



# BCYF DORCHESTER COMMUNITY CENTER

Community Meeting #3

March 20, 2024



Mayor Michelle Wu

utile



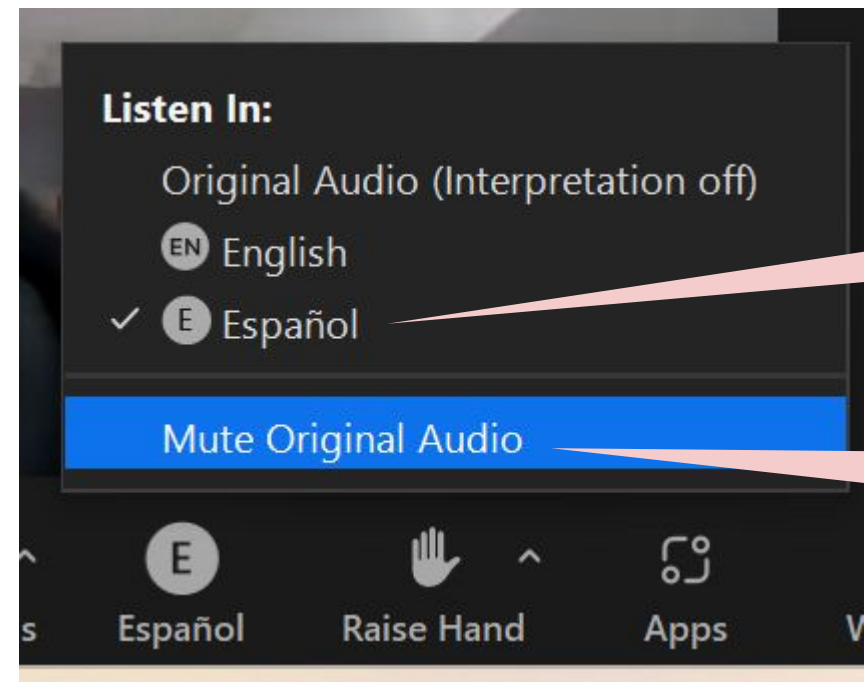
City of Boston  
Public Facilities

# TRANSLATIONS

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Translations for this meeting are available live in the following languages:

- Cape Verdean Creole (Kriolu)
- Spanish (Español)
- Vietnamese (Tiếng Việt)
- Haitian Creole (Kreyòl ayisyen)



Select the language you would like to hear the presentation in

Select mute original audio to only hear your selected language channel

# AGENDA

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Community Meeting #3  
March 20, 2024

1. Introductions
2. Schedule and Process
3. Progress to Date
4. Cost Savings Options
5. Next Steps
6. Q&A Discussion

*This meeting will be recorded and posted on the project website:*  
[Boston.gov/BCYF-Grove-Hall](https://Boston.gov/BCYF-Grove-Hall)

# PROJECT TEAM

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## City of Boston Project Team

Michelle Wu, Mayor

Dion Irish, Chief of Operations

José Massó, Chief of Human Services

## Public Facilities Department

Kerrie Griffin, Director

Evan Brinkman, Assistant Director of Design

Patrick Mulvey-Welsh, Assistant Director

Roberson Castor, Senior Project Manager

Michael Soucy, Senior Review Architect

## Utile Architecture and Planning

Brett Bentson, *Principal*

Mimi Love, *Principal, Interior Design*

Petra Jarolimova, *Project Manager*

Andrew Ngure, *Project Designer*

Alessandro Ricciardi, *Project Designer*

## Boston Centers for Youth & Families

Marta Rivera, Commissioner

Annie Qin, Chief of Staff

Edward McGuire, Director of Operations

Shawn Webb, Regional Operations Manager

Sandy Holden, Public Information Manager

Erin McCarthy, Program Manager

Nadine Johnson-Jesioneck, Aquatics Regional Ops. Manager

Aidee Pomales, Grove Hall Senior Center Center Director

## Community Engagement Committee

Paulette Durrett

Mike Koza

Justis Porter

Charles Gonsalves

Chris Bishop

Randy Muhammed

Connie Forbes

Paulo De Barros

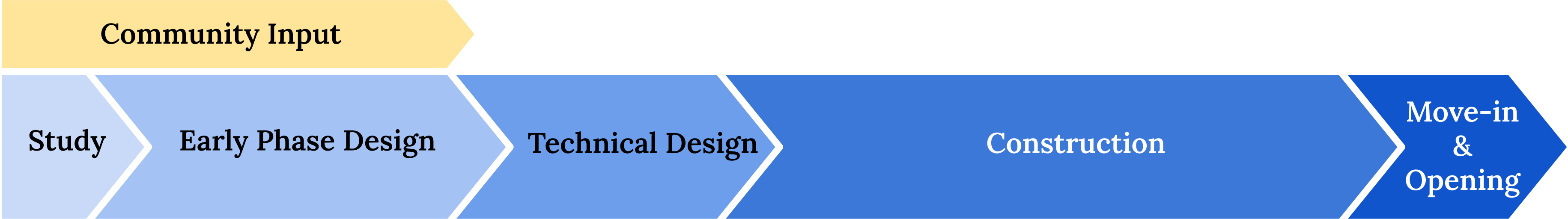
Ed Gaskin

Marcus Lewis

Anyonelis (Angie) Peguero

Khalid Mustafa

# PROJECT SCHEDULE



9 months

6 months

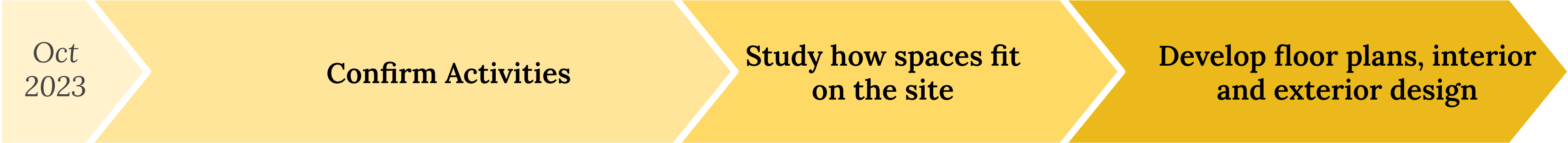
24 months

- Confirm site conditions
- Confirm activities to determine spaces
- Determine how the spaces fit and interact with the site
- Develop overall interior and exterior design
- Set the sustainability goals for the project
- Conduct Traffic Study to understand parking demands

- Detailed development of building plans
- Detailed coordination with consultants to develop building systems such as lighting, structure, hvac, etc.
- Selection of materials

# COMMUNITY ENGAGEMENT

We are here  
↓



Community Meeting #1  
Nov 8, 2023

Community Workshops (Building Activities)  
Frederick Middle School  
Burke High School  
Grove Hall Senior Center  
Vine Street Community Center  
Late November/Early December 2023

Community Meeting #2  
Dec 13, 2023

Community Meeting #3  
March 20, 2024

Community Workshops (Building Planning)  
Frederick Middle School  
Burke High School  
Grove Hall Senior Center  
Vine Street Community Center  
Early 2024

Future Community Meetings  
2024

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# PROGRESS TO DATE



# 2022 STUDY AS STARTING POINT

## Ideal Program

Ideal (2 stories with a gym, pool, and outdoor space)	
Total Building Size (2 stories)	57,000 SF
Building Footprint	42,000 SF
Ideal Lot Size (not including fields)	47,000 SF

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



# COMMUNITY ENGAGEMENT

## Public Meeting #1

Nov 8, 2023

## Frederick Pilot Middle School Workshop

Nov 30, 2023

## Grove Hall Senior Center

Dec 6, 2023

## Burke High School Workshop

Dec 7, 2023

## Vine Street Community Center

Dec 9, 2023

## Public Meeting #2

Dec 13, 2023

## CEC Meeting #1

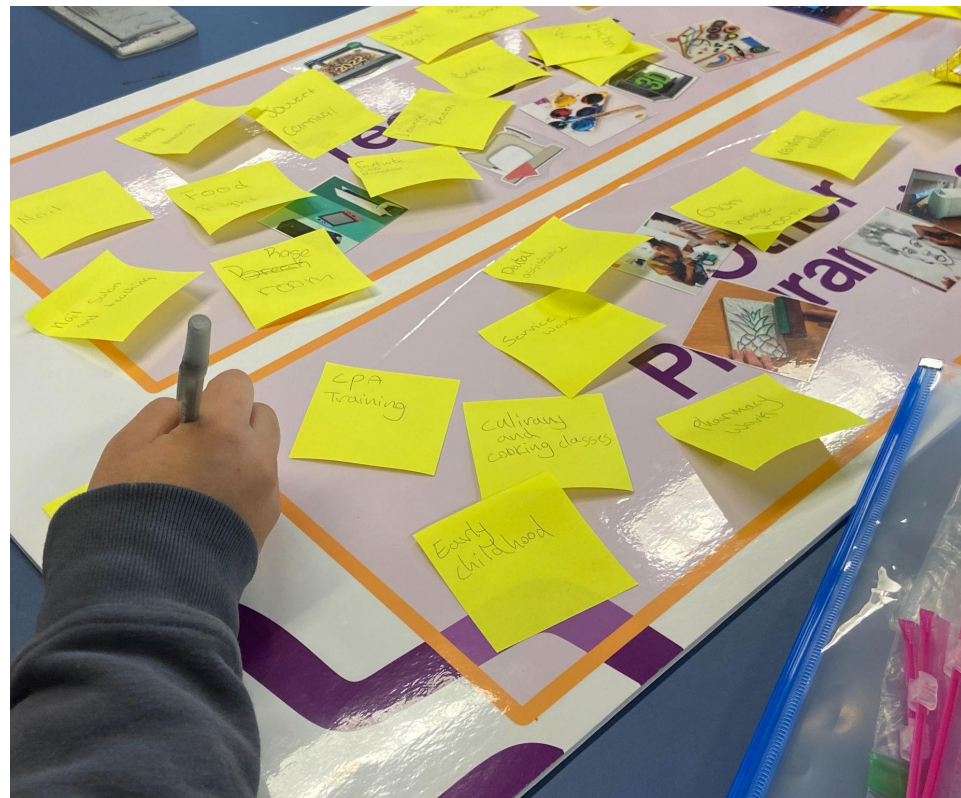
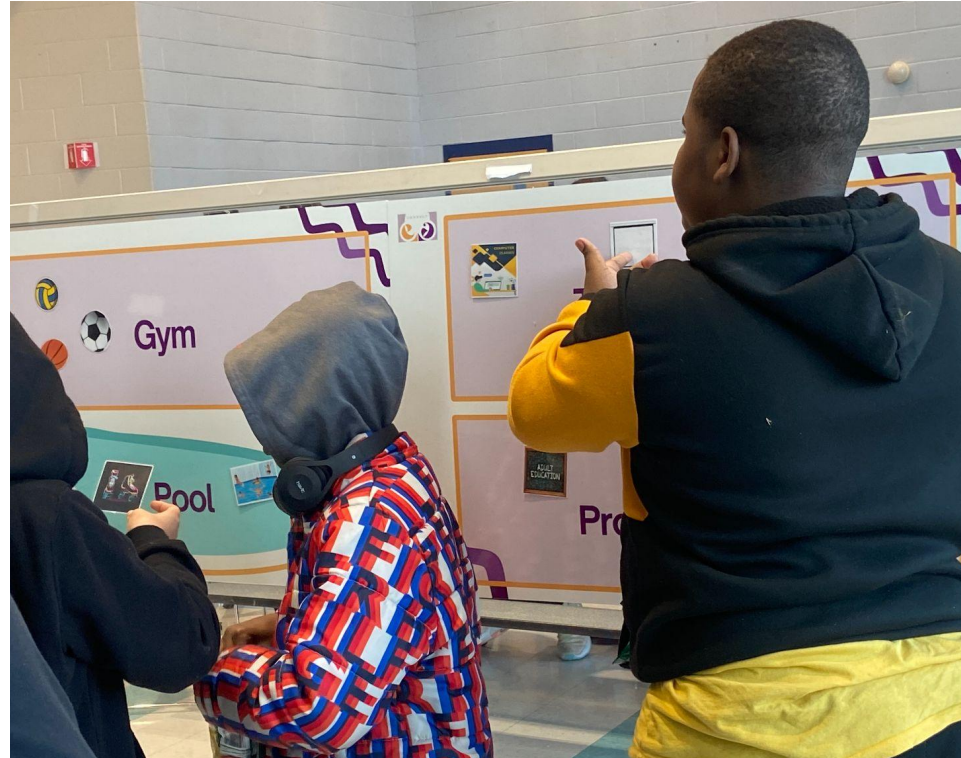
Dec 20, 2023

## CEC Meeting #2

March 13, 2023

## Public Meeting #3 - tonight!

March 20, 2024

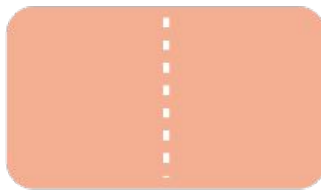


# BUILDING PROGRAM

## Floor 01



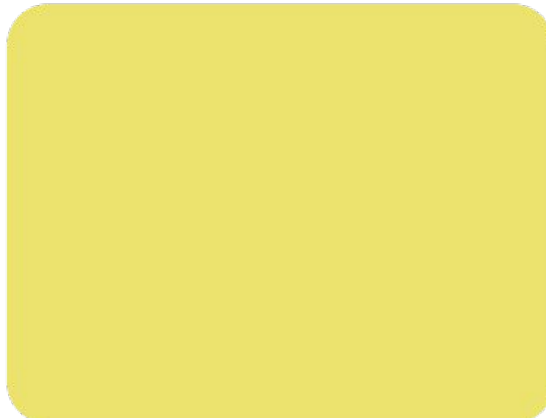
Senior Room



Community Room



Kitchen



Gymnasium & Walking Track



Fitness Studios



Pool



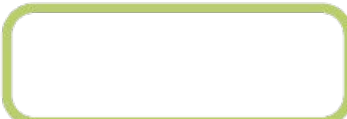
Locker Rooms



Lobby



Restrooms



Public Plaza



Dedicated Open Space

## Floor 02



After School Space



Teen Room



Flexible Programming Space



Tech Lab



Makerspace



Art Room



Break Room

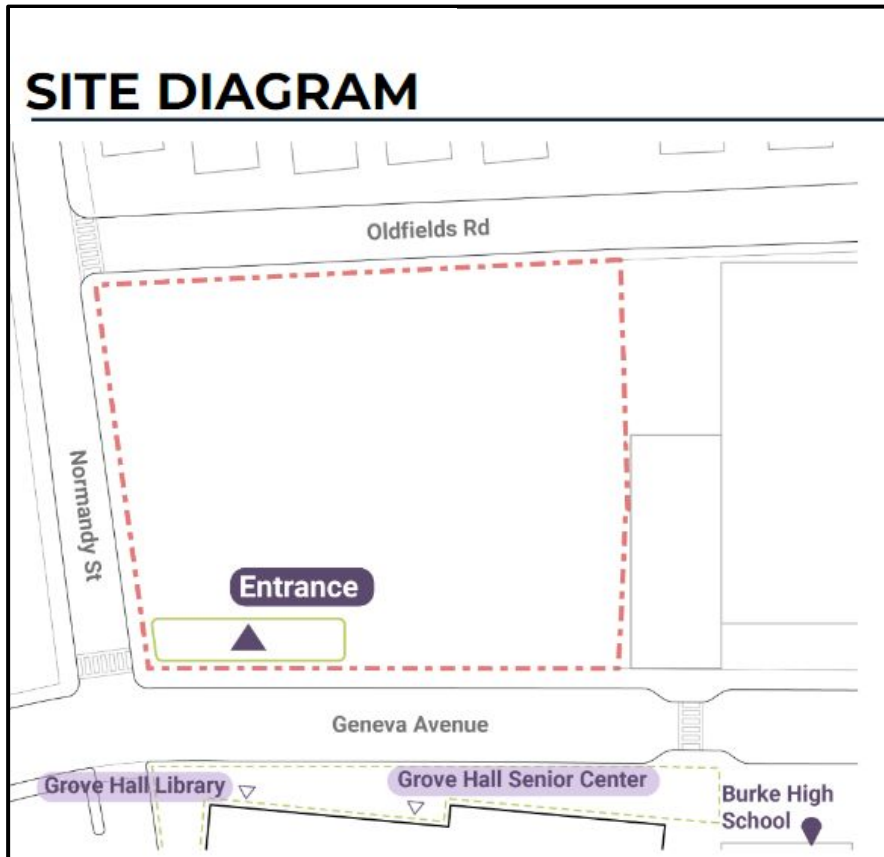


Offices

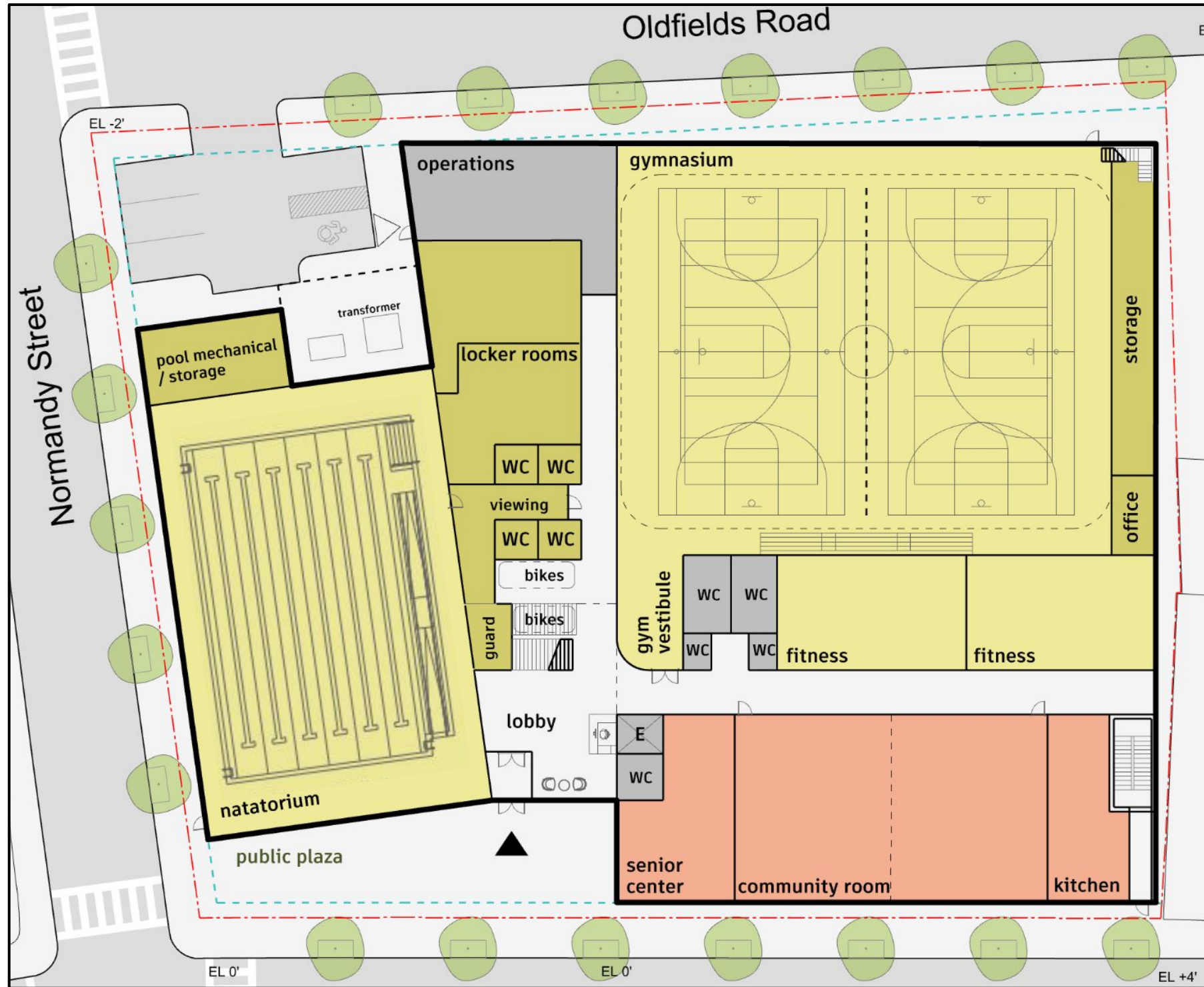


Restrooms

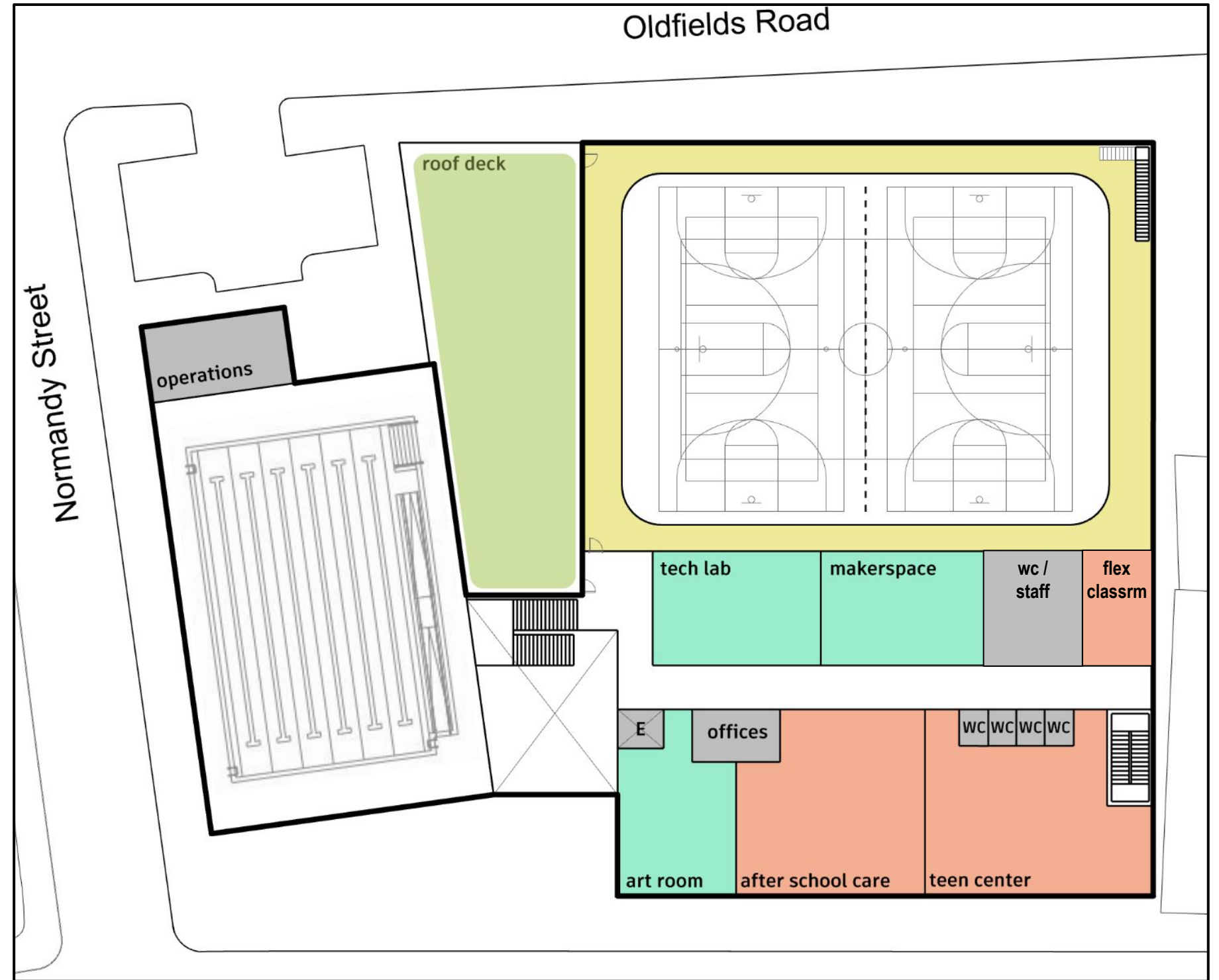
# SITE ANALYSIS



# SCHEMATIC DESIGN FLOOR PLANS



GROUND FLOOR PLAN



SECOND FLOOR PLAN

# **COST ESTIMATE**

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**Building Construction Cost at Schematic Design:**

**\$54,496,978**

**Total Approved Budget:**

**\$50,000,000**

**Required Construction Cost Reduction:**

**\$4,496,978**

*We want your feedback on our proposals tonight*

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# COST SAVINGS OPTIONS



# PROPOSED COST SAVINGS MEASURES

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The proposed savings are distributed among the four primary building program categories:

## Community and Education

### Pool

### Gym & Fitness

### Outdoor Space

# COMMUNITY AND EDUCATION

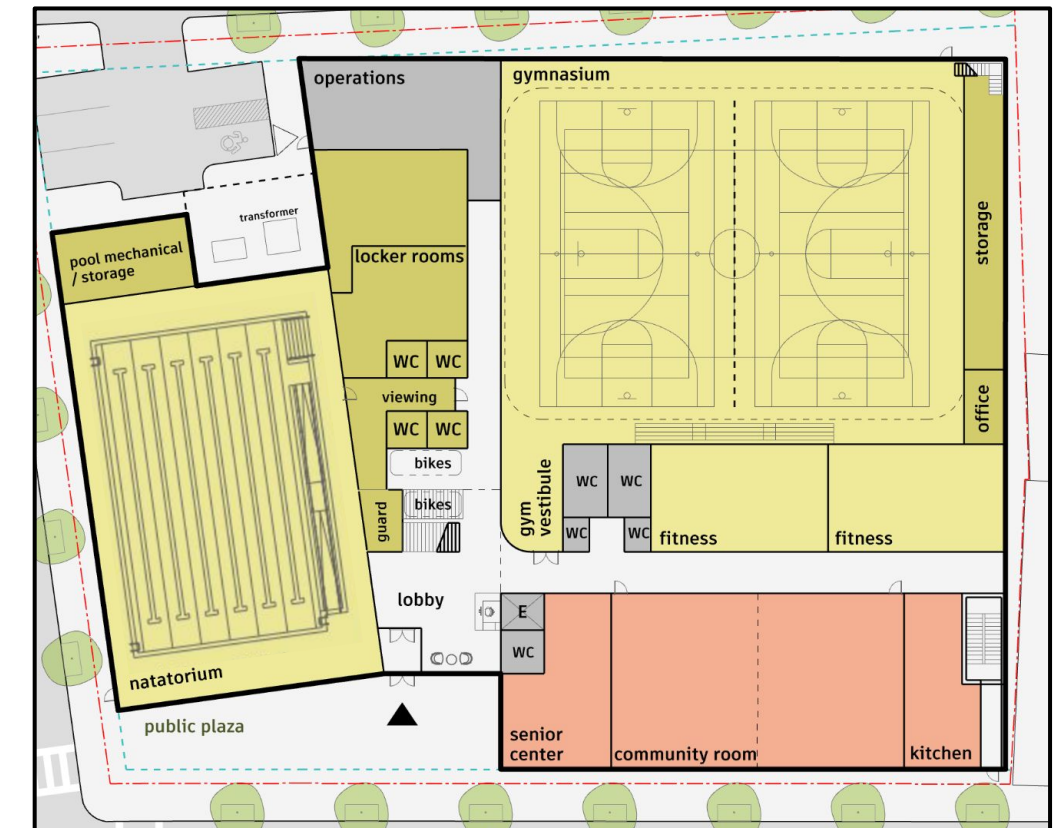
## Eliminate Flexible Classroom

- Other flexible and education focused spaces are provided within the building to host activities
  - After-school program
  - Community room
  - Teen Center
  - Senior Center
  - Fitness studio

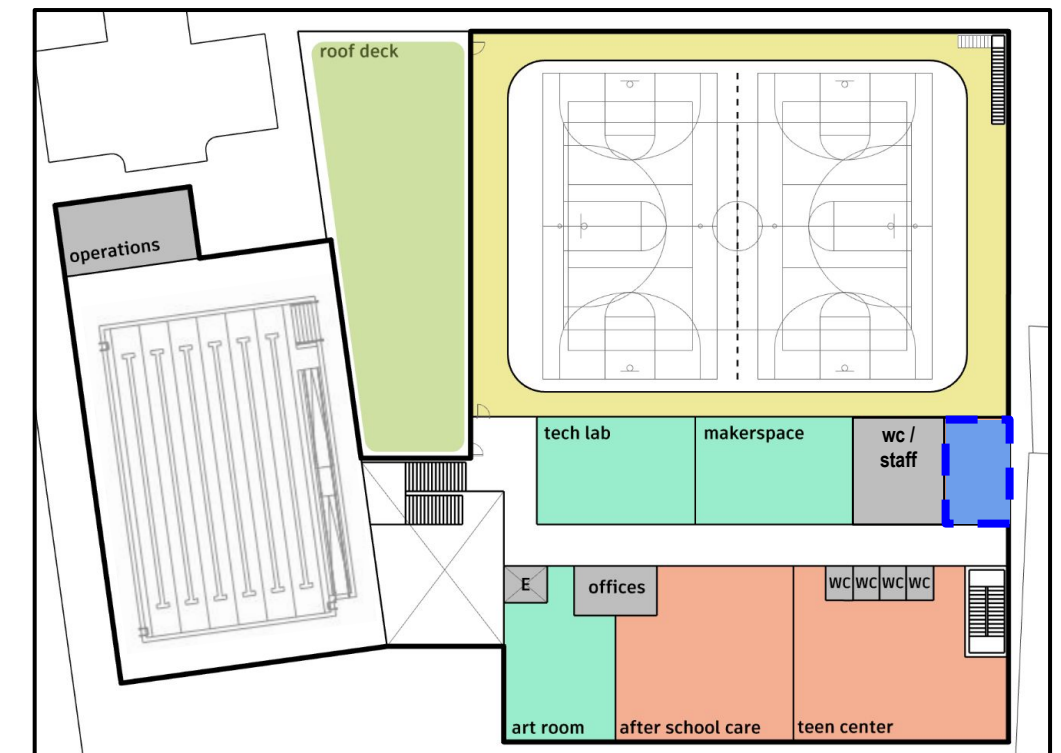
## Eliminate Recording Studio

- Recording software can be provided within Tech Lab or Teen Center

First Floor



Second Floor

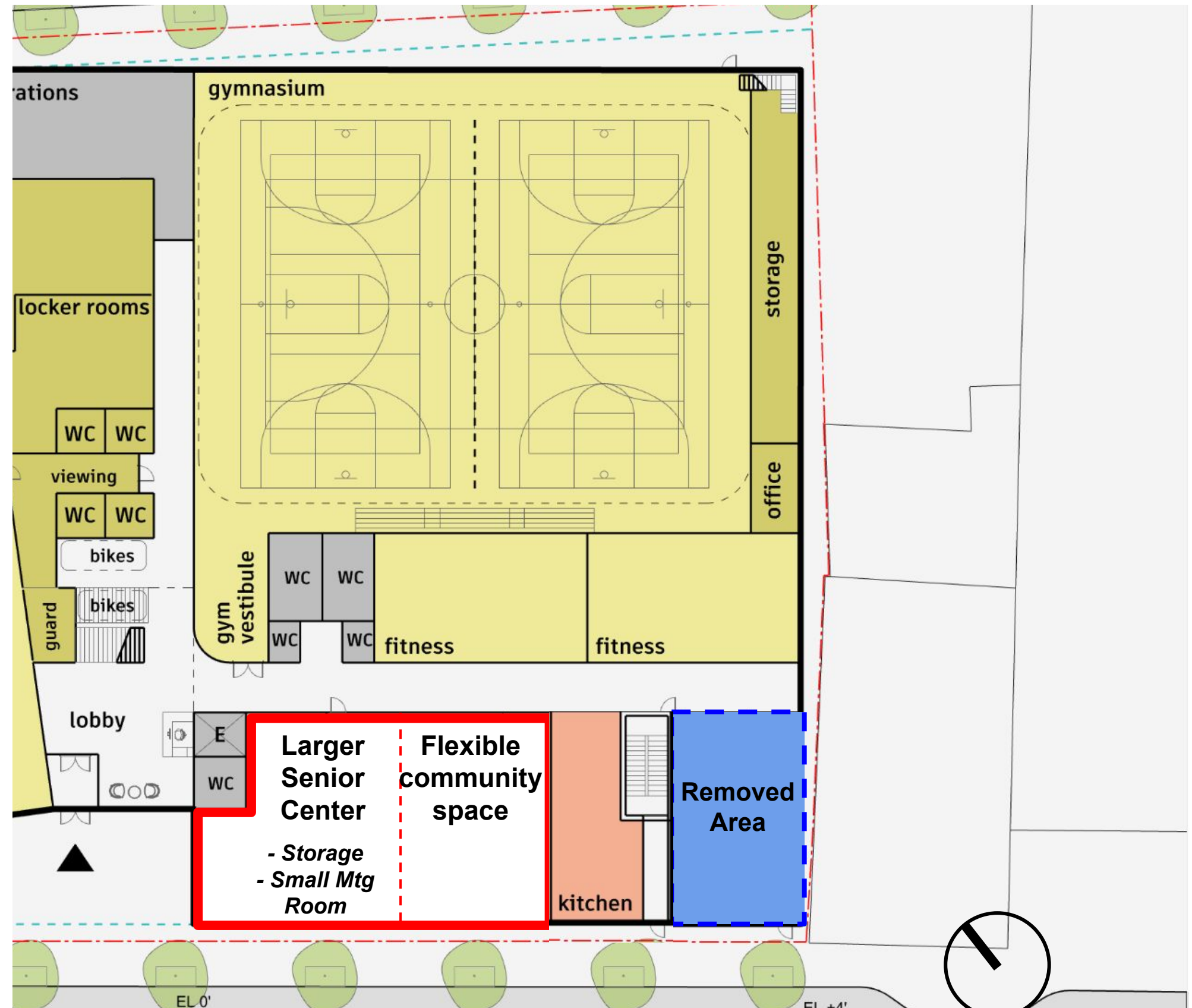




# COMMUNITY ROOM OPTION 1

## Reduce standalone Community Room and increase flexible use with Senior Center

- Enlarge Senior Center to provide more senior specific programming throughout the day
- Make Senior Center subdivisible for variety of programs
- Increase flexibility of Community Room to host large or simultaneous Senior Center events
- Allow Senior Center to function as overflow Community Room space for large events scheduled outside of senior center hours

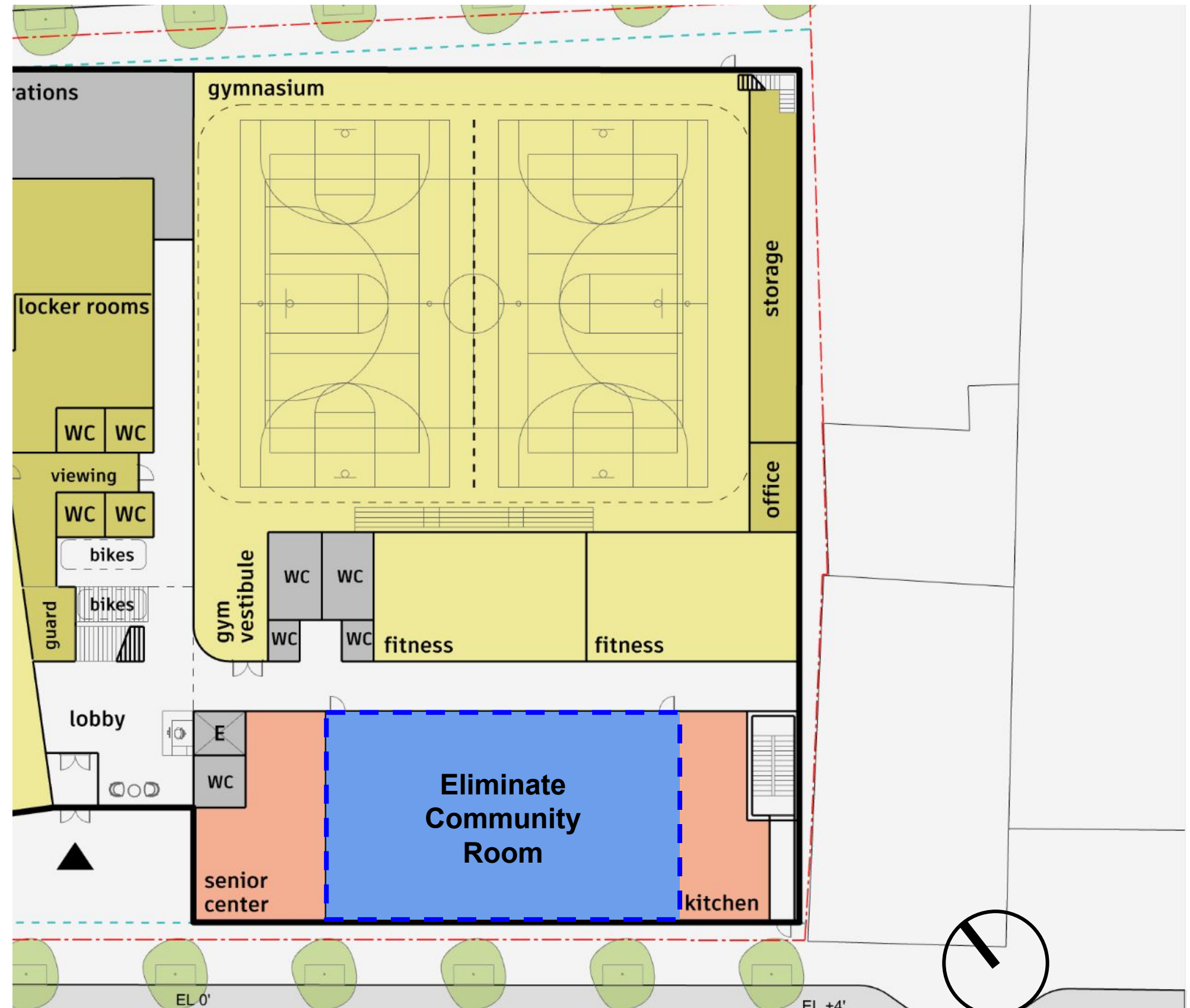


# OPTION 2

- Community room eliminated
- Community Room programming potentially occurs across the street

## LEGEND

- ▲ Main Entrance
- △ Parking Entrance
- Fitness Program
- Education Program
- Community Program
- Green Space

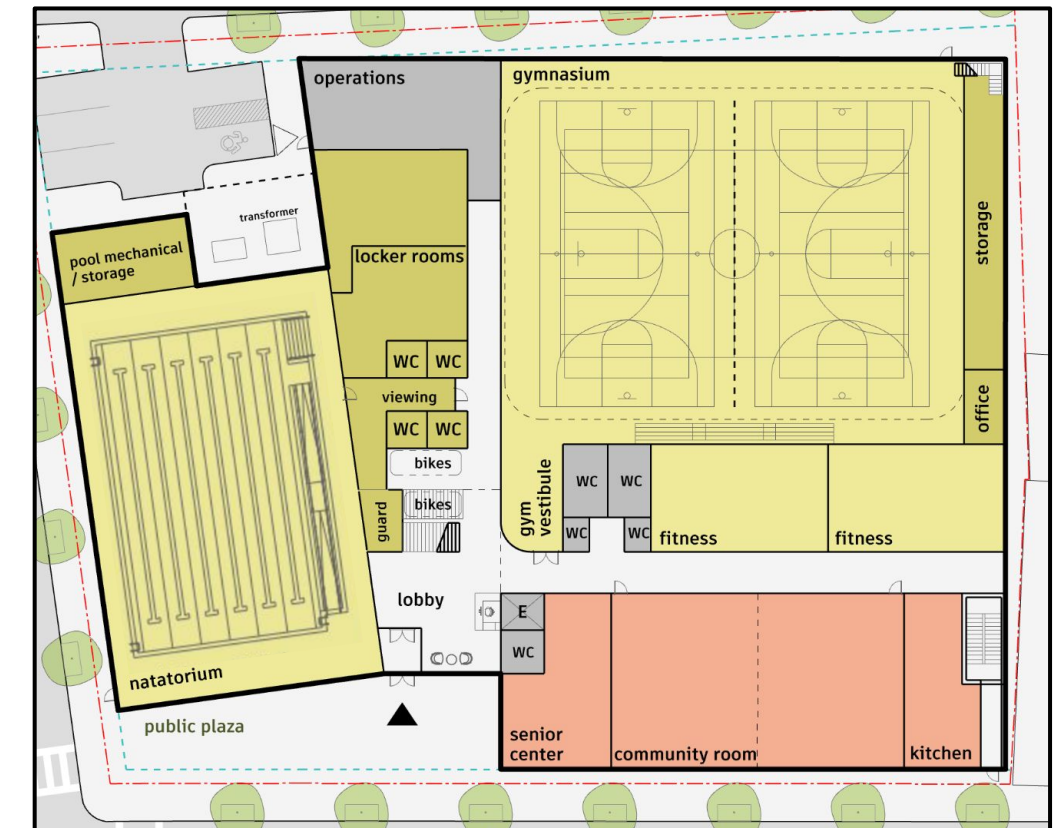


# INDOOR SPORTS AND FITNESS

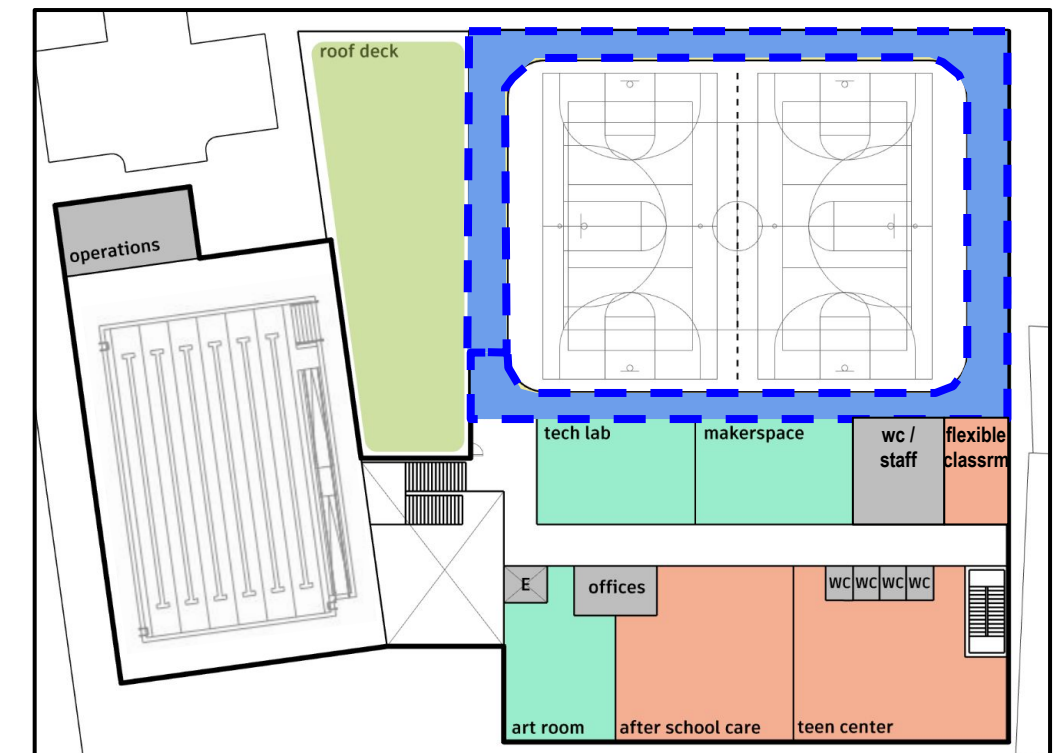
## Eliminate Walking/Jogging Track

- Gym remains fully functional with high school regulation main court, subdivisible into two cross-courts
- Gym keeps larger dimensions during use as Emergency Shelter, Cooling Center
- Design Team will study alternate ideas for indoor walking: within the gym, corridors, etc.

First Floor

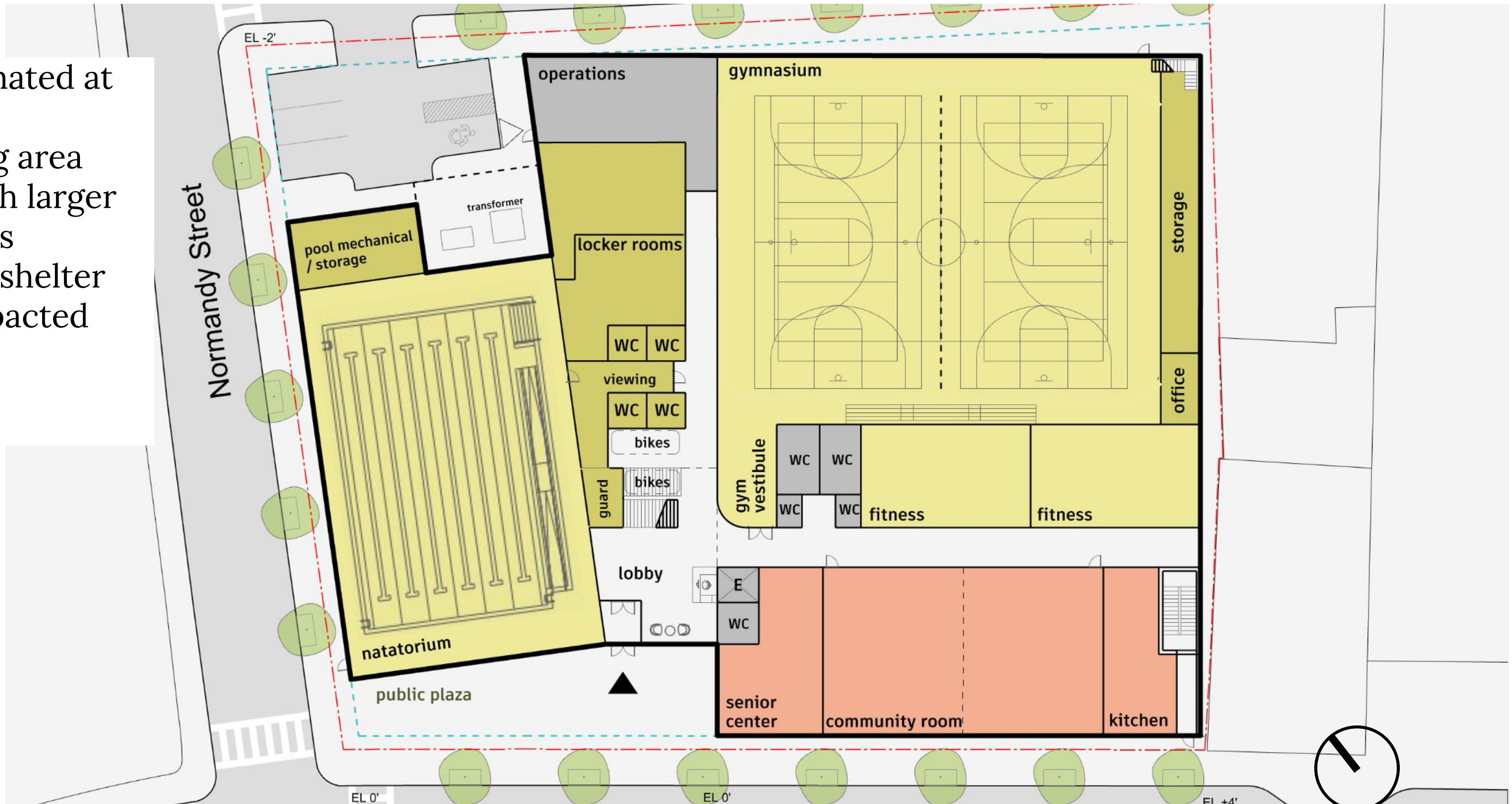


Second Floor



# OPTION 1

- Track eliminated at level 2
- Gym playing area remains with larger cross-courts
- Emergency shelter size not impacted

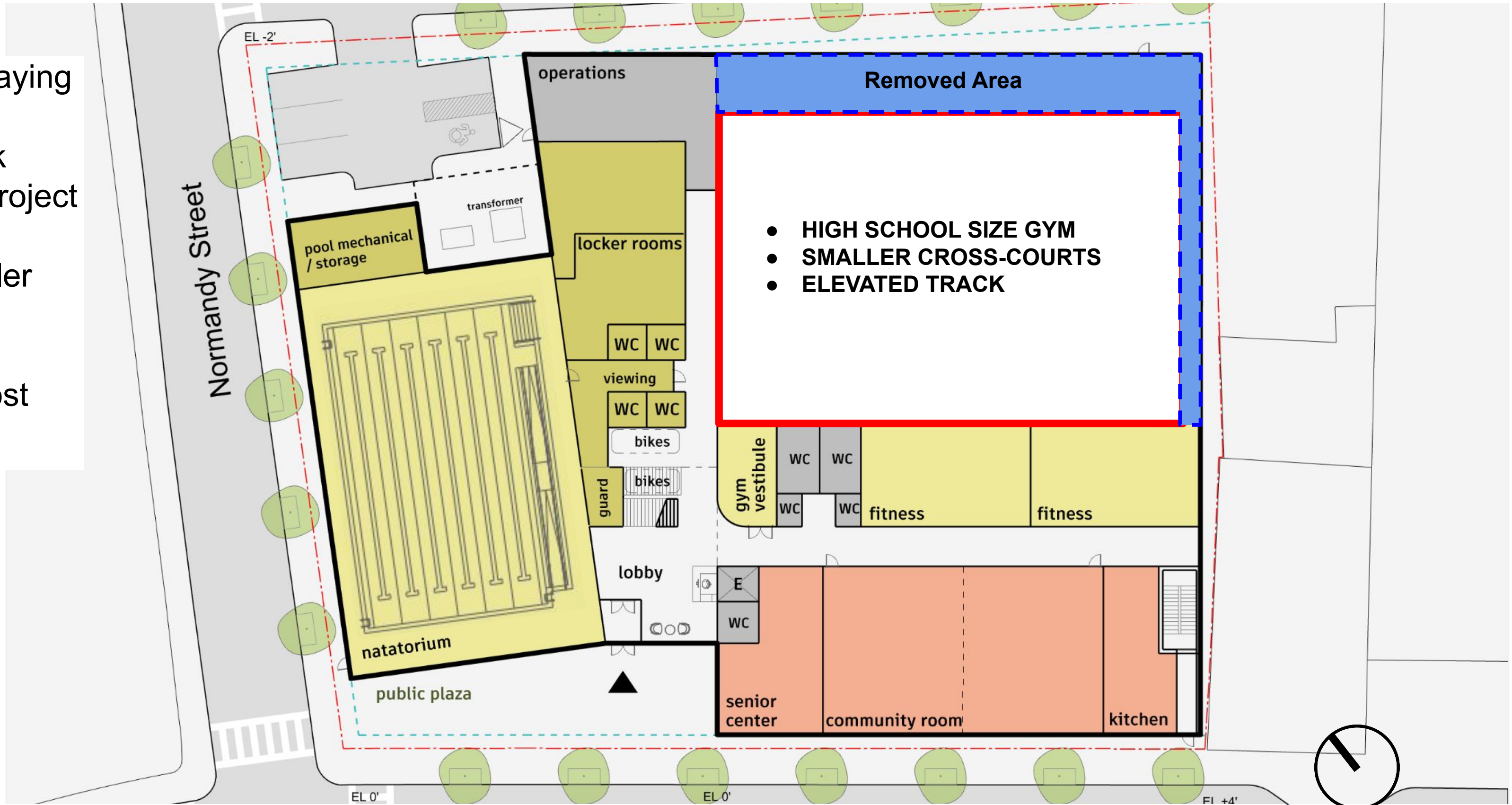


**LEGEND**

- ▲ Main Entrance
- △ Parking Entrance
- Fitness Program
- Education Program
- Community Program
- Green Space

# OPTION 2

- Less gym playing area
- Shorter track remains in project
- Emergency shelter smaller
- Needs to be paired with additional cost reductions

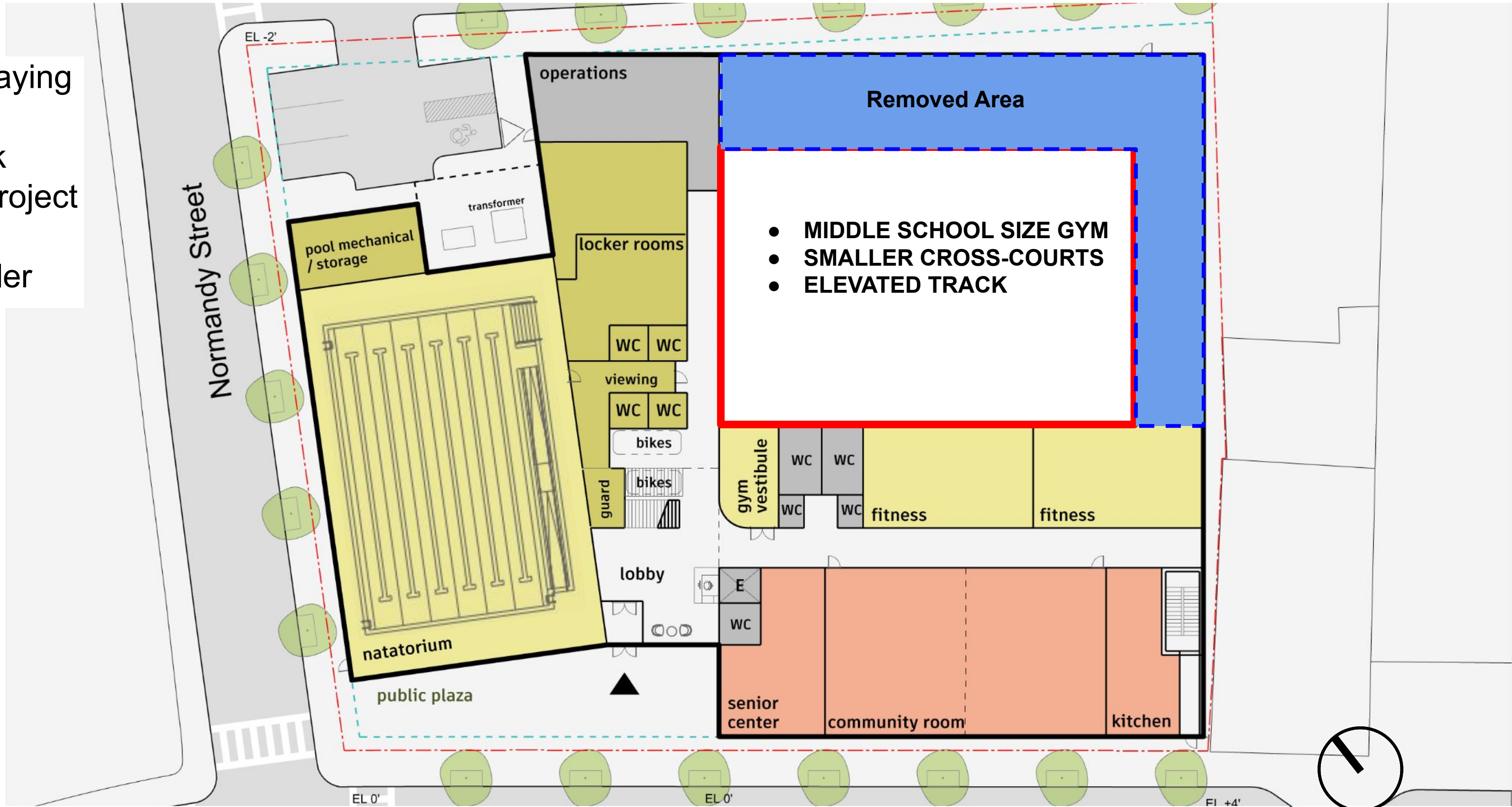


**LEGEND**

- ▲ Main Entrance
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- Green Space

# OPTION 3

- Less gym playing area
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- Emergency shelter smaller



**LEGEND**

- ▲ Main Entrance
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- Green Space

# POOL

## Eliminate Pool Viewing Area

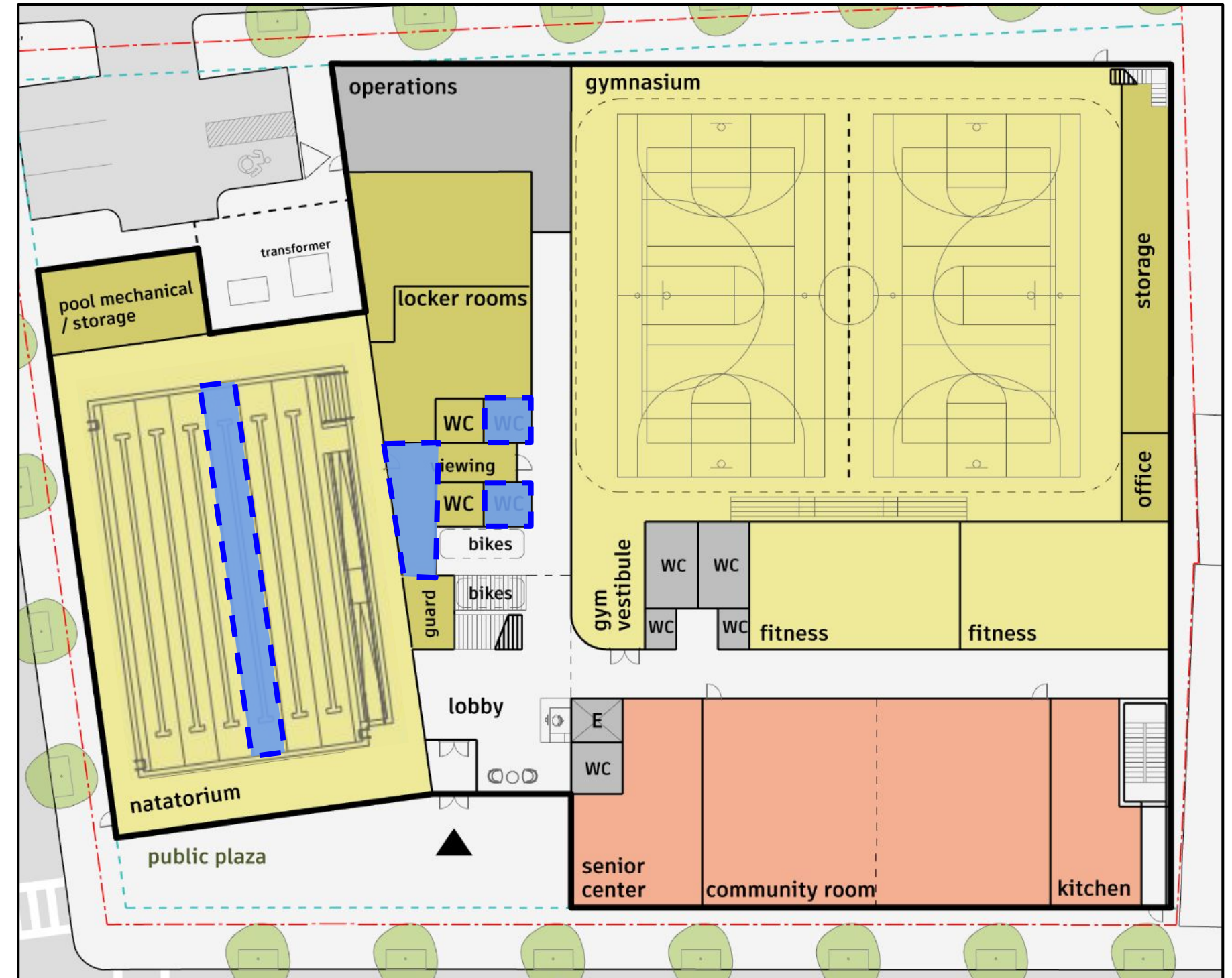
- View into pool from lobby remains
- Benches will be provided around perimeter of pool deck for viewing

## Eliminate 2 of 4 gender neutral restroom/ shower/ changing rooms

- 2 fully accessible gender neutral restroom/shower/changing rooms will remain

## Reduce Pool to 5 Lanes

- Pool can still function as a competition pool
- Pool will be comparable to most other BCYF pools
- Zero entry ramp providing accessible entry to pool remains

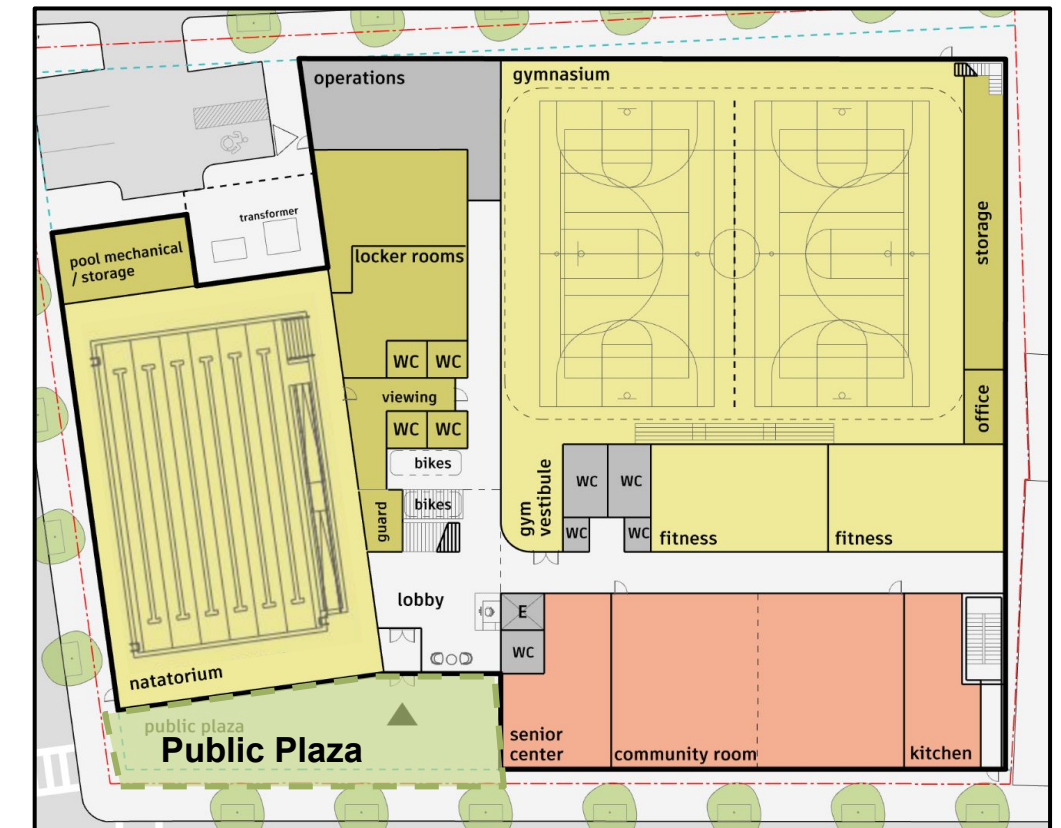


# OUTDOOR SPACE

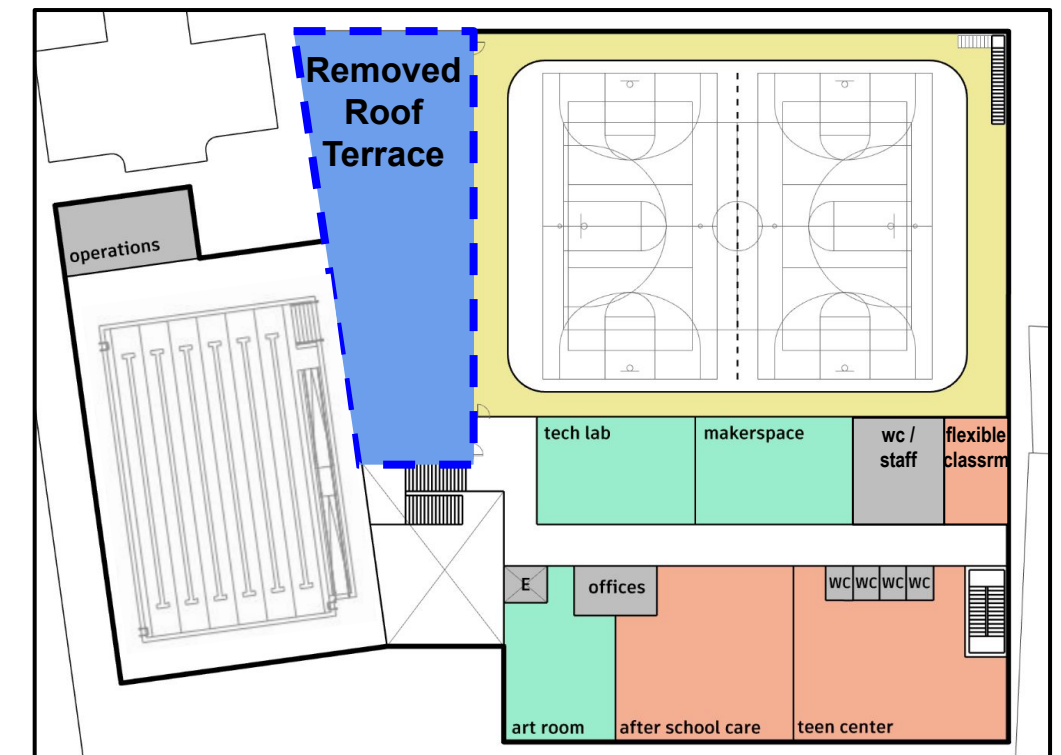
## Eliminate 2nd Floor Roof Deck

- 3,200 SF Public Plaza will be provided at building entry
- Sidewalk improvements and street tree planting remains

First Floor



Second Floor





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# NEXT STEPS



# COMMUNITY ENGAGEMENT

We are here  
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**QUESTIONS & COMMENTS?**

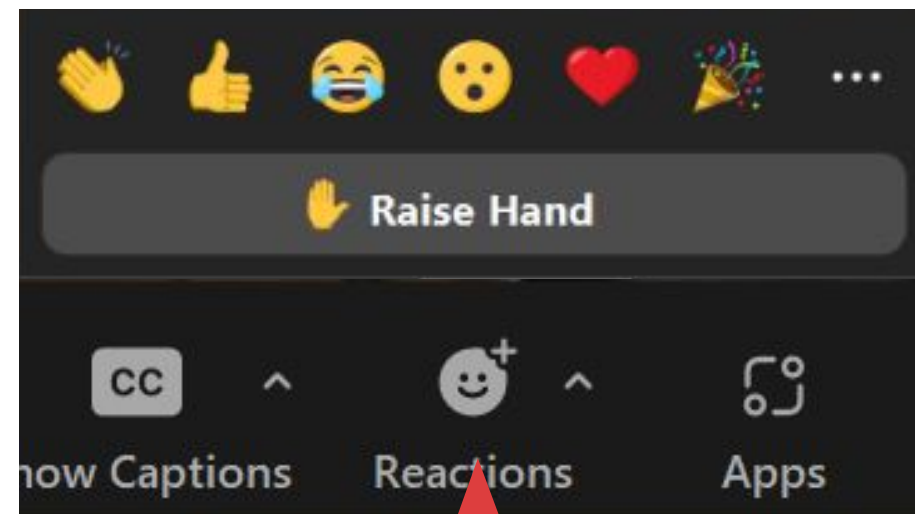
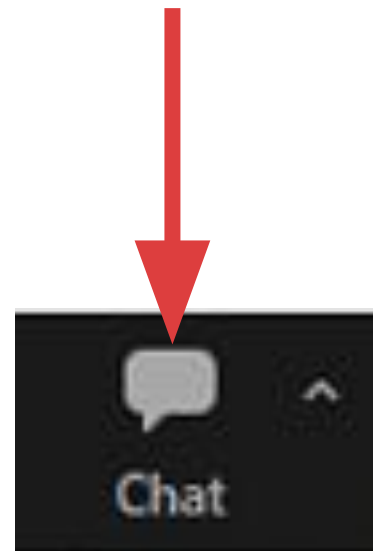
**WE WANT YOUR FEEDBACK!**



# QUESTIONS & ANSWERS

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For written comments or questions:  
Use the chat dialog box



To ask a question:  
Raise hand and wait to be called on

*This meeting will be recorded and posted on the project website:  
[Boston.gov/BCYF-Grove-Hall](https://Boston.gov/BCYF-Grove-Hall)*

# SUMMARY - WE WANT YOUR FEEDBACK!

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## Community & Education

Eliminate Flexible Classroom

Eliminate Recording Studio

Option 1: Enlarge Senior Center, allow for flexible Community Programming

Option 2:  
Eliminate Community Room

## Pool

Eliminate Pool Viewing Area

Eliminate 2 of 4 gender neutral changing/WC/shower rooms

Reduce pool to 5 lanes (from 6)

## Indoor Sports and Fitness

Option 1: Eliminate Walking Track

Option 2 & 3:  
Reduce size of gym and keep Walking Track

## Outdoor Space

Eliminate Roof Terrace

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# THANK YOU!

