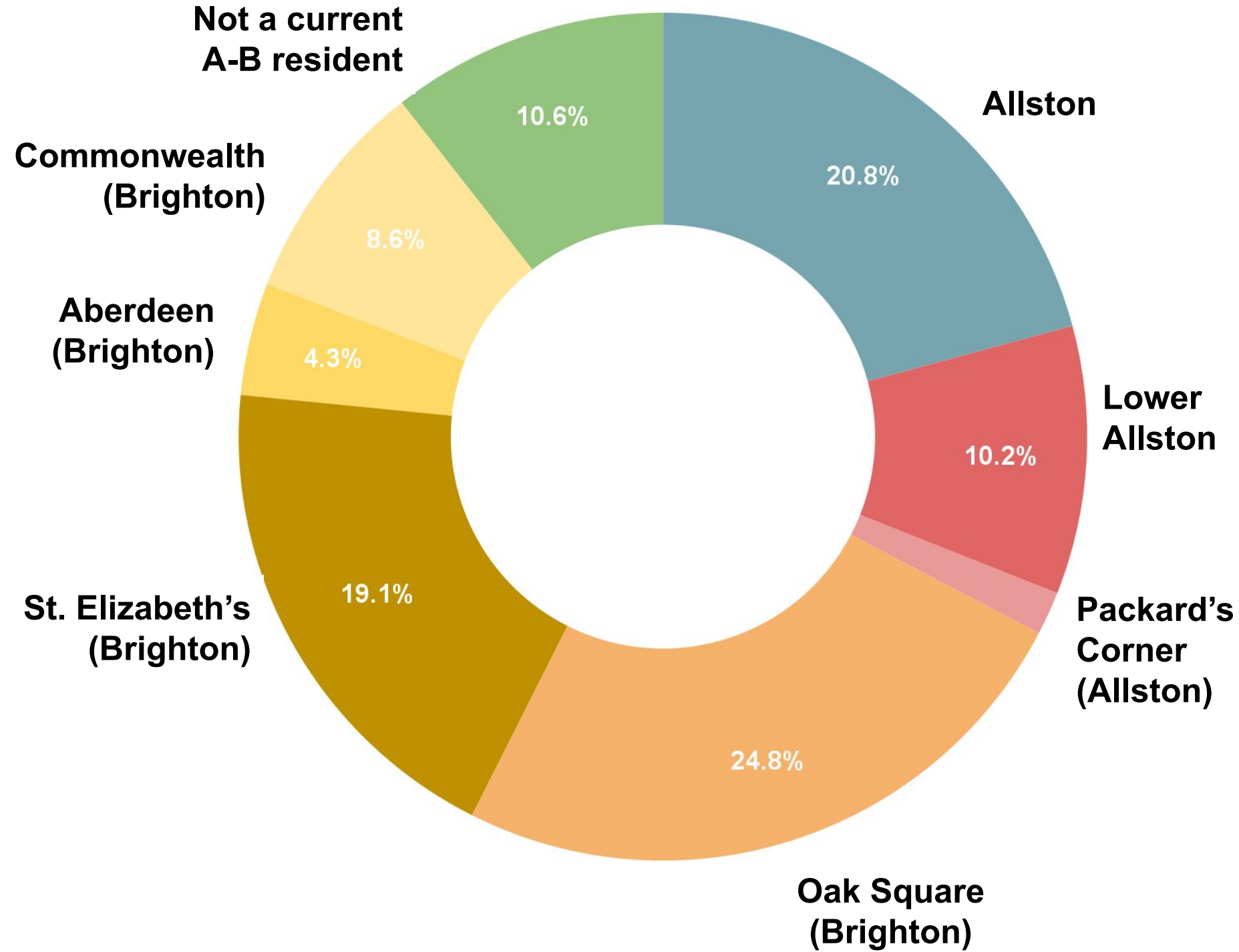


# Survey Results

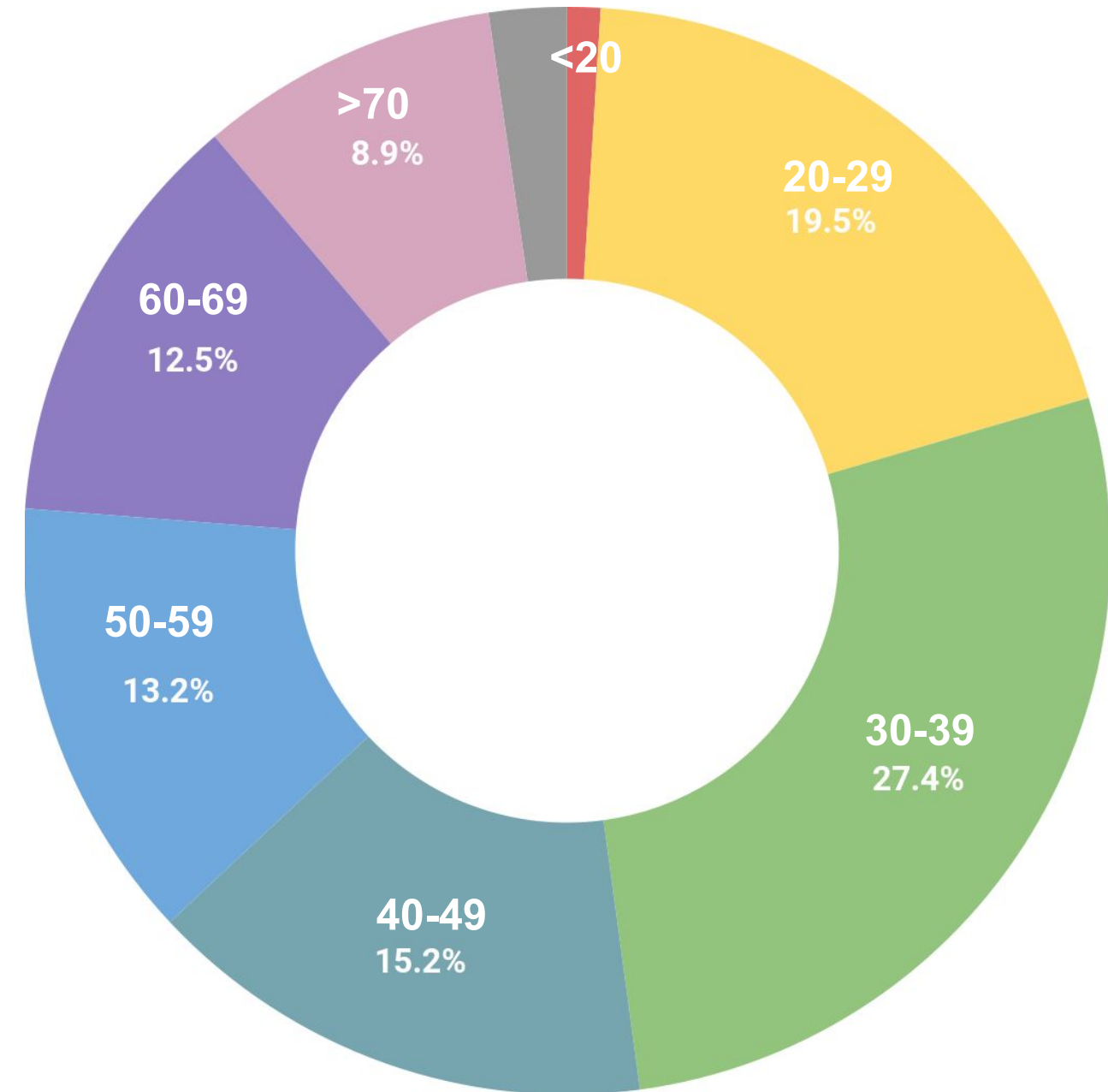
307 responses

as of February 15, 2023

### What area do you live in?



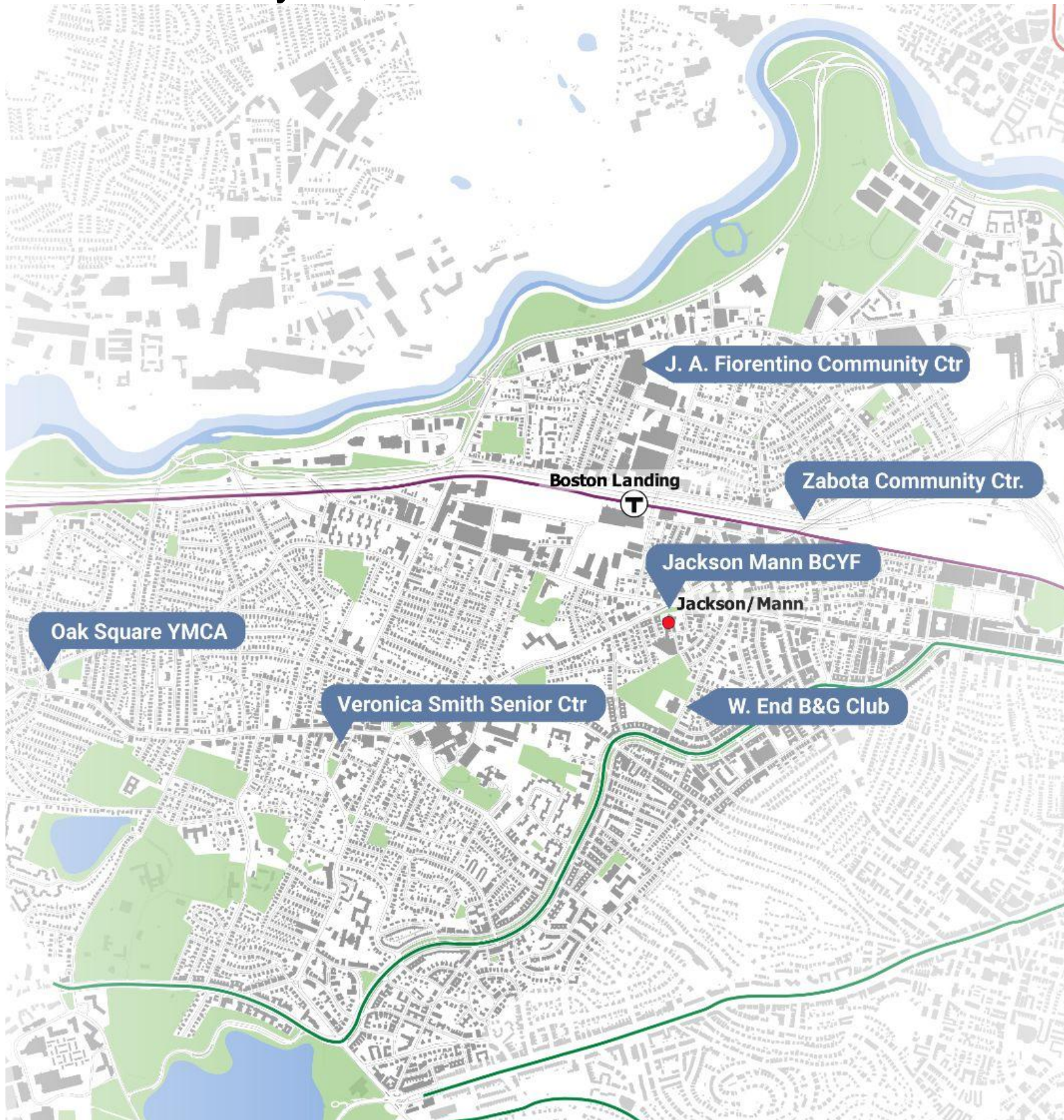
### What is your age range?



# Which Community Resources Do You Often Use?

307 responses

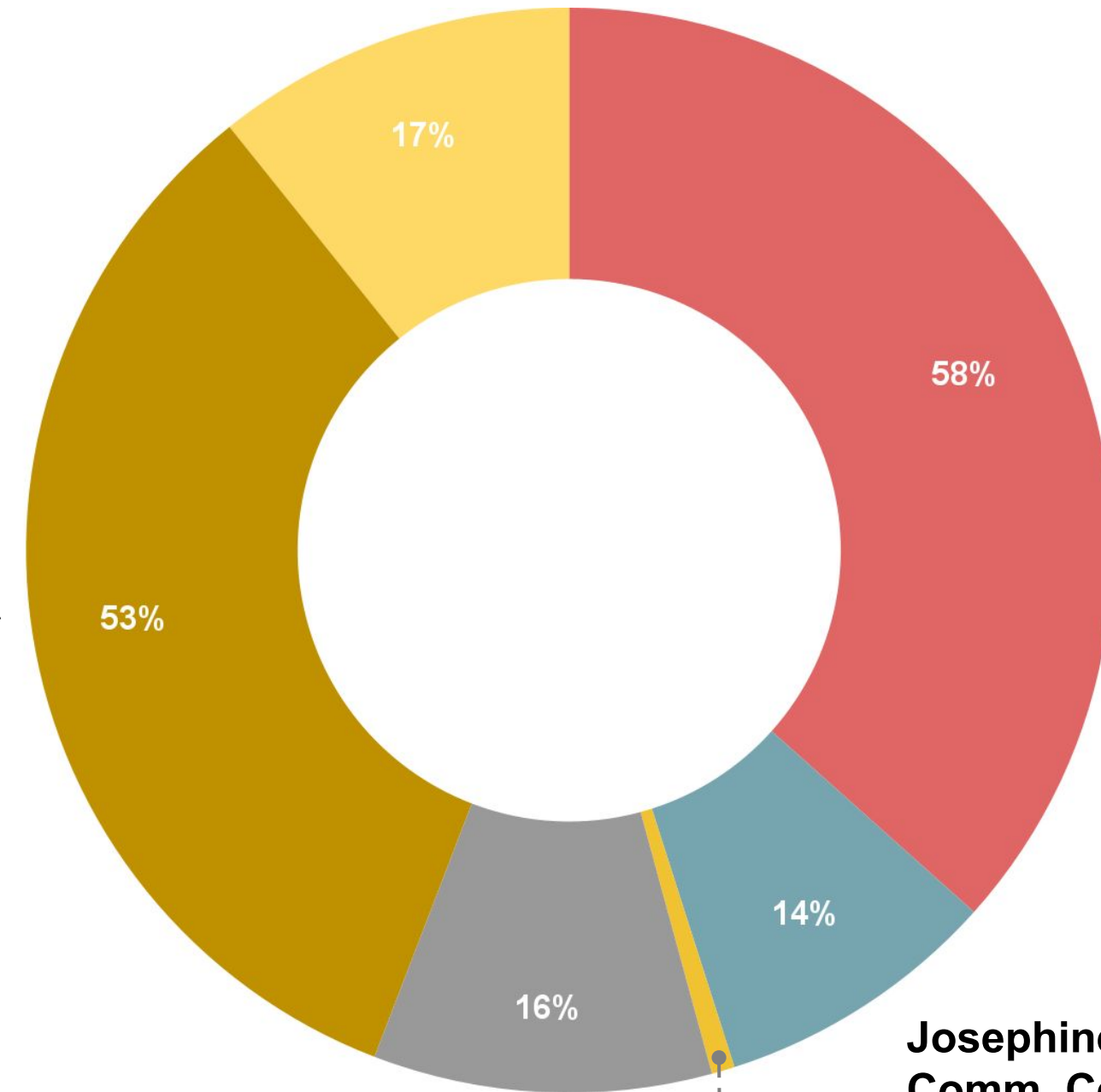
as of February 15, 2023



West End House  
Boys & Girls Club

Oak Square  
YMCA

Veronica B. Smith Senior Center



*Note!*  
This is a multiple  
choice question;  
percentages do  
not total 100%

Jackson Mann  
BCYF

Josephine A Fiorentino  
Comm. Center

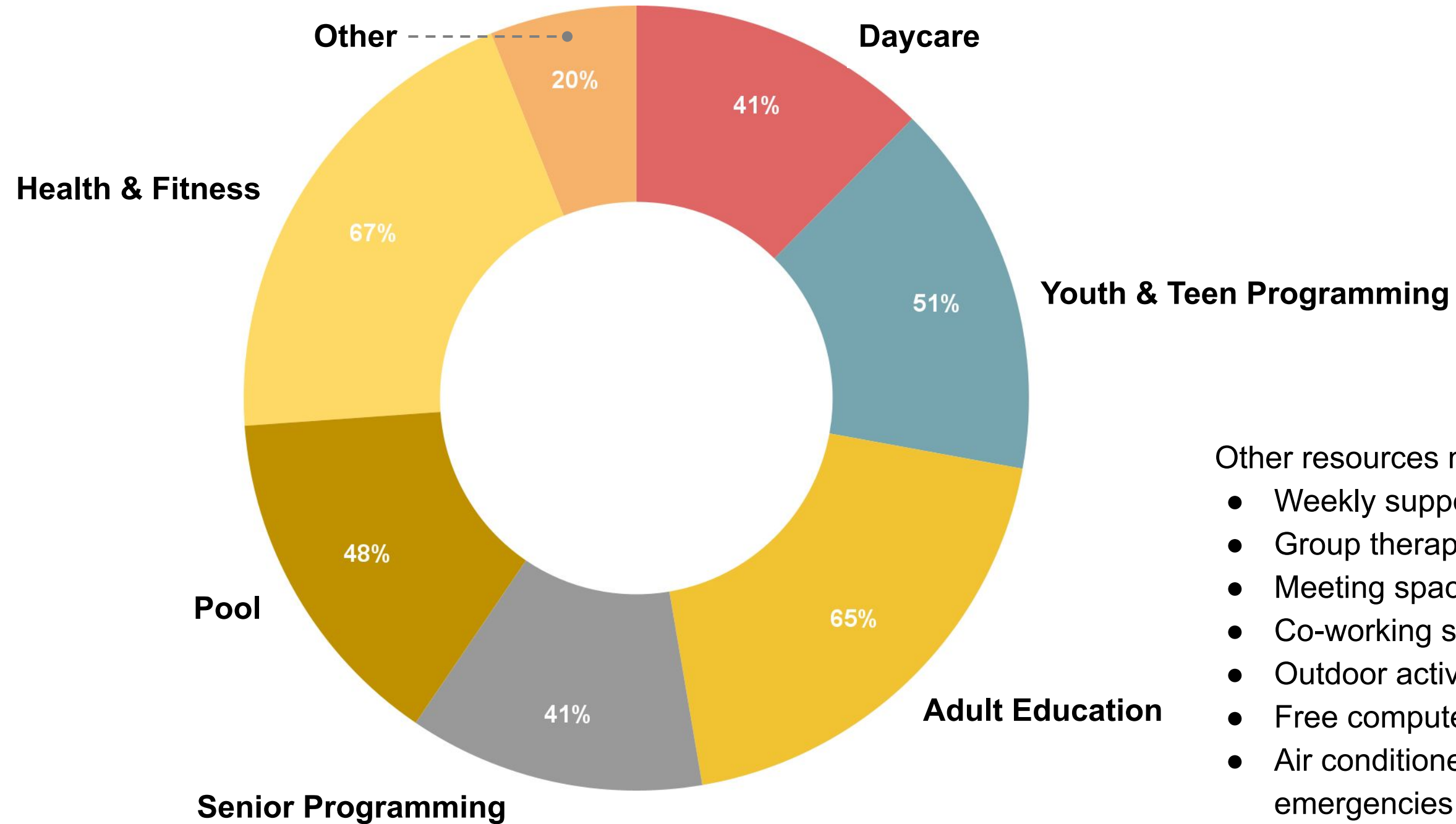
Zabota Community Center

# Improving Resources

307 responses

as of February 15, 2023

Which resources need expansion or improvement in a new BCYF Community Center



*Note!*  
This is a multiple choice question; percentages do not total 100%

### Other resources mentioned

- Weekly supper or game night
- Group therapy space
- Meeting spaces that can be rented
- Co-working space
- Outdoor activities
- Free computer lab
- Air conditioned space for heat emergencies

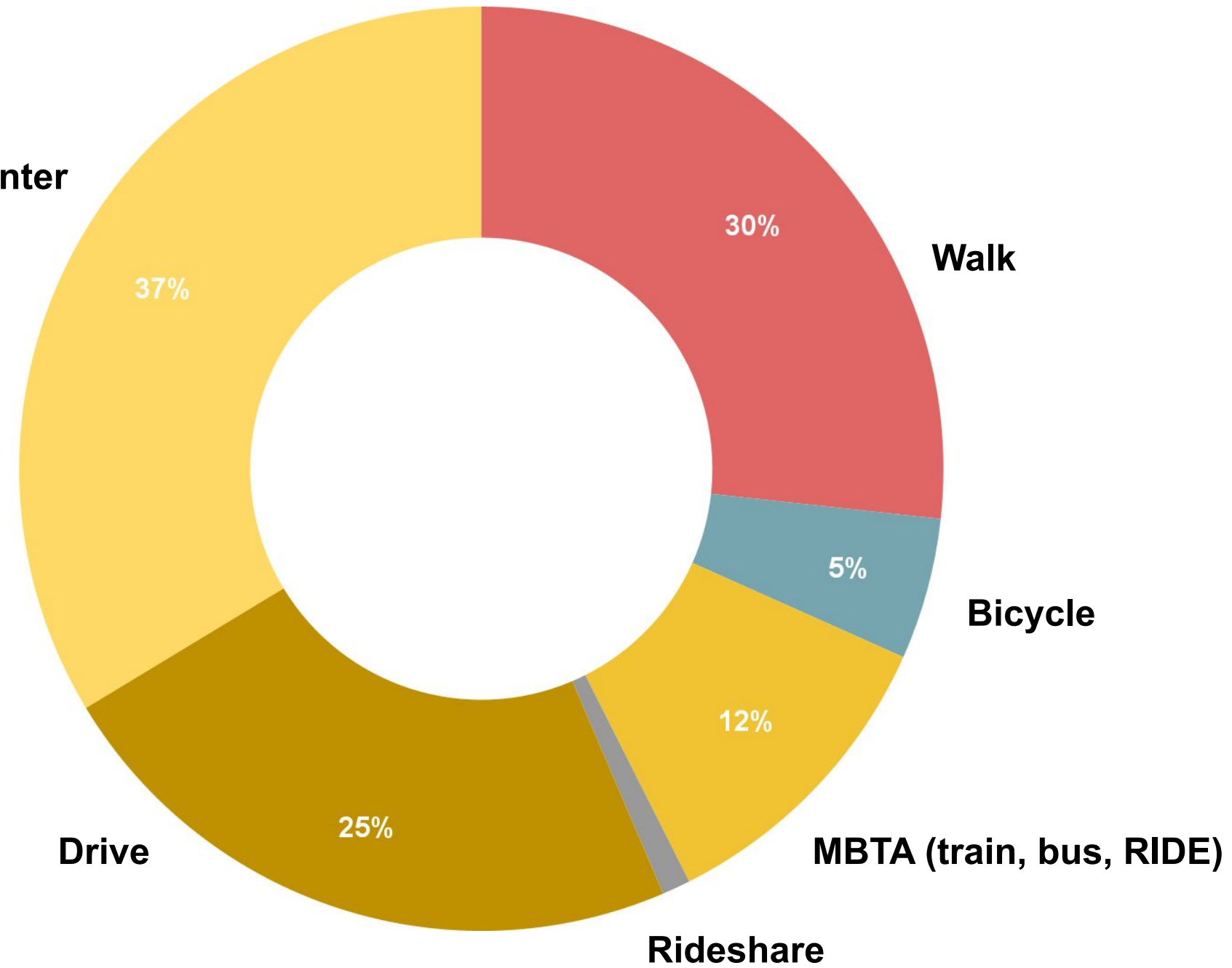
# Getting There

as of February 15, 2023

307 responses

How do you access Jackson Mann Community Center?

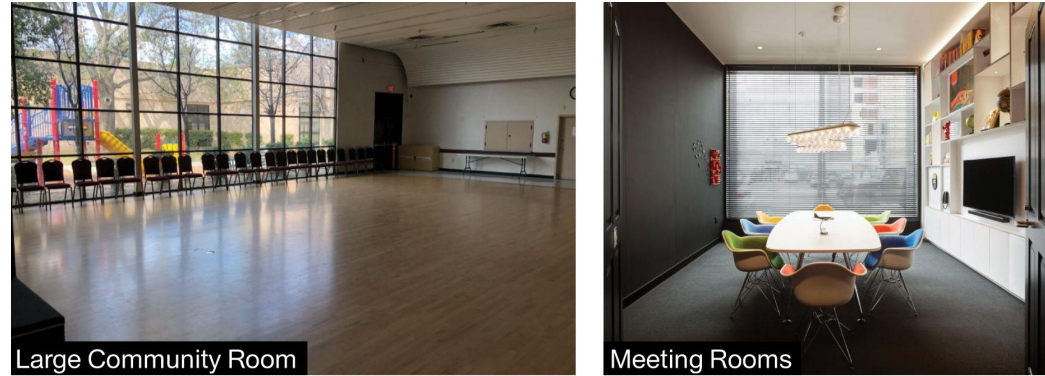
Don't use the Jackson-Mann Center





# Survey Results: Ongoing

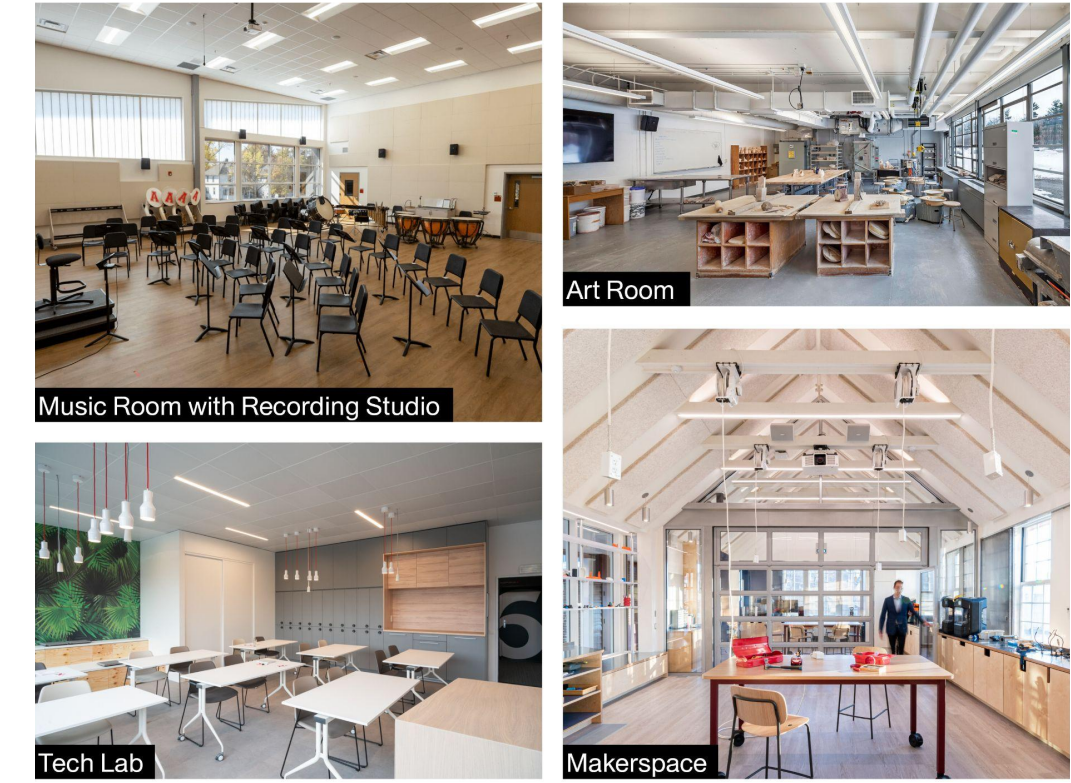
## Gathering Spaces



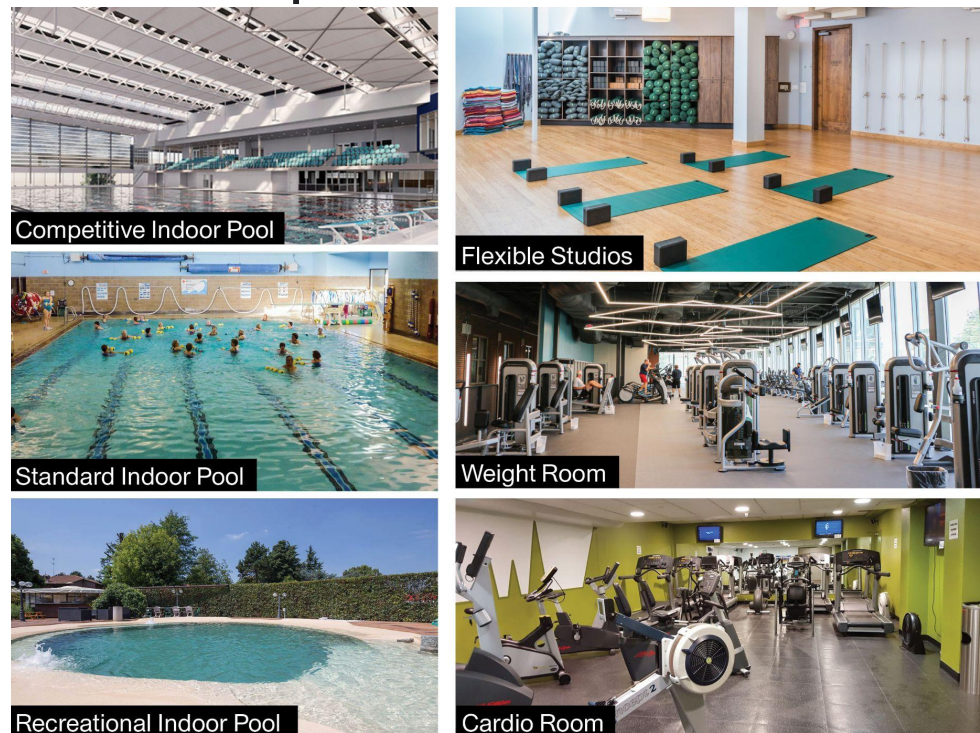
## Community and Education Spaces



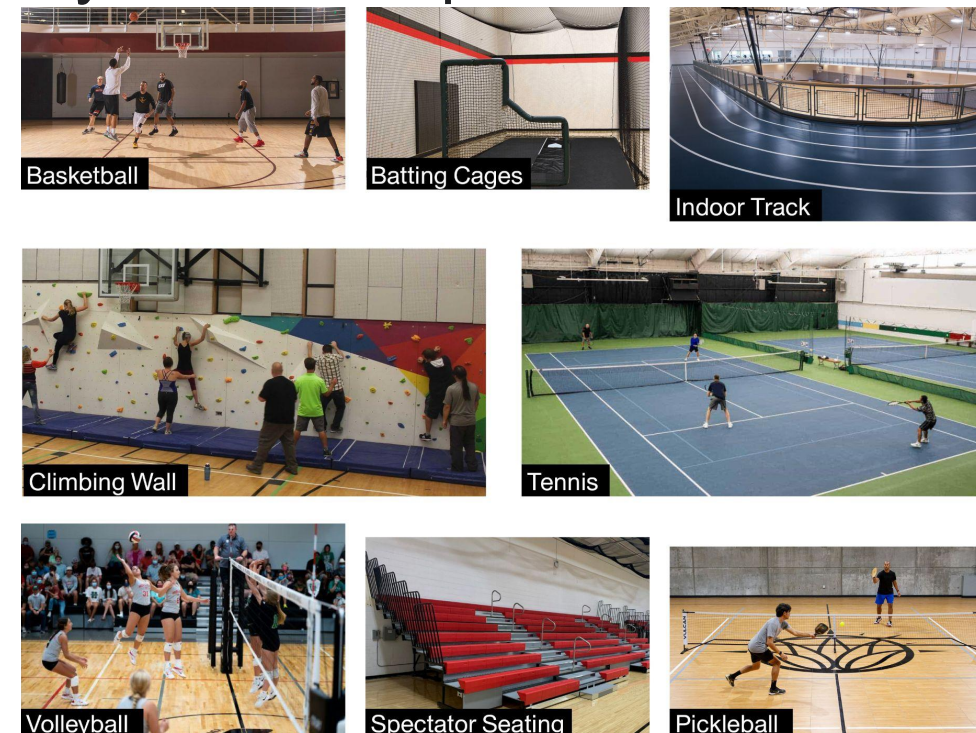
## Art & Technology Spaces



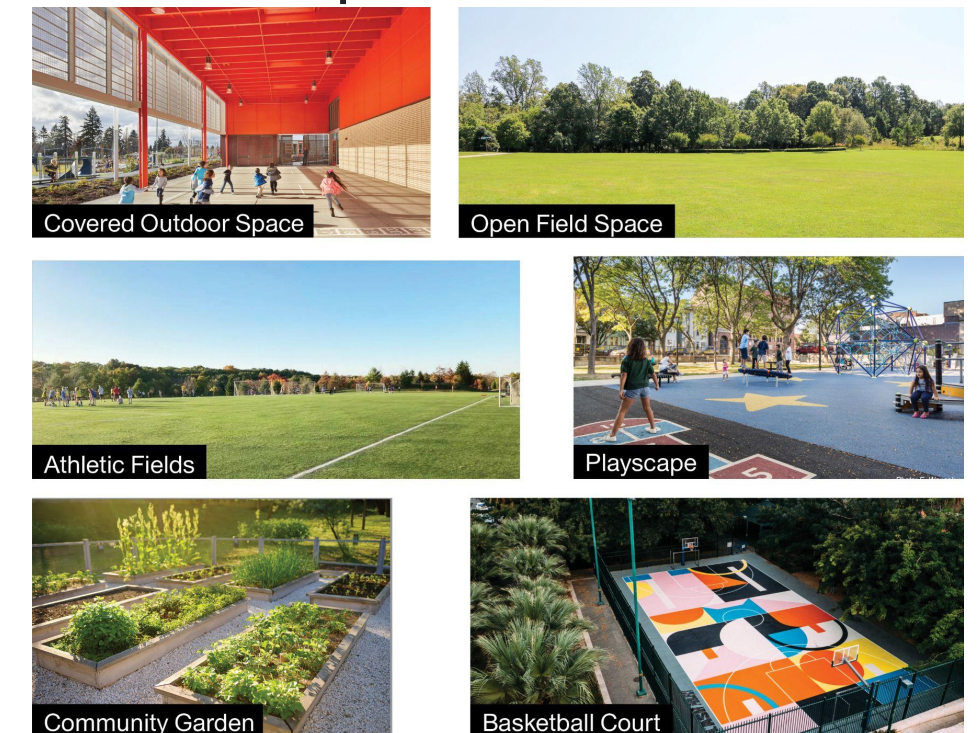
## Fitness Spaces



## Gymnasium Spaces

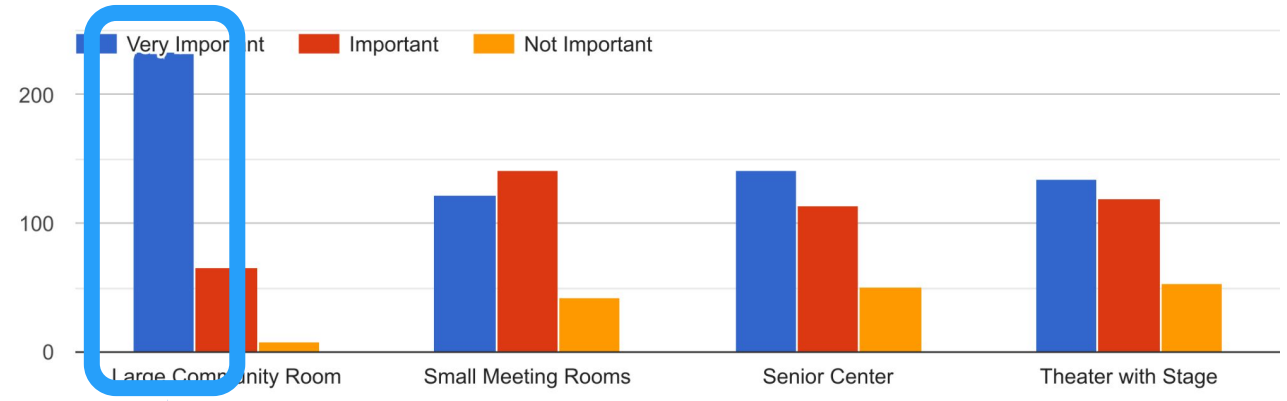
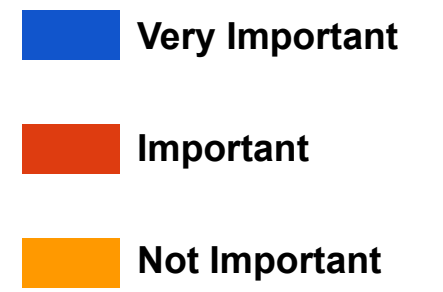


## Outdoor Spaces

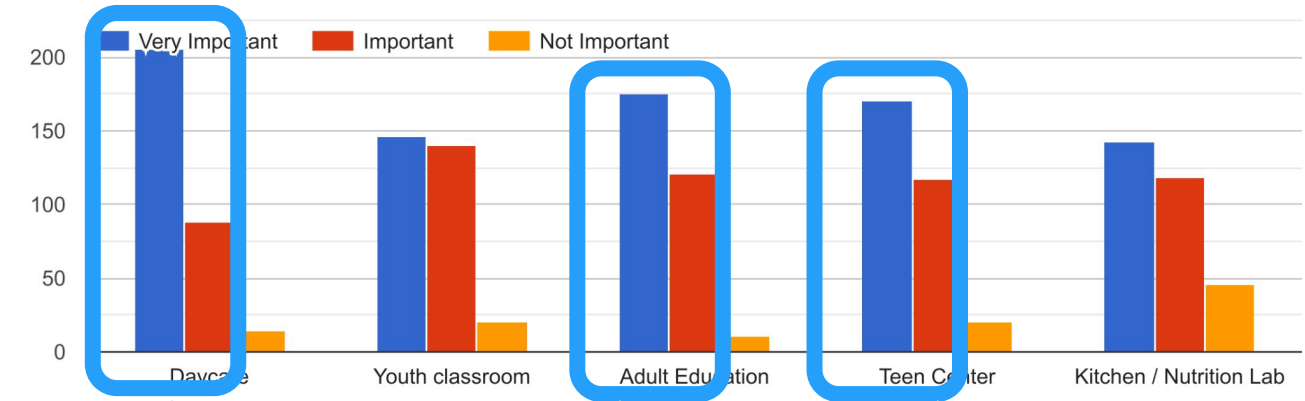


# Survey Results: Ongoing

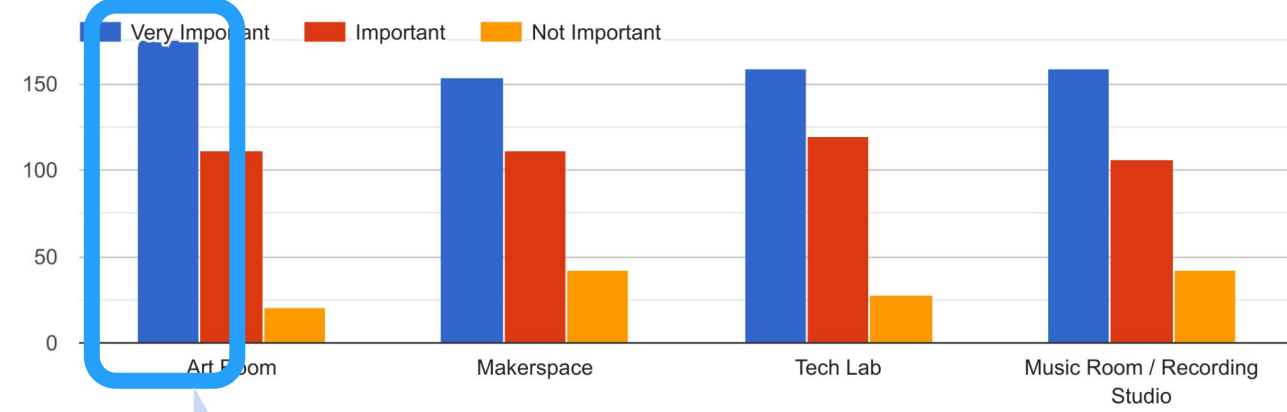
307 responses



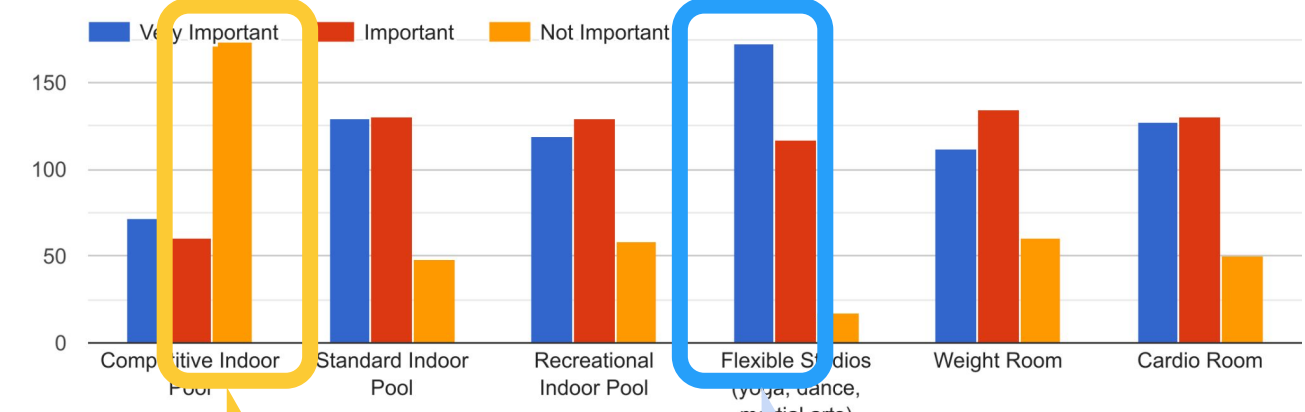
Large Community Room



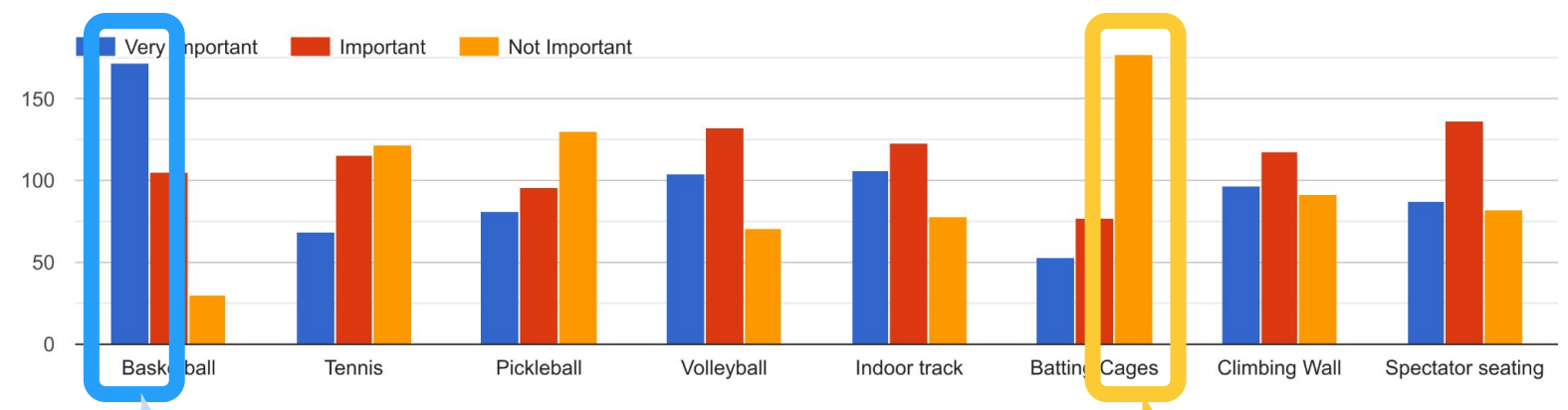
Daycare Adult Ed. Teen Center



Art Room

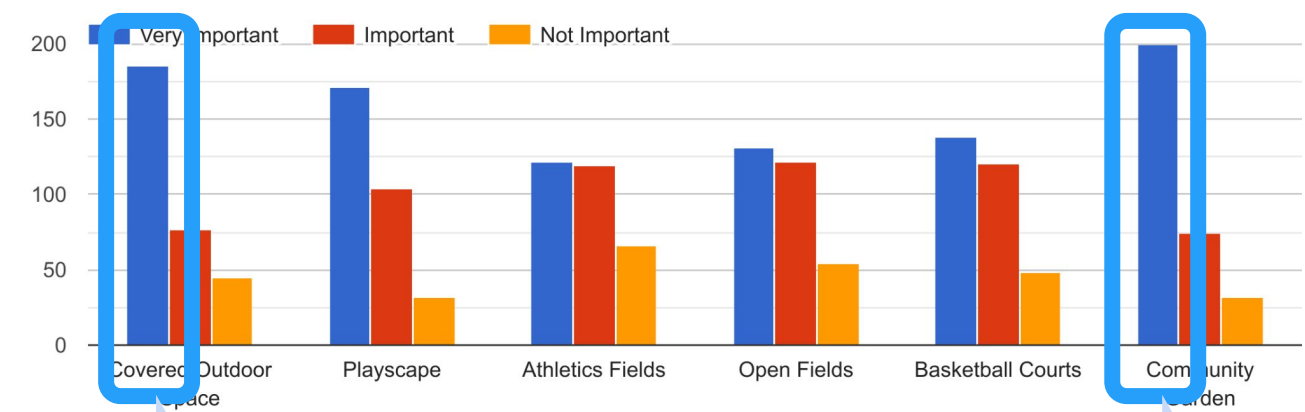


Competitive Pool Flexible Fitness Studios



Basketball

Batting Cages

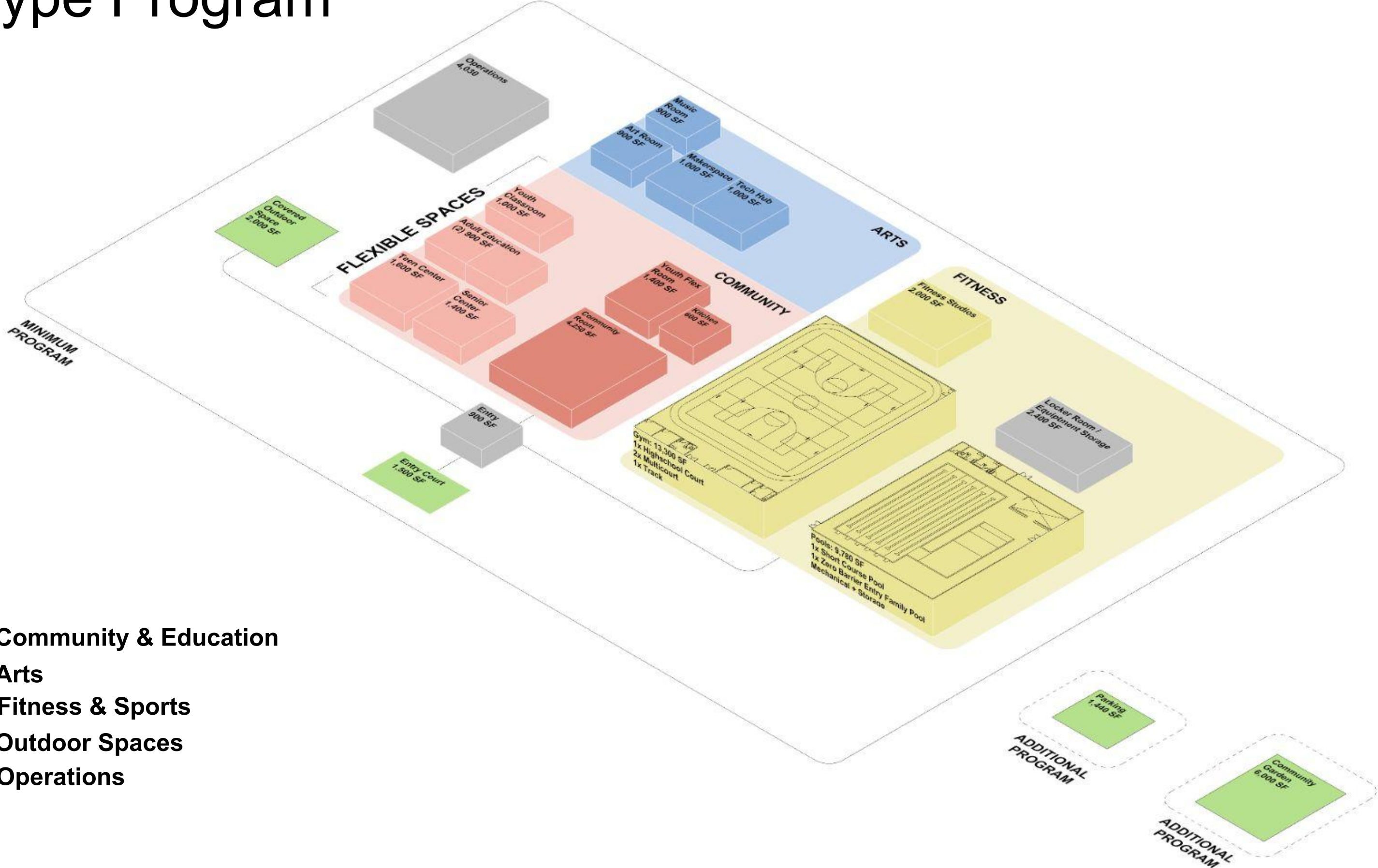


Covered Outdoor Space

Community Garden

# Developing a Program for Allston-Brighton

# A Prototype Program



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

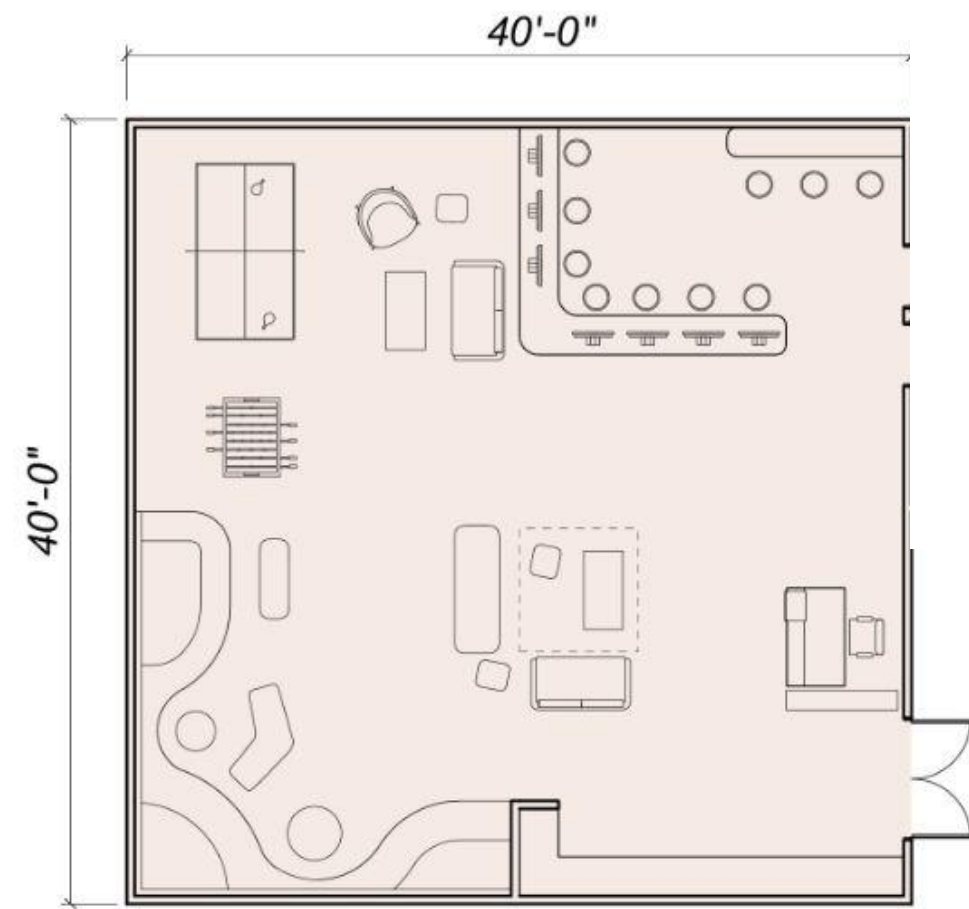
# A Prototype Program

	Min. SF	Occupancy Max	Quantity	Total SF
<b>Entry Lobby</b>				
Vestibule	80	16	1	80
Reception Desk	100	2	1	100
Lobby	600	120	1	600
Storage	80	1	1	80
Vending	40	-	1	40
Entry Lobby   NSF				900
<b>Operations</b>				
Office	340	7	2	680
Janitor	120	1	1	120
Trash/Recycling room	100	1	1	100
Outdoor maintenance storage	100	1	1	100
Storage	250	1	1	250
Mechanical / Tel-Data	1,500	1	1	1,500
Restroom/Storage	600	-	2	1,200
Laundry Room	80	2	1	80
Operations   NSF				4,030
<b>Community and Education</b>				
Teen center	1,600	80	1	1,600
Youth classroom	1,000	50	1	1,000
Youth flex room	1,400	34	1	1,400
Adult education	900	25	2	1,800
Senior center	1,400	56	1	1,400
Community room	4,250	225	1	4,250
Community Kitchen	600	20	1	600
Community and Education   NSF				12,050
<b>Arts</b>				
Tech Lab	1,000	30	1	1,000
Makerspace	1,000	30	1	1,000
Art room	900	45	1	900
Music room + Recording studios	750	20	1	750

	Min. SF	Occupancy Max	Quantity	Total SF
Arts   NSF				3,650
<b>Indoor sports and fitness</b>				
Gym				-
Single court	7,280			
Double court	13,780			
Double + Multi court	16,510			-
Gym - Double court	13,300		1	13,300
Fitness Studios	2,000		1	2,000
Locker/showers	1,200		2	2,400
Indoor Sports and fitness   NSF				17,700
<b>Pool</b>				
Pool				
Short course	7,000	300	1	7,000
Family pool	1,780	300	1	1,780
Long course	10,824			
Mechanical/storage	1,000		1	1,000
Pool   NSF				9,780
<b>Subtotal Program Areas</b>				
Efficiency factor				70%
<b>TOTAL BUILDING GSF</b>				<b>68,729</b>
<b>Outdoor space</b>				
Entry Court / Gathering Space	1,500		1	1,500
Play space (optional, where site allows)	2,000		1	2,000
<b>Rooftop open space</b>				
Community garden plots	6,000			6,000
Hydroponics (40' x 8' shipping container)	320		1	320
Garden classroom			1	-
Parking	288		5	1,440
Outdoor Space NSF				11,260

Building program is 68,729 gross square feet

# Teen Center



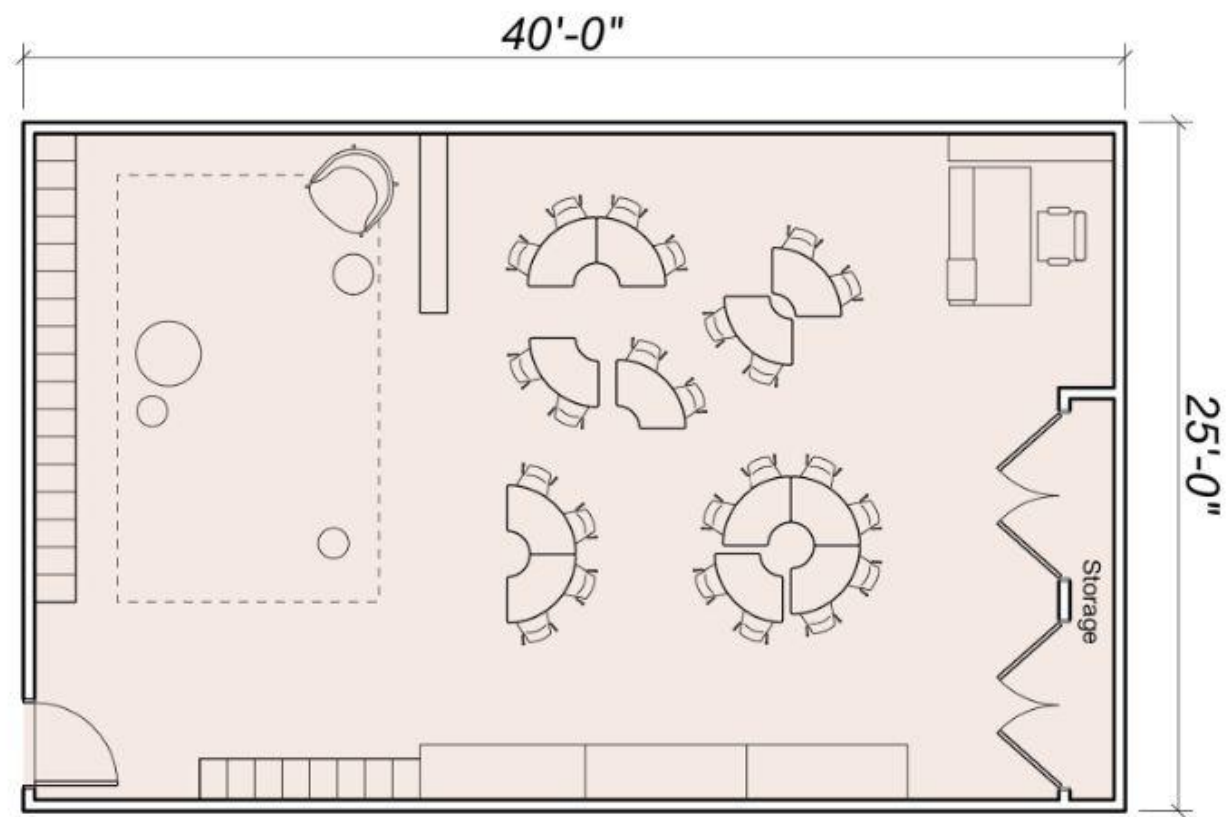
## Teen Center

<b>Area (Net SF)</b>	1,800 SF
<b>Occupants</b>	80 max
<b>Description</b>	Flexible space for teens with a variety of areas for socializing, studying, lounging, and after-school activities. Attached sound booth and mixing rooms for music or podcasts. Space should feel independent and unique for its teen users.
<b>Adjacencies</b>	Ideal: Near the art room, Tech Lab, Makerspace, and gym. Can be independent from other programs. Incompatible: Youth class room, Youth Flex Room, Senior Center
<b>Fixtures</b>	Fixed: storage (millwork and closets) Flexible: seating, gaming equipment, tables



A teen space with a variety of areas for socializing and working.

# Youth Classroom



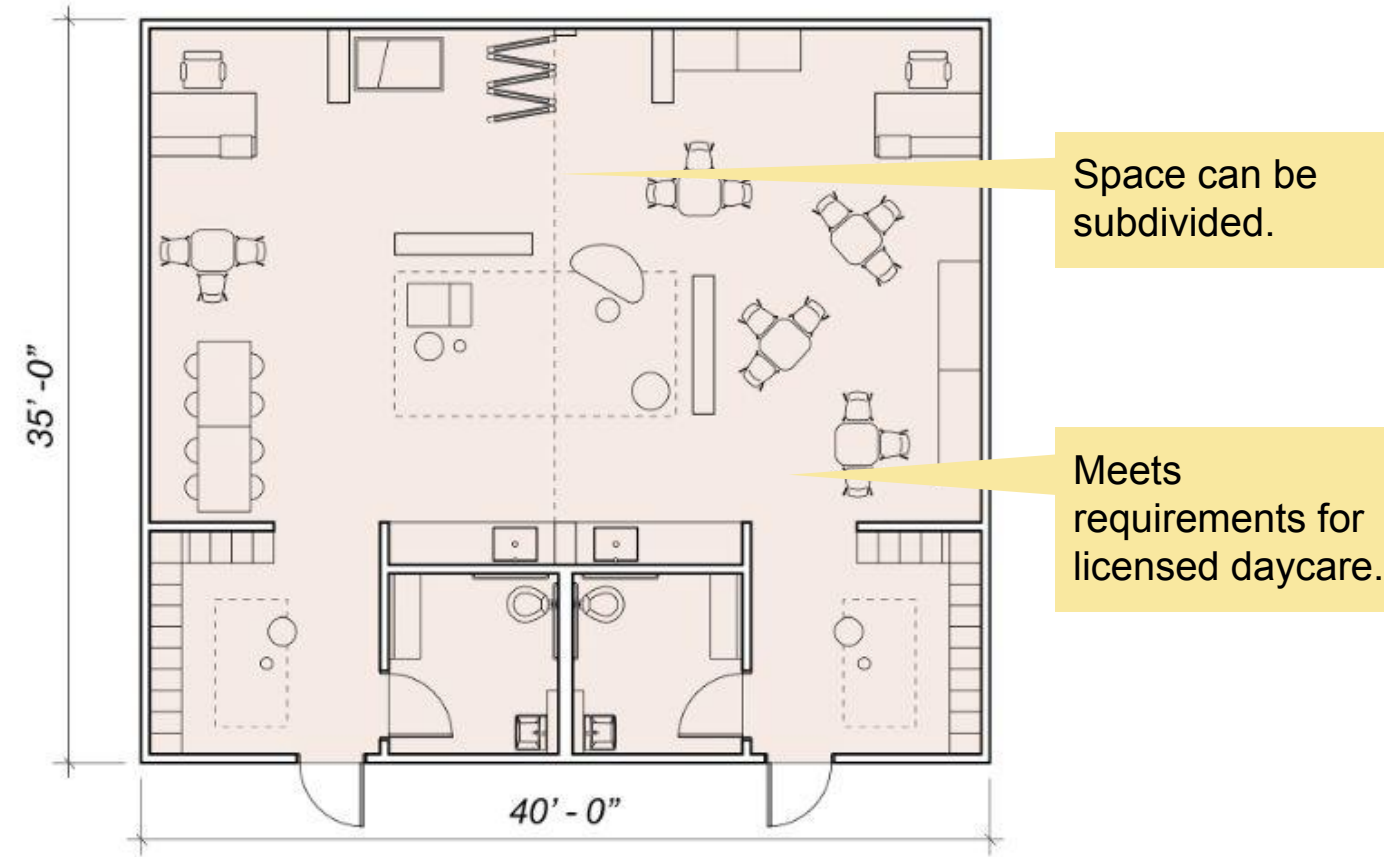
## Youth Classroom

<b>Area (Net SF)</b>	1,000 SF
<b>Occupants</b>	50 MAX
<b>Description</b>	Youth classroom space for educational and recreational after-school and summer camp activities.
<b>Adjacencies</b>	Ideal: Art room and gym. Incompatible: Teen center and Senior Center
<b>Fixtures</b>	Fixed: storage (millwork, and/or closets) Flexible: tables and chairs, instructor's desk



A youth classroom with flexible seating that can be reconfigured depending on use.

# Youth Flex Room / Daycare



## Youth Flex Space

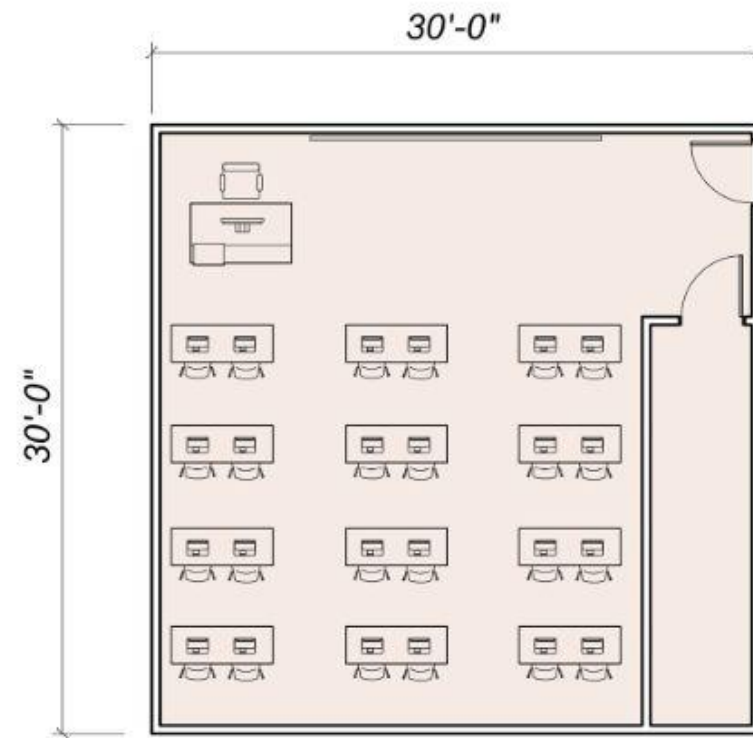
<b>Area (Net SF)</b>	1,400 SF
<b>Occupants</b>	Up to 32 students + educators
<b>Description</b>	Flexible youth space with potential for daycare accreditation, to be used with adult supervision. Has storage for strollers, flexible play area, and children's restrooms. Current layout accomodates 32 preschoolers and 4 educators. Program requires 2400sf of outdoor space sized as 75sf per child.
<b>Adjacencies</b>	Ideal: Outdoor playspaces and entry lobby. Outdoor space must include direct sun and shade. Incompatible: Teen Center and Senior Center
<b>Fixtures</b>	Fixed: storage (millwork and/or closets) sink and counter; children's restroom with 2 toilets + 2 sinks within one floor level of daycare (can be adult sized). Flexible: tables and chairs, play equipment.



A flexible activity space that can be used as a children's room.



# Adult Education Classroom (2)



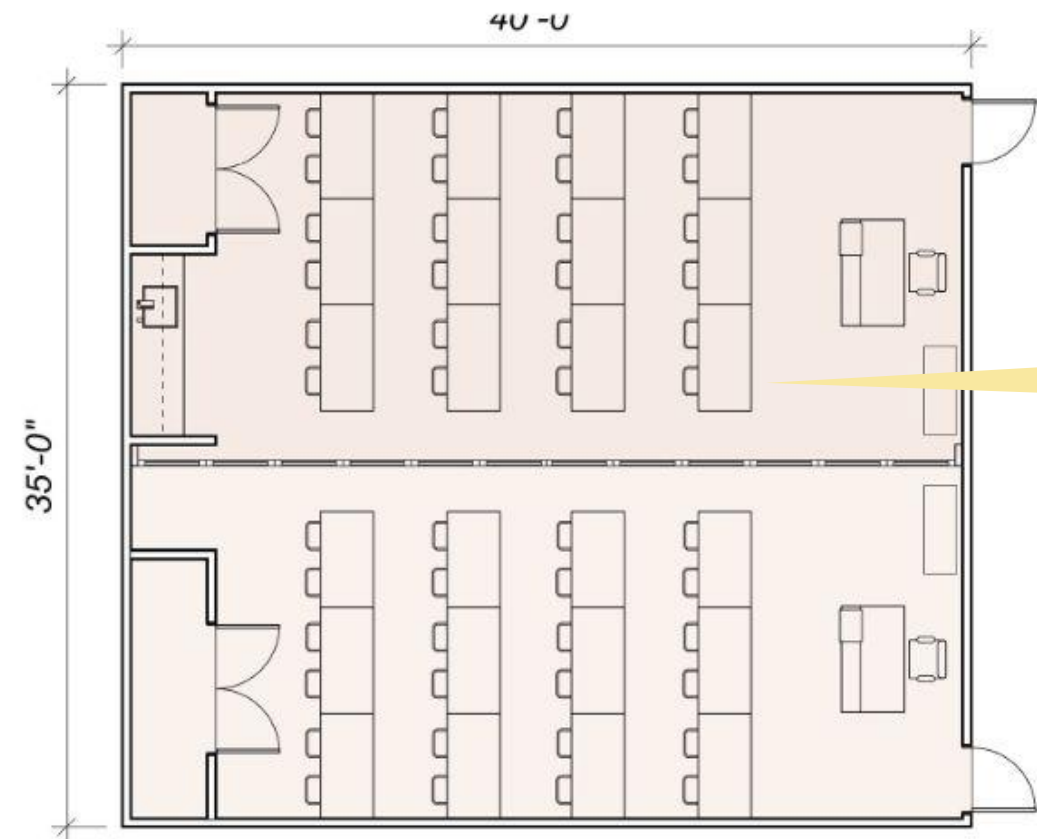
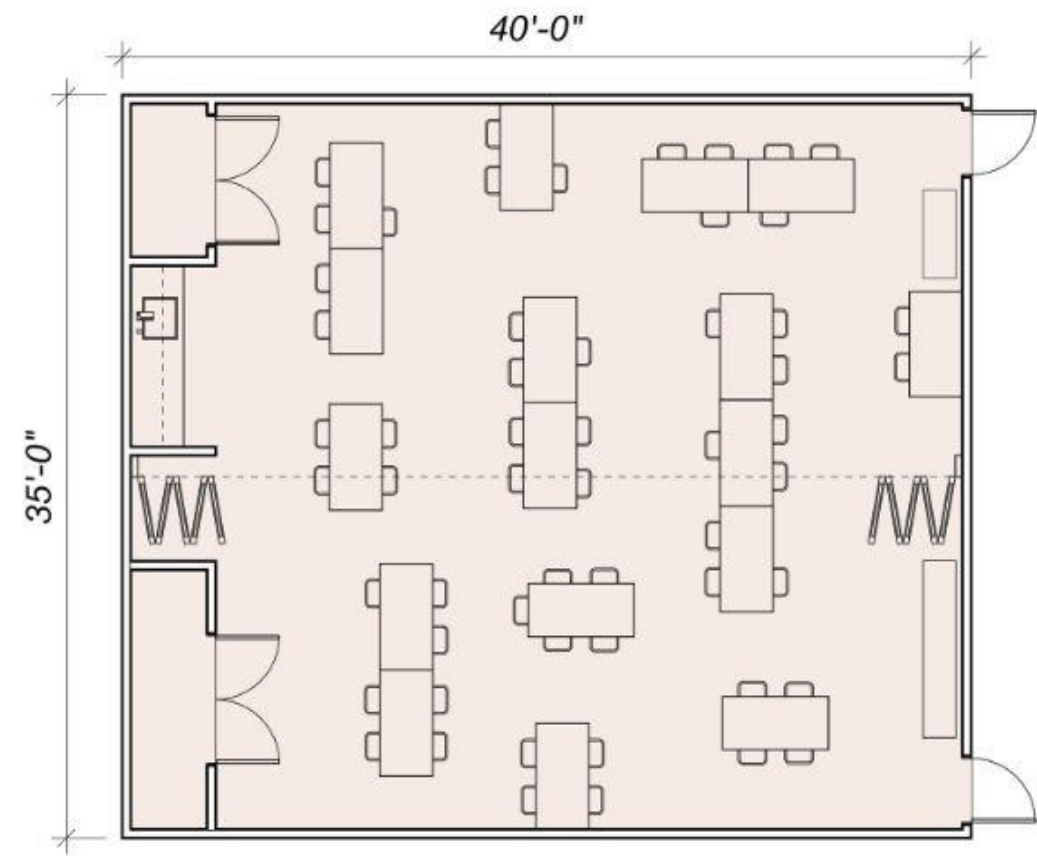
## Adult Education Classroom

<b>Area (Net SF)</b>	900 SF
<b>Occupants</b>	24 students + 1 instructor
<b>Description</b>	Flexible classroom used for adult education and night classes. Features light, mobile furniture for working at, space for teaching or presenting, and mobile laptop cart.
<b>Adjacencies</b>	Ideal: classrooms, community room, tech lab Incompatible: Gym and fitness rooms
<b>Fixtures</b>	Flexible: tables and chairs, laptop cart



Classroom with flexible furniture and mobile laptop cart

# Senior Center



Space can be subdivided into two adult education or other classrooms

## Senior Center

**Area (Net SF)** 1,400 SF

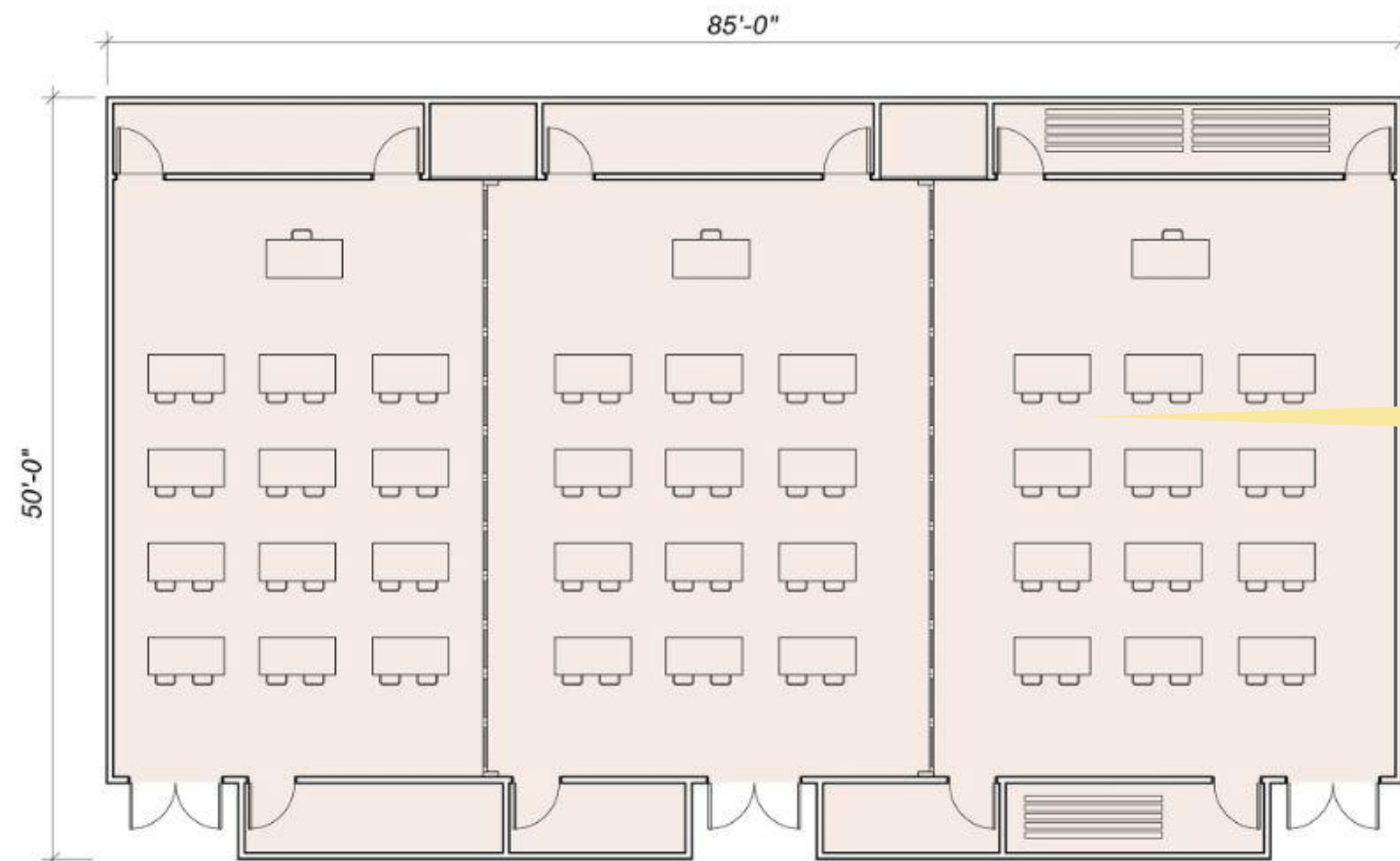
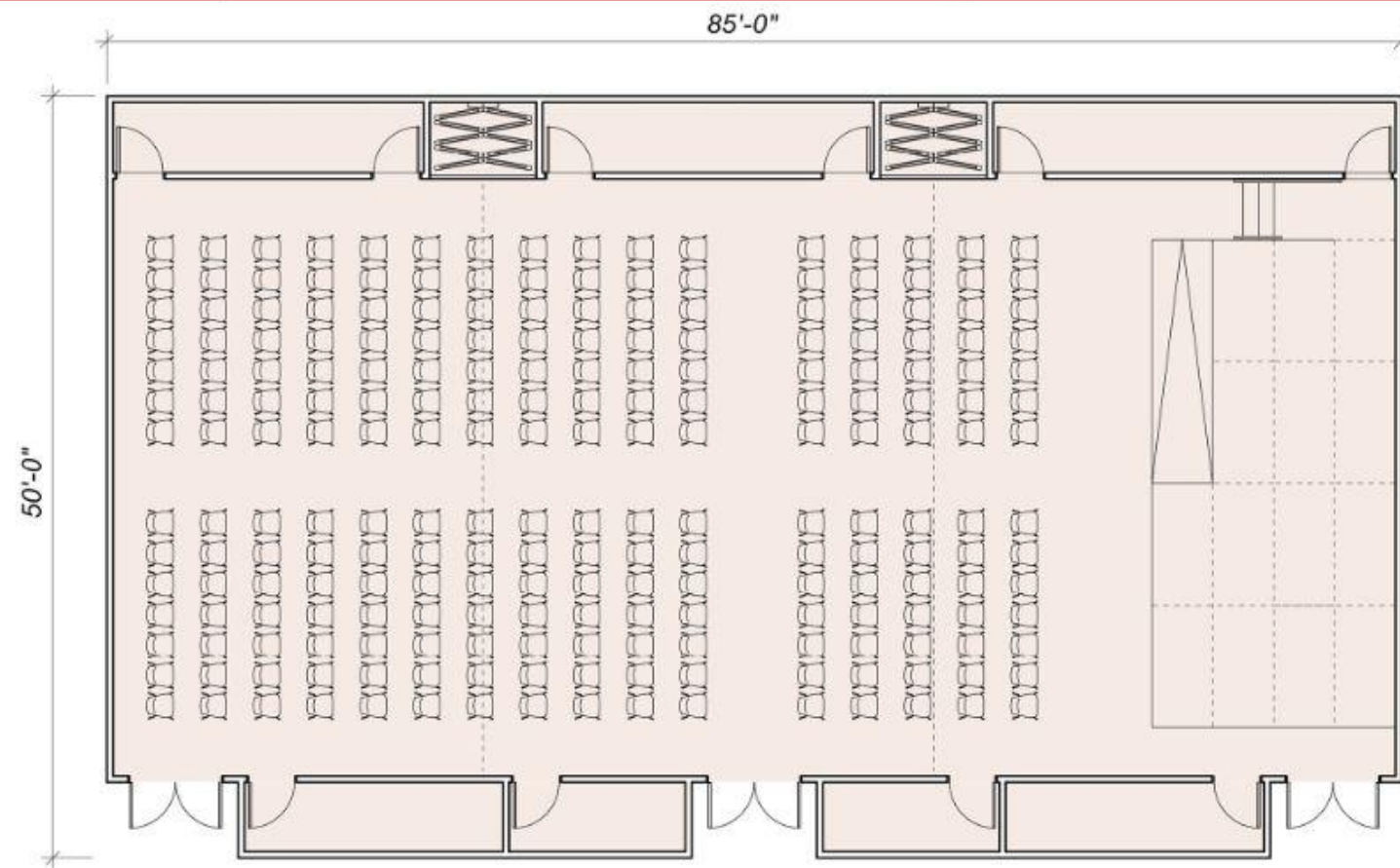
**Occupants** 56

**Description** Flexible space with partitions for senior programming, lounging and socializing. Depending on use and programming, schedule can overlap with other programs such as parts of the community room and adult education. Includes storage space for activity equipment, tables, and chairs.

**Adjacencies** Ideal: Community kitchen, front entrance and ADA restroom  
Incompatible: Gym, children's room, youth room, and teen center

**Fixtures** Fixed: storage (millwork and closets), sink  
Flexible: tables and chairs

# Community Room with Removable Stage

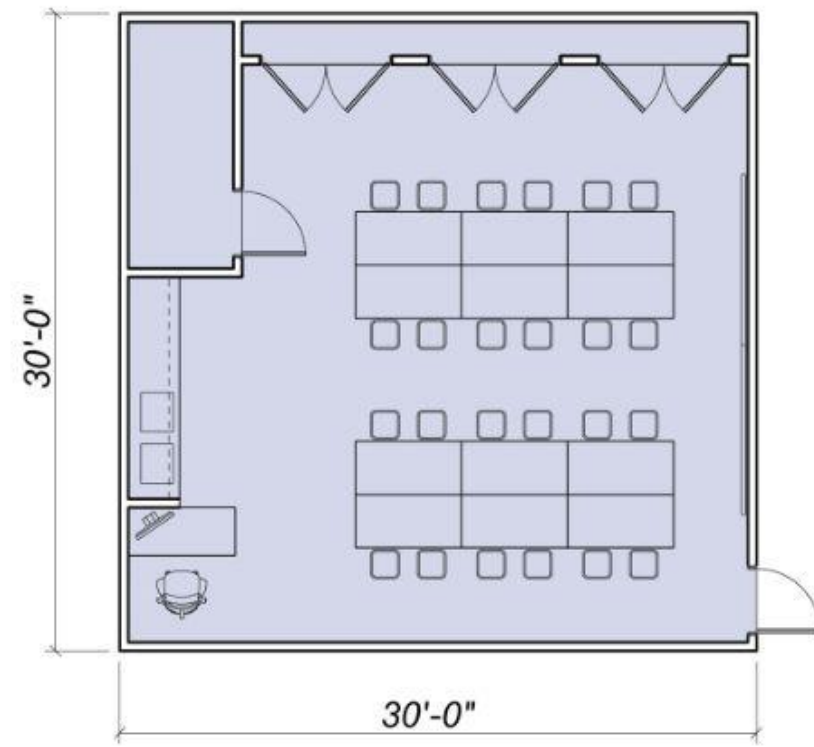


Space can be subdivided into three adult education or other classrooms or smaller meeting spaces

## Community Room with Stage

<b>Area (Net SF)</b>	4,250 SF
<b>Occupants</b>	225
<b>Description</b>	Flexible meeting space that can be rearranged and divided for group meetings and events, with an elevated stage and back stage area for performances. Can be combined with the kitchen space. Includes storage closet for tables and chairs, and an AV closet, as well as special lighting, acoustics, and audio/video equipment for performance
<b>Adjacencies</b>	Ideal: Kitchen, direct access to entry lobby Incompatible: Gym, fitness studio, pool, makerspace, and other noise-generating programs
<b>Fixtures</b>	Fixed: storage (closets), folding acoustic partition Flexible: tables and chairs,

# Art Room



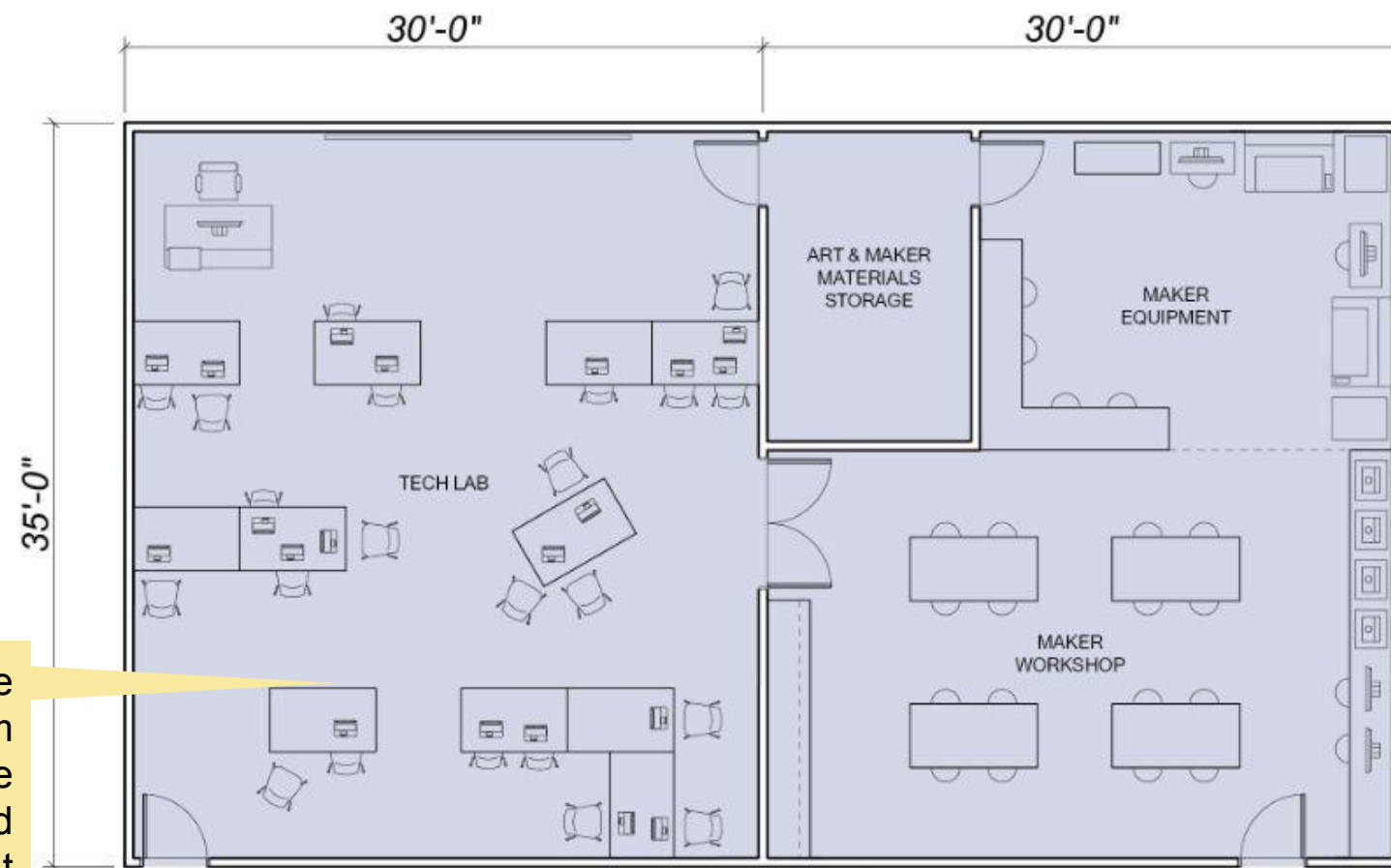
## Art Room

<b>Area (Net SF)</b>	900 SF
<b>Occupants</b>	25
<b>Description</b>	Flexible art room for crafts, drawing, painting, etc. Potentially has additional spaces for fixed art equipment such as pottery or woodworking equipment.
<b>Adjacencies</b>	Ideal: direct connection to entry lobby for all day access, proximity to community room, youth room, teen center, senior center Incompatible: -
<b>Fixtures</b>	Fixed: storage (millwork and closets), sinks Flexible: tables and chairs



An art room with several different storage areas and flexible work surfaces.

# Tech Lab & Makerspace



Flexible classroom can be reconfigured as adult education

## Tech Lab and Makerspace

<b>Area (Net SF)</b>	2,100 SF
<b>Occupants</b>	Tech Lab: 30 Makerspace: 30
<b>Description</b>	Dedicated Tech Lab for individual use, educational programs, and testing. Connects to makerspace with focus on digital and physical fabrication.
<b>Adjacencies</b>	Ideal: Art room, Teen center Incompatible: Gym, children's room, pool
<b>Fixtures</b>	Fixed: storage (millwork and closet) Flexible: tables and chairs, laser cutters, 3D printers, sewing machines, peg boards and tools, computers, laptop cart



A computer lab with a lecture layout.

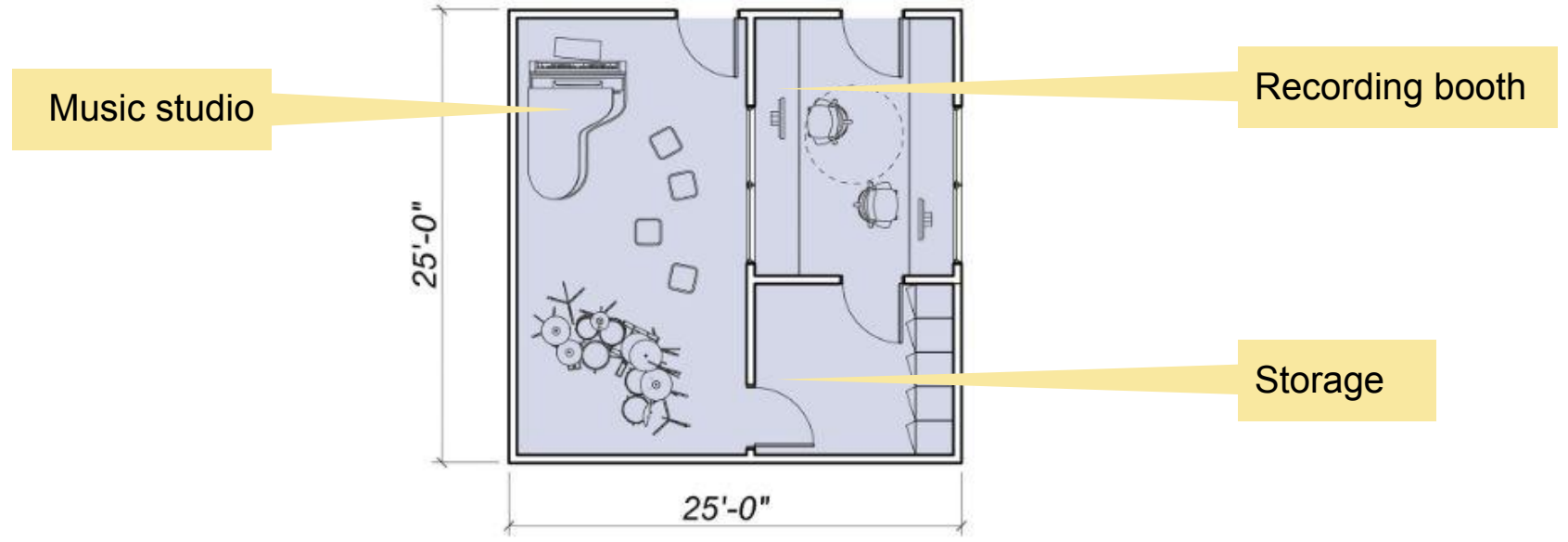


Belmont Hill School Bolles Makerspace

# Music Room / Recording Studio

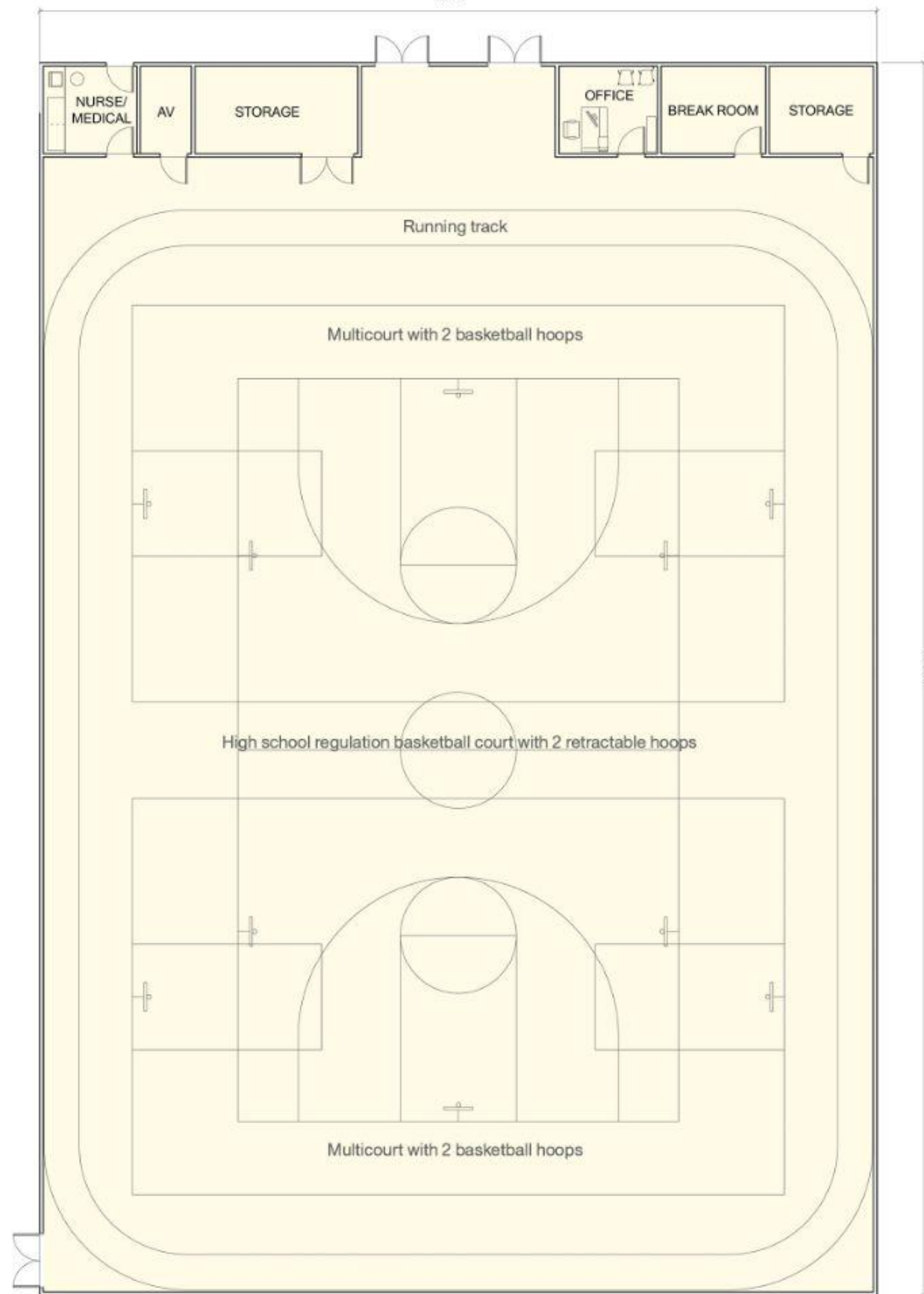
## Music Room / Recording Studio

<b>Area (Net SF)</b>	625 SF
<b>Occupants</b>	20
<b>Description</b>	Music studio with mixing room and a group recording studio
<b>Adjacencies</b>	Ideal: direct connection to youth room, teen center, senior center Incompatible: - senior center, flex youth space
<b>Fixtures</b>	Fixed: storage (millwork and closets), sound equipment, acoustic materials Flexible: instruments, tables and chairs



A music studio with a mixing room and recording studios.

# Gymnasium



## Gymnasium

**Area (Net SF)** 13,300 SF

**Occupants** 250

**Description** 1 high school regulation court that can be divided into 2 multi courts with basketball hoops and an area that can accommodate a batting cage.

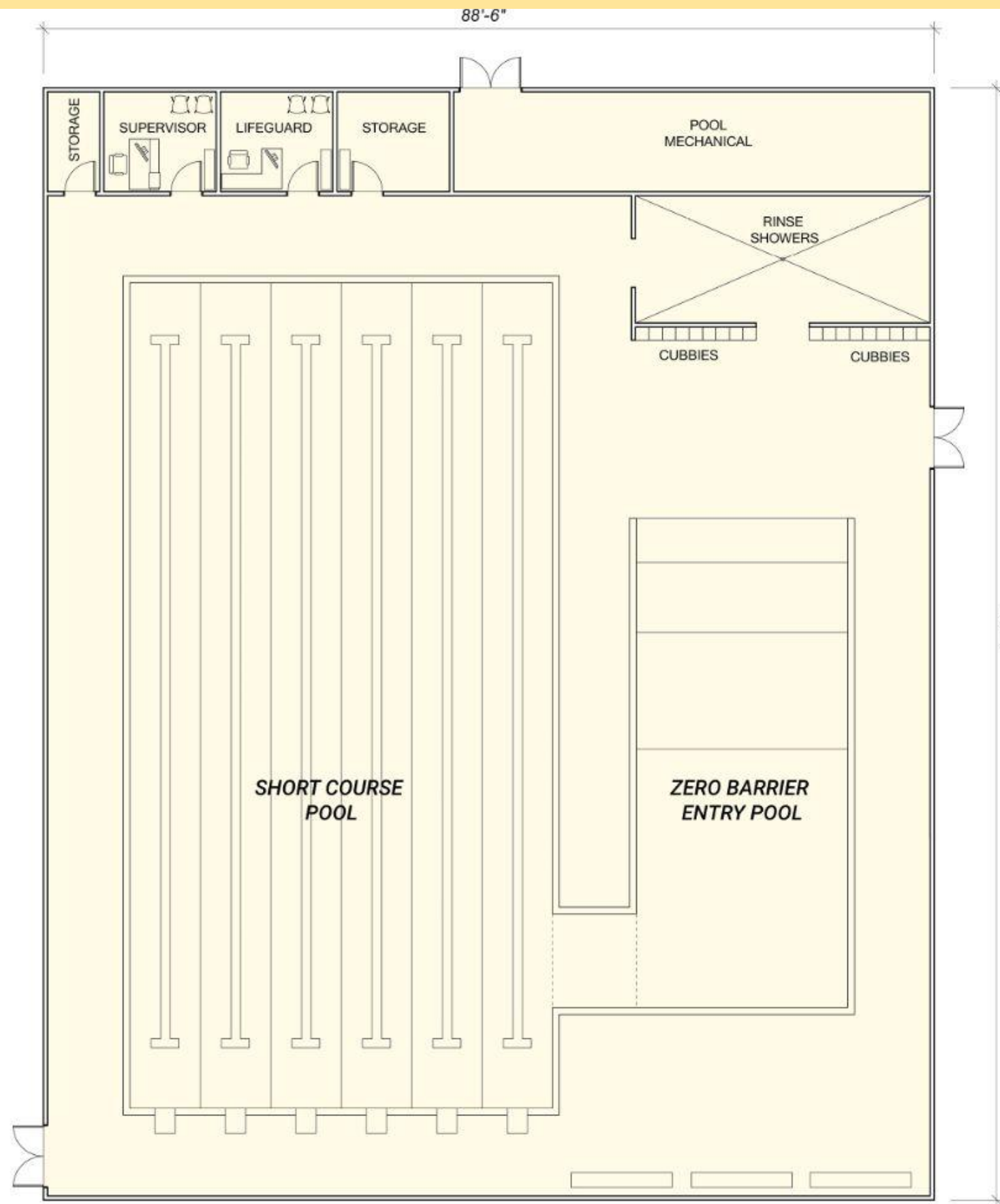
Heavily used by the community and, depending on the location, local schools. Ideally large enough to accommodate different sports that can be divided by partitions and run simultaneously including a batting cage, basketball courts, and flexible multi-courts. A running track is located at the perimeter of the court to avoid conflicting activities. Includes equipment storage closets, staff office, break room for private one-on-one meetings / cooling off space, nurse/medical office and AV equipment storage

**Adjacencies** Ideal: Locker rooms, fitness studios, entry lobby, outdoor space, and visual connection to other programs  
Incompatible: youth classroom, daycare, senior center, community room

**Fixtures** Fixed: 6 basketball hoops, room dividers, storage, closet; consider retractable bleachers depending on site selection.  
Flexible: batting cage, volleyball multicourt equipment

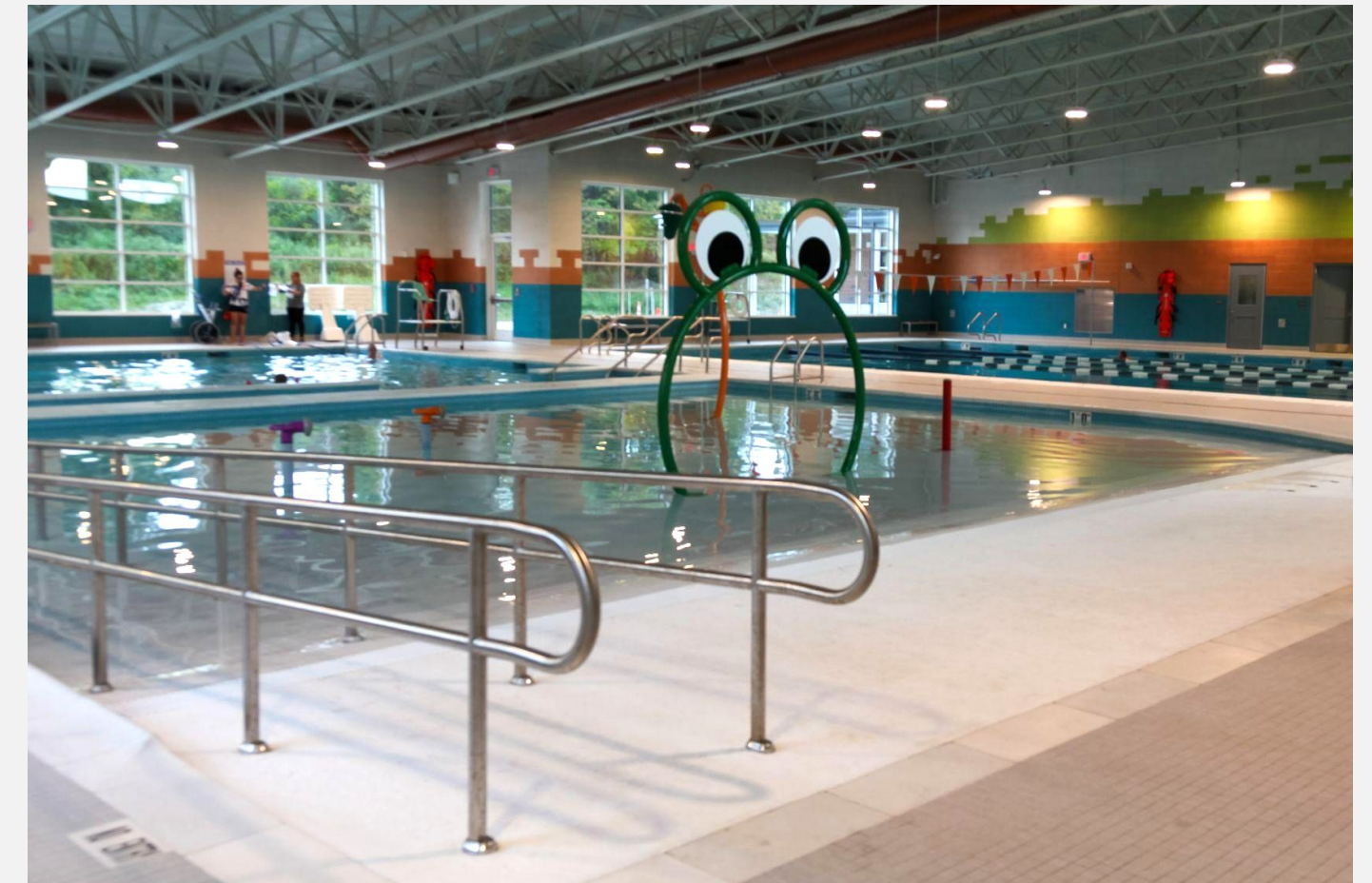


# Indoor Pool



## Indoor Pool Combo - Short Course pool and Family pool

<b>Area (Net SF)</b>	9,780 SF
<b>Occupants</b>	Pool - 80 MAX, Family Pool - 20MAX
<b>Description</b>	6 lane short-course competitive pool and a zero barrier entry family pool. Cubbies and open rinse showers on pool deck. Includes lifeguard and supervisor offices, storage, and pool mechanical space.
<b>Adjacencies</b>	Ideal: Lockers and restrooms Incompatible: Community Kitchen





# Outdoor Spaces



Covered Outdoor Space  
(Included in Prototype Program)



Community Garden  
(Optional Program,  
Depends on Location)



Vehicle Parking  
(Optional Program,  
Depends on Location)

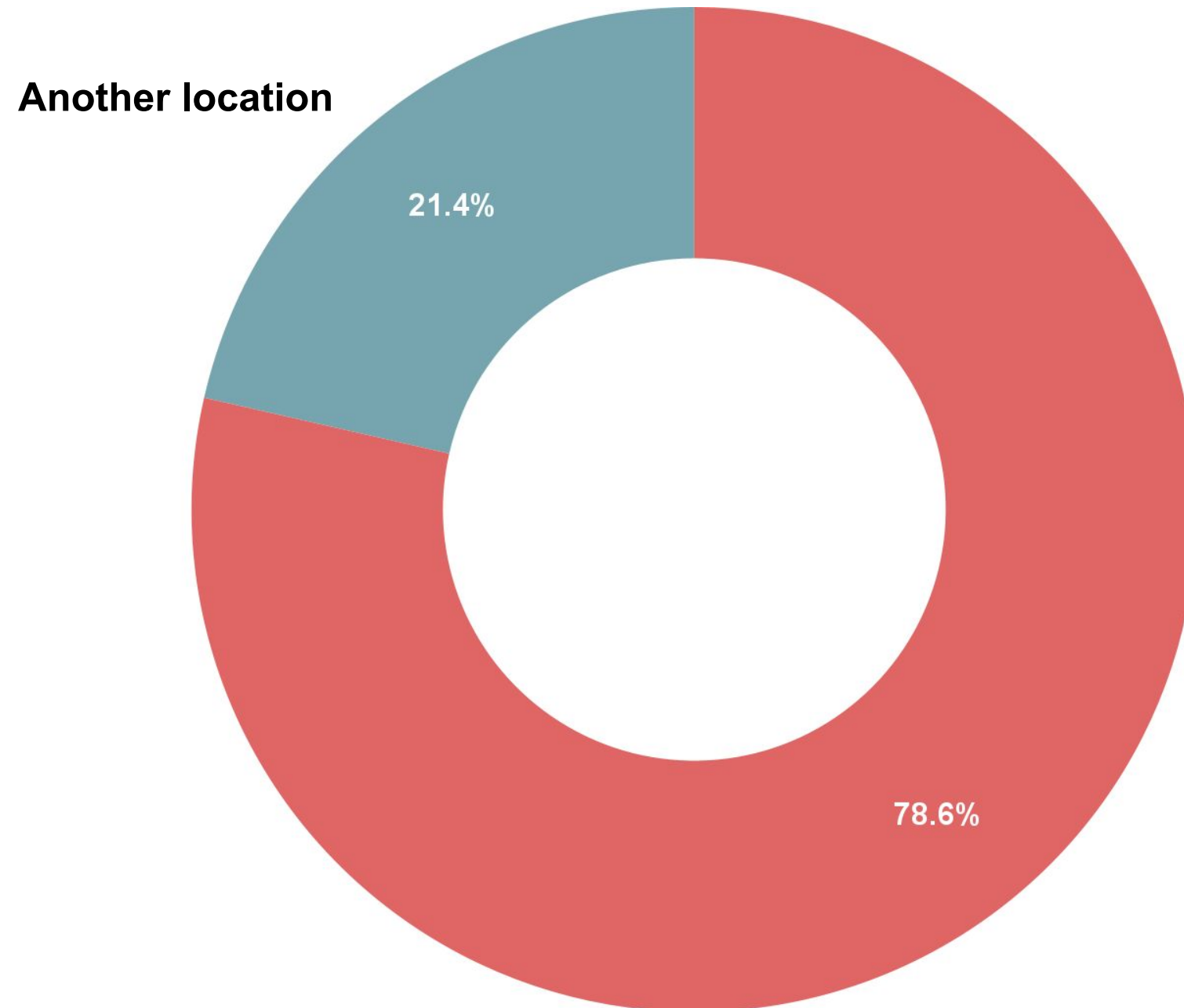
# Location Options

# Survey Results: Location

307 responses

as of February 15, 2023

Where would you like to see a new BCYF center in Allston - Brighton?



**Current Jackson Mann location**

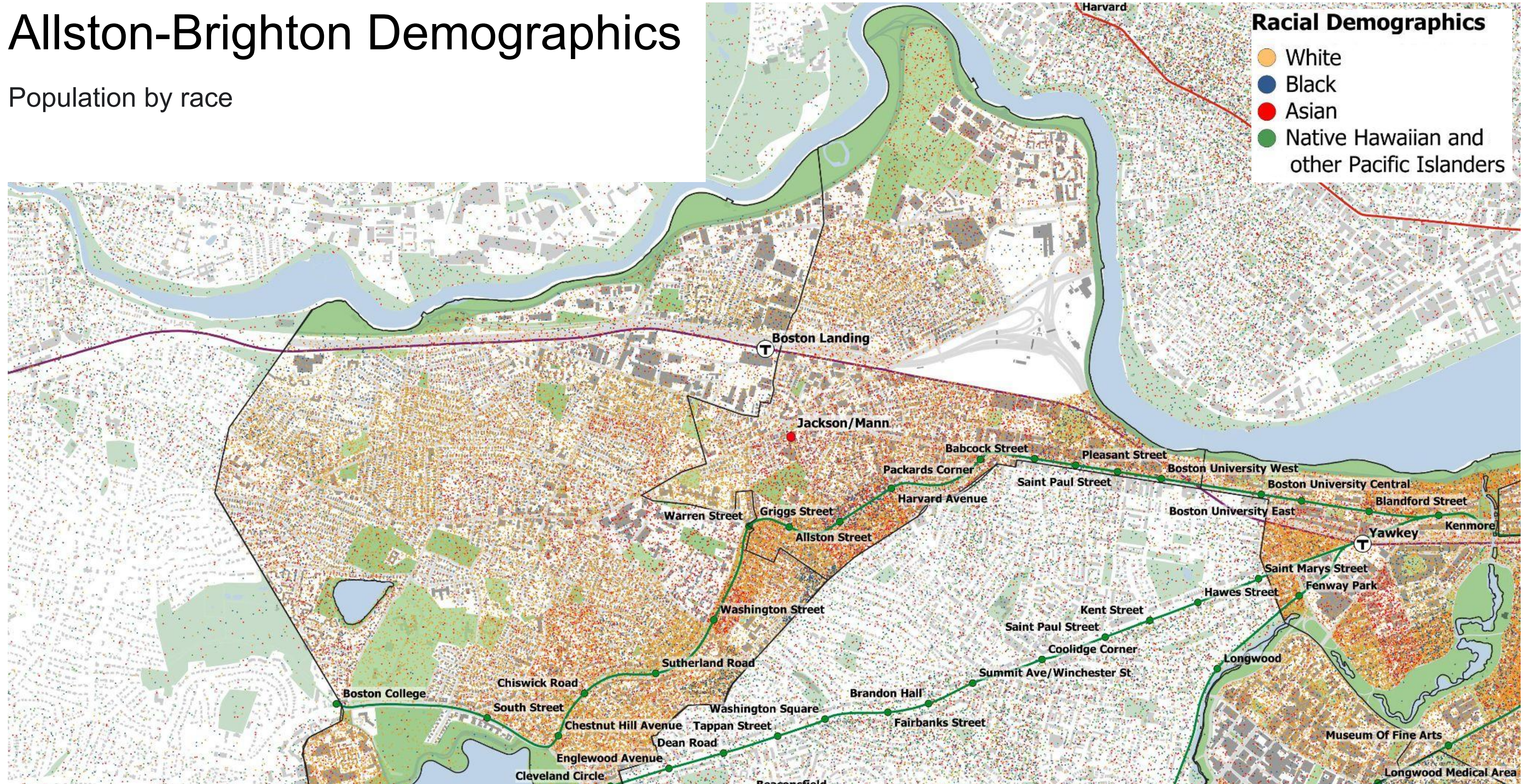
Other locations mentioned”

- “Veronica Smith center”
- “Western ave in Allston...”
- “Somewhere other than Union Square...”
- “Bottom of Parsons”
- “Near Oak Square”
- “Close to Brighton center”
- “.. 425 Washington st.”
- “Lower Allston with parking”

# Allston-Brighton Demographics

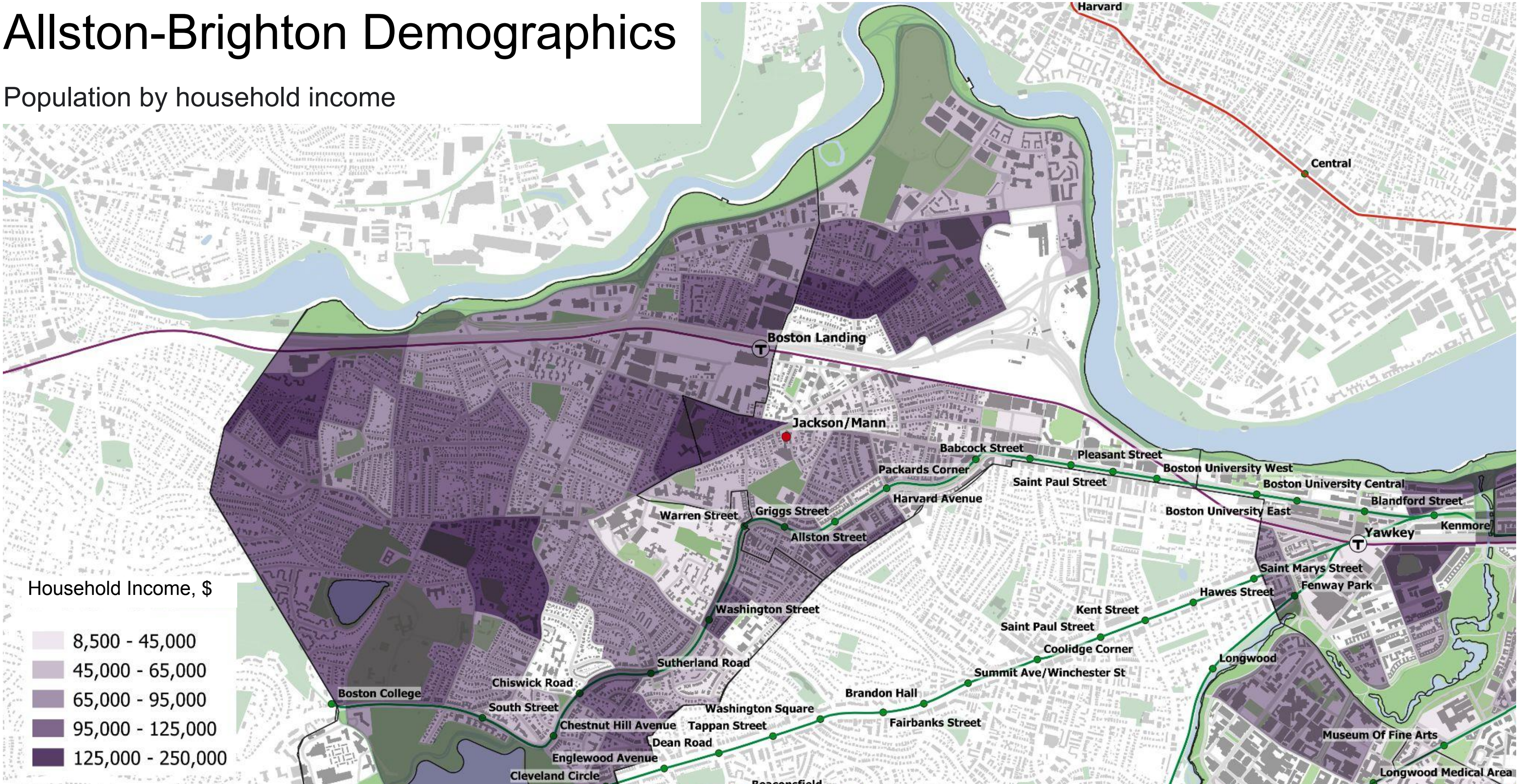
# Allston-Brighton Demographics

Population by race



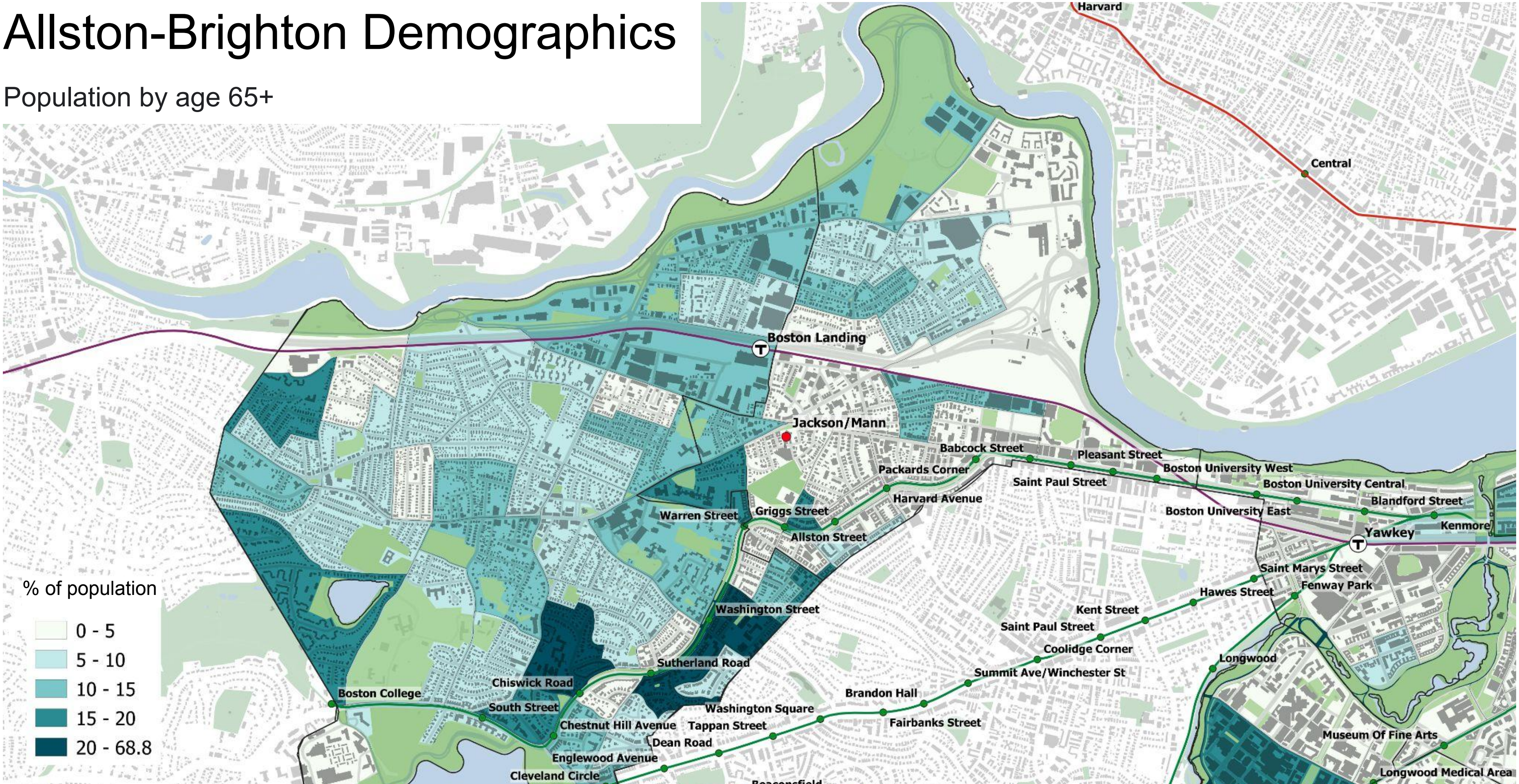
# Allston-Brighton Demographics

Population by household income



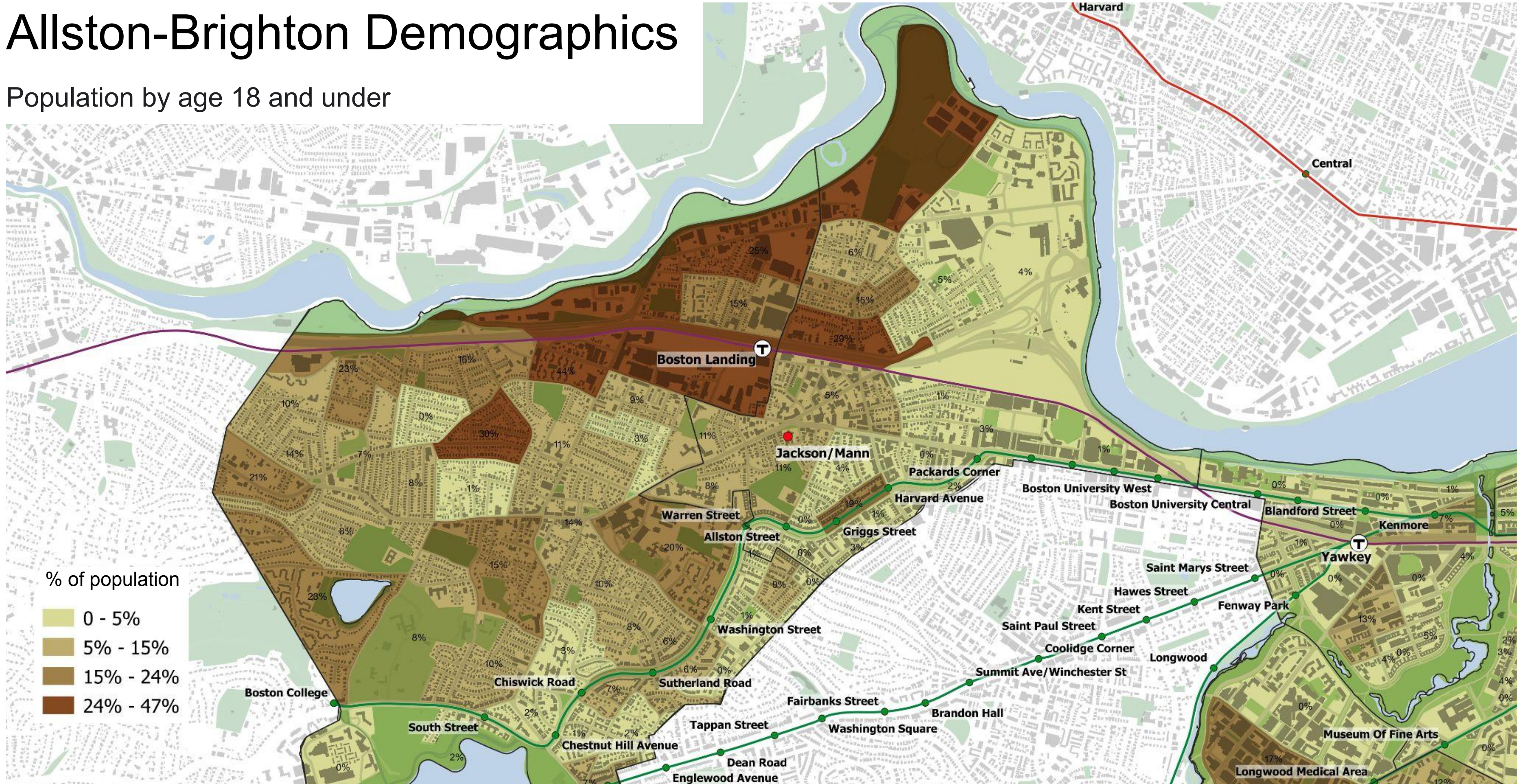
# Allston-Brighton Demographics

Population by age 65+



# Allston-Brighton Demographics

## Population by age 18 and under



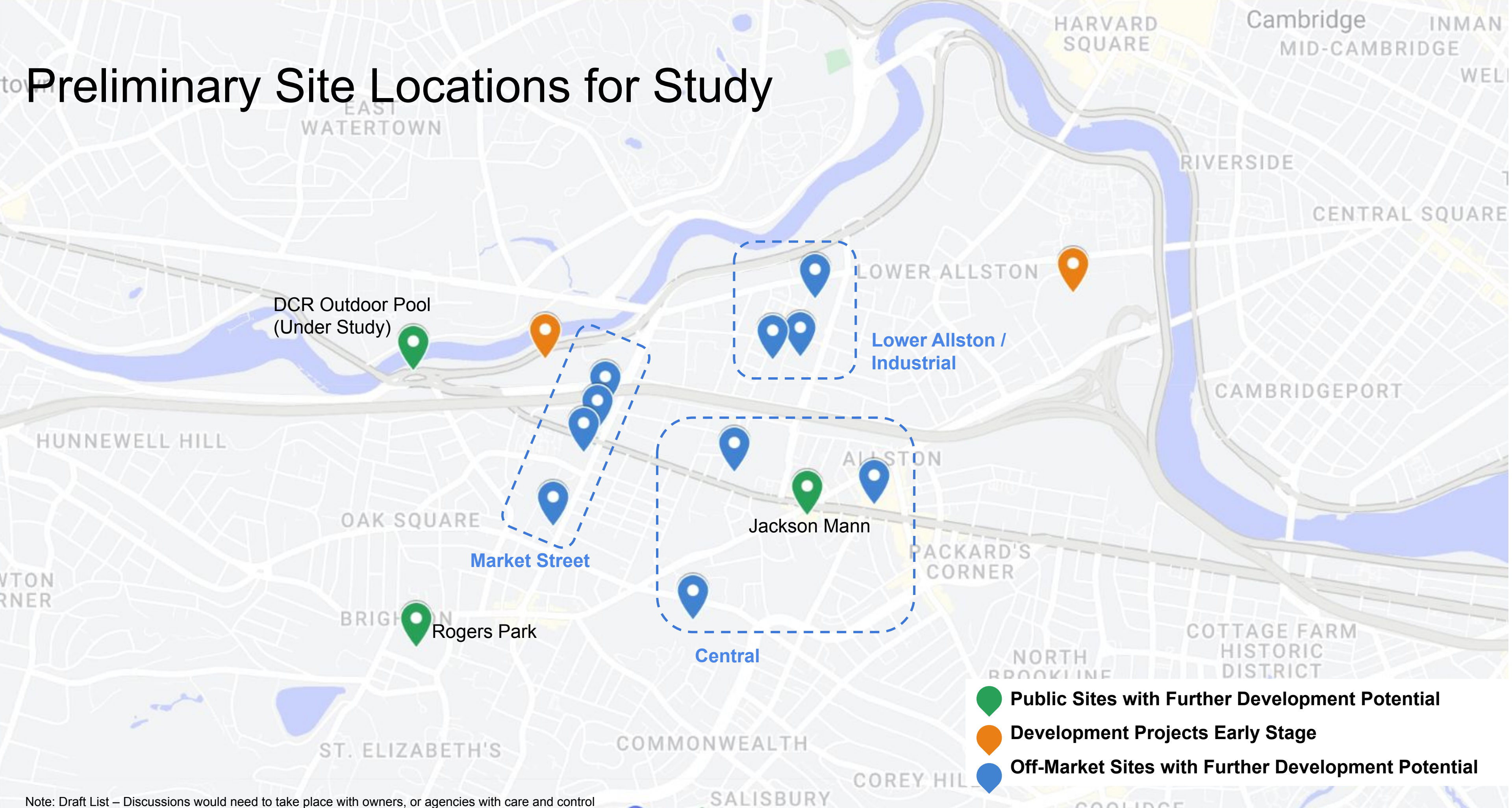


# Location Options

# Site Area Requirements

<b>Building Area</b>	69,000 GSF
<b>Minimum Site Area</b>	34,000 SF - 45,000 SF
<b>Potential Additional Considerations</b>	
Community Garden Plots	+6,000 SF
Parking	<u>+9,000 SF</u>
	15,000 SF
<b>Potential Overall Site Area</b>	34,000 SF - 60,000 SF

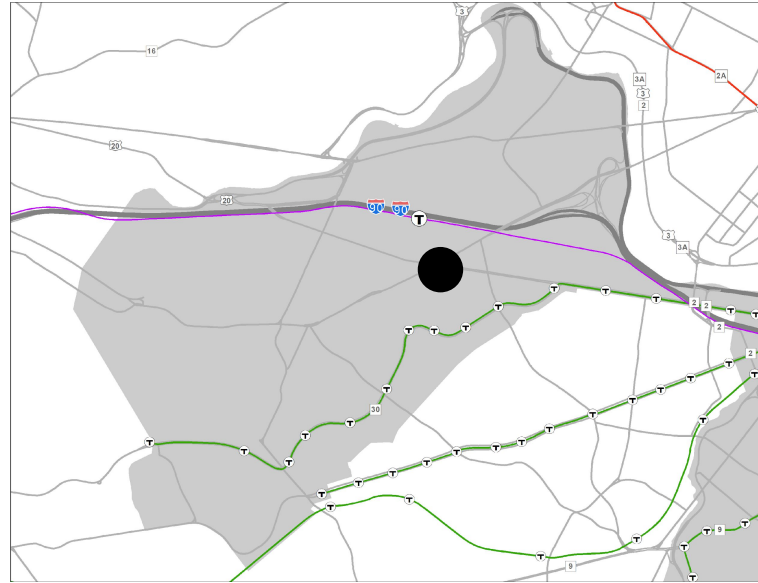
# Preliminary Site Locations for Study



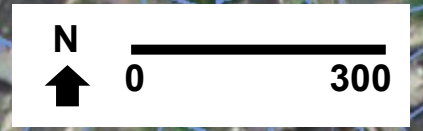
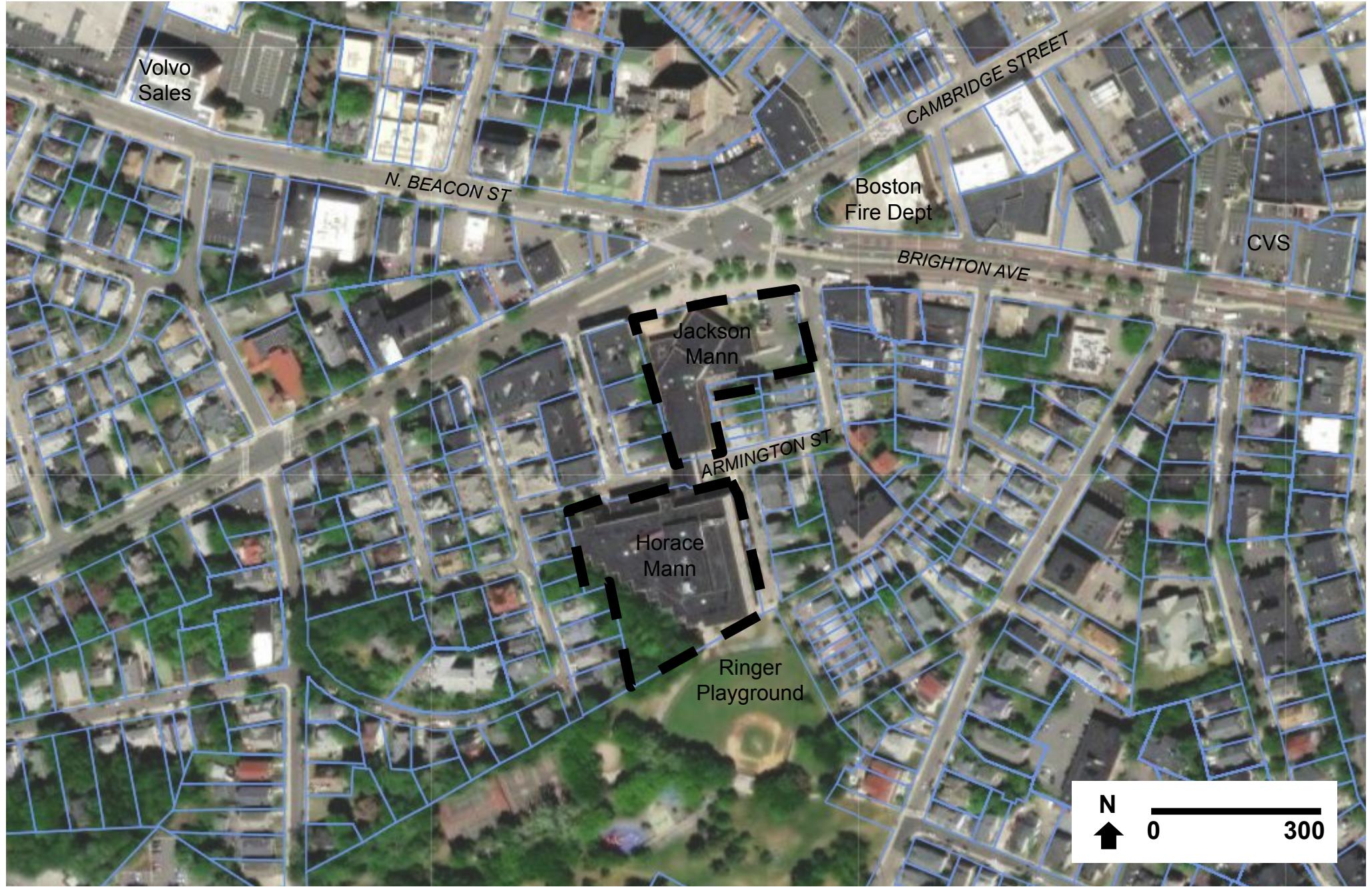
Note: Draft List – Discussions would need to take place with owners, or agencies with care and control

# Jackson Mann

Site	Address	Owner	Requires	Total Built Area / Total Site Area	Total Assessed Value
Jackson Mann / Horace Mann Complex	496 Cambridge St / 6 Islington 50 Armington St	City of Boston	Redevelopment of existing school complex.	201,874 GSF / 50,389 & 78,697 SF 2.96 acres	\$25,096,000 \$64,010,100

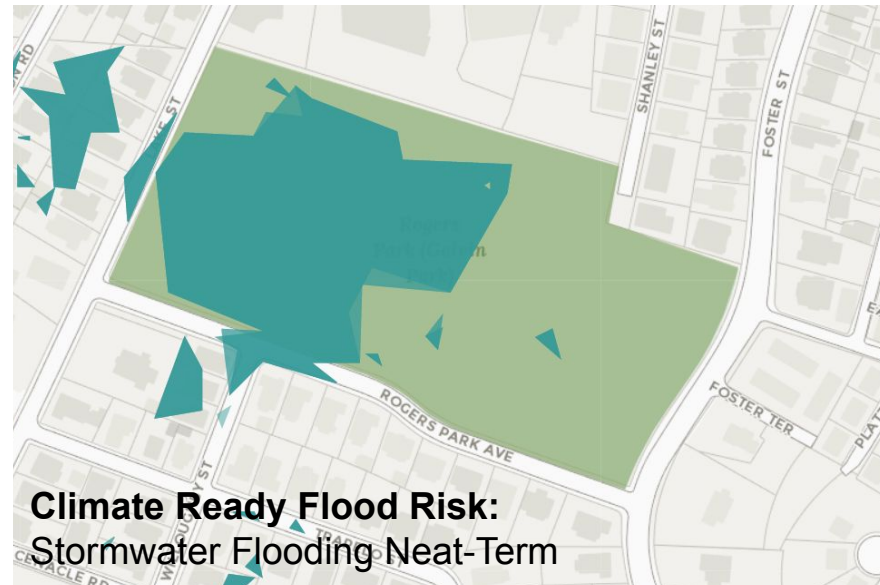


Climate Ready Flood Risk:  
NA



# Rogers Park

Site	Address	Owner	Requires	Total Built Area / Total Site Area	Total Assessed Value
Rogers Park	Rogers Park Ave & Foster St	City of Boston	Potential to carve out 60,000 SF along Foster St. Subject to Article 97 permitting process & City of Boston Open Space (update in process)	388,888 SF 8.93 acres	TBD



# DCR Recreation Facility / Outdoor Pool

Site	Address	Owner	Requires	Total Built Area / Total Site Area	Total Assessed Value
DCR Recreation Facility / Outdoor Pool	N. Beacon St / Soldiers Field Road	State of Massachusetts Department of Conservation & Recreation (DCR)	Allston-Brighton Recreation Facility Study (underway) Concept for road realignment, outdoor pool & splash park adjacent to Charles River. Area available TBD likely closer to 20,000 SF.	TBD	TBD



# Location Evaluation Method

* GEOGRAPHIC LOCATION	TRANSPORTATION ACCESS	OPTIMAL ADJACENCIES	PHYSICAL CONSTRAINTS	SITE SIZE	SITE READINESS	COST	COMMUNITY FEEDBACK
Proximate to Allston-Brighton's residential population	Proximate to transit, walkable, bikeable, parking potential, along neighborhood connector	Adjacent uses are likely to add to the Center's success	Minimal steep slopes, wetlands, flood risk	Site size will allow for desired program	Predictable schedule for completion	Not likely to be prohibitively costly given current ownership	Receptivity/desirability to community users
<b>0</b> geographically isolated	<b>0</b> auto-dependent	<b>0</b> adjacent uses unrelated	<b>0</b> significant near-term challenge	<b>0</b> program reduction may be necessary	<b>0</b> unknown coordination required larger development subdivision or permitting process	<b>0</b> private-market site owner intent likely to keep or monetize	<b>0</b> unreceptive
<b>1</b> somewhat accessible	<b>1</b> some transit, walkable, bikeable	<b>1</b> adjacent uses neutral or duplicative	<b>1</b> some near-term challenge	<b>1</b> minimum program could be accommodated	<b>1</b> transaction required	<b>1</b> private-market site owner institution or major landowner	<b>1</b> neutral
<b>2</b> accessible	<b>2</b> high level of transit, walkable, bikeable	<b>2</b> adjacent neighborhood uses	<b>2</b> long-term challenges	<b>2</b> full program could be accommodated	<b>2</b> design could immediately proceed	<b>2</b> publicly owned site (City or State)	<b>2</b> receptive/desirable
<b>3</b> well located	<b>3</b> high level of transit, walkable, bikeable neighborhood connector OR potential for parking	<b>3</b> adjacent complementary civic uses (school, playground/park)	<b>3</b> void of physical challenges	<b>3</b> add-ons like parking & gardens could be accommodated			<b>3</b> highly desirable
	<b>4</b> high level of transit, walkable, bikeable neighborhood connector AND potential for parking						

# Preliminary Evaluation

Site	Geographic Location	Transportation Access	Optimal Adjacencies	Physical Constraints	Site Readiness	Cost	Total	Proximate	Community Feedback
<b>Public Sites</b>									
Jackson Mann	3	4	3	3	2	2	17	Ringer Playground	
Rogers Park	1	1	2	3	0	2	9	Thomas Edison K8, Lyon K8 & 9-12 Winship Elementary	
DCR Outdoor Pool*	0	1	2	1	0	2	6		
<b>Development Projects</b>									
Project A	0	1	1	1	0	1	4		
Project B	0	1	1	1	0	1	4		
<b>Off-Market Sites</b>									
Site 1* (Central)	3	4	3	1	0	1	12	Brighton High Boston Green Academy	
Site 2 (Lower Allston / Industrial)	2	3	2	3	0	1	11	Gardner Pilot	
Site 3* (Central)	3	4	3	1	0	0	11	Jackson Mann	
Site 4	3	4	1	1	0	0	9	Jackson Mann	
Site 5	1	2	1	3	0	1	8	Gardner Pilot	
Site 6*	2	3	1	2	0	0	8		
Site 7*	2	3	1	1	0	1	8		
Site 8*	2	3	2	1	0	0	8		
Site 9*	3	1	2	1	0	1	8		
Site 10*	2	2	2	1	0	1	8		

Note: Draft List – Discussions would need to take place with owners, or agencies with care and control. \*Site size constraints likely to only allow for minimum site area of 34,000 – 45,000 SF

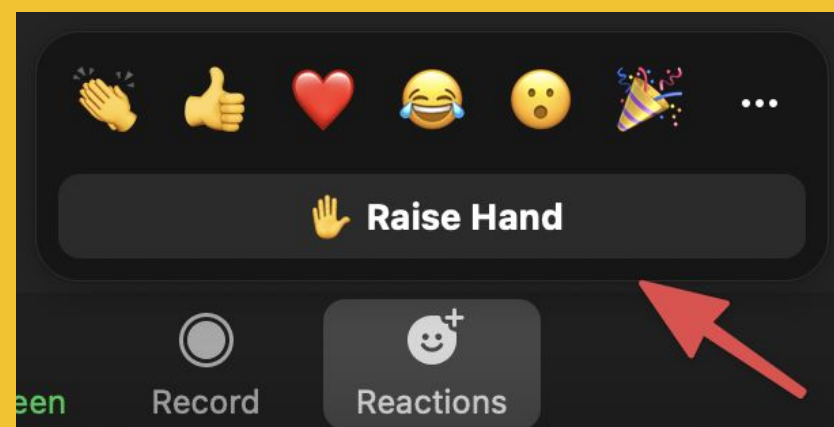


# Next Steps

# Next Meeting: Wednesday, April 13, 2023 (in-person)

- Please fill out our survey - and tell your friends and neighbors about it!
- Provide another update on the survey results to date
- Take feedback from tonight and select one or more sites for further study
- Test program options on selected sites

# Thank You!



**Audience members can raise their hand and mute/unmute themselves during the discussion**

