Boston Centers for Youth & Families Programming & Siting Study

Allston-Brighton

CITY of BOSTON | *Mayor Michelle Wu*

Boston Centers for Youth & Families
Michelle Wu, Mayor

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Executive Summary

In 2022 the City of Boston's Public Facilities Department engaged Utile Inc. to work with Boston Centers for Youth and Families (BCYF) to study siting options and programming needs for new a BCYF Center in Allston-Brighton. The study included a public engagement process that gathered public feedback on existing centers, programming goals, and potential sites. The engagement process involved; two in-person and two virtual community meetings, polls, Q&A sessions, and an online survey that stayed live the entire length of the study.

Study Scope and Goals

The study included three major tasks: set program recommendations that establish the types of uses and activities in a new BCYF in Allston-Brighton; identify possible sites; and present concept design test-fits of the community center on a recommended site. Program recommendations are based on conversations with BCYF staff leadership, analysis of existing programs offered by BCYF facilities, as well as community input on what programmatic elements are most necessary and desirable. Site recommendations are based on a spatial analysis of the neighborhood, community generated recommendations, and the square footage requirements of the desired BCYF programs.

Several key goals and objectives for a new center emerged out of meetings with BCYF staff and community members throughout Allston-Brighton. These include:

- **Stand-alone facility**: create a purpose built BCYF center that is not limited by non-BCYF hours or activities for mission-critical facilities.
- **Informed programming**: create adequate space for uses and activities right sized 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.

Summary of Findings

The programming portion of the study revealed an overall need for more services throughout Allston-Brighton, as well as the limitations of the existing Boston Public Schools affiliated site in terms of access, spatial availability, suitable infrastructure, and operating hours. While a variety of program is desired across the spectrum, there is an especially strong desire for a flexible community space capable of hosting large gatherings that can be subdivided and utilized by a variety of occupants at various times. Additionally, BCYF Allston-Brighton is in particular need of dedicated indoor athletics, health and fitness facilities. The community center currently use the athletics and recreation facilities of the Jackson Mann and Horace Mann Schools and has been subject to the schools' schedule and space constraints.

During the site search phase, the team was able to evaluate multiple sites within Allston-Brighton, from which the Jackson Mann site emerged as the most suitable site. In addition, the community expressed a strong preference for the current location in both the community meetings and the online survey. The Jackson Mann site was therefore the only site recommended to perform program test fits with varying qualities of scale and proportion.

The site identification process used a variety of factors to evaluate site options such as: proximity to existing municipal and community services, flood risk, transportation, land availability, and land ownership. The search also incorporated feedback from the community and City of Boston Public Facilities Department and BCYF teams.

The first test fit proposes a compact building on the site with lower level athletics facilities that take adavantage of the existing lower level. It also designates a portion of unbuilt site area for either parking or future City of Boston use.

The second test fit takes advantage of the site's shape by justifying the athletics programs to the west side of the site and organizing the community and arts programs on the east side.

Pros and cons were generated for both test fits presented and BCYF identified the first test fit as their preferred concept layout. The cost estimate was based on the first test fit.

Summary of Costs

The cost analysis for the preferred testfit estimated a construction cost of roughly $48.7 million for a 2025 construction start date. This construction cost estimate does not include City of Boston margins, adjustments or soft costs and is not a total project cost. Costs for equipment and furniture for a new BCYF center that includes all programs specified in the study were approximated at $2.5 million.

Please inquire with the Public Facilities Department for a detailed breakdown of construction costs and total project cost estimate including all hard and soft costs.

Conclusion

The analysis and engagement results of the BCYF Allston-Brighton study emphasize the need and community desire for a purpose built BCYF facility in Allston-Brighton. The study provides a catalog of program recommendations and siting options that can serve as a basis for developing and siting a new community center in the future. The recommendations for a new community center inlcuded in tis study will provide adequate space for BCYF programs, fit into its context, and provide opportunities for new programs that reflect the diverse needs of the community.

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Section 1

Process

1.1 Project Team

City of Boston

Michelle Wu, Mayor
Dion Irish, Chief of Operations
José Massó, Chief of Human Services

Boston Centers for Youth & Families

Team Role: User agency.

Engage with the community, gather feedback for the larger team, and provide input on building uses and activities

Marta Rivera, Commissioner
Edward McGuire, Director of Operations
Kate Hennigan, Program Manager
Sandy Holden, Public Information Manager
Rosie Hanlon, Administrative Coordinator
Jackson Mann Community Center

Public Facilities Department

Team Role: Owners project manager.

Provide data to the project team, coordinate with other city agencies, and direct the consultant team

Kerrie Griffin, Director
Ellen McDonough, Chief of Staff
Evan Brinkman, Assistant Director of Design
Alistair Lucks, Project Manager II

Office of Neighborhood Services

Team role: Help facilitate community engagement.

Enrique Pepen, Director of Neighborhood Services
Connor Newman, Special Assistant in the Offices of Neighborhood Services
Frank Mendoza, Allston-Brighton Liaison

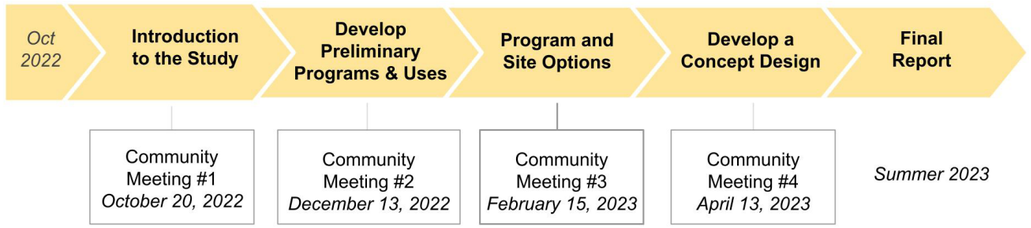
Consultant Team
Utile Architecture & Planning

Team Role: Design consultant

Analyze and present data, develop a building and site program, test the program on specific sites, and prepare a final report summarizing the initial study process

Brett Bentson, Principal
Andrew Ngure, Project Designer

1.2 Study Phase Schedule



Community Meeting 1 (virtual)

In the first meeting the team established goals; presented BCYF program standards and general schedules; presented a demographics study; and conducted an initial Zoom Poll for initial community input on programmatic elements. The meeting was then opened up for Q&A. The team introduced an online survey to make for continued community engagement throughout the study.

Community Meeting 2 (In-Person)

In the second meeting, preliminary survey polling results were shown and explained. The team gave an overview of BCYF programs and presented an initial program based on community input. The meeting was then opened up for Q&A.

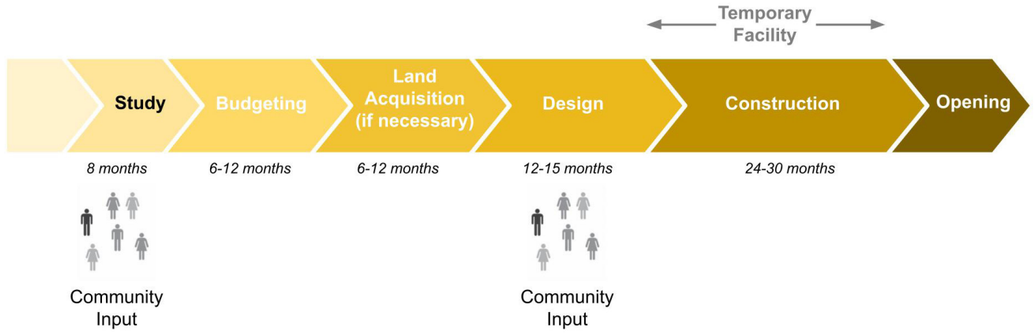
Community Meeting 3 (Virtual)

In the third meeting, updated results from the ongoing programming survey were shown and explained. This included an in-depth presentation of the proposed program spaces. The team talked through the process for selecting potential sites in Allston-Brighton and presented a selection of potential sites. The meeting was then opened up for Q&A.

Community Meeting 4 (In-Person)

In the fourth and final meeting, the team summarized the study thus far and once again presented the results of the programming survey as it neared its conclusion. The team presented site analysis of the Allston-Brighton neighborhood, opportunities of the Jackson Mann location and finally presented the program test fits. The presentation concluded with the next steps of the study before opening the meeting up to a final Q&A for this phase.

1.3 Project Schedule



Study

The study phase, now reaching its conclusion, involved the utilization of several community meetings and online engagement tools to:

- Determine program uses
- Determine potential sites
- Test fit desired program on those sites
- Solicit continued community feedback throughout the process

Budgeting

The budgeting phase typically lasts 6 - 12 months, and will involve consolidating the necessary funds for project implementation based on the results of the study process.

Land Acquisition

If necessary, the land acquisition process would take approximately 6 - 12 months, and involve varying levels of complexity depending on factors such as site ownership.

Design

The design phase typically lasts 12 - 15 months, and will offer a second opportunity for community feedback and involvement in the project. This phase will conclude with a complete and formally documented design, ready for construction.

Construction

Once the design process is complete, the construction phase can begin, which would likely last 24 - 30 months (including a 3 month bidding process), and will conclude with a fully constructed building.

Opening

Once construction is complete, the building can be outfitted with furniture and technology and opened to the public. This will typically occur between 4 and 6 years from the very beginning of the study process.

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Section 2

Existing Conditions

2.1 Conditions Analysis

Existing Jackson Mann BCYF Analysis

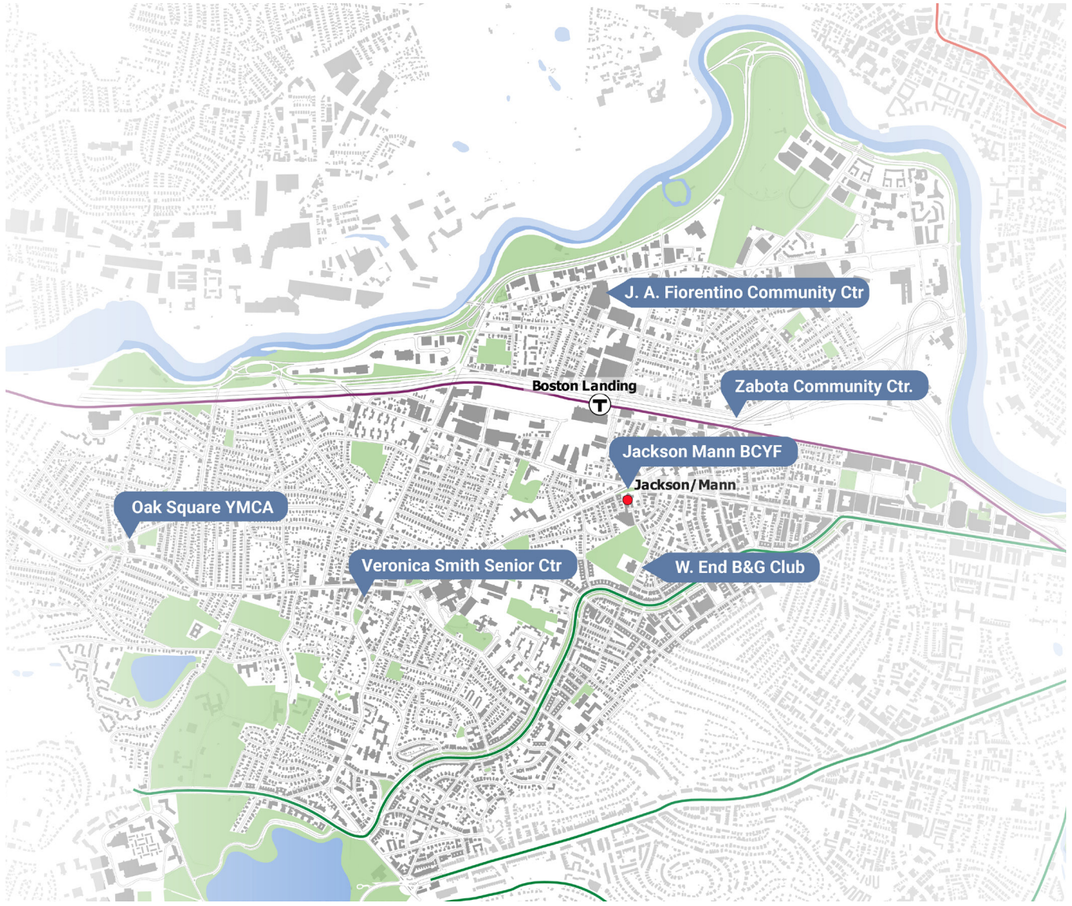
The Jackson Mann BCYF currently grapples with the challenge of finding adequate space for its existing and new programs. The center is located in the Boston Public Schools Horace Mann K-12 School and the (now closed) Jackson Mann K-8 school buildings which are both outdated and ill-suited to support the added uses of a community center. While school sites can act as an easy site for the introduction of a community center due to programming similarities, school locations often have limited space and scheduling constraints on BCYF operating hours.

The Jackson Mann and Horace Mann school buildings opened in 1975. Over their 40+ years of use in the nurturing and enrichment of Boston students, the schools have fallen into a dire state of disrepair coupled with a significant drop in enrollment. So much so, that the structural and building sytems failures led to the closure of the Jackson Mann School building facilities.

The BCYF Jackson/Mann is the only BCYF facility in Allston-Brighton. There are a variety of other community resources within the neighborhood offering numerous programs of different sizes and capacities depending on their communities. The BCYF Jackson/Mann Community center offers athletics programs, a computer lab, art classes, community enrichment programs and much more. The facility also offered toddler/ preschool programming, school age after school and out of school programming such as vacation time and summer programs. There is a high need for this programming in the community.

The Oak Square YMCA in the Oak Square neighborhood offers; aquatic and fitness programs; teen programs; and a child watch program. The Veronica Smith Senior center in the St. Elizabeth's neighborhood offers programs targeted towards seniors. It offers social services: health seminars and legal workshops; health and fitness screenings; and weekly fitness programs such as line dancing and nutrition classes. The West End House (formerly West End Boys and Girls Club) within the Ringer Playground just south of the Jackson Mann and Horace Mann schools, is a youth development agency providing academic, leadership, arts and fitness programs focused on the success of young people.

Allston-Brighton Community Resources



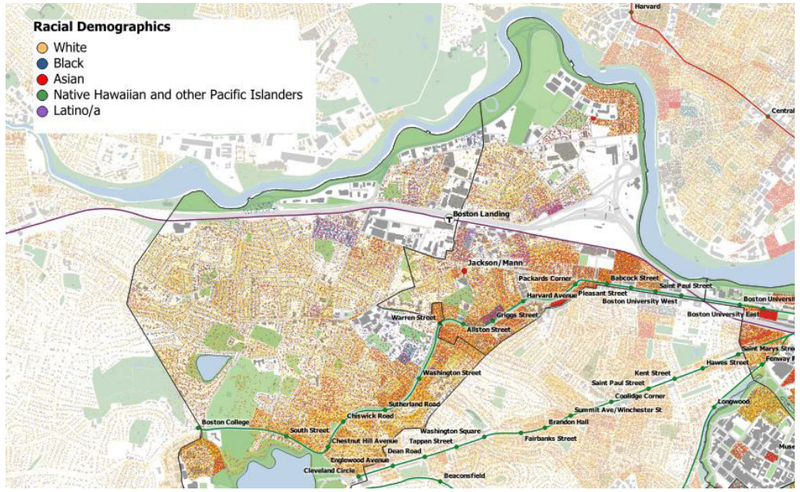
2.2 Demographic Analysis

Demographic Analysis

The study included mapping demographics data from the 2015-2019 American Community Survey, MassGIS 2010 and 2020 U.S. Census Dataset. The data compiled and represented graphically includes: population density, racial demographics, median household income, population over 65, and population under 18. Environmental data such as flood map projections were evaluated as part of this study but the did not prove to pose significant threat to the site and it's catchment area.

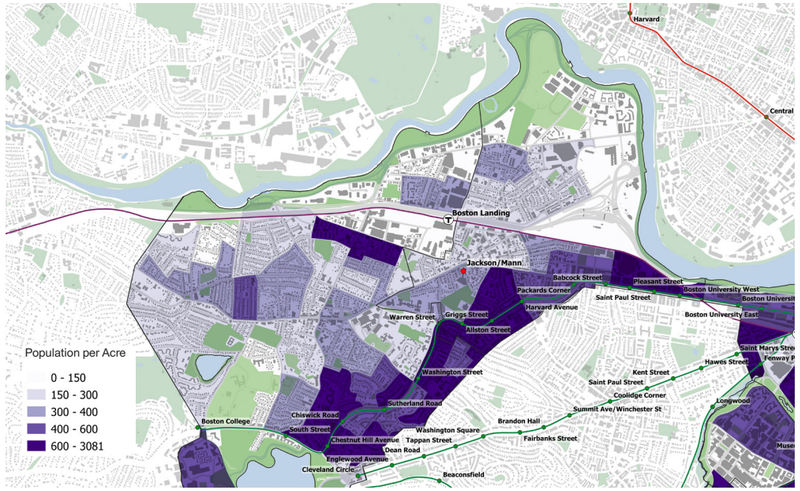
Data mappings such as population density and household income can help identify census blocks under particular strain that a community center could help alleviate through programming. Age related mappings help to identify areas with higher concentrations of demographics who are the primary users of BCYF services. This data can also help determine the kinds of programs that should be included in a center, whether it be programs catered to teens such a teen center; senior services and programs, or both.

Environmental mappings can help determine what areas of the neighborhood may be most suited for long term development, or where additional planning is needed to ensure safety, resiliency, and longevity.



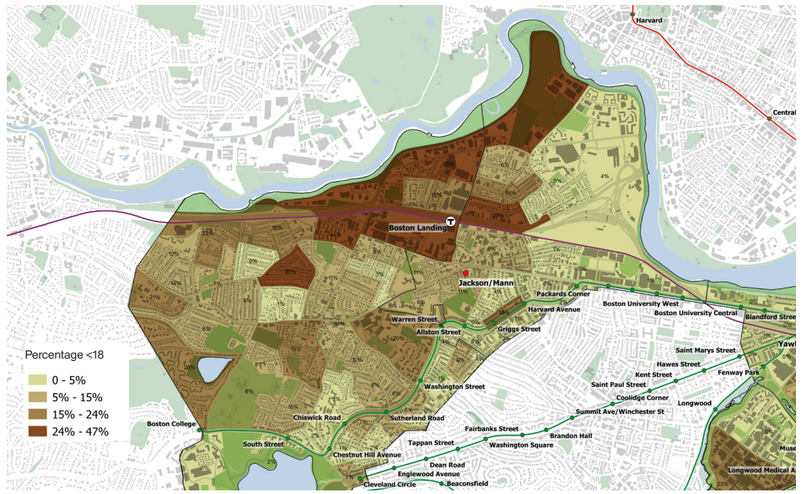
Source: MassGIS 2010 U.S. Census Dataset

Population mapping helps the team better understand the diverse communities that make up Allston-Brighton. Keeping the general locations of these communities in mind helps ensure that potential sites are being identified equitably and without exclusion.



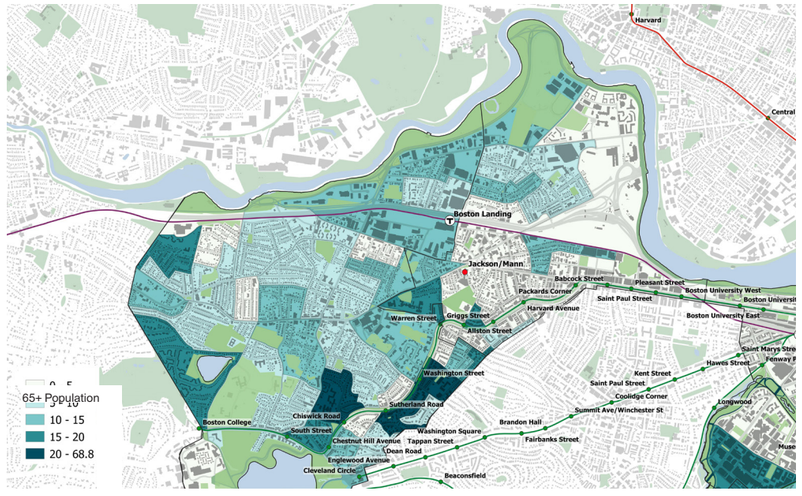
Source: MassGIS 2020 U.S. Census Dataset

Population density mapping was used to identify areas with the highest concentration of residents throughout Allston-Brighton. This creates a strong starting point for locating sites with the highest demand, need for community and family services in the neighborhood.



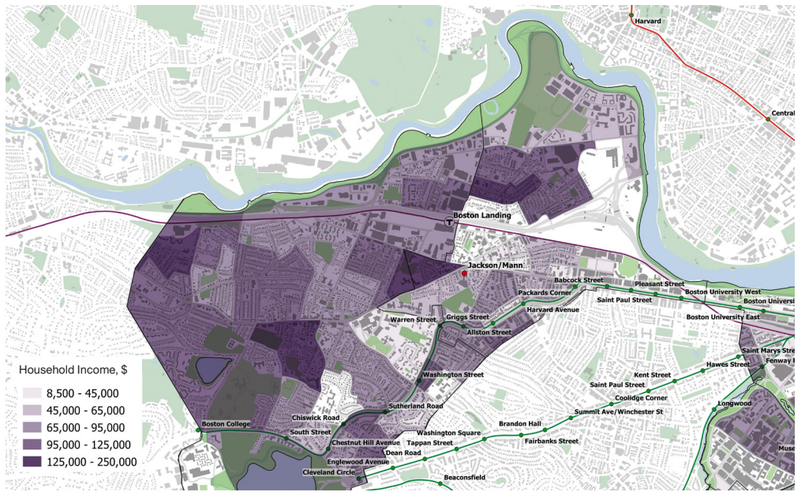
The under 18 population is one of the primary users of BCYF services. This map helped the team better identify areas that could benefit the most from a new center and serve young BCYF users.

Source: MassGIS 2020 U.S. Census Dataset



Much like the under 18 mapping, the over 65 population mapping offers a more specific look at one of BCYF's target communities. Mappings like these inform the team of not only where older or younger populations may be in need of a new BCYF center, but also of what kind of programmatic elements would best suit the surrounding users.

Source: MassGIS 2020 U.S. Census Dataset



Median household income mappings help identify the socio-economic distribution of the area. They can also help to highlight pockets of Allston-Brighton with the greatest need for a new BCYF center.

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Section 3

Engagement & Data

3.1 Engagement Process

A variety of community engagement efforts were employed throughout the duration of the study in order to solicit comprehensive feedback from the Allston-Brighton community.

The study began with an initial public Zoom meeting on October 20, 2022, in which the study goals and process were laid out, and the community was given the opportunity to offer early feedback. Members of the Allston-Brighton community were also asked to respond to live polls on what programming would be most desirable and necessary in accordance with BCYF standards. The online version of the survey was then opened up to the public and disseminated by BCYF staff and community members throughout the neighborhood. The following public meetings alternated between in-person and online presentations. The online meetings were recorded and along with its associated presentation, posted to the City of Boston website at the link listed below to promote transparency and continued engagement.

The survey gathered information on respondents' place of residence, age, which community resources they use, how they access the Jackson/Mann BCYF (if applicable), where they would like to see the new community center, and which resources they'd like to see improved. The survey was offered in English, Spanish, Russian, Portuguese, Chinese, and in large print hard copy format.

Meeting recordings and presentations: https://www.boston.gov/departments/boston-centers-youth-families/bcyf-jacksonmann

Large Community Room

Meeting Rooms

Competitive Indoor Pool

Flexible Studios

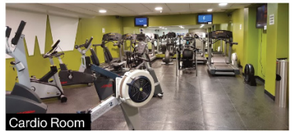
Standard Indoor Pool

Weight Room

Senior Center

Theater with Stage

Recreational Indoor Pool


Cardio Room

Teen Center

Demo Kitchen / Nutrition Lab

Youth Classroom

Adult Education Classroom

Daycare

Basketball

Batting Cages

Indoor Track

Climbing Wall

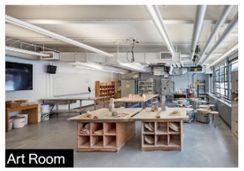
Tennis

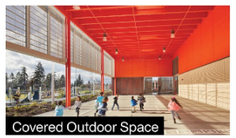
Volleyball

Spectator Seating

Pickleball

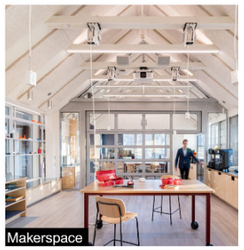
Music Room with Recording Studio


Art Room


Covered Outdoor Space

Open Field Space

Tech Lab


Makerspace

Athletic Fields

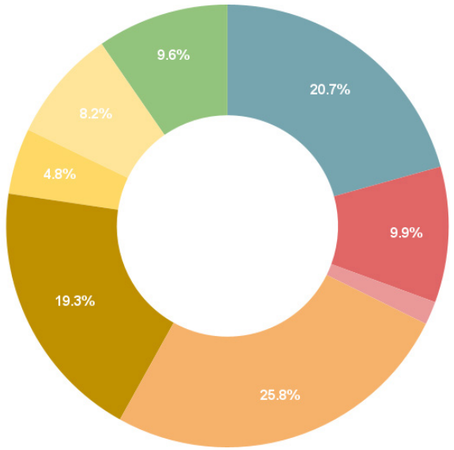
Playscape

Community Garden

Basketball Court

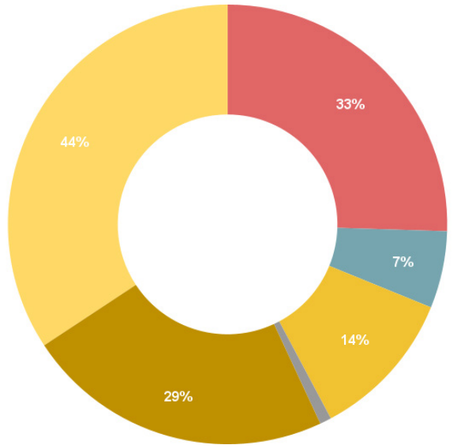
Total responses: 360

Are you an Allston-Brighton resident? If so, what area do you live in?



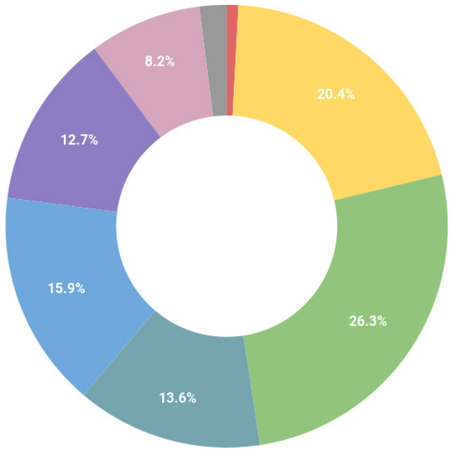
- Allston
- Lower Allston
- Packard's Corner (Allston)
- Oak Square (Brighton)
- St. Elizabeth's (Brighton)
- Aberdeen (Brighton)
- Commonwealth (Brighton)
- I am not a resident of Allston-Brighton

How do you typically access the Jackson Mann Community center?



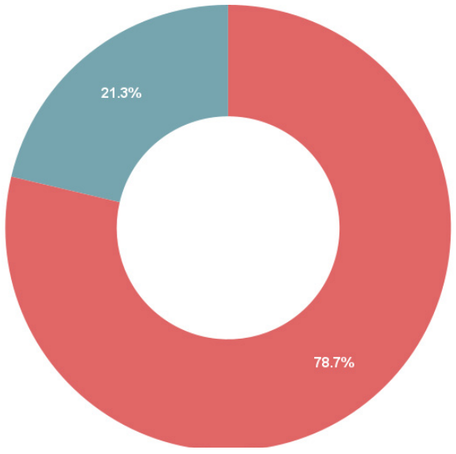
- Walk
- Bicycle
- MBTA (ex.train, bus, RIDE)
- Ride Share (ex. Uber, Lyft, taxi, etc)
- Drive
- Don't use this center

What is your age range?



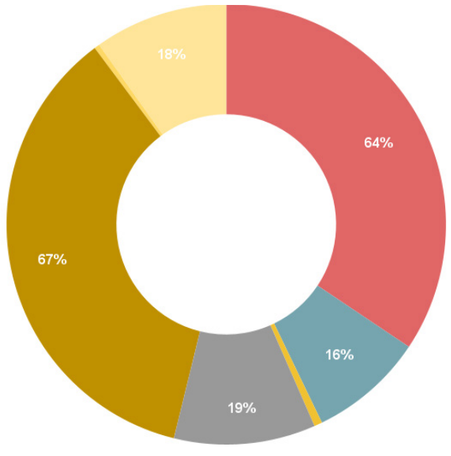
- <20
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- >70
- N/A

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



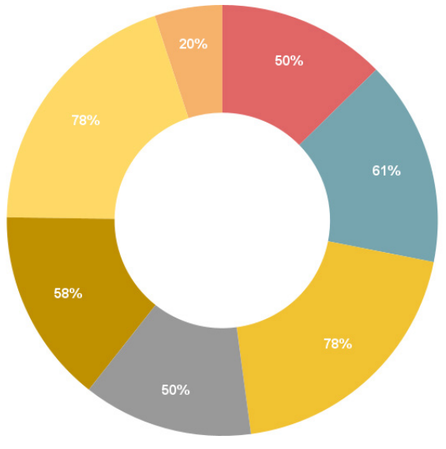
- New facility at the current Jackson Mann site
- Other

What community resources do you often use? (Check all that apply)



- Jackson Mann Community Center
- Josephine A. Fiorentino Community Center
- Zabota Community Center
- Veronica B. Smith Senior Center
- Oak Square YMCA
- None of the Above
- West End House Boys & Girls Club

Which resources need expansion or improvement in a new BCYF Community center?



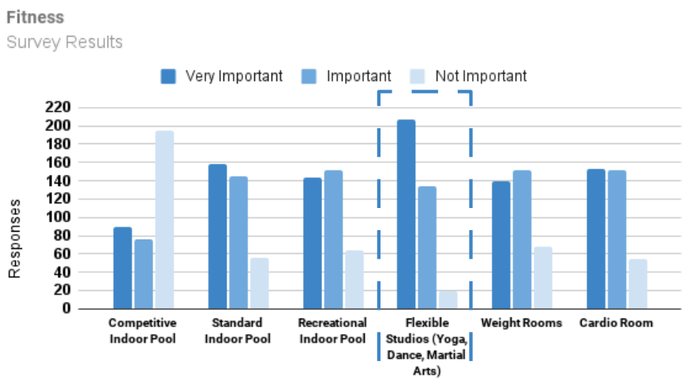
- Daycare
- Youth & Teen Programming
- Adult Education
- Senior Programming
- Pool
- Health& Fitness
- Other

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

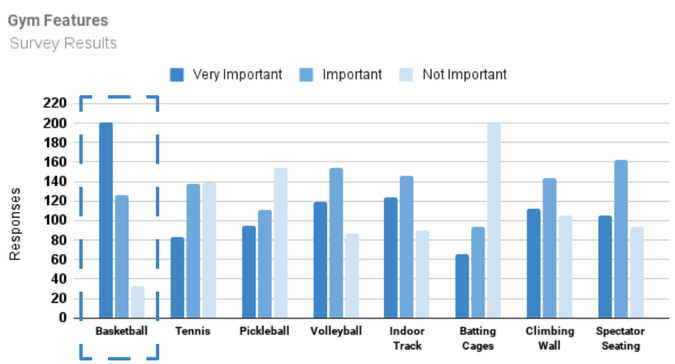
3.2 Program Survey

To better identify what programs should go into a new community center in Allston-Brighton, the survey asked respondents to rank the relative importance of potential uses and activities. This respondent feedback informed the refinement of the ideal program for the new community center.

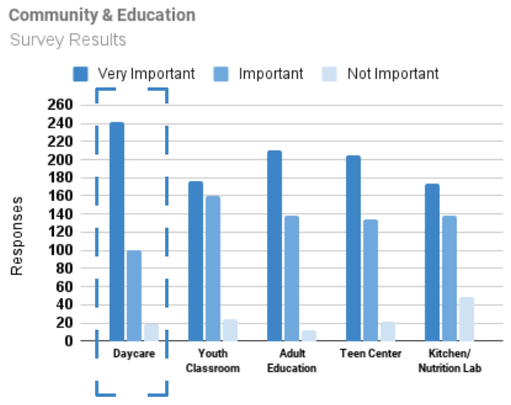
Refer to Appendix B.1 and B.2 for a complete copy of the Survey and Survey results.



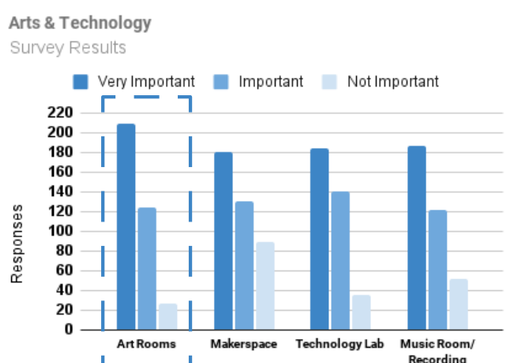
The survey asked residents to rank their fitness programs according to the programs they deemed most important to have in the new center; programs they considered important; and programs they didn't consider important to have in the new community center. Flexible Studios were considered most important to have by majority of survey takers. A standard indoor pool was the second most important program to have in the new community center.



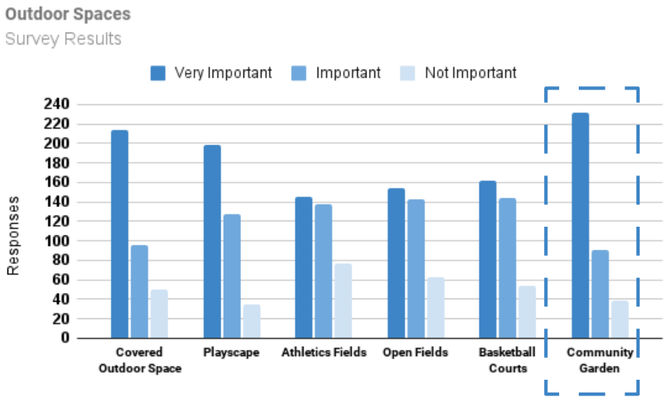
Basketball courts were considered the most important to have gym amenity in the new community center. An indoor track was the second most important desired gym amenity. The track has fixed spatial requirements which have been incorporated into the gym layout in the ideal program.



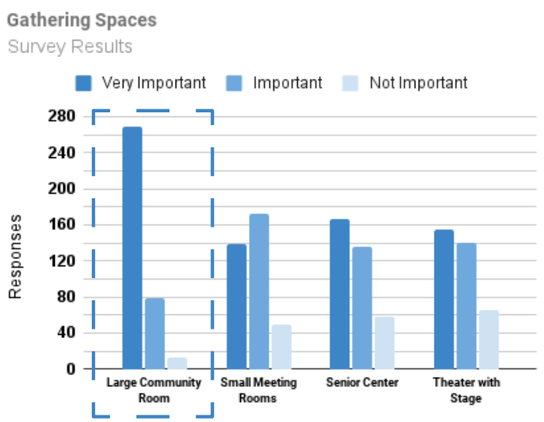
Among the community & education program choices, daycare was ranked the most important program to have in the new community center by the community. Adult education programs and a teen center were also ranked as very important programs to have. Flexible classroom spaces were considered important program components and have been integrated into the BCYF Ideal Program.



Survey participants chose art rooms as the most important arts & technology program to have in the new community center. A makerspace, technology lab and music room w. recording studio narrowly follow as the next most important program spaces to have in the new community center. They have all been included in the ideal program for new community center in Allston-Brighton.



Survey participants expressed the strongest preference for having a community garden in the new community center. A covered outdoor space and playscape for children were the second most important programs to the community. Atheltics fields and basketball courts are commonly found in public parks in Boston; therefore, the siting study presented elsewhere in the report included the proximity to a public park with athletics amenities as a criteria in the search for suitable sites.



A large community room emerged as the most important gathering space to the survey participants. The large community room will include acoustic partitions and a demountable stage for flexibility of use. The program should include specialized acoustics, lighting, audio/video capabilities and designated storage to support a range of uses including voting. The current BCYF at Jackson Mann serves as a City of Boston Polling Location for Wards 21 and 22. The senior center has been incorporated into the new community center ideal program.

Aside from which typical BCYF program residents would most like to see, the survey also invited participants to generate ideas for other program types they would like to see in new centers. These ideas ranged from continuing education courses, to daycare services, to community gardens. These responses will be useful in the future development of a new BCYF center.

Here is a list of other activities Allston-Brighton residents would like to see in the new BCYF location outside of the provided choices:

- Dedicated art gallery
- Bike repair station and workshop
- Youth sports programs and coaching
- Animation and multimedia studies
- Dog park
- Community radio station
- Financial literacy programs
- Counseling and immigration support
- Indoor soccer
- ASL classes and community events
- Theater and performing arts
- Mailboxes for the homeless
- Synthetic ice hockey rink
- Local food and produce vendors
- Splash pad and cooling stations
- Parking
- Mental health services
- Lending library
- Outdoor skate park
- Community kitchen open to the public
- Coworking space
- Game room for indoor games

page not used

Section 4

Programming

4.1 Program Metrics

	Min. SF	Occupancy Max	Quantity	Total SF
Entry Lobby				
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
Operations				
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 I NSF				4,030
Community and Education				
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 I NSF				12,050
Arts				
Tech Lab	1,000	30	1	1,000
Makerspace	1,000	30	1	1,000
Art room	900	25	1	900
Music room + Recording studios	750	20	1	750

	Min. SF	Occupancy Max	Quantity	Total SF
Arts | NSF				3,650
Indoor sports and fitness				
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
Pool				
Pool				
Short course	7,000	300	1	7,000
Long course	10,824			-
Family pool	1,780	300	1	1,780
Mechanical/storage	1,000		1	1,000
Pool | NSF				9,780
Subtotal Program Areas				
Efficiency factor				70%
TOTAL BUILDING GSF				**68,729**
Outdoor space				
Entry Court / Gathering Space	1,500		1	1,500
Play space (optional, where site allows)	2,000		1	2,000
Rooftop open space				-
Community garden plots	6,000			6,000
Hydroponics (40' x 8' shipping container)	320		1	320
Garden classroom				-
Parking	288		5	1,440
Outdoor Space NSF				11,260

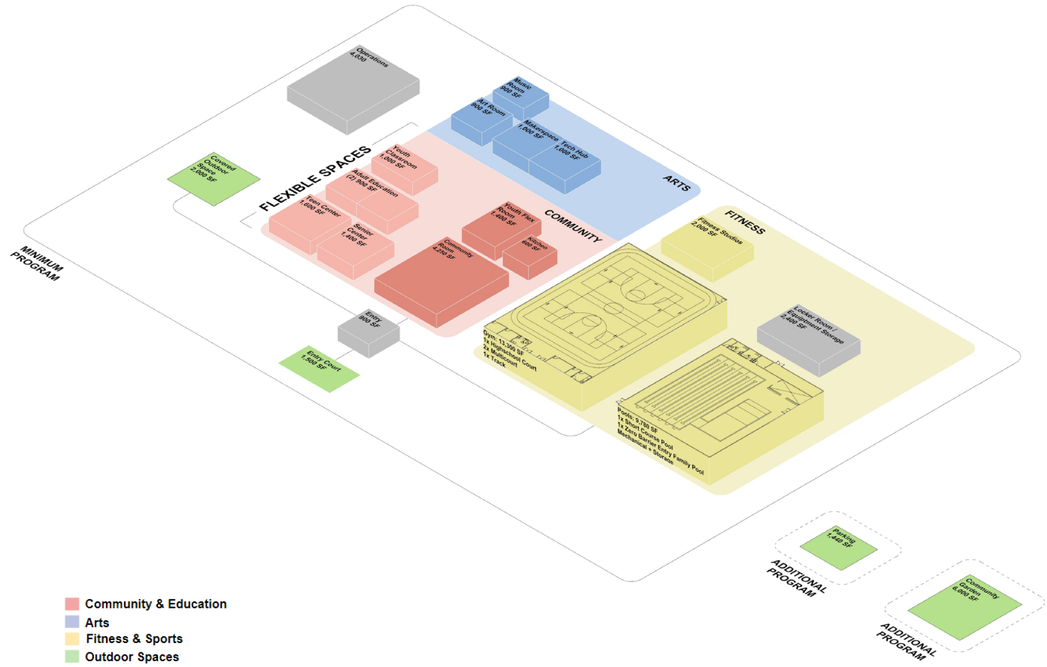
The program is categorized into groups of spaces that reflect the operations of the building and the general categories of uses and activities in BCYF Community centers.

The program spaces reflect net square footage requirements, and a "grossing factor" representing 70% efficiency has been added to allow for corridors, elevators, and wall thickness. As design of the community center at a specific site continues, this grossing factor may increase or decrease depending on the particular constraints of the project.

This program reflects the operational needs and goals of BCYF, and priorities identified by the Allston-Brighton community during the engagement process.

Gray text represents an alternate option that was considered but not included in program parameters and does not contribute to SF totals. These items are included for future reference.

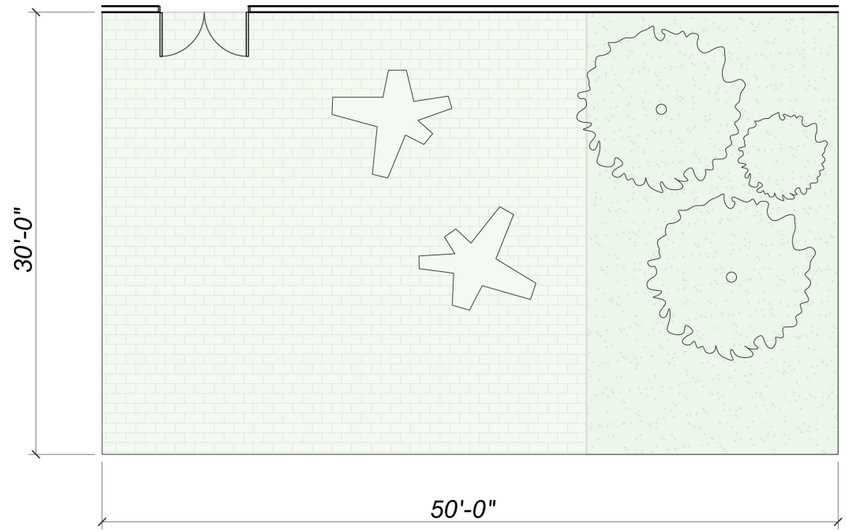
Assumptions
The program metrics assume 70% building efficiency that will change based on the final building configuration and site. Maximum occupancy is based on Massachusetts State Building Code 780 CMR and IBC 2015 Table 1004.1.2.4



The above diagram illustrates the variety and overall comparative size (footprint and height) of each activity space designated within the program metrics and room sheets that follow. Activity spaces are nested within the category they correlate with.

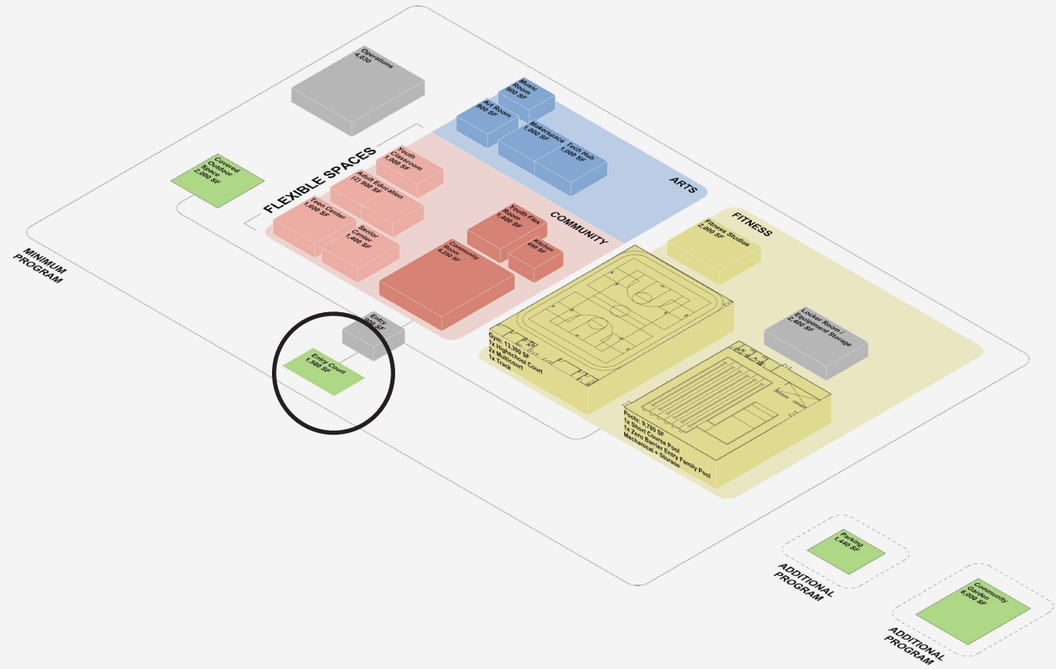
4.2 Room Sheets

Entry Court

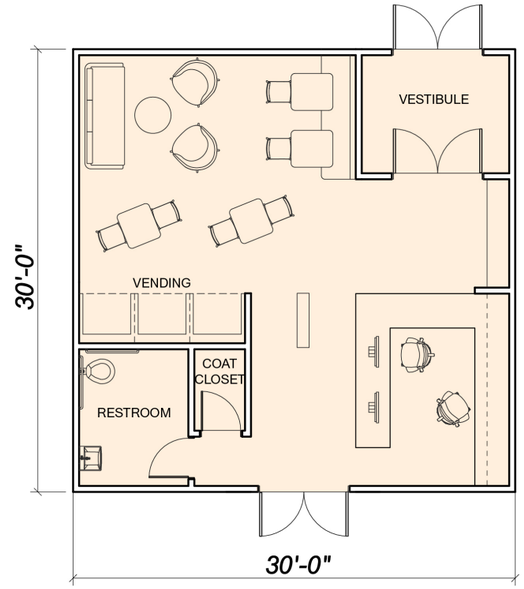


Entrance to the Roxbury Branch of the Boston Public Library

Entry Court	
Area	1,500 SF
Occupants	20
Description	Open, accessible, and welcoming space with seating and landscaping leading to the building entrance. Includes benches and space for visitors to informally gather, wait, and socialize.
Adjacencies	Direct connection from the street to the entry lobby. Can have visual connections to interior community programs. Incompatible: None
Fixtures	Fixed: seating, landscaping, lighting, overhead canopy Flexible: seating but with security locks



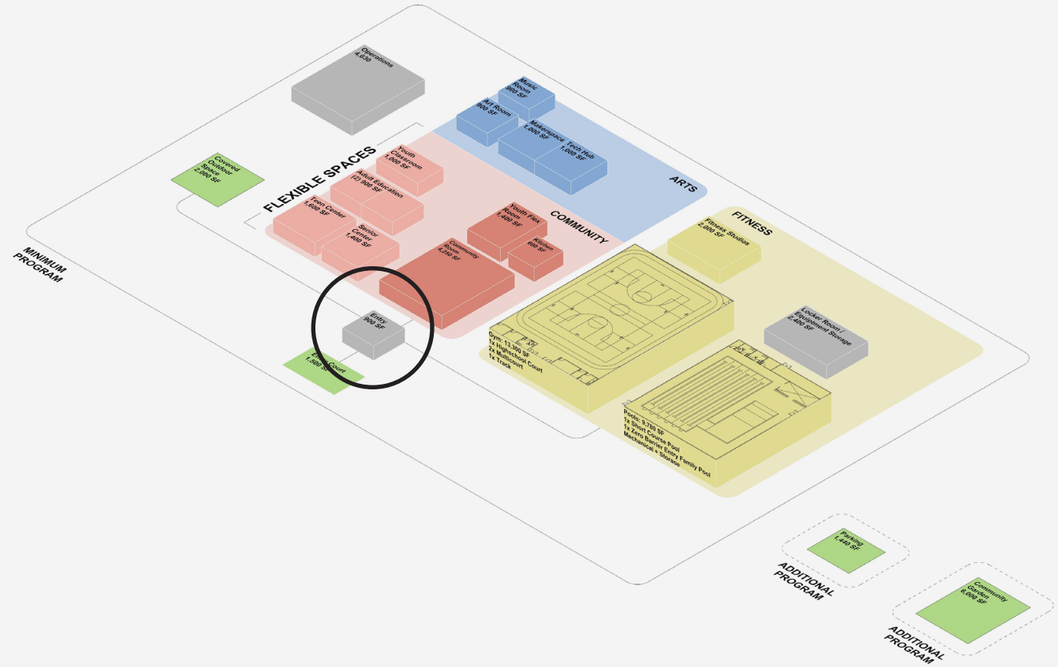
Entry Lobby



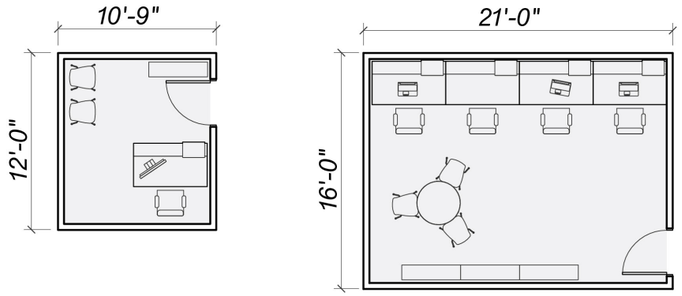
Entry lobby at BCYF Paris St.

Entry Lobby

Area (Net SF)	900 SF
Occupants	Lobby - 20 MAX during events; Reception desk - 2
Description	Open, welcoming space with access and visual connections to the center's interior programs, allowing supervision by reception. Seating and space for temporary visitors to informally gather and socialize. Includes ADA, family friendly restroom within sight line of reception desk.
Adjacencies	Ideal: Direct connection to assembly and community rooms, visual connections to other programs like the gym, and proximity to youth and children's room. Incompatible: None
Fixtures	Fixed: storage, reception desk, bulletin area Flexible: seating, vending machines

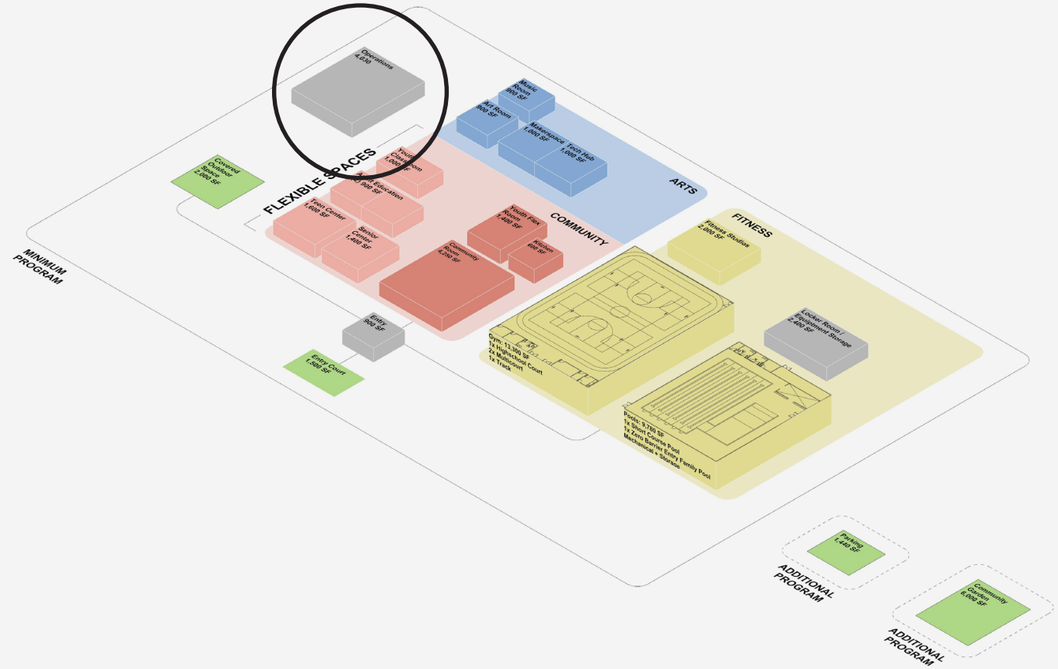


Offices

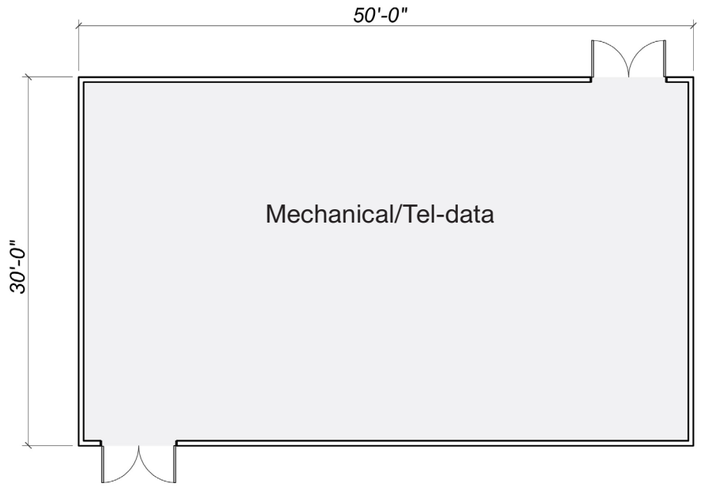


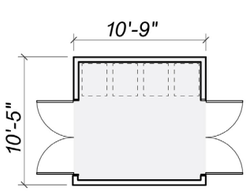
Offices

Area (Net SF)	Single - 120 SF Group - 340 SF
Occupants	Single - 3 Group - 7
Description	Administrative offices for staff. Can have interior windows to increase visibility. Should promote social equity and cohesion amongst staff and building occupants.
Adjacencies	Ideal: can be private and independent of other programs Incompatible: None
Fixtures	Fixed: None Flexible: seating, desks, office cabinets

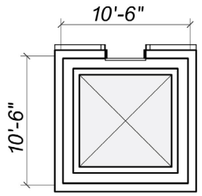


Mechanical + Service Rooms

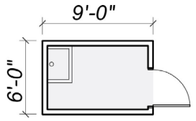




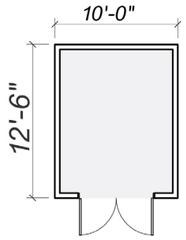
Trash/Recycling



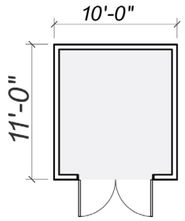
Elevator
(Where required)



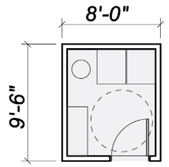
Janitor's Closet



Storage



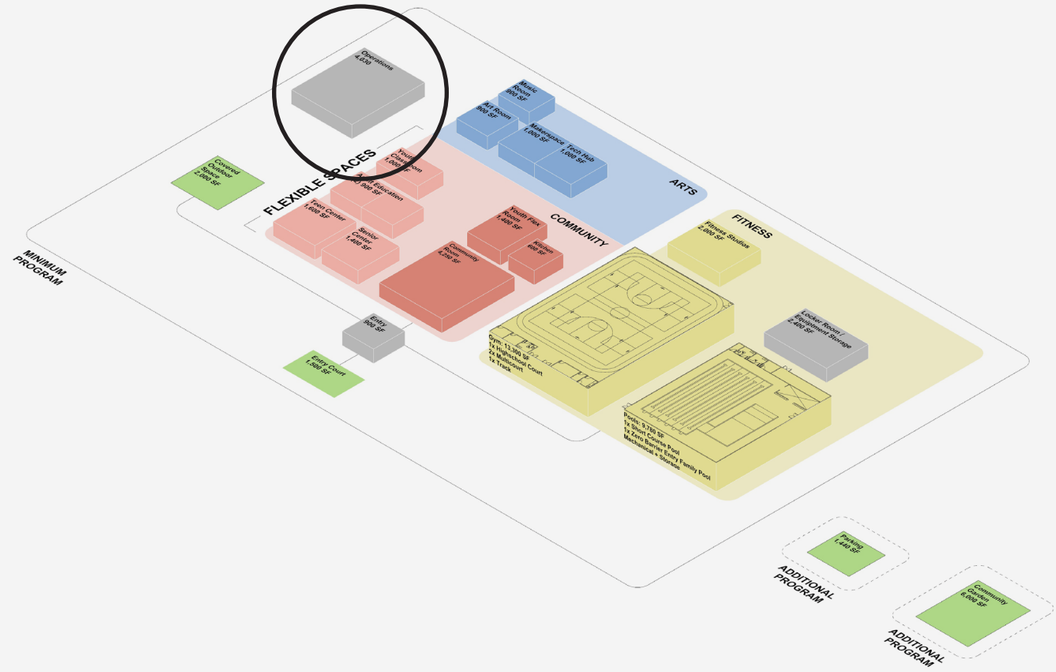
Outdoor Storage



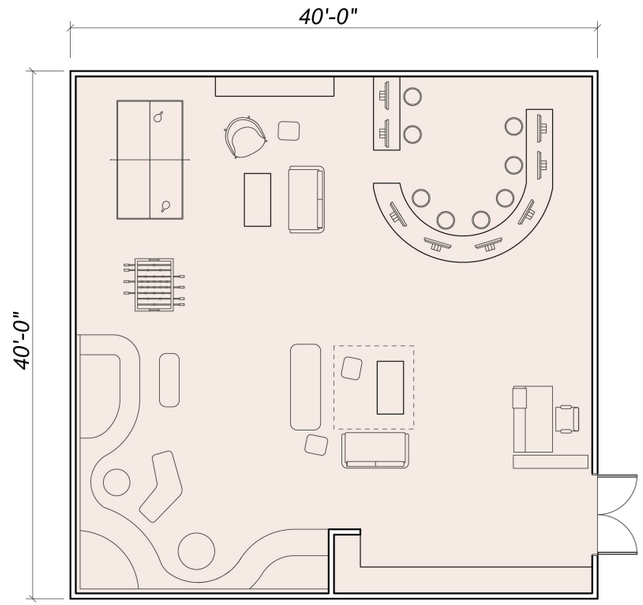
Laundry Room

Mechanical and Service Rooms

Area (Net SF)	Mechanical/Tel-data: 1,500 SF Trash/Recycling: 100 SF Elevator: 100 SF Elevator Machine Room: 80 SF Janitor's Closet: 54 SF Storage: 120 SF Outdoor Storage: 100 SF Laundry Room: 76 SF



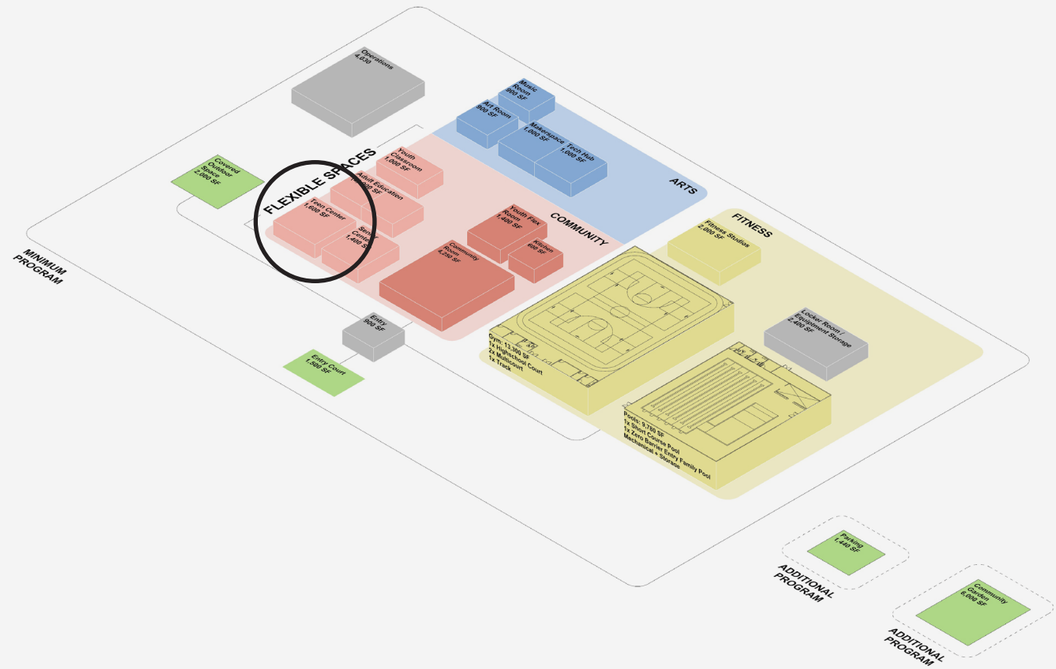
Teen Center



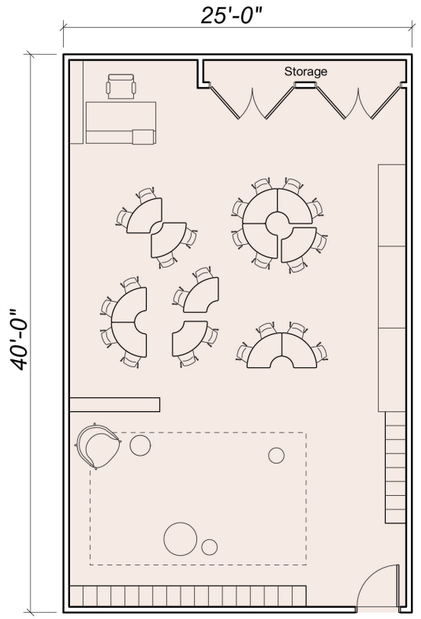
A teen space with a variety of areas for socializing and working.

Teen Center

Area (Net SF)	1,800 SF
Occupants	80 MAX
Description	Flexible space for teens with a variety of areas for socializing, studying, lounging, and after-school activities. Space should feel independent and unique for its teen users.
Adjacencies	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
Fixtures	Fixed: storage (millwork and closets) Flexible: seating, gaming equipment, tables



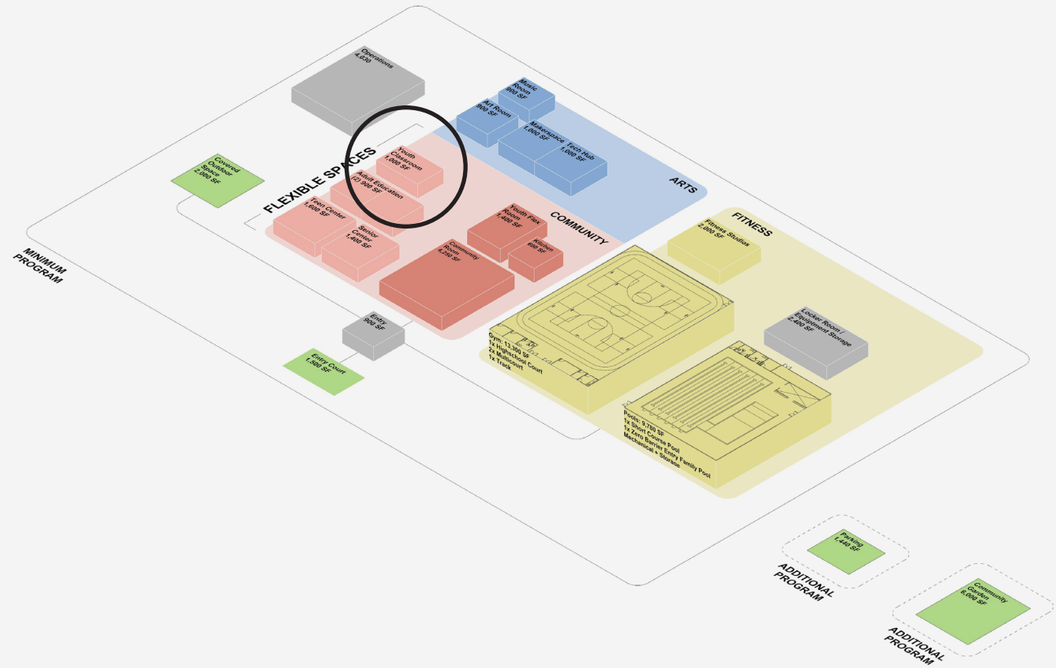
Youth Classroom



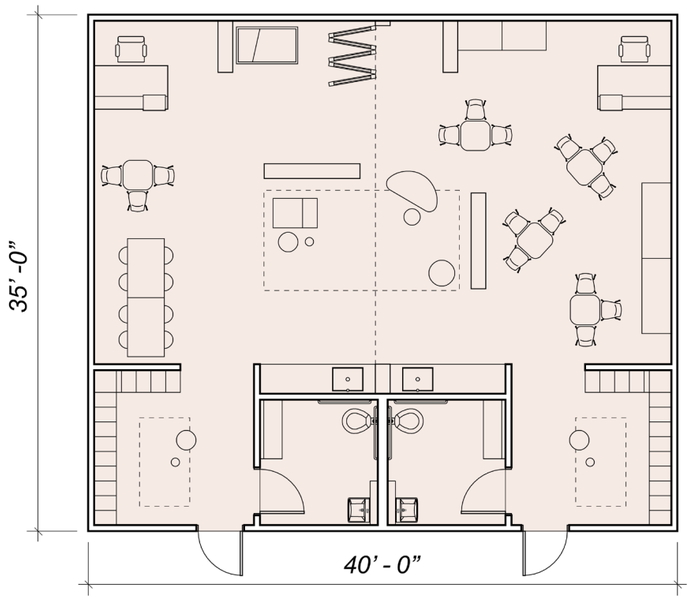
A youth classroom with flexible seating that can be reconfigured depending on use.

Youth Classroom

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



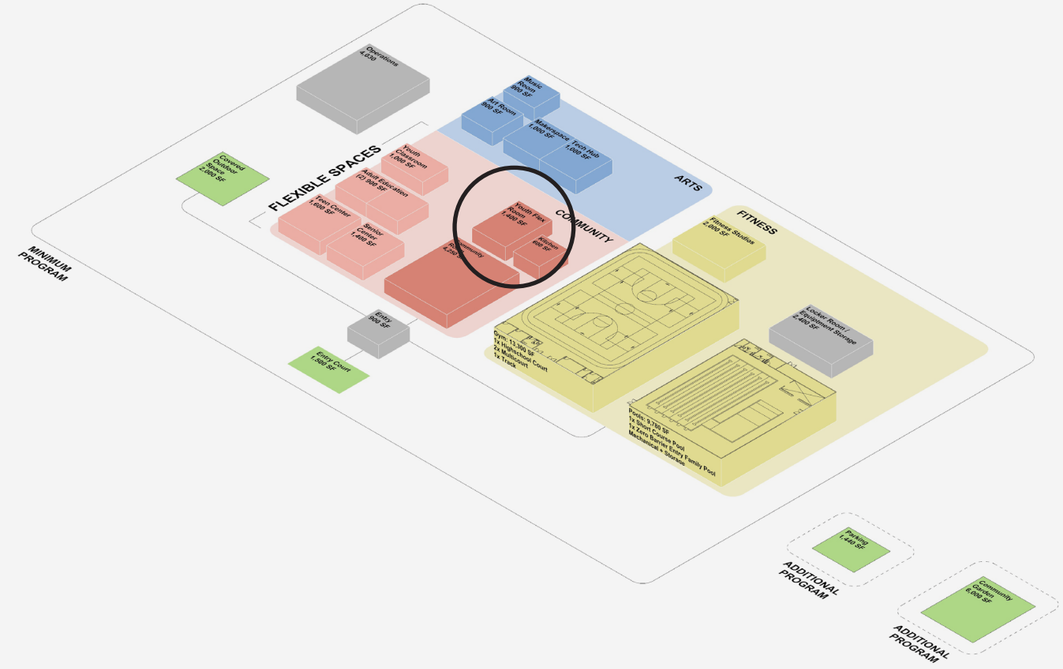
Youth Flex Room / Daycare



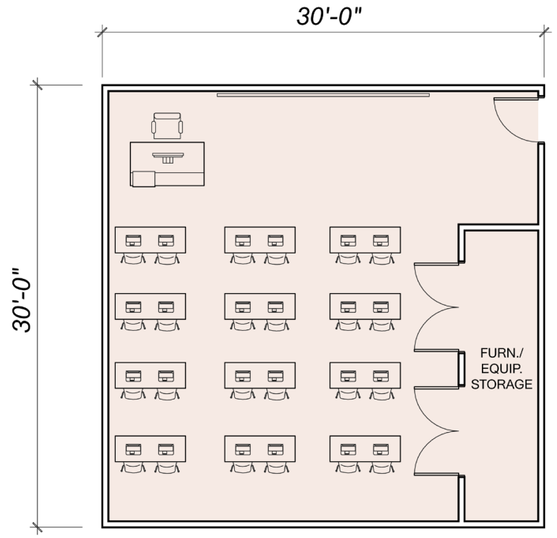
A flexible activity space that can be used as a children's room.

Youth Flex Room

Area (Net SF)	1,400 SF
Occupants	Up to 32 students + educators
Description	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. Space can be subdivided. Current layout accommodates 32 preschoolers and 4 educators. Program requires 2,400sf of outdoor space sized at 75sf per student
Adjacencies	Ideal: Outdoor play spaces and entry lobby. Outdoor space must include direct sunlight and shade. Incompatible: Teen Center and Senior Center
Fixtures	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



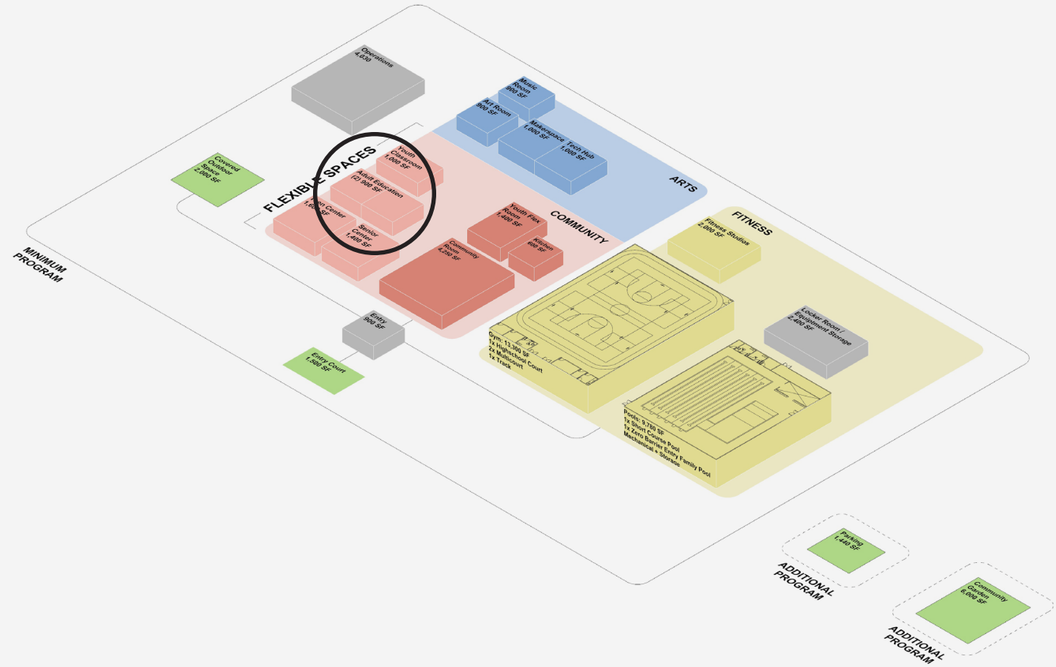
Adult Education Classroom (2)



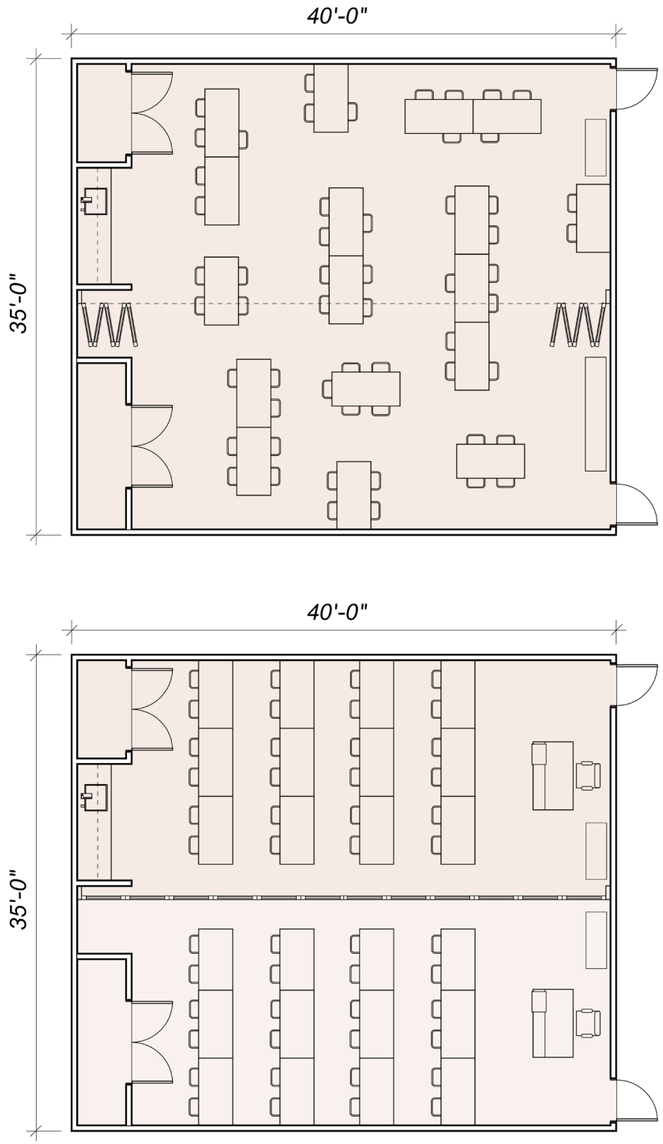
A flexible activity space that can be used as a children's room.

Adult Education Classroom

Area (Net SF)	900 SF
Occupants	24 students + 1 instructor
Description	Flexible classroom used for adult education and night classes. Features light, mobile furniture for working, space for teaching or presenting, and a mobile laptop cart. Includes storage room sized to fit all room furniture and equipment.
Adjacencies	Ideal: Classrooms, community room, tech lab Incompatible: Gym and fitness rooms
Fixtures	Flexible: tables and chairs, laptop cart

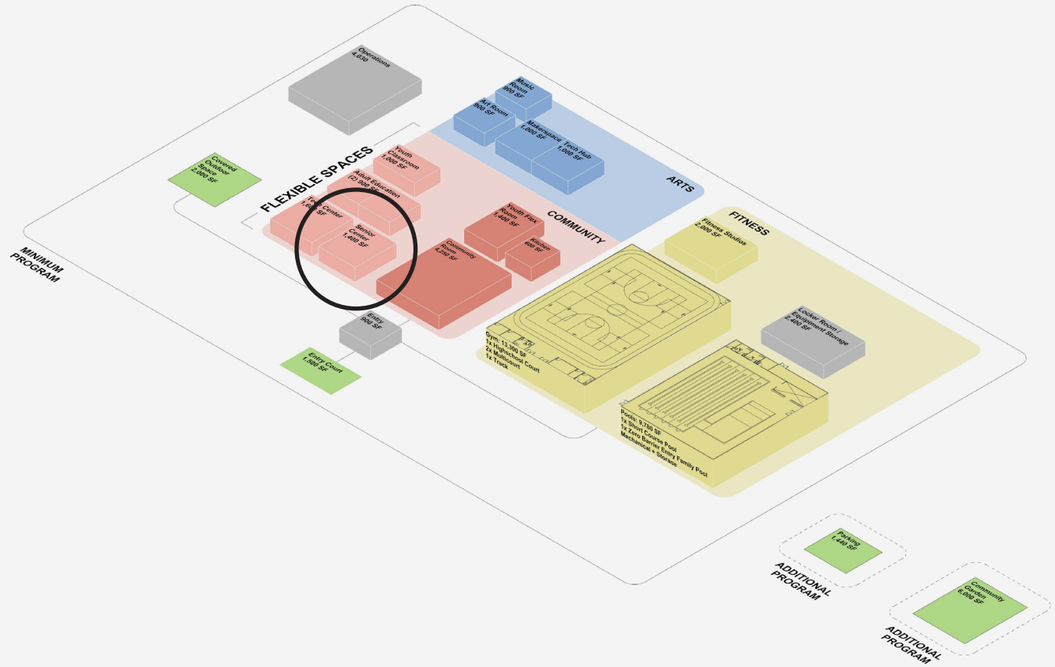


Senior Center

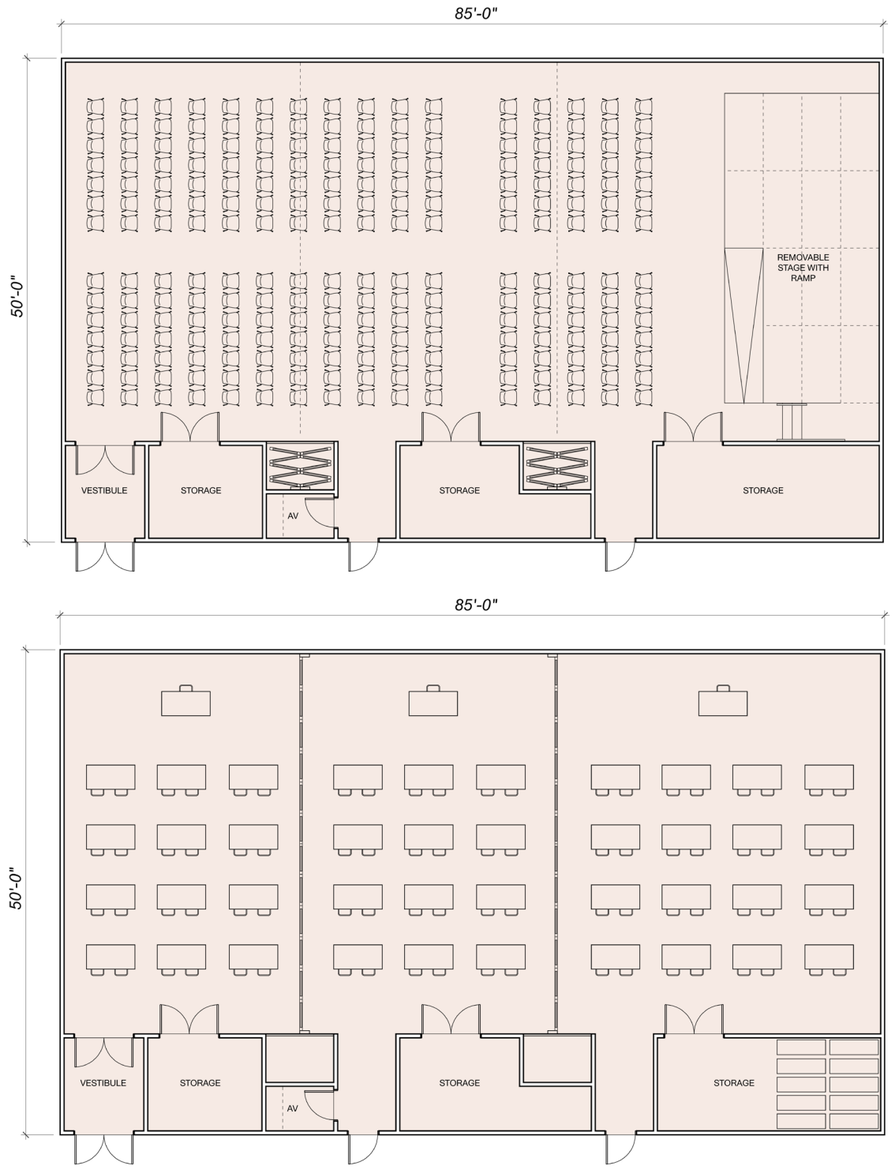


Senior Center

Area (Net SF)	1,400 SF
Occupants	56
Description	Flexible space with movable acoustic partitions for senior programming, lounging and socializing. Includes sink for activity preparation and clean-up. 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, Main entrance and ADA restroom Incompatible: Gym, youth flex room/ daycare, and teen center
Fixtures	Fixed: storage (millwork and closets), sink Flexible: tables and chairs

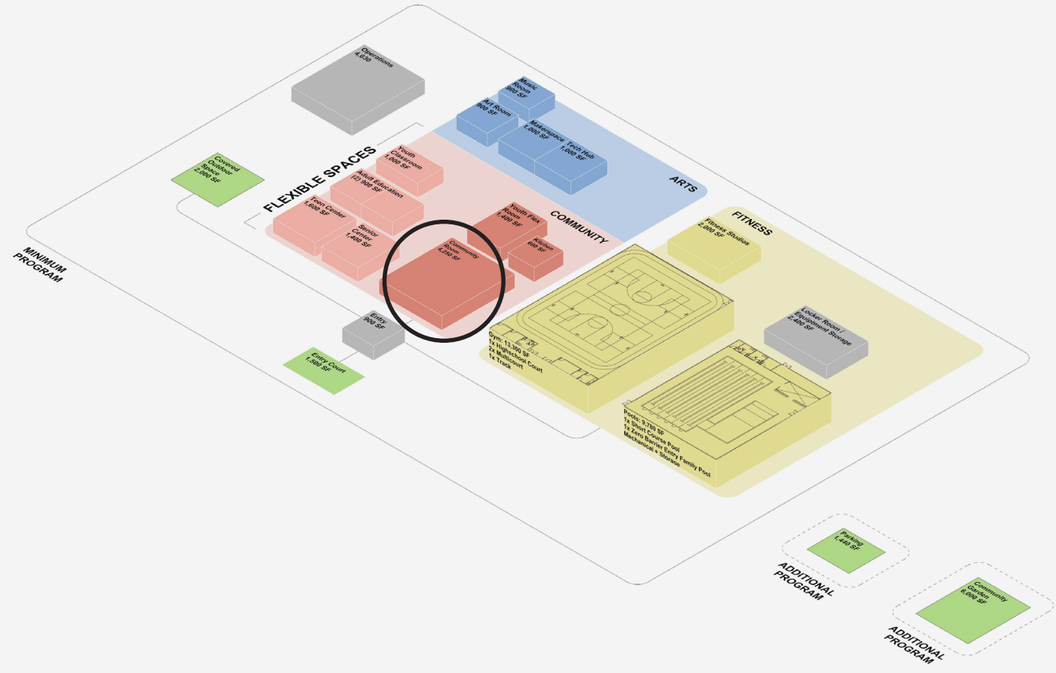


Community Room with Removable Stage

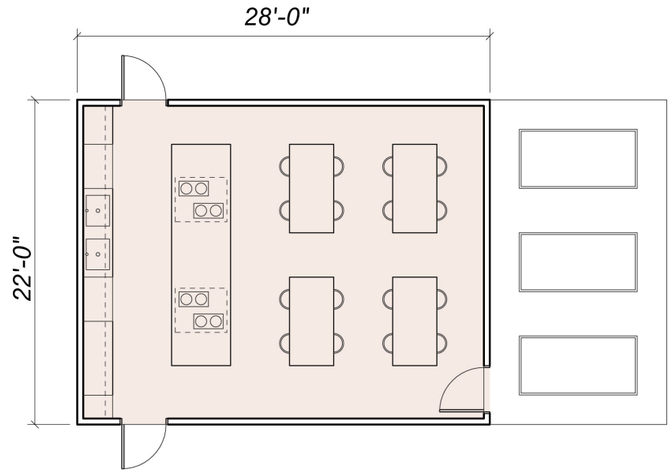


Community Room

Area (Net SF)	4,250 SF
Occupants	225
Description	Flexible meeting space with an elevated removable stage that can be rearranged and partitioned for group meetings and events. Can be combined with the kitchen space. Includes storage closets for the stage pieces, acoustic partitions, tables and chairs, as well as an AV closet for special lighting, acoustics, and audio/video equipment for performances. Includes light lock vestibule at interior entry doors.
Adjacencies	Ideal: Kitchen, direct access to entry lobby Incompatible: Gym, Fitness Studios, Pool, Makerspace, and other noise-generating programs
Fixtures	Fixed: Storage (closets), folding acoustic partition Flexible: tables and chairs, removable stage



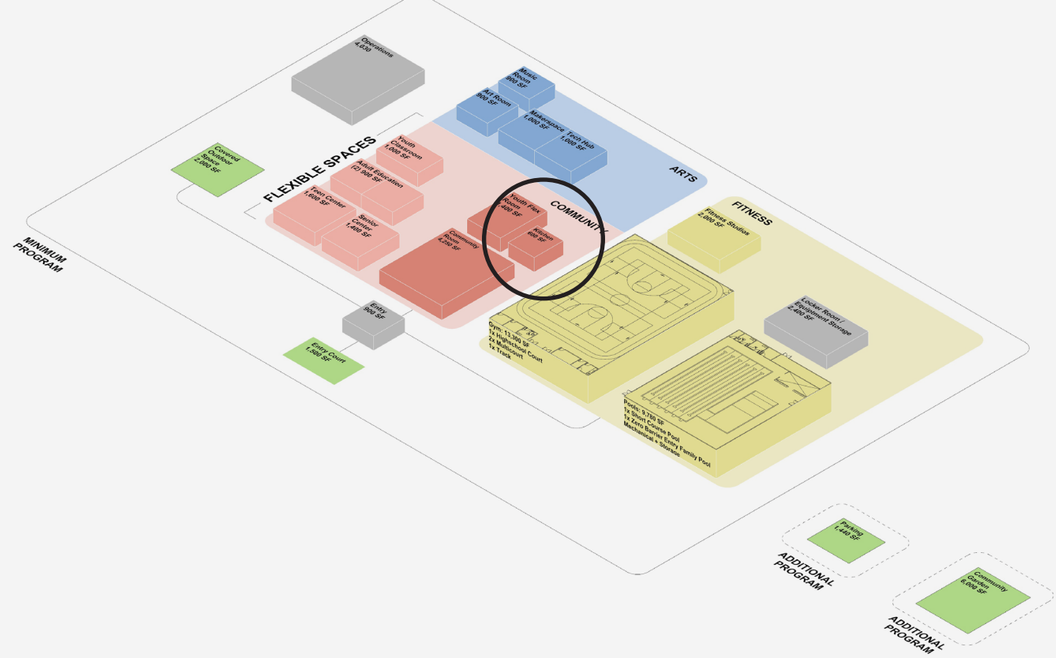
Community Kitchen



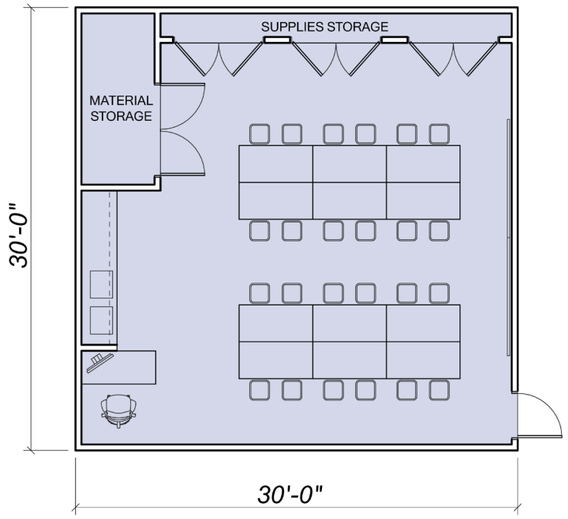
A kitchen can serve the center as a small food preparation area as well as a teaching space.

Community Kitchen

Area (Net SF)	600 SF
Occupants	20
Description	Small scale kitchen for minor food preparation. Can be combined with the community room and used as a nutrition lab. Access to outdoor area for possibly growing fresh produce. Special consideration for intended food production and on-site consumption to coordinate with public health regulations
Adjacencies	Ideal: combined with community room, nearby senior center, access to outdoor area with garden beds Incompatible: Locker rooms and pool to control odor and intrusion
Fixtures	Fixed: storage (millwork), stove, cook top, sink, dishwasher, island, Kitchen exhaust hood with integral fire suppression system Flexible: counter-height stools and tables with casters



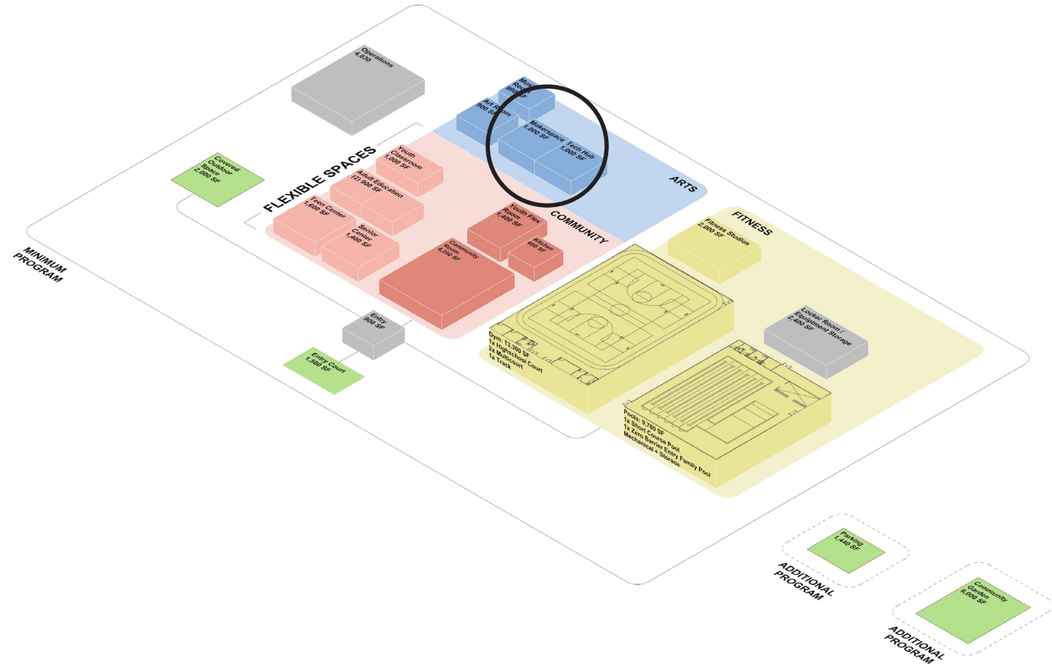
Art Room



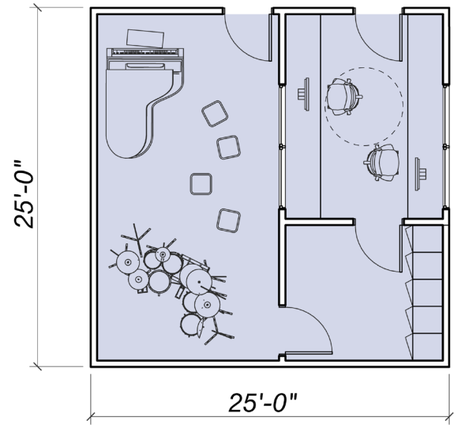
An art room with several different storage areas and flexible work surfaces.

Art Room

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



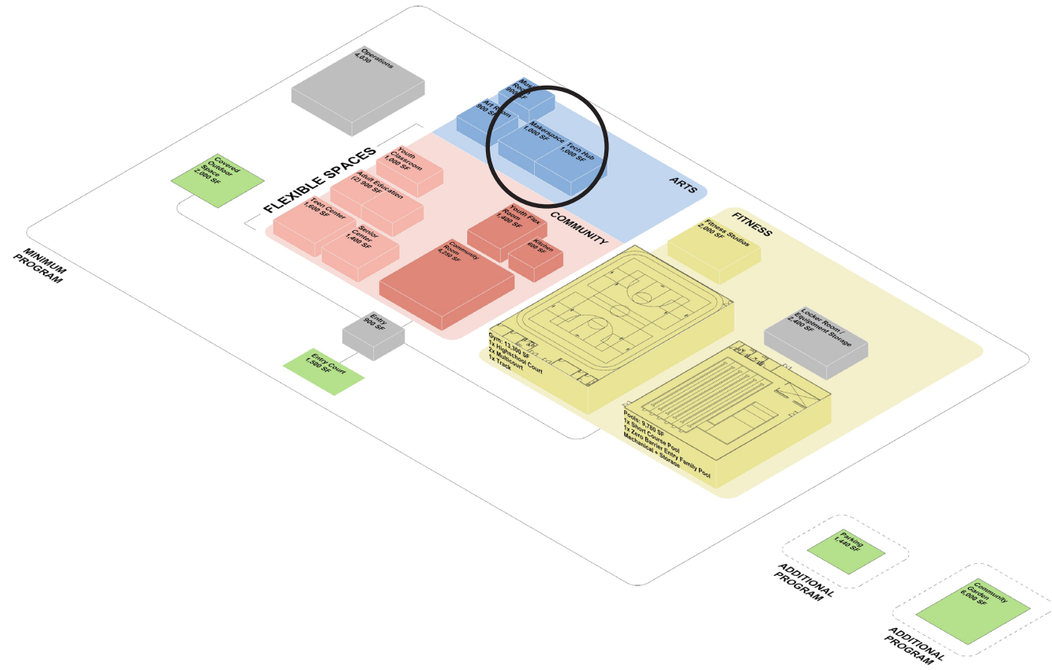
Music Room



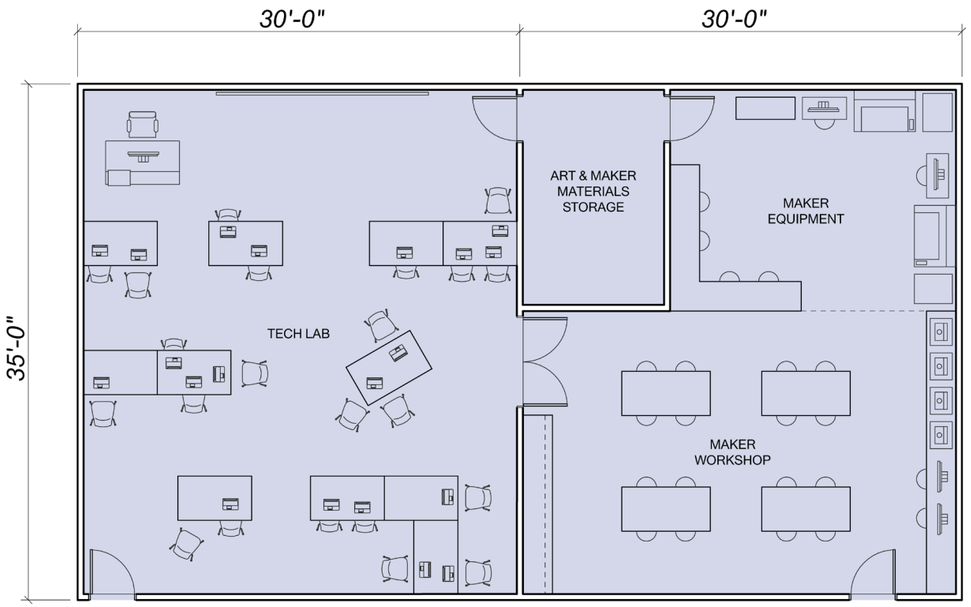
A music studio with mixing room and recording room.

Music Room

Area (Net SF)	750 SF
Occupants	20
Description	Music studio with a mixing room and group recording studio.
Adjacencies	Ideal: direct connection to youth room, teen center and makerspace Incompatible: senior center and community room
Fixtures	Fixed: storage (millwork and closets), sound equipment, and acoustic materials Flexible: instruments, tables and chairs



Tech Lab + Makerspace



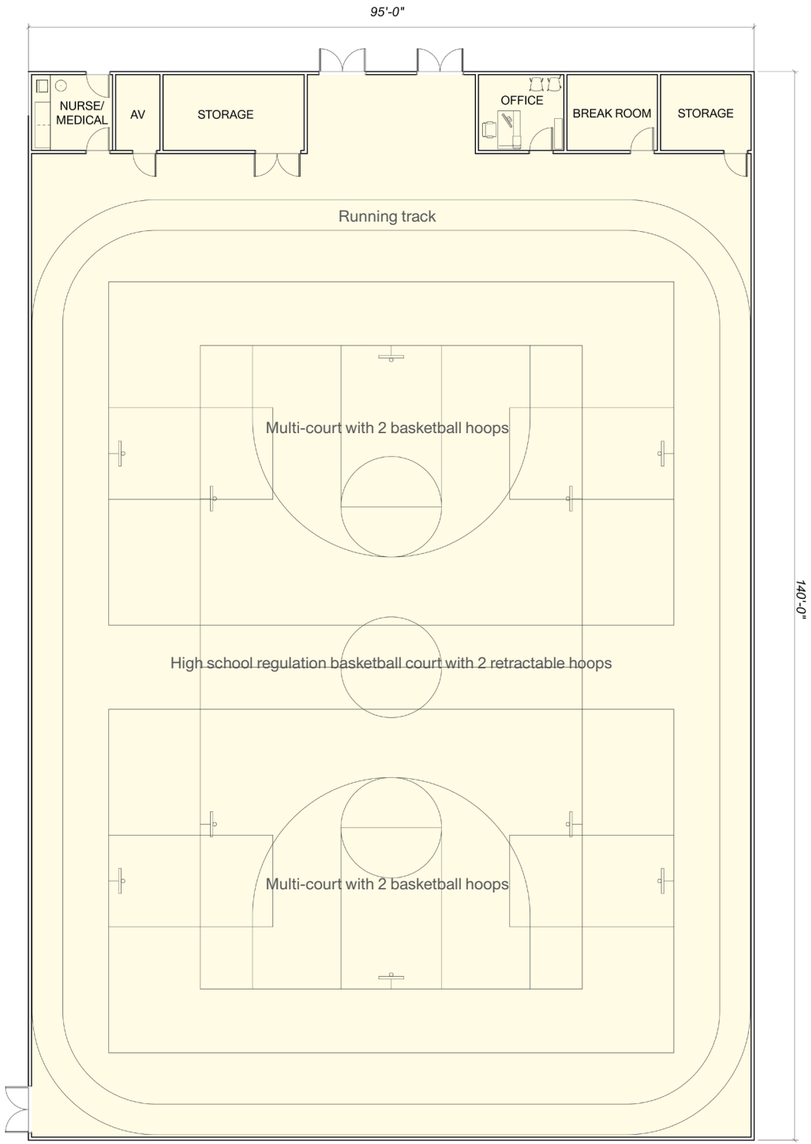
A computer lab with a lecture layout.

Tech Lab and Makerspace

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

Belmont Hill School Bolles Makerspace

Gymnasium

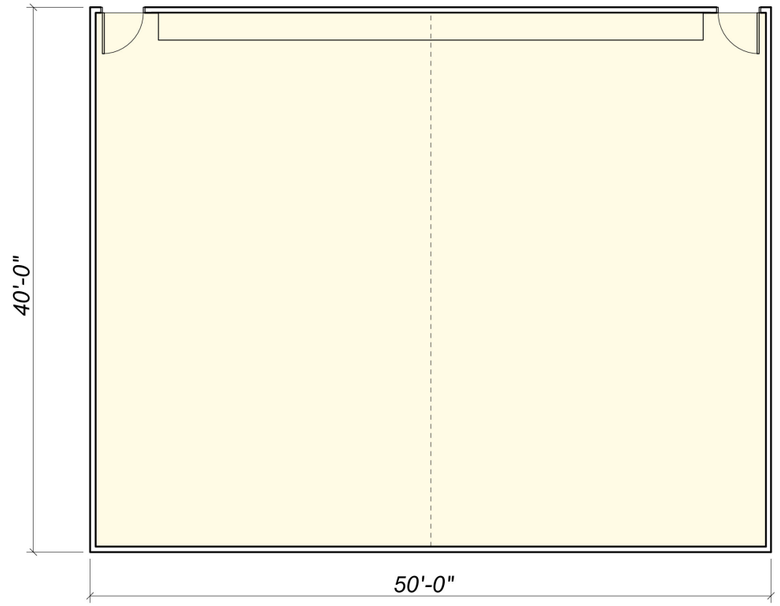


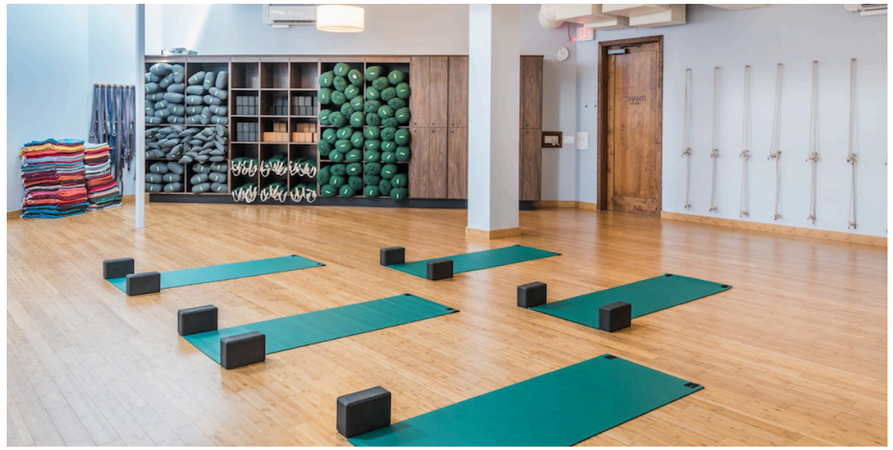
Gymnasium

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 multi-court equipment

Tobin gym has 1 large basketball court with retractable hoops and 2 smaller scale courts that can by divided by a curtain partition. The gym has retractable seating and space for a batting cage with netting that drops from the ceiling.

Fitness Studios

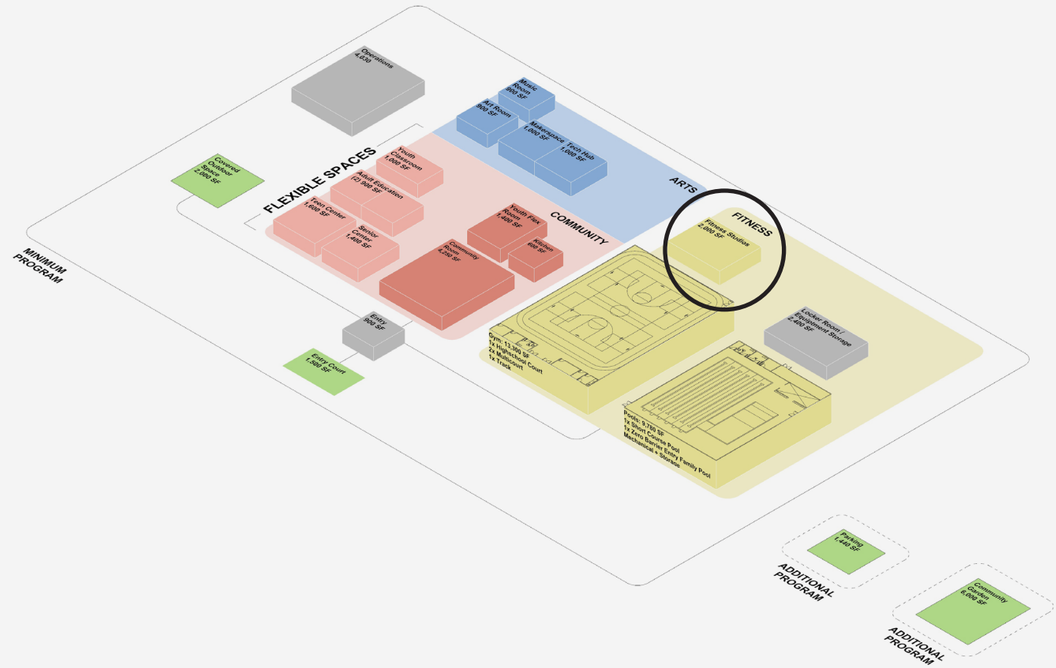




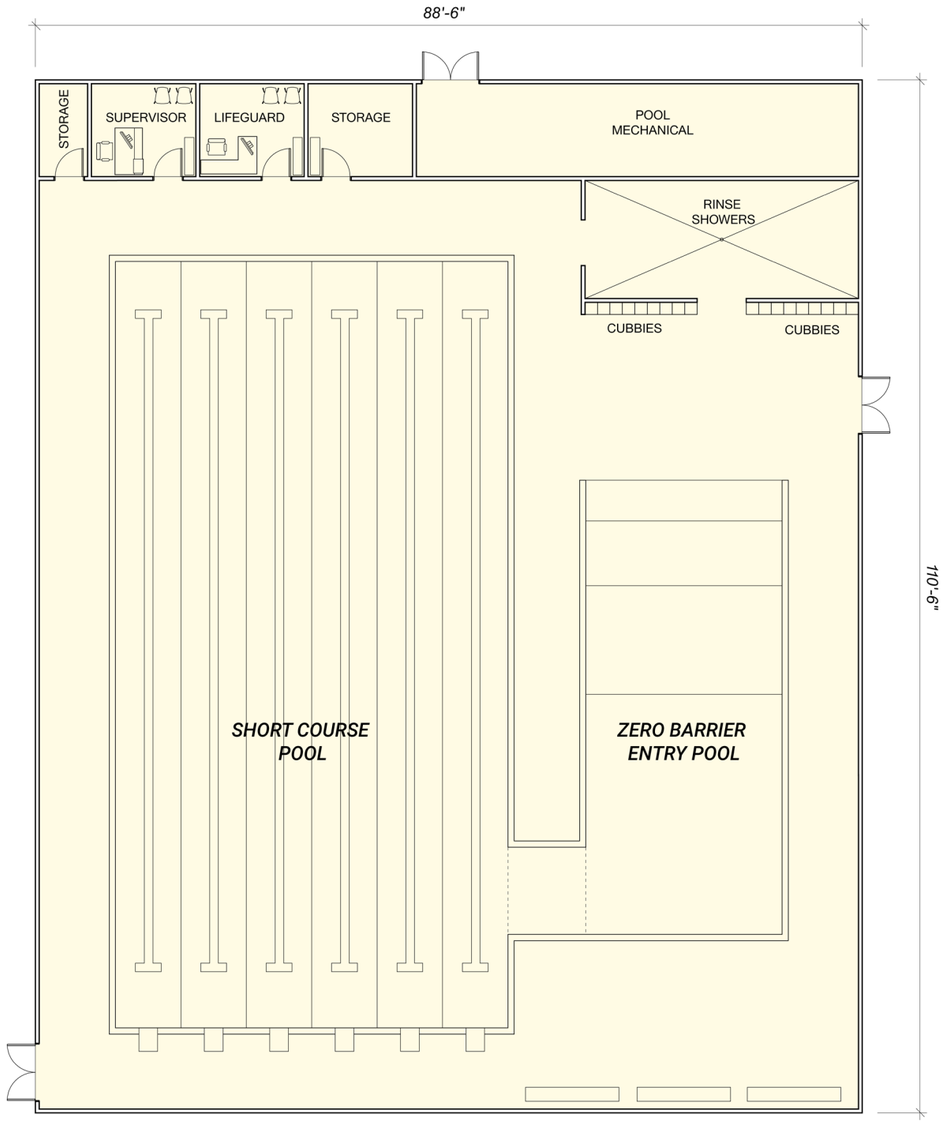
A flexible workout studio that can used for fitness, classes, dance or yoga.

Fitness Studios

Area (Net SF)	2,000 SF
Occupants	42 people
Description	Flexible workout studio for yoga, mat workouts, dance, and cardio classes. Can become 2 small studios with a flexible partition. Consider sub-dividing studio and outfitting one side with exercise equipment (such as cardio or weights) depending on site selection
Adjacencies	Ideal: Gym and lockers Incompatible: None
Fixtures	Fixed: storage (millwork), mirrors Flexible: exercise equipment, mats

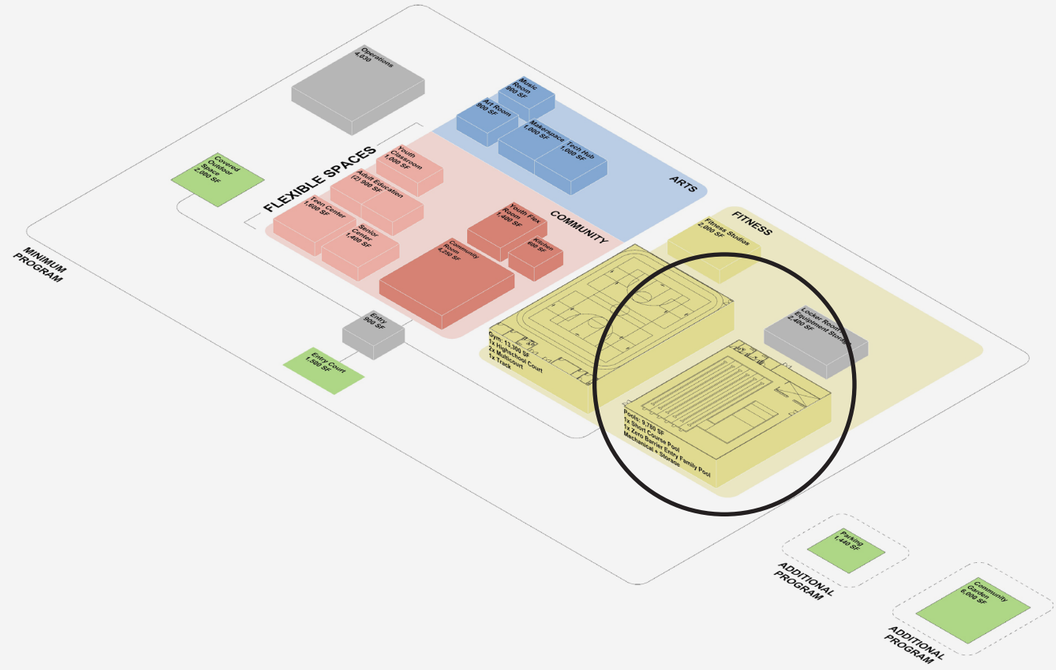


Indoor Pool - Short Course Pool with Family Pool

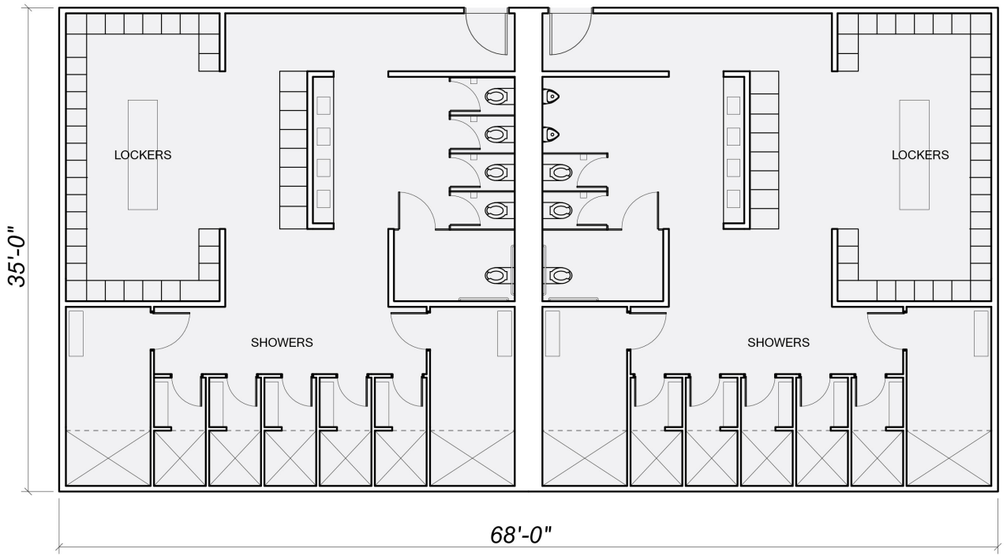


Indoor Pool - Short Course Pool with Family Pool

Area (Net SF)	9,780 SF
Occupants	Pool - 80 max, Family Pool - 20 max
Description	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.
Adjacencies	Ideal: Locker room Incompatible: Community Kitchen



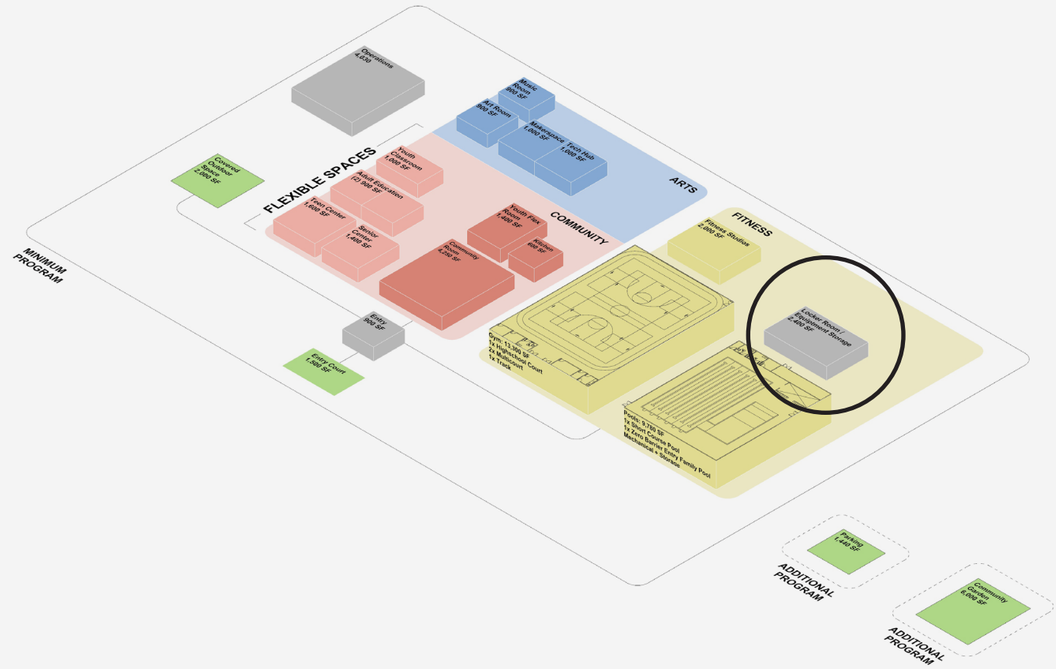
Lockers with Showers



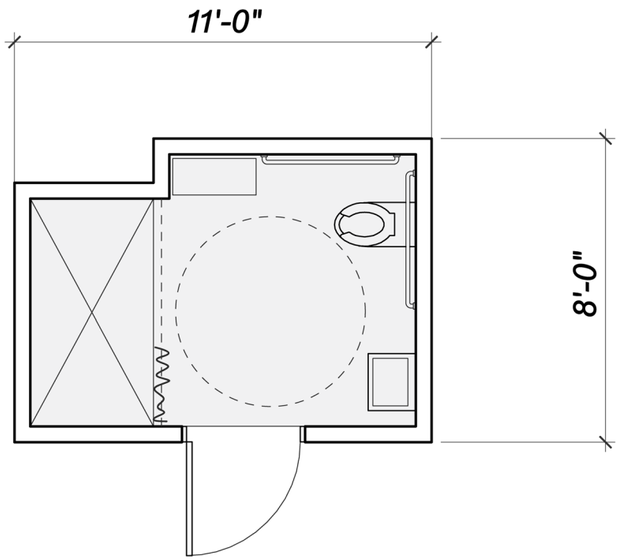
Locker room with bathrooms and showers.

Lockers with Showers

Area (Net SF)	2,400 SF
Occupants	Varies
Description	Lockers, restrooms, and showers serving the center's fitness programs. Size and fixture count will vary depending on building occupancy. Showers should include private vestibule for changing clothes, including hooks and small bench for clothes storage
Adjacencies	Ideal: Gym, fitness studios, pool Incompatible: Community Kitchen
Fixtures	Fixed: lockers, showers, sinks, toilets, benches Flexible: None



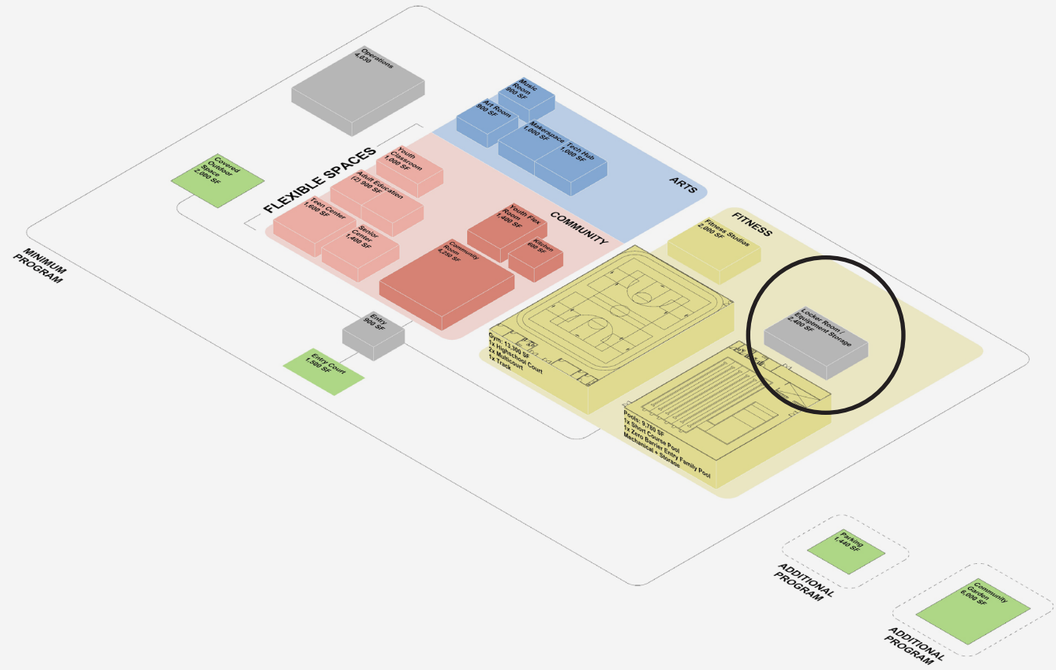
All Gender Restroom with Shower



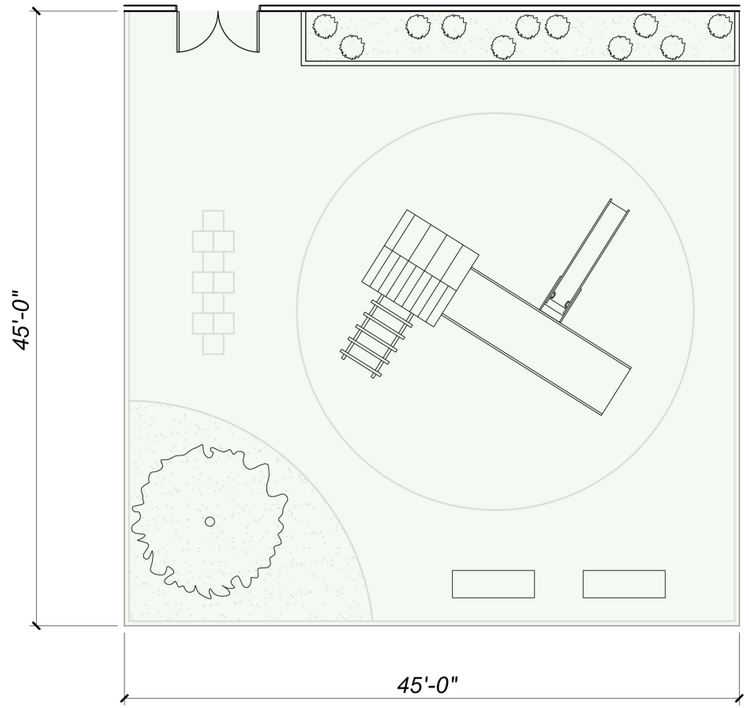
All gender restroom with shower.

All Gender Restroom

Area (Net SF)	69 SF
Occupants	1
Description	Single user accessible restroom with toilet and shower serving the center's fitness programs. Restroom count will vary depending on building occupancy. Room to include coat hooks and small bench for clothes storage
Adjacencies	Ideal: Lockers, fitness studios, gym, pool Incompatible: Community Kitchen
Fixtures	Fixed: Roll-in shower, sink, toilet, bench Flexible: None



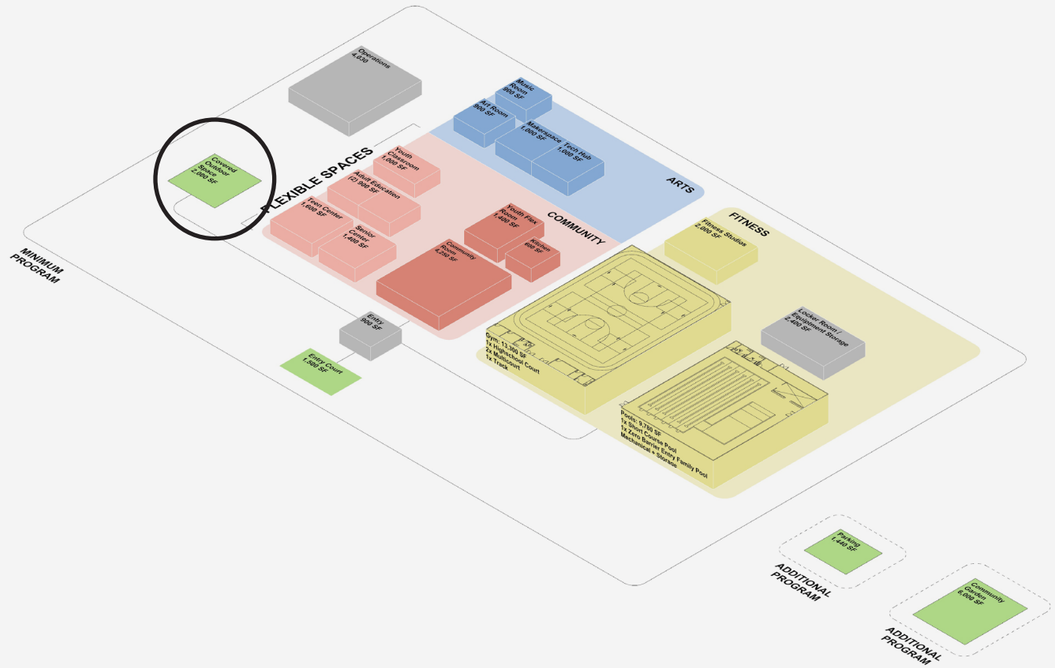
Outdoor Play Space



Playground at the Hernandez K-8 School

Outdoor Play Space

Area (Net SF)	2,000 SF
Description	Outdoor space with playground structures and/or park landscaping for flexible play.
Adjacencies	Ideal: Direct connection to youth room, children's room, art room, or community room. Incompatible: -
Fixtures	Fixed: playground structures, seating, landscaping Flexible: play equipment, seating



4.3 Net Zero Carbon Goals

A Zero Net Carbon (ZNC) Building is a highly energy efficient building that produces on-site, or procures off-site, enough carbon-free renewable energy to meet building operation energy consumption annually. Meeting the goals of a ZNC building comes with a series of beneficial qualities.

By optimizing the shape and position of the building, ZNC buildings benefit from good quality daylighting and views. Coordination of natural light and electric lighting systems with advanced controls can not only save energy, but promote excellent visual comfort.

Optimization of the building shape and position also bolsters thermal comfort in ZNC spaces. Thermal comfort with minimal overheating or drafts comes with a coordination between the way the structure catches sunlight, and efficient, all electric HVAC systems with excellent temperature control.

Healthy indoor air quality is characteristic of ZNC buildings built with healthy, sustainable materials and mechanical ventilation systems.

These passive strategies to heat and cool the structure and promote comfort save on energy throughout the building's lifespan. The New Buildings Institute (NBI) specified Energy Use Intensity (EUI) performance targetsfor a ZNC building*. Additionally, the City of Boston's Building Emissions Reduction and Disclosure ordinace sets carbon emissions intensity limits by project type. Teams should set a project-specific energy and carbon goal, along with a road map of how to acheieve these goals through careful design of the envelope, HVAC, Lighting, other electrical equipment, on-site PV, and off-site renewables.

Goals
The pathway towards ZNC categories includes several main goals:

- **Reduce Loads**: through orientation and massing of the structure to allow for north and south facing, high performance glazing exposures for quality daylight and solar/glare control and shading. Continuous exterior insulation with minimal thermal bridges and infiltration maintain consistent interior environments without the need for excess space conditioning. Overall reduction in lighting loads and use of low-flow fixtures can also reduce energy use.
- **Efficient Equipment**: in heating and cooling systems eliminate of on-site combustion of fossil fuels with all electric properly sized equipment with a high Coefficient of Performance. Efficient Ventilation might come in the form of energy recovery ventilation systems separate from heating and cooling.
- **Renewable Energy**: in the form of solar PV coordinated with the electrical panel location and capacity on available south facing roof area. Off site, renewable energy can come in the form of community renewable, Renewable Energy Investment Funds (REIF), Virtual Power Purchase Agreements (VPPA), direct ownership, and Renewable Energy Credits (RECs)

* https://newbuildings.org/nbi-releases-zero-energy-performance-targets-for-new-construction-projects/

Envelope Targets

Recommendations based on best practices, including the Passive House standard, to meet and exceed the MA Commercial Energy Stretch Code for a ZNC community building.

	Target Ranges	Considerations
Air Tightness	0.06 cfm/ft2 @50PA	• Carefully detail air barrier transitions at all envelope intersections, penetrations • Simplify the building envelope
Roof	R-45 to R-55 hr.ft2.F/Btu (whole assembly)	• Minimum insulation thickness at roof drains • Minimize thermal bridging at penetrations and transitions
Walls	R-24 to R-28 hr.ft2.F/Btu (whole assembly)	• Low embodied energy insulation materials (such as wood fiber or mineral wool in lieu of foam) • Minimize thermal bridging at cladding attachment • Allow for drying potential with vapor open materials
Slabs	R-12 to R-16 hr.ft2.F/Btu	• Low embodied energy insulation materials (foam glass aggregate, EPS, or low-GWP XPS) • Mitigate thermal bridging at transition between slab, foundation wall, and above grade walls
Floors (cantilevered areas)	R-30 to R-35 hr.ft2.F/Btu	• Low embodied energy insulation materials • Thermal bridging at podium structure
Doors	R-2 to R-5 hr.ft2.F/Btu	• Air tightness at fire rated doors
Windows	U-0.18 to U-0.22 Btu/hr.ft2.F (whole window) SHGC < 0.38 (COG)	• Utilize triple glazed commercial windows with warm edge spacers and thermally broken frames (wood, fiberglass, thermally insulated/gasketed aluminum) • Keep overall window-wall ratio under 40%, preferably ~30%
Glazed Curtain Wall, Storefront and Doors	U-0.2 to U-0.25 Btu/hr.ft2.F (whole assembly) SHGC < 0.38 (COG)	• Utilize high-performance, thermally-broken frames (e.g. timber or thermally insulated/gasketed aluminum), triple glazed IGU, warm edge spacers • Targeted use of curtain wall or storefront • Minimize “spandrel” area

Building Systems Targets

	Description / Component	Considerations
Ventilation	Dedicated Outdoor Air System (DOAS) with Energy Recovery Ventilation (ERV)	• Design for balanced ventilation • Incorporate post-conditioning to neutral conditions • Sensible recovery efficiency of at least 80% • Design for a high fan power efficiency
Heating and Cooling	All-electric, cold-climate heat pump systems Air source heat pump variable refrigerant flow (VRF) system	• Select systems with a high coefficient of performance (COP), particularly at low ambient temperatures • Air-source Variable Refrigerant Flow (VRF) heat pumps identified as the most cost effective option for a building of this size • Consider hydronic systems, particularly, ground-source heat pumps, for reduced operational costs. New incentives through Mass Save along with updated federal tax credits can help to offset the additional costs of ground source heat pumps
DHW	All electric: Electric storage, point-of-use, or heat pump water heater (HPWH) Low-flow fixtures	• Reduce demand through low flow fixtures and efficient piping distribution • Study and incorporate water reuse strategies, such as rainwater reuse, greywater reuse
Lighting	Efficient LED fixtures and controls	• Carefully plan for reduced lighting power density (LPD) and aim for 15-30% better than current energy code • Utilize occupancy sensors and daylight dimming to reduce energy consumption
Renewable Energy	Solar Photovoltaic (PV) array	• Consolidate rooftop equipment to allow for maximum available roof area for solar PV

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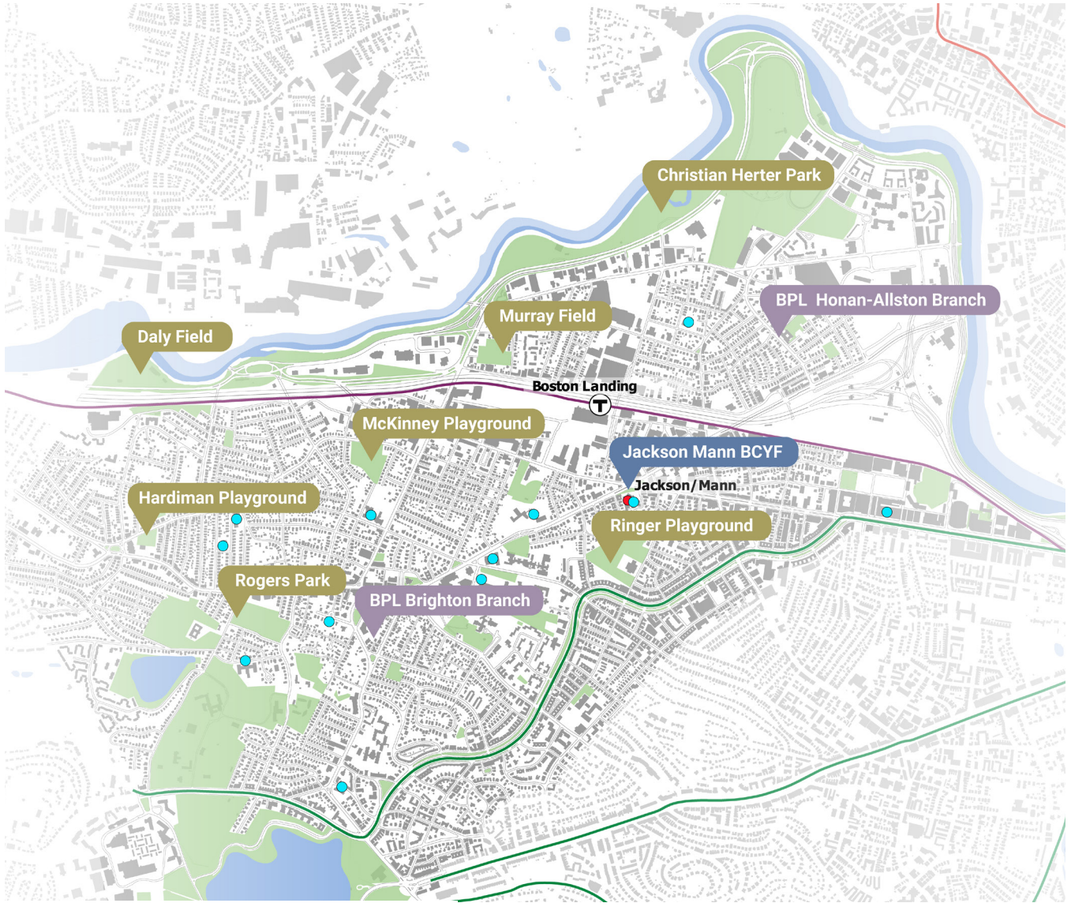
Section 5

Site Options & Test-fits

5.1 Identification of Suitable Sites



SITE KEY

- SCHOOLS
- BCYF (BPS)
- COM. CENTERS (PUBLIC)
- PUBLIC PARKS (PUBLIC)
- LIBRARIES (PUBLIC)

As noted in Section 4: Programming, the ideal multi-story BCYF community center building program can be accommodated on a site as small as 34,000 sq. ft. A variety of city owned, state owned, and private sites have been identified as potentially suitable for the new BCYF in Allston-Brighton. Feedback from the community survey and community meetings indicated that there was a strong desire to locate the new center at the current BCYF location at the Jackson Mann school. Although the overall goal was to cast as wide a net as possible, many factors contributed to deciding whether a site meets the criteria necessary for a new community center.

A site with proximity to public green space allows the community center to extend programming beyond the walls of the building. In the course of the study, residents and BCYF staff expressed enthusiasm for athletic field space adjacent to the community center. Additionally, picking a site with proximity to existing BCYF Centers or other community centers would provide access to programs and resources that can't fit in the available project site.

Sites with convenient and safe transportation promote equitable access. Established pedestrian routes, convenient street crossings, and nearby bike routes promote multi-modal access to community centers.

While private sites are abundant, they tend to be smaller in size and require a more complex acquisition process then their public counterparts. Smaller sites typically need to be acquired in groups from various owners and consolidated to form a larger parcel, adding further complications.

While BCYF Centers provide vital services for people living nearby, centers are also large buildings and could generate noise from visitors and building equipment. Convenient access to residential areas should be balanced with the scale, proximity and character of abutting properties.

In regards to density; the denser the area, the more people there are within a convenient distance who could benefit from BCYF's services. However, denser neighborhoods tend to have fewer available sites, particularly in traditional residential areas where the small lot sizes are incompatible with the minimum lot requirements of a community center.

The expected impacts of climate change on all sites have been considered. Many BCYF community centers are sheltering sites in the ever more frequent cases of extreme weather events or other emergencies. Flood risk, through increased rainfall and/or sea level rise should be reviewed both for the site itself and for the safe passage to the site from the surrounding neighborhood. The potential impact of sea level rise across Allston-Brighton was reviewed in Section 2.2, as well as in the further analysis of specifically suitable sites. To it's benefit, Allston-Brighton carries a low flood risk for both stormwater and coastal flood risks.

The timeline of site acquisition could vary greatly depending on the property ownership of the sites. The sites identified for potential use as a new BCYF center fall into three general categories: city ownership, state ownership, and private ownership.

In general, sites owned by the City of Boston will have the simplest acquisition process with the shortest timeline. Sites owned by the state or sites that include the conversion of park land will require additional regulatory steps and will have a comparatively longer timeline. Privately owned sites, particularly those merging parcels owned by different parties will have the most complex acquisition process and will therefore be expected to have the longest timeline.

Building Size

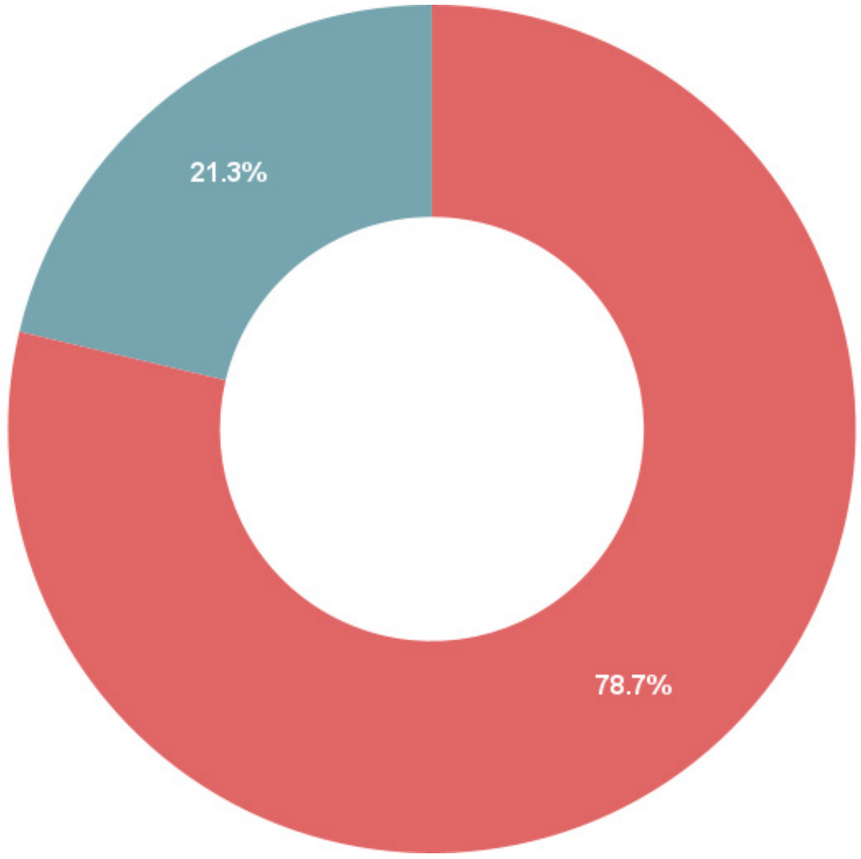
The building size was determined through the program study and the development of the ideal program for the new community center. The program study considered both BCYF operational requirements and community preferences for desired programs in the engagement process presented earlier in chapter 3.1, and used the survey results to define the ideal program for the Allston-Brighton BCYF that meets the desires of the community. The building size was a criteria for the search for suitable sites for the new community center location,

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

Location Survey

The community feedback received over the course of the survey and community meetings overwhelmingly favored keeping the new community center at the current Jackson Mann site. As a form of due diligence, the study included identifying and preliminarily ranking alternate sites for a new community center in Allston-Brighton. The goal of the siting study is to ensure this report is comprehensive and does not draw any premature conclusions.

The siting study involved engaging with a real estate consultant to identify suitable sites after the ideal program and resulting building size was developed as part of the program study. In addition to the sites suggested by the real estate consultant, the study also looked into a limited number of sites suggested via community feedback and the survey results.



Location Evaluation Method

In the search for possible BCYF locations in Allston-Brighton, the real estate consultant team established a method of benchmarking and ranking the possible sites to understand the most suitable location for the new community center. The suitability matrix below enabled each site to be scored according to its characteristics.

*	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
	0 geographically isolated	**0** auto-dependent	**0** adjacent uses unrelated	**0** significant near-term challenge	**0** program reduction may be necessary	**0** unknown coordination required larger development subdivision or permitting process	**0** private-market site owner intent likely to keep or monetize	**0** unreceptive
	1 somewhat accessible	**1** some transit, walkable, bikeable	**1** adjacent uses neutral or duplicative	**1** some near-term challenge	**1** minimum program could be accommodated	**1** transaction required	**1** private-market site owner institution or major landowner	**1** neutral
	2 accessible	**2** high level of transit, walkable, bikeable	**2** adjacent neighborhood uses	**2** long-term challenges	**2** full program could be accommodated	**2** design could immediately proceed	**2** publicly owned site (City or State)	**2** receptive/desirable
	3 well located	**3** high level of transit, walkable, bikeable neighborhood connector OR potential for parking	**3** adjacent complementary civic uses (school, playground/park)	**3** void of physical challenges	**3** add-ons like parking & gardens could be accommodated			**3** highly desirable
		4 high level of transit, walkable, bikeable neighborhood connector AND potential for parking						

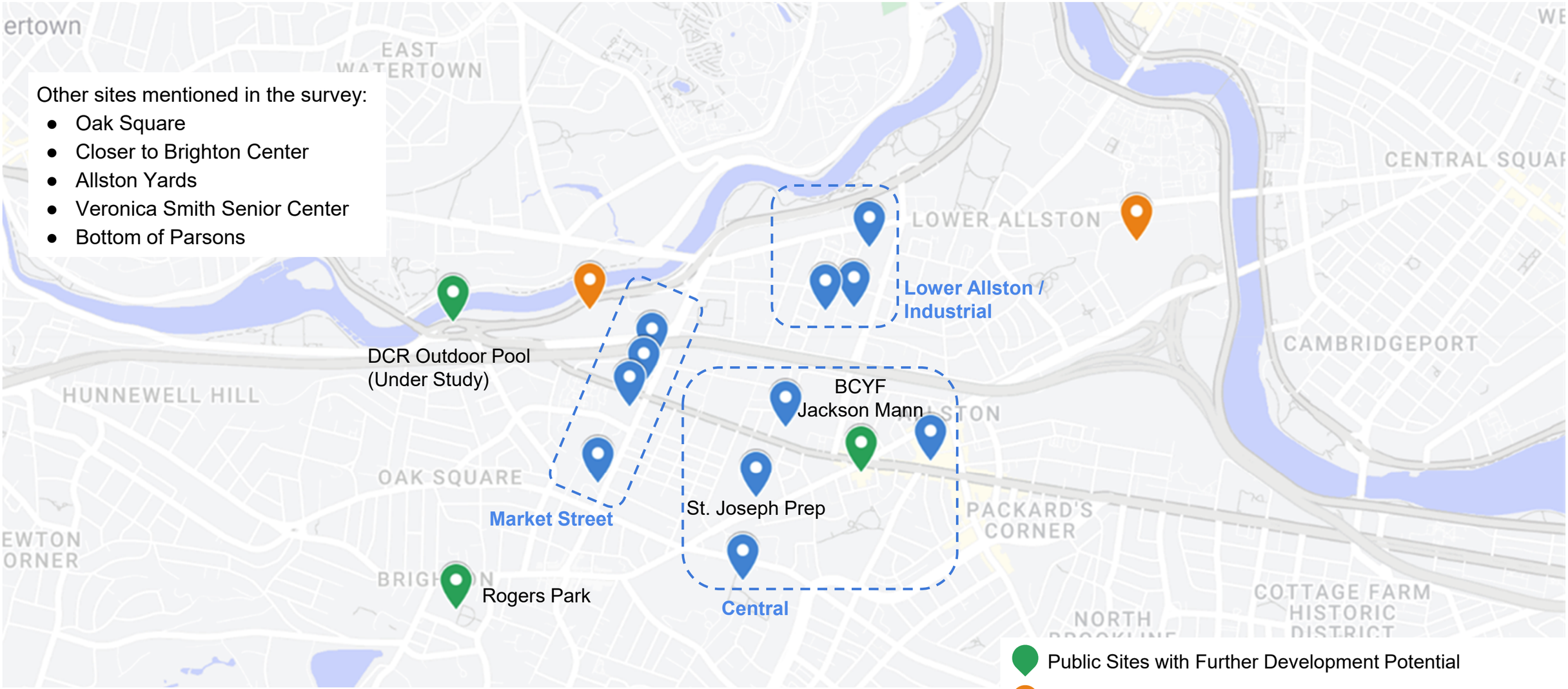
Search Area

Sixteen suitable sites were identified in the study and grouped into three categories: publicly owned sites; privately owned sites that are currently being developed; and privately owned sites whose redevelopment plans are unknown. These sites were the evaluated using crieteria such as geographic location, transit access, physical contraints and so on to review their suitability.

Refer to the following site matrix for a complete list and rankings.

*Note that the specific locations of privately-owned sites have been witheld from this report since no discussions have taken place with the land owners.

Preliminary Site Locations for Study



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

Preliminary Site Locations for Study

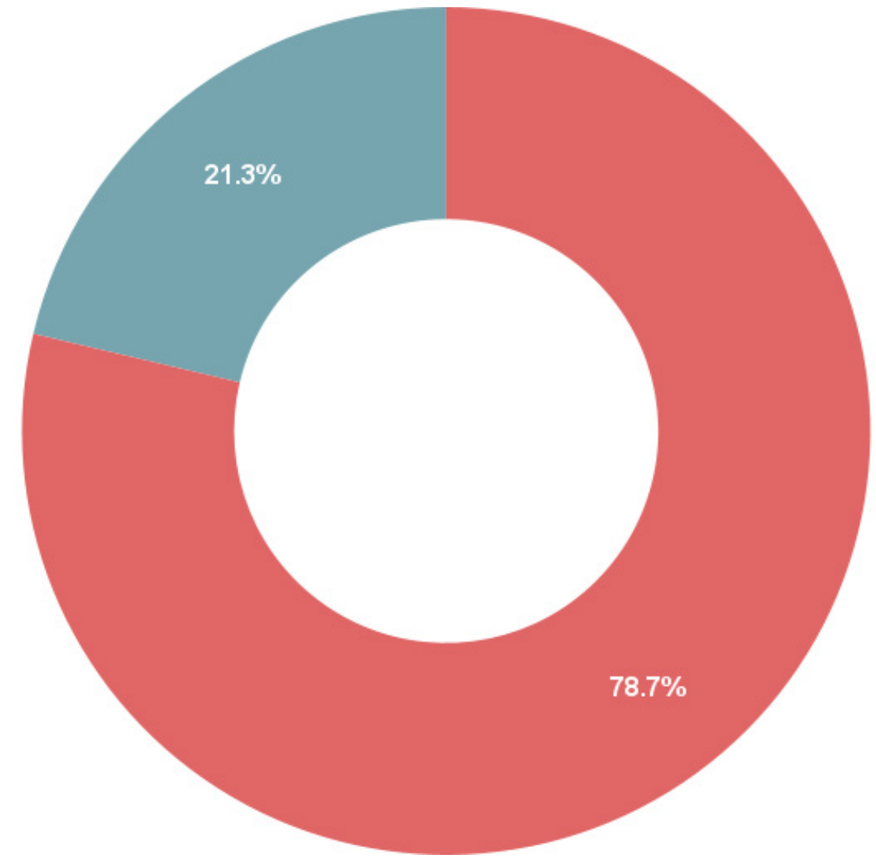
Preliminary Evaluation

Note: This is a Draft List developed for the ranking of various sites in order of suitability for a BCYF Community Center.
No discussions have taken place with property owners or public agencies with control of sites.

Site	Geographic Location	Transportation Access	Optimal Adjacencies	Physical Constraints	Site Readiness	Cost	Total	Proximate	Community Feedback
Public Sites									
BCYF 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		
Development Projects									
Project A	0	1	1	1	0	1	4		
Project B	0	1	1	1	0	1	4		
Off-Market Sites									
Site 1 (Saint Joseph Prep)	3	4	2	3	0	0	12	Union Square, Brighton High, Boston Green Academy	
Site 2* (Central)	3	4	3	1	0	1	12	Brighton High Boston Green Academy	
Site 3 (Lower Allston / Industrial)	2	3	2	3	0	1	11	Gardner Pilot	
Site 4* (Central)	3	4	3	1	0	0	11	Jackson Mann	
Site 5	3	4	1	1	0	0	9	Jackson Mann	
Site 6	1	2	1	3	0	1	8	Gardner Pilot	
Site 7*	2	3	1	2	0	0	8		
Site 8*	2	3	1	1	0	1	8		
Site 9*	2	3	2	1	0	0	8		
Site 10*	3	1	2	1	0	1	8		
Site 11*	2	2	2	1	0	1	8		

*Site size constraints likely to only allow for minimum site area of 34,000 – 45,000 SF

5.2 Sites for BCYF Test-Fits



In order to verify the programming data described in Section 4, this study includes test fits of the program on the selected site/s. A test-fit is a three dimensional test of the community center uses and activities on a particular site. The test-fit verifies the size, clarifies the adjacency attributes of the building program and gives a better understanding of the opportunities and constraints of the particular site. **The test-fit is not a design proposal. The test fit is for study purposes only.**

According to the community survey, close to 80% of survey participants preferred to have the new BCYF community center at the current Jackson Mann location. In addition, a separate review of multiple possible sites yielded the result that the Jackson Mann location was the most ideal site. The Jackson Mann site was therefore the only site selected for a testfit.

The Jackson Mann site is a city owned property potentially avoiding a lengthy acquisition process. It benefits from a strong adjacency to existing public services and amenities such as; schools, parks, open space, and public transit. Two testfits are conducted on this site intended to demonstrate two different strategies of organizing the ideal BCYF program.

5.3 Test-Fit Sites in Detail

1.1 Jackson Mann Site

Site Area: 48,516 SF

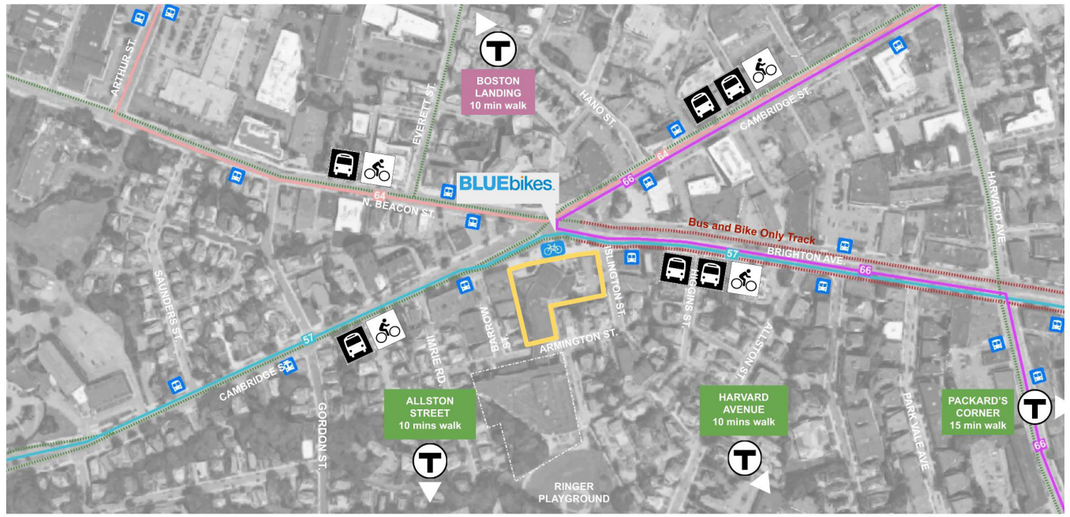
Owner: City of Boston

The Jackson Mann K-8 school and Horace Mann School for the Deaf were built in the mid-70's belong to the Boston Public School system. The Jackson Mann School was closed in June 2022 due to decreased enrollment and the discovery of significant issues with several building systems. The facility has since then been host to the Horace Mann School and the only BCYF in Allston-Brighton.

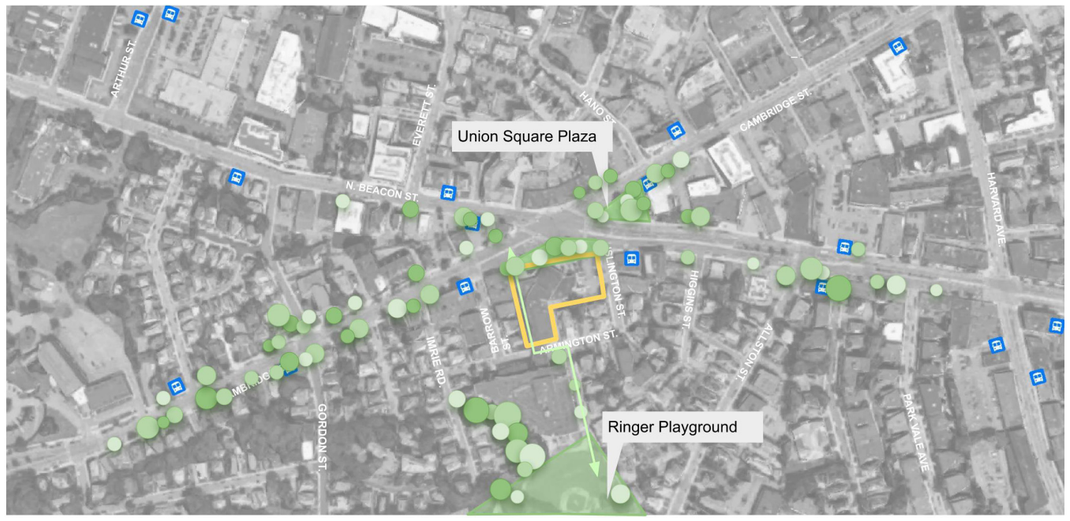
The Jackson Mann site is partly located within a residential area with adjacency to commercial activity along N. Beacon St./ Brighton ave. and Cambridge St. There is strong transit access around the Union Square plaza in front on the site and designated bike lanes along the intersecting streets. The plaza hosts a blue bike station and shade trees for pedestrians. It is a beloved space in the community and hosts weekly farmers markets May through November.

Ringer Playground is one block south of the site. It is a neighborhood park with sports fields, basketball courts, tennis courts, walking paths and a playground for kids play for year-round recreational activities. It is currently in the process of a multi-phase park renovation effort. As mentioned previously, proximity to a public park is an ideal adjacency for a community center.

The two community center test-fits generated for this site suggest alternate organizational strategies for the BCYF ideal program.



The Jackson Mann site benefits from proximity to multiple forms of transit. Designated bike lanes and numerous bus lines linking the site to; Watertown, Oak square, Nubian square, Harvard square and Kendall, run along the intersecting streets. The site is also within a 15min walk to multiple MBTA stations.



As seen from the survey results, a large percentage of survey respondents walk to the BCYF community center. Tree cover along Cambridge st. and in the Union Square plaza offer shade to pedestrians.

1.1 Jackson Mann Site: Sunken Gym + Pool

Building GSF: 56,152 sq ft

The Jackson Mann site test fit is accessed directly from the Union Square plaza. Large windows in the facade allow natural light and views and into the sunken gymnasium and pool from the building exterior. A large feature stair is visible from the plaza through the lobby's glass facade signifying entry into the community center. Within the lobby, users have access to the community room, senior center and fitness studios on the first floor. BCYF users can look down into the double height gym and swimming pool on the level below. The adjacencies of these larger community and athletic programs are convenient in planning for different uses on the same level.

The athletics programs: gym, locker rooms and swimming pools, are located on the lower level to take advantage of the existing basement level of the Jackson Mann school.

On the second level there are youth and adult education classrooms; a makerspace and technology center; a flex space/ daycare and a teen center. Arts and music spaces are also carefully positioned on this level with particular attention to the music room and it's noise potential. An outdoor terrace with a shaded area to serve as an outdoor play area for youth and teens is directly accessible from the upper lobby and youth classroom.

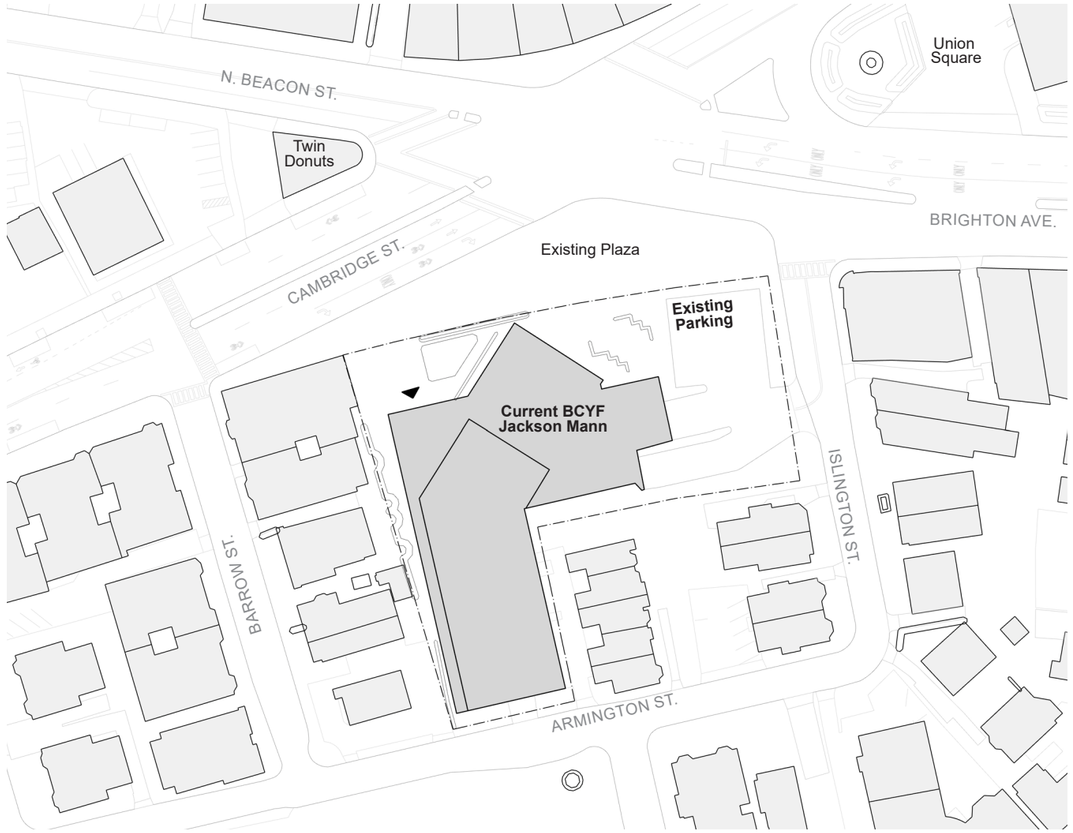
Advantages:

- Ideal site size
- Adjacent to residential areas
- Adjacent to existing park, playground, and athletic fields
- Accessible via multiple forms of transportation.
- Adjacent to Union sq. plaza.

Disadvantages:

- Complicated site shape.

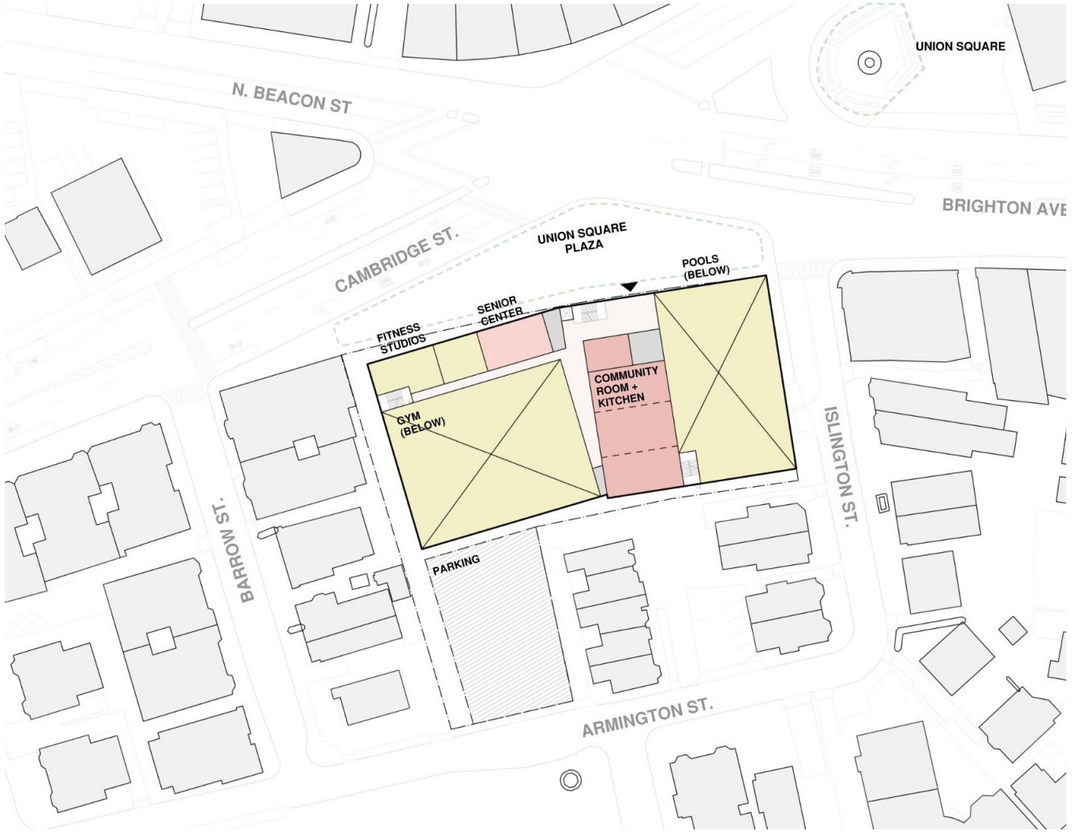
1.1 Existing Conditions Site Plan: BCYF Jackson Mann



Site

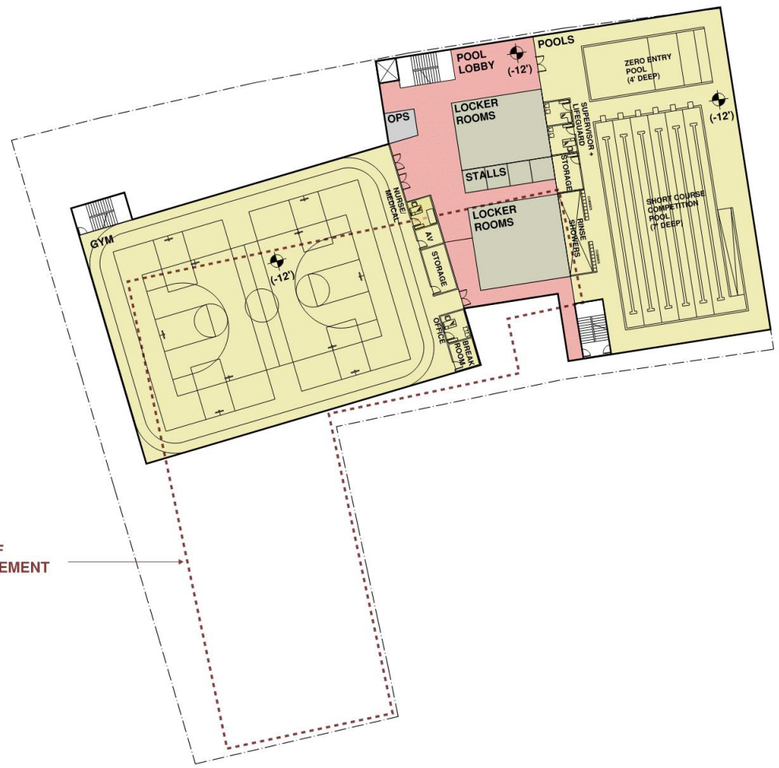
1:100 N

Option 1: Sunken Gym + Pools



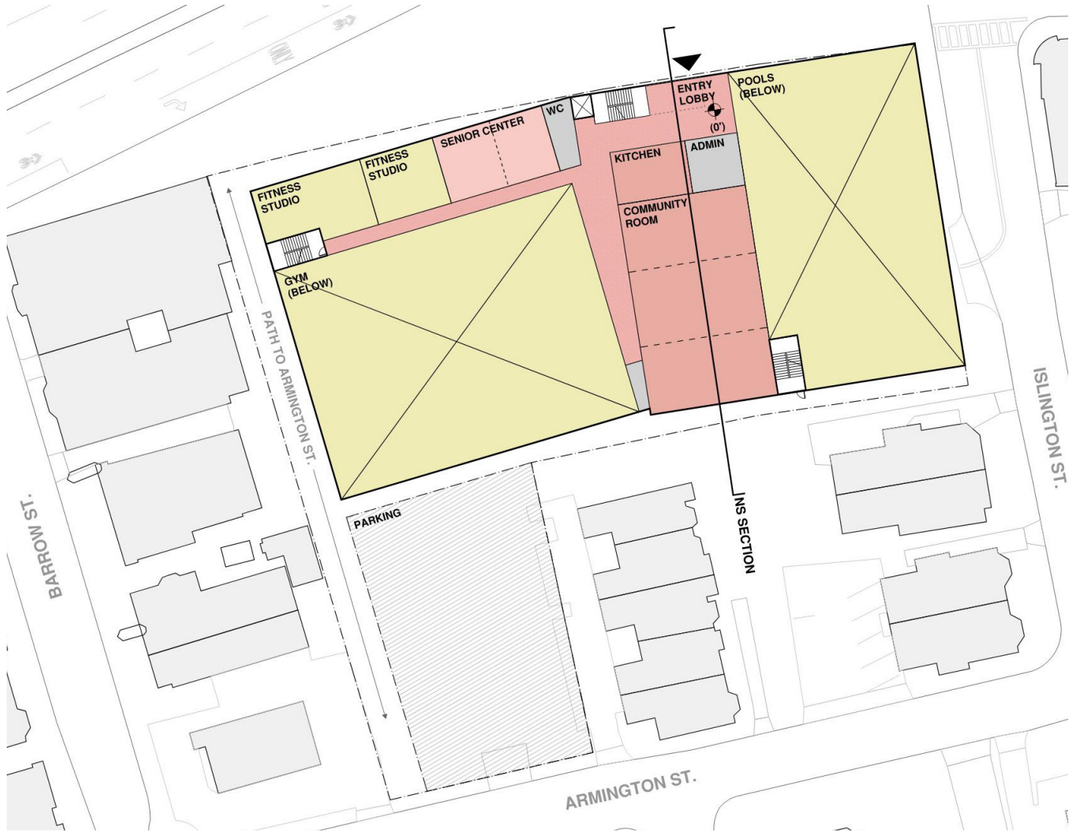
Site Plan

1:100 N



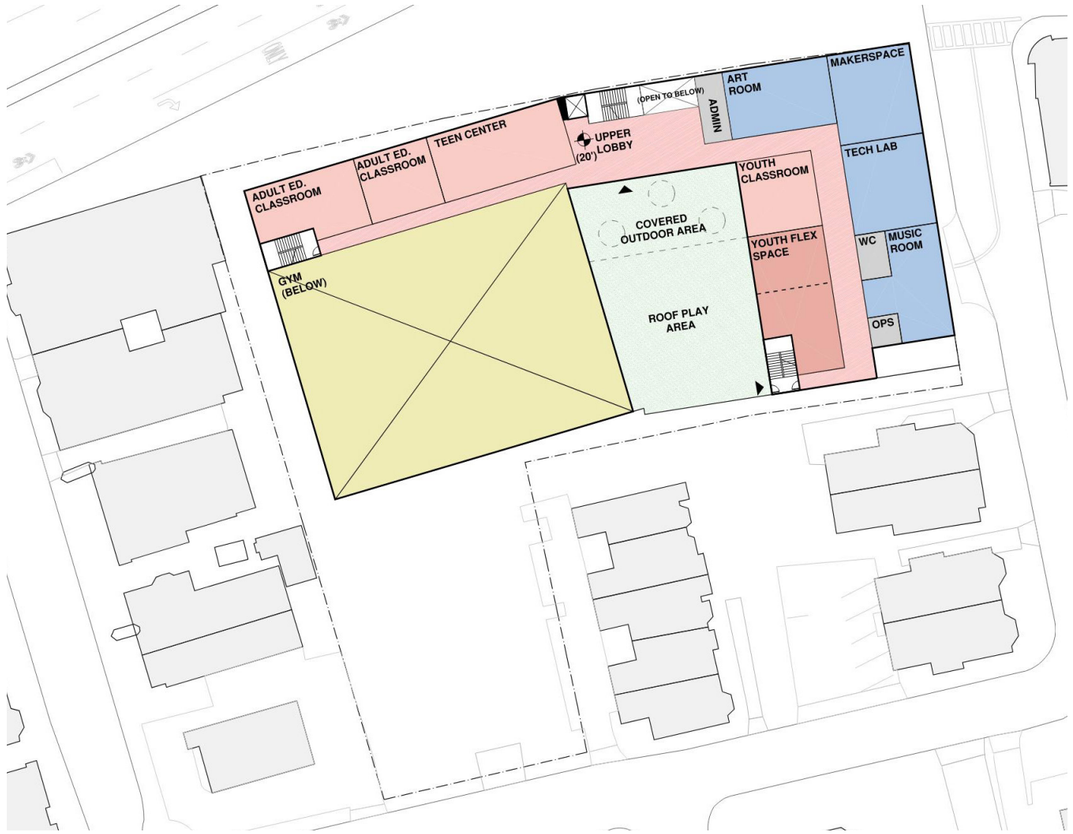
Basement level Plan

1:60 N

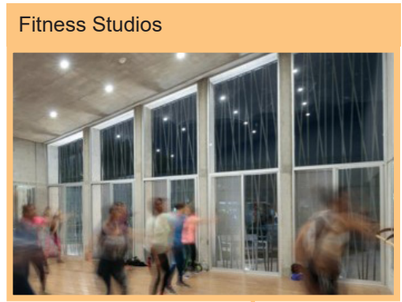


Level 1 Plan

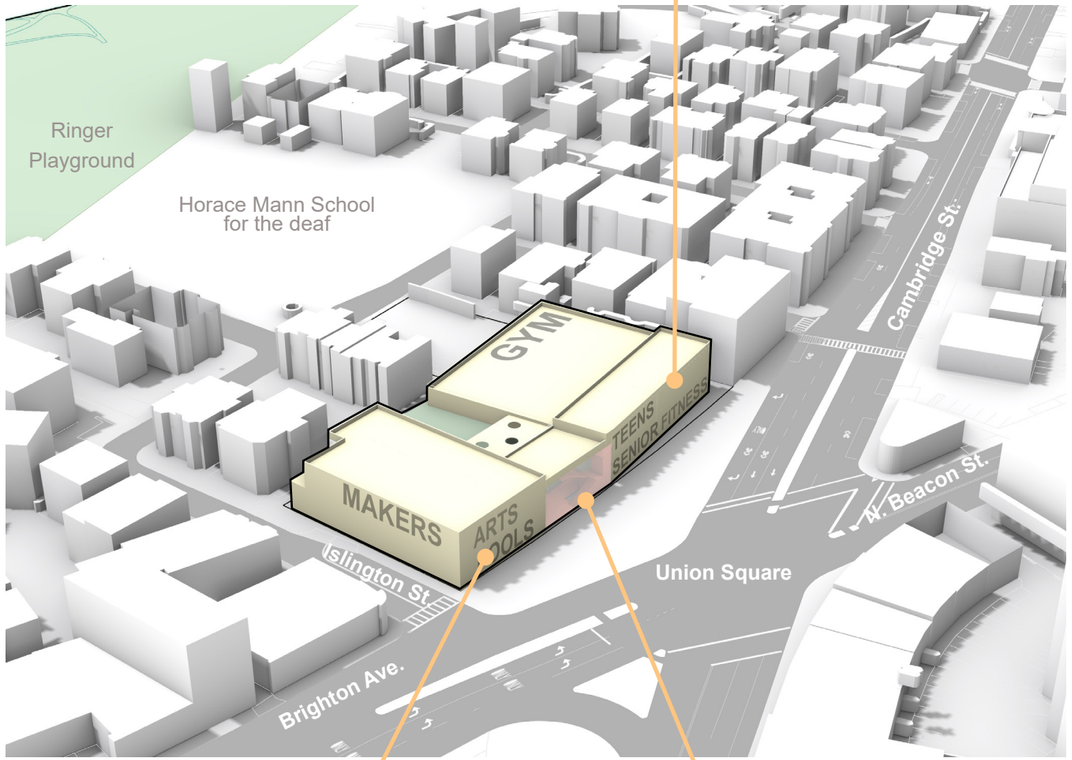
1:60 N



Level 2 Plan

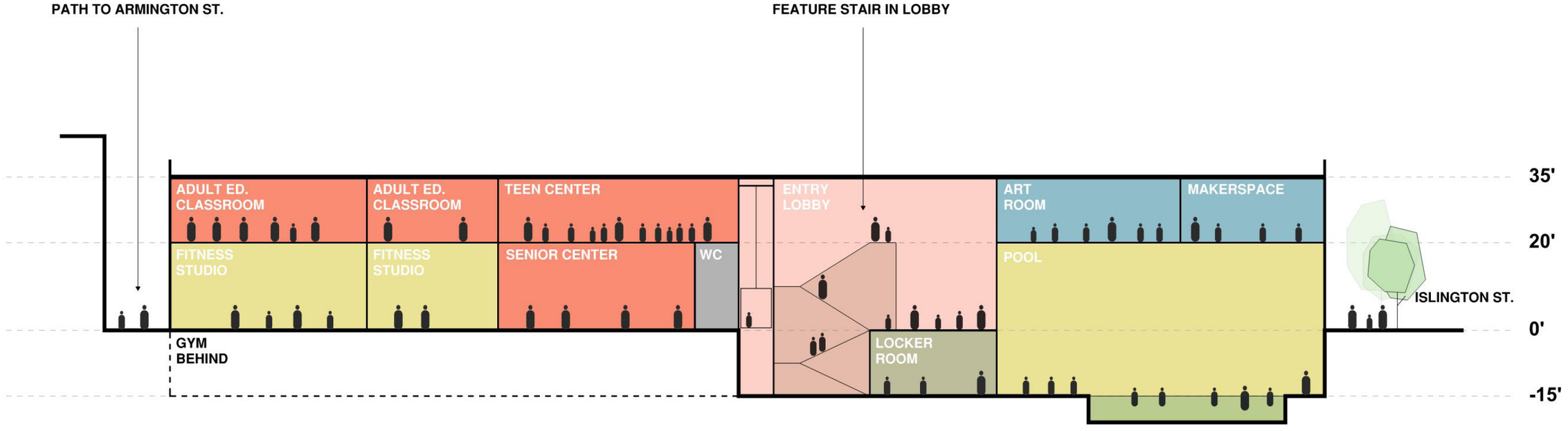


Fitness Studios

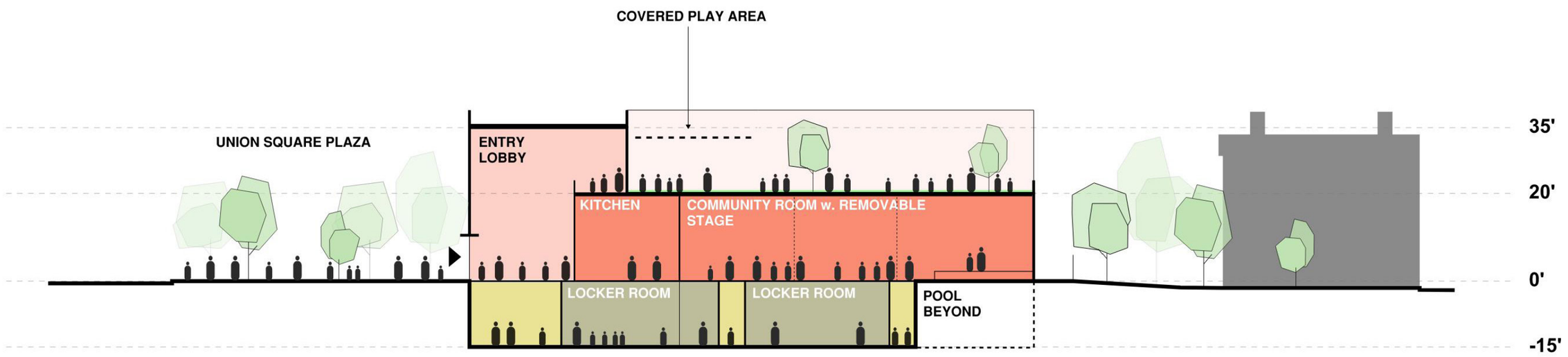


Interior Swimming Pool

Communal Interior Stair



E - W Section



N - S Section

1.1 Jackson Mann Site: North-South Gym + Pool

Building GSF: 55,440 sq ft

This test fit takes advantage of the site's shape by justifying the ground level athletic programs to the long west edge of the site. Similar to the first test fit, large windows allow views from the outside into the gymnasium on ground level. The rest of the community center programs are within the eastern part of the building. The entry lobby with a feature stair sits between the two wings of the building. From the lobby the user can acsess the gym, pool and locker rooms; the community room, senior center and fitness studios. There is a garden behind the community room; along against the southern site boundary, accessible through a driveway from Islington St.

The second level hosts the rest of the community and youth programs such as the youth and adult education classrooms, Makerspace + technology lab, flex space/ daycare, arts and music programs and teen center. An outdoor terrace to serve as an outdoor play area for youth and teens is accessible from the upper lobby. A separate covered outdoor space is located adjacent to the youth classrooms.

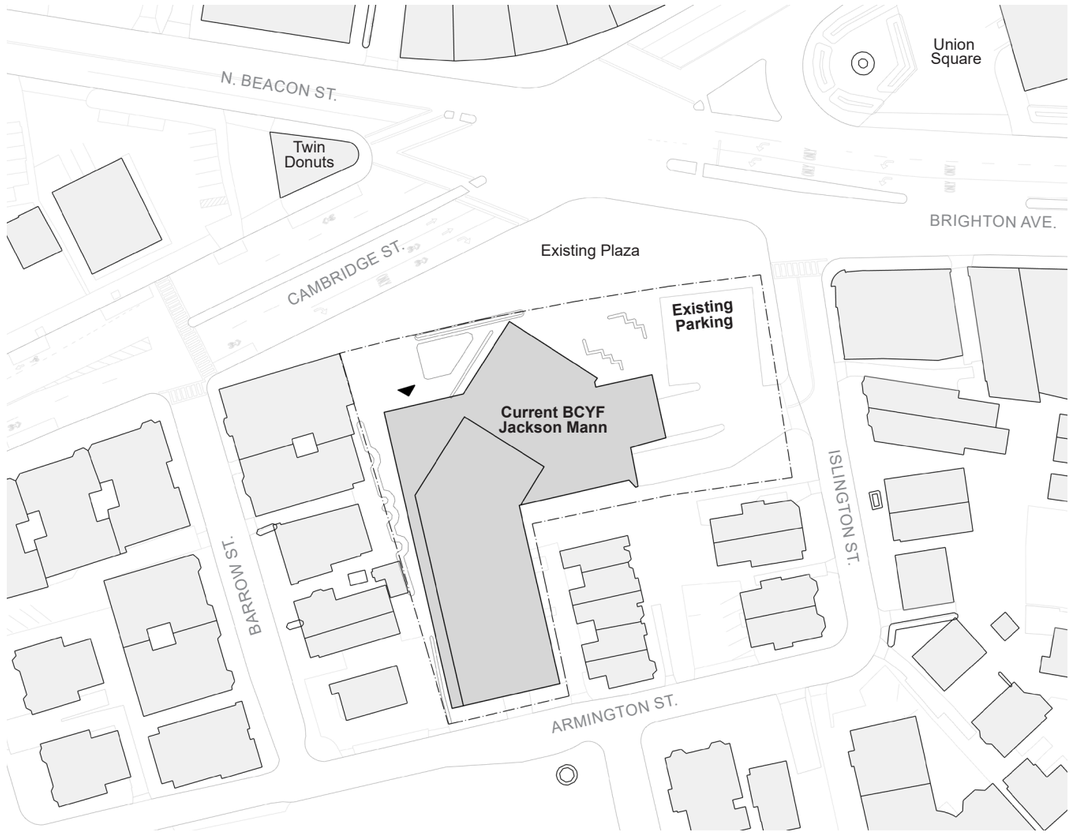
Advantages:

- Ideal site size
- Adjacent to residential areas
- Adjacent to existing park, playground, and athletic fields
- Accessible via multiple forms of transportation.
- Adjacent to Union sq. plaza.

Disadvantages:

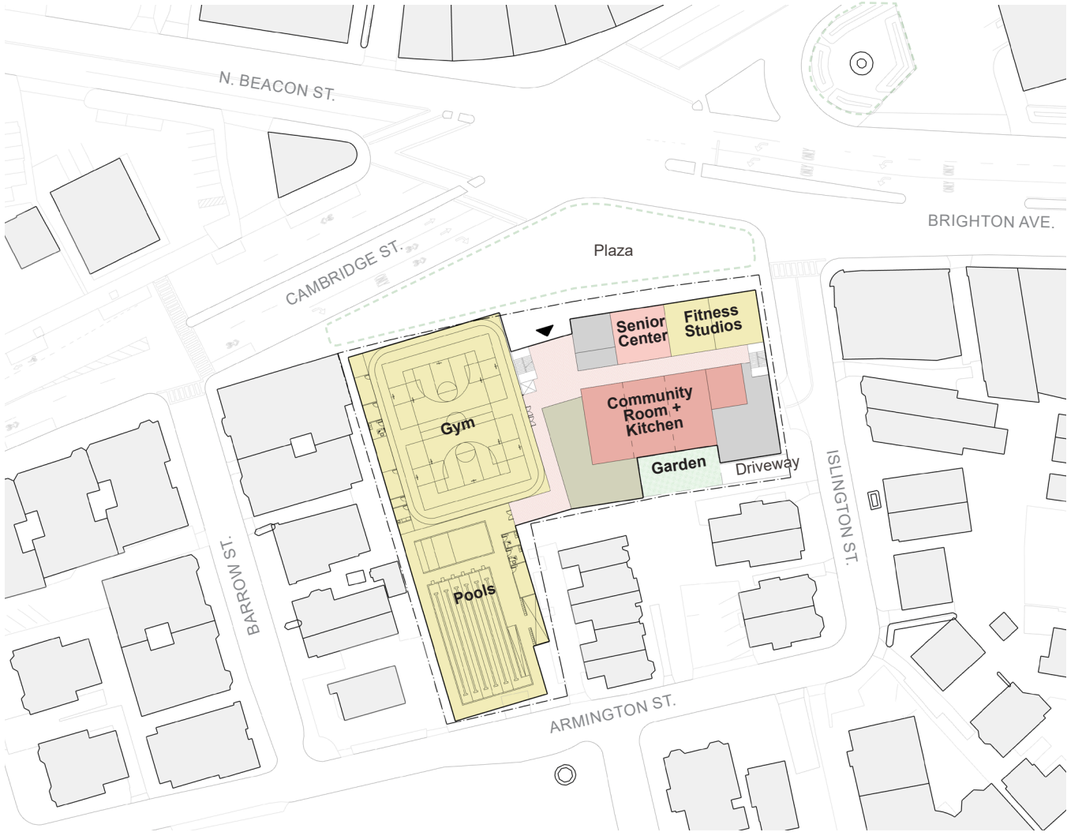
- Complicated site shape.

1.1 Existing Conditions Site Plan: BCYF Jackson Mann



Site

Option 2: North - South Gym + Pools



Site Plan

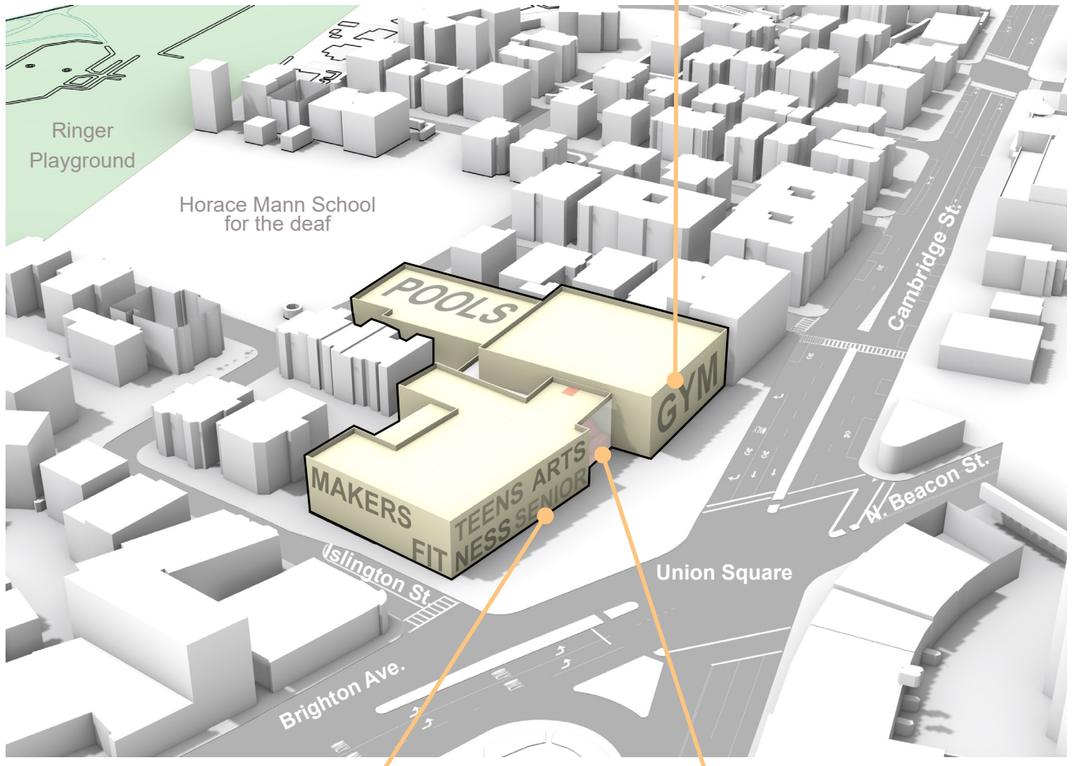
Level 1 Floor Plan

1:60 N

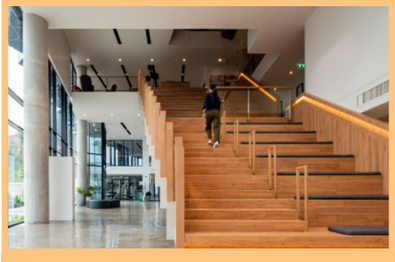
Level 2 Floor Plan

1:60 N

Gymnasium at street level



Senior Center



Communal Interior Stair

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Appendix A

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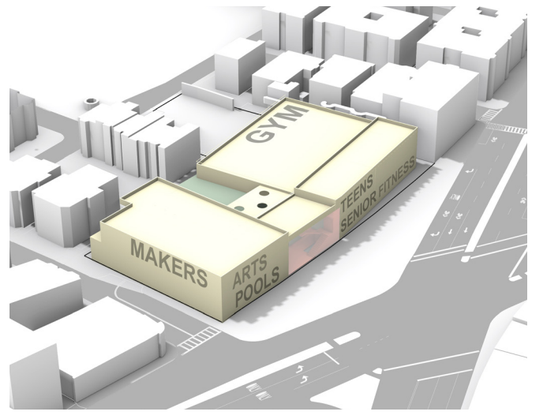
A.1 Sunken Gym + Pool Test-fit: Building Systems Narratives

The Jackson Mann school site was selected to examine in greater detail for a buildings systems and cost analysis. The multilevel testfit for the new community center is representative of a massing sized to accommodate BCYF's ideal program.

The following narratives provide a summary description of the structure and systems required for the operation of the projected building as outlined in this testfit.

Jackson Mann Site



MEPFP Systems Narrative

Boston Centers for Youth & Families

Programming & Sitting Study

Allston-Brighton, MA

FIRE PROTECTION SYSTEMS

The new fire protection systems will be supplied via a new underground fire service main connected to the site water main. The new underground fire service main will be brought into the mechanical room. The new fire service will be provided with a new double check valve backflow preventer at its point of entry into the mechanical room. A new wet system alarm valve and sprinkler riser will be provided on the discharge side of the backflow preventer to supply all of the automatic wet pipe sprinkler systems. If required, a new dry system alarm valve and sprinkler riser will also be provided to supply the automatic dry pipe sprinkler systems. The sprinkler systems for each floor of the building will segregated into separate sprinkler system zones. Each sprinkler system zone will be provided with a shut off valve and a water flow switch. In this way the sprinkler systems of each floor of the building will be on their own separate sprinkler system zone. In the multi-story sprinkler system zone stations for each floor will be located in a connecting egress stair and on each floor landing within the connecting stair. A means will be provided to test all water flow switches. A fire department connection will be located on the outside of the building and at a point of vehicle access. The fire department connection piping will be provided with a check valve in accordance with NFPA-13. The fire department connection will have the ability to charge all of the sprinkler systems and sprinkler system zones in the building. An electric alarm bell will be provided on the outside of the building adjacent to the fire department connection. Due to the height of the building a standpipe system will not be provided.

All sprinkler systems will be designed and installed in accordance with NFPA-13. NFPA-13R may not be used for this project. All control valves will be electrically supervised. All sprinkler systems shall be UL listed and / or FM approved for fire service use. All sprinkler systems and equipment shall be rated at 175 psi working pressure. All sprinkler systems will be designed, tested and installed in accordance with the applicable sections of the Massachusetts State Building Code 9th edition and NFPA-13 latest accepted editions as well as the regulations and guidelines of the local authority. All sprinkler systems shall be designed, tested and installed by a sprinkler contractor licensed and experienced in the state of Massachusetts in the design, installation and testing of automatic fire sprinkler systems.

Pool areas shall utilize stainless steel sprinklers to avoid corrosion of the pool chemicals.

General use common areas, classrooms, staff support and office areas will be hydraulically calculated per NFPA-13 at a light hazard occupancy, with a design density of .10 gpm per the most remote 1500 square feet. A 100 gpm hose stream allowance will be provided.

Storage, demonstration kitchen and Mechanical areas will be hydraulically calculated per NFPA-13 at an ordinary hazard occupancy group 2, with a design density of .20 gpm per the most remote 1500 square feet and will be provided with a 250 gpm hose stream allowance. The demonstration kitchen shall be equipped with a commercial cooking hood and related Ansul system. The Ansul system shall come as a package with the hood and will NOT be fire protection sub-contractor work.

PLUMBING SYSTEMS

Plumbing Fixtures

The plumbing fixtures shall be all new and shall be water conservation type. Toilets shall be floor mounted, tank type, and shall be 1.28 gpf operation. Bathroom lavatories may be wall mounted with concealed carrier supports or counter mounted. The lavatory faucets shall be 0.5 gpm rated and shall be provided with mixing valves to temper the hot water to a maximum of 110 degrees. Showers, if used, shall be 1.5 gpm rated. Urinals, if used, shall be wall mounted with concealed carrier supports and shall utilize 0.5 gpf flush valves. Kitchen sinks shall be stainless steel counter mounted type with 1.5 gpm rated faucets. Floor drains shall be provided in bathrooms where required by code. ADA plumbing fixtures shall be provided where required and where indicated on the architectural drawings. All plumbing fixtures shall be provided with service stops.

Cold Water

A new 2" domestic water service shall be provided and shall enter the mechanical room. A new shut off valve and water meter will be provided at the new water services point of entry into the existing mechanical room. Cold water distribution to the new plumbing fixtures and equipment will be Type L copper with solder fittings or pressfit fittings. All cold water pipe and fittings shall be provided with pipe insulation. All water piping shall be provided with pipe labels to indicate service.

Hot Water

A new electric storage type water heater(s) shall be provided and shall be located in the mechanical room. The new water heater(s) shall supply hot water for the building plumbing fixtures and equipment. A hot water circulation system with pump and controls will be provided to maintain the water temperature in the hot water piping system. Hot water will be stored at 140 degrees. A 140 degree hot water supply will be provided for the fixtures and equipment in the commercial kitchen. Mixing valves will be provided for all plumbing fixtures that are not within the commercial kitchen and that do not require 140 degree hot water. These mixing valves will be set to temper the hot water to a maximum of 120 degrees for hand washing sinks and to 110 degrees for public use bathroom lavatory faucets. Hot water distribution to the new plumbing fixtures and equipment will be Type L copper with solder fittings or pressfit fittings. All hot water supply and circulation pipe and fittings shall be provided with pipe insulation. All water piping shall be provided with pipe labels to indicate service.

Sanitary and Vent

Sanitary and Vent piping systems will be provided for the new plumbing fixtures and drains throughout the building. The plumbing fixtures and drains will connected to a network of new sanitary piping that work their way down through the floors of the building to below ground. The new underground piping will be collected together and taken out of the building via a new underground sanitary main where it will be connected to the site sanitary sewer system. New vent piping systems will be provided for the plumbing fixtures. The new vent piping systems will be collected together as much as possible above the ceilings and will be will be taken up through the floors of the building and up through the existing roof at various locations. The sanitary and vent piping system will be new and will be DWV copper and cast iron with stainless steel hubless fittings.

Natural Gas

At this time there are no plans to use natural gas for this project. New equipment will be electric. The pool system designer shall design all pool water systems without the use of natural gas.

HVAC

Variable Refrigerant Flow Heat Pump Fan Coil Unit

The spaces throughout the building will be provided with heating and cooling by a variable refrigerant volume fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be a horizontal type unit. Each heat pump unit shall be interconnected to the several system fan coil units through an insulated refrigerant piping system and be able to provide simultaneous heating and cooling up to 21 tons of connected fan coil unit capacity. A condensate drain piping system will also be required to transport condensate from each unit to storm drain or to the outdoors.

Supply and return air shall be ducted from the unit to air outlets in each conditioned space. The main supply and return ducts shall be provided with acoustical lining for the first 6 lineal feet from the unit.

Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Ventilation

Ventilation and exhaust air shall be provided throughout the building with energy recovery unit. New insulated low-pressure air duct systems will provide conditioned ventilation and exhaust air throughout the spaces. The ventilation air shall be ducted to each to fan coil return to provide ventilation. Exhaust air shall be ducted to the space to match the ventilation airflow and provide neutral air pressure.

The energy recovery unit ventilation air shall be heater and cooled with a refrigerant coil, refrigerant and remote heat pump. The heat pump system shall operate to provide neutral air temperature throughout the year.

Classrooms

Heating cooling and ventilation shall be provided with VRF and ERV as mentioned. Local exhaust systems shall be provided for arts room and maker space through exhaust fan, exhaust ductwork and exhaust registers.

Kitchen

Kitchen grease hood shall be provided with welded steel grease ductwork, grease duct wrap and roof mounted exhaust fan. Make-up air shall be provided though hood PSP, insulated supply ductwork and roof mounted outdoor air ductwork. The make-up air shall be heated from 0-60 degrees F. Kitchen space shall be heated and cooled through the VRF system.

Locker room

Locker room shall be heated and cooled through the VRF system. The space shall be ventilated and exhausted with a dedicated energy recovery unit.

Pool

Heating, cooling, ventilation and de-humification shall be provided through a roof mounted packaged unit with electric cooling and electric heating (heat pump). Conditioned air shall be provided throughout the space with aluminum exposed double wall ductwork with fiberglass insulation.

Gymnasium

Heating, cooling and ventilation shall be provided through a roof mounted packaged roof top with electric cooling and electric heating (heat pump). Conditioned air shall be provided throughout the space with galvanized exposed double wall ductwork with fiberglass insulation.

Entries and Vestibules
The entries and vestibules shall be heated and cooled with ductless cassette fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Electric Rooms
Electric rooms shall be heated and cooled with ductless wall mounted fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Sprinkler Room/Electric Room/Storage Rooms/Miscellaneous Mechanical Rooms
Miscellaneous mechanical rooms shall be heated and cooled with ductless wall mounted fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Janitors Closets
Provide base building exhaust systems including exhaust to the janitors with an exhaust air system designed for a minimum of 50 CFM exhaust per closet.

Stairwells
Stairwells shall be heated and cooled with ductless wall mounted fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Elevator Machine Rooms
Each elevator machine room shall be vented into the elevator hoistway through a 12"X12" screened opening in accordance with applicable codes. The room shall be provided with a packaged air conditioning unit consisting of a ductless air conditioning unit, remote air cooled condensing unit, interconnecting refrigerant piping and applicable controls to maintain space conditions of 72°F/40% RH.

Building Management Systems
All HVAC system shall be interfaced with a building management system. The building management system shall be provided with all hardware, programing and graphics as needed to monitor and adjust the HVAC systems and setpoints. The building management system shall also provide occupied and unoccupied operating and alarms.

ELECTRICAL SYSTEMS

Electrical systems shall comply with the 527 CMR (Massachusetts Amendments to the 2023 National Electrical Code) and 2021 International Energy Conservation Code.

Electrical Service
Each building shall contain a 3000Amp, 120/208Volt, 3-phase, 4-wire underground service which will originate from a utility pad-mounted transformer. The primary conduits (2-5") shall be provided by the electrical contractor, from a utility riser pole or manhole to the utility provided pad-mounted transformer. The service equipment shall be located within the building's main electric room and consist of a 3000Amp, 120/208Volt, 3-Phase, 4-Wire switchgear; lineup shall contain a 3000Amp main circuit breaker/current transformer enclosure and associated distribution section(s) to feed distribution panelboards and large mechanical equipment. 120/208Volt distribution panelboards shall be provided throughout the building for common area lighting, general power purposes, kitchen, gym and pool equipment. Electronic trip circuit breakers with arc energy reduction in accordance with NEC 240.87 shall be provided for all circuit breakers rated 1,200 Amps or higher.

Generator
A generator is not required per code, but if the City of Boston would like to utilize the proposed building as "shelter in place" facility, a stand-by generator shall be provided. The generator shall be sized to accommodate the proposed shelter area with a sound attenuated enclosure and seventy-two (72) hour diesel sub-base fuel storage tank. Similarly sized Automatic Transfer Switch shall be provided accordingly. The estimated generator size for pricing purposes shall be 650kW/813kVA, 208Volt, 3-Phase; final generator size and associated electrical characteristics to be coordinated as the design progresses.

Fire Alarm
A complete addressable fire alarm system with voice evacuation shall be provided for each building in accordance with NFPA 72 National Fire Alarm Code, Massachusetts State Building Code, Fire Protection and Life Safety Systems, ADA and all local codes and bylaws for Life Safety and Fire Alarm.
The system shall consist of an addressable fire alarm control panel with voice evacuation, microphone(s), remote annunciator, notification to the Fire Department, manual pull stations within five-feet of all exit doors, on each floor and shall not exceed a travel distance of two-hundred feet on the same floor, system smoke detectors shall be provided throughout: locate thirty-feet on center in lobby areas and corridors, provide detectors in all electrical/tele/data rooms, elevator machine room and at all control panels, annunciators or fire alarm terminal boxes; provide heat detectors in all mechanical rooms, duct-smoke detectors with remote test stations for all HVAC air systems rated 2,000 CFM or more. Smoke detectors shall be provided at the elevator lobby and shall be connected for elevator recall. Tamper, flow and pressure switches are being provided to accommodate the new sprinkler systems. The tamper and flow switches shall be connected to the Fire Alarm Control Panel via addressable modules. Kitchen hood fire suppression system shall also be connected to the fire alarm control panel. Provide audible/visual notification (speaker/strobe) device coverage throughout the facility that meet the requirements of NFPA and ADA. Utilize strobe only devices in bathrooms and other small rooms where ample audible notification is present. System batteries shall provide for twenty-four hours of operation followed by a sixty-minute ring down. Battery calculations shall be submitted by the Electrical Contractor with the cut sheets and drawings to the fire department for review and approval. Knox Box key boxes shall be provided at the building's main entrance annunciator location.

BLW ENGINEERS

Two (2) in-building emergency responder radio communications systems (Bi-Directional Amplifier) shall be provided as required to improve radio signal strength for both the fire and police departments. Contingent upon the frequency used by each department and approval by the local Authority Having Jurisdiction, a single system may be installed in lieu of separate systems.

Lighting

Lighting shall consist of LED energy-efficient fixtures with electronic drivers. Storage areas, electrical, mechanical and utility areas shall be provided with strip fixtures with wire cages. Hallways shall be provided with recessed downlights and wall-mounted sconces. Lobby, classroom and other public spaces will be provided with decorative pendant fixtures, surface, ceiling and wall decorative fixtures. The Gymnasium shall be provided with suspended high-bay type fixtures and the pool area will be provided with natatorium rated lighting. Offices shall be provided with recessed direct/indirect fixtures. The lighting design shall meet the requirement of 2015 IECC, ASHRAE 90.1-2013. Lighting controls for each space shall be designed to employ automatic control methods such as vacancy control, daylight harvesting and manual dimming to meet current Energy Codes while still meeting the demands of the programs for each space.

Exterior Lighting

Exterior Lighting shall be installed to provide lighting levels as recommended by the Illuminating Engineering Society (I.E.S.). Pole mounted fixtures, shall contain LED modules and be decorative in nature with interior directional shields. All luminaires shall have a total cutoff of all light at less than ninety degrees from vertical (fully shielded). Reflectors of proper I.E.S. distribution shall be selected for maximum efficiency, and shall provide total cutoff of all light at the property lines. Pole heights shall not exceed twenty-feet in height. Light poles utilized for walkway lighting shall not exceed twelve-feet in height. All exterior lights shall have a maximum initial horizontal foot-candle level of eight foot-candles, as measured directly below the luminaires at grade. Exterior fixtures shall be controlled by a combination of timeclock and photocells. Photocells shall turn fixtures on, and a programmable timeclock shall be provided to turn off, at a designated time.

Exit and Emergency Lighting

Emergency lighting shall be provided to meet Life Safety Code NFPA 101 and MSBC 780 CMR Articles 1006 and 1011. Exit signs shall be LED edge-lit types, red in color, at all exits and as required to direct all occupants out of the building. Emergency lighting shall be provided by standard light fixtures wired to emergency circuit power by the generator to achieve a minimum of one (1) foot-candle along all exit egresses.

Telephone and Cable Television

A complete telephone system shall be provided including two (2) four-inch conduits into the building from telephone and CATV manholes or utility poles, ¾" thick plywood backboard for mounting telephone and CATV company-equipment, dedicated quadplex receptacles, provide two (2) four-inch riser conduits with telephone and CATV junction boxes at each floor. Cable shall be category-6 cabling for all telephone/data outlets and RG-6 cable for CATV outlets. All outlets shall be installed with terminations, device boxes, conduit as required and wiring back to patch panels located on the corresponding floors.

Two-Way Communication System

The building will be provided with a two-way communication system at the elevator lobby consisting of a main lobby relay card cabinet, amplifiers, area stations on each floor level, transformers, wiring as necessary. System shall be equal to Housing Devices, catalog No.: HDI-ADA-100A, HDI-CB, HDI-ADA-35, HDI-ADA-PS, HDI. Cabling shall be equal to Belden cable 9554, CSC19595MH, WEST PENN 3753.

RSE ASSOCIATES Inc.

63 Pleasant Street, Suite 300, Watertown, MA 02472 | Tel (617) 926-9300

BCYF Community Center Study Allston
August 25, 2023

BASIS OF DESIGN – STRUCTURAL NARRATIVE

GENERAL

- A geotechnical investigation has not been completed, but it is assumed that the building will be supported on shallow foundations.
- The building will be a new two-story community center with a basement. Program includes a pool, gymnasium, fitness spaces, classroom spaces, and a second-floor accessible roof terrace.

STRUCTURAL SYSTEMS

- The Lower-Level structure will consist of the following elements:
  - 6" concrete slab on grade.
  - Foundation walls will consist of a combination of 12" perimeter concrete cantilevered retaining walls with enlarged concrete footings and 12" concrete basement walls with continuous wall footings.
  - Cast-in-place concrete pool structure on grade to be designed by pool consultant.
  - Gym and Pool spaces will be double height.
- Level 1 structure will consist of the following elements:
  - 5" concrete slab on grade where portions of interior program are at grade, and outside of lower level. This includes the fitness studios and senior center.12" perimeter concrete frost walls w/ continuous wall footings will support the exterior façade at this space.
  - Elevated structure at the Community Room, Kitchen, Admin and Entry Lobby will consist of concrete slab on metal deck, supported by composite steel beams framing to steel columns. Columns will be supported by cast-in-place concrete spread footings.
  - The Gym and Pool spaces will be open-to-below at Level 1.
- The Level 2 structure will consist of the following elements:
  - Concrete slab on metal deck, supported by composite steel beams framing to steel columns.
  - Long-span structural schemes to support program space above the pool include:
    - Long span steel floor trusses, approximately 5' deep, supported by steel columns with concrete slab on metal deck and steel purlins.
    - Post tensioned/prestressed precast concrete bents at approximately 20' on center, supporting precast concrete double tees with a cast-in-place concrete topping slab. Bents to be approximately 30" wide x 60" deep, with corner knee bracing. Double tees to be 32" deep x 12' wide precast double tees.
  - Depressed structure at Level 2 accessible roof. To be designed as a play surface with limited, shallow planting beds. It is assumed no trees will occur at the accessible roof.
  - Lateral system will consist of concentrically braced frames.
- The Roof structure will consist of the following elements:
  - Roof structure will be designed to support ballasted PV array throughout.

RSE ASSOCIATES Inc.

- Concrete slab on metal deck, supported by composite steel framing at Classrooms and Lobby along North elevation of the building.
- Long-span open web steel joists with metal roof deck spanning to steel columns at classrooms at spaces above pool at lower level.
- Long-span structural schemes to roof above the gymnasium include:
  - Long span steel roof trusses at approximately 20' on center, supported by steel columns at perimeter with metal roof deck and steel purlins.
  - Long-span open web steel joists at approximately 5' on center with metal roof deck.
- Lateral system will consist of concentrically braced frames.

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Appendix B

Public Engagement

B.1 Public Survey

Are you an Allston-Brighton resident? If so, what area do you live in? *

- ◯ Allston
- ◯ Lower Allston
- ◯ Packard's Corner (Allston)
- ◯ Oak Square (Brighton)
- ◯ St. Elizabeth's (Brighton)
- ◯ Aberdeen (Brighton)
- ◯ Commonwealth (Brighton)
- ◯ I am not a resident of Allston-Brighton

What is your age range? *

- ◯ < 20
- ◯ 20 - 29
- ◯ 30 - 39
- ◯ 40 - 49
- ◯ 50 - 59
- ◯ 60 - 69
- ◯ > 70
- ◯ I'd rather not say

Which community resources do you often use? (Check all that apply) *

- ☐ Jackson Mann Community Center
- ☐ Josephine A. Fiorentino Community Center
- ☐ Zabota Community Center
- ☐ Veronica B. Smith Senior Center
- ☐ Oak Square YMCA
- ☐ West End House Boys & Girls Club
- ☐ None of the Above

What are your favorite things about these resources?

Your answer

Which resources need expansion or improvement in a new BCYF Community Center? (Check all that apply)

- ☐ Daycare
- ☐ Youth & Teen Programming
- ☐ Adult Education
- ☐ Senior Programming
- ☐ Pool
- ☐ Health & Fitness
- ☐ Other:

How do you typically access the Jackson Mann Community Center? *

MBTA: Includes all forms of public transportation such as trains, buses, and the RIDE service
Ride Share: Includes all services in which a customer pays to be picked up and dropped off at a destination by, such as Uber, Lyft, or taxis.

- ◯ Walk
- ◯ Bicycle
- ◯ MBTA (ex. train, bus, RIDE)
- ◯ Ride Share (ex. Uber, Lyft, taxis, etc.)
- ◯ Drive
- ◯ I do not currently use this center

Do you feel the following **Gathering** spaces are Very Important, Important, or Not Important to have in a new community center? *

Large Community Room: Large, flexible space able to be partitioned for multiple uses and layouts
Meeting Rooms: Rooms for smaller gatherings, meetings, and working
Senior Center: Flexible space for senior programming, activities, and socializing
Theater: Space for performances with a raised stage and theater lighting, and flat floor for flexible seating

Large Community Room

Meeting Rooms

Senior Center

Theater with Stage

	Very Important	Important	Not Important
Large Community Room	◯	◯	◯
Small Meeting Rooms	◯	◯	◯
Senior Center	◯	◯	◯
Theater with Stage	◯	◯	◯

Do you feel the following **Community & Education** spaces are Very Important, Important, or Not Important to have in a new community center? *

Daycare: Space for accredited daycare programming for small children
Youth Classroom: Classroom for youth programming, summer camp, and after school activities
Adult Education: Flexible classroom with movable furniture and laptop carts for adult ed classes
Teen Center: Flexible space for teens with a variety of areas for socializing, studying, and after school activities
Kitchen / Nutrition Lab: Kitchen for cooking and nutrition classes and simple food preparation

Teen Center

Adult Education Classroom

Demo Kitchen / Nutrition Lab

Daycare

Youth Classroom

	Very Important	Important	Not Important
Daycare	◯	◯	◯
Youth classroom	◯	◯	◯
Adult Education	◯	◯	◯
Teen Center	◯	◯	◯
Kitchen / Nutrition Lab	◯	◯	◯

Do you feel the following **Arts & Technology** spaces are Very Important, Important, or Not Important to have in a new community center? *

Art Room: Space for visual arts and crafts such as drawing, painting, and ceramics
Makerspace: Space for physical fabrication such as wood working, laser cutting, and 3D printing
Tech Lab: Flexible space for technology programming including robotics, digital arts, fabrication, and training
Music Room / Recording Studio: Space for practicing, recording, and mixing music

Music Room with Recording Studio

Art Room

Tech Lab

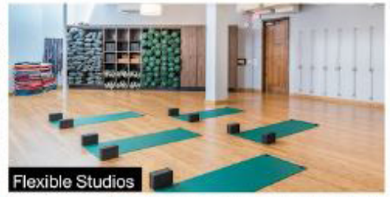
Makerspace

	Very Important	Important	Not Important
Art Room	◯	◯	◯
Makerspace	◯	◯	◯
Tech Lab	◯	◯	◯
Music Room / Recording Studio	◯	◯	◯

Do you feel the following **Fitness** programs are Very Important, Important, or Not Important to have in a new community center? *

Competitive Indoor Pool: Pool for all swim activities including competitions, includes raised stadium seating
Standard Pool: Lap pool for swim lessons, exercise classes, and recreation
Recreational Pool: Pool with "zero-entry" access for increased accessibility
Flexible Studios: Flexible exercise space for dance, yoga, martial arts, etc.
Weight Room: Room for weight machines and free weight exercises
Cardio Room: Room for treadmills, ellipticals, rowing machines, etc.

Competitive Indoor Pool


Flexible Studios

Standard Indoor Pool

Weight Room

Recreational Indoor Pool

Cardio Room

	Very Important	Important	Not Important
Competitive Indoor Pool	◯	◯	◯
Standard Indoor Pool	◯	◯	◯
Recreational Indoor Pool	◯	◯	◯
Flexible Studios (yoga, dance, martial arts)	◯	◯	◯
Weight Room	◯	◯	◯
Cardio Room	◯	◯	◯

Do you feel the following **Gymnasium** programs are Very Important, Important, or Not Important to have in a new community center? *

Basketball

Batting Cages

Indoor Track

Climbing Wall

Tennis

Volleyball

Spectator Seating

Pickleball

	Very Important	Important	Not Important
Basketball	◯	◯	◯
Tennis	◯	◯	◯
Pickleball	◯	◯	◯
Volleyball	◯	◯	◯
Indoor track	◯	◯	◯
Batting Cages	◯	◯	◯
Climbing Wall	◯	◯	◯
Spectator seating	◯	◯	◯

Do you feel the following **Outdoor** spaces are Very Important, Important, or Not Important to have in a new community center? *

Covered Outdoor Space: Flexible outdoor space for gathering or playing in fresh air, while protected from rain
Playscape: Playground for youth to have fun and socialize
Athletics Fields: Fields dedicated to soccer, football, baseball, etc. for exercise and play
Open Fields: Space such as a park for open recreation and relaxation
Basketball Courts: Space dedicated to recreational outdoor basketball games
Community Garden: Space for community to grow fresh, healthy food to be used locally at the center

Covered Outdoor Space

Open Field Space

Athletic Fields

Playscape

Community Garden

Basketball Court

	Very Important	Important	Not Important
Covered Outdoor Space	◯	◯	◯
Playscape	◯	◯	◯
Athletics Fields	◯	◯	◯
Open Fields	◯	◯	◯
Basketball Courts	◯	◯	◯
Community Garden	◯	◯	◯

What other kinds of programming would you like to see at a new BCYF location?

Your answer

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

- ◯ New facility at current Jackson Mann location
- ◯ Other: _____

Email

Please leave your email address if you would like to receive updates about future community meetings

Your answer

page not used

B.2 Public Comments

What are your favorite things about the current BCYF resources?

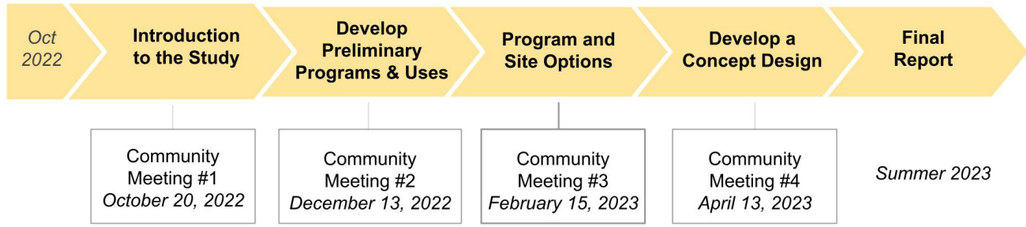
- COVID testing, voting, music resources for youth, community meetings
- Meeting rooms and activity room
- The people, programming for a variety of ages, I have school age kids so the WEH and JMCC are/have been a huge part of my social network, support network.
- They are close by, as a lot of services for A/B are either in Lower Allston or Brighton
- Good programming for kids.
- I rely heavily on the food pantry at the west end boys and girl's club, and the low cost gym membership at the ymca so that I can get healthy nutrition and enough exercise so that I can be nourished and lose weight in a healthy way And build strength after an injury.
- Free/ low cost programs
- Need community meeting rooms to reserve for 15-60 people
- Gym
- Fitness/Wellness, Adult Education Programs
- The JMCC's Cambridge St. location is accessible via multiple MBTA/Bus Routes and within walkable distance from multiple neighborhoods.
- Pool
- Activities/sports for kids
- Community; exercise (Y) and classes (Sr. Center)
- The activities and community events
- This is where the A/B FSN hosts playgroups. I love that they have activities that let me meet other toddler/baby moms whom I might not have run into before.
- All the resources available to kids
- Proximity, pool, and programs
- Martial Arts
- Space, Clean Bathrooms, Great staff
- Evening gym time basketball and volleyball
- It gives people a stable and safe place to be off the streets and learn something new
- Martial arts club, and a friendly atmosphere for the community
- Fitness center, pool, childcare
- Voting
- Central community resource for things like COVID vaccination, voting, etc.
- Proximity, variety of activities for all ages, cleanliness and safety
- Close, good meeting space for community sessions, voting, etc. Periodically try to do things with the school and park to improve the neighborhood.
- Programming for residents of all ages
- Proximity to home, great programming, gym and exercise
- COVID resources and community events
- English Learning
- Swimming
- The ability to bring my father to places where he can socialize and participate in activities.
- Programming for children
- Food program
- The people!
- Gymnasium for recreational volleyball
- Great community and great staff. The opportunities that the community center offer to youth and adults, no matter the age group.
- Availability of a volleyball court
- A great location to gather and play volleyball with people in the Greater Boston area, great middle point for those who live in different directions and typically are too far to play near each other.
- Community engagement, recreational sports
- A welcoming community made up of underrepresented people
- Gym facilities, location
- Growing up in Brighton it was and is extremely important to have this community resource that is readily available and easy to get to via public transportation. Jackson Mann offers a number of different resources that just aren't available else. It is just important that the community does not lose one of its already few neighbor centers and resources.
- Open gym, tournaments, able to exercise, being healthy
- Gathering space
- The ability to exercise, take classes and enjoy meeting neighbors
- Convenient and great staff
- Recreational space—pool, playground, fields
- Easily accessible
- Close to me, has a pool and lots of programming
- Meeting rooms, yoga, concerts
- Swimming pool
- Array of family fun activities
- Extended hours, staff and clients are friendly, accessible for car, bike, and walking, online information and timely email updates

What resources or improvement need expansion in a new BCYF Community center? (check all that apply)

- Arts and music
- Daycare, health and fitness
- Daycare, Youth & Teen Programming, Adult Education, Senior Programming, Pool, Health & Fitness
- Youth & Teen Programming, Adult Education, Senior Programming, Pool
- Adult Education
- Health & Fitness, There should be times for adults to use the basketball court
- Community rooms that can be booked for free for neighborhood groups to meet and other things, especially larger capacity
- Daycare, Adult Education, Senior Programming, Pool, Health & Fitness, Access for residential use, community group meetings, events, art shows, community movies, etc.

- Senior Programming, Pool, Health & Fitness
- Daycare, Youth & Teen Programming, Adult Education, Senior Programming, Pool, Health & Fitness, Seriously: much can continue now but in satellite buildings. Most is focused on ESOL and daycare, so it is fairly easily to begin to try categories in newer locations. Before this nothing of interest was offered.
- Daycare, Youth & Teen Programming, Adult Education, Pool, Health & Fitness, Arts and music, community theater, group therapy space
- Health & Fitness
- Daycare, Youth & Teen Programming, Adult Education, Pool
- Adult Education, Senior Programming, Control of park, especially animals off leash and trashing/mis-use of the playing field.
- Daycare, Youth & Teen Programming, Adult Education, Senior Programming, Pool, Health & Fitness
- Daycare, Youth & Teen Programming, Adult Education, Health & Fitness, Creative programs , amateur dramatics, choir, poetry, spoken word, story telling
- Pool
- Daycare, Youth & Teen Programming, After School Vacation Program
- Gymnasium
- Adult Education, Pool, Health & Fitness
- Volleyball space / open gym
- Daycare, Youth & Teen Programming, Adult Education, Senior Programming
- Everything
- Adult Education, Pool, Co-working space or studio/art space for students/adults (not just kids), and definitely a community garden!
- Youth & Teen Programming, Adult Education, Community-based programming for adults of all ages— eg. Weekly supper or game night, support groups, ESL and language exchange classes
- Adult Education, I'm sure others as well; I've indicated Adult Education because that would be of personal interest to me, and I'm not aware of much in the way of such programming locally, especially aimed at working adults.
- Daycare, Youth & Teen Programming, Adult Education, Senior Programming, Pool, Health & Fitness, Spaces for art, music, and handicrafts (woodworking, 3D printing, sewing, etc)
- Indoor and outdoor places for groups to meet, at whatever days and times are needed.
- Dedicated space for the mentally and physically disabled as well as their families to have recreations, get-togethers and socialization.
- Daycare, Youth & Teen Programming, Adult Education, Senior Programming, Pool, infant toddler care
- Youth & Teen Programming, Adult Education, Senior Programming, Pool, Health & Fitness, Art, music, and theater. Language instruction. Cooking classes. Performance space.

B.3 Public Meeting Presentations



Community Meeting 1
October 20, 2022
Virtual | Recording: https://www.youtube.com/watch?v=5vFPCK3eaJM

Community Meeting 2
December 13, 2022
In person

Community Meeting 3
February 15, 2023
Virtual | Not recorded

Community Meeting 4
April 13, 2023
In person

The public meeting presentations from the community meetings shown above can be accessed on the BCYF Allston/ Brighton Community Center Study webpage on the Boston.gov website. See the link below:

https://www.boston.gov/departments/boston-centers-youth-families/bcyf-jacksonmann

BCYF Community Center Study
Allston - Brighton

Community Meeting #1
October 20, 2022

Boston Centers for Youth & Families
Michelle Wu, Mayor

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 #1
October 20, 2022

1. **Introductions**
2. **Study Goals and Process**
3. **BCYF Goals & Objectives**
4. **Allston - Brighton Demographics**
5. **Current BCYF Programs**
6. **Community Survey about Allston-Brighton BCYF Programs and Uses**
7. **Existing Community Center**
8. **Q&A Discussion**

We will be asking you to participate interactively through polls throughout the presentation.

This meeting will be recorded and posted on the project website: 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

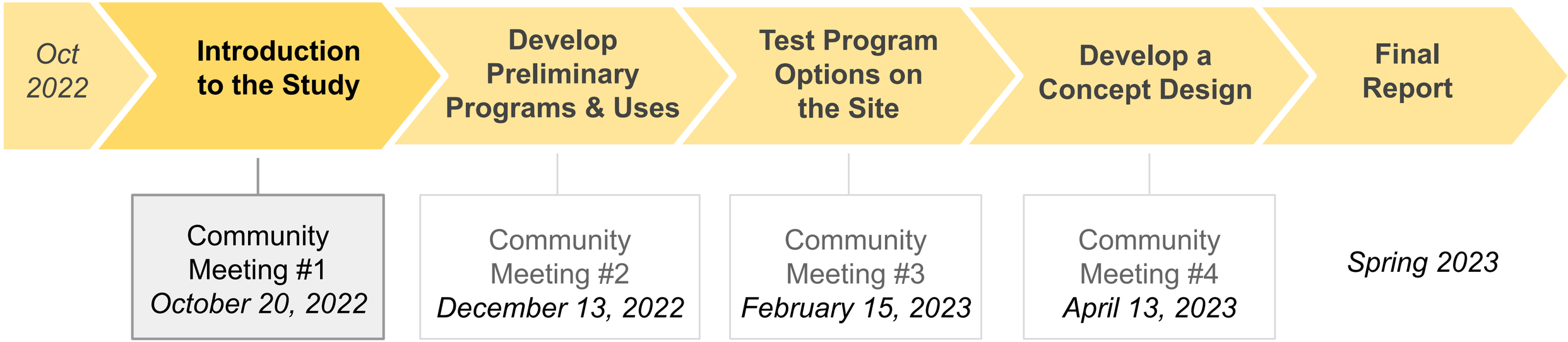
We are here

Study	Budgeting	Land Acquisition (if necessary)	Design	Construction	Opening
8 months	*6-12 months*	*6-12 months*	*12-15 months*	*24-30 months*	

Community Input

Community Input

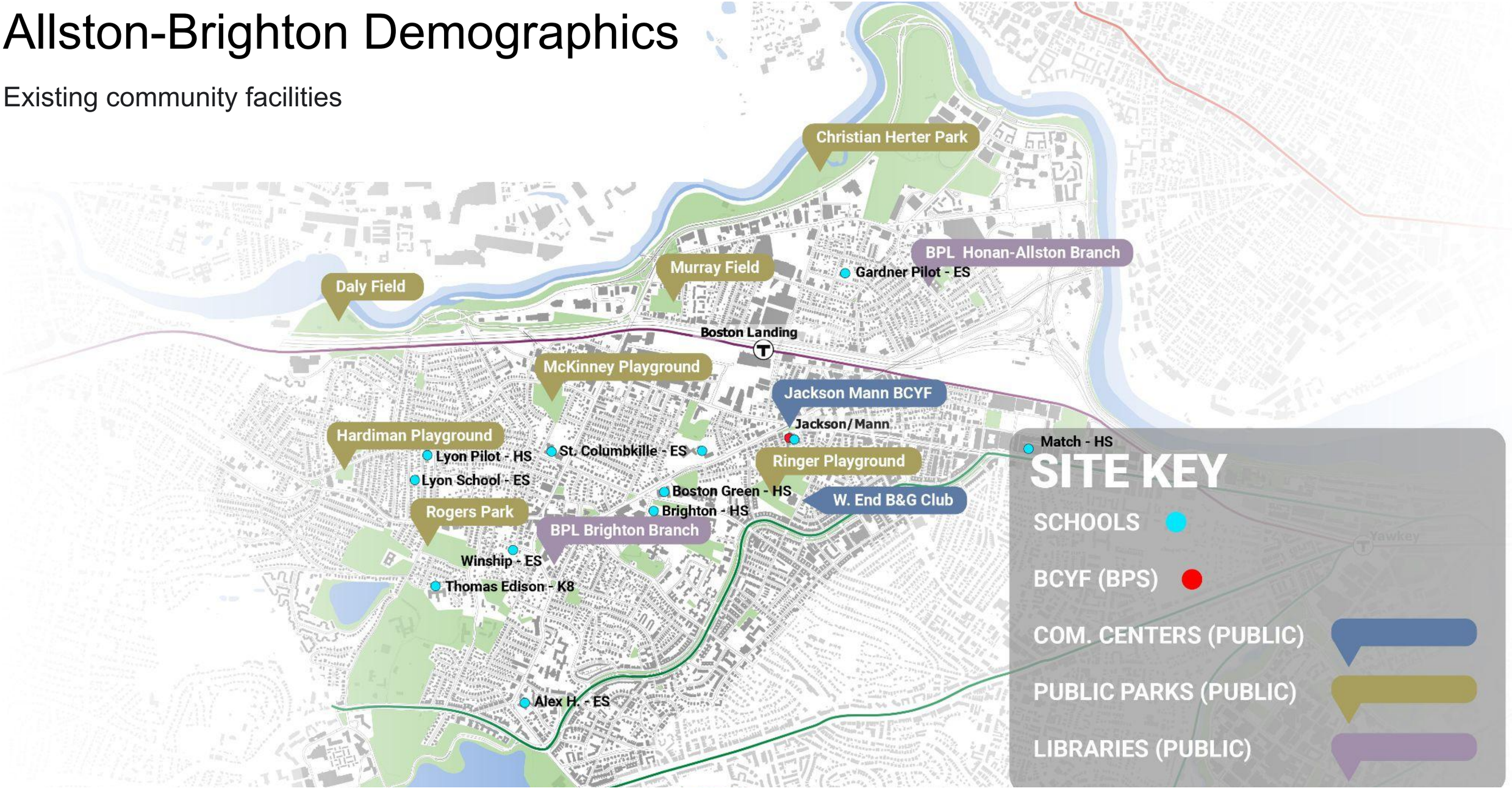
Study Process and Schedule



Allston-Brighton Demographics

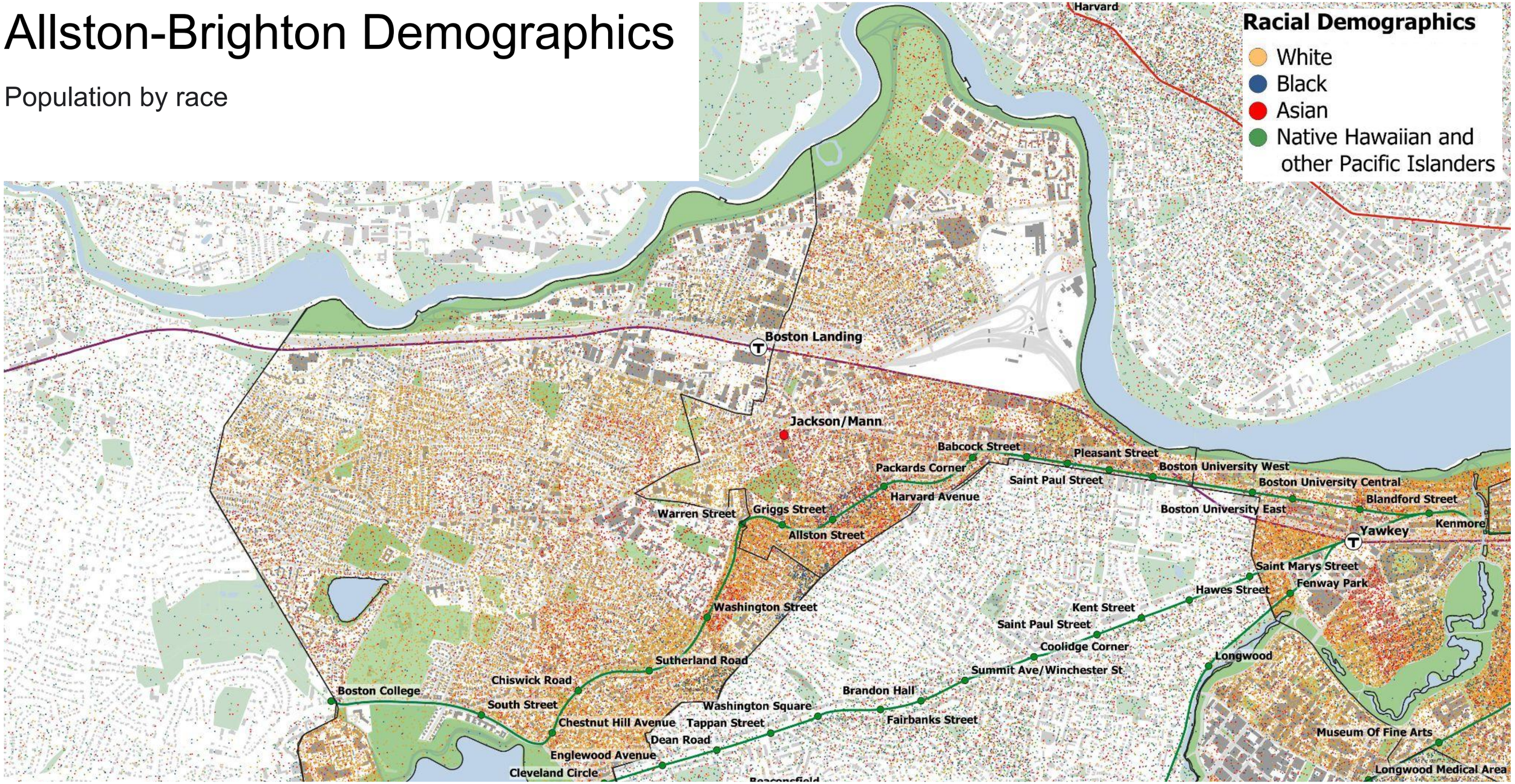
Allston-Brighton Demographics

Existing community facilities



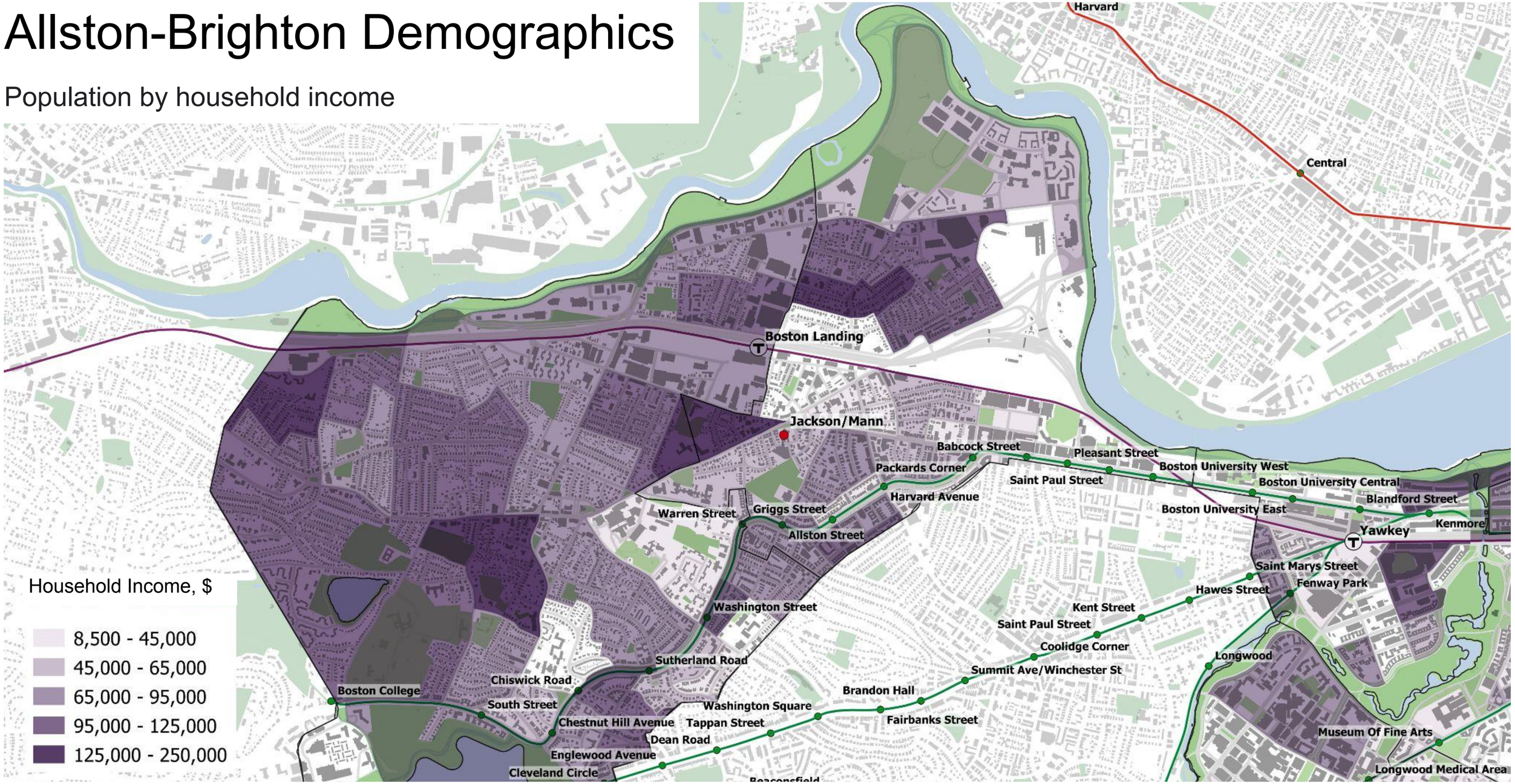
Allston-Brighton Demographics

Population by race



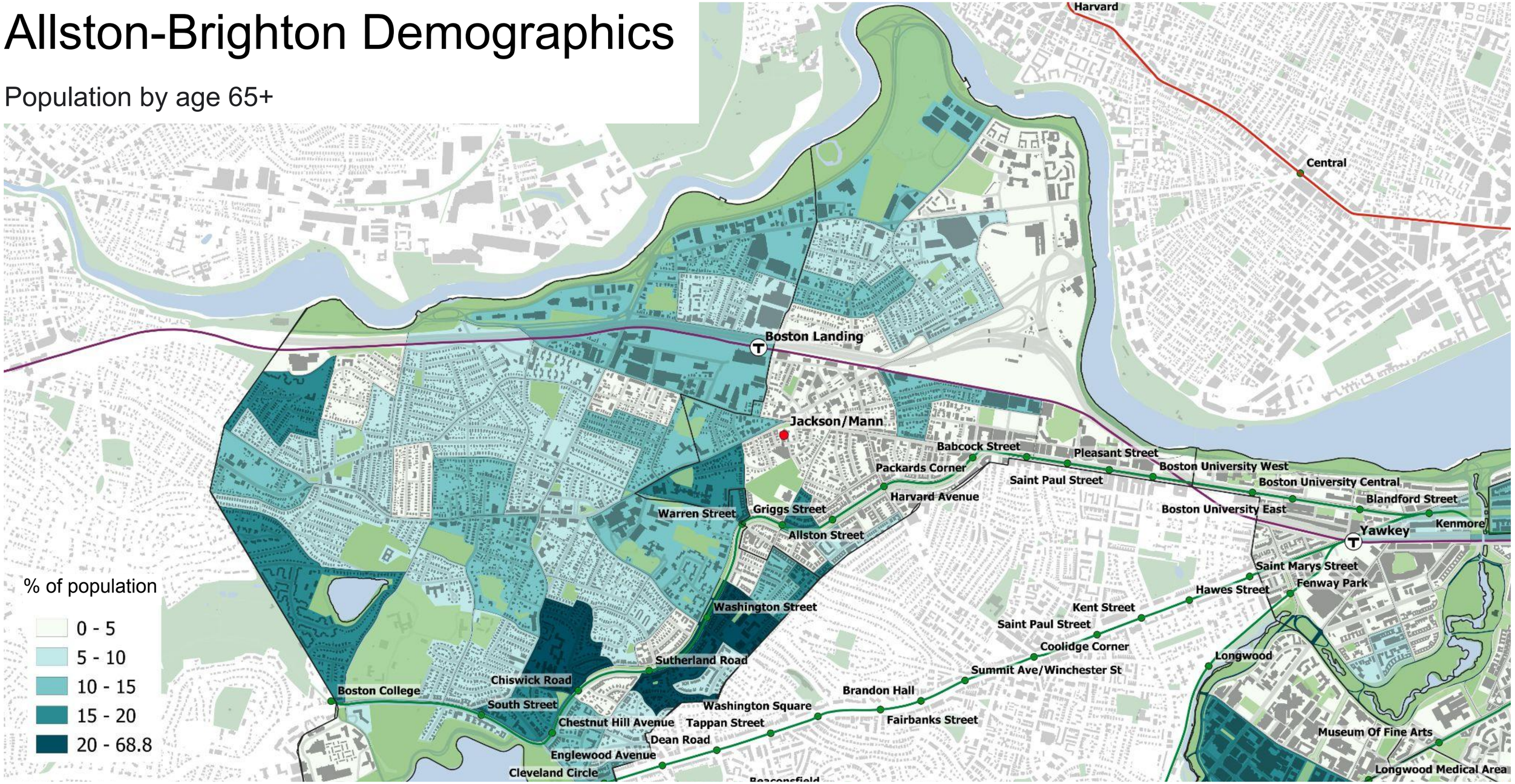
Allston-Brighton Demographics

Population by household income



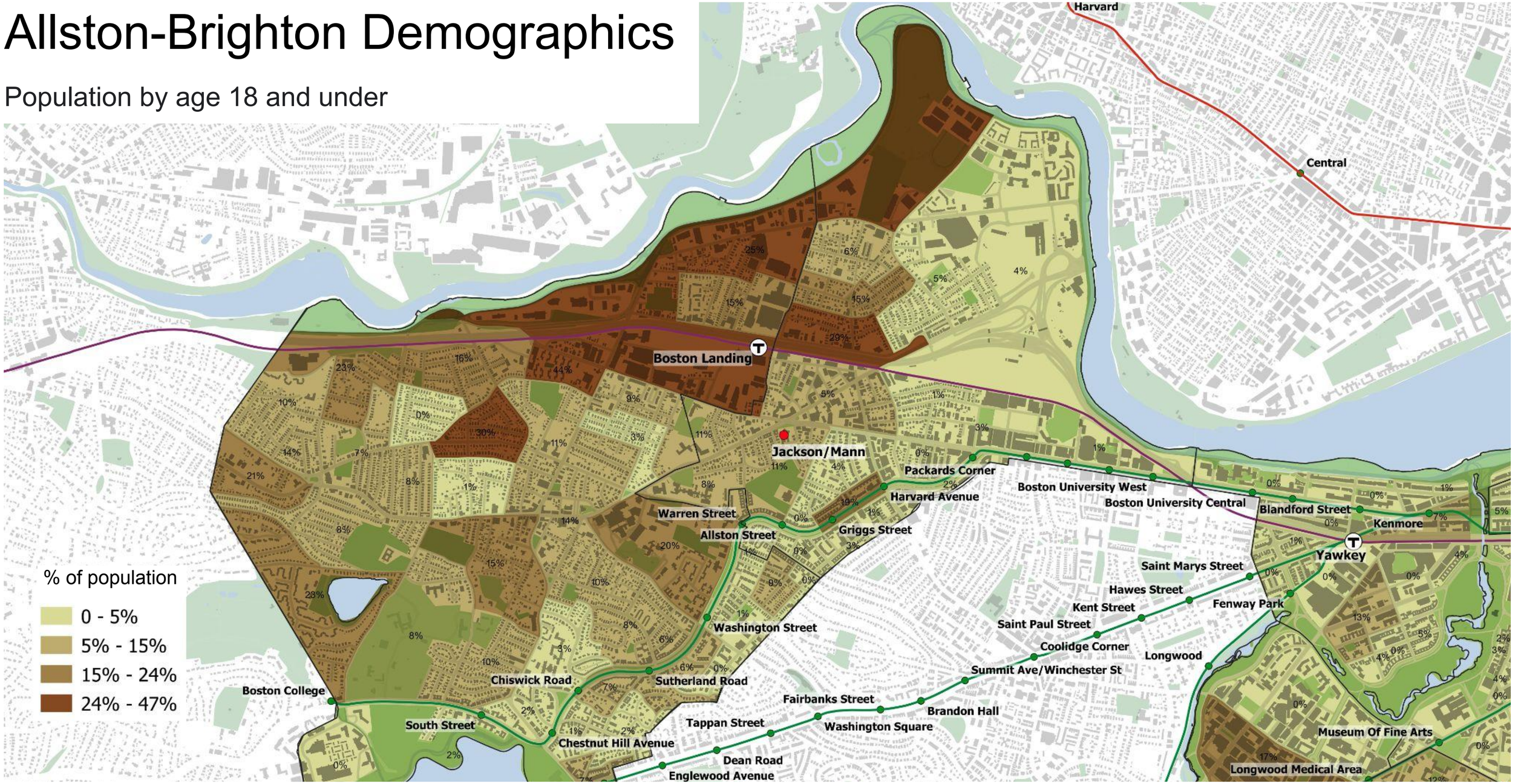
Allston-Brighton Demographics

Population by age 65+



Allston-Brighton Demographics

Population by age 18 and under



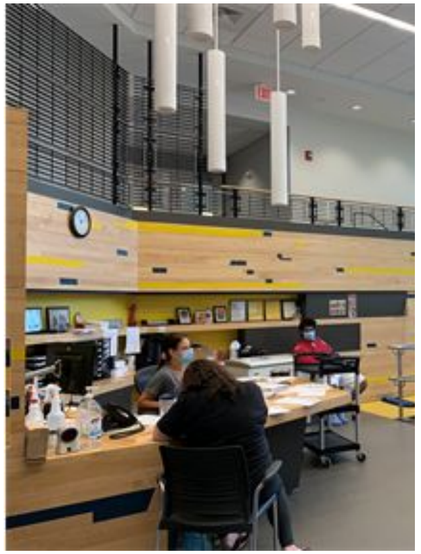
Community Center Programs and Uses

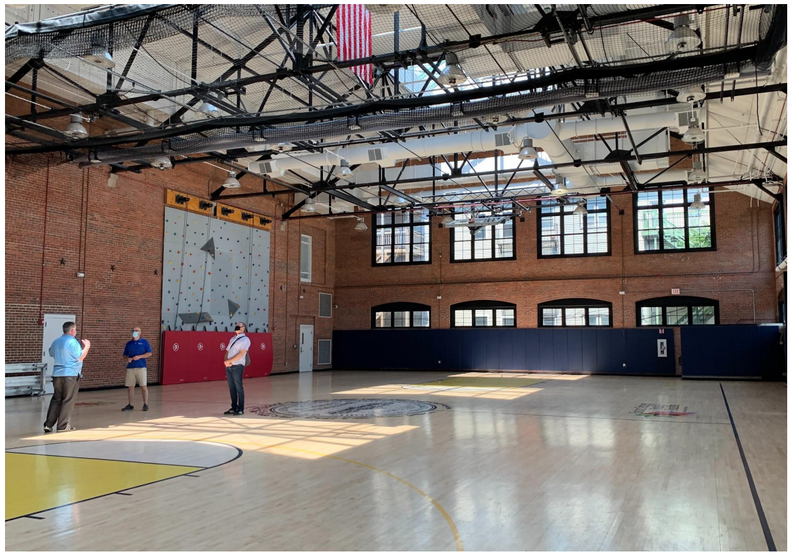
Current BCYF Programs (City Wide)

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

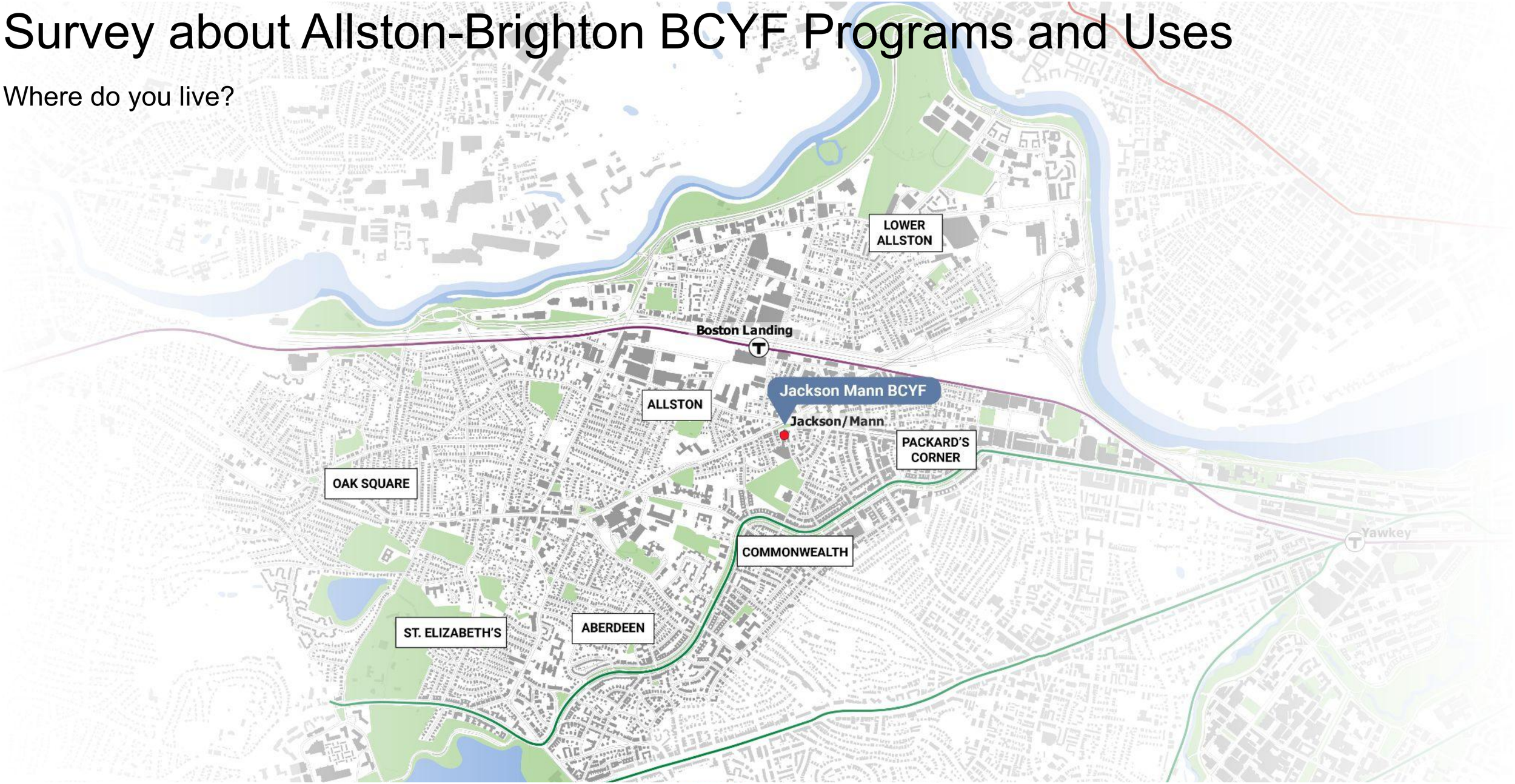
Community & Education	Arts	Fitness & Sports	Outdoor Spaces
Community rooms	Performance spaces	Yoga/dance studios	Gathering spaces
Classrooms	Music/band rooms	Weight & cardio rooms	Playscapes
Toddler/childrens' rooms	Recording studios	Pools	Outdoor courts
Senior centers	Art rooms	Gyms	Outdoor assembly spaces
Teen centers	Makerspaces	Basketball courts	Sports fields
Technology labs		Batting cages	
		Rock walls	

Community Survey

Allston - Brighton BCYF Programs and Uses

Survey about Allston-Brighton BCYF Programs and Uses

Where do you live?



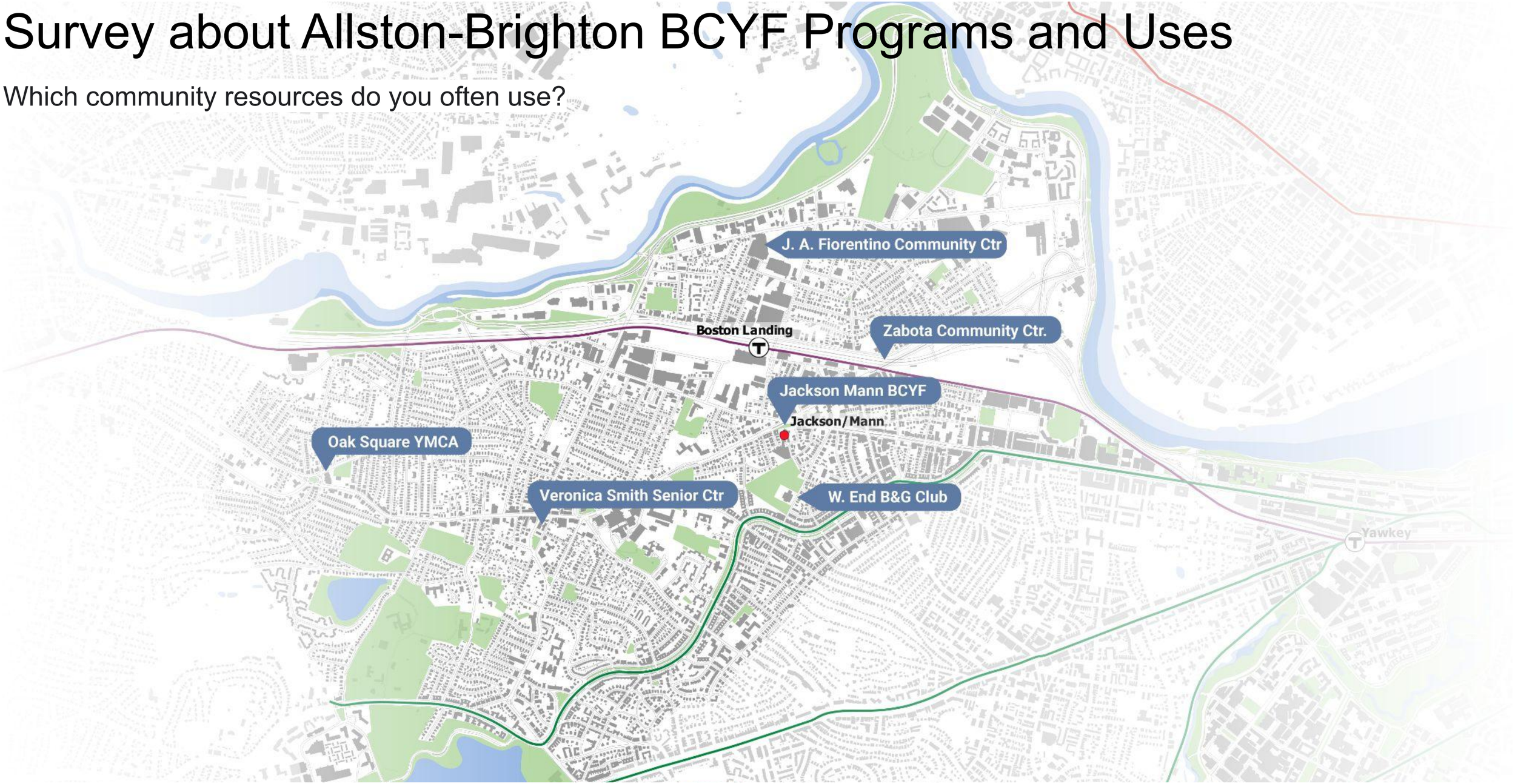
Survey about Allston-Brighton BCYF Programs and Uses

How old are you?

Pete Cosmos
Faces of Allston

Survey about Allston-Brighton BCYF Programs and Uses

Which community resources do you often use?



Survey about Allston-Brighton BCYF Programs and Uses

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

- ❑ Daycare
- ❑ Youth and Teen Programming
- ❑ Adult Education
- ❑ Senior Programming
- ❑ Pool
- ❑ Health & Fitness

Survey about Allston-Brighton BCYF Programs and Uses

How do you typically access the Jackson Mann Community Center?

- ❑ Walk
- ❑ Bicycle
- ❑ MBTA (ex. train, bus, RIDE)
- ❑ Ride Share (ex. Uber, Lyft, taxis, etc.)
- ❑ Drive
- ❑ I do not currently use this center

Survey about Allston-Brighton BCYF Programs and Uses

Choose the most important **Gathering** spaces to have in a new community center

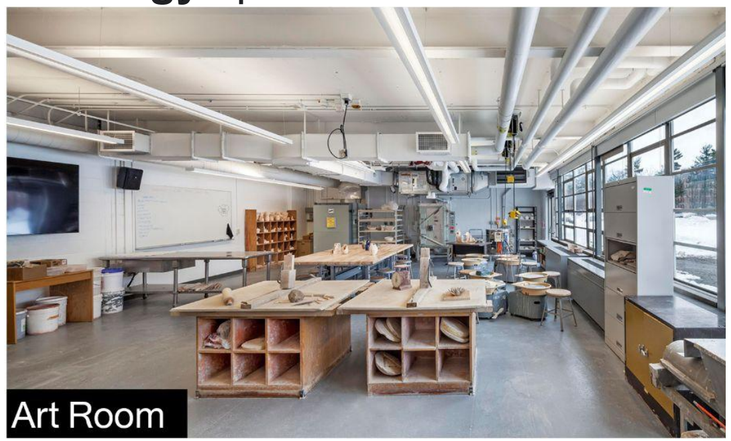
Survey about Allston-Brighton BCYF Programs and Uses

Choose the most important **Community & Education** spaces to have in a new community center

Survey about Allston-Brighton BCYF Programs and Uses

Choose the most important **Arts & Technology** spaces to have in a new community center

Music Room with Recording Studio

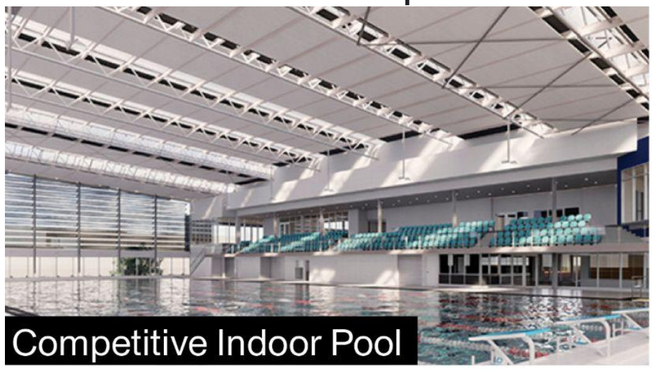

Art Room

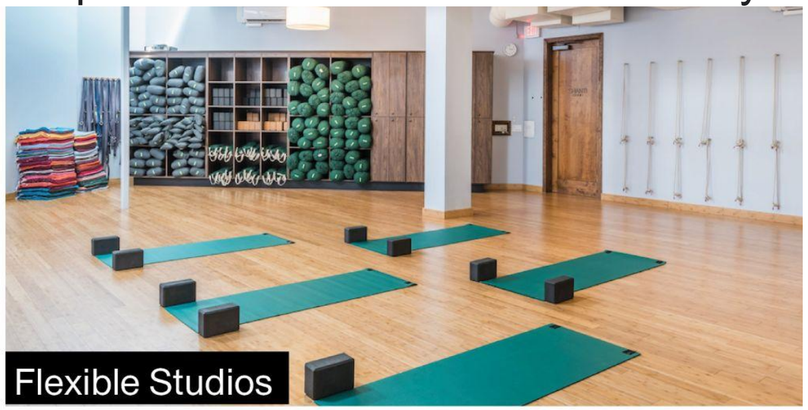
Tech Lab

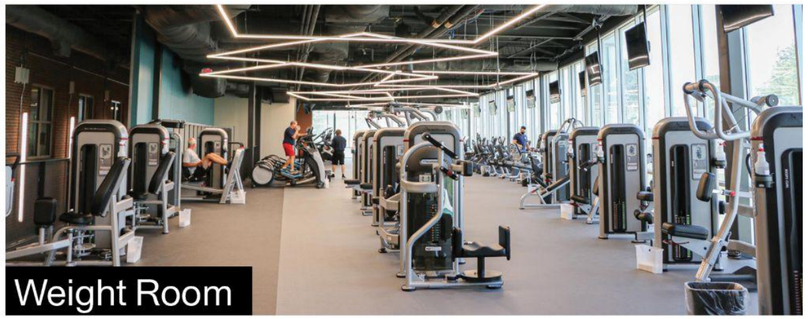
Makerspace

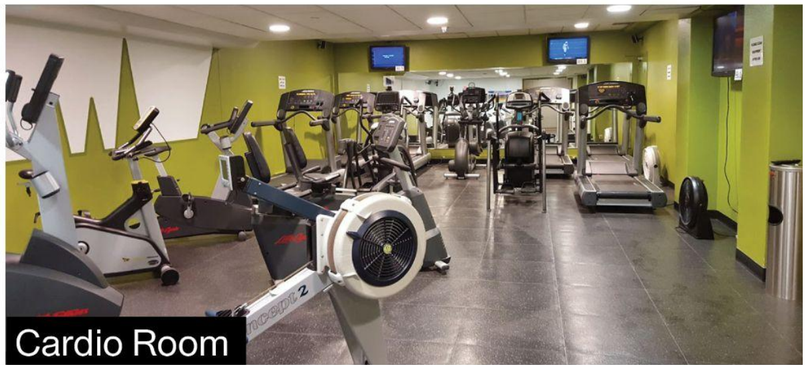
Survey about Allston-Brighton BCYF Programs and Uses

Choose the most important **Fitness** spaces to have in a new community center







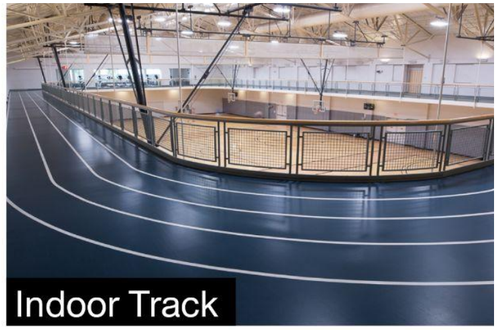


Survey about Allston-Brighton BCYF Programs and Uses

Choose the most important **Gymnasium** spaces to have in a new community center

Basketball

Batting Cages


Indoor Track

Climbing Wall

Tennis

Volleyball

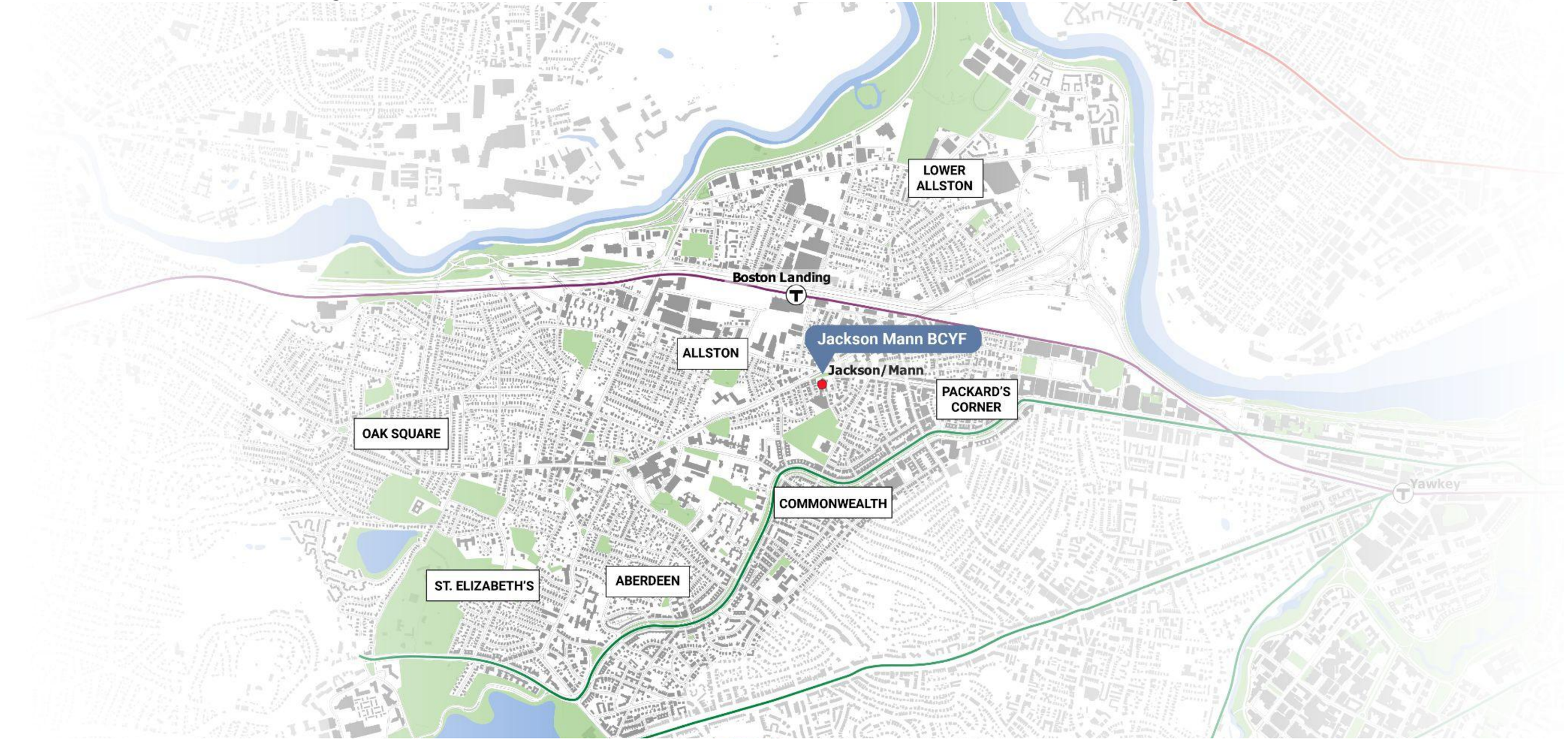
Spectator Seating

Pickleball

Survey about Allston-Brighton BCYF Programs and Uses

Choose the most important **Outdoor** spaces to have at a new community center

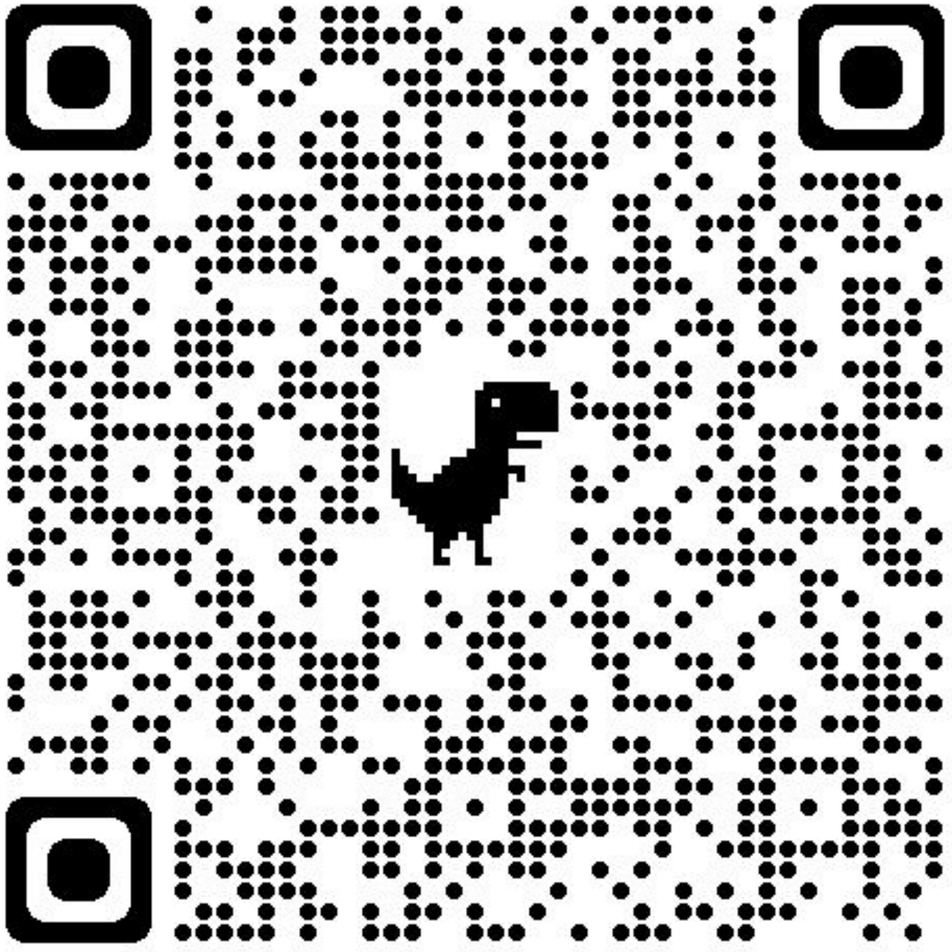
Where would you like to see a new BCYF community center?



What other kinds of programming would you like to see?

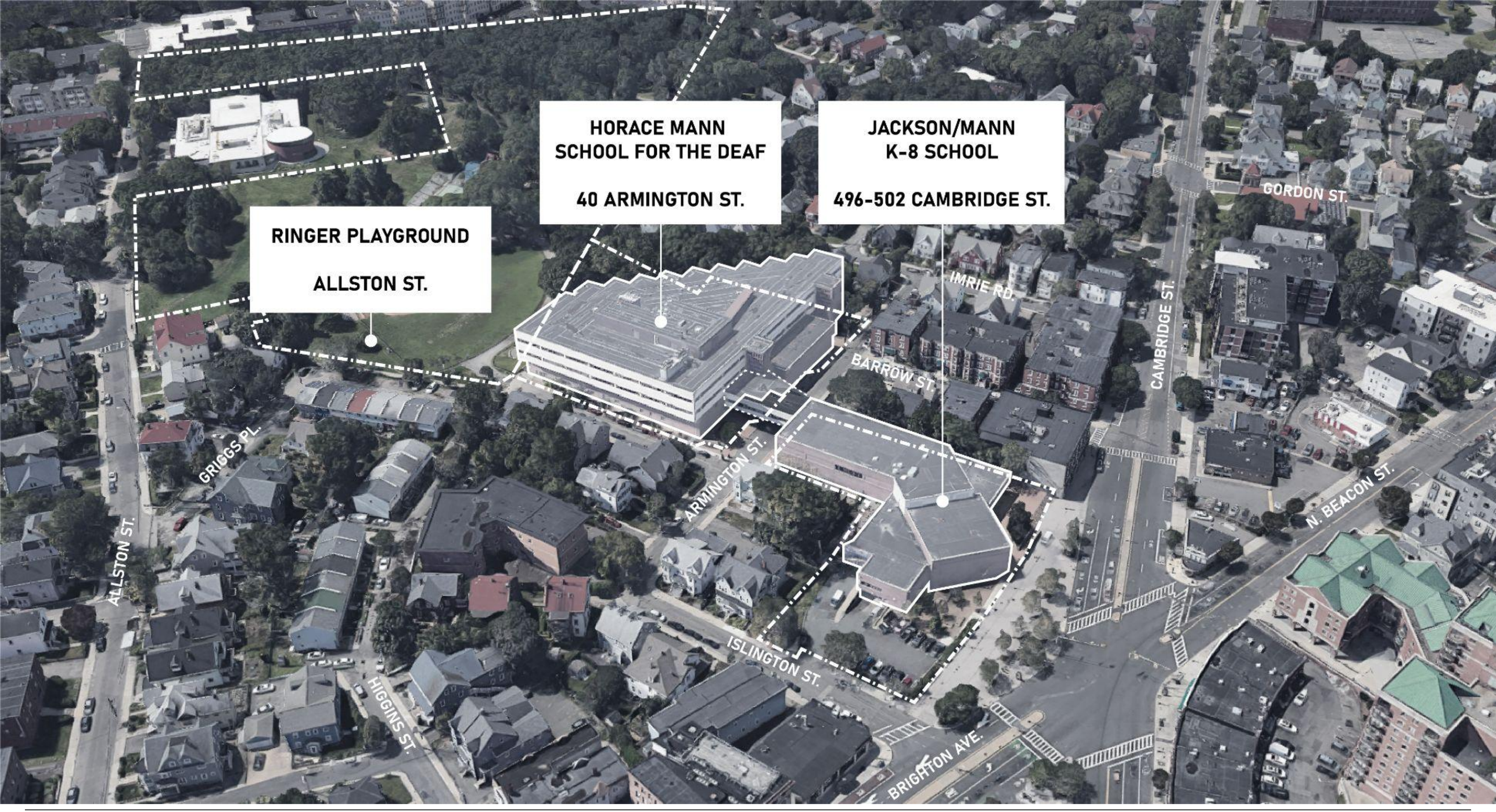
Take the survey online!

Use the QR code or
[Follow this link!]

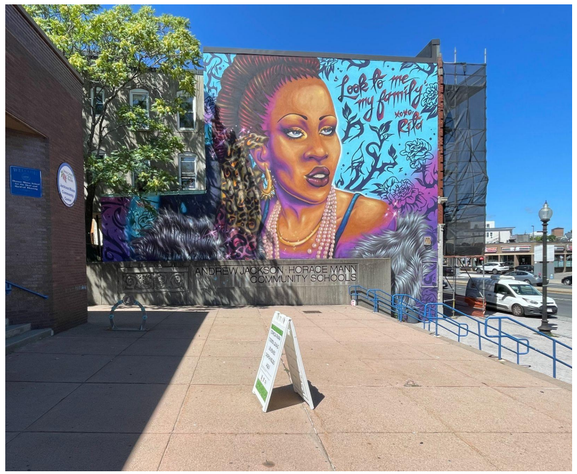


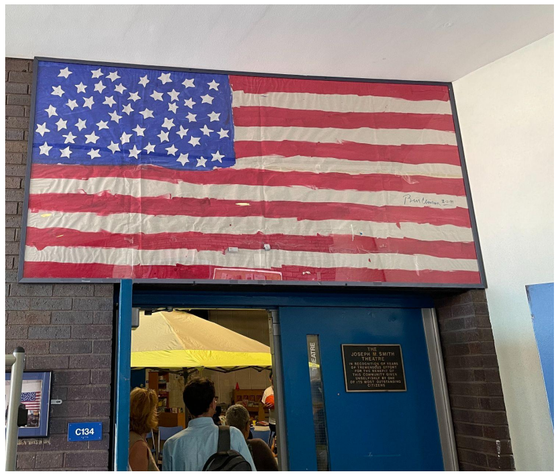
Existing Community Center

Jackson Mann BCYF

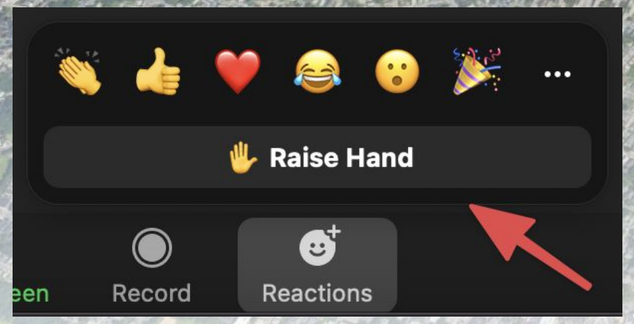

HORACE MANN
SCHOOL FOR THE DEAF
40 ARMINGTON ST.
JACKSON/MANN
K-8 SCHOOL
496-502 CAMBRIDGE ST.
RINGER PLAYGROUND
ALLSTON ST.
GORDON ST.
IMRIE RD.
BARROW ST.
CAMBRIDGE ST.
GRIGGS PL.
ARMINGTON ST.
N. BEACON ST.
ALLSTON ST.
ISLINGTON ST.
HIGGINS ST.
BRIGHTON AVE.

Jackson Mann Community Center

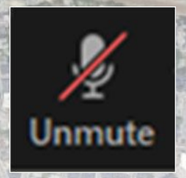


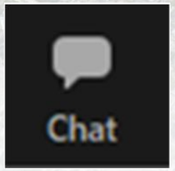


Questions, Comments?



Raise your hand to ask a question, then unmute yourself when called upon





Use the chat button at the bottom of your screen to type a comment or ask a question

Thank You!

BCYF Community Center Study
Allston - Brighton

Community Meeting #2
December 13, 2022

Boston Centers for Youth & Families
Michelle Wu, Mayor

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*

Community Advisory Committee

Lucy Adams
Jacob deBlecourt
Alex Cornicchini
Tony D'Isodoro
Anabela Gomes
Kevin Lopez
Siobhan McHugh
Rita Marrocchio
Maria Tempesta
Lizzie Torres
Jean Powers
Edwin Prado
Alejandra Velasquez

Agenda

Community Advisory Committee Meeting #2
December 13, 2022

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. **Developing a Program for Allston-Brighton**
7. **Q&A Discussion**

This presentation will be posted on the project website:
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

We are here

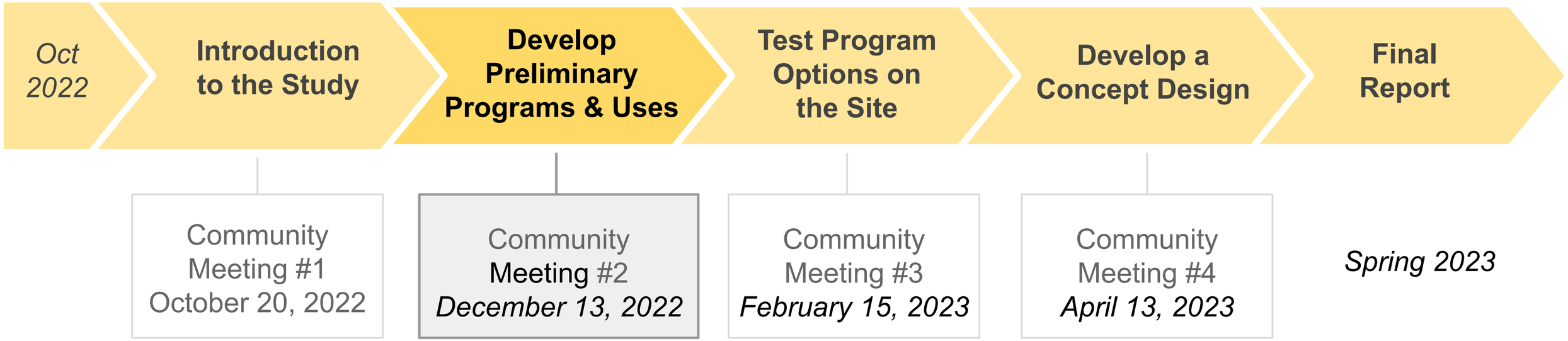
Temporary Facility

Study	Budgeting	Land Acquisition (if necessary)	Design	Construction	Opening
8 months	*6-12 months*	*6-12 months*	*12-15 months*	*24-30 months*	

Community Input

Community Input

Study Process and Schedule



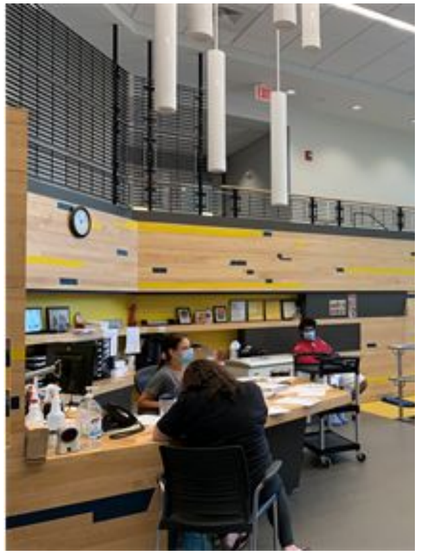
Community Center Programs and Uses

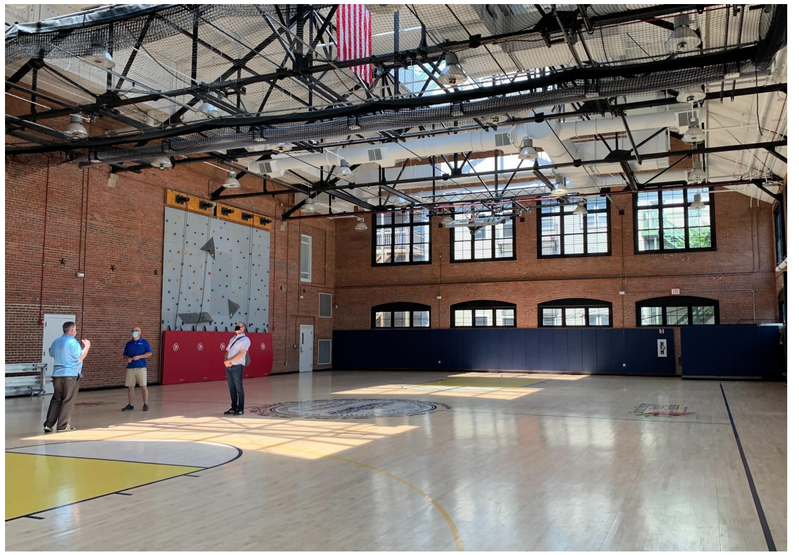
Current BCYF Programs (City Wide)

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	Arts	Fitness & Sports	Outdoor Spaces
Community rooms	Performance spaces	Yoga/dance studios	Gathering spaces
Classrooms	Music/band rooms	Weight & cardio rooms	Playscapes
Toddler/childrens' rooms	Recording studios	Pools	Outdoor courts
Senior centers	Art rooms	Gyms	Outdoor assembly spaces
Teen centers	Makerspaces	Basketball courts	Sports fields
Technology labs		Batting cages	
		Rock walls	

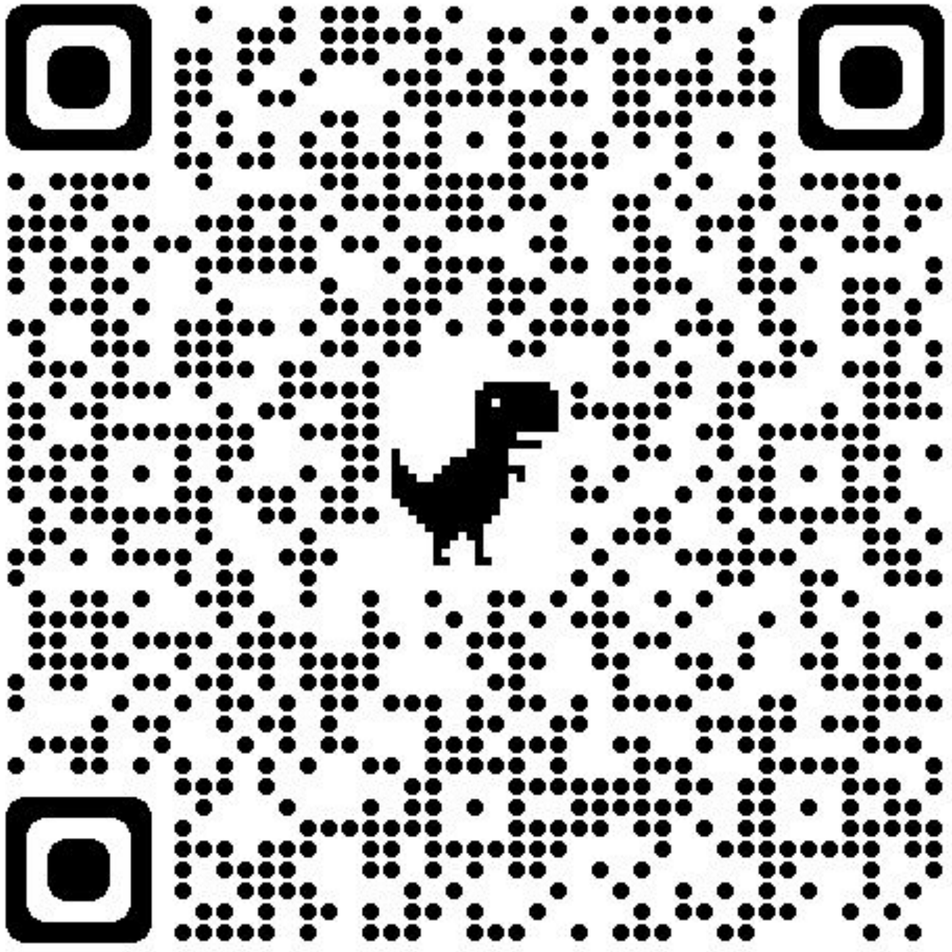
Ongoing Survey

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!]

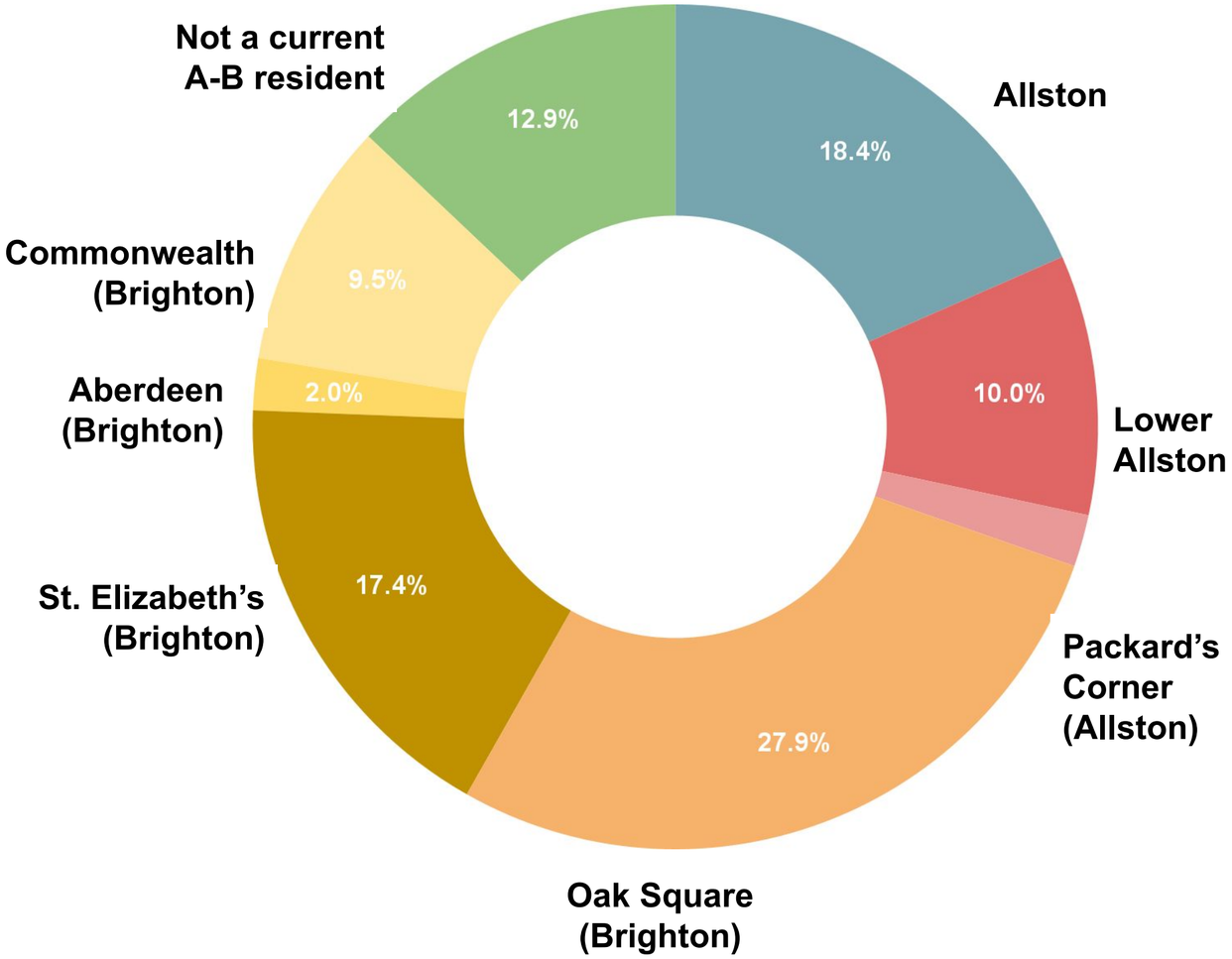


Survey Results

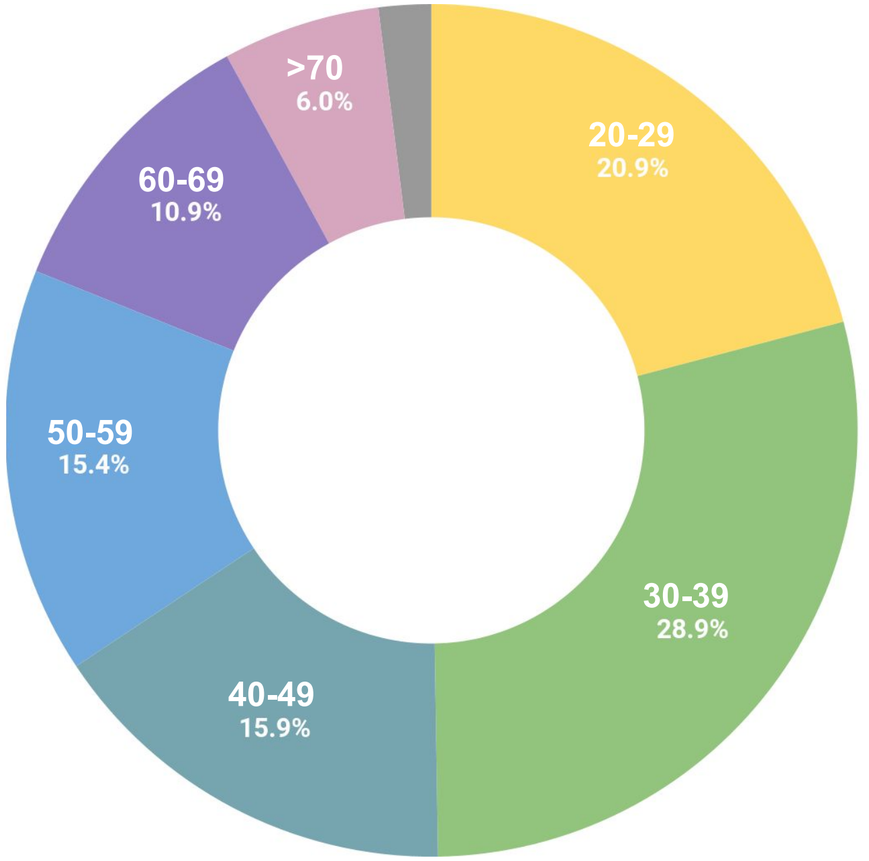
204 responses

as of December 13, 2022

What area do you live in?



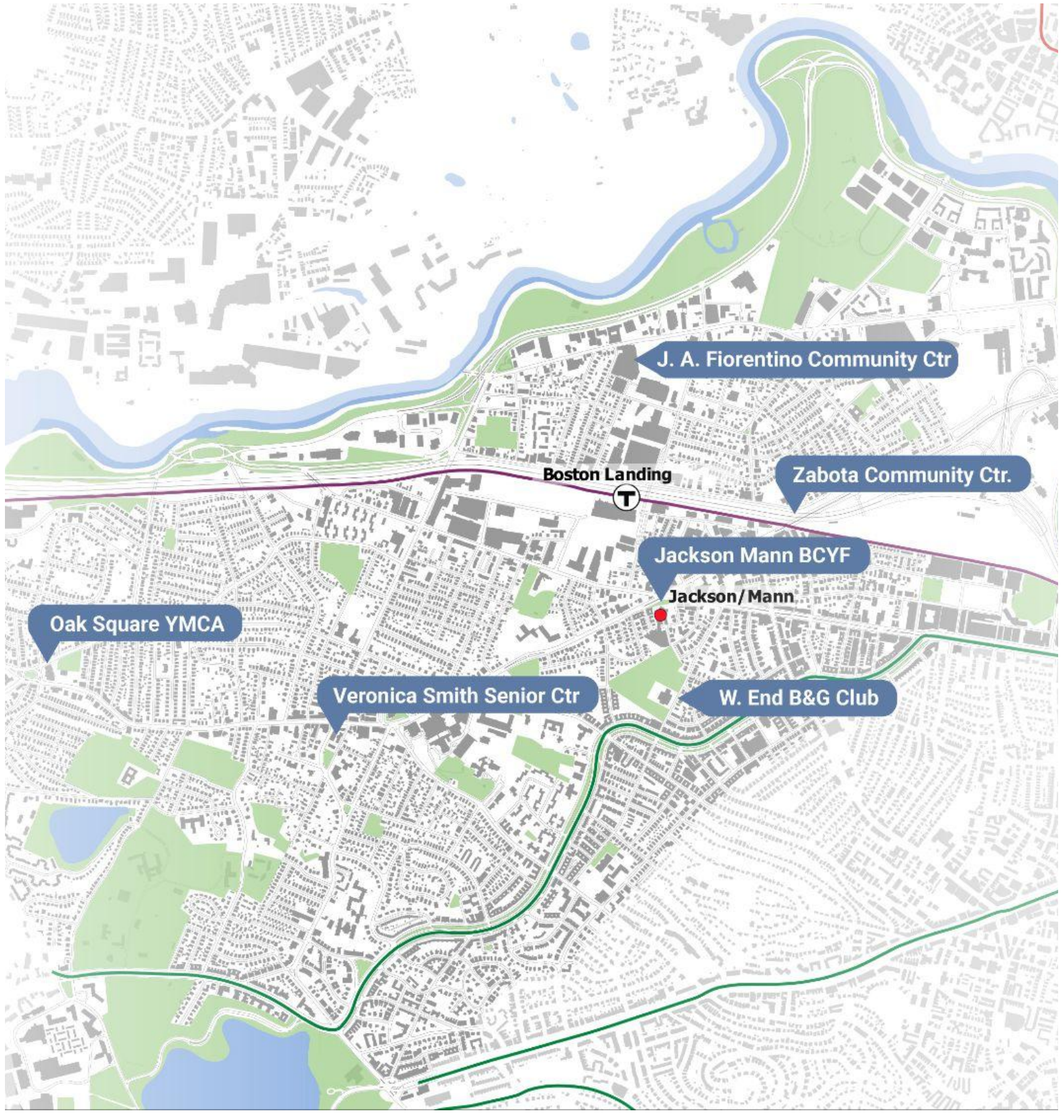
What is your age range?

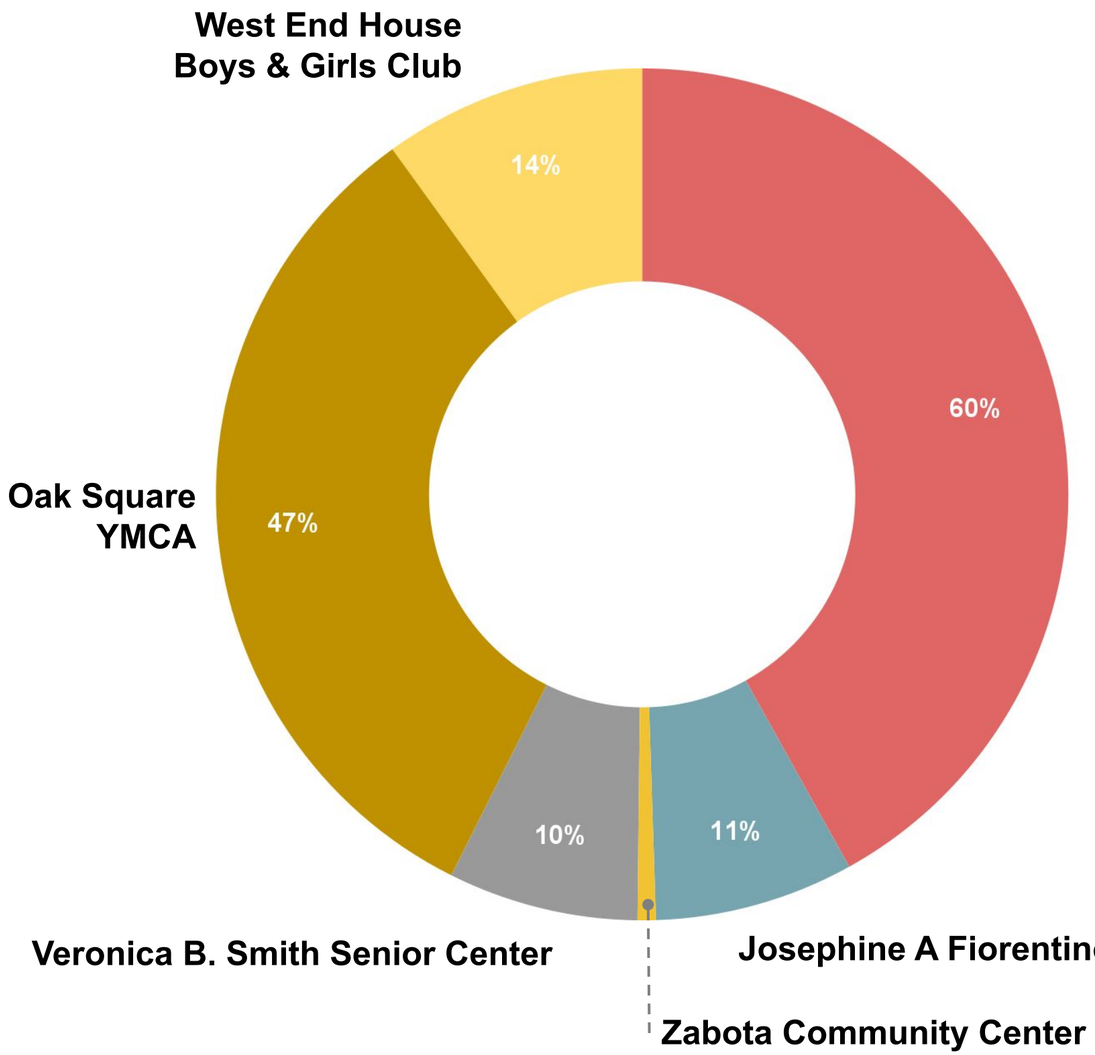


Which Community Resources Do You Often Use?

204 responses

as of December 13, 2022





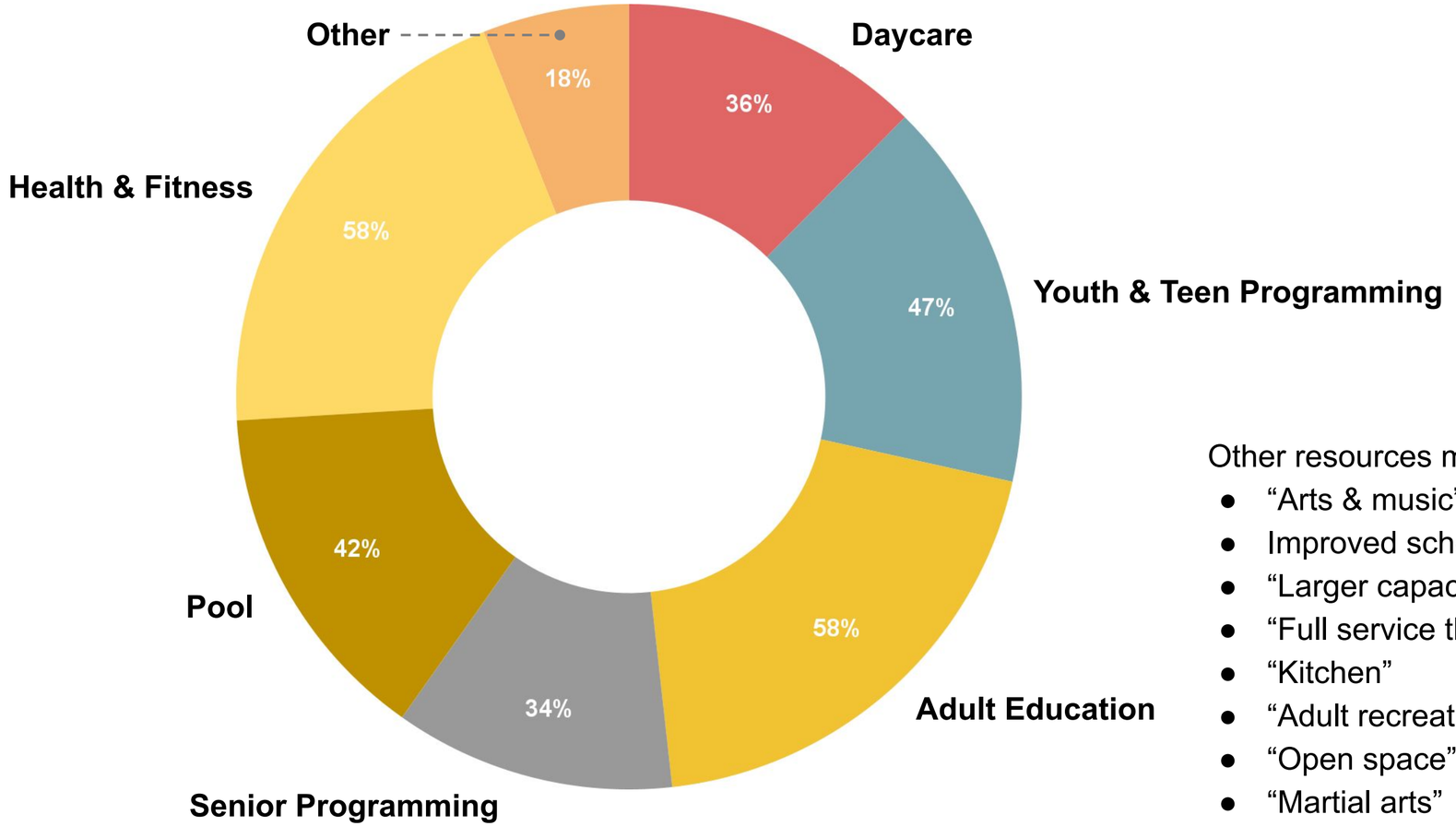
Note!
This is a multiple choice question; percentages do not total 100%

Improving Resources

as of December 13, 2022

204 responses

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



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

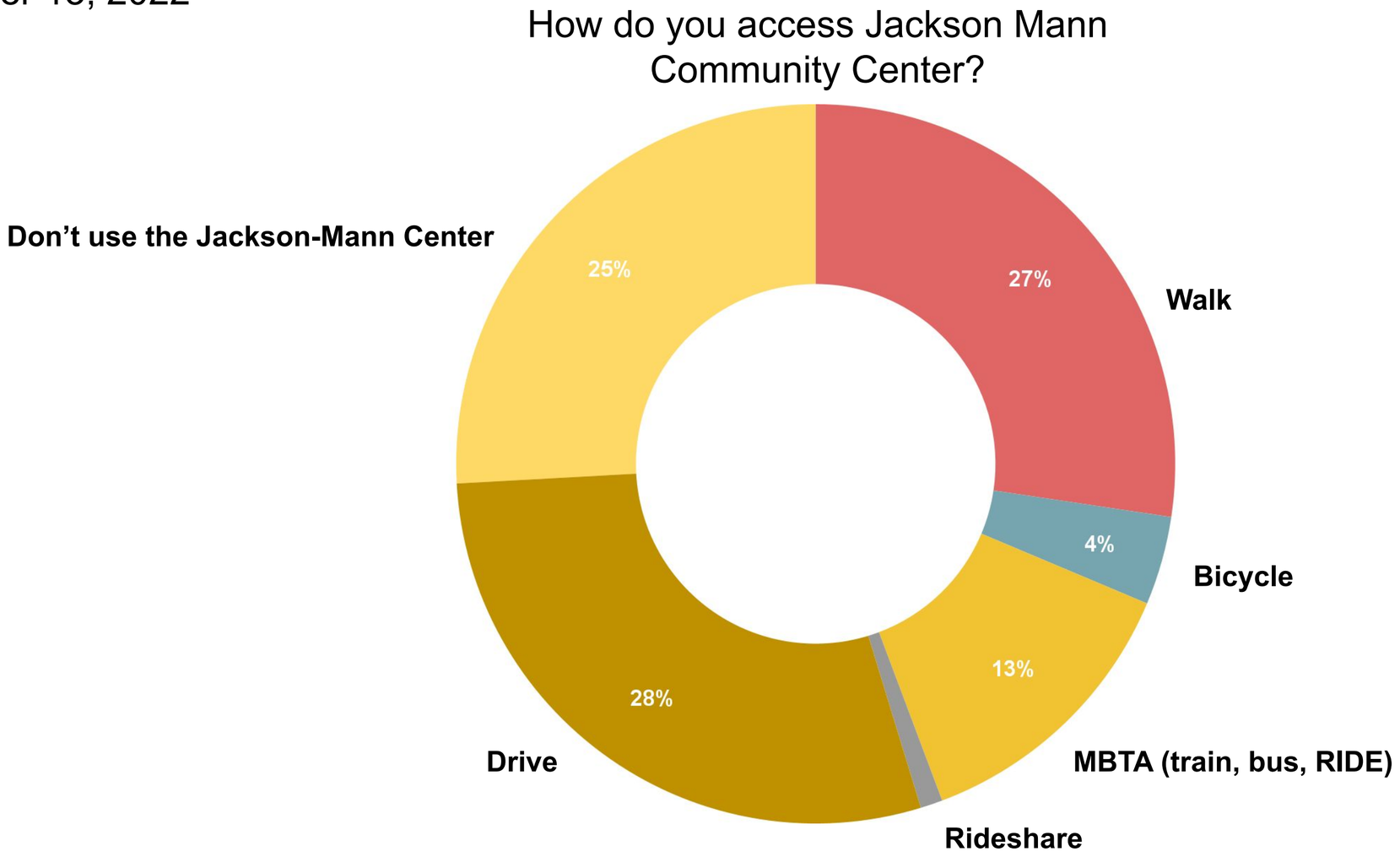
Other resources mentioned

- “Arts & music”
- Improved scheduling
- “Larger capacity community rooms”
- “Full service theater”
- “Kitchen”
- “Adult recreation”
- “Open space”
- “Martial arts”
- “Creative programs”
- “Volleyball”

Getting There

as of December 13, 2022

204 responses



Gathering Spaces

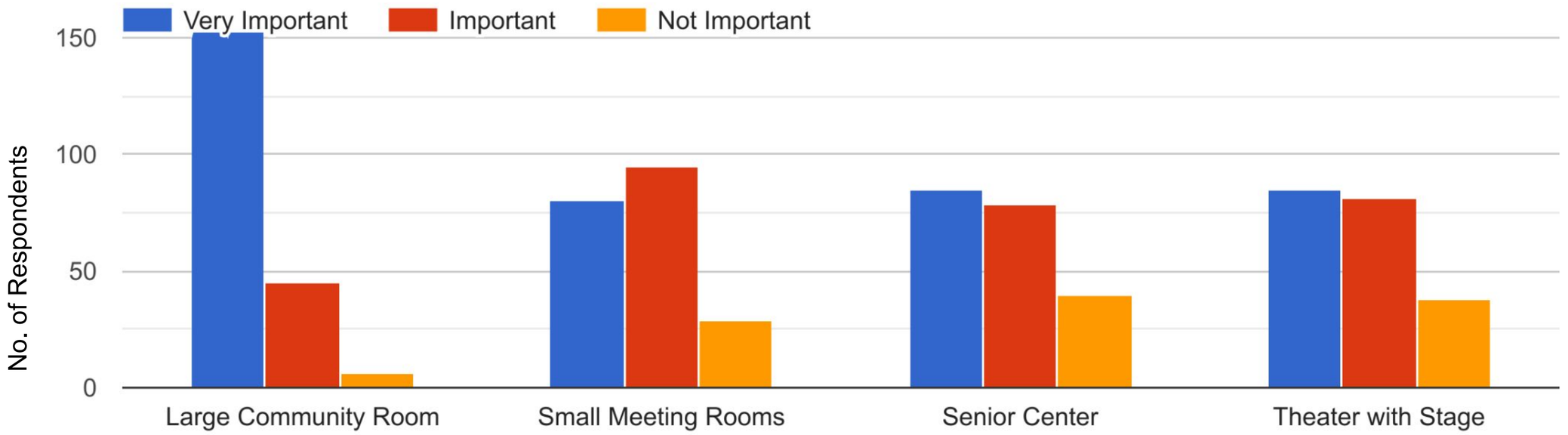
Choose the most important **Gathering** spaces to have in a new community center

Gathering Spaces

as of December 13, 2022

204 responses

Do you feel the following Gathering spaces are Very Important, Important, or Not Important to have in a new community center?



Community & Education Spaces

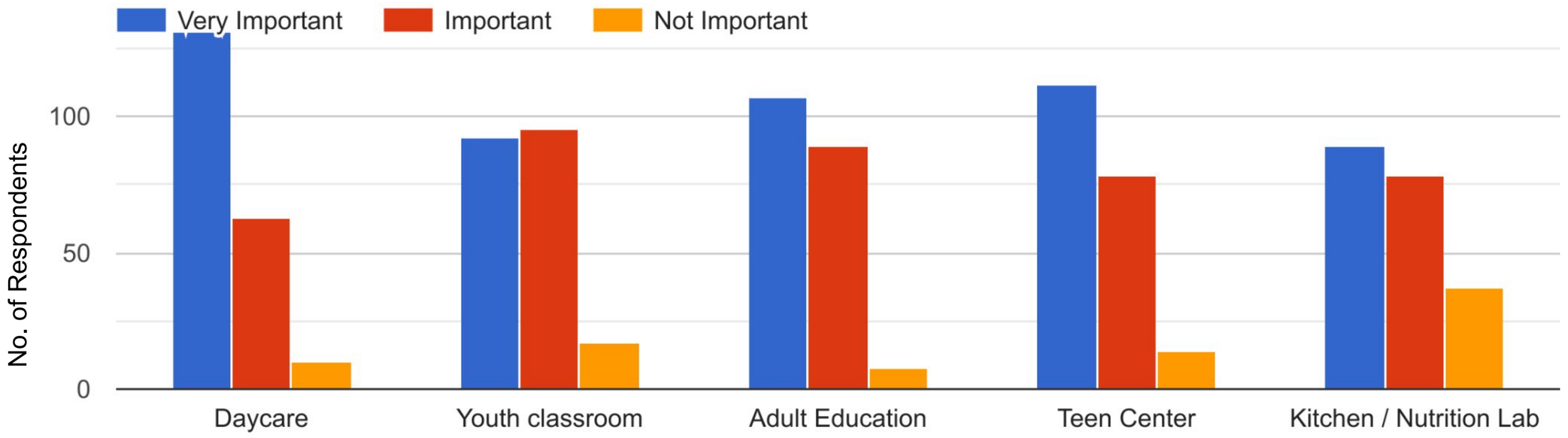
Choose the most important **Community & Education** spaces to have in a new community center

Community & Education Spaces

204 responses

as of December 13, 2022

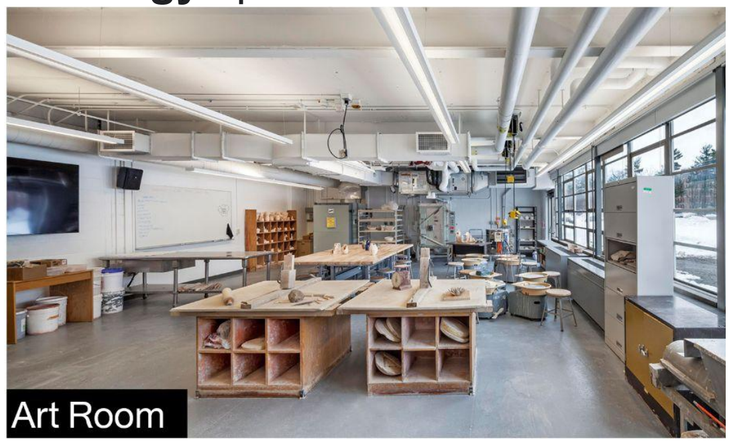
Do you feel the following Community & Education spaces are Very Important, Important, or Not Important to have in a new community center?



Arts & Technology Spaces

Choose the most important **Arts & Technology** spaces to have in a new community center

Music Room with Recording Studio


Art Room

Tech Lab

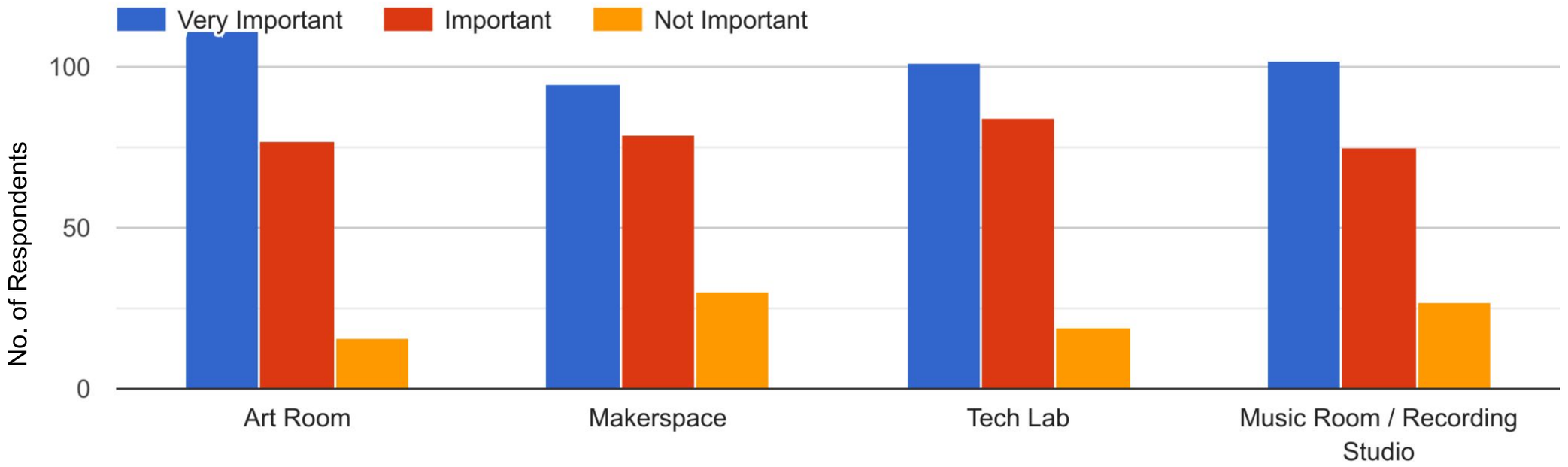
Makerspace

Arts & Technology Spaces

204 responses

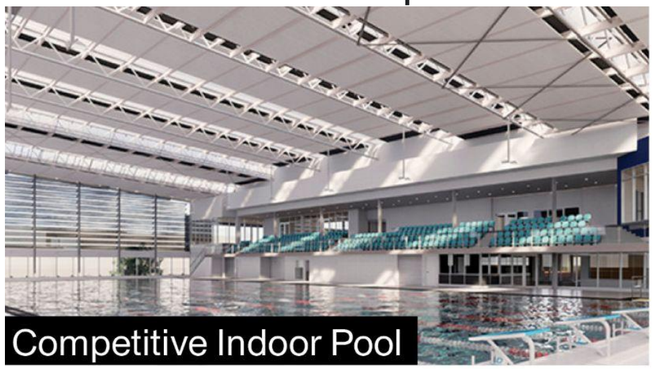
as of December 13, 2022

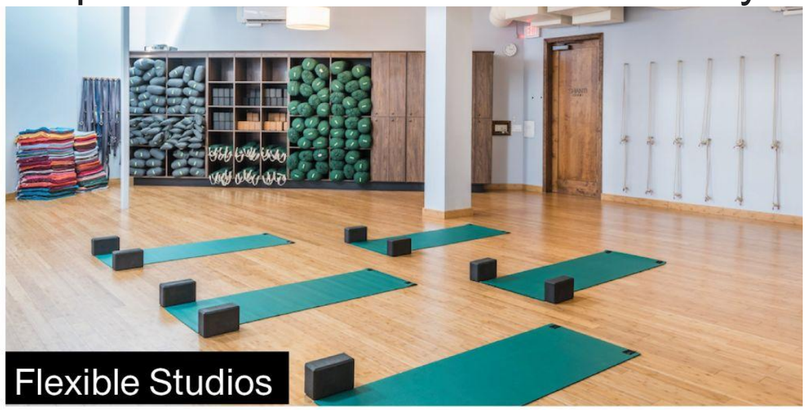
Do you feel the following Arts & Technology spaces are Very Important, Important, or Not Important to have in a new community center?

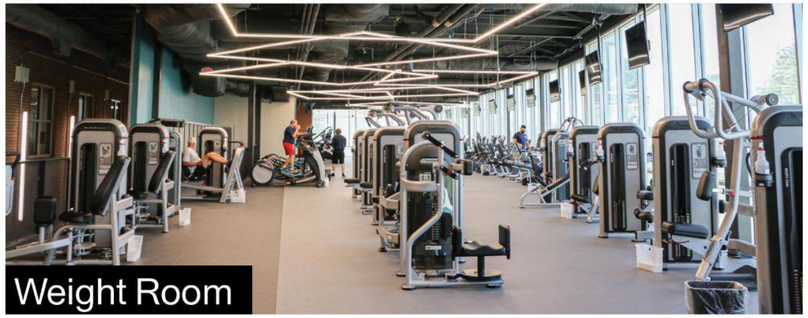


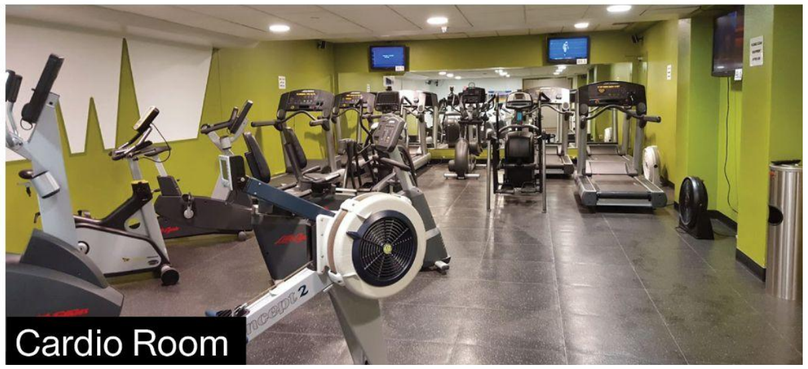
Fitness Programs

Choose the most important **Fitness** spaces to have in a new community center







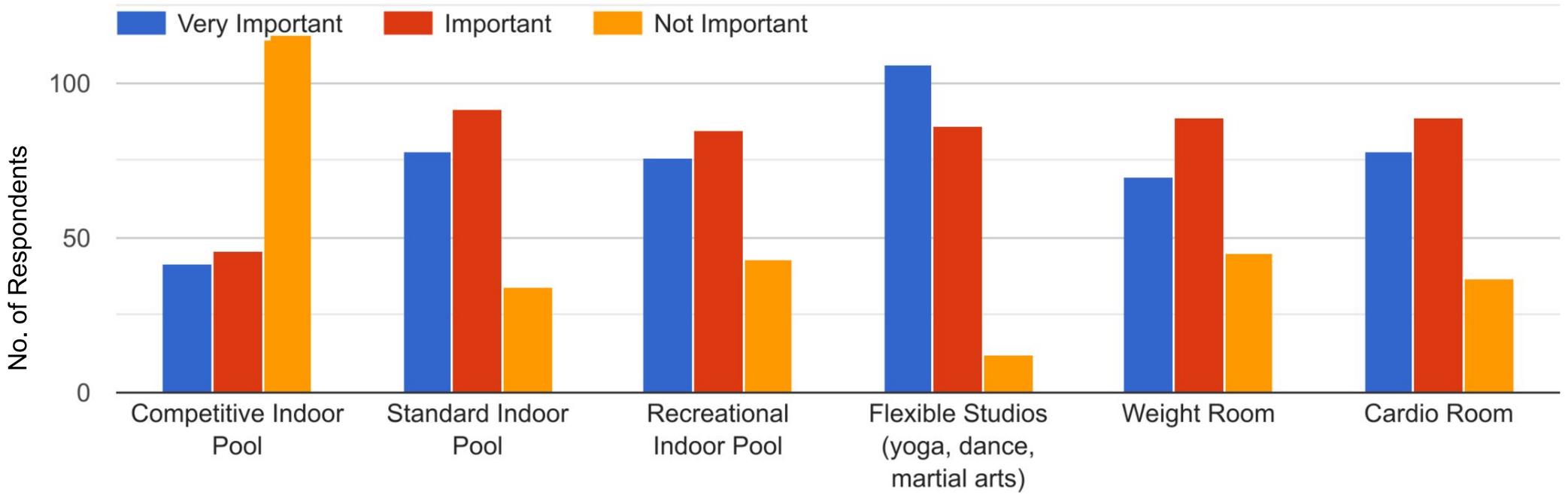


Fitness Programs

204 responses

as of December 13, 2022

Do you feel the following Fitness programs are Very Important, Important, or Not Important to have in a new community center?

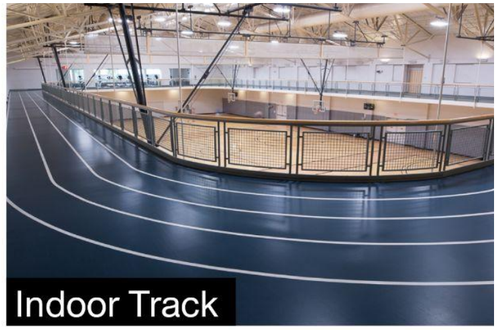


Gymnasium Spaces

Choose the most important **Gymnasium** spaces to have in a new community center

Basketball

Batting Cages


Indoor Track

Climbing Wall

Tennis

Volleyball

Spectator Seating

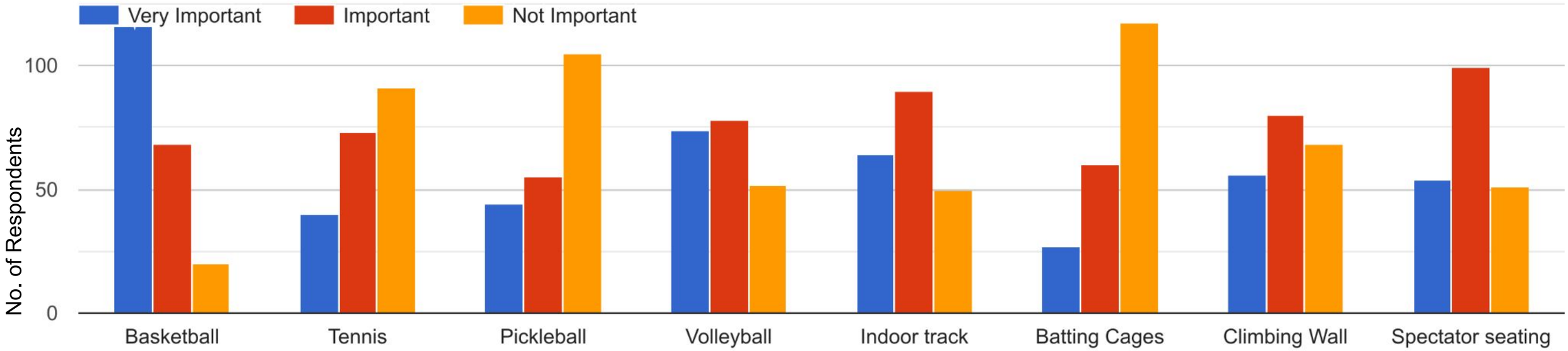
Pickleball

Gymnasium Spaces

204 responses

as of December 13, 2022

Do you feel the following Gymnasium programs are Very Important, Important, or Not Important to have in a new community center?



Outdoor Spaces

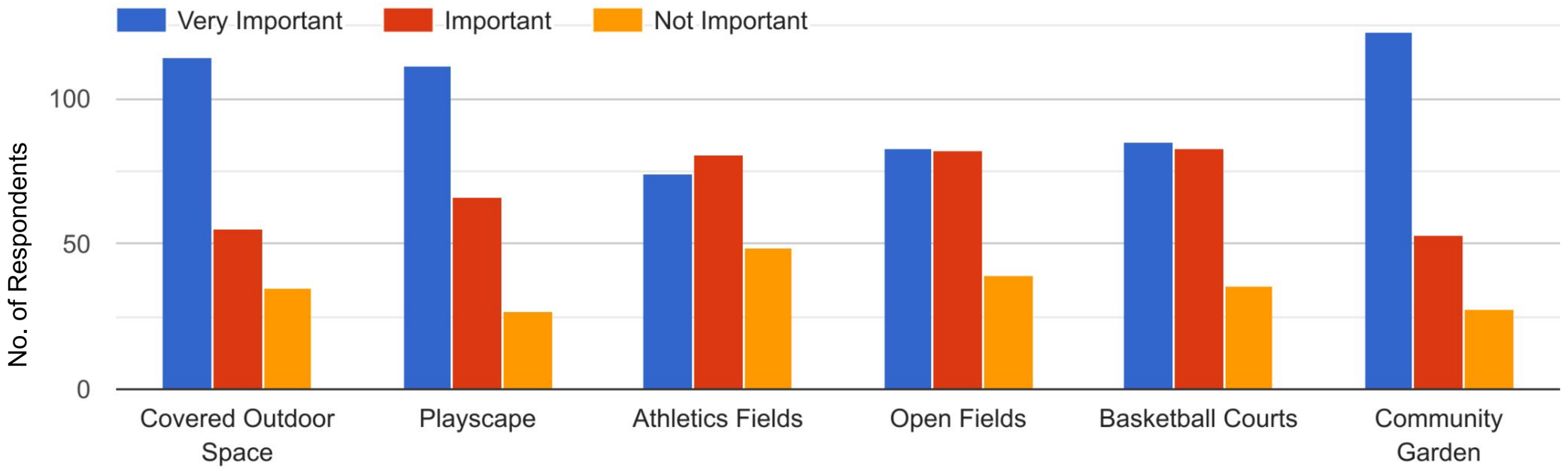
Choose the most important **Outdoor** spaces to have at a new community center

Outdoor Spaces

204 responses

as of December 13, 2022

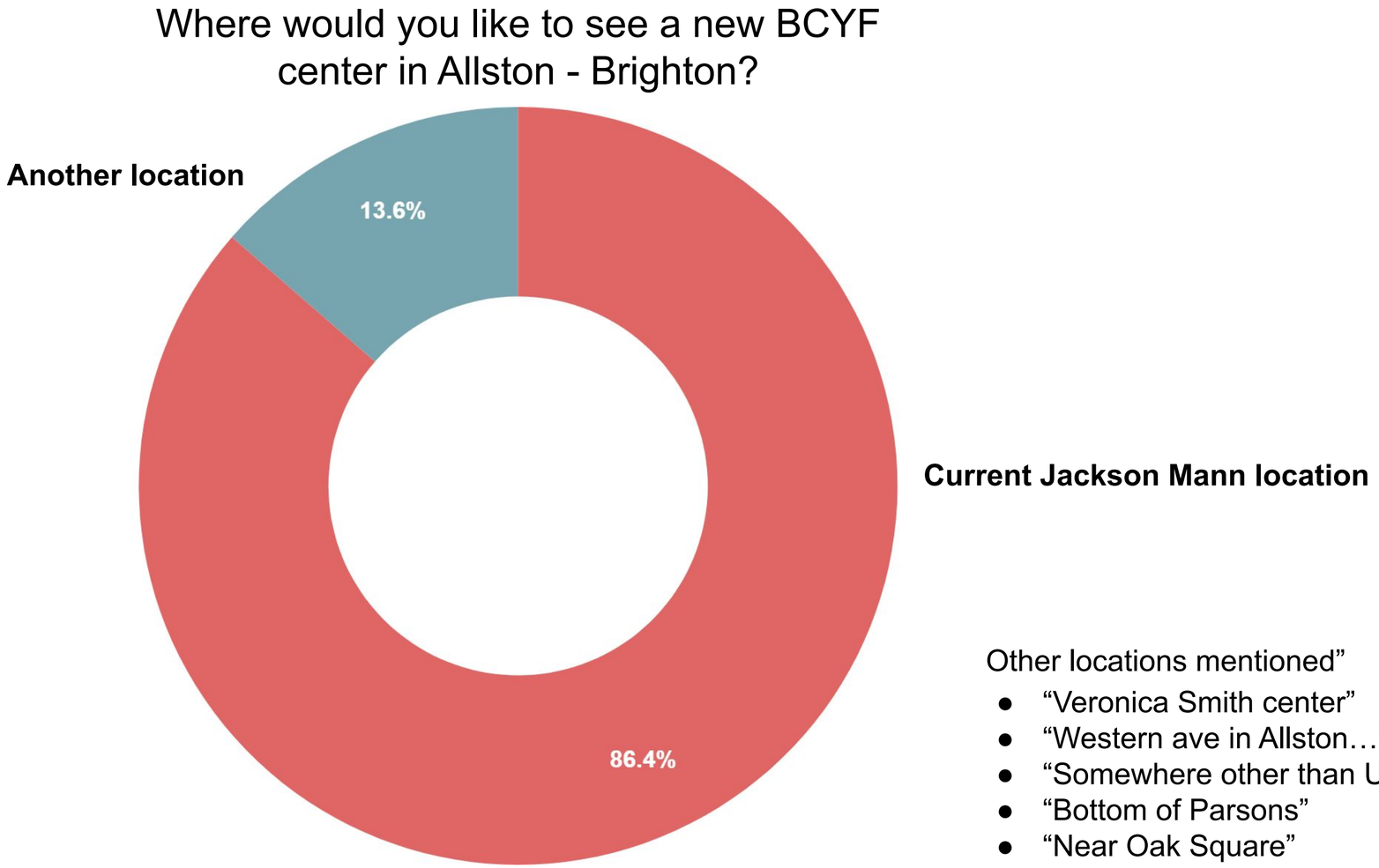
Do you feel the following Outdoor spaces are Very Important, Important, or Not Important to have in a new community center?



Location

as of December 13, 2022

204 responses

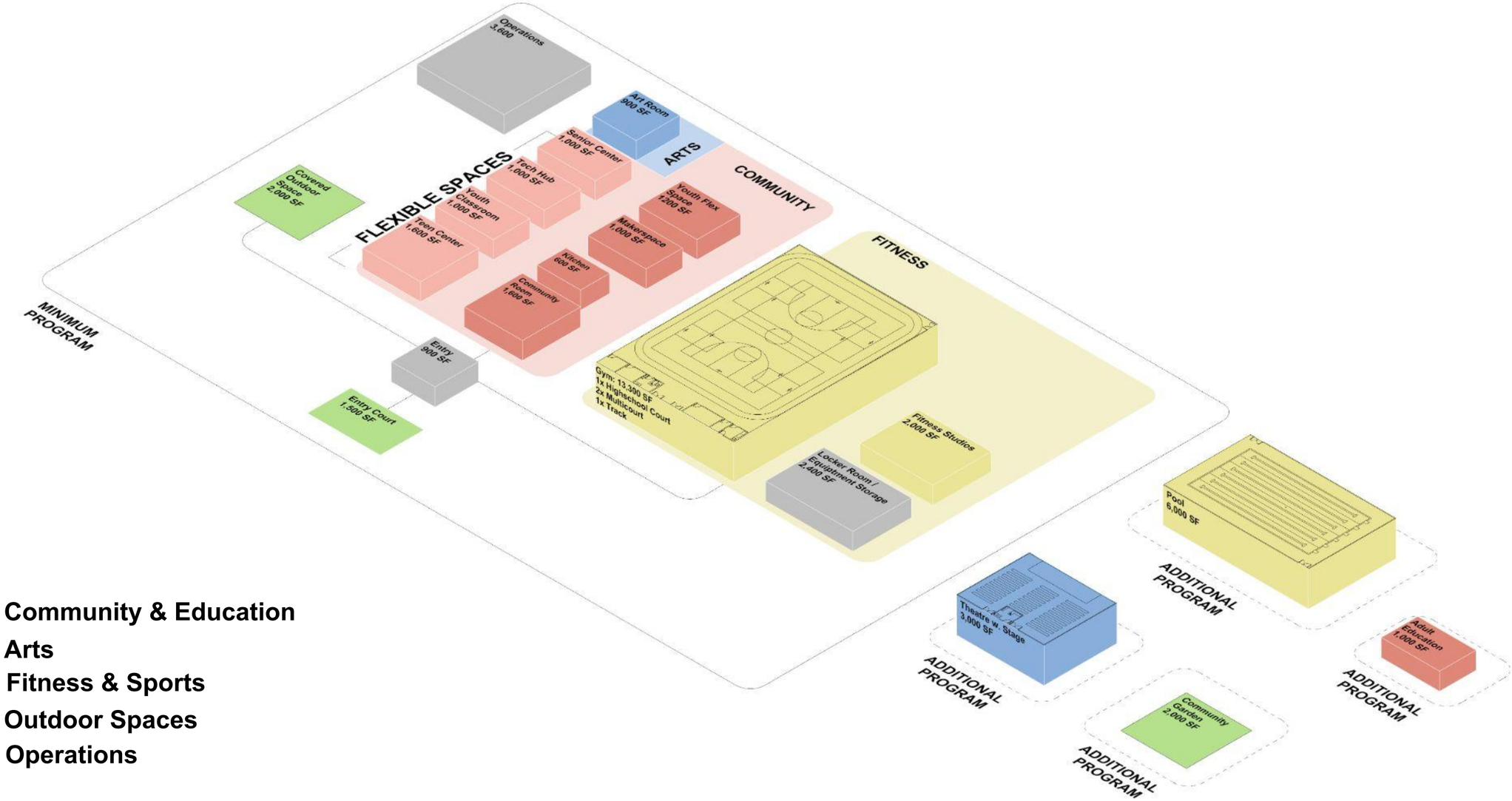


Other locations mentioned”

- “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”

Developing a Program for Allston-Brighton

Develop a Prototype Program



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

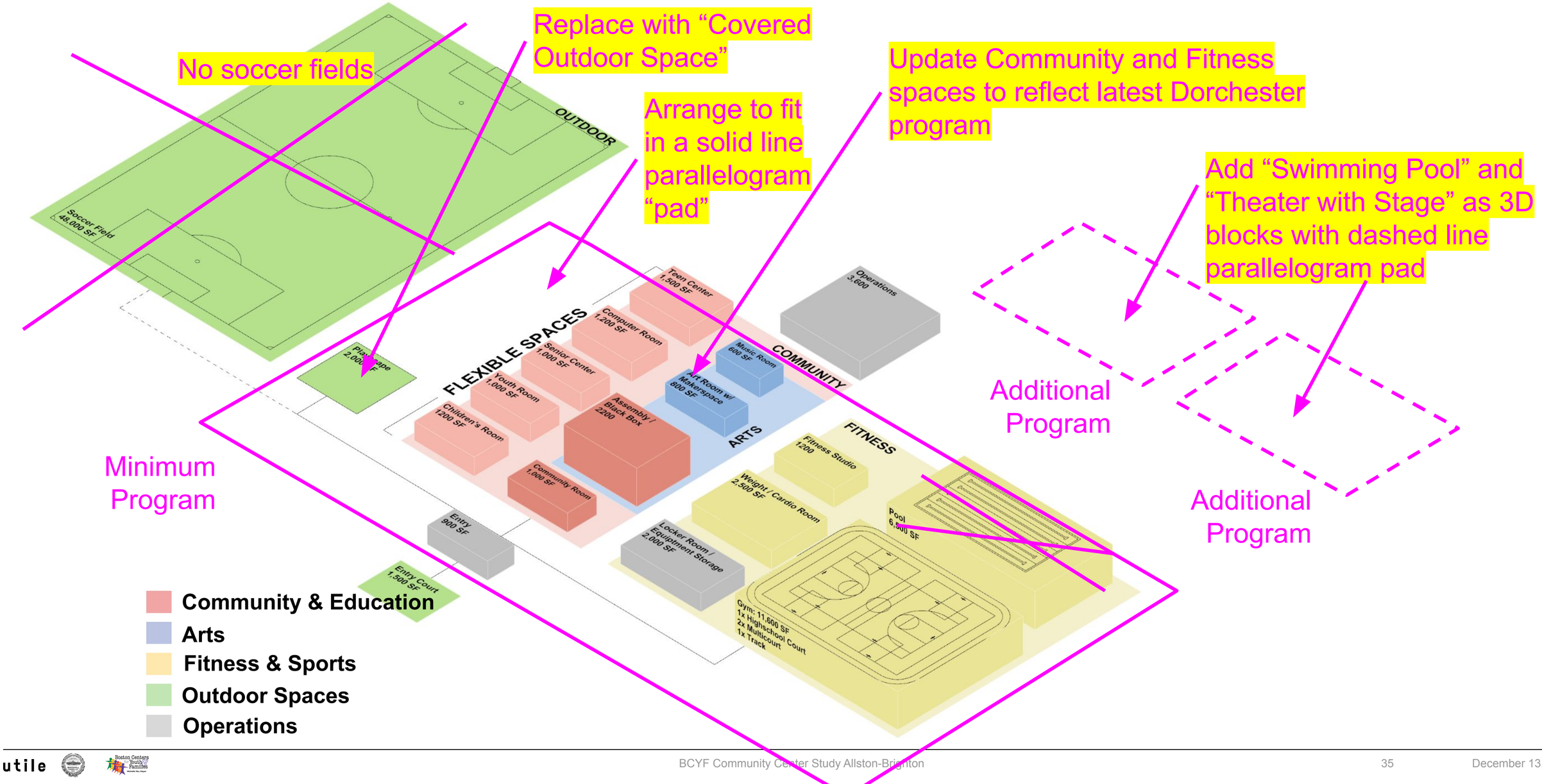
Next Steps

Next Meeting: Wednesday, February 15, 2023 (virtual)

- Please fill out our survey - and tell your friends and neighbors about it!
- Provide an update on the survey results to date
- Draw preliminary conclusions from the survey to develop a building program
- Perform due diligence on identifying potential alternate sites in Allston - Brighton
- Test program options on one or more sites

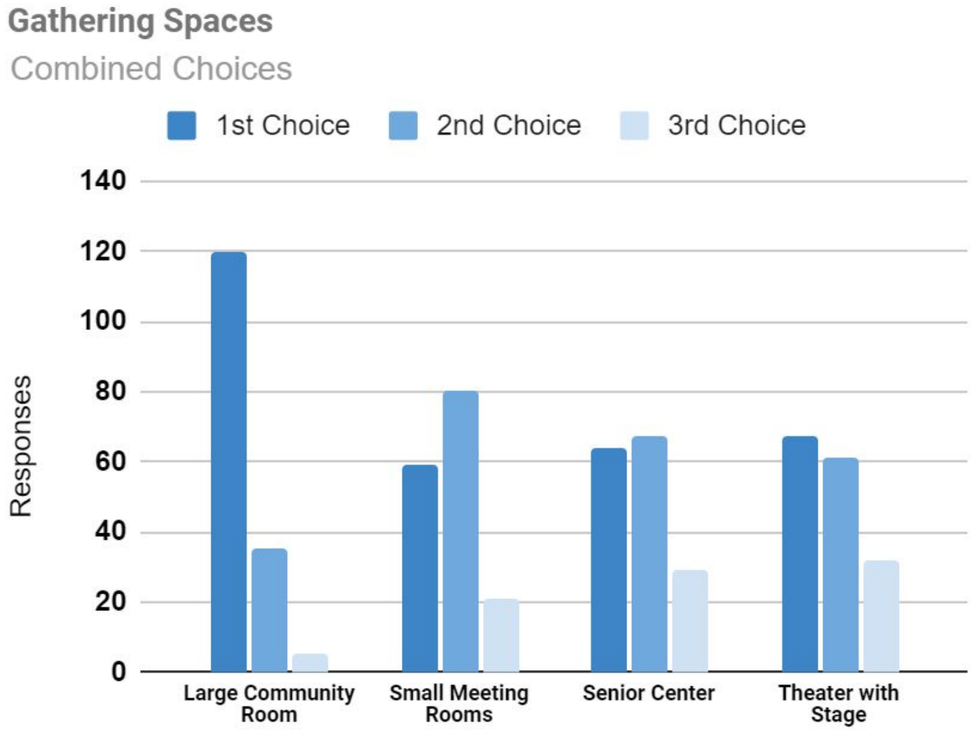
Thank You!

Develop a Prototype Program



Program Survey: Gathering Spaces

as of December 13, 2022



Large Community Room

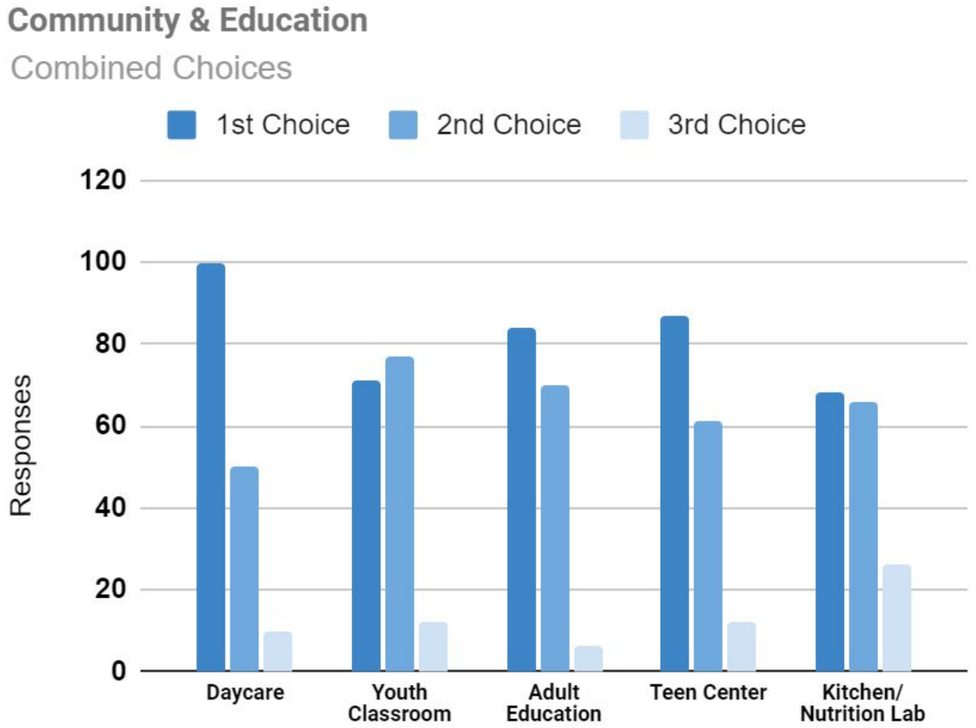
Small Meeting Rooms

Senior Center

Theater with Stage

Program Survey: Community & Education

as of December 13, 2022



Daycare

Youth Classroom

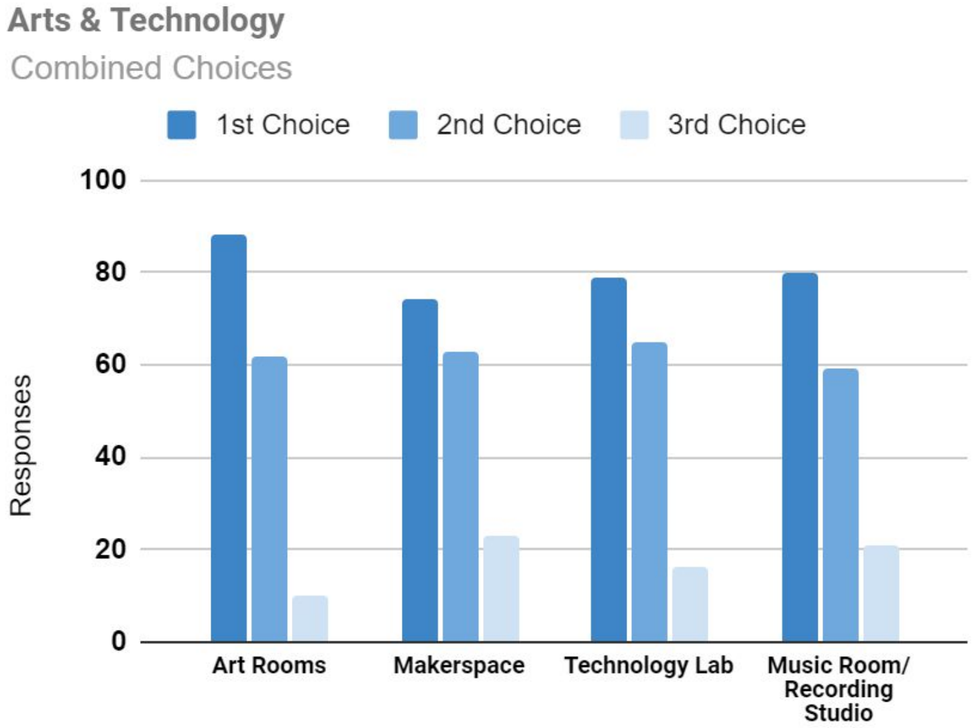
Adult Education

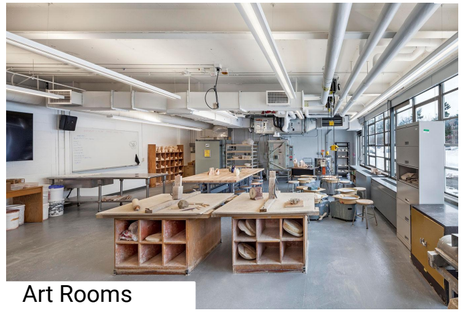
Teen Center

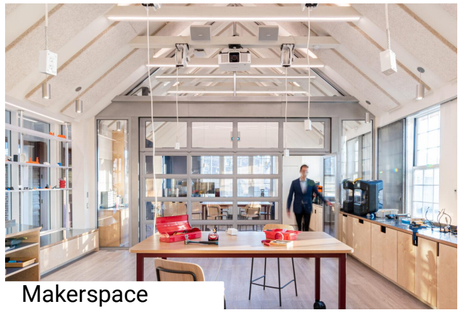
Kitchen/ Nutrition Lab

Program Survey: Arts & Technology

as of December 13, 2022




Art Rooms

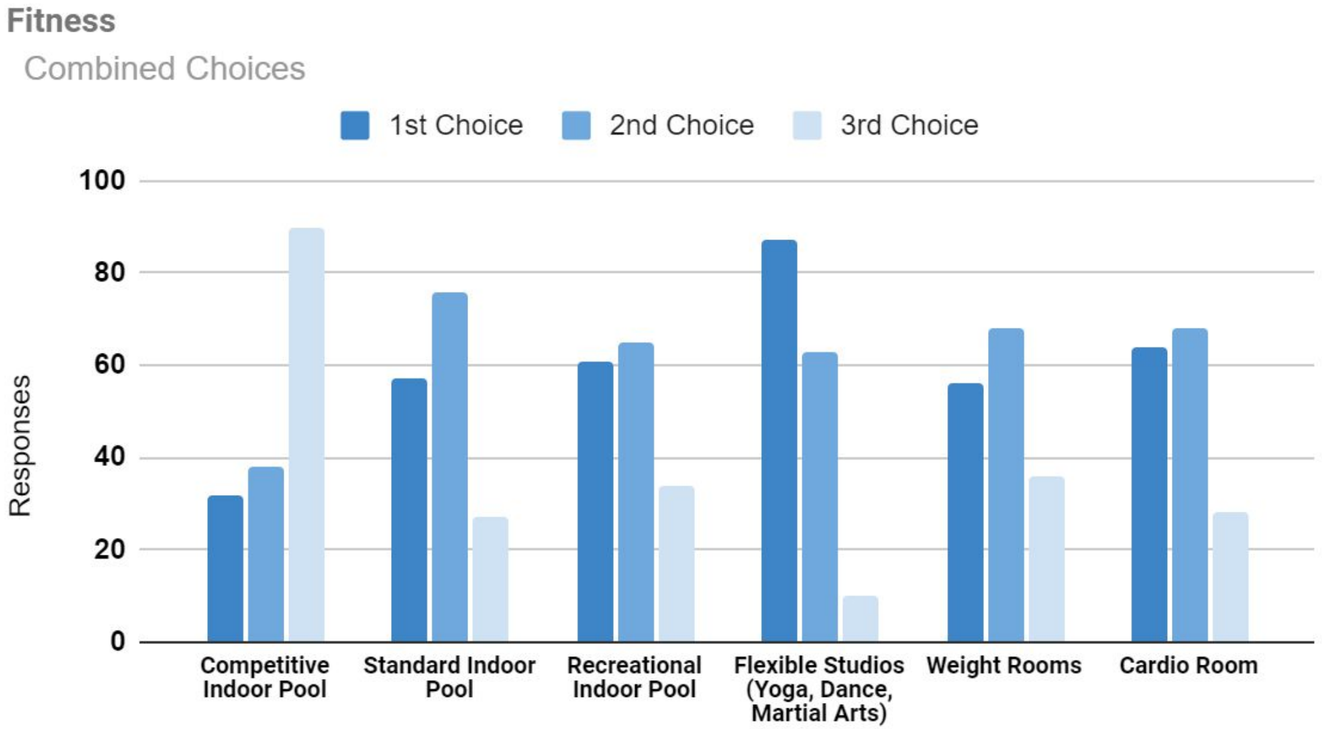

Makerspace

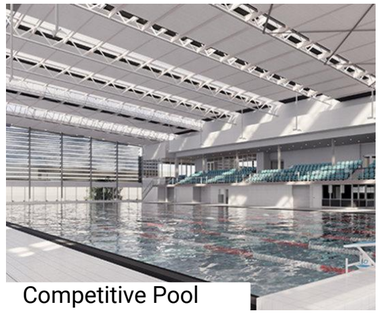
Technology lab

Music Room/ Recording Studio

Program Survey: Fitness

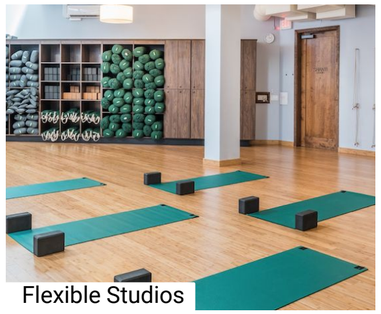
as of December 13, 2022

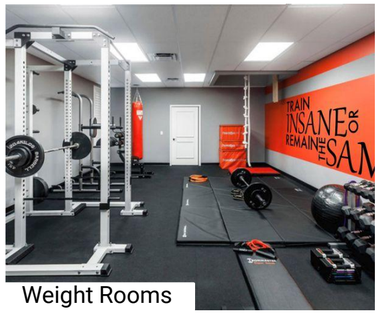



Competitive Pool

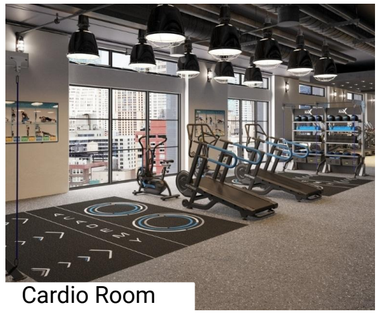
Standard Pool

Recreational Pool


Flexible Studios

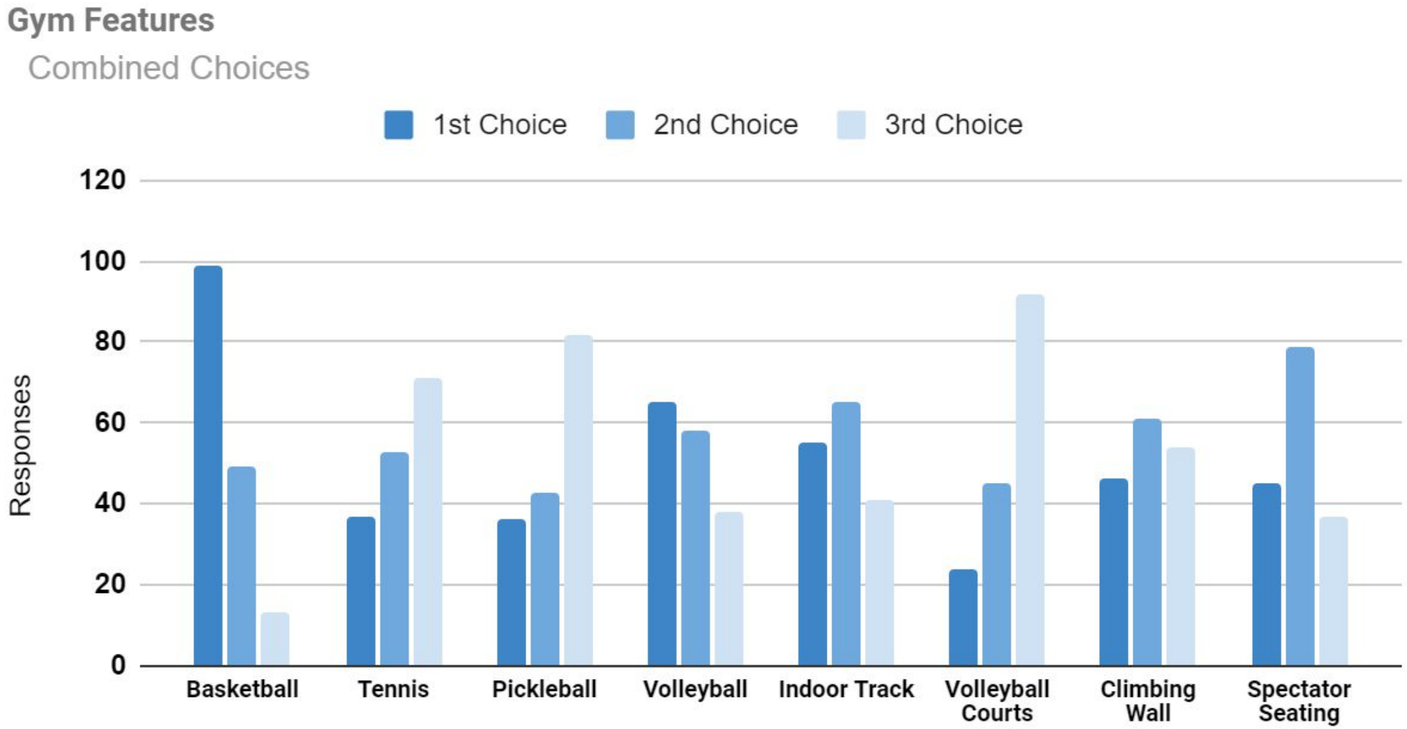


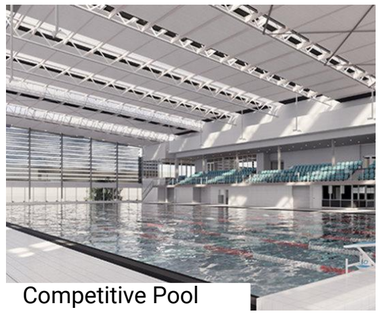
Weight Rooms

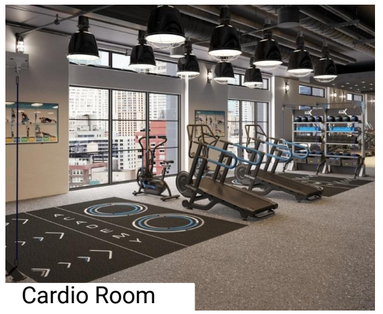

Cardio Room

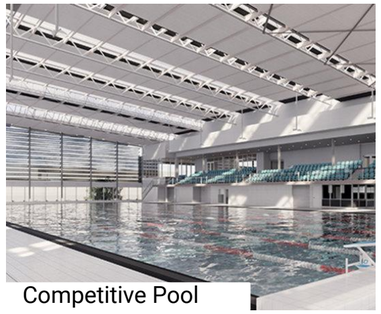
Program Survey: Gymnasium

as of December 13, 2022



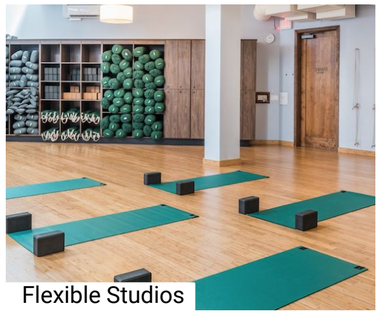

Competitive Pool

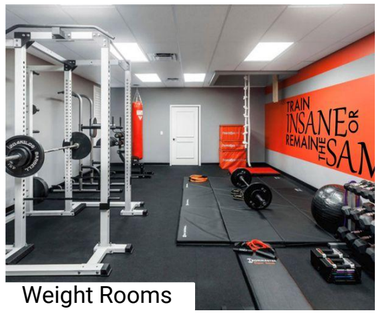

Cardio Room


Competitive Pool

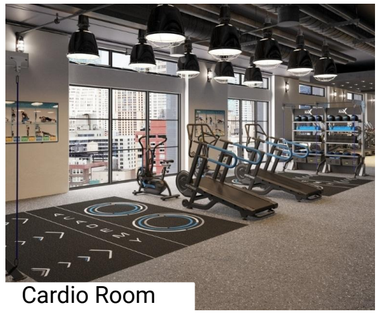
Standard Pool

Recreational Pool


Flexible Studios



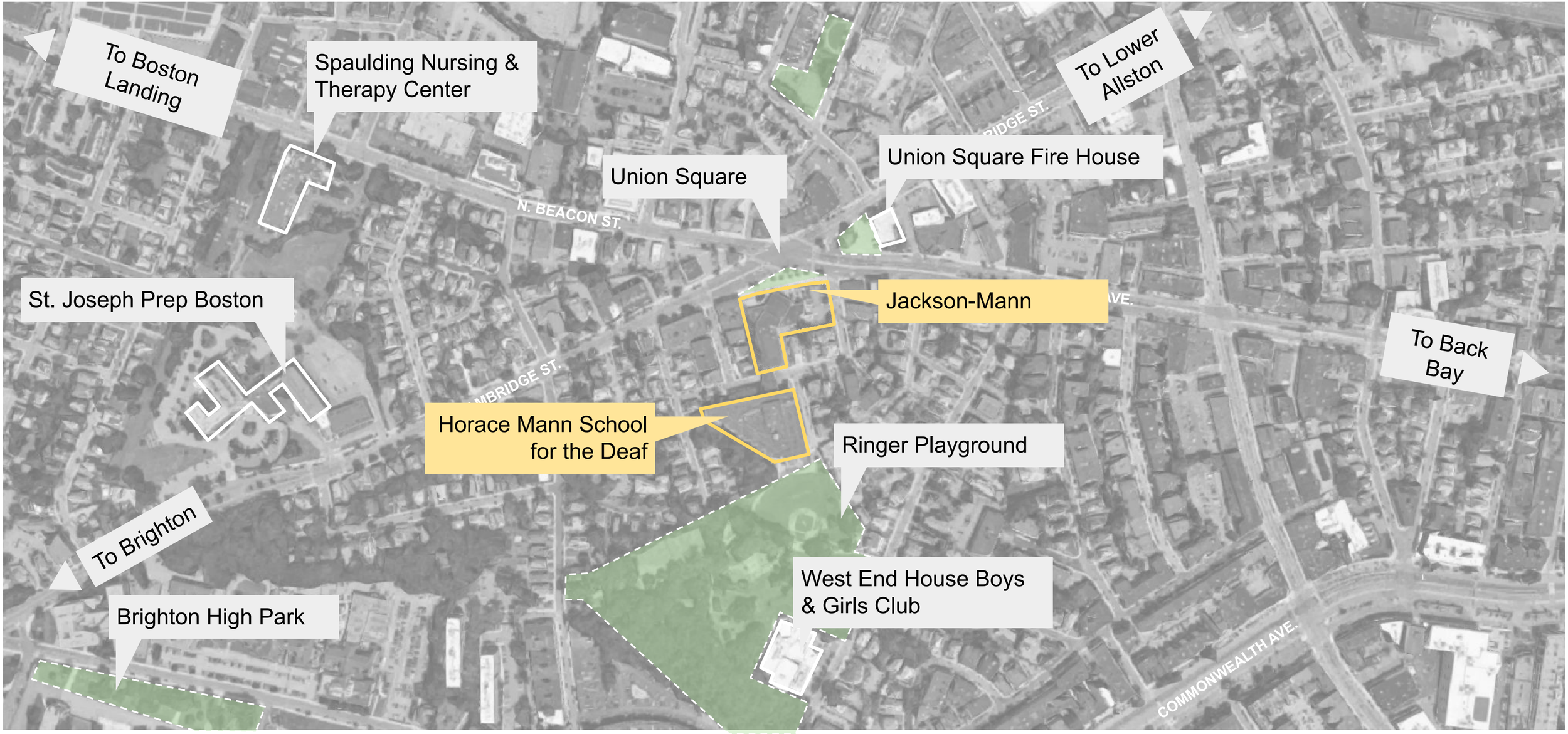
Weight Rooms


Cardio Room

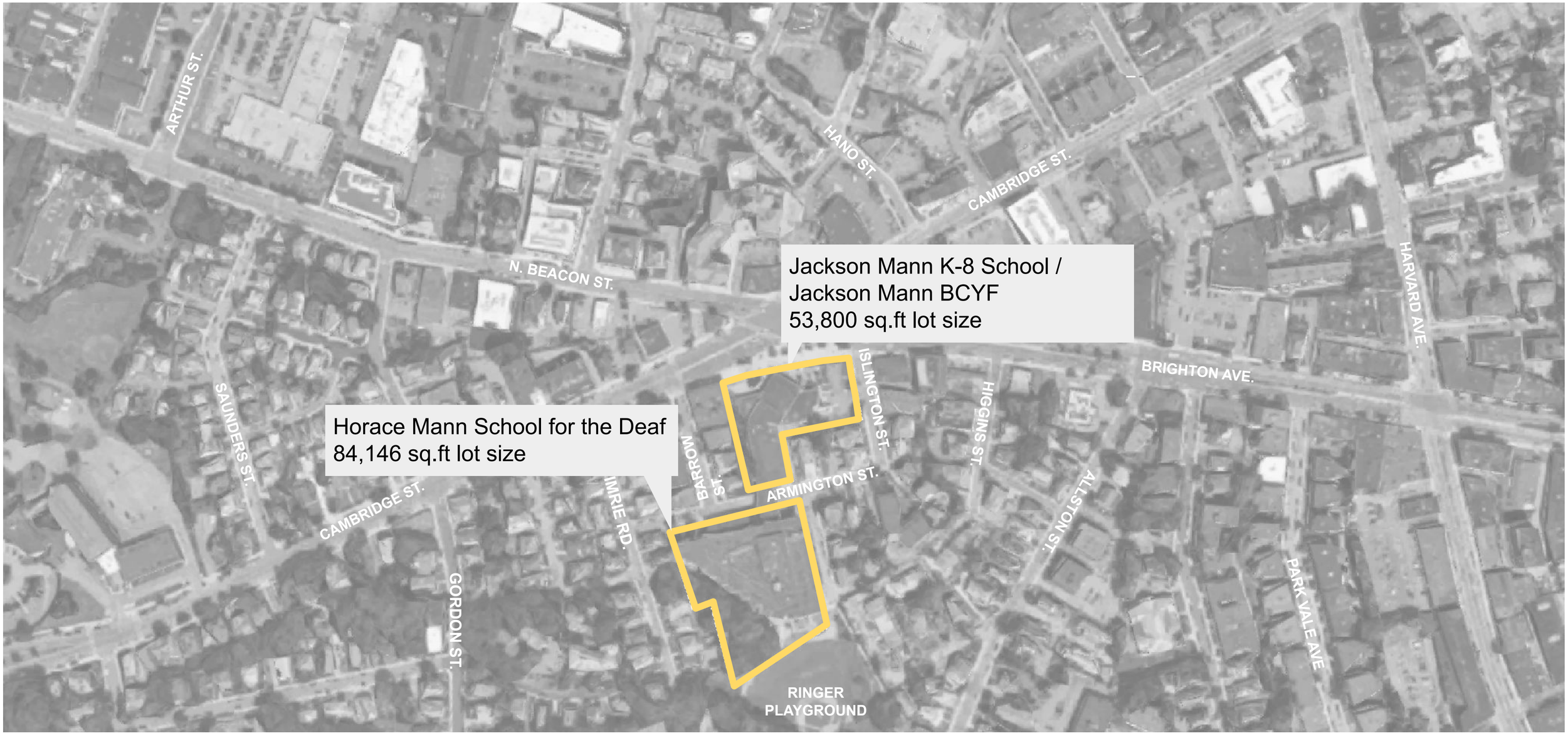
Existing Conditions

Jackson Mann BCYF

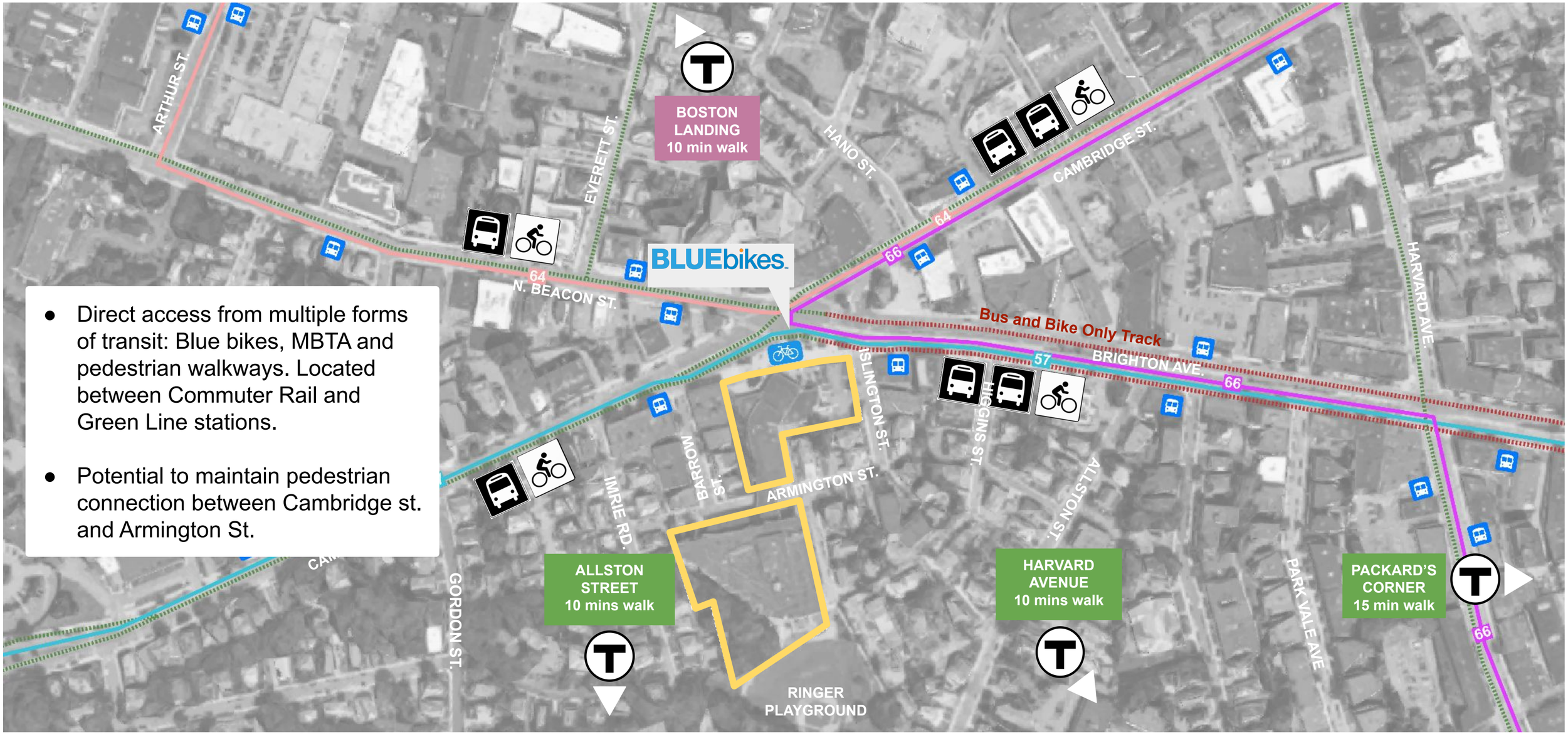
Union Square is an Important Crossroads of Allston-Brighton



Available Site Area

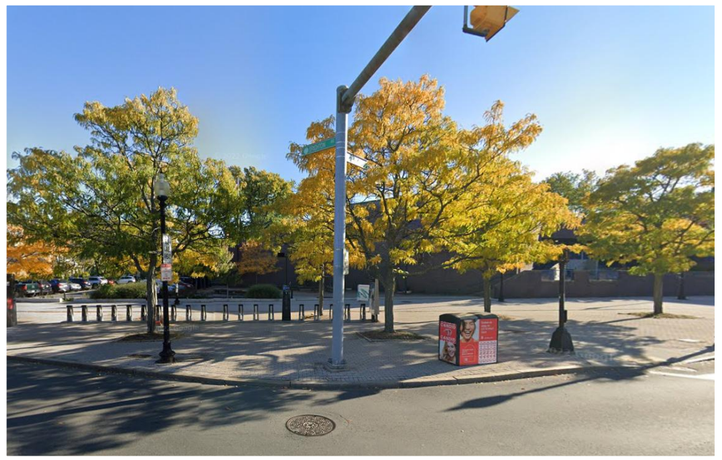


Transit Networks



- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways. Located between Commuter Rail and Green Line stations.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

Open Space

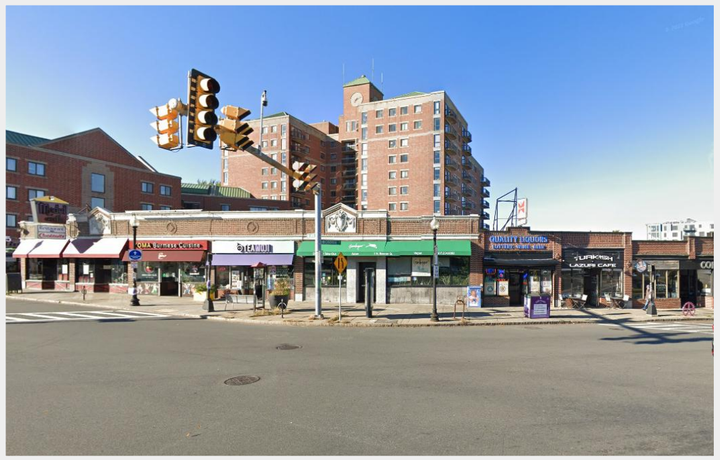


- Street trees provide shade for pedestrians along the intersecting streets.
- Tree lined plaza provides opportunity for outdoor public activities.

Union Square Plaza

Ringer Playground

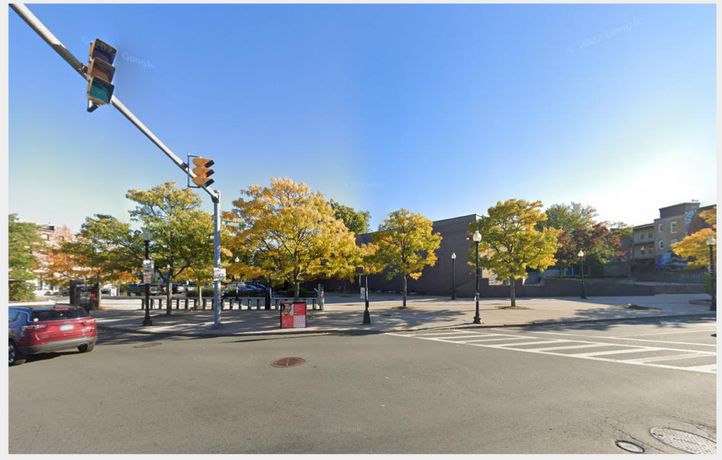
Architectural Character - Union Square



North

East

West



South

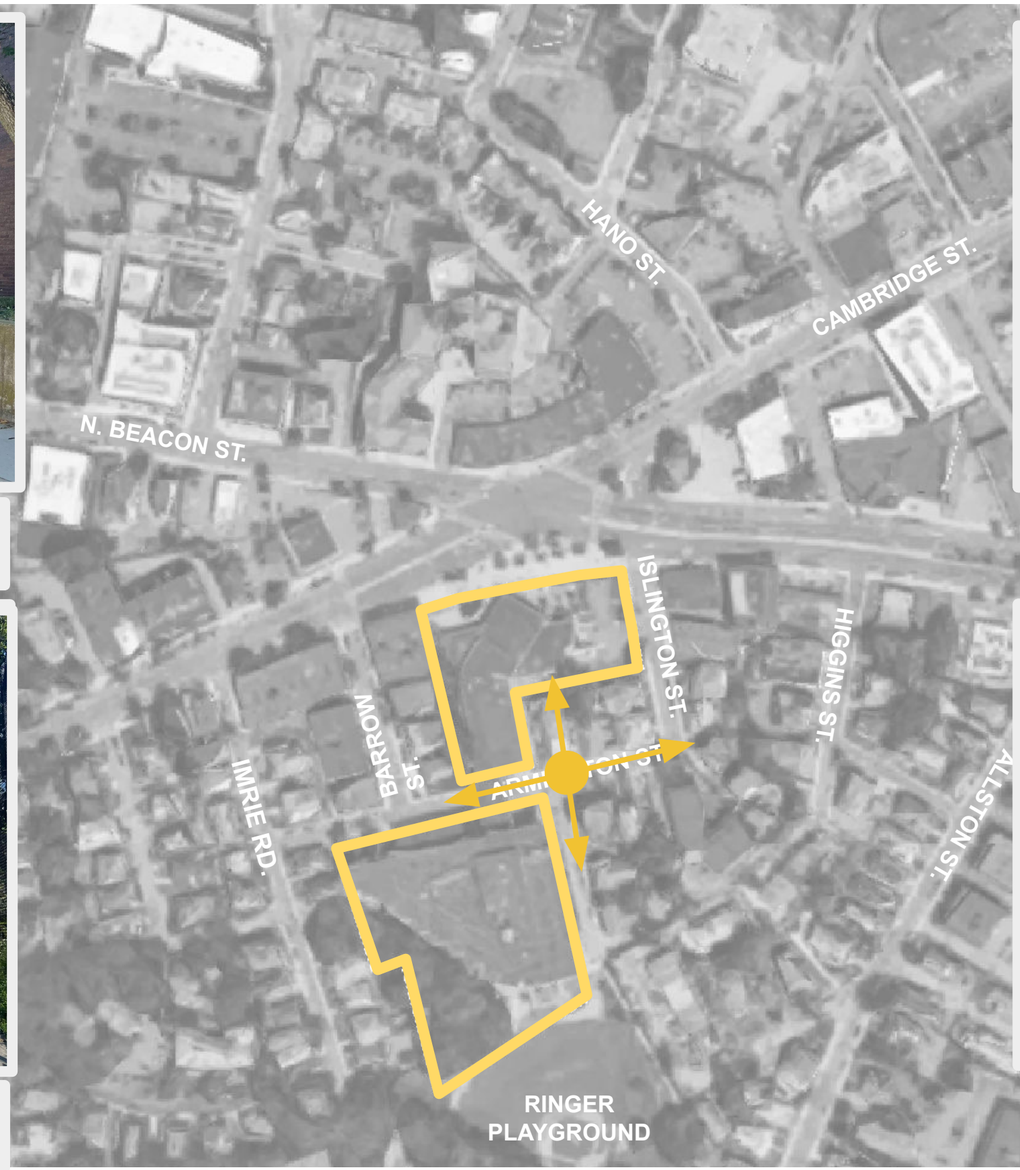
Architectural Character - Armington & Ringer Playground

West

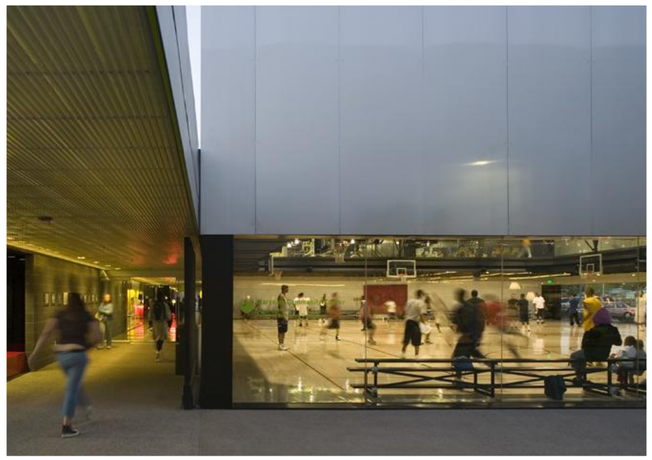
North

Ringer Playground

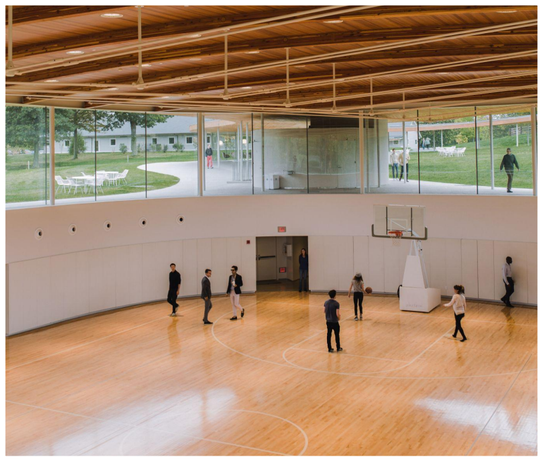
South



Community Anchor at Union Square



- A highly visible and lively front facing Union Square.



BOSTON LANDING
10 min walk

EVERETT ST.

HANO ST.

CAMBRIDGE ST.

64

66

BLUEbikes

N. BEACON ST.

Bus and Bike Only Track

57

BRIGHTON AVE.

66

New BCYF Community Center

ARMINGTON ST.

BARROW ST.

IMRIE RD.

CAMBRIDGE ST.

57

GORDON ST.

ALLSTON STREET
10 mins walk

RINGER PLAYGROUND

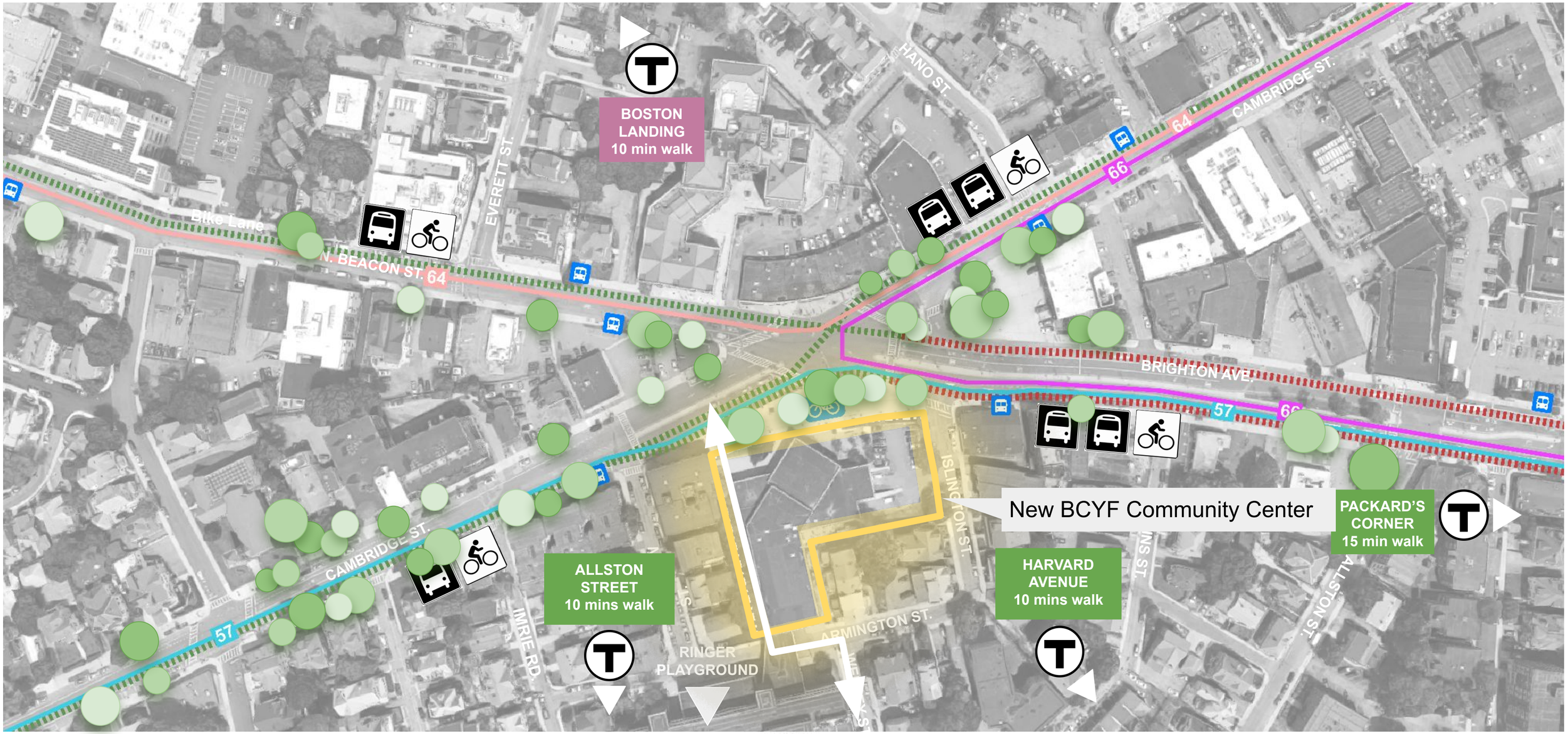
HARVARD AVENUE
10 mins walk

PARK VALE AVE

PACKARD'S CORNER
15 min walk

66

Community Anchor at Union Square

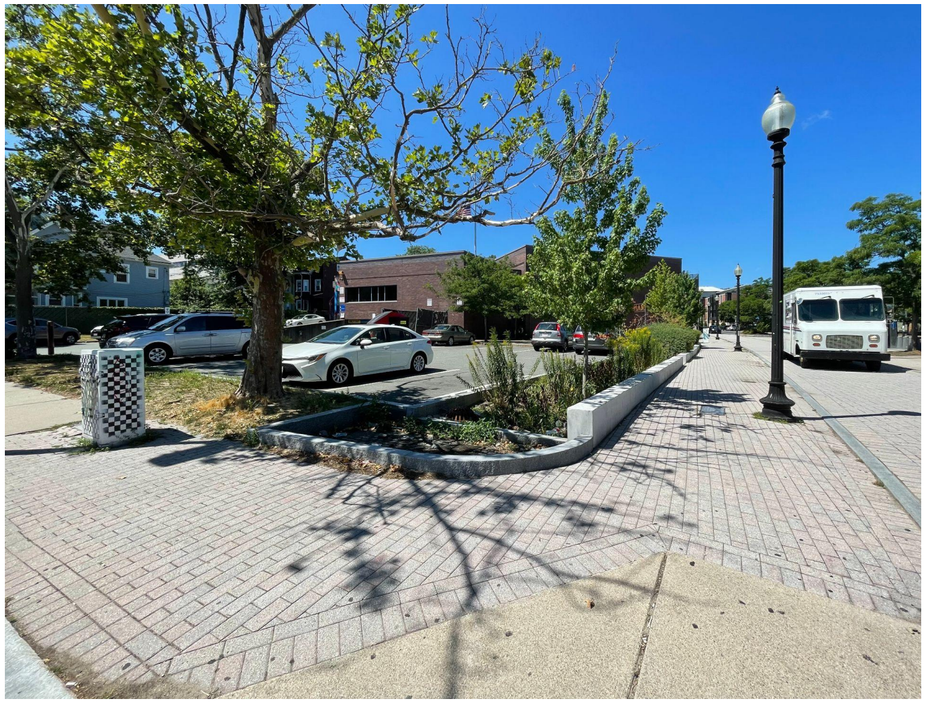


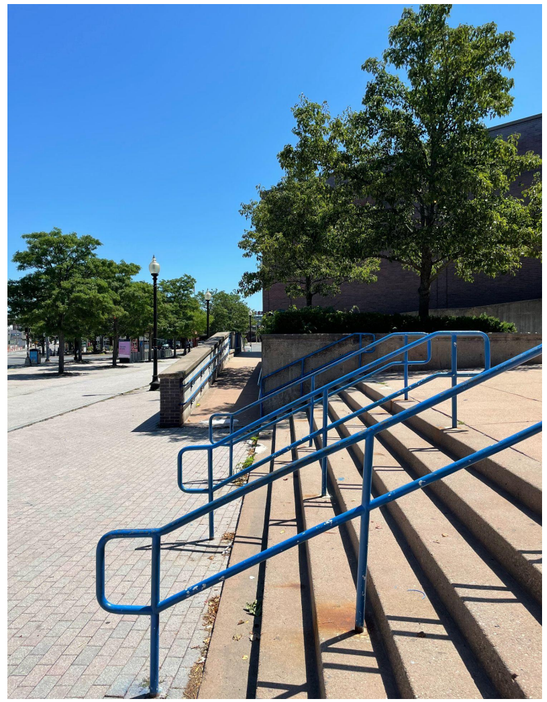
New BCYF Center

New diagram that only shows bcyf. Serie
drawing with site photos and analysis. B
racks, transit, etc..Talking to the civic pres
and access and why this is the right site f
bcyf. More photos of edge conditions and
the public realm/,... Expand the extents o
image and capture the intersection of stre
How different areas of Allston-brighton co
together…

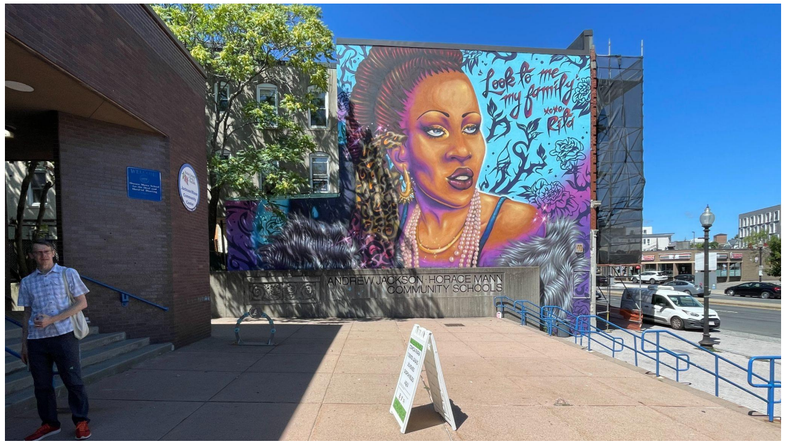
- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways.
- Tree lined plaza provides opportunity for outdoor public activities.
- Advantageous fitting of BCYF programs on the site.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

BCYF Allston | 500 Cambridge st.

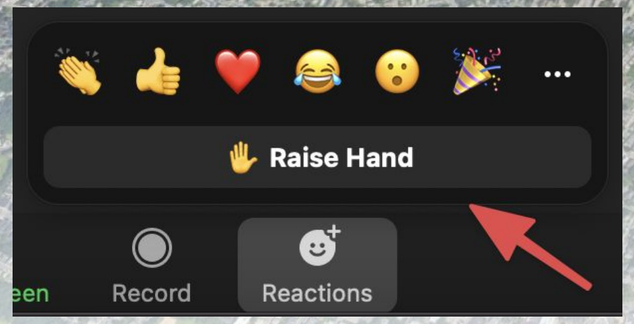




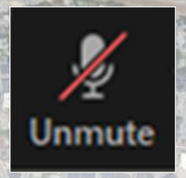
BCYF Allston | 500 Cambridge st.

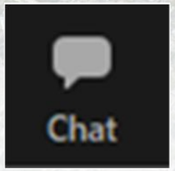


Questions, Comments?



Raise your hand to ask a question, then unmute yourself when called upon





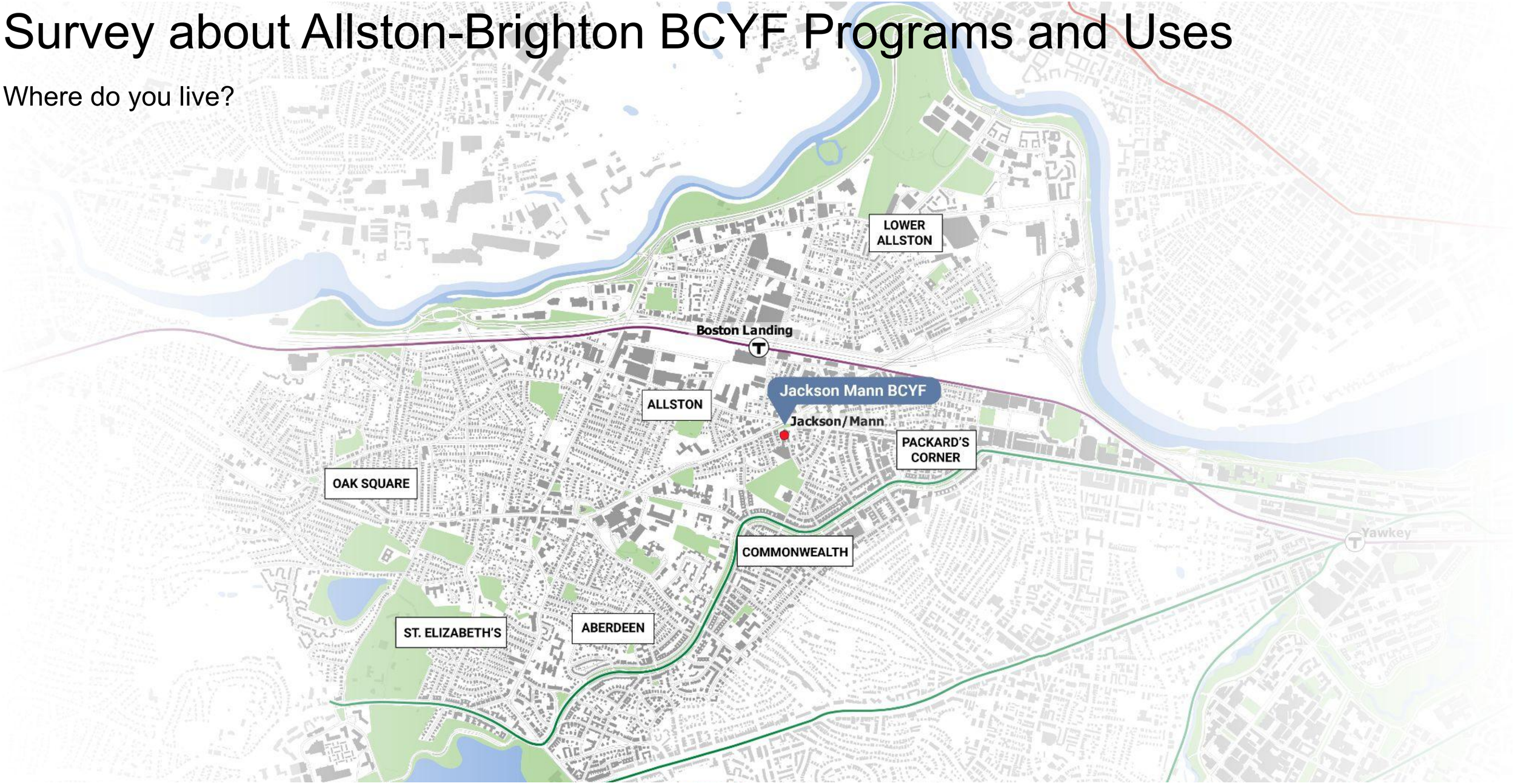
Use the chat button at the bottom of your screen to type a comment or ask a question

Community Survey

Allston - Brighton BCYF Programs and Uses

Survey about Allston-Brighton BCYF Programs and Uses

Where do you live?



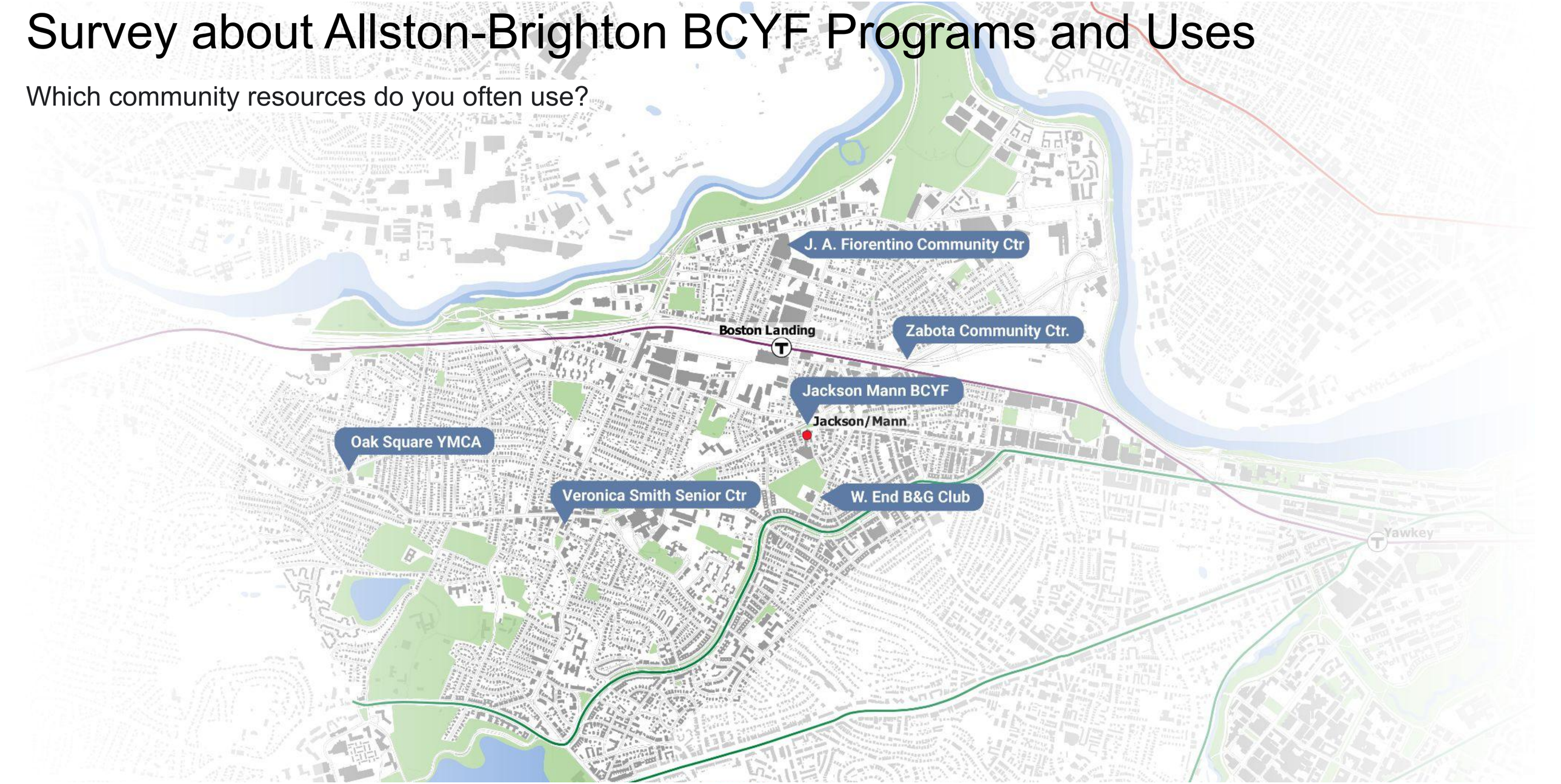
Survey about Allston-Brighton BCYF Programs and Uses

How old are you?

Pete Cosmos
Faces of Allston

Survey about Allston-Brighton BCYF Programs and Uses

Which community resources do you often use?



Survey about Allston-Brighton BCYF Programs and Uses

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

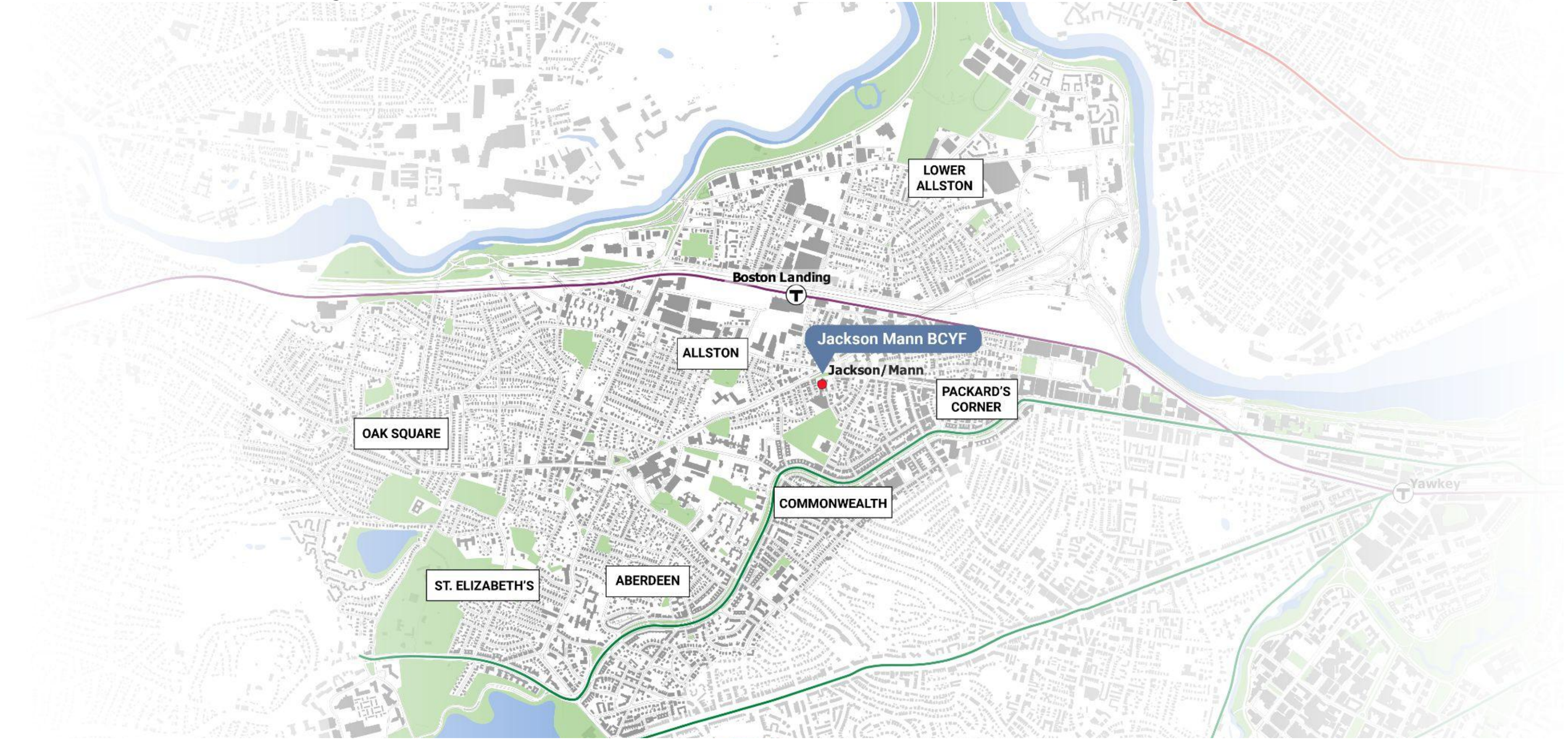
- ❑ Daycare
- ❑ Youth and Teen Programming
- ❑ Adult Education
- ❑ Senior Programming
- ❑ Pool
- ❑ Health & Fitness

Survey about Allston-Brighton BCYF Programs and Uses

How do you typically access the Jackson Mann Community Center?

- ❑ Walk
- ❑ Bicycle
- ❑ MBTA (ex. train, bus, RIDE)
- ❑ Ride Share (ex. Uber, Lyft, taxis, etc.)
- ❑ Drive
- ❑ I do not currently use this center

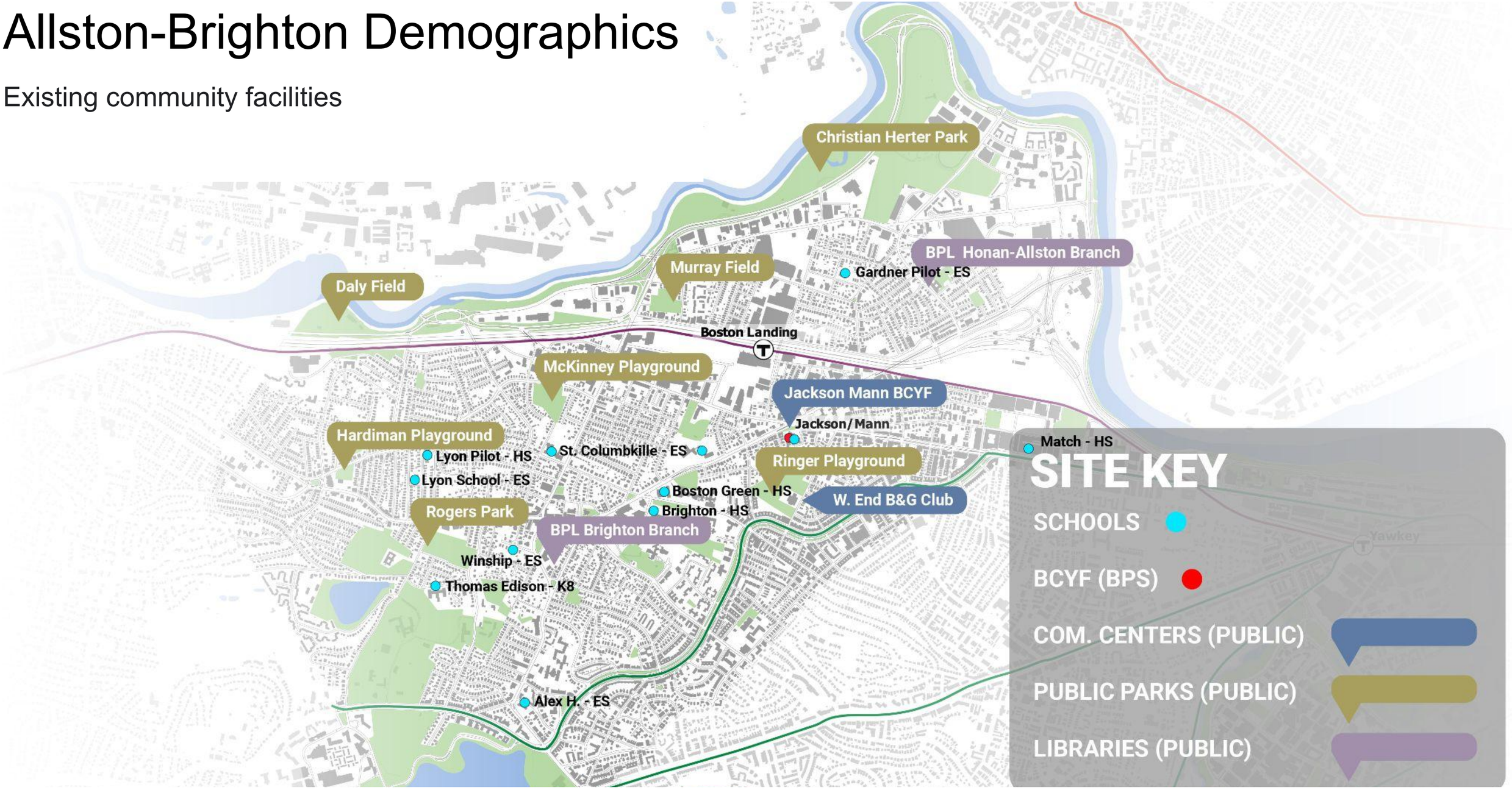
Where would you like to see a new BCYF community center?



Allston-Brighton Demographics

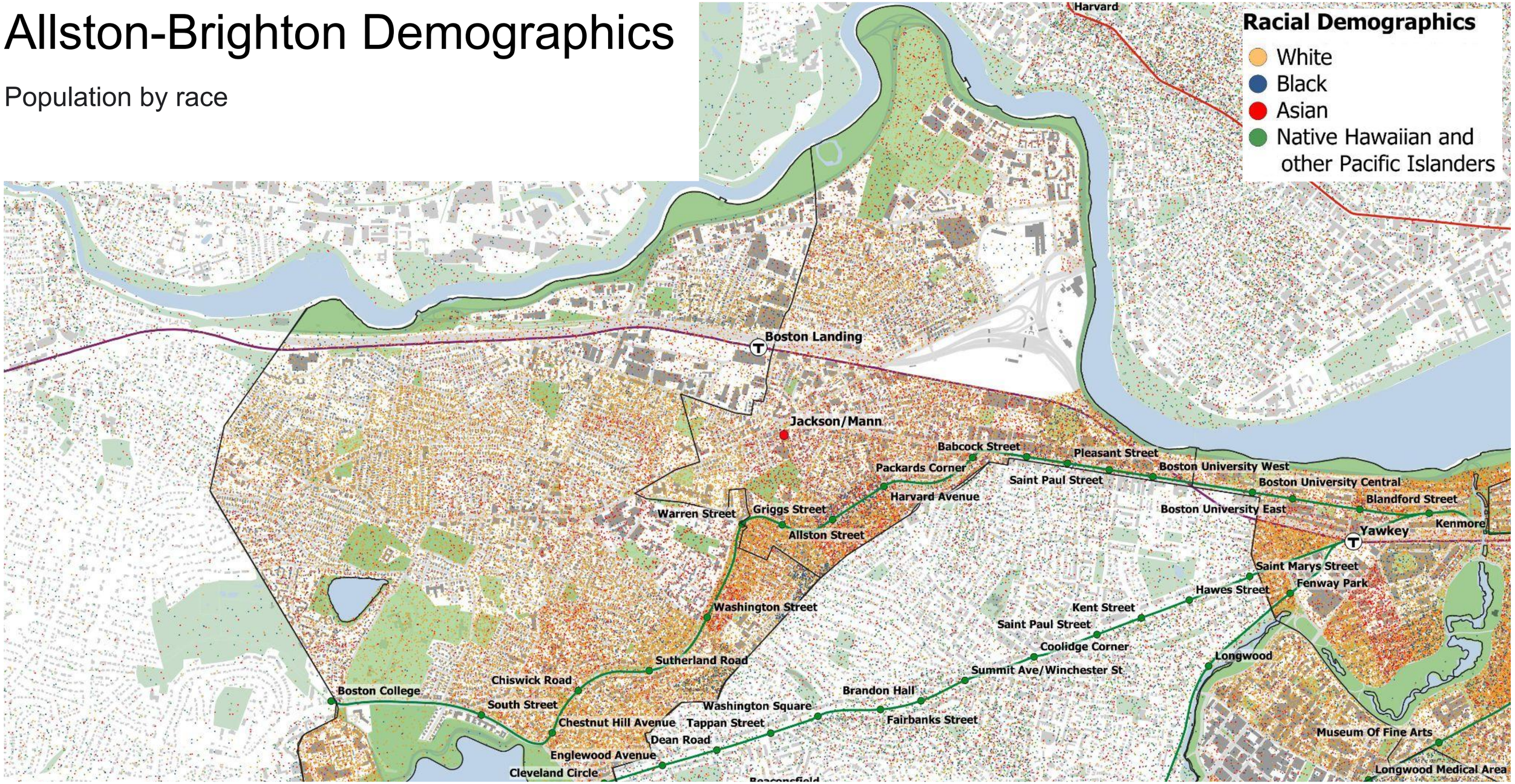
Allston-Brighton Demographics

Existing community facilities



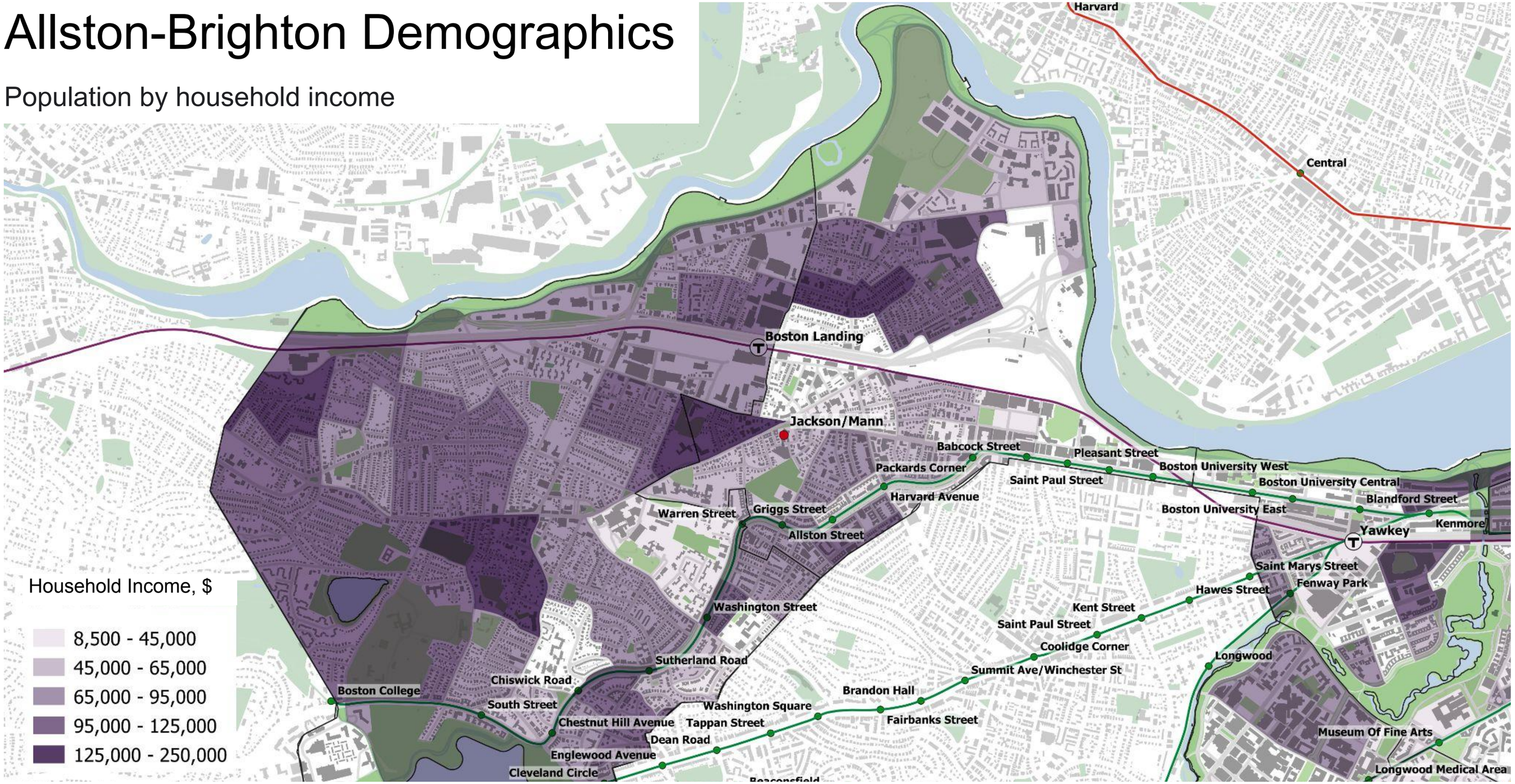
Allston-Brighton Demographics

Population by race



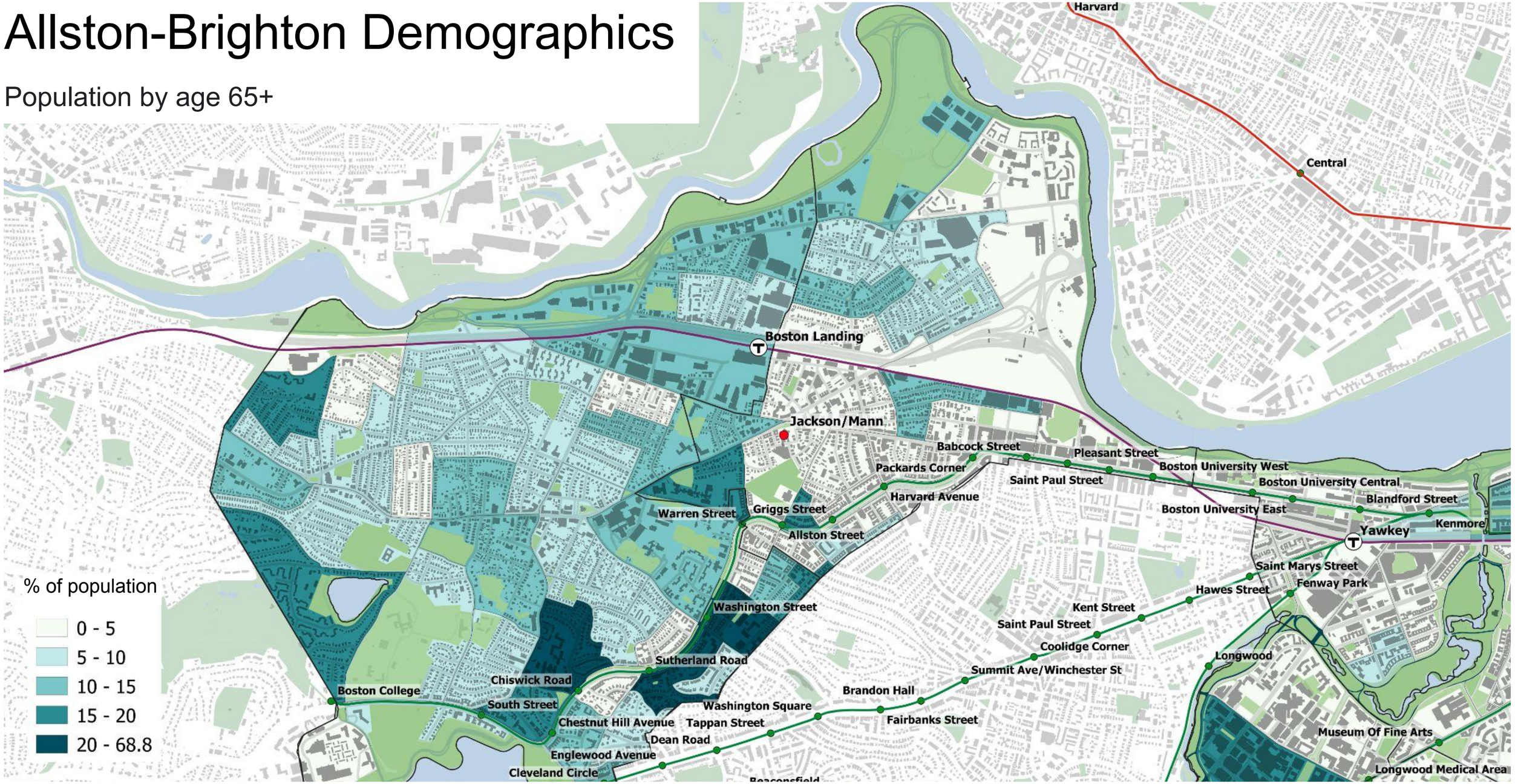
Allston-Brighton Demographics

Population by household income



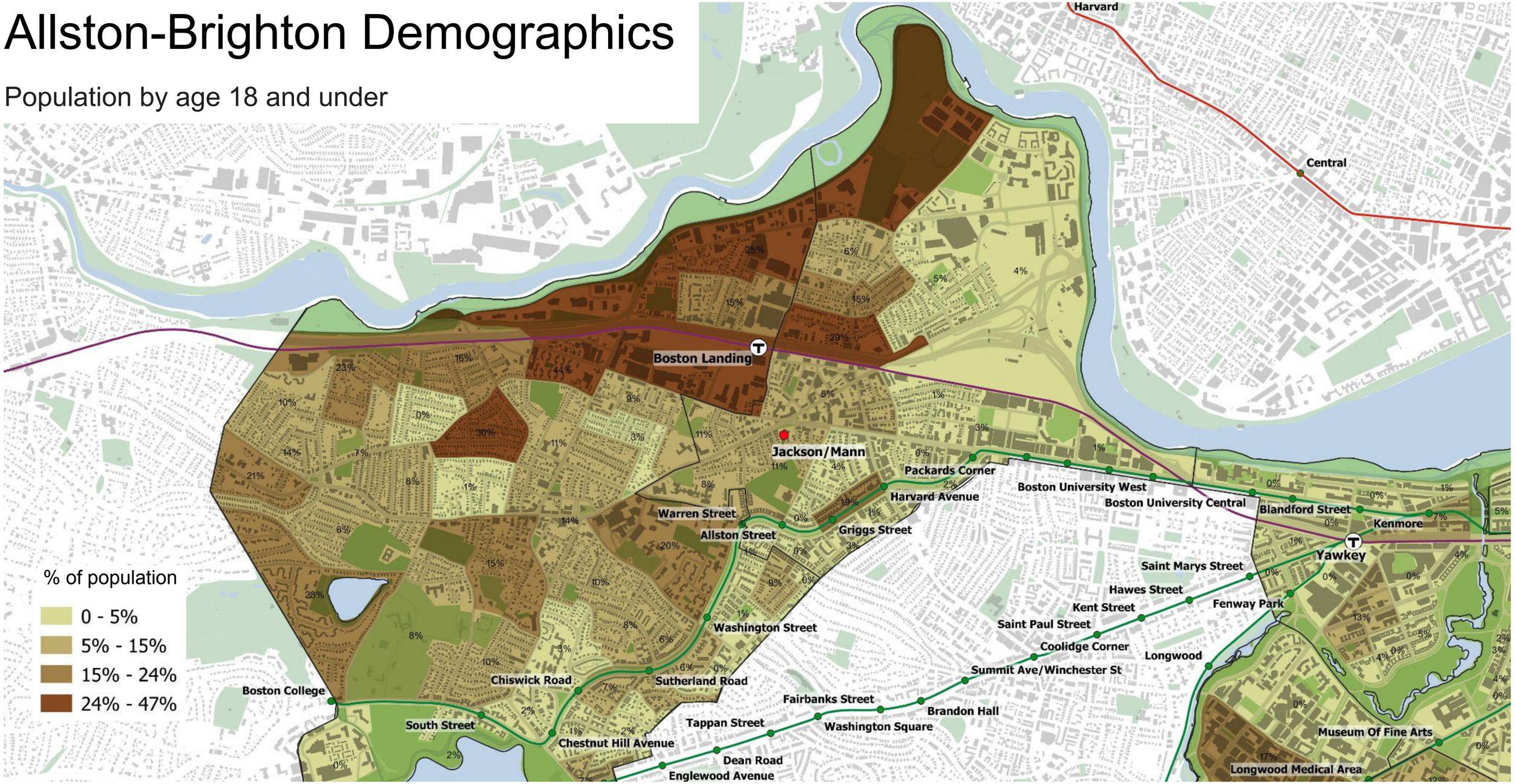
Allston-Brighton Demographics

Population by age 65+



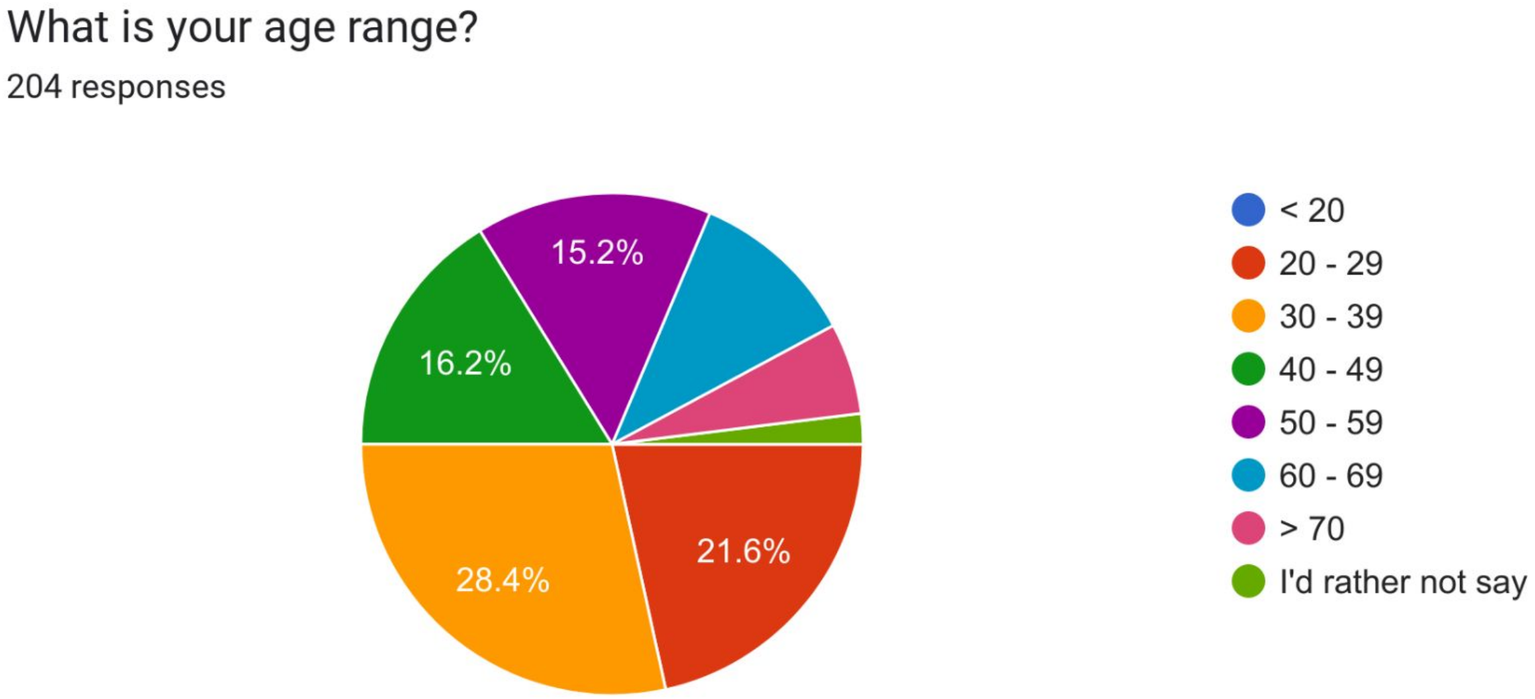
Allston-Brighton Demographics

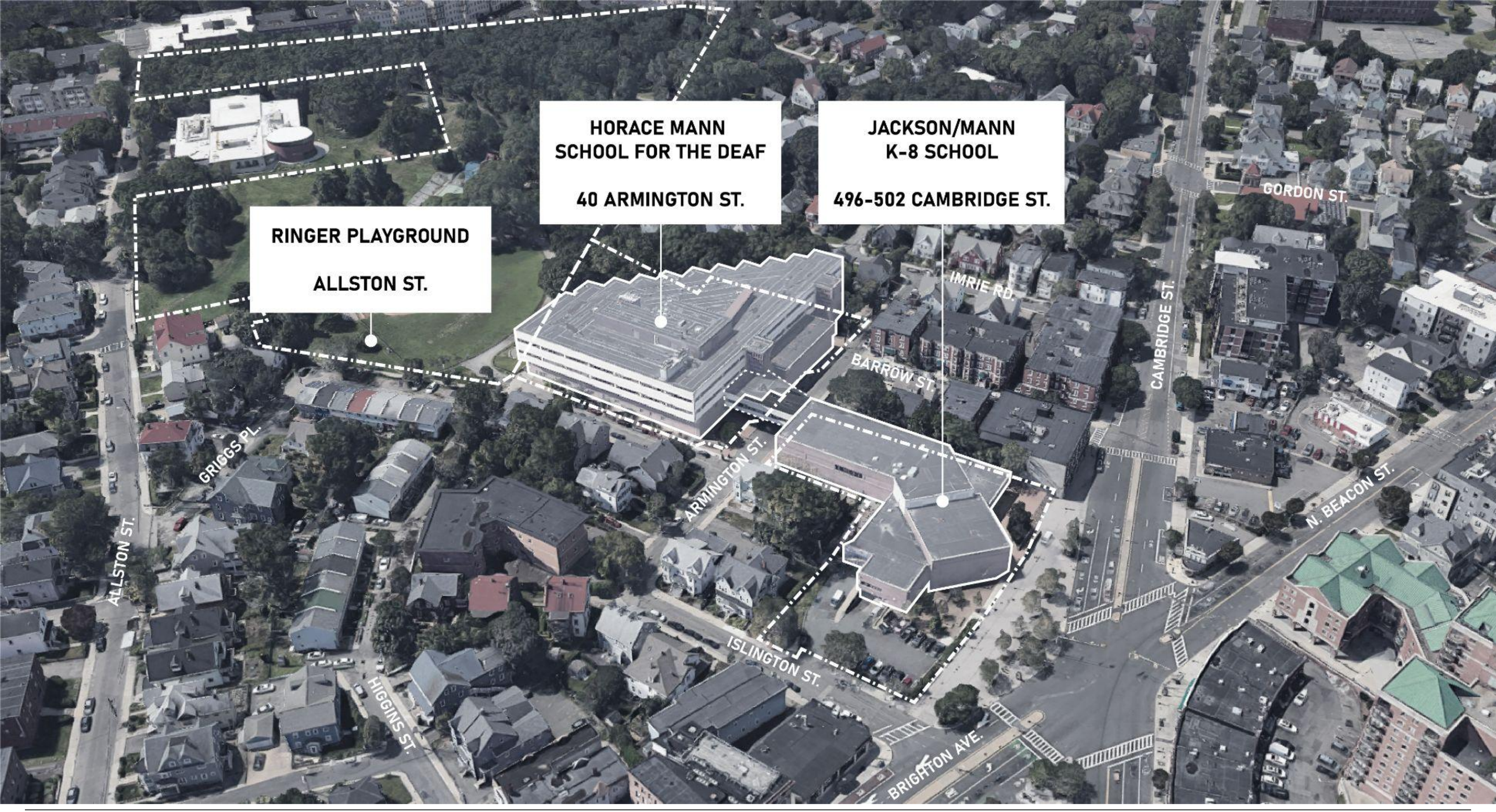
Population by age 18 and under



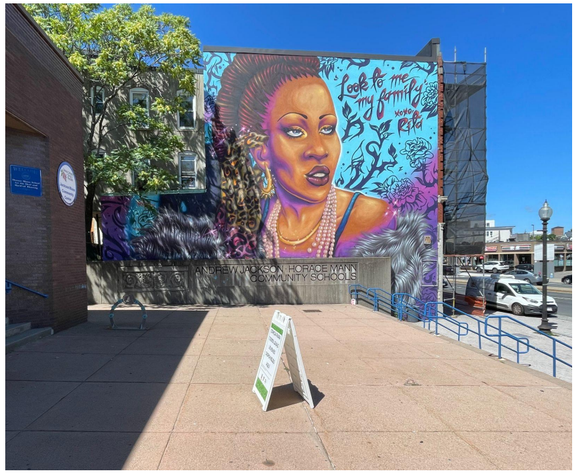
Program Survey: Resident Breakdown

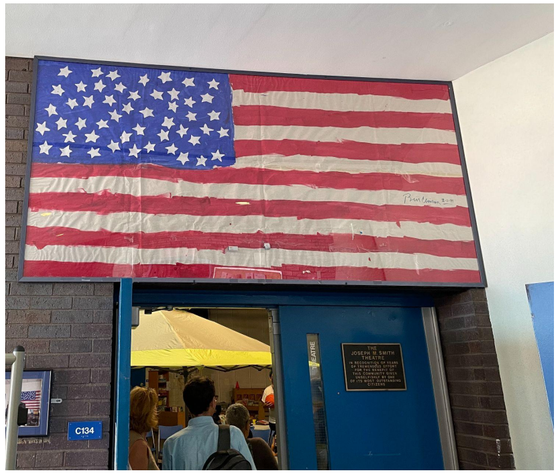
as of December 13, 2022




HORACE MANN
SCHOOL FOR THE DEAF
40 ARMINGTON ST.
JACKSON/MANN
K-8 SCHOOL
496-502 CAMBRIDGE ST.
RINGER PLAYGROUND
ALLSTON ST.
GORDON ST.
IMRIE RD.
BARROW ST.
CAMBRIDGE ST.
GRIGGS PL.
ARMINGTON ST.
N. BEACON ST.
ALLSTON ST.
ISLINGTON ST.
HIGGINS ST.
BRIGHTON AVE.

Jackson Mann Community Center





BCYF Community Center Study
Allston - Brighton

Community Meeting #3
February 15, 2023

Boston Centers for Youth & Families
Michelle Wu, Mayor

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

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

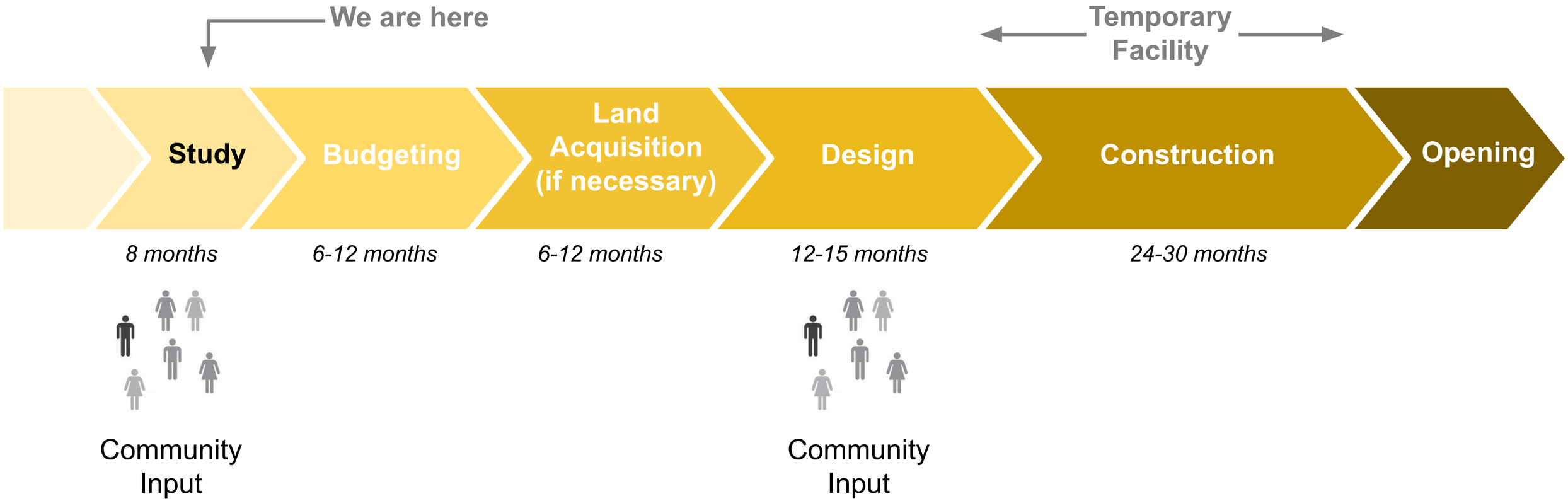
Flexibility

Provide flexible spaces for a range of activities and user groups

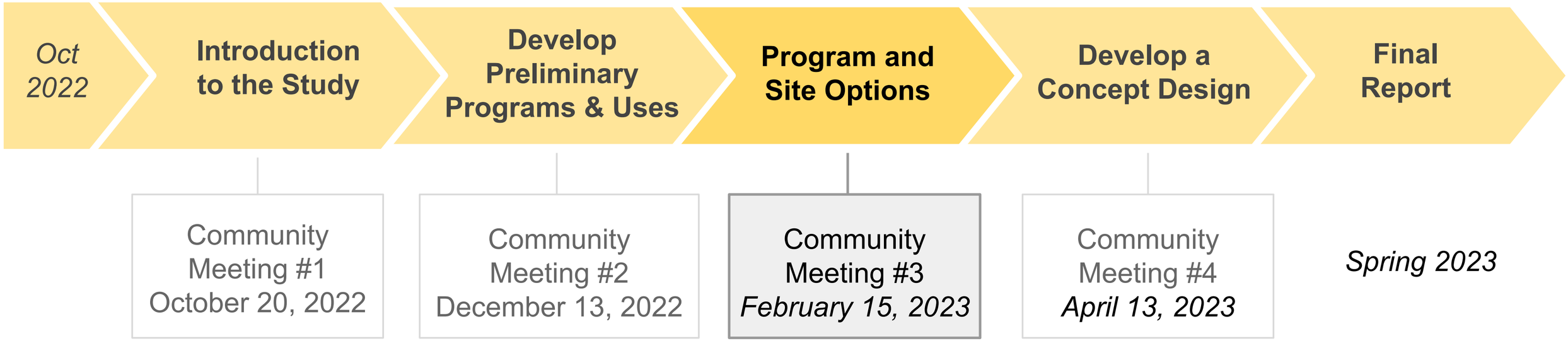
Diverse Users

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

Typical Project Schedule



Study Process and Schedule



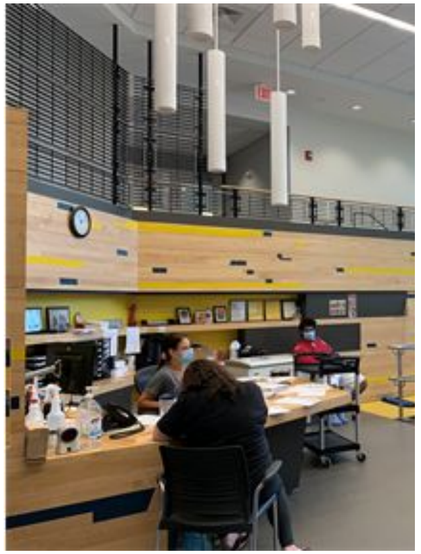
Community Center Programs and Uses

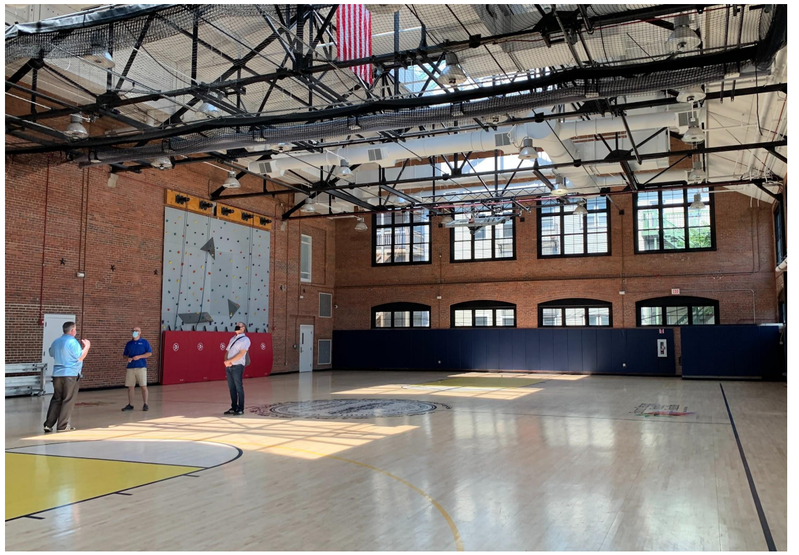
Current BCYF Programs (City Wide)

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	Arts	Fitness & Sports	Outdoor Spaces
Community rooms	Performance spaces	Yoga/dance studios	Gathering spaces
Classrooms	Music/band rooms	Weight & cardio rooms	Playscapes
Toddler/childrens' rooms	Recording studios	Pools	Outdoor courts
Senior centers	Art rooms	Gyms	Outdoor assembly spaces
Teen centers	Makerspaces	Basketball courts	Sports fields
Technology labs		Batting cages	
		Rock walls	

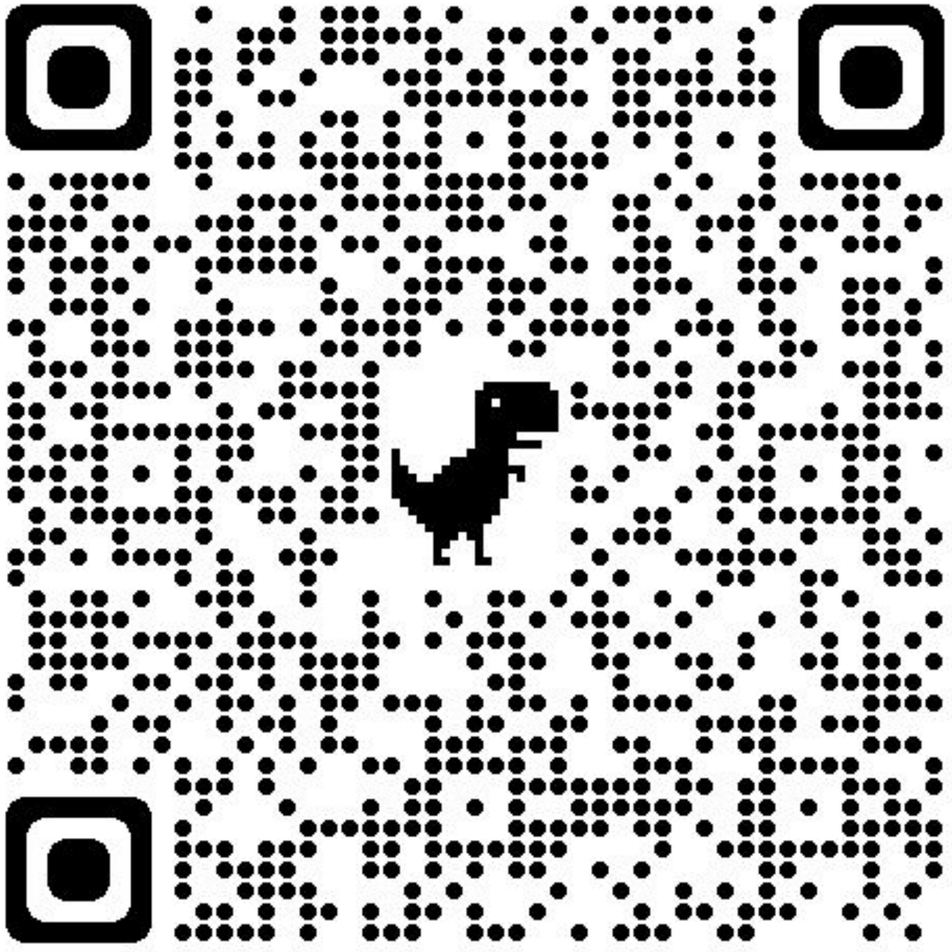
Ongoing Survey

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!]

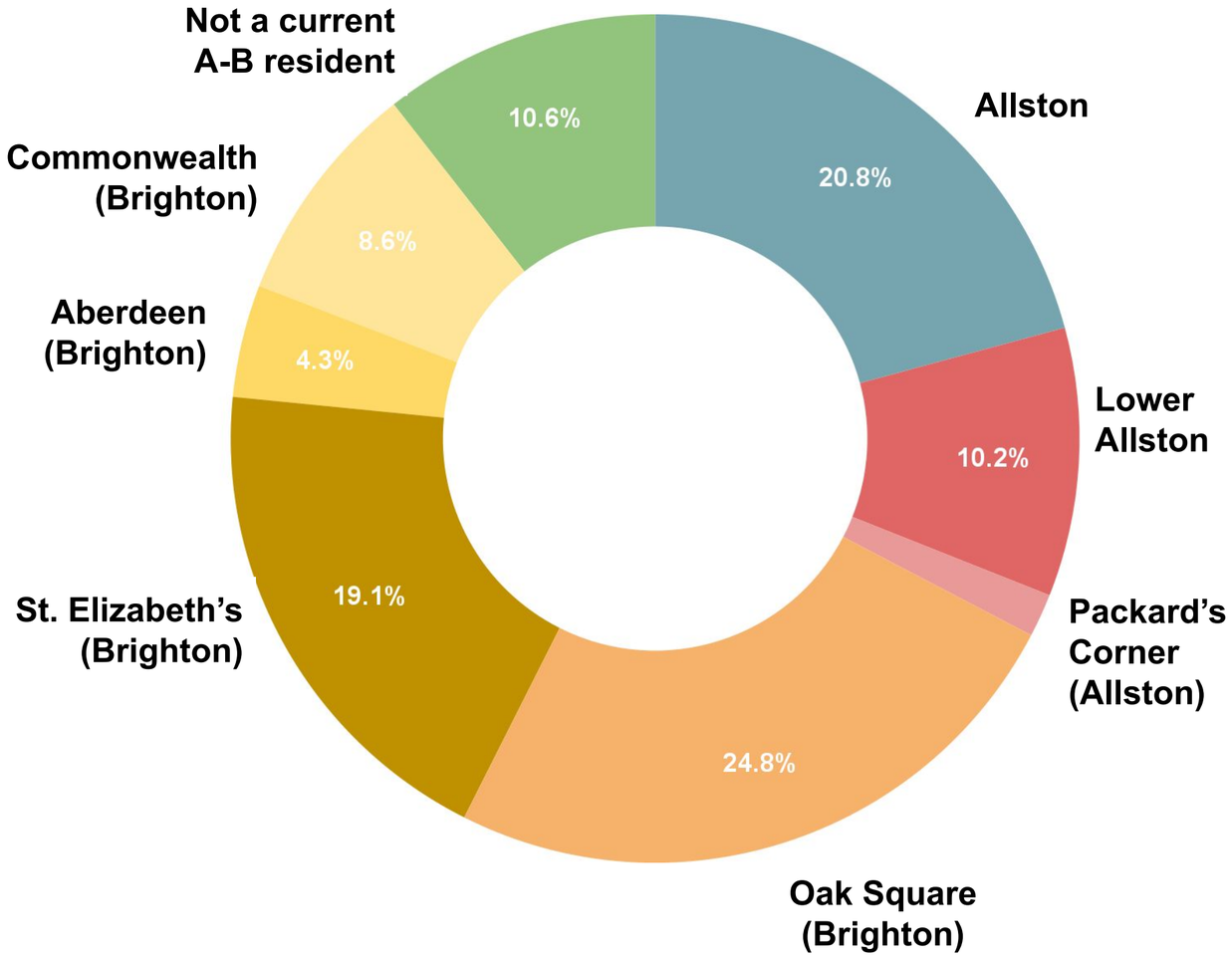


Survey Results

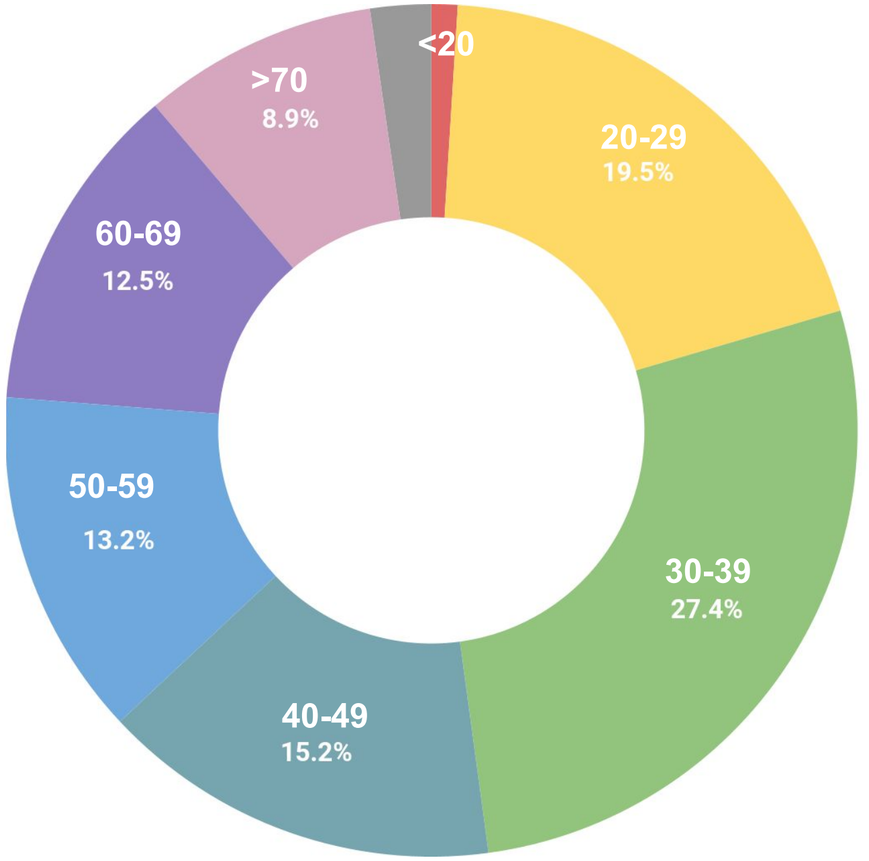
317 responses

as of February 15, 2023

What area do you live in?



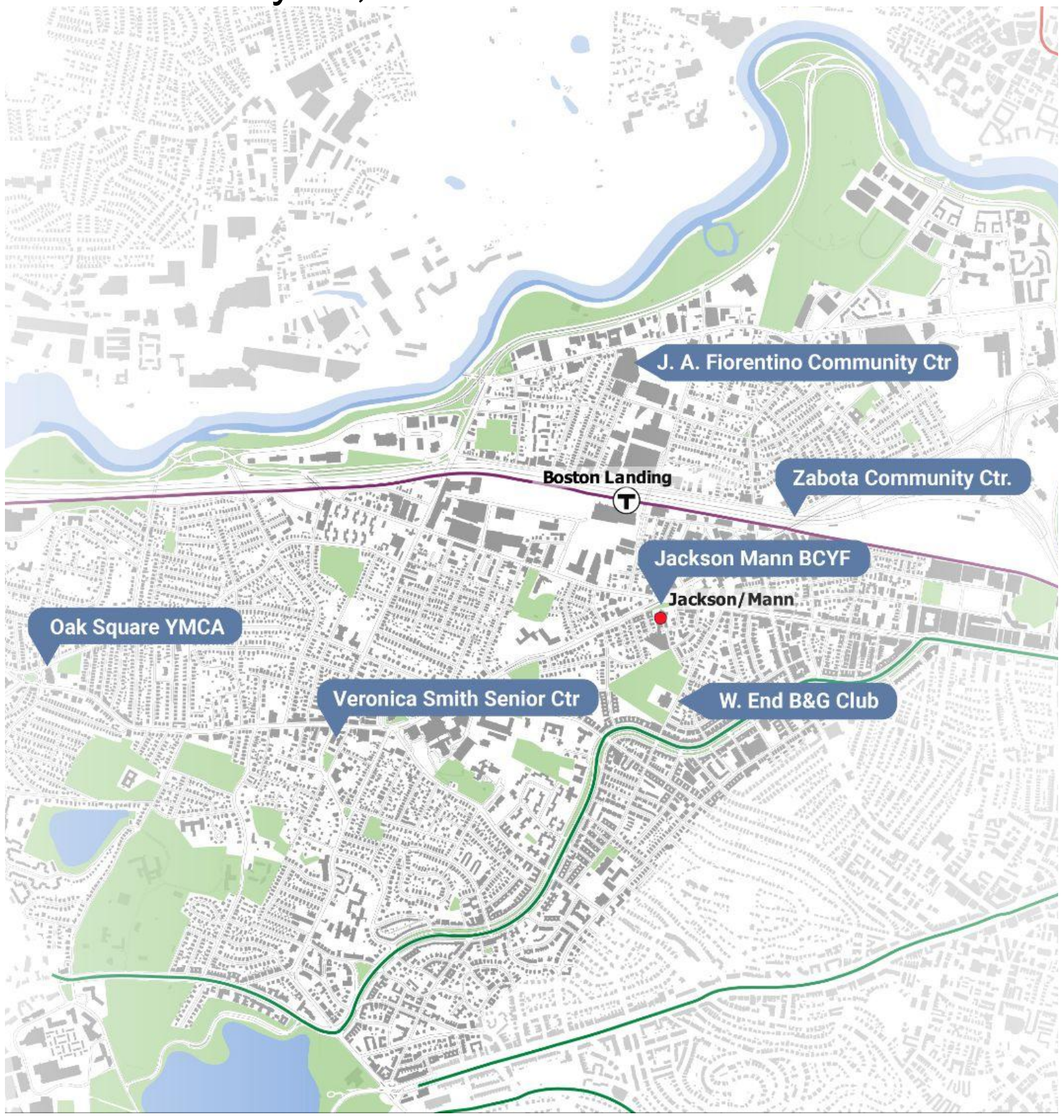
What is your age range?

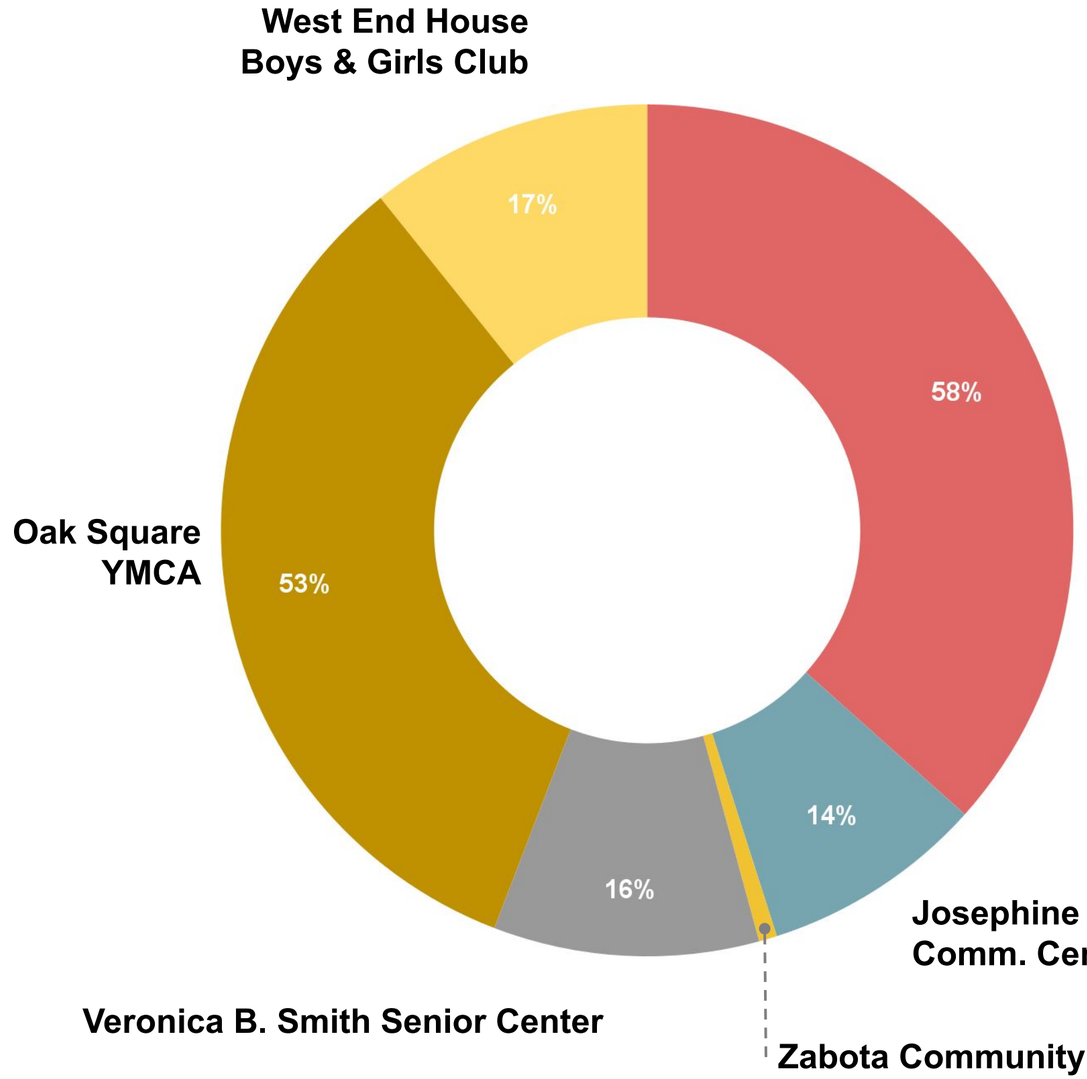


Which Community Resources Do You Often Use?

307 responses

as of February 15, 2023





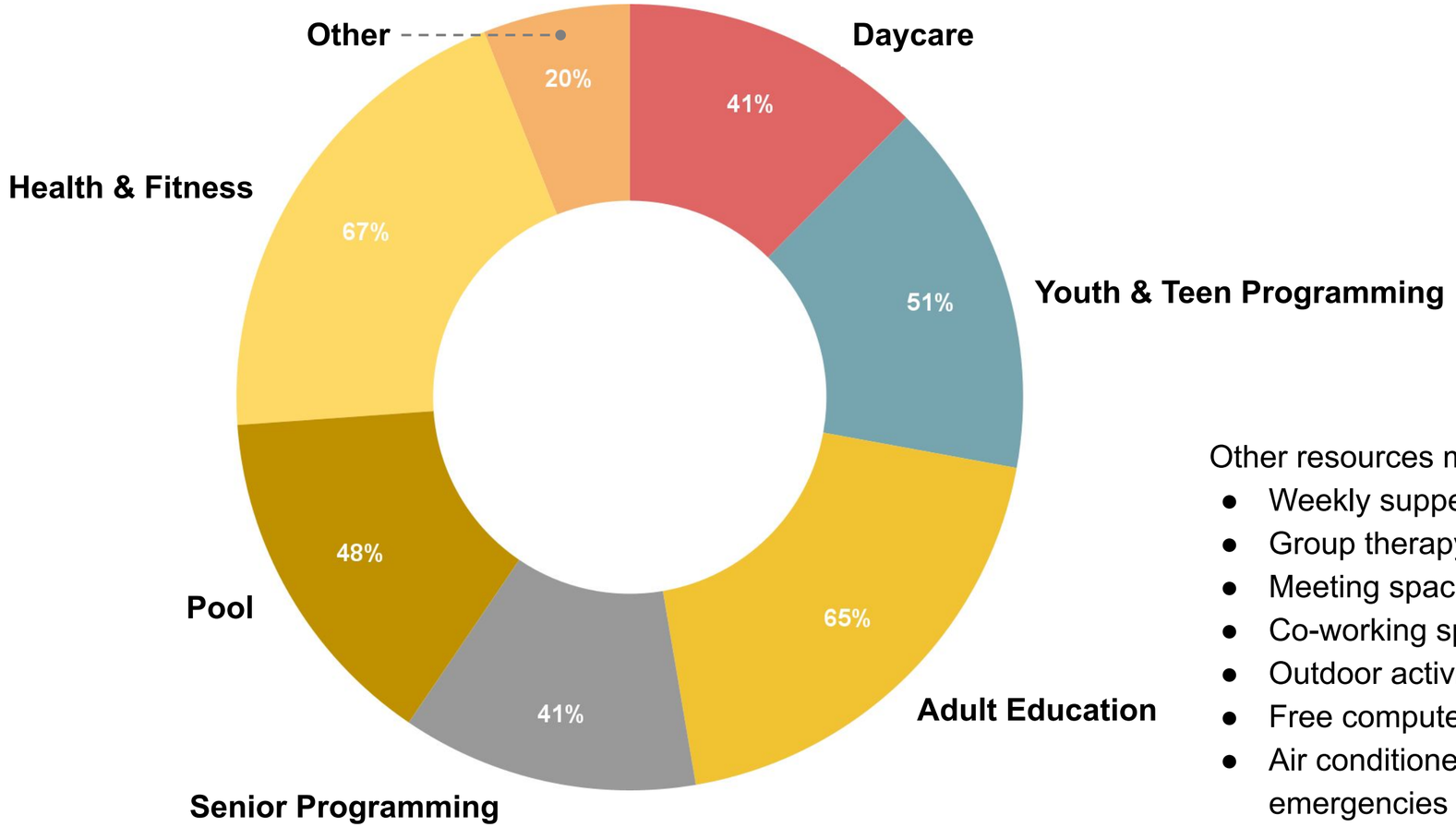
Note!
This is a multiple choice question; percentages do not total 100%

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%

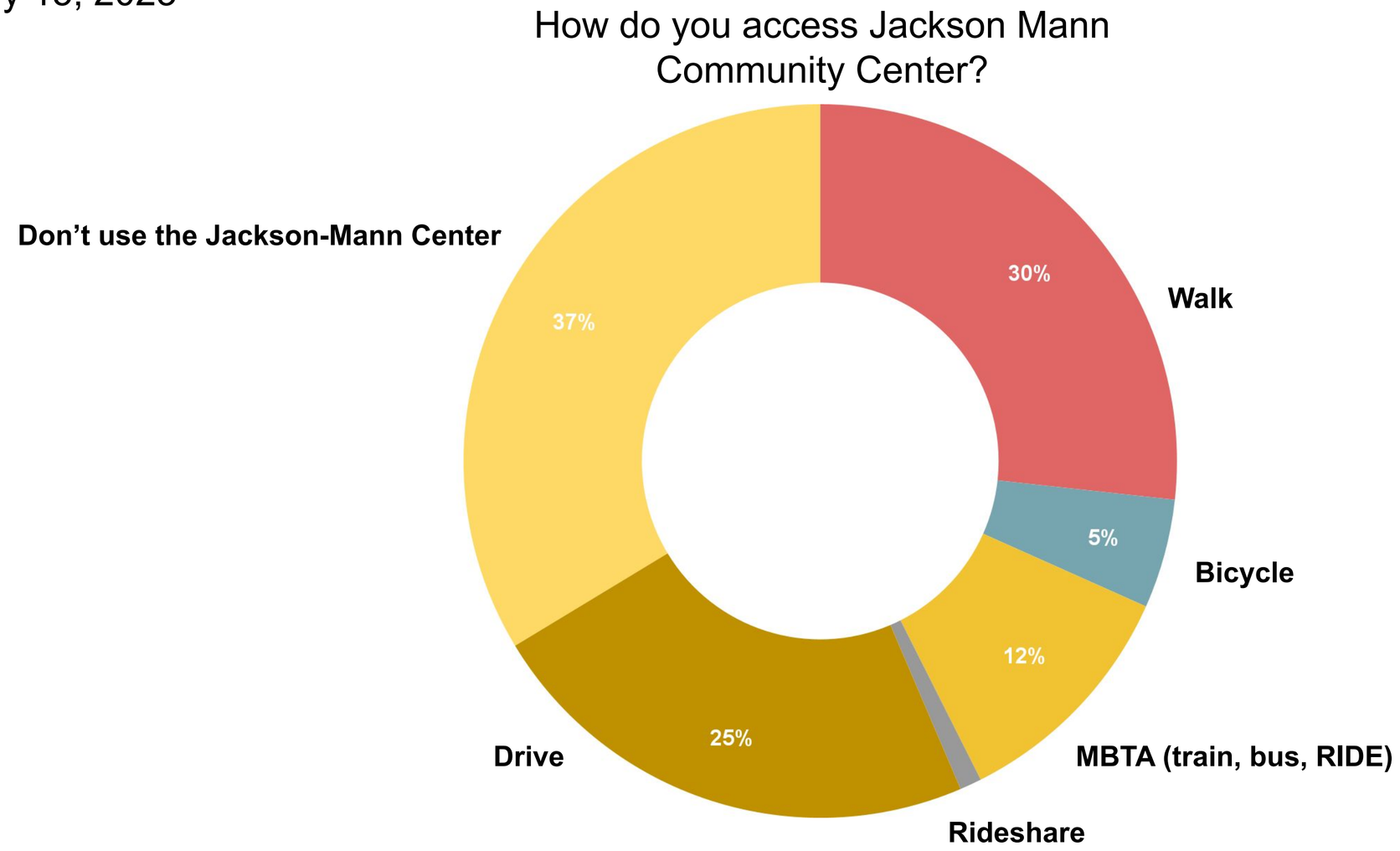
Other resources mentioned

- 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



Survey Results: Ongoing

Gathering Spaces

Large Community Room

Meeting Rooms

Senior Center

Theater with Stage

Community and Education Spaces

Teen Center

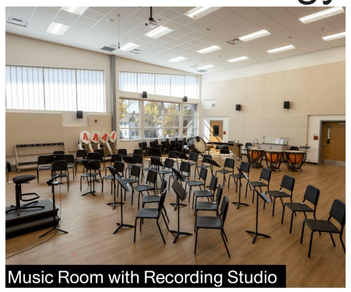
Demo Kitchen / Nutrition Lab

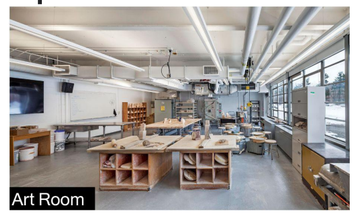
Youth Classroom

Adult Education Classroom

Daycare

Art & Technology Spaces

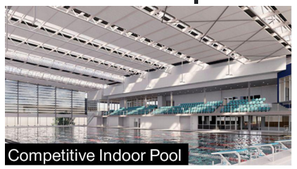

Music Room with Recording Studio

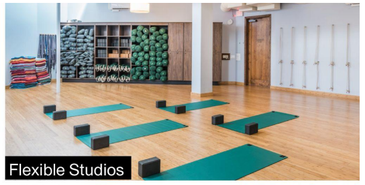

Art Room

Tech Lab

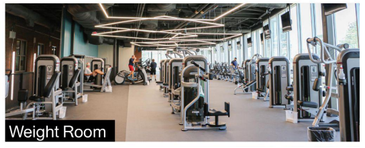
Makerspace

Fitness Spaces

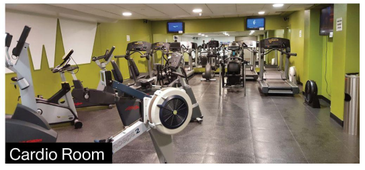

Competitive Indoor Pool


Flexible Studios

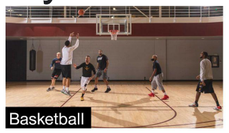
Standard Indoor Pool


Weight Room

Recreational Indoor Pool


Cardio Room

Gymnasium Spaces


Basketball

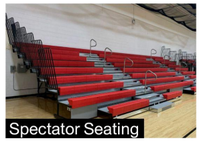
Batting Cages

Indoor Track

Climbing Wall

Tennis

Volleyball


Spectator Seating

Pickleball

Outdoor Spaces

Covered Outdoor Space

Open Field Space

Athletic Fields

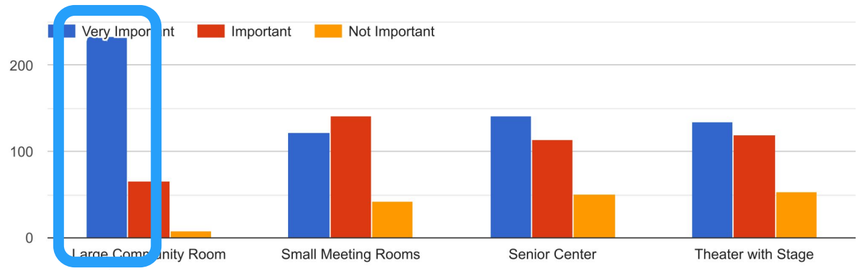
Playscape

Community Garden

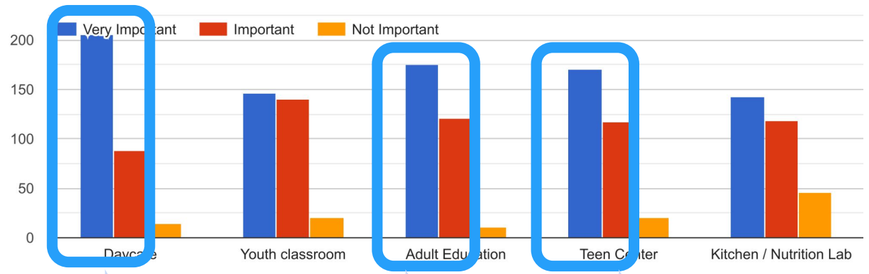
Basketball Court

Survey Results: Ongoing

307 responses



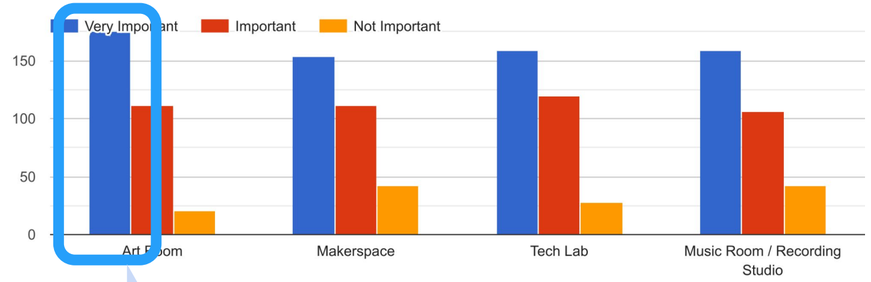
Large Community Room



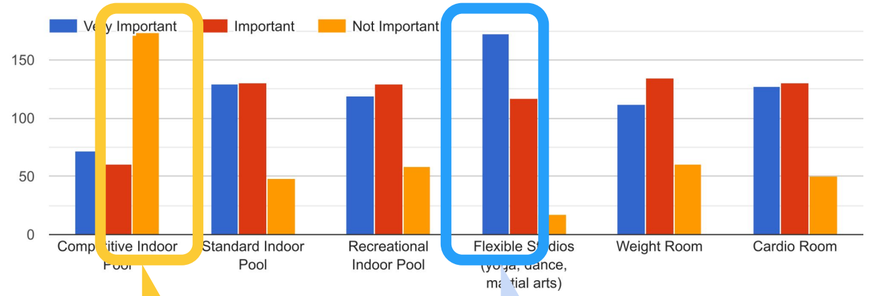
Daycare

Adult Ed.

Teen Center

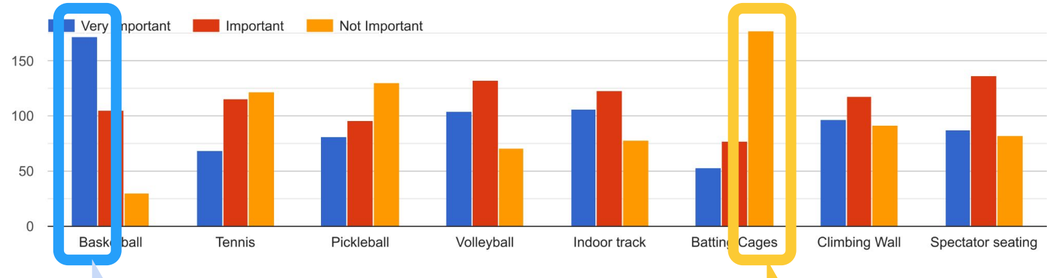


Art Room



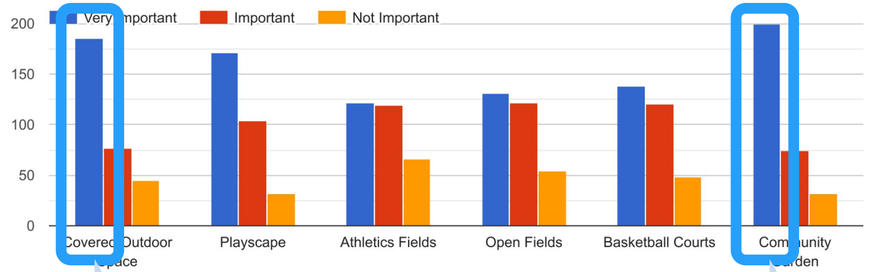
Competitive Pool

Flexible Fitness Studios



Basketball

Batting Cages

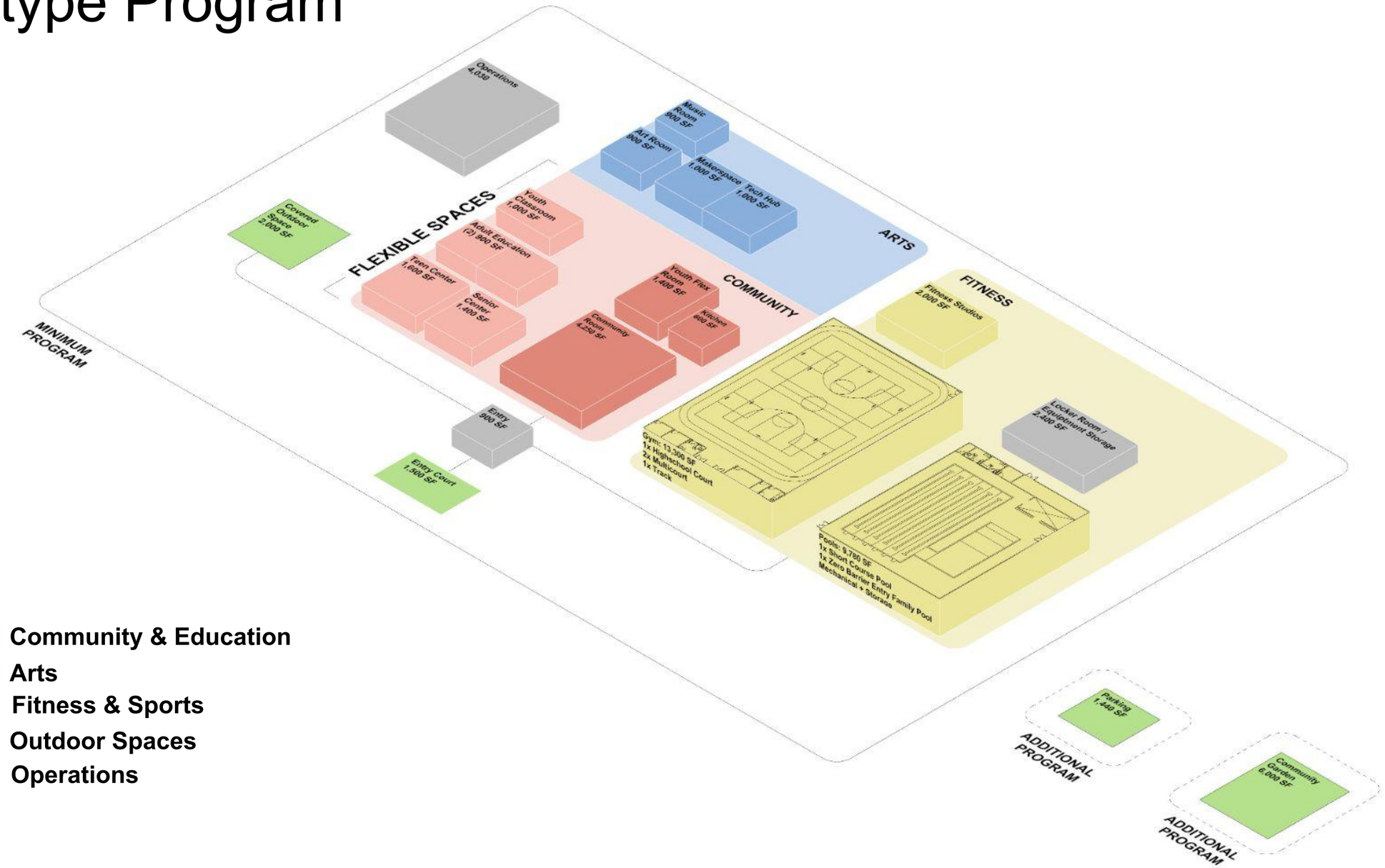


Covered Outdoor Space

Community Garden

Developing a Program for Allston-Brighton

A Prototype Program



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

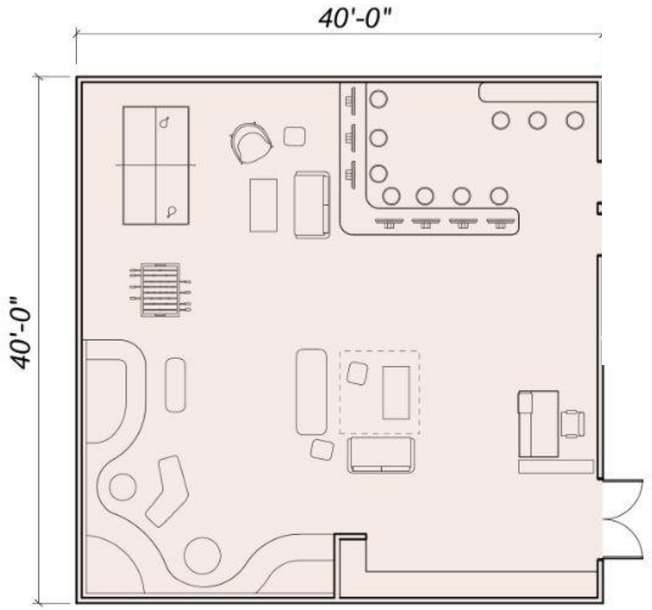
A Prototype Program

	Min. SF	Occupancy Max	Quantity	Total SF
Entry Lobby				
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
Operations				
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 I NSF				4,030
Community and Education				
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 I NSF				12,050
Arts				
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
Indoor sports and fitness				
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
Pool				
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
Subtotal Program Areas				
Efficiency factor				70%
TOTAL BUILDING GSF				**68,729**
Outdoor space				
Entry Court / Gathering Space	1,500		1	1,500
Play space (optional, where site allows)	2,000		1	2,000
Rooftop open space				
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

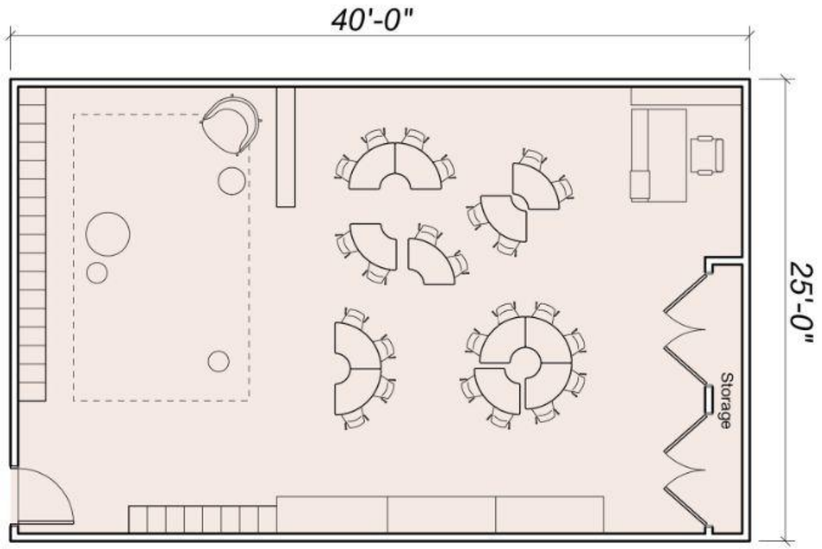
Teen Center



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

Teen Center	
Area (Net SF)	1,800 SF
Occupants	80 max
Description	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.
Adjacencies	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
Fixtures	Fixed: storage (millwork and closets) Flexible: seating, gaming equipment, tables

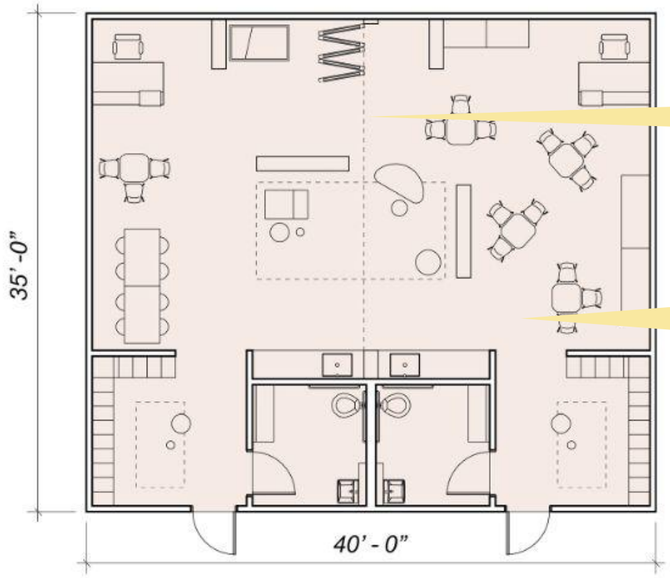
Youth Classroom



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

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

Youth Flex Room / Daycare



Space can be subdivided.

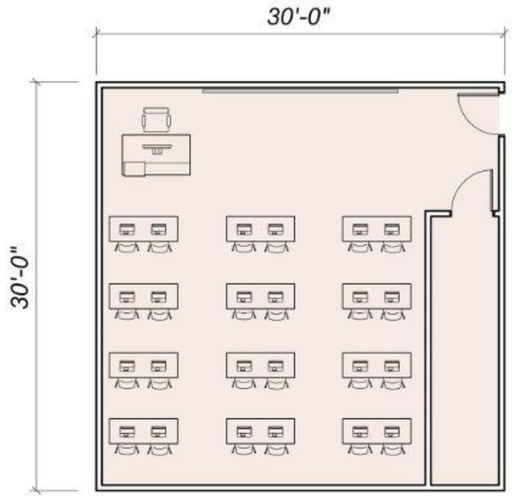
Meets requirements for licensed daycare.

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

Youth Flex Space

Area (Net SF)	1,400 SF
Occupants	Up to 32 students + educators
Description	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 recquires 2400sf of outdoor space sized as 75sf per child.
Adjacencies	Ideal: Outdoor playspaces and entry lobby. Outdoor space must include direct sun and shade. Incompatible: Teen Center and Senior Center
Fixtures	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.

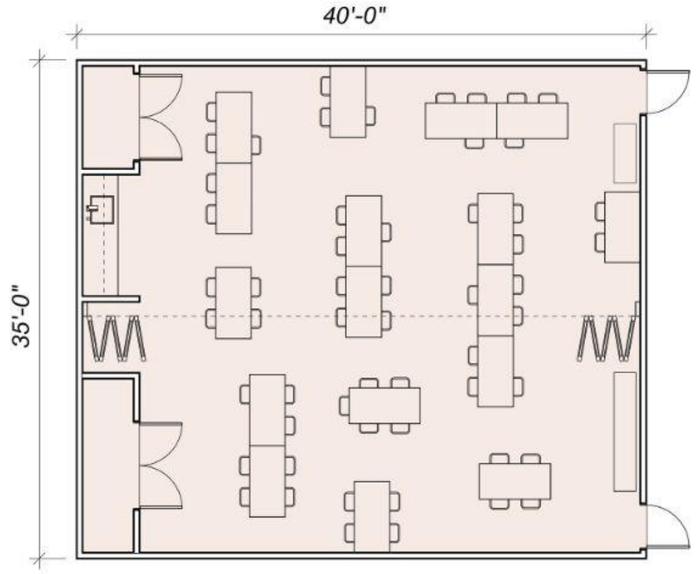
Adult Education Classroom (2)

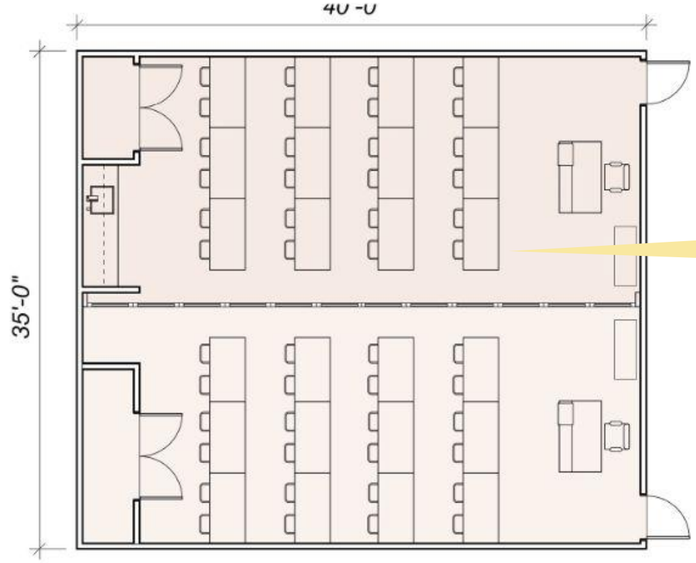


Classroom with flexible furniture and mobile laptop cart

Adult Education Classroom	
Area (Net SF)	900 SF
Occupants	24 students + 1 instructor
Description	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.
Adjacencies	Ideal: classrooms, community room, tech lab Incompatible: Gym and fitness rooms
Fixtures	Flexible: tables and chairs, laptop cart

Senior Center

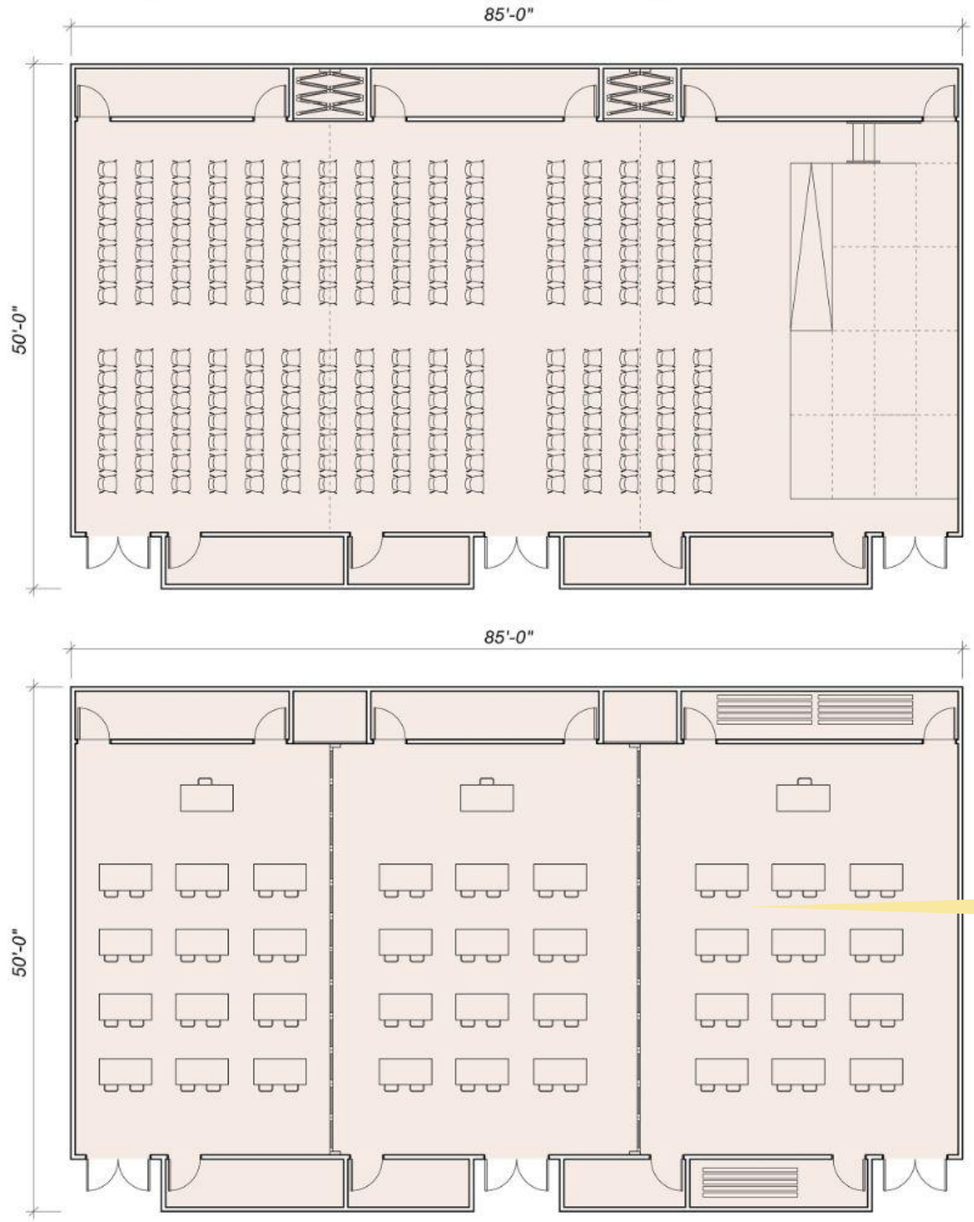




Space can be subdivided into two adult education or other classrooms

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

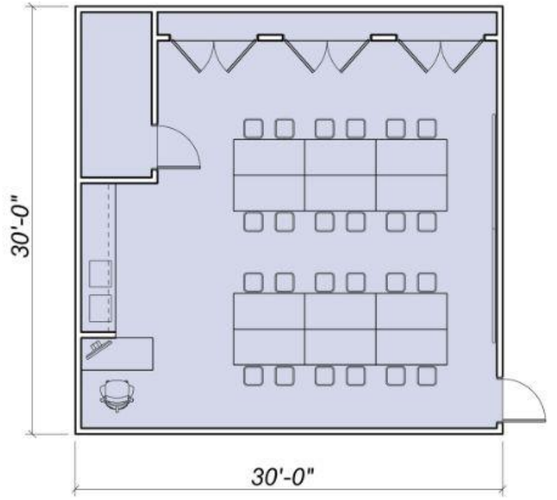
Community Room with Removable Stage



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

Community Room with Stage	
Area (Net SF)	4,250 SF
Occupants	225
Description	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
Adjacencies	Ideal: Kitchen, direct access to entry lobby Incompatible: Gym, fitness studio, pool, makerspace, and other noise-generating programs
Fixtures	Fixed: storage (closets), folding acoustic partition Flexible: tables and chairs,

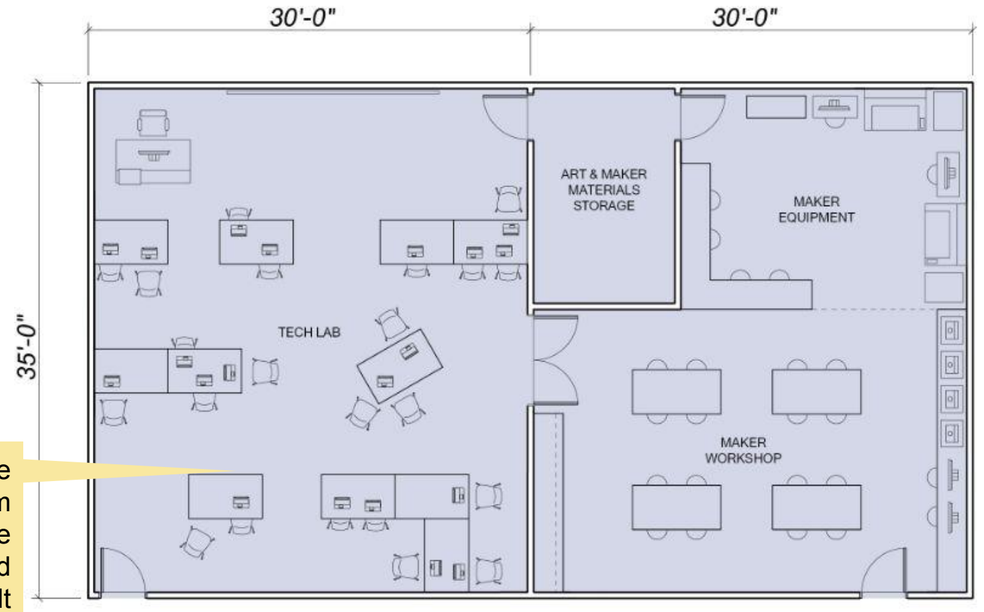
Art Room



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

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

Tech Lab & Makerspace



Flexible classroom can be reconfigured as adult education

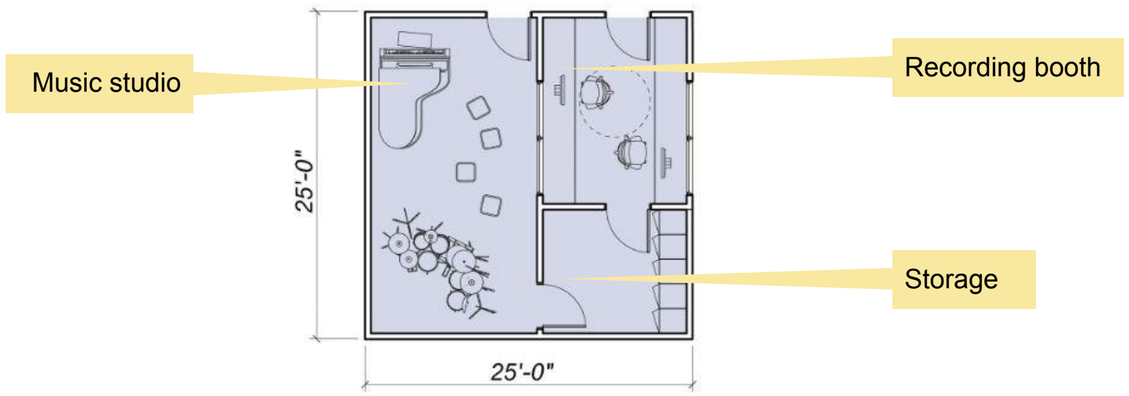
Tech Lab and Makerspace

Area (Net SF)	2,100 SF
Occupants	Tech Lab: 30 Makerspace: 30
Description	Dedicated Tech Lab for individual use, educational programs, and testing. Connects to makerspace with focus on digital and physical fabrication.
Adjacencies	Ideal: Art room, Teen center Incompatible: Gym, children's room, pool
Fixtures	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

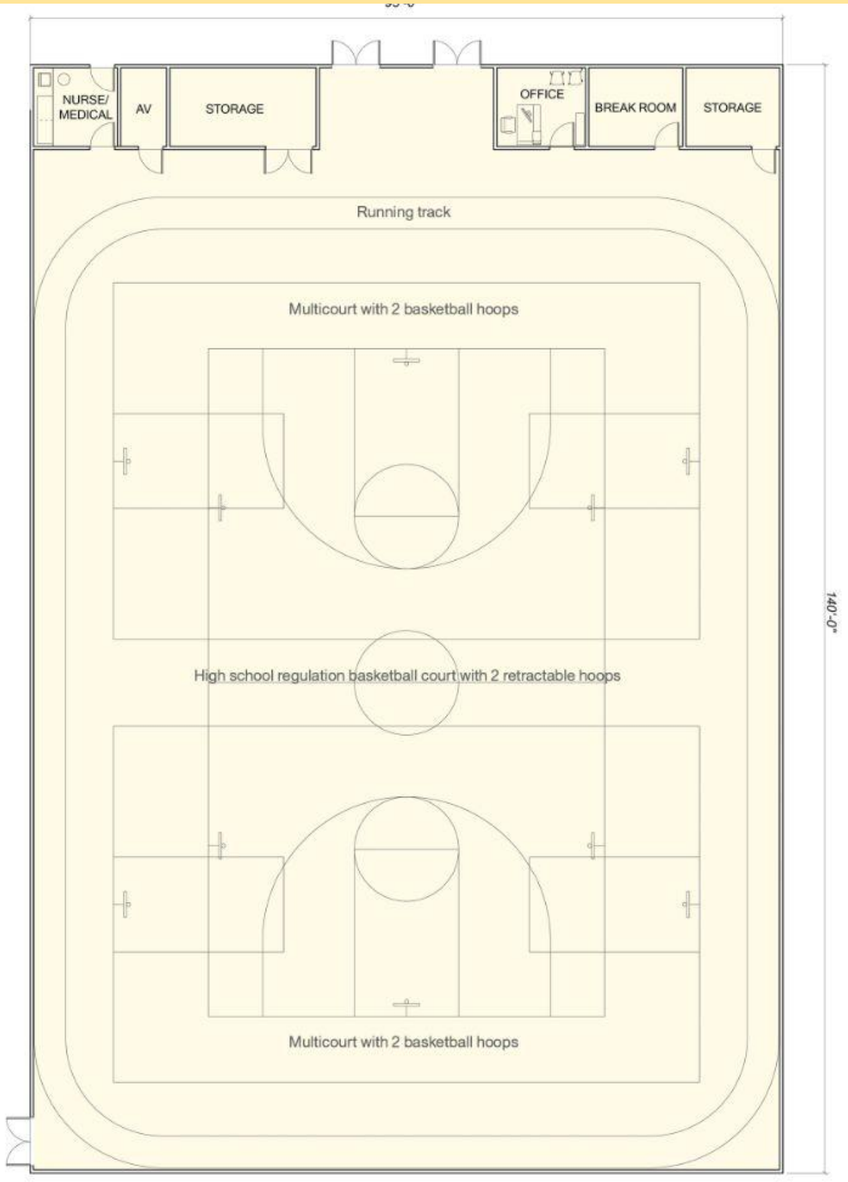
Music Room / Recording Studio



A music studio with a mixing room and recording studios.

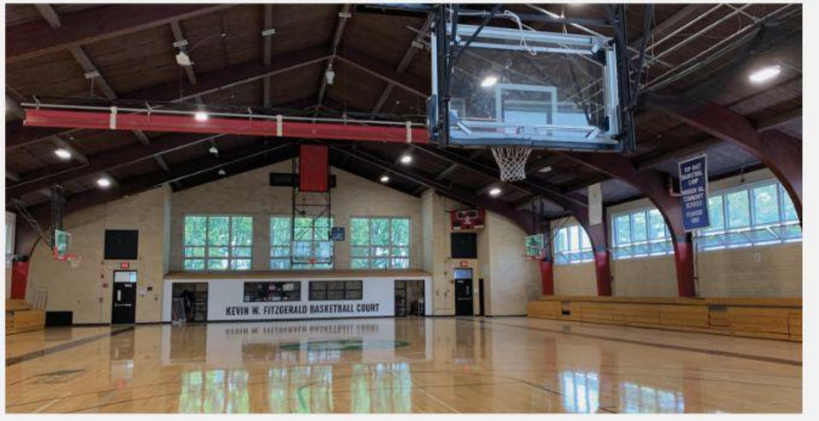
Music Room / Recording Studio	
Area (Net SF)	625 SF
Occupants	20
Description	Music studio with mixing room and a group recording studio
Adjacencies	Ideal: direct connection to youth room, teen center, senior center Incompatible: - senior center, flex youth space
Fixtures	Fixed: storage (millwork and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

Gymnasium

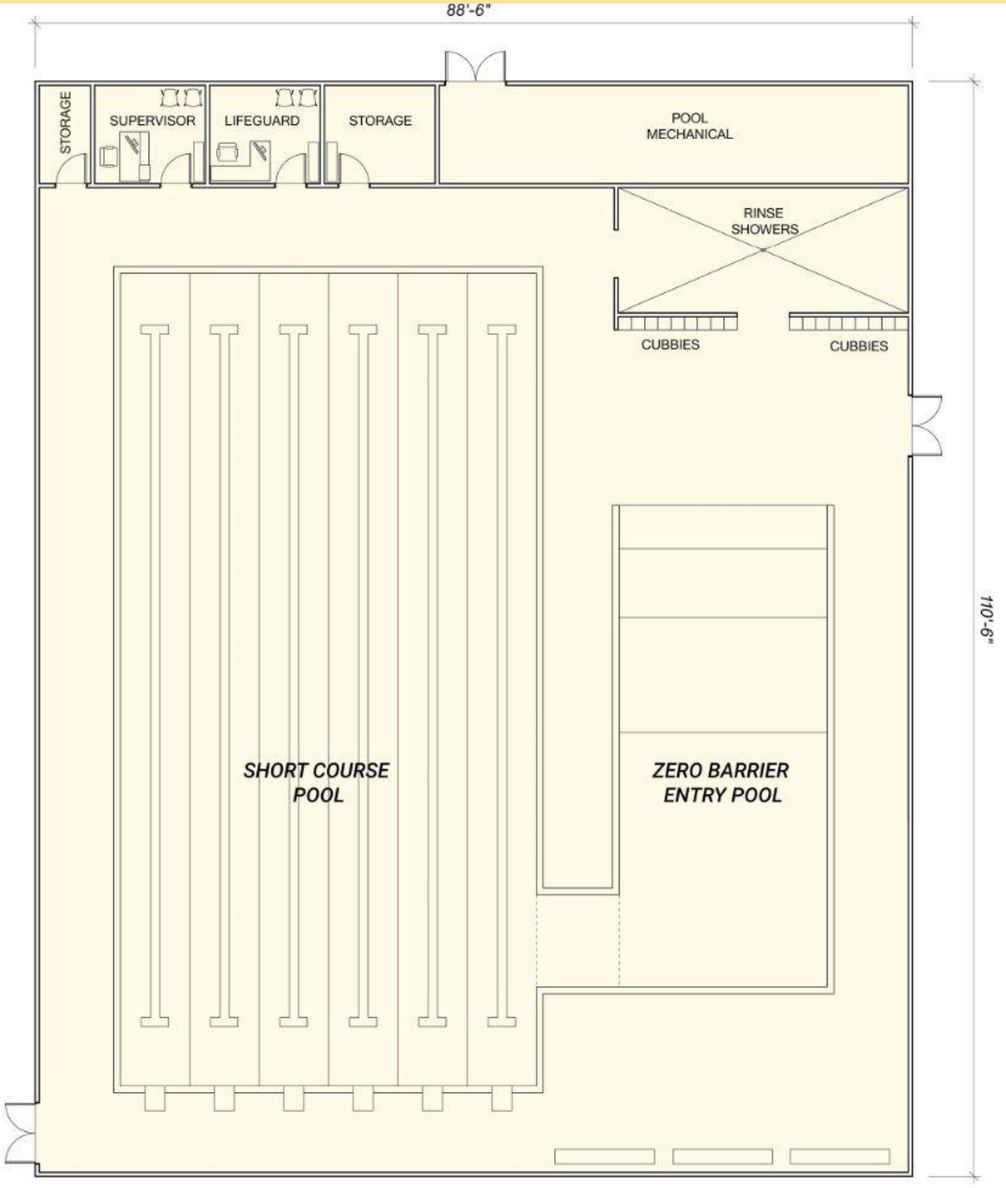


Gymnasium

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

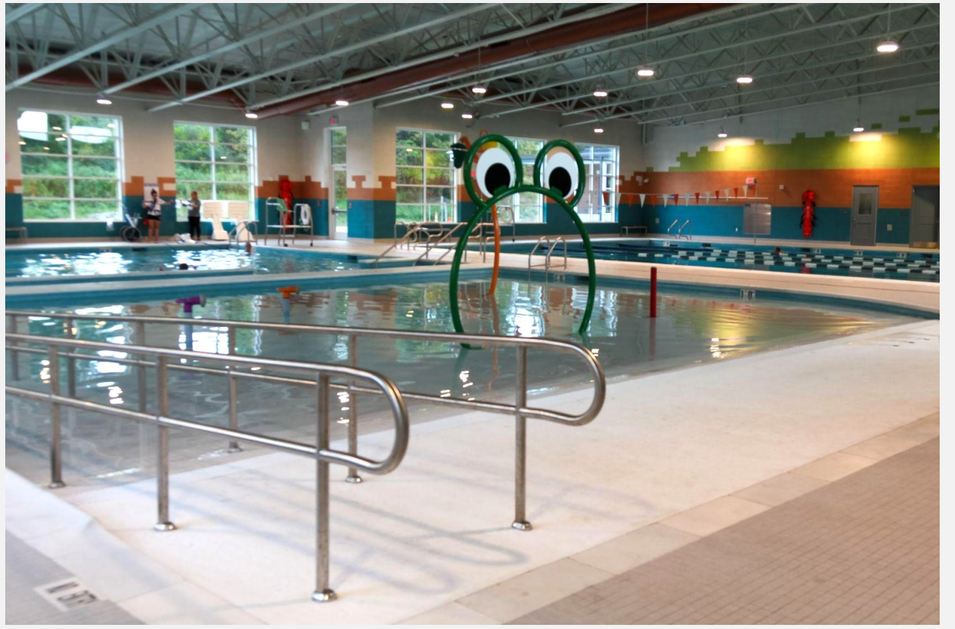


Indoor Pool



Indoor Pool Combo - Short Course pool and Family pool

Area (Net SF)	9,780 SF
Occupants	Pool - 80 MAX, Family Pool - 20MAX
Description	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.
Adjacencies	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)

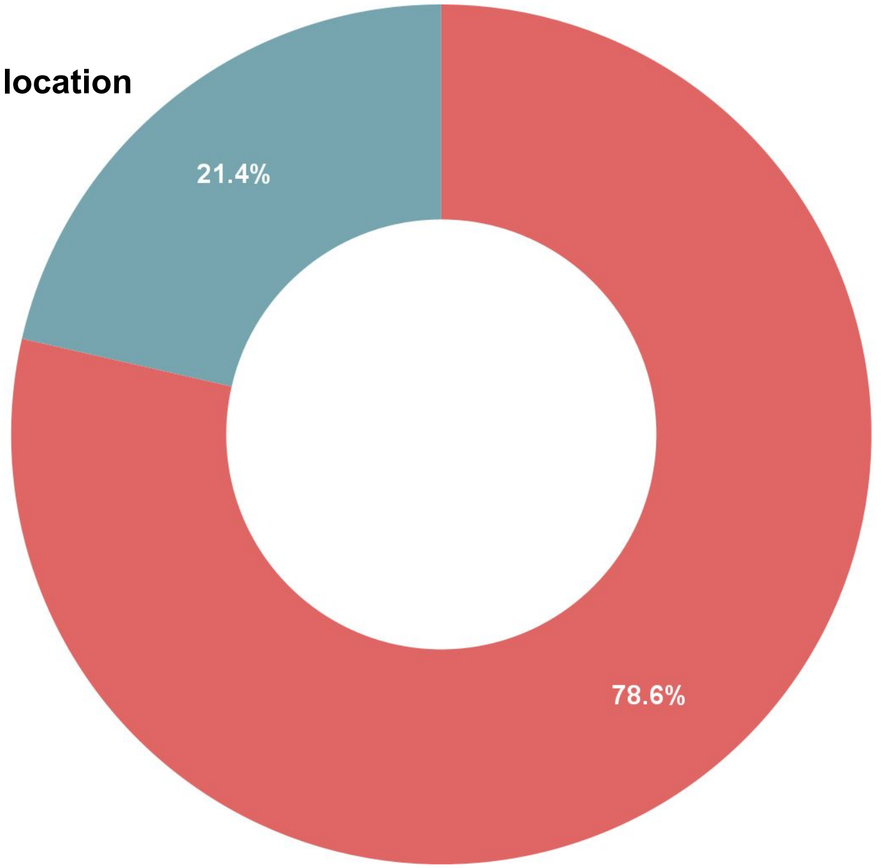
Location Options

Survey Results: Location

307 responses

as of February 15, 2023

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



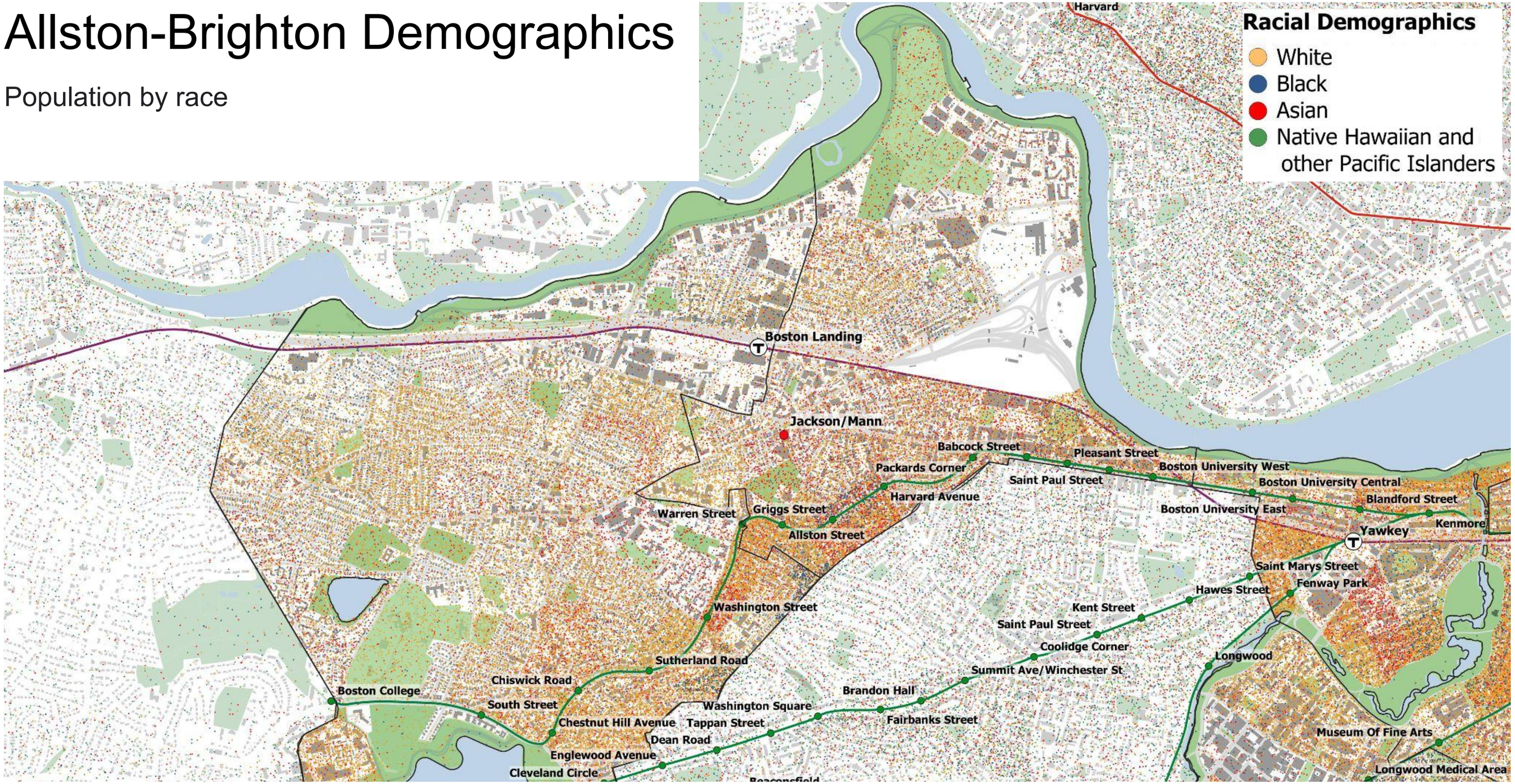
Other locations mentioned”

- “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

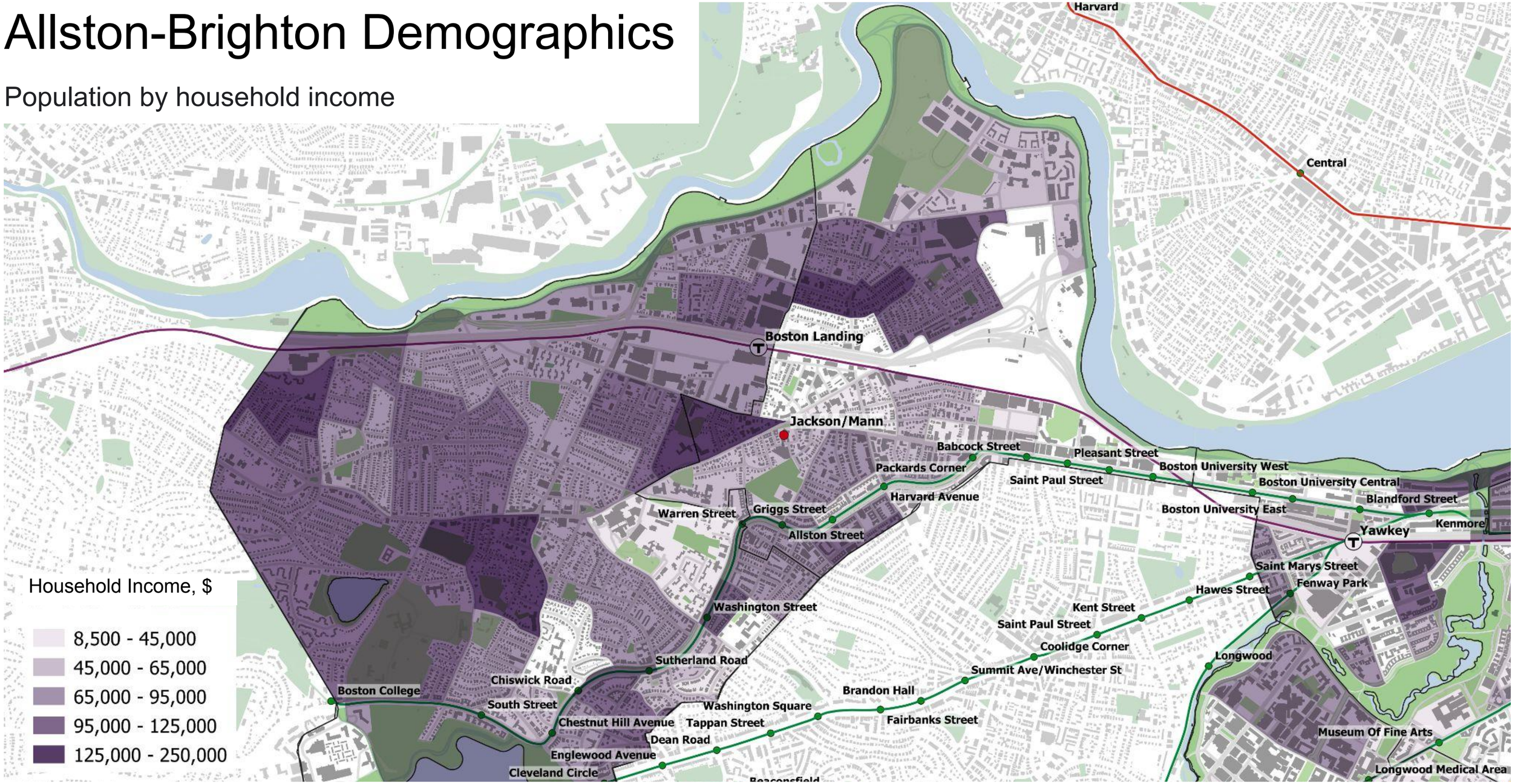
Allston-Brighton Demographics

Population by race



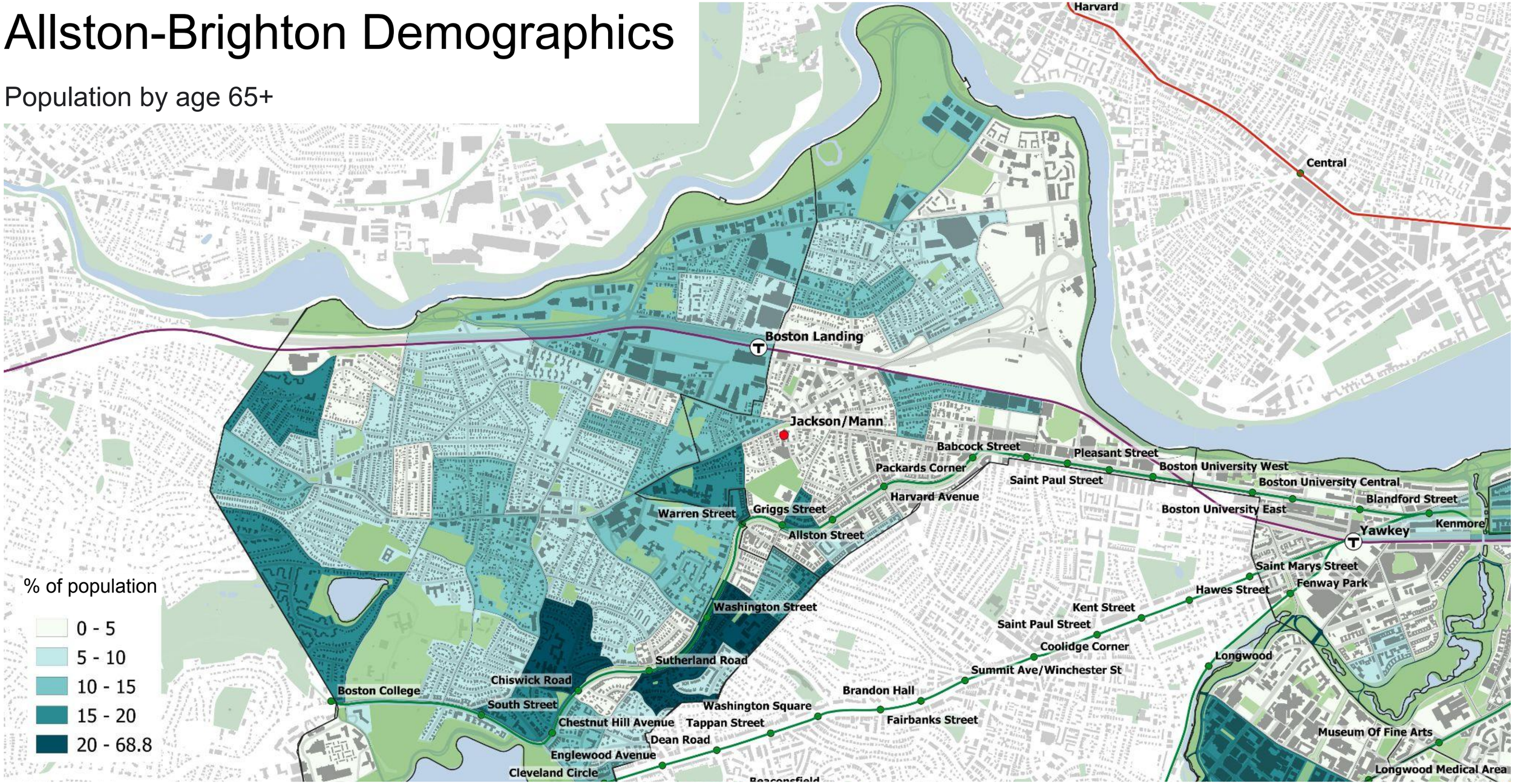
Allston-Brighton Demographics

Population by household income



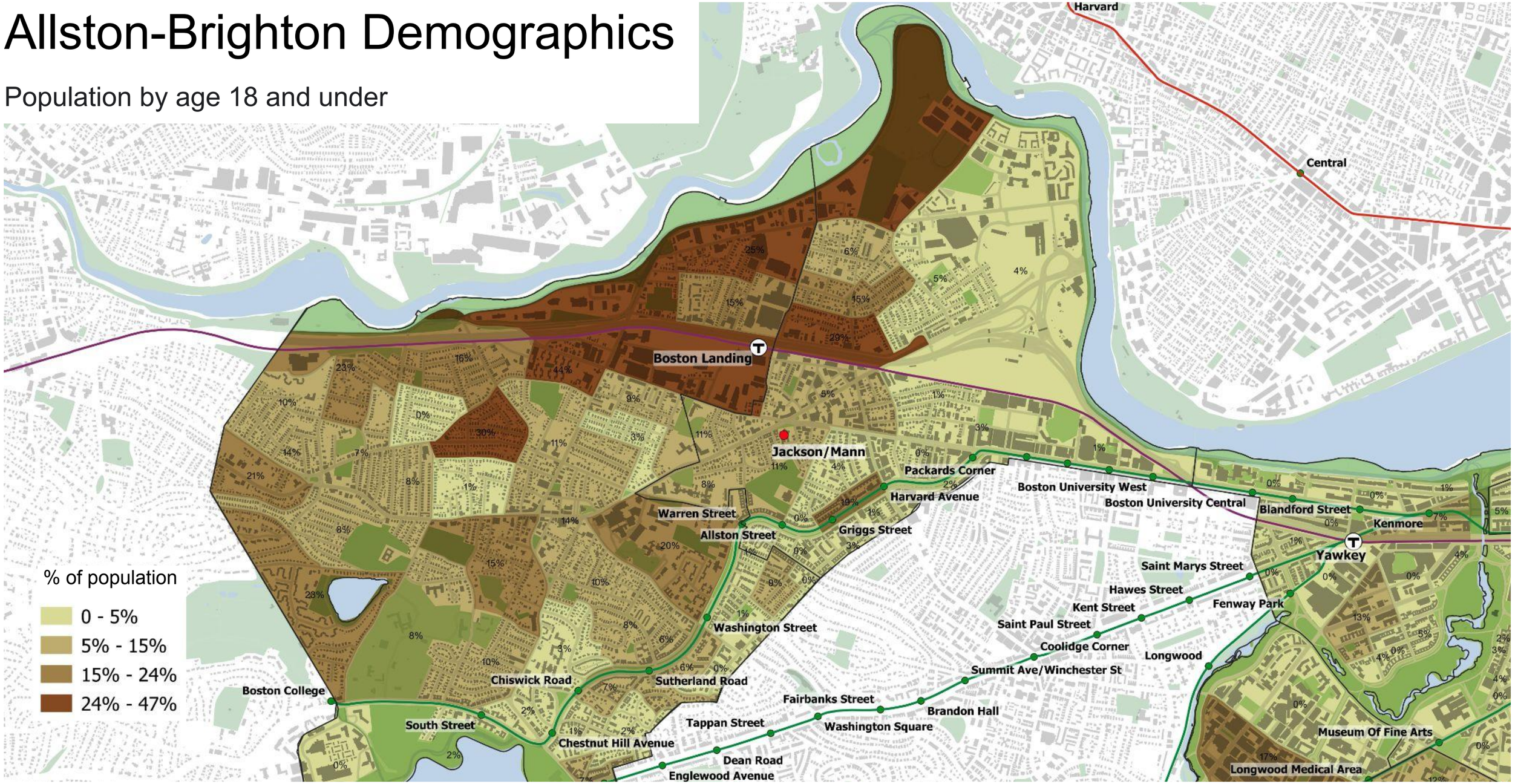
Allston-Brighton Demographics

Population by age 65+



Allston-Brighton Demographics

Population by age 18 and under

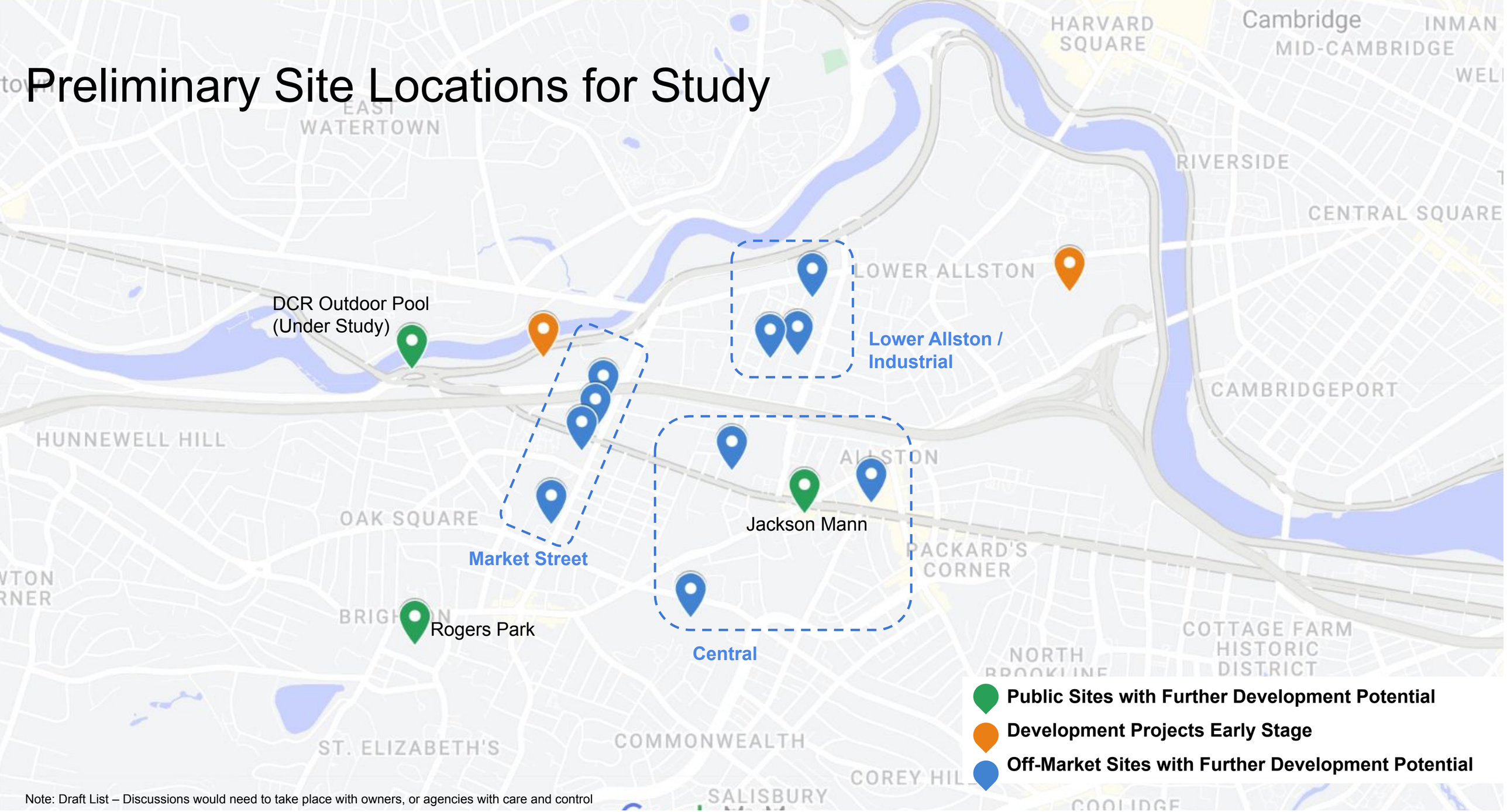


Location Options

Site Area Requirements

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

Preliminary Site Locations for Study

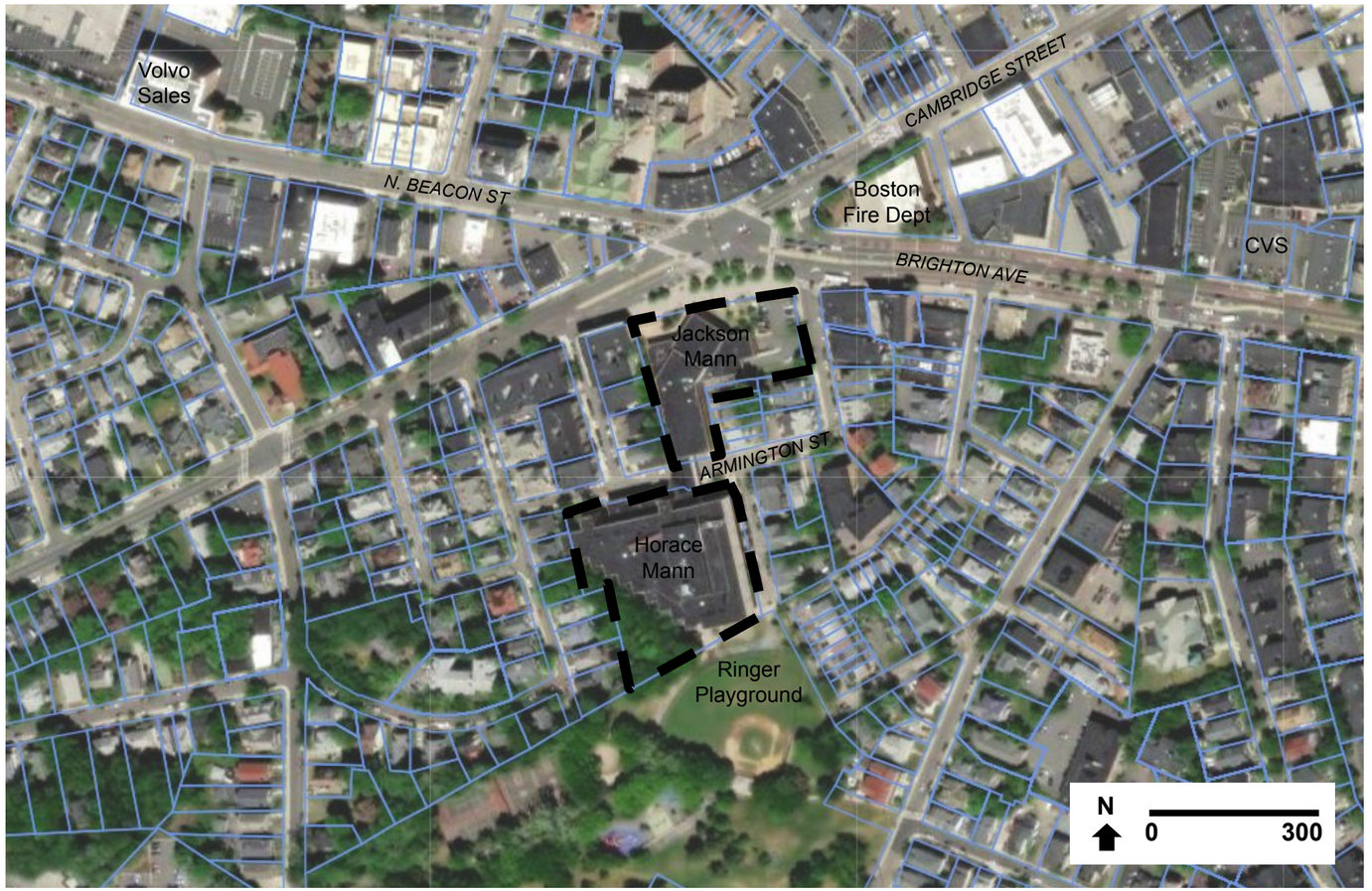


Note: Draft List – Discussions would need to take place with owners, or agencies with care and control

Jackson Mann

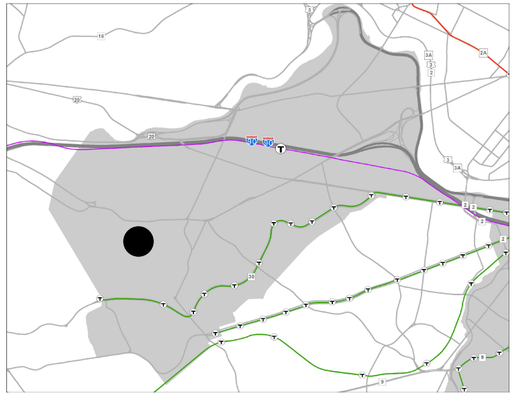
Site	Address	Owner	Requires	Total Built Area / Total Site Area	Total Assessed Value
Jackson Mann / Horace Mann Complex	496 Cambridge St / 6 Islington 50 Armington St	City of Boston	Redevelopment of existing school complex.	201,874 GSF / 50,389 & 78,697 SF 2.96 acres	$25,096,000 $64,010,100

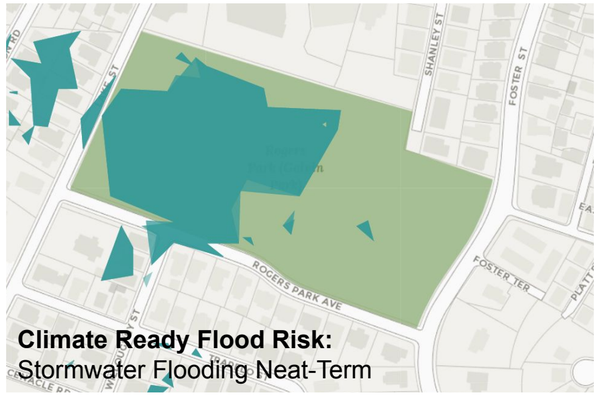
Climate Ready Flood Risk:
NA



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





Climate Ready Flood Risk:
Stormwater Flooding Neat-Term

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

Climate Ready: 2070 Coastal Flood Risk
Stormwater Flooding Near-Term

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
0 geographically isolated	**0** auto-dependent	**0** adjacent uses unrelated	**0** significant near-term challenge	**0** program reduction may be necessary	**0** unknown coordination required larger development subdivision or permitting process	**0** private-market site owner intent likely to keep or monetize	**0** unreceptive
1 somewhat accessible	**1** some transit, walkable, bikeable	**1** adjacent uses neutral or duplicative	**1** some near-term challenge	**1** minimum program could be accommodated	**1** transaction required	**1** private-market site owner institution or major landowner	**1** neutral
2 accessible	**2** high level of transit, walkable, bikeable	**2** adjacent neighborhood uses	**2** long-term challenges	**2** full program could be accommodated	**2** design could immediately proceed	**2** publicly owned site (City or State)	**2** receptive/desirable
3 well located	**3** high level of transit, walkable, bikeable neighborhood connector OR potential for parking	**3** adjacent complementary civic uses (school, playground/park)	**3** void of physical challenges	**3** add-ons like parking & gardens could be accommodated			**3** highly desirable
	4 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
Public Sites									
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		
Development Projects									
Project A	0	1	1	1	0	1	4		
Project B	0	1	1	1	0	1	4		
Off-Market Sites									
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		

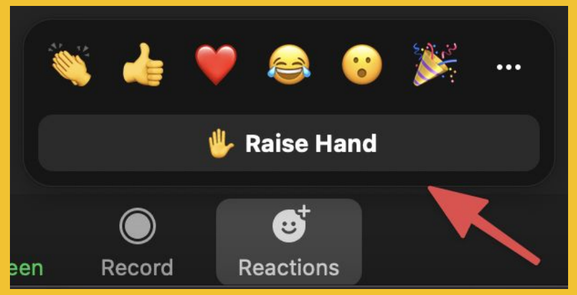
Note: Draft List – Discussions would need to take place with owners, or agencies with care and control. *Site size constraints likely to only allow for minimum site area of 34,000 – 45,000 SF

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!

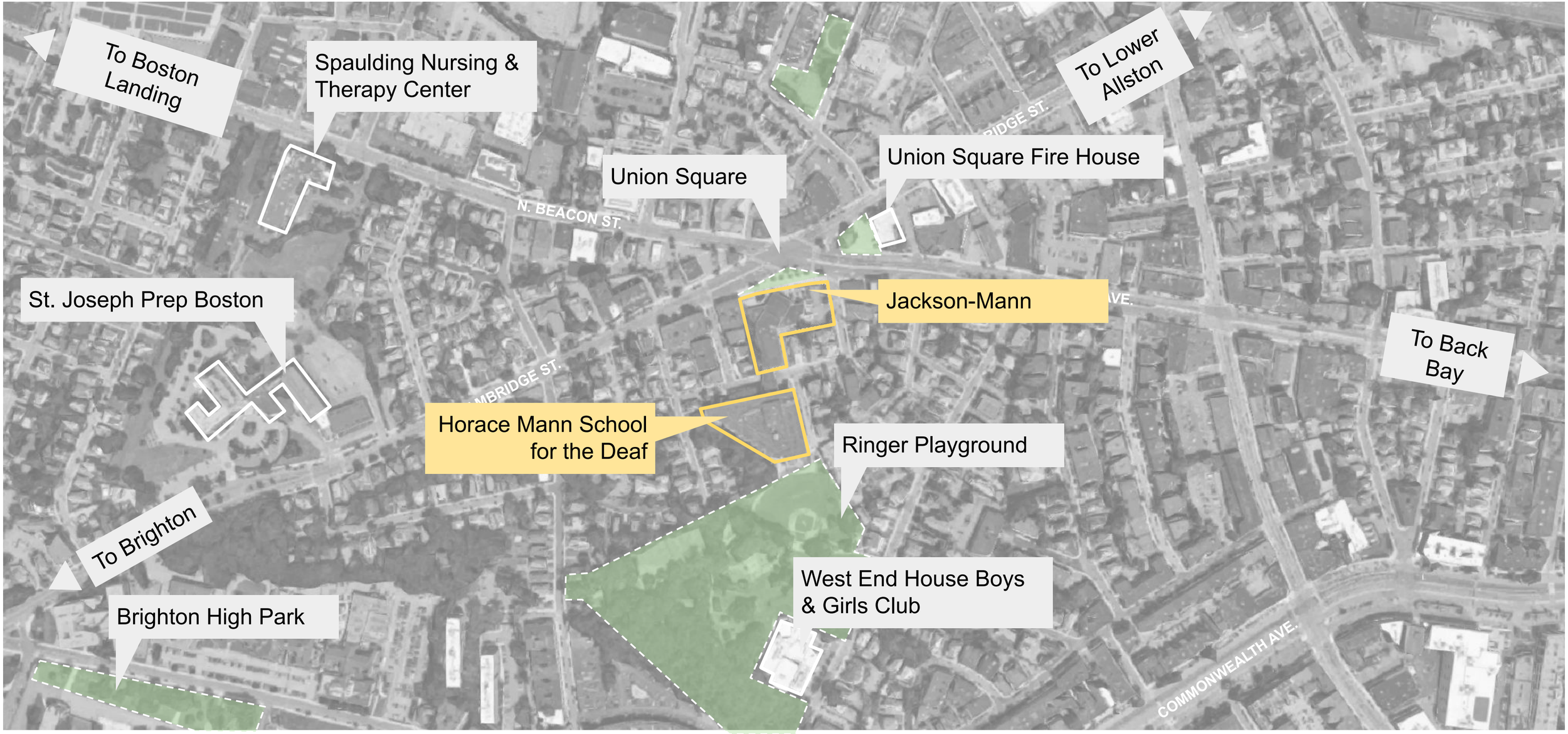


Audience members can raise their hand and mute/unmute themselves during the discussion

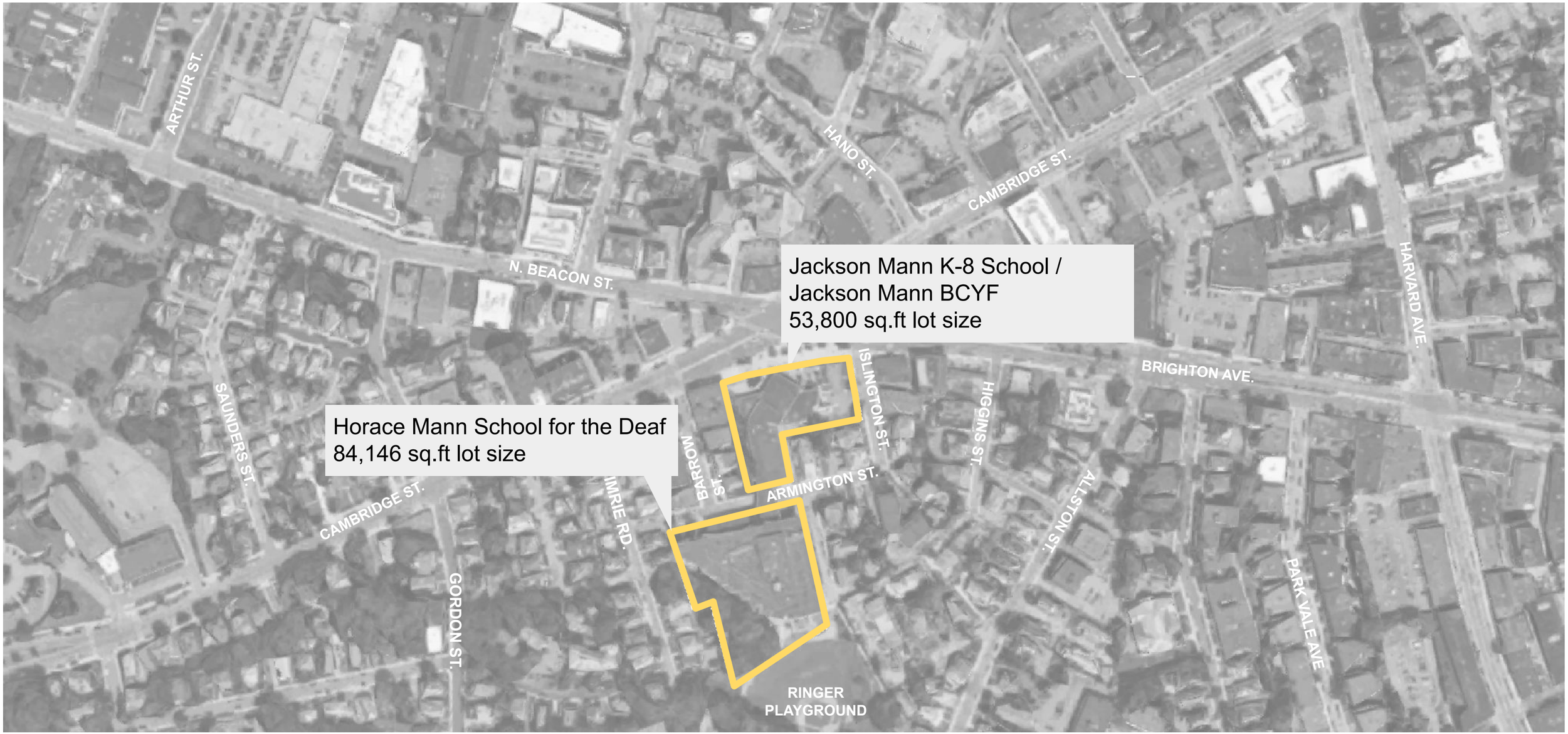
Existing Conditions

Jackson Mann BCYF

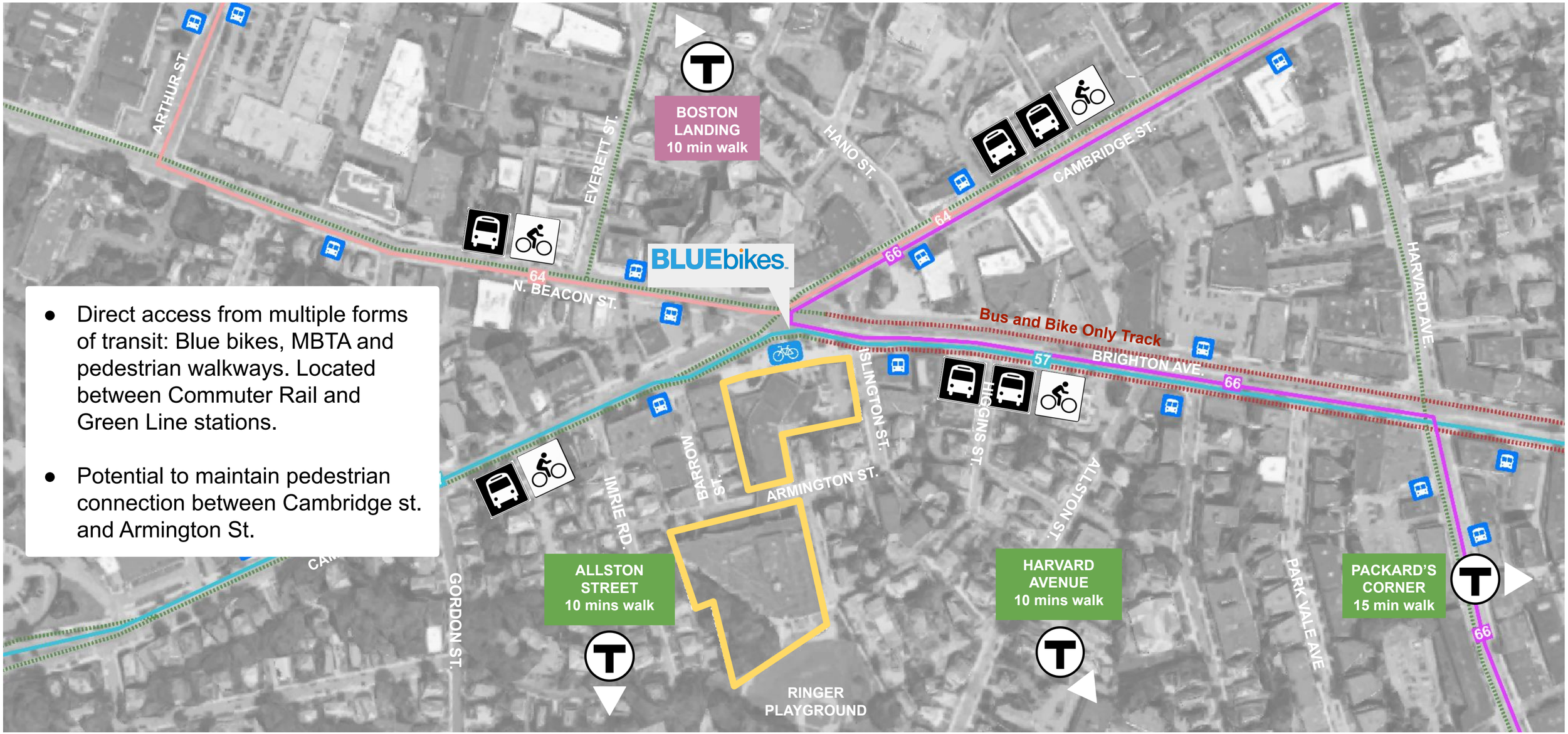
Union Square is an Important Crossroads of Allston-Brighton



Available Site Area

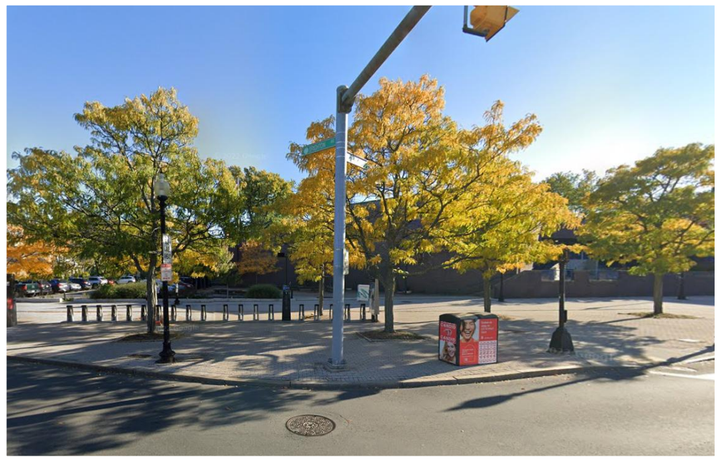


Transit Networks



- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways. Located between Commuter Rail and Green Line stations.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

Open Space

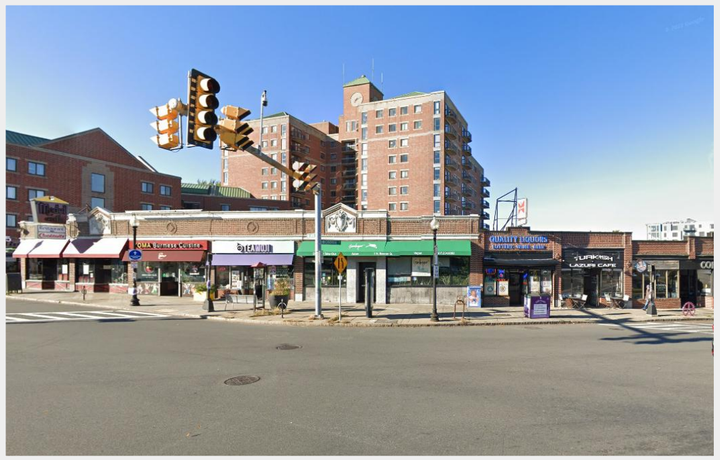


- Street trees provide shade for pedestrians along the intersecting streets.
- Tree lined plaza provides opportunity for outdoor public activities.

Union Square Plaza

Ringer Playground

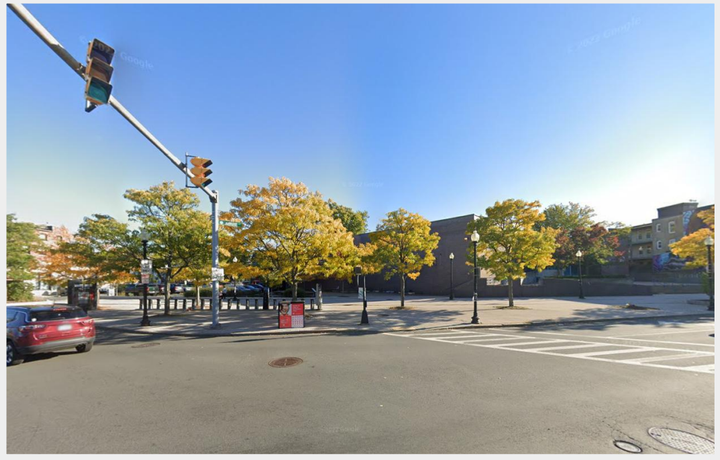
Architectural Character - Union Square



North

East

West



South

Architectural Character - Armington & Ringer Playground

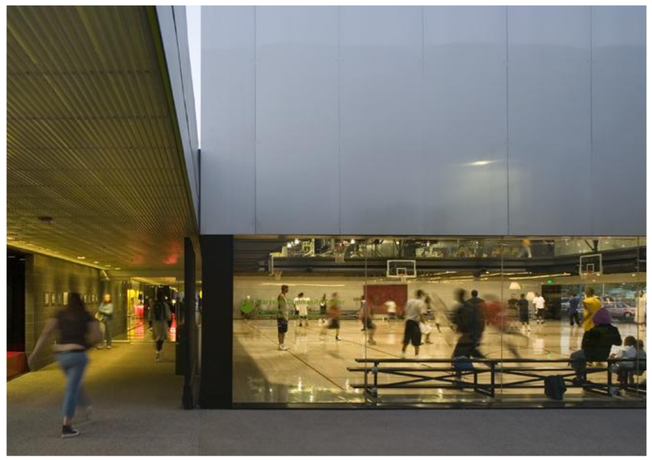
West

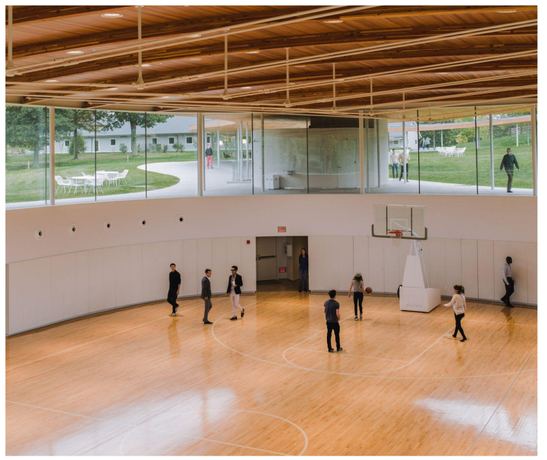
Ringer Playground

North

South

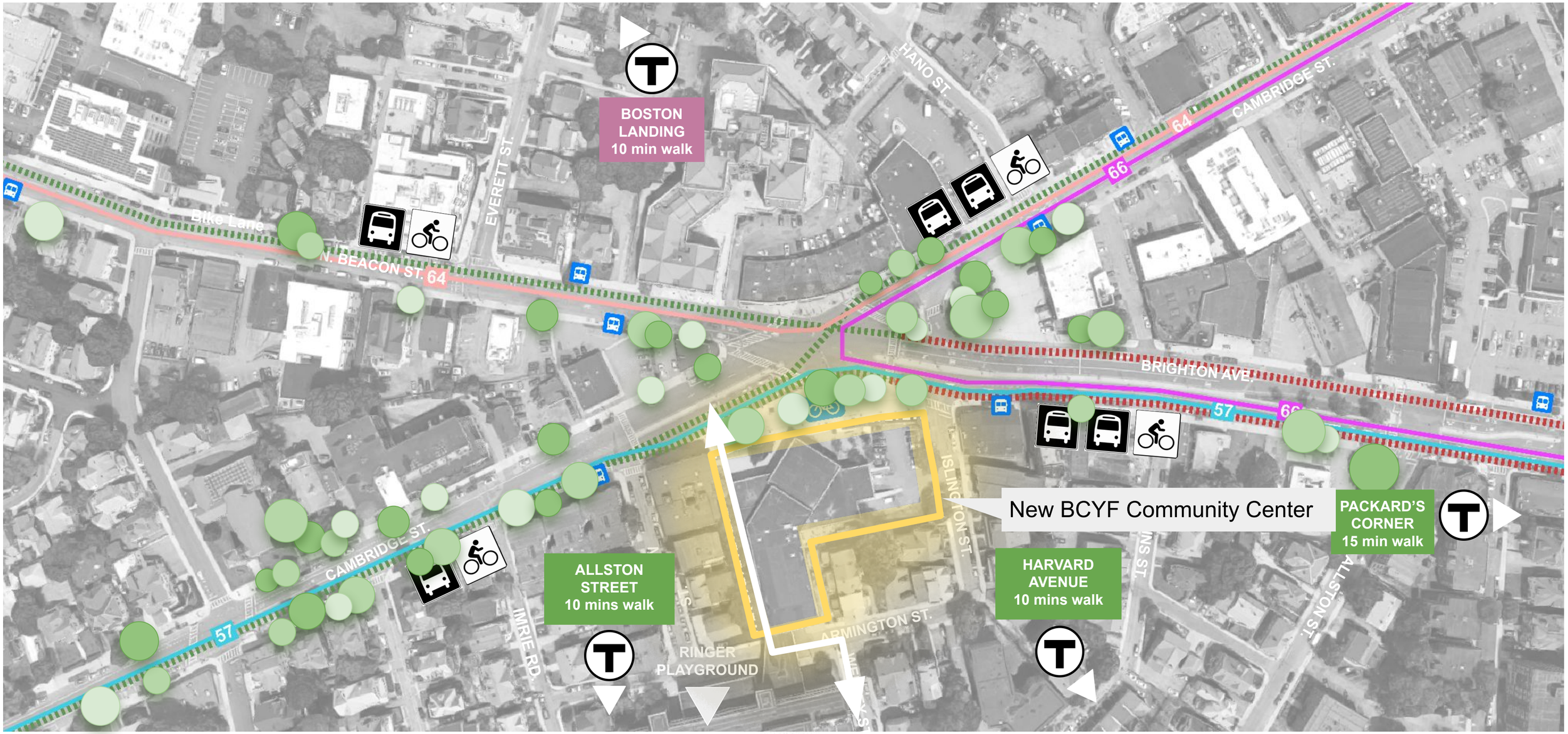
Community Anchor at Union Square





- A highly visible and lively front facing Union Square.

Community Anchor at Union Square

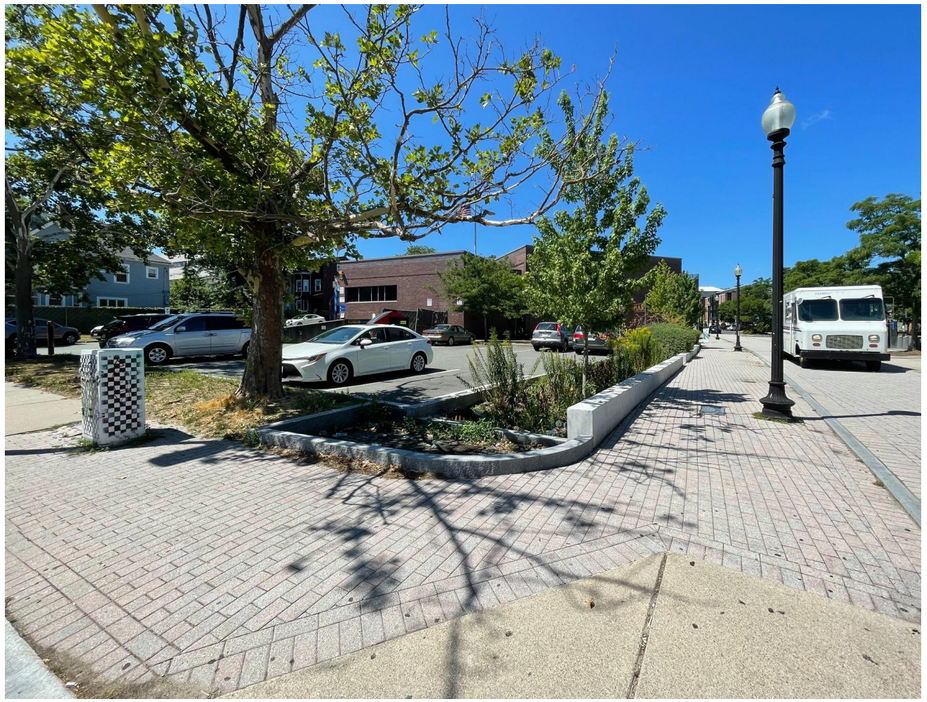


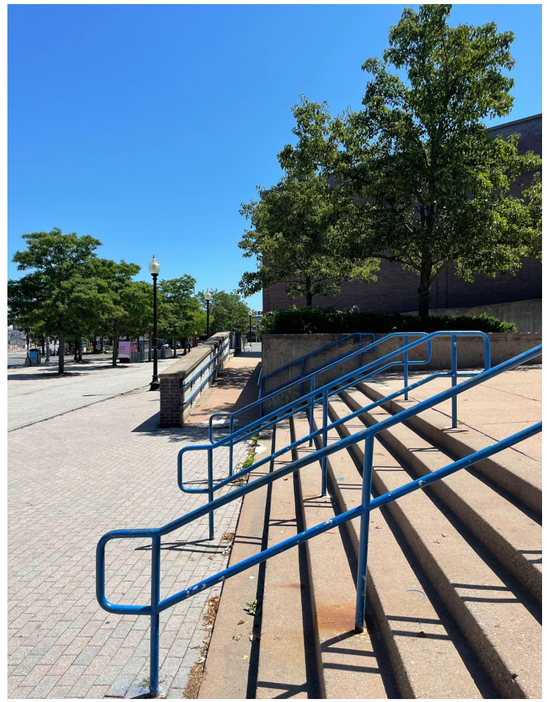
New BCYF Center

New diagram that only shows bcyf. Serie
drawing with site photos and analysis. B
racks, transit, etc..Talking to the civic pres
and access and why this is the right site f
bcyf. More photos of edge conditions and
the public realm/,... Expand the extents o
image and capture the intersection of stre
How different areas of Allston-brighton co
together…

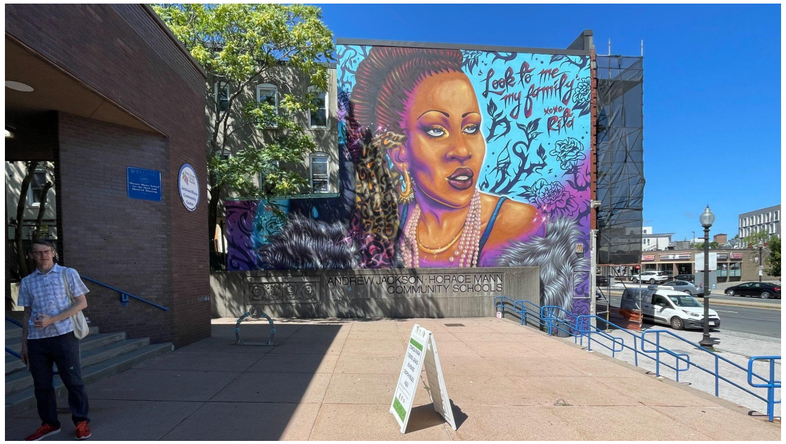
- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways.
- Tree lined plaza provides opportunity for outdoor public activities.
- Advantageous fitting of BCYF programs on the site.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

BCYF Allston | 500 Cambridge st.

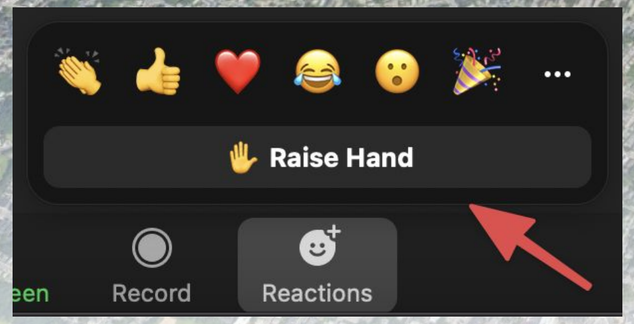




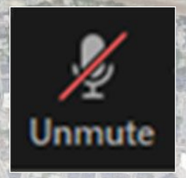
BCYF Allston | 500 Cambridge st.

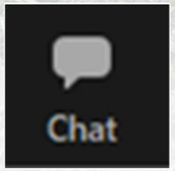


Questions, Comments?



Raise your hand to ask a question, then unmute yourself when called upon





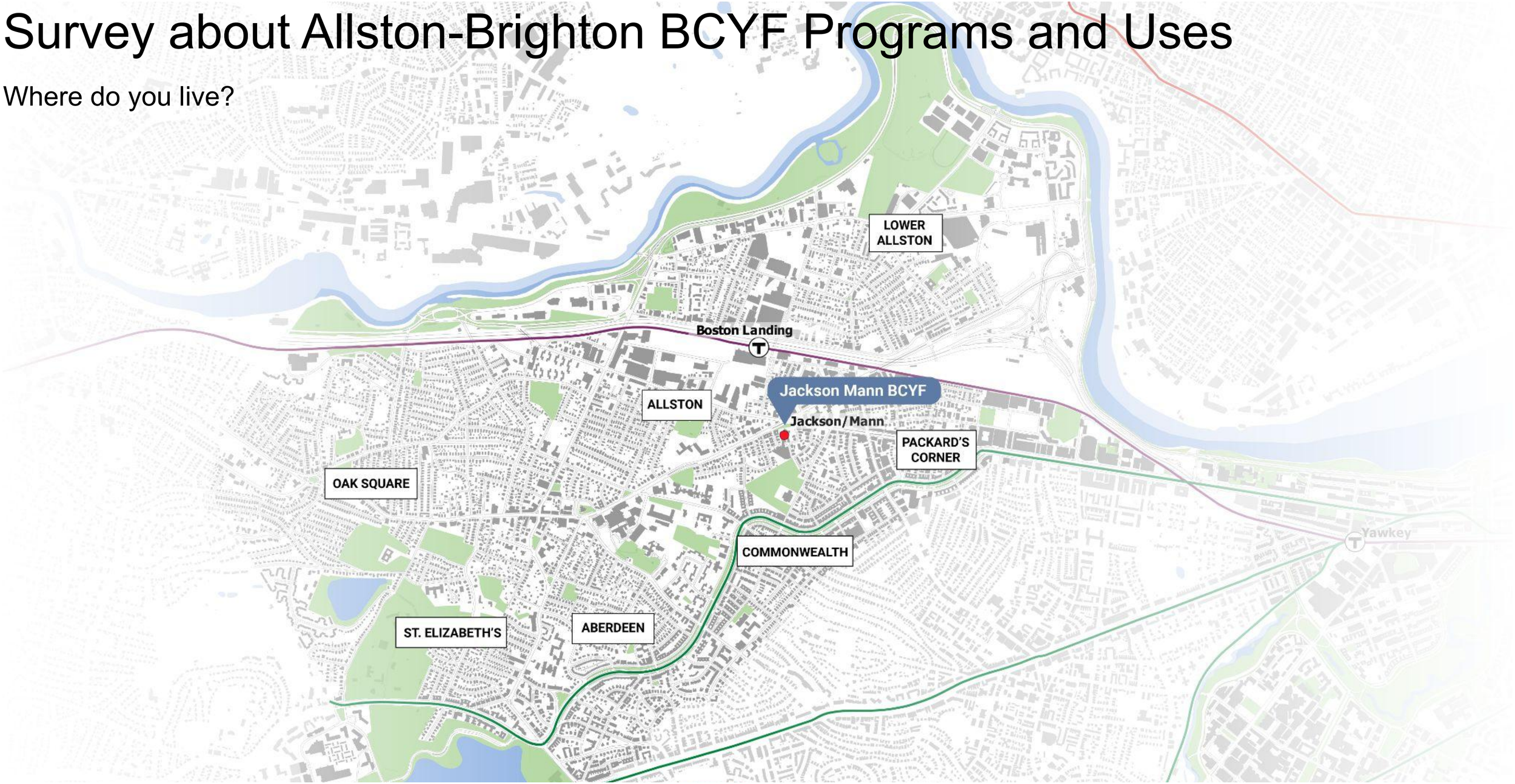
Use the chat button at the bottom of your screen to type a comment or ask a question

Community Survey

Allston - Brighton BCYF Programs and Uses

Survey about Allston-Brighton BCYF Programs and Uses

Where do you live?



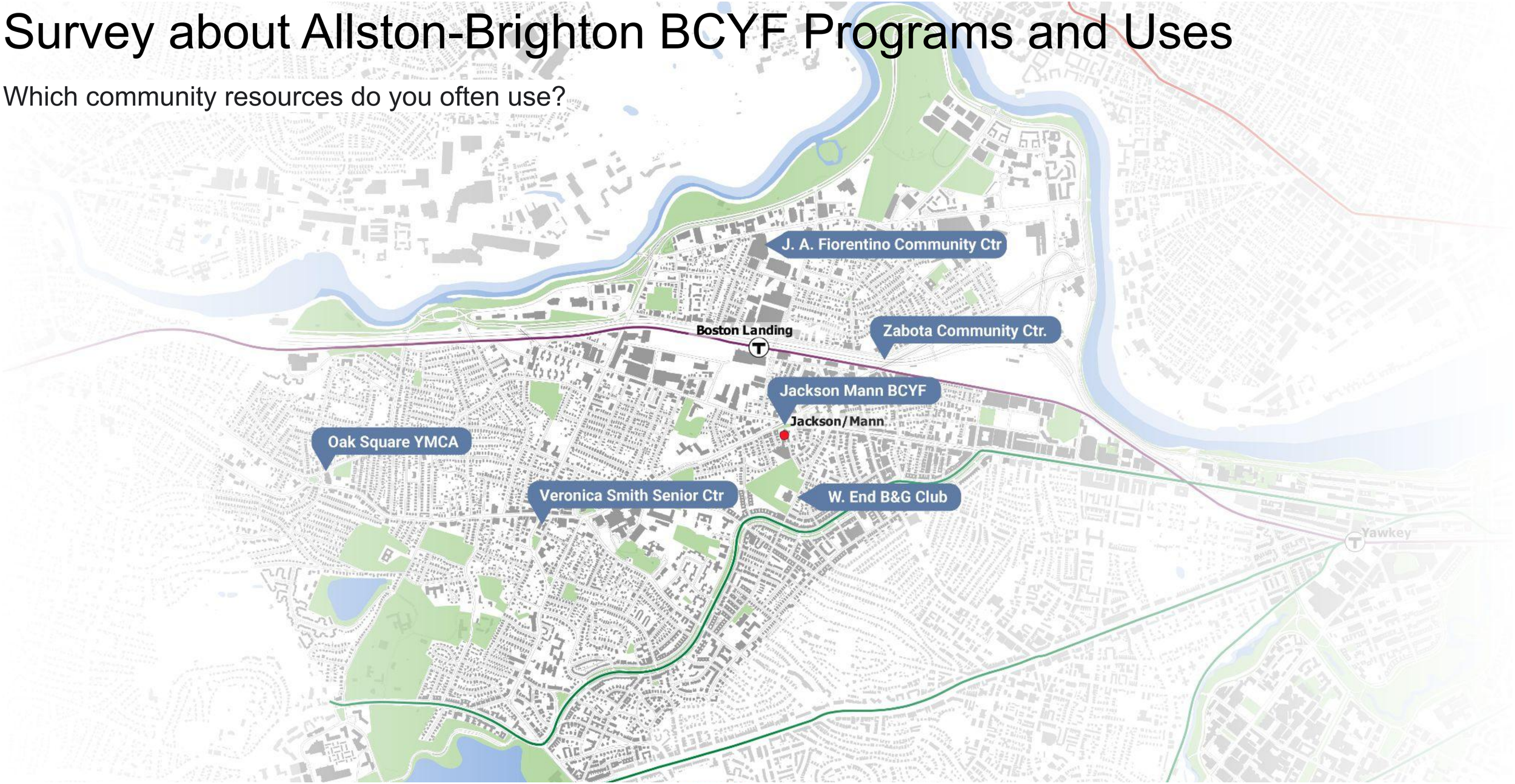
Survey about Allston-Brighton BCYF Programs and Uses

How old are you?

Pete Cosmos
Faces of Allston

Survey about Allston-Brighton BCYF Programs and Uses

Which community resources do you often use?



Survey about Allston-Brighton BCYF Programs and Uses

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

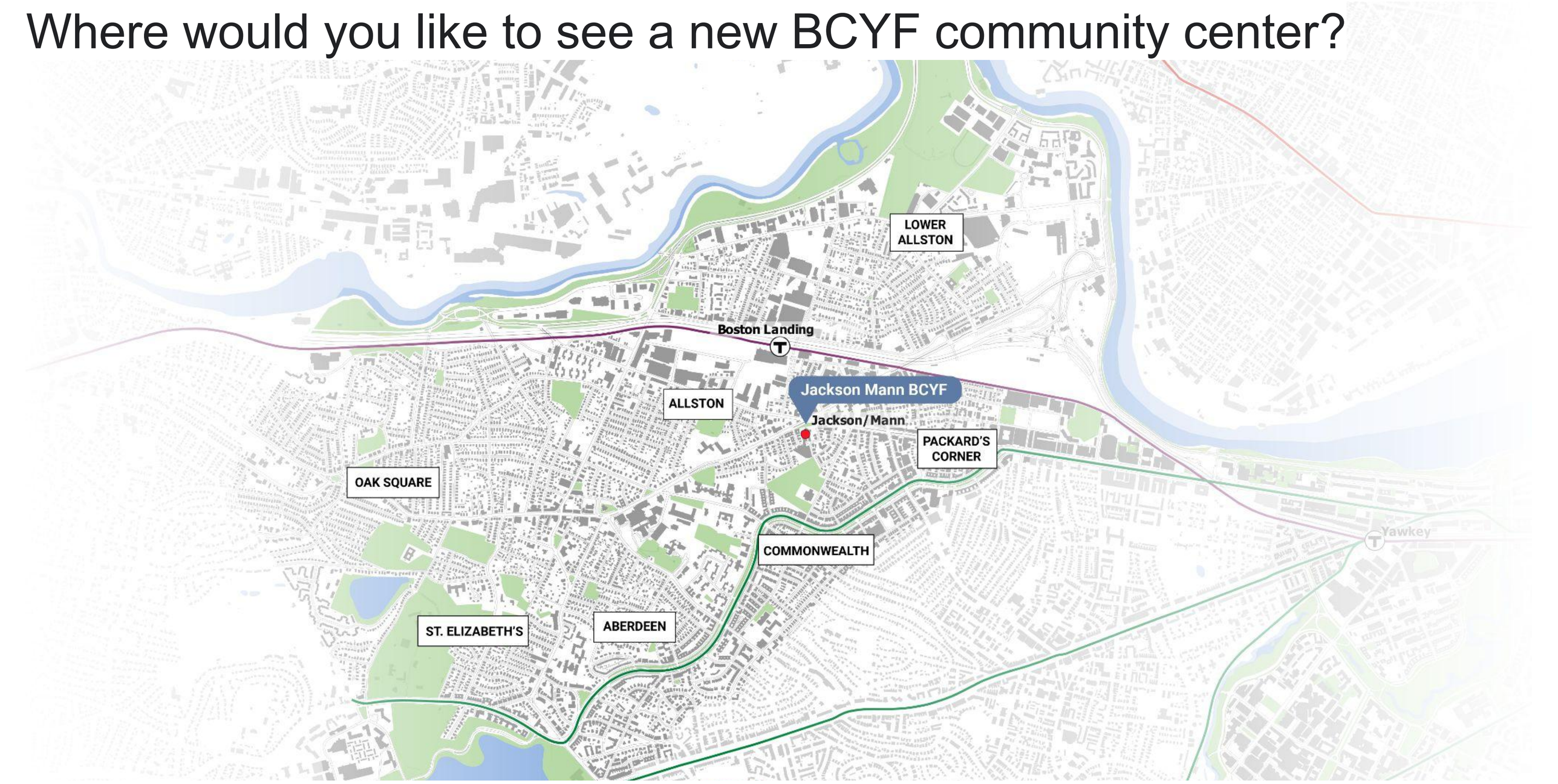
- ❑ Daycare
- ❑ Youth and Teen Programming
- ❑ Adult Education
- ❑ Senior Programming
- ❑ Pool
- ❑ Health & Fitness

Survey about Allston-Brighton BCYF Programs and Uses

How do you typically access the Jackson Mann Community Center?

- ❑ Walk
- ❑ Bicycle
- ❑ MBTA (ex. train, bus, RIDE)
- ❑ Ride Share (ex. Uber, Lyft, taxis, etc.)
- ❑ Drive
- ❑ I do not currently use this center

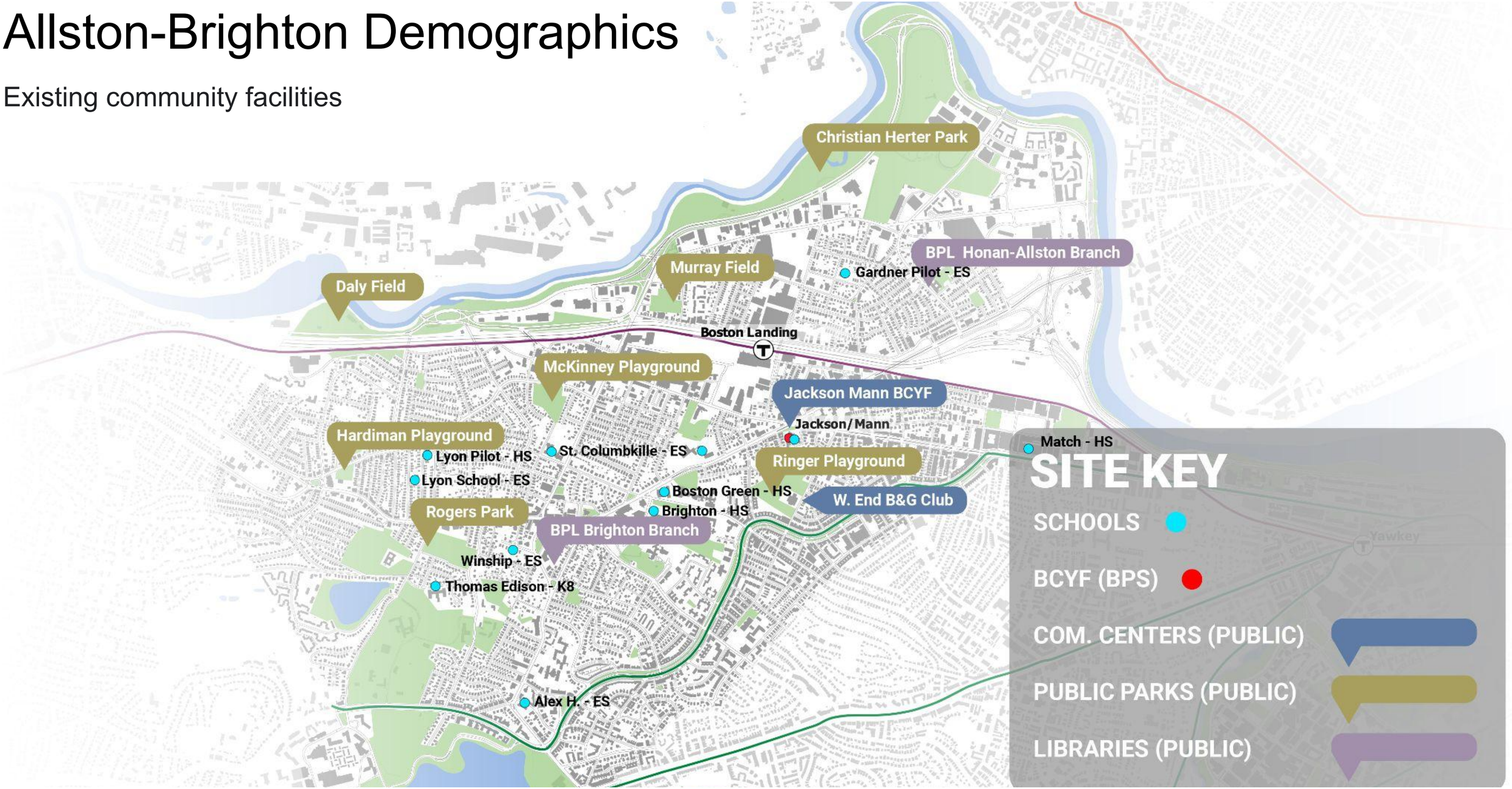
Where would you like to see a new BCYF community center?



Allston-Brighton Demographics

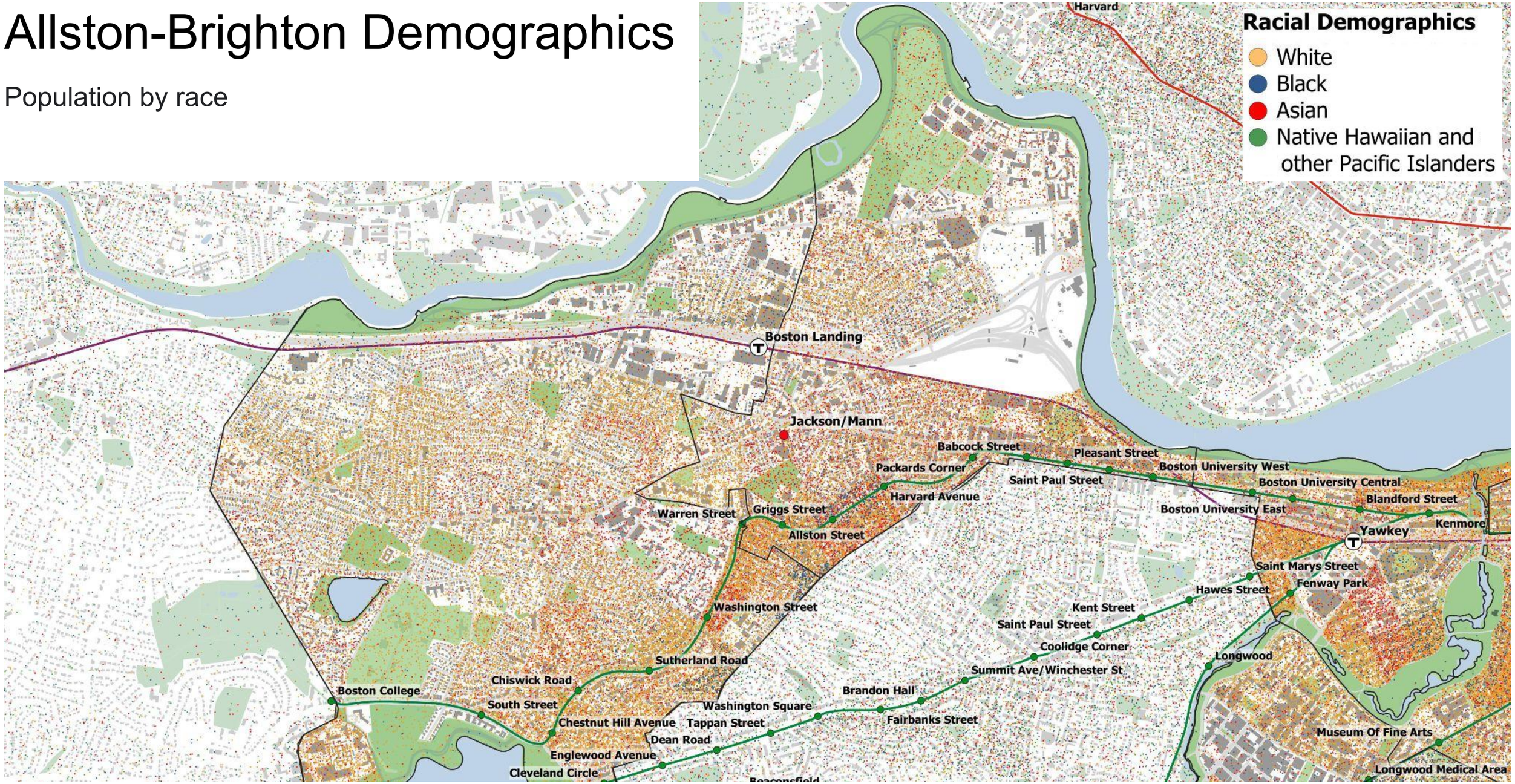
Allston-Brighton Demographics

Existing community facilities



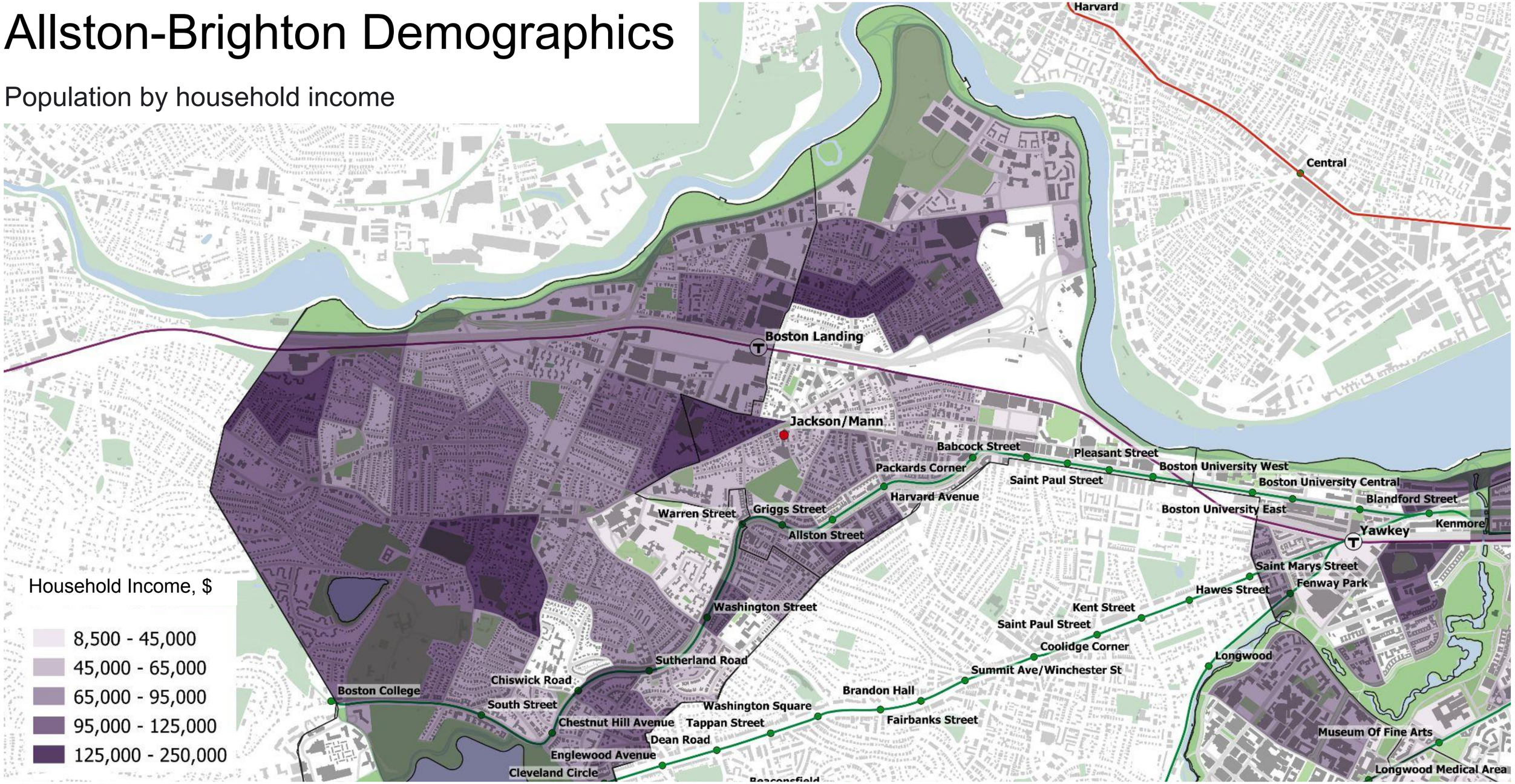
Allston-Brighton Demographics

Population by race



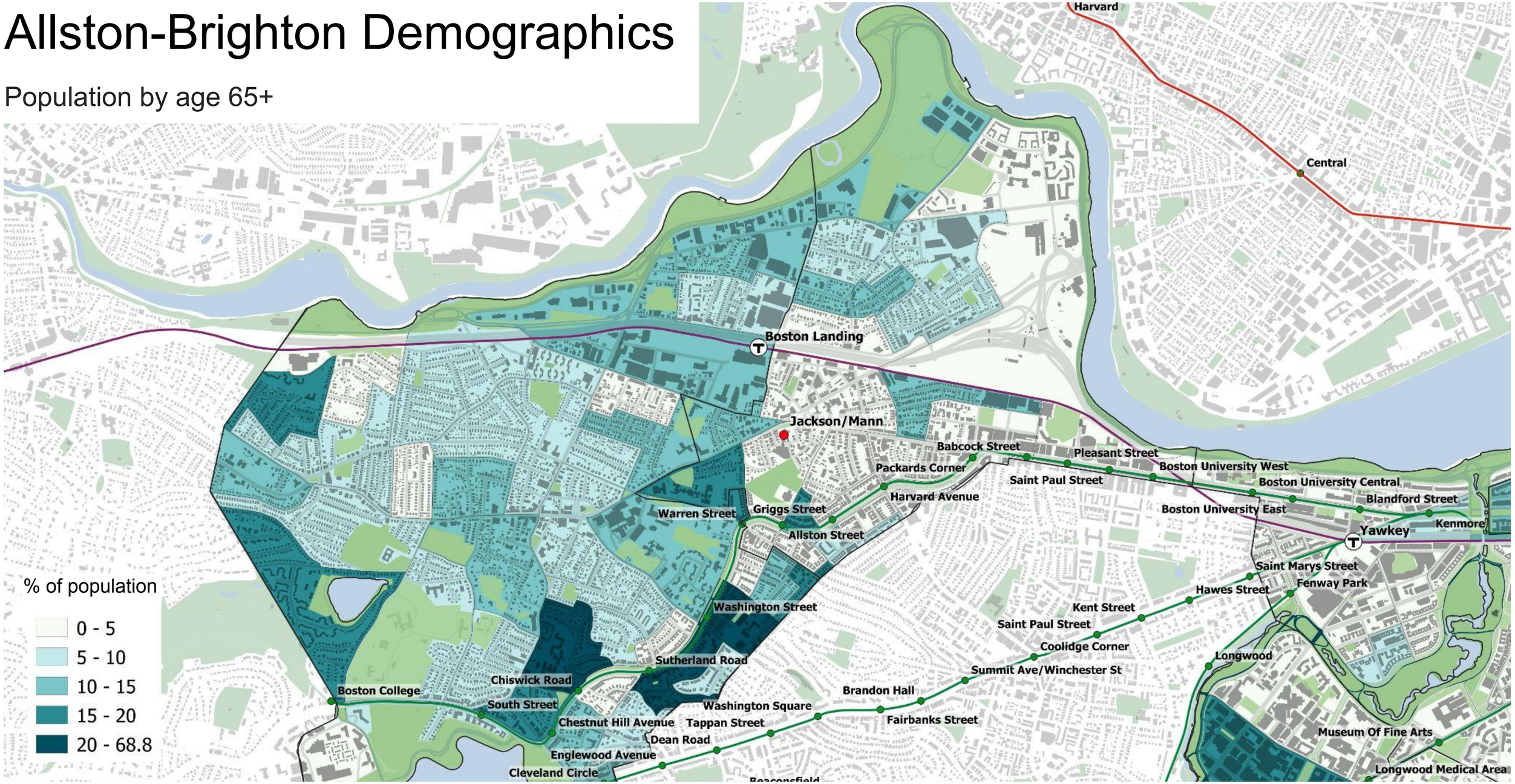
Allston-Brighton Demographics

Population by household income



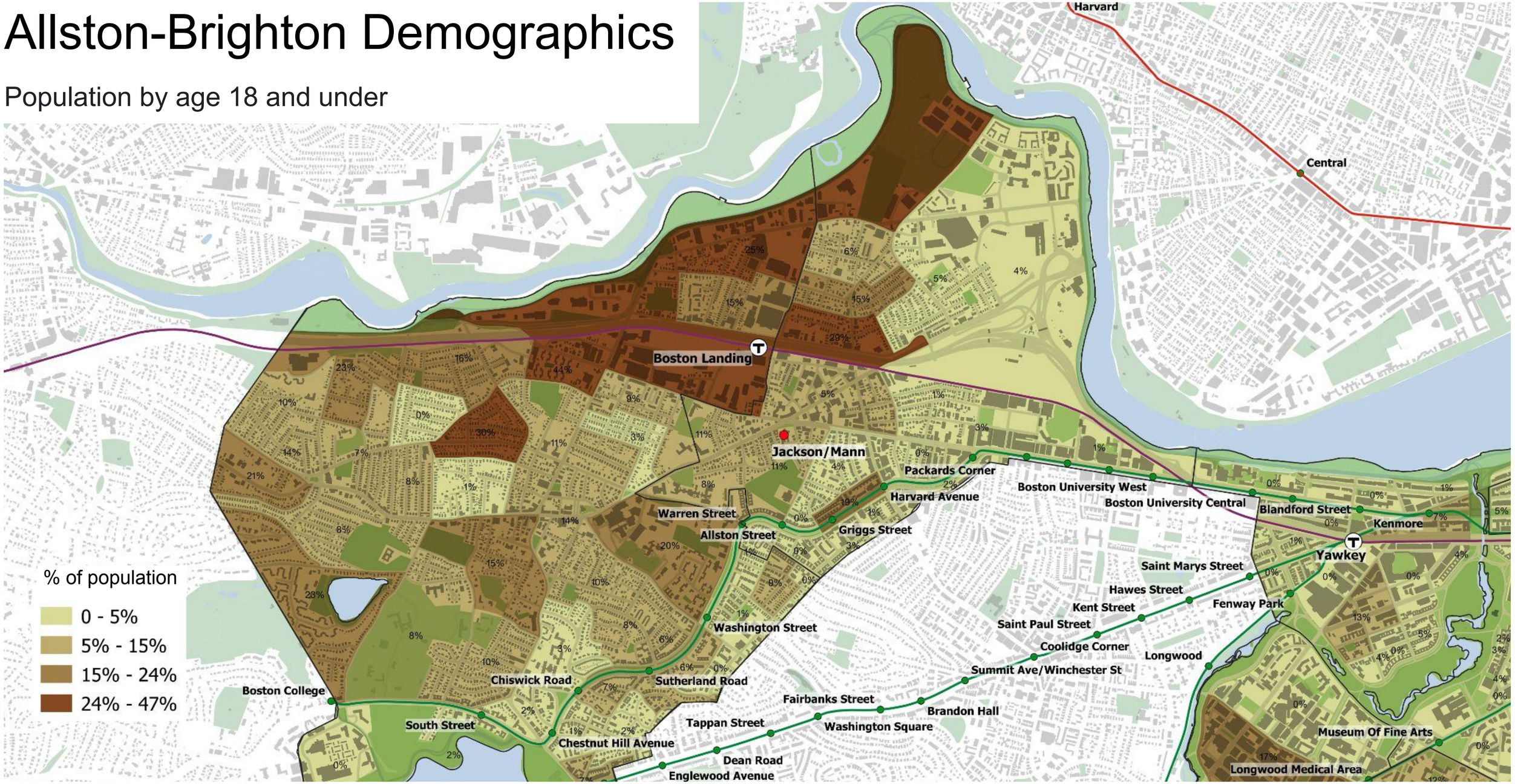
Allston-Brighton Demographics

Population by age 65+



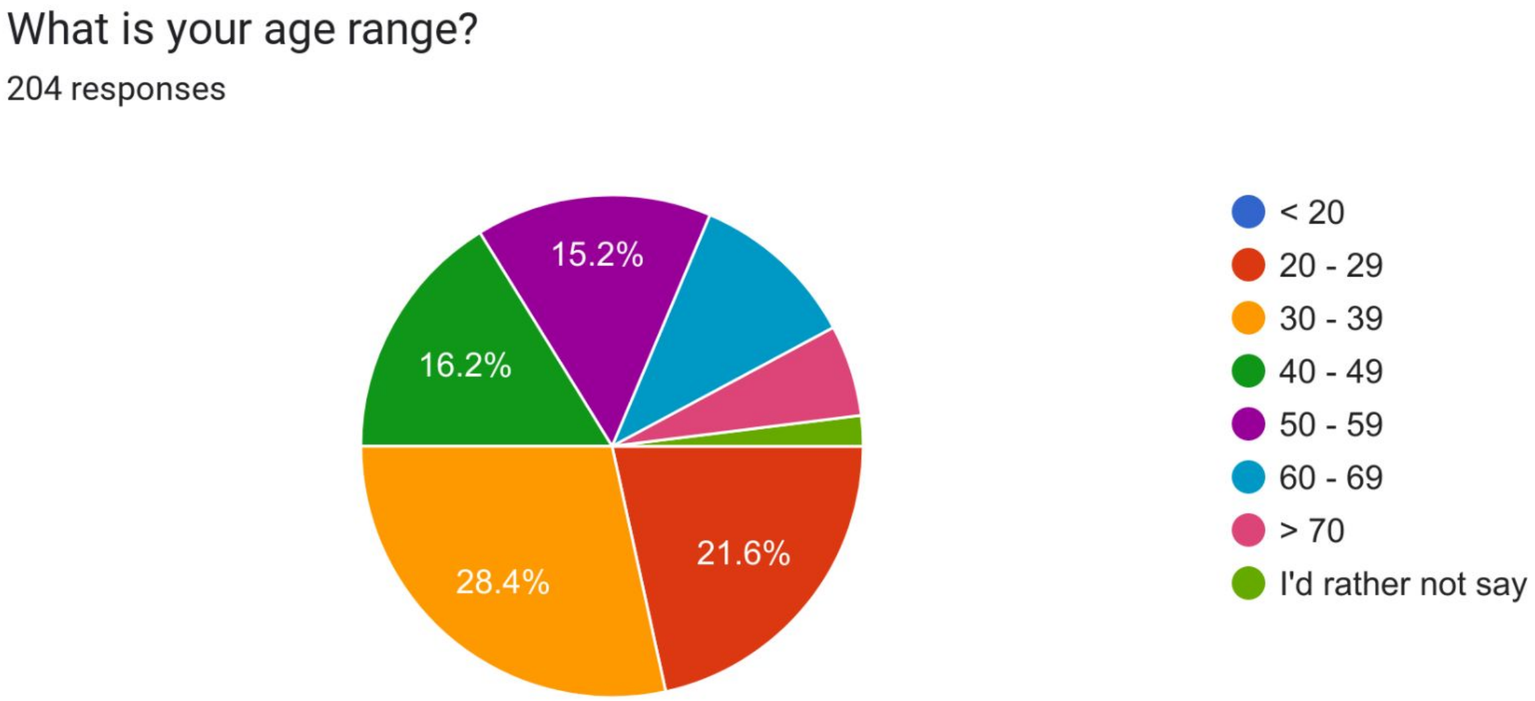
Allston-Brighton Demographics

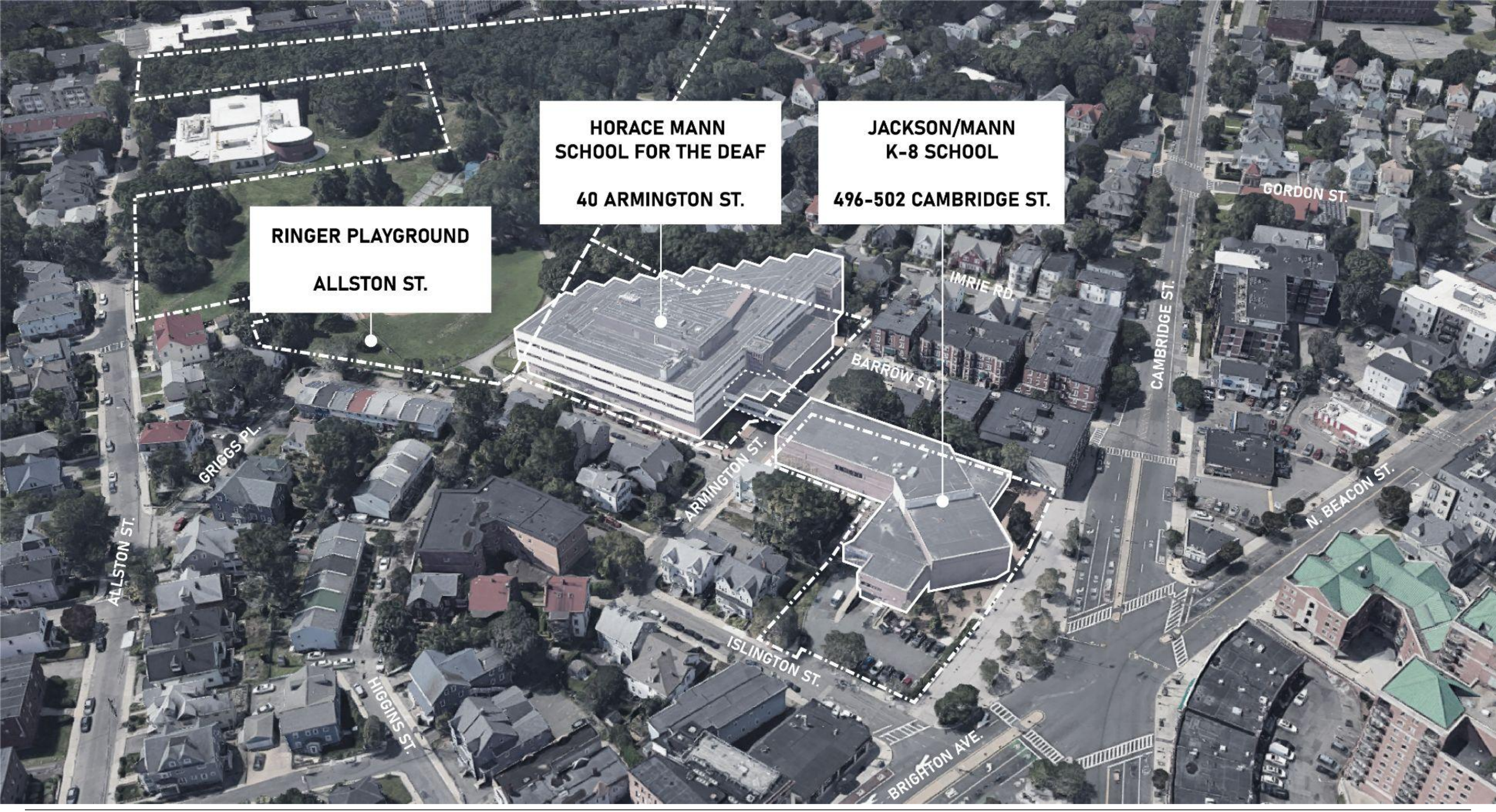
Population by age 18 and under



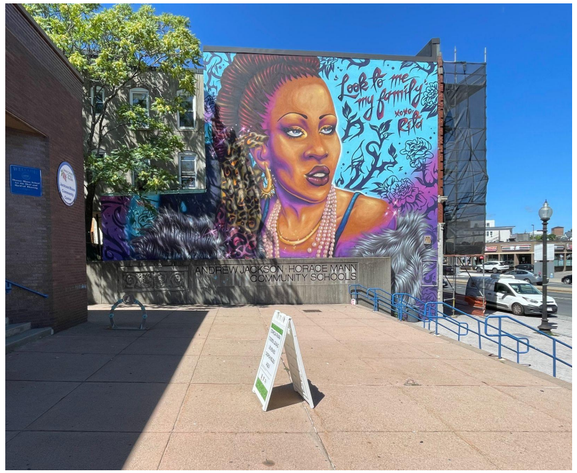
Program Survey: Resident Breakdown

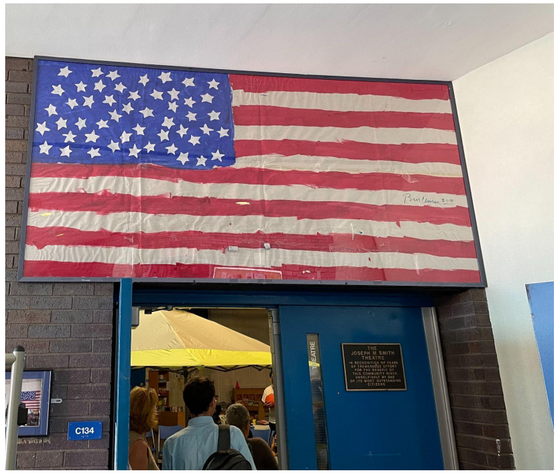
as of December 13, 2022




HORACE MANN
SCHOOL FOR THE DEAF
40 ARMINGTON ST.
JACKSON/MANN
K-8 SCHOOL
496-502 CAMBRIDGE ST.
RINGER PLAYGROUND
ALLSTON ST.
GORDON ST.
IMRIE RD.
CAMBRIDGE ST.
BARROW ST.
GRIGGS PL.
ARMINGTON ST.
N. BEACON ST.
ALLSTON ST.
ISLINGTON ST.
HIGGINS ST.
BRIGHTON AVE.

Jackson Mann Community Center





Gathering Spaces

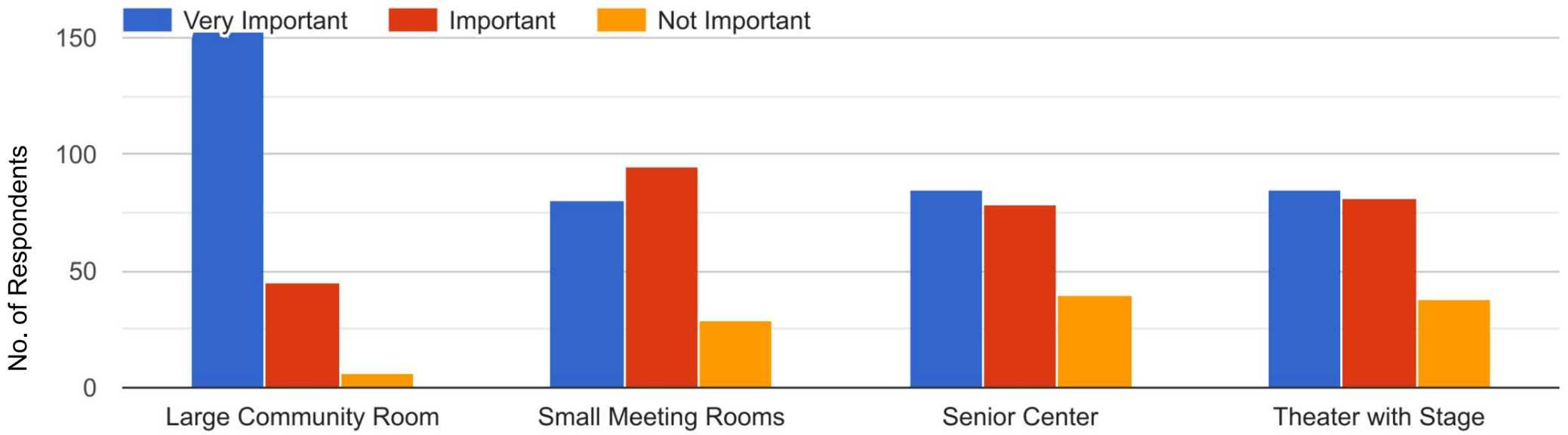
Choose the most important **Gathering** spaces to have in a new community center

Gathering Spaces

as of December 13, 2022

204 responses

Do you feel the following Gathering spaces are Very Important, Important, or Not Important to have in a new community center?



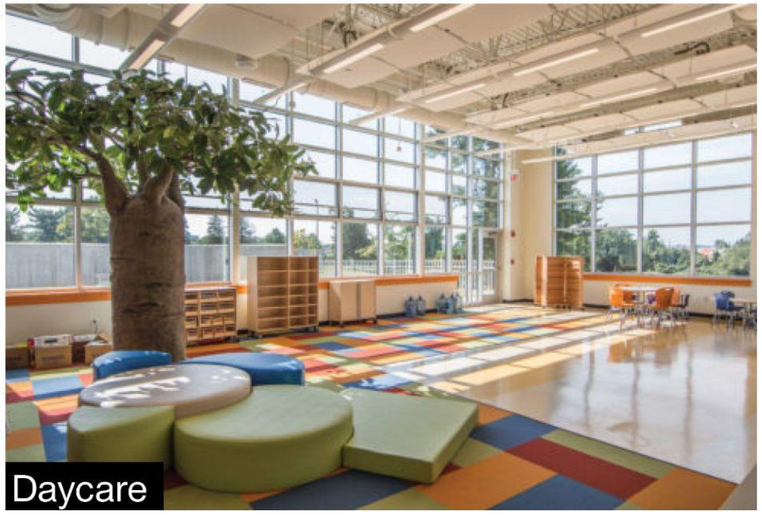
Community & Education Spaces

Choose the most important **Community & Education** spaces to have in a new community center

Teen Center

Adult Education Classroom

Demo Kitchen / Nutrition Lab


Daycare

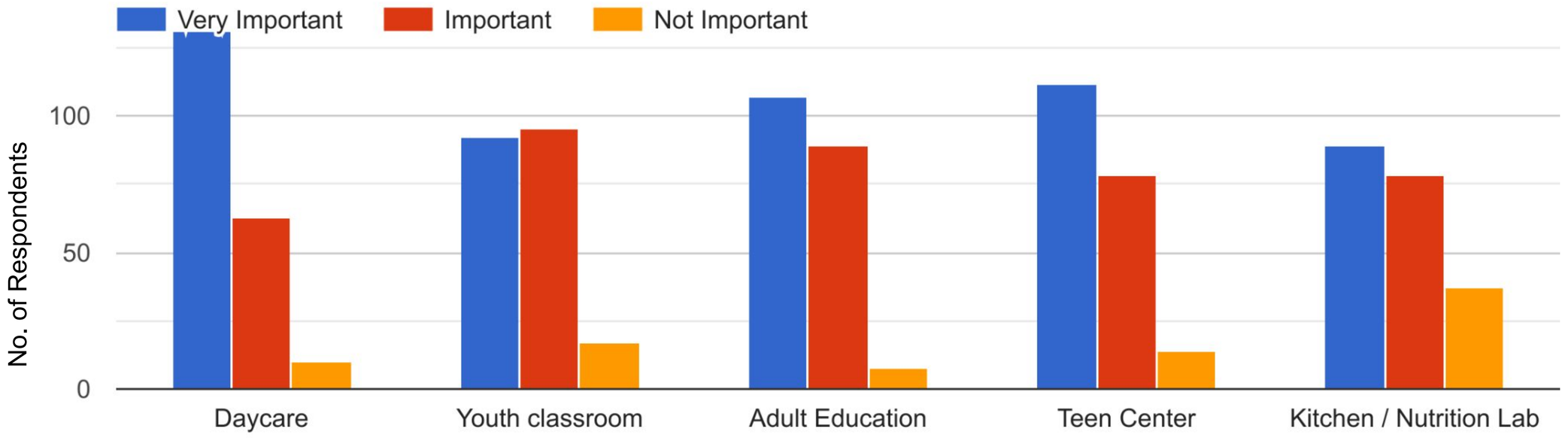
Youth Classroom

Community & Education Spaces

204 responses

as of December 13, 2022

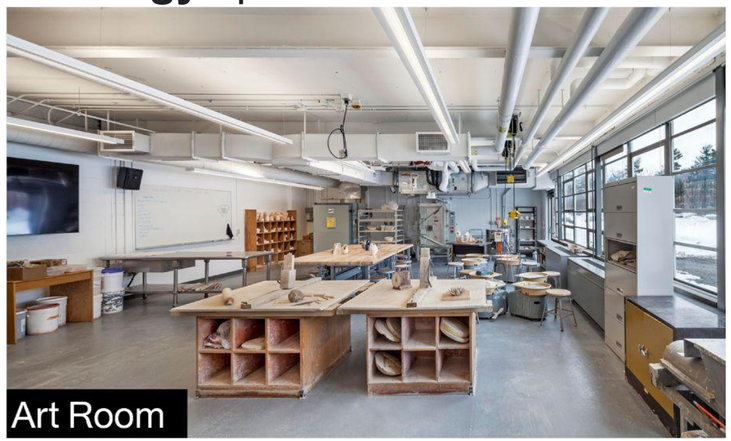
Do you feel the following Community & Education spaces are Very Important, Important, or Not Important to have in a new community center?



Arts & Technology Spaces

Choose the most important **Arts & Technology** spaces to have in a new community center

Music Room with Recording Studio


Art Room

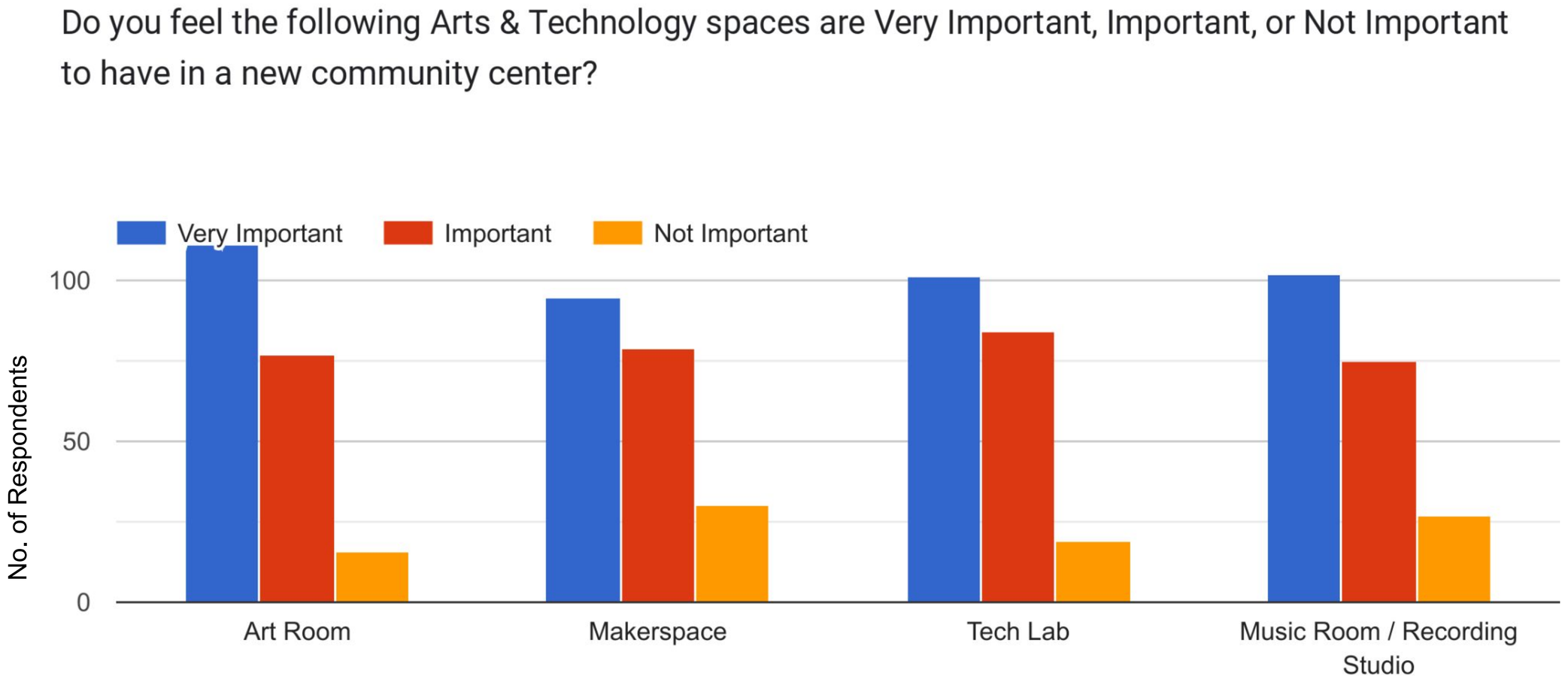
Tech Lab

Makerspace

Arts & Technology Spaces

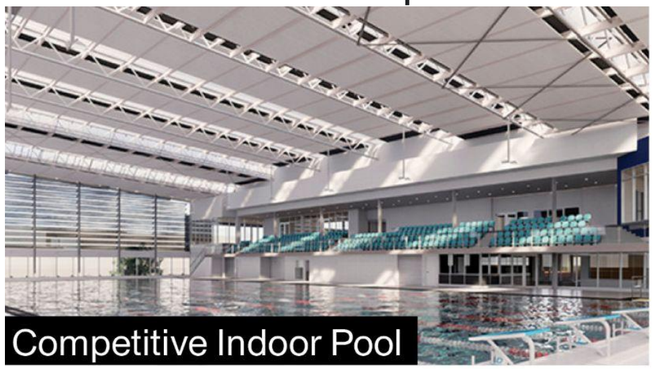
204 responses

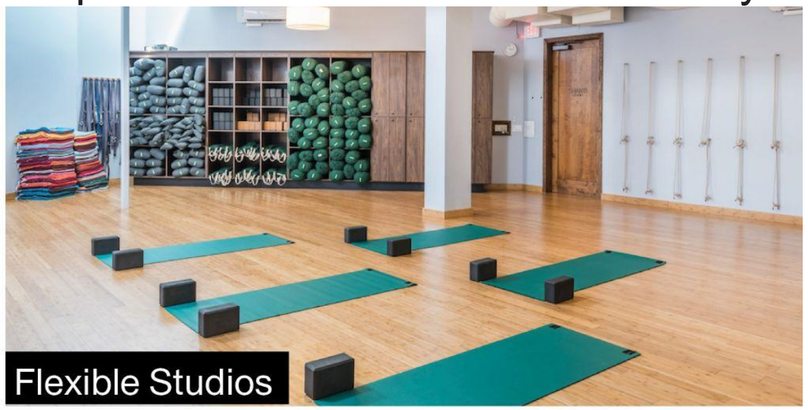
as of December 13, 2022

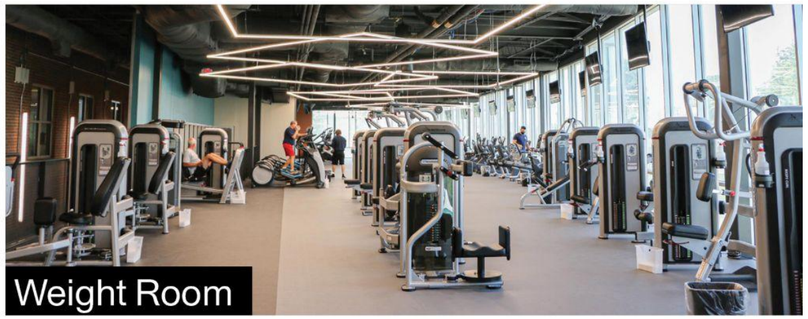


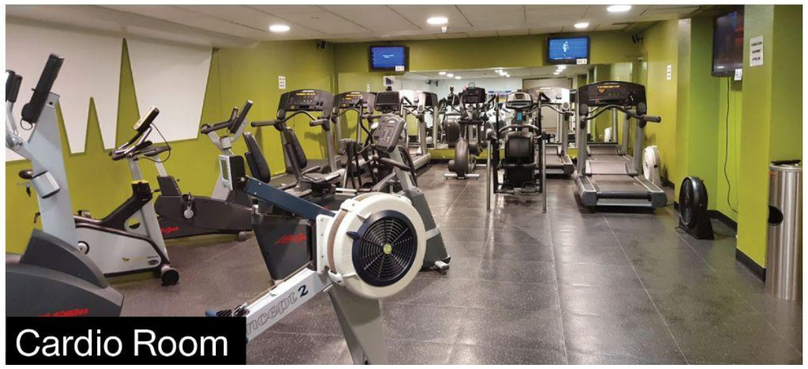
Fitness Programs

Choose the most important **Fitness** spaces to have in a new community center







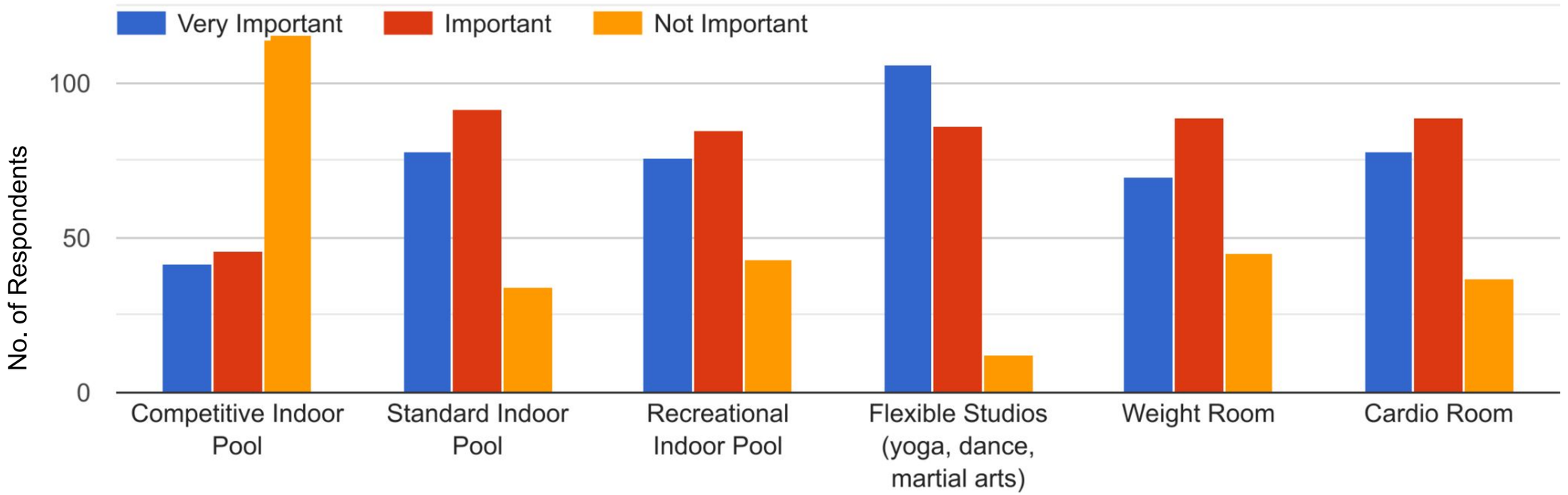


Fitness Programs

204 responses

as of December 13, 2022

Do you feel the following Fitness programs are Very Important, Important, or Not Important to have in a new community center?

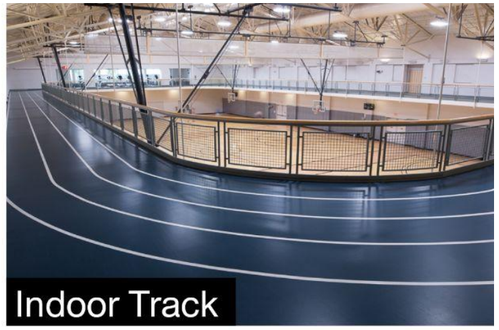


Gymnasium Spaces

Choose the most important **Gymnasium** spaces to have in a new community center

Basketball

Batting Cages


Indoor Track

Climbing Wall

Tennis

Volleyball

Spectator Seating

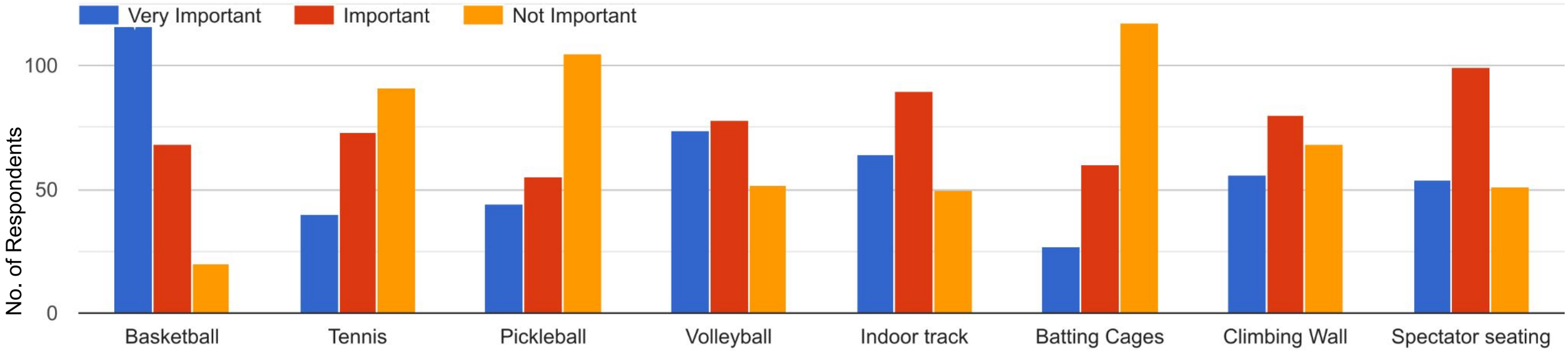
Pickleball

Gymnasium Spaces

204 responses

as of December 13, 2022

Do you feel the following Gymnasium programs are Very Important, Important, or Not Important to have in a new community center?



Outdoor Spaces

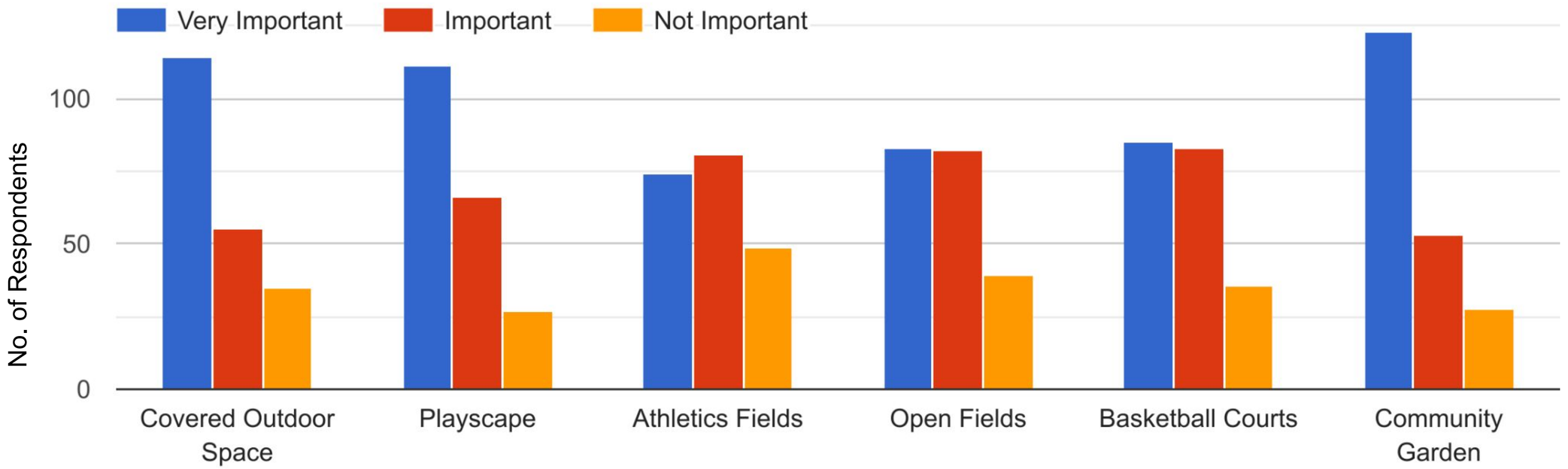
Choose the most important **Outdoor** spaces to have at a new community center

Outdoor Spaces

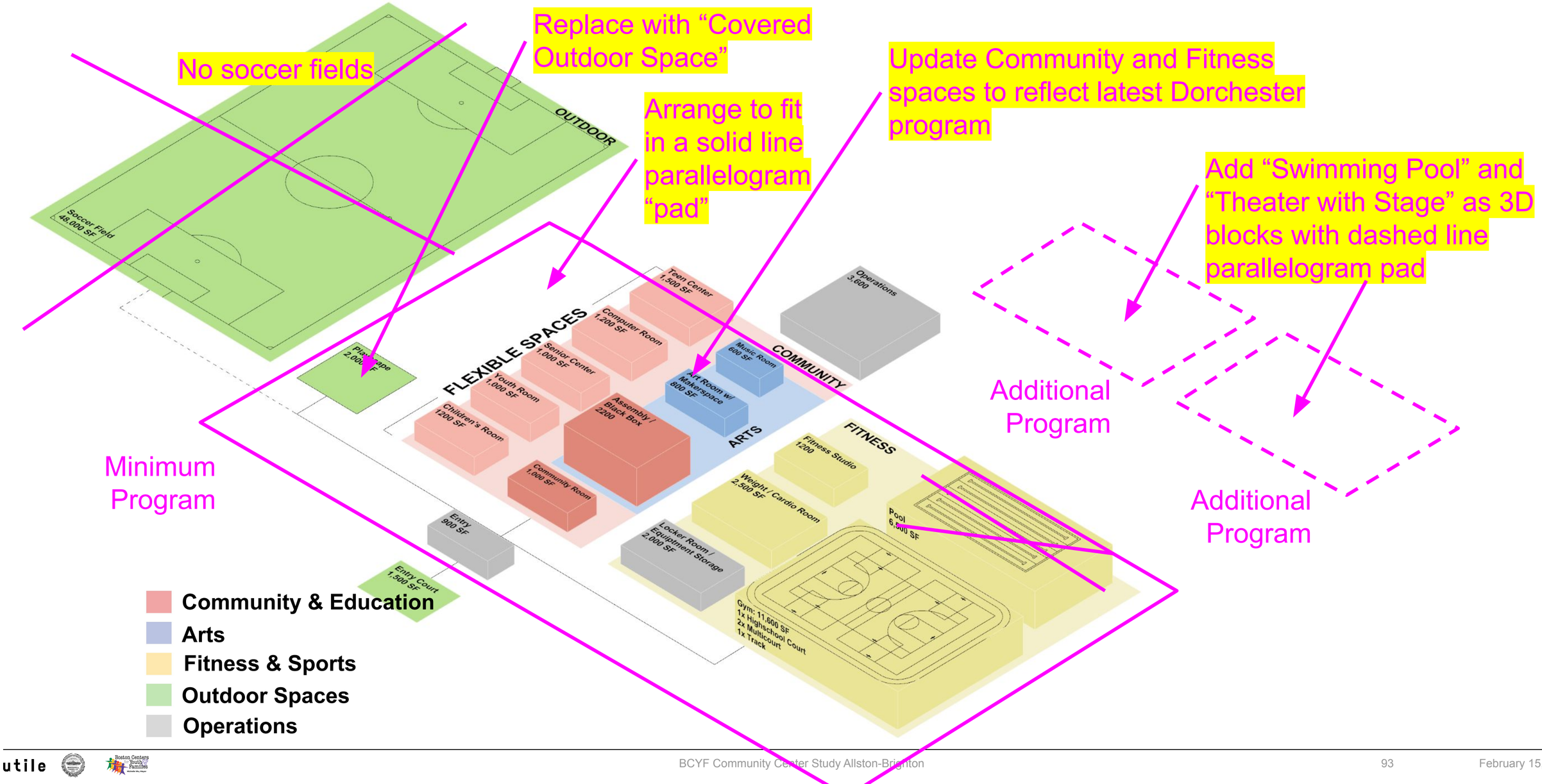
204 responses

as of December 13, 2022

Do you feel the following Outdoor spaces are Very Important, Important, or Not Important to have in a new community center?

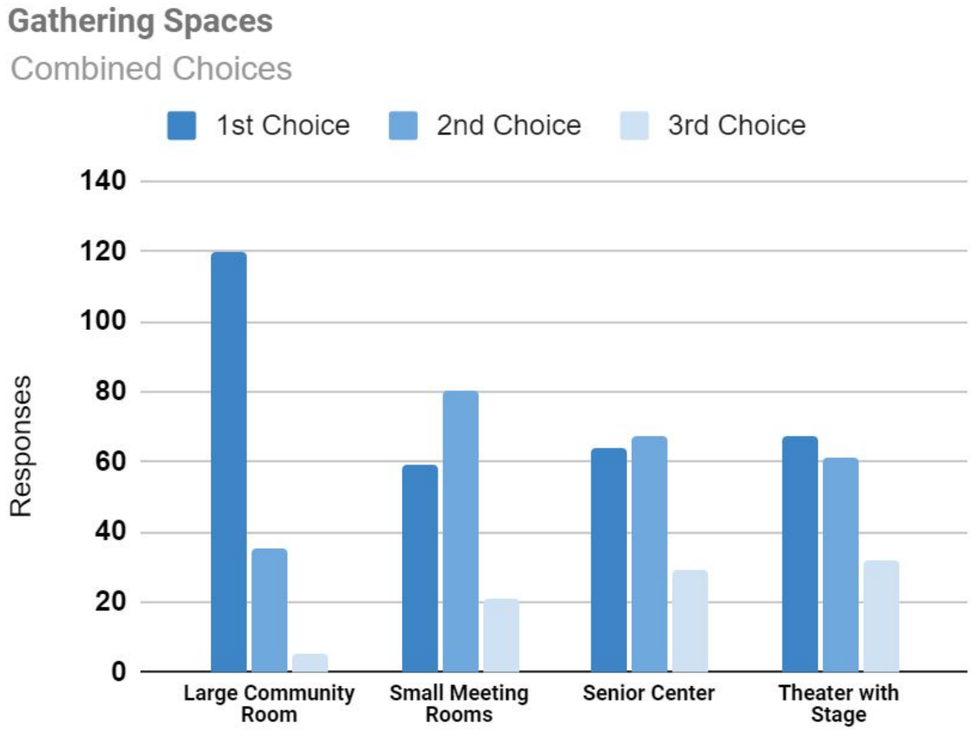


Develop a Prototype Program



Program Survey: Gathering Spaces

as of December 13, 2022



Large Community Room

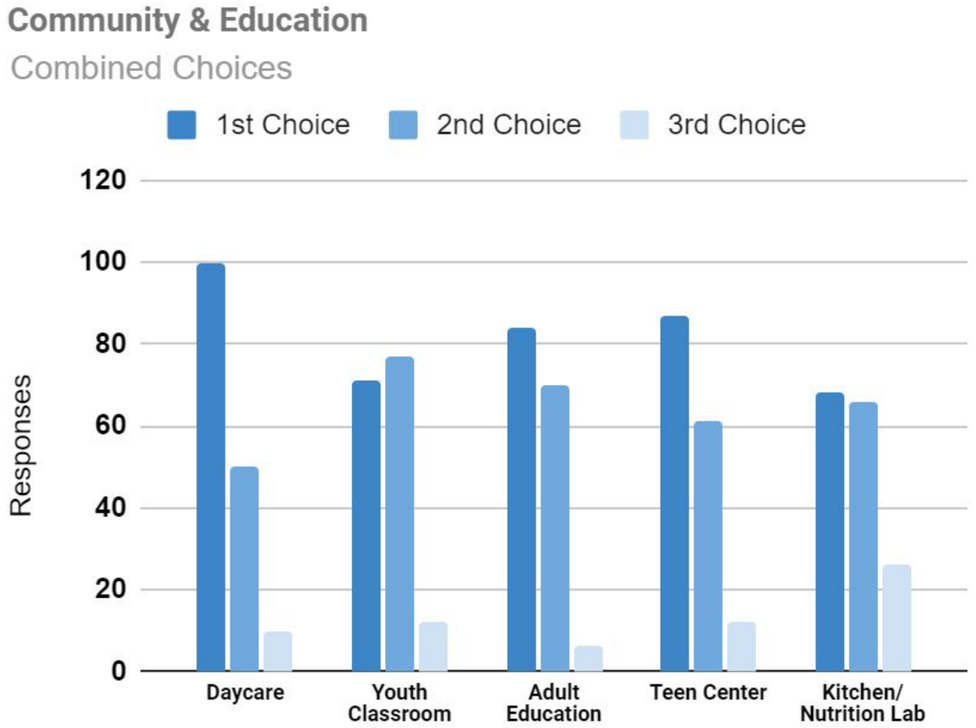
Small Meeting Rooms

Senior Center

Theater with Stage

Program Survey: Community & Education

as of December 13, 2022



Daycare

Youth Classroom

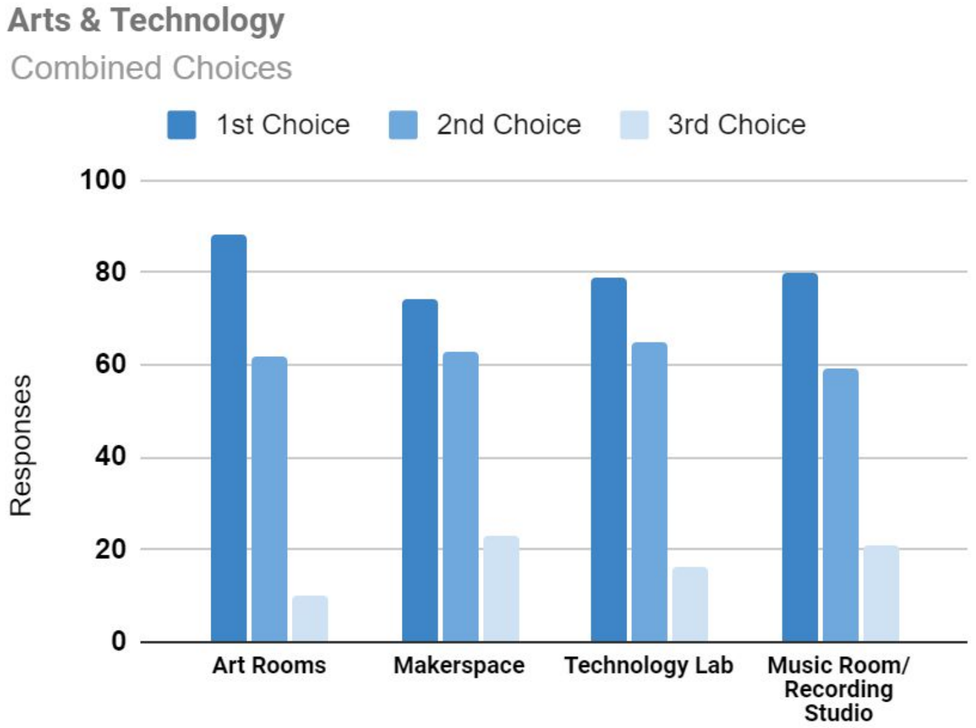
Adult Education

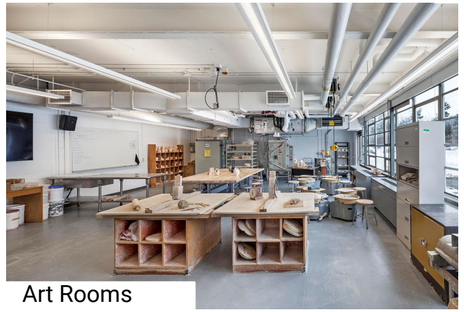
Teen Center

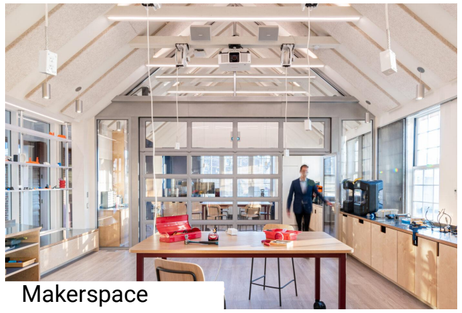
Kitchen/ Nutrition Lab

Program Survey: Arts & Technology

as of December 13, 2022




Art Rooms

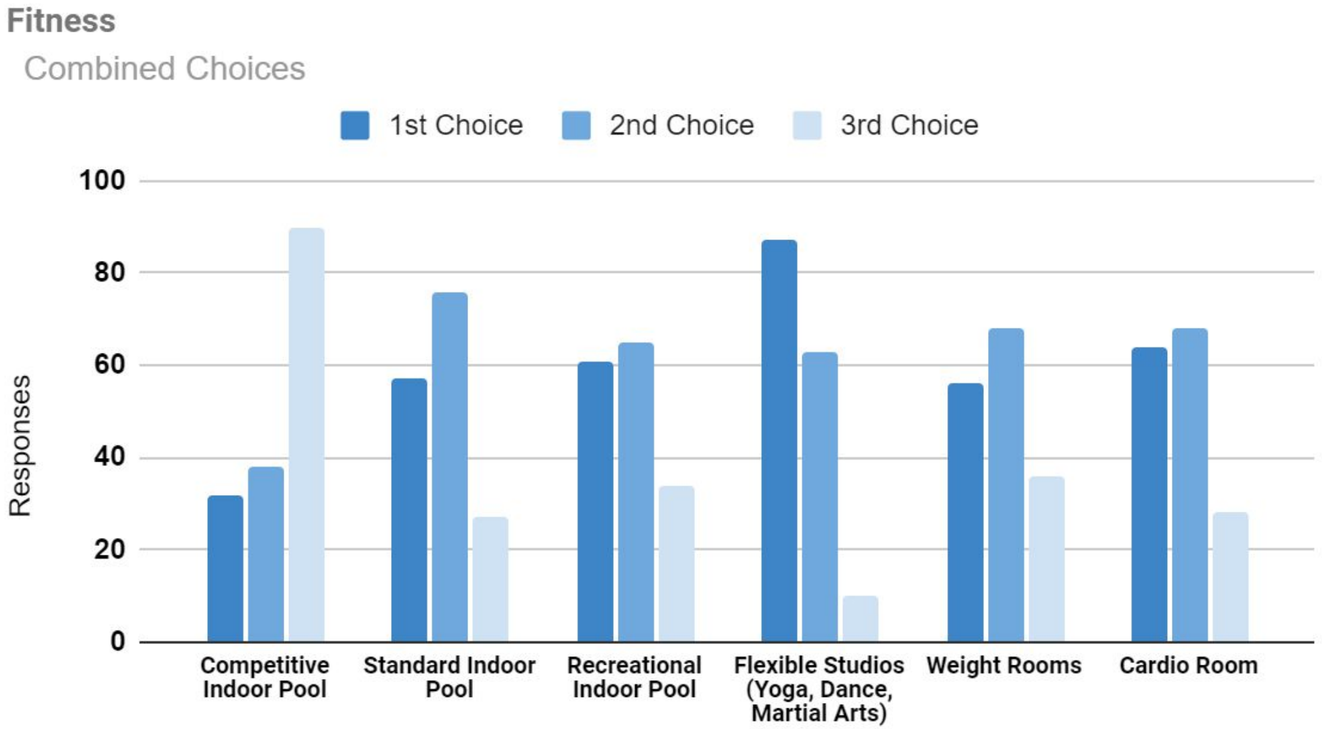

Makerspace

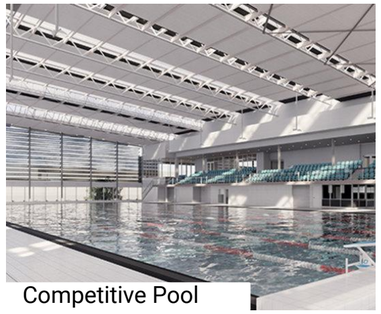
Technology lab

Music Room/ Recording Studio

Program Survey: Fitness

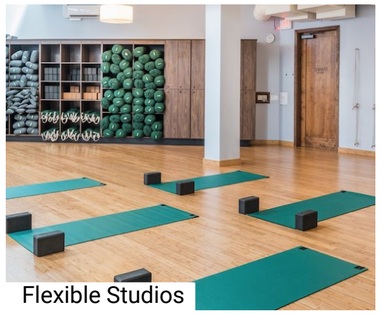
as of December 13, 2022

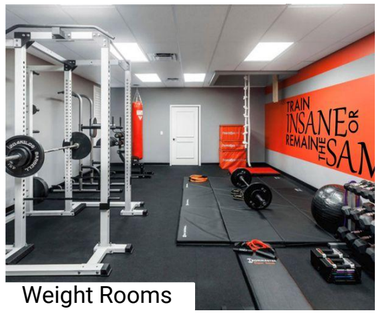



Competitive Pool

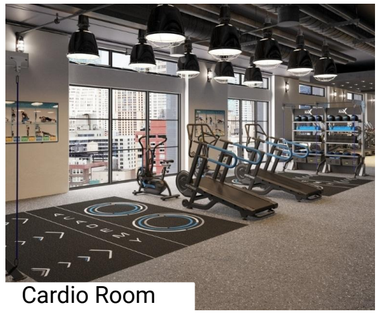
Standard Pool

Recreational Pool


Flexible Studios

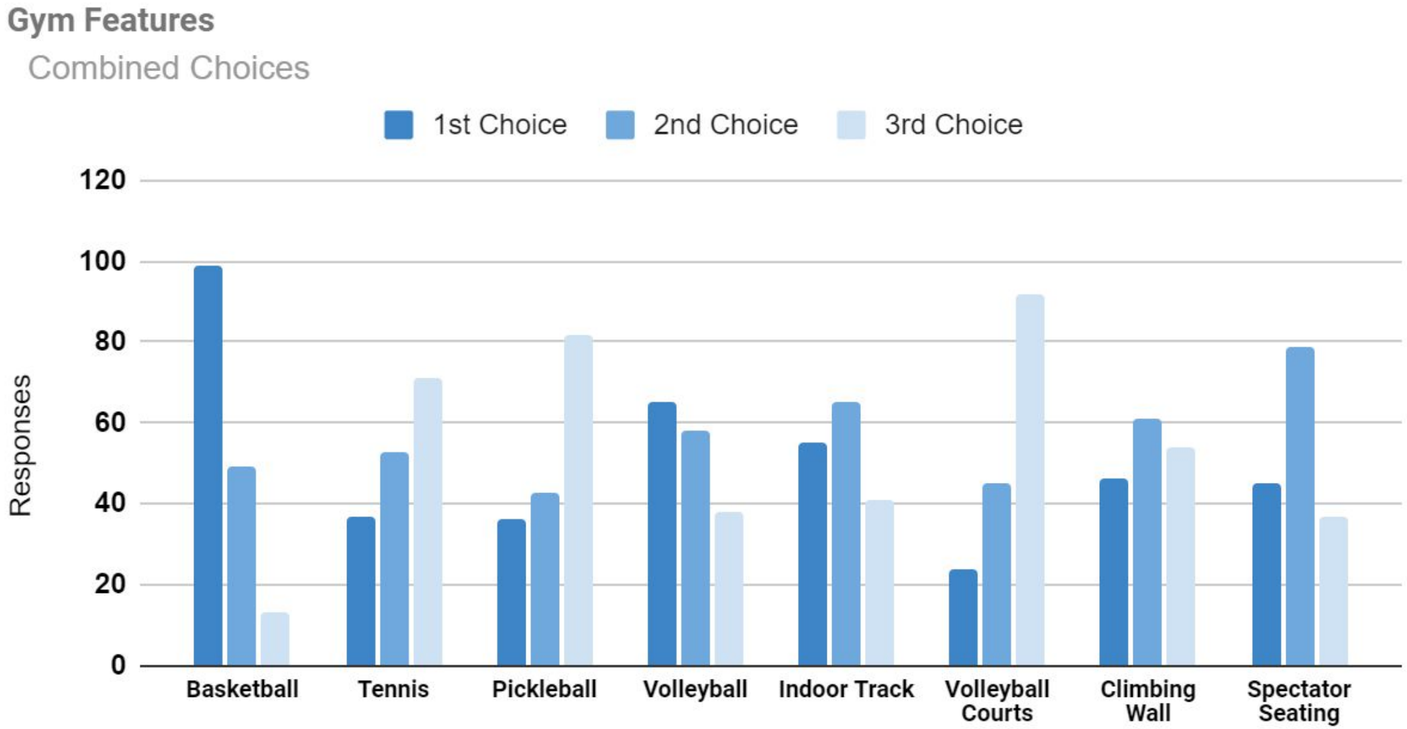


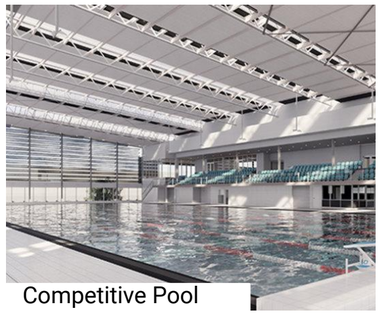
Weight Rooms

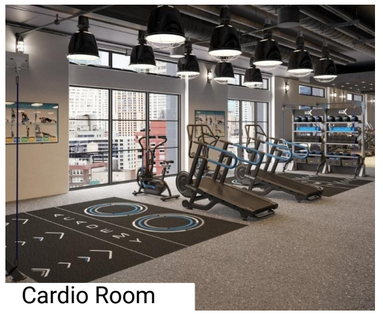

Cardio Room

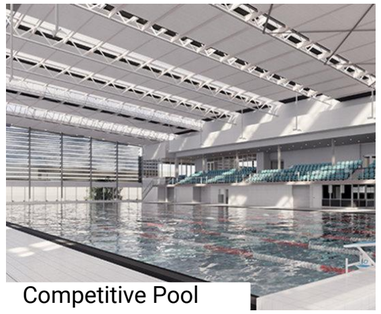
Program Survey: Gymnasium

as of December 13, 2022



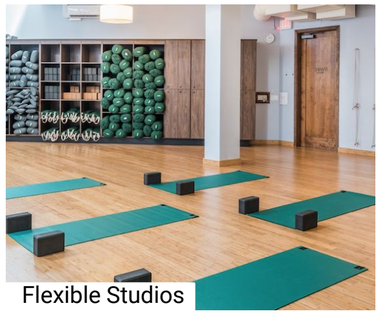

Competitive Pool

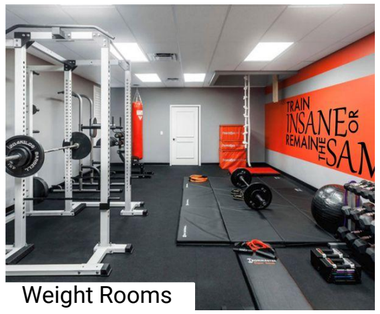

Cardio Room


Competitive Pool

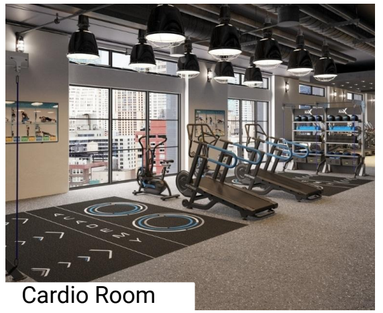
Standard Pool

Recreational Pool


Flexible Studios



Weight Rooms


Cardio Room

BCYF Community Center Study
Allston - Brighton

Community Meeting #4
April 13, 2023

Boston Centers for Youth & Families
Michelle Wu, Mayor

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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 #4
April 13, 2023

1. **Introductions**
2. **Study Goals and Process**
3. **Community Meeting Review**
4. **Community Survey about Allston-Brighton BCYF Programs and Uses**
5. **A Prototype Program for Allston-Brighton**
6. **Location Options**
7. **Site Test Fit**
8. **Study Conclusion and Next Steps**
9. **Q&A Discussion**

This presentation will be posted on the project website:
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

We are here

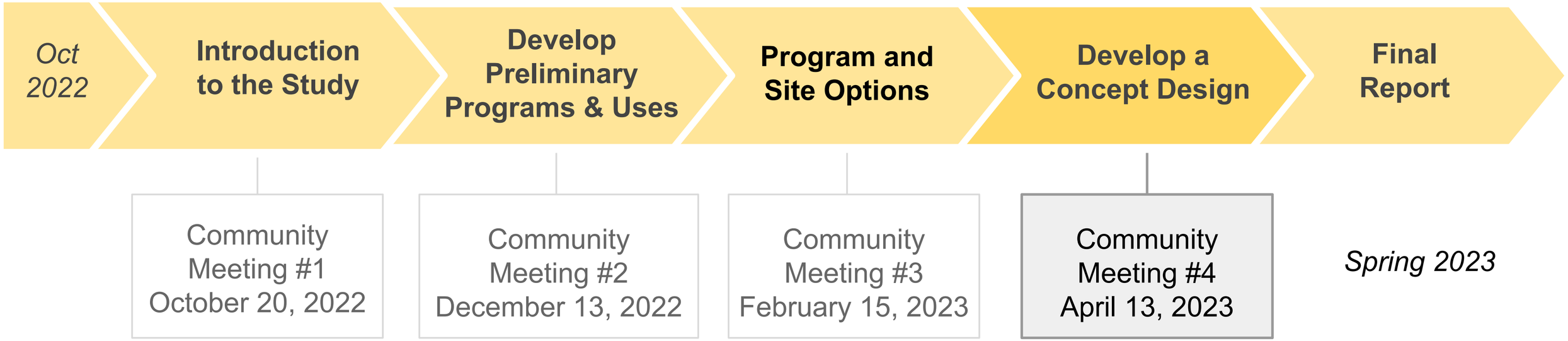
Temporary Facility

Study	Budgeting	Land Acquisition (if necessary)	Design	Construction	Opening
8 months	*6-12 months*	*6-12 months*	*12-15 months*	*24-30 months*	

Community Input

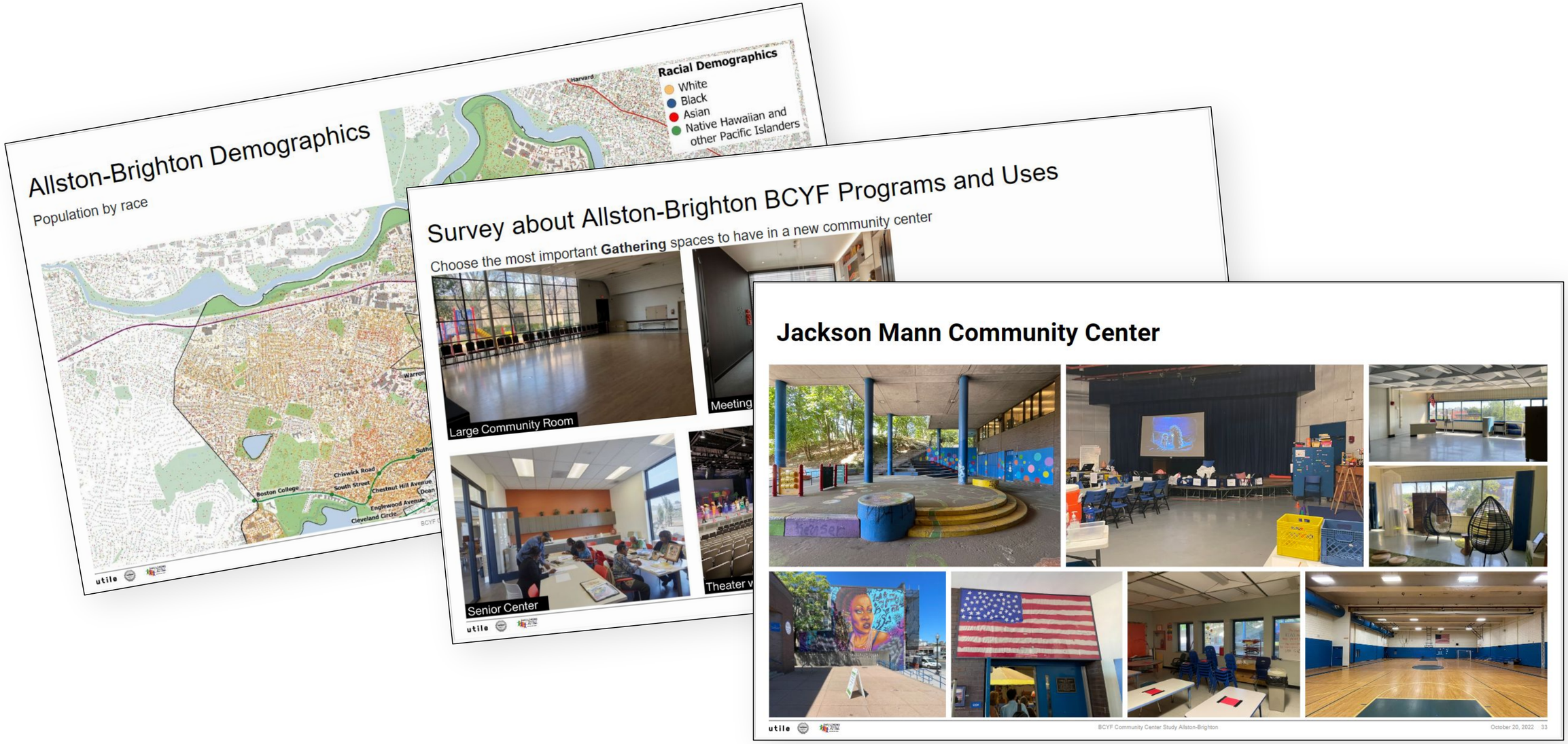
Community Input

Study Process and Schedule

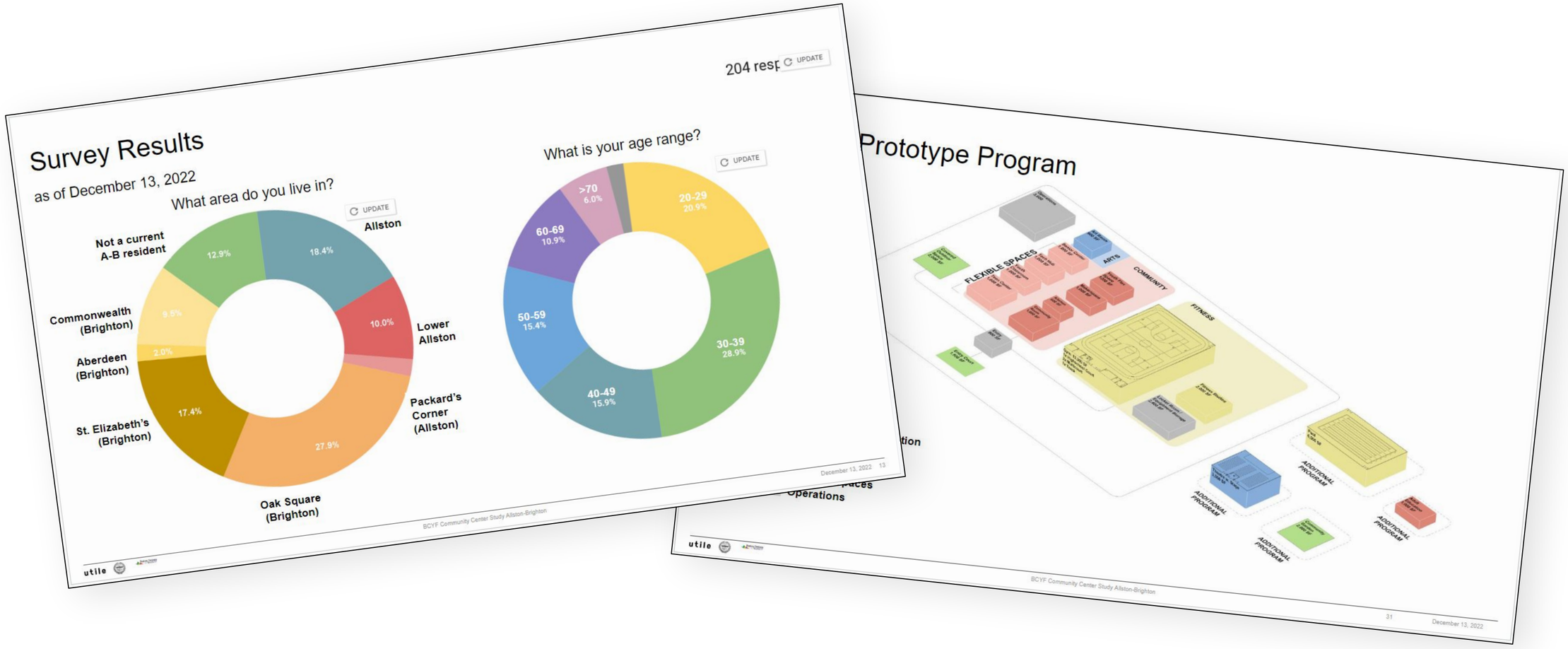


Community Meetings Review

Community Meeting #1: Introduction and Survey Kick-off



Community Meeting #2: Survey Update and Prototype Program



Community Meeting #3: Program Details and Site Search

A Prototype Program

	Min. SF	Occupancy Max	Quantity	Total SF
Entry Lobby				
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
Operations				
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
Community and Education				
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
Arts				
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
Indoor sports and fitness				
Gym				-
Single court	7,280			
Double court	13,780			
Double + Multi court				

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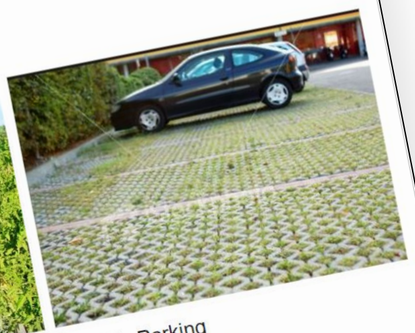
BCYF Community Center

Outdoor Spaces

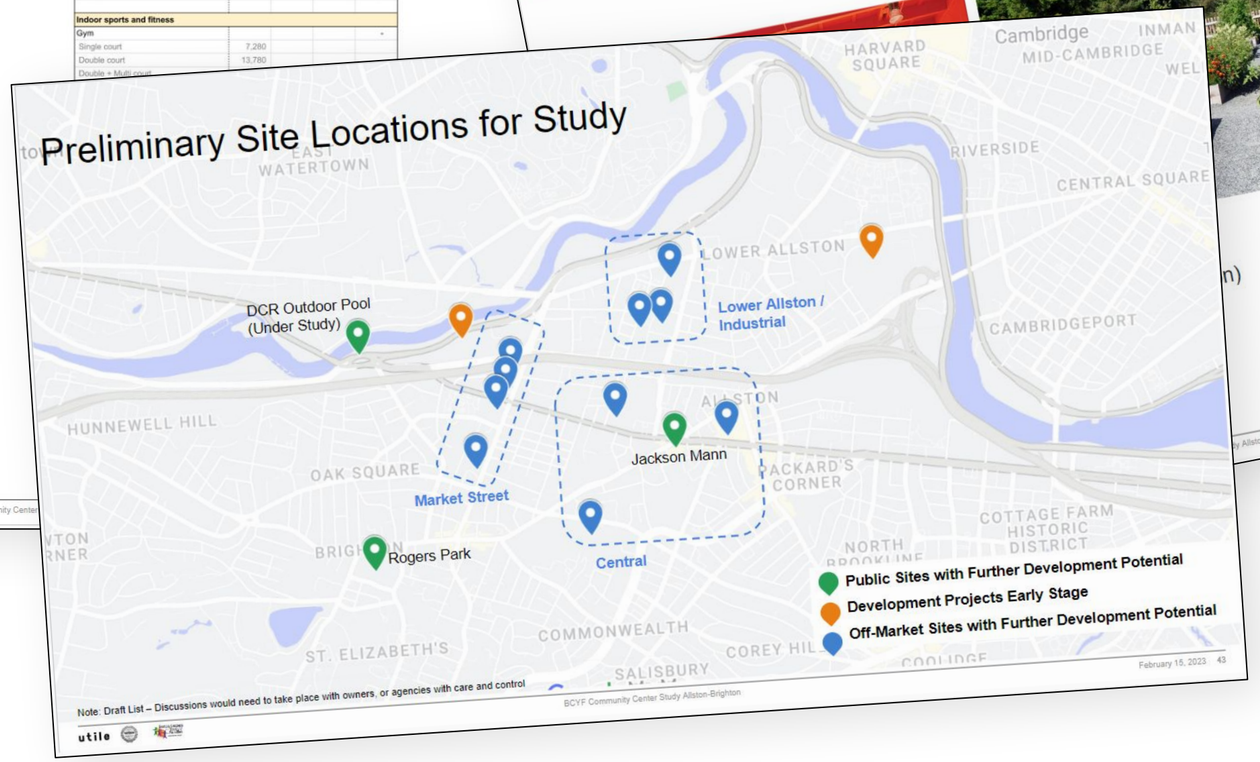


Vehicle Parking
(Optional Program,
Depends on Location)

February 15, 2023 33

BCYF Community Center Study Allston-Brighton

Preliminary Site Locations for Study



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

February 15, 2023 43

BCYF Community Center Study Allston-Brighton

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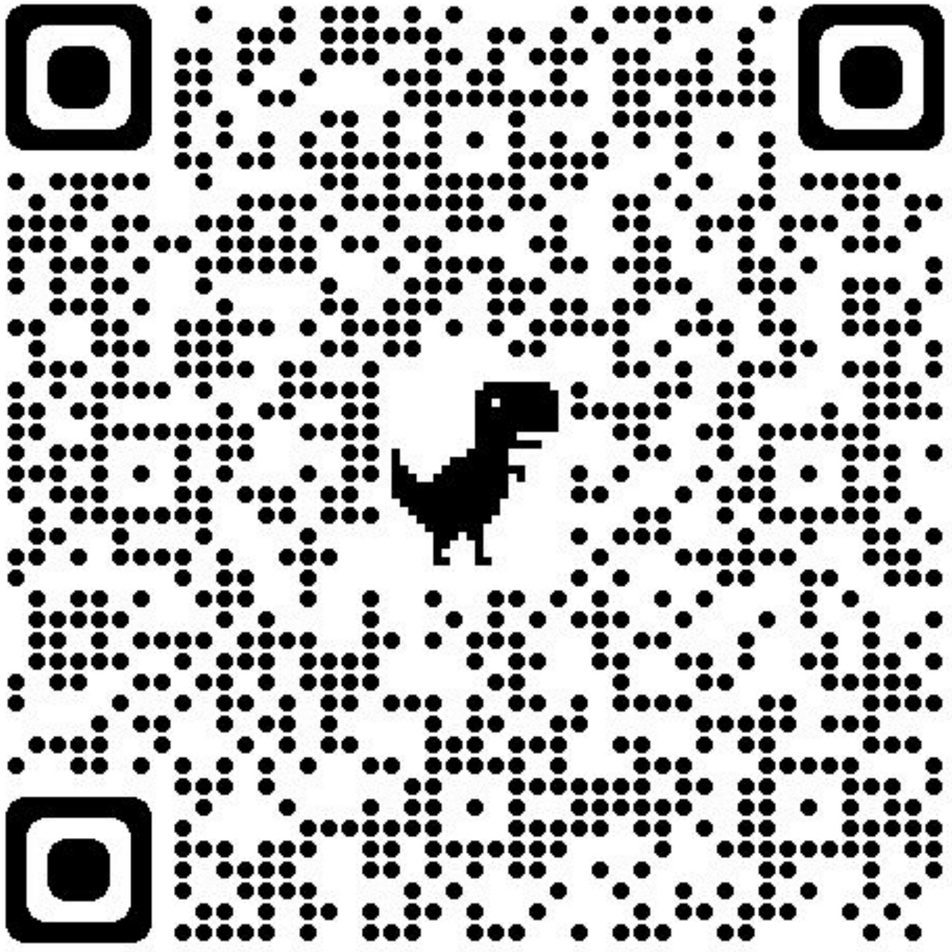
Ongoing Survey

Allston - Brighton BCYF Programs and Uses

What kinds of programming would you like to see?

Take the survey online! The survey will close on **May 1st**.

Use the QR code or
[Follow this link!]

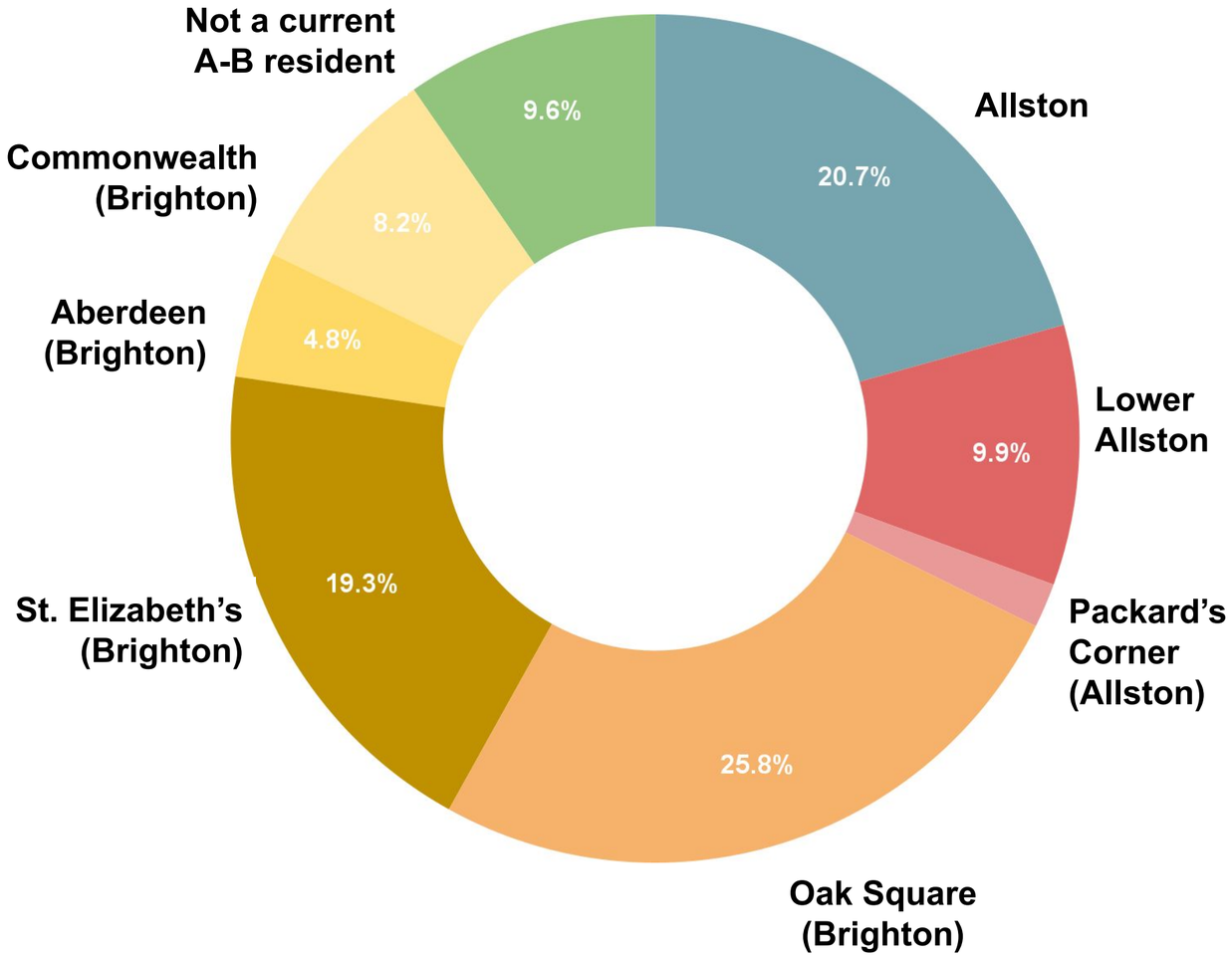


Survey Results

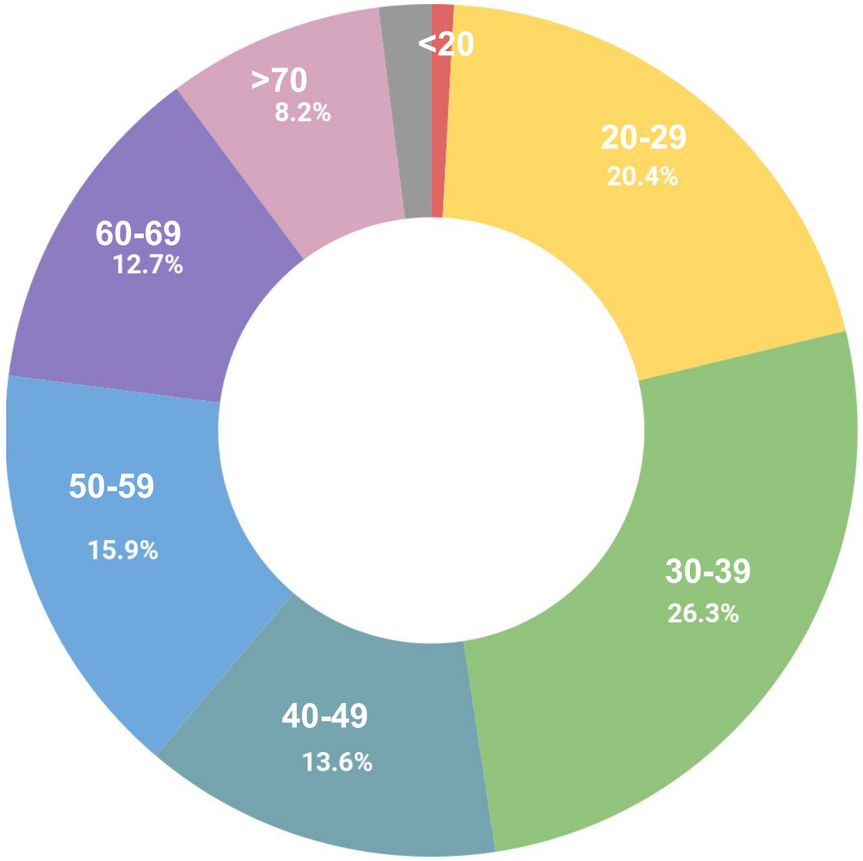
353 responses

as of April 13, 2023

What area do you live in?



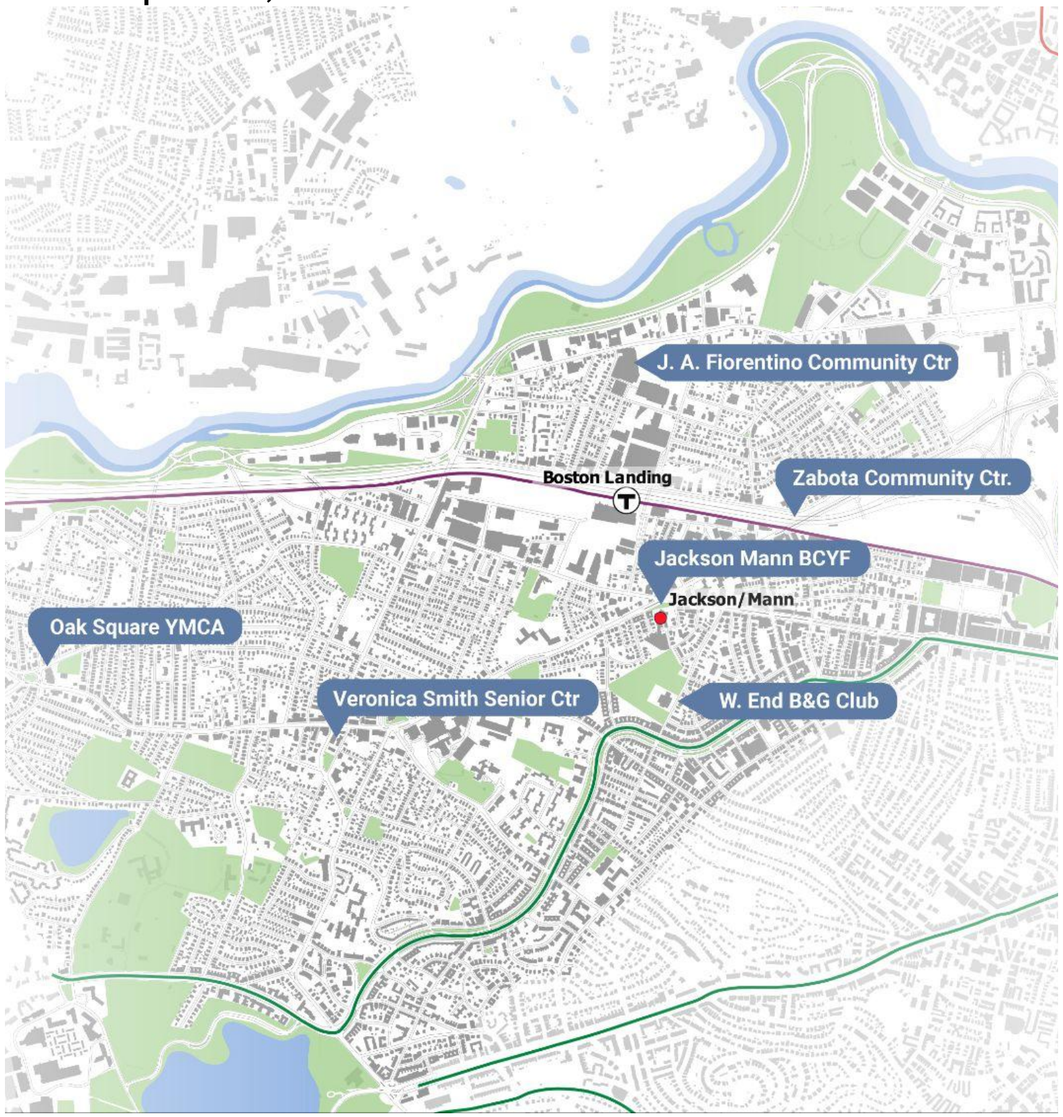
What is your age range?

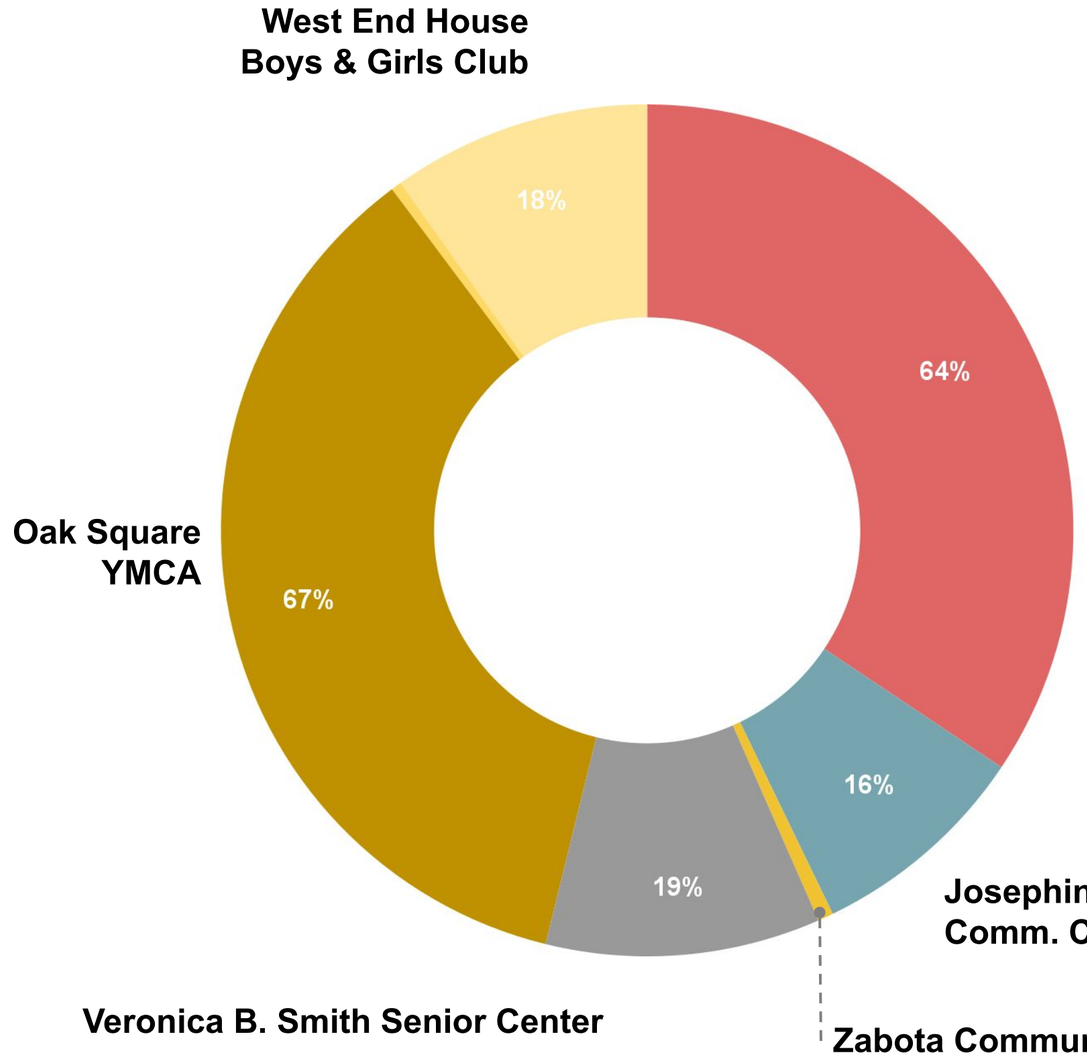


Which Community Resources Do You Often Use?

353 responses

as of April 13, 2023





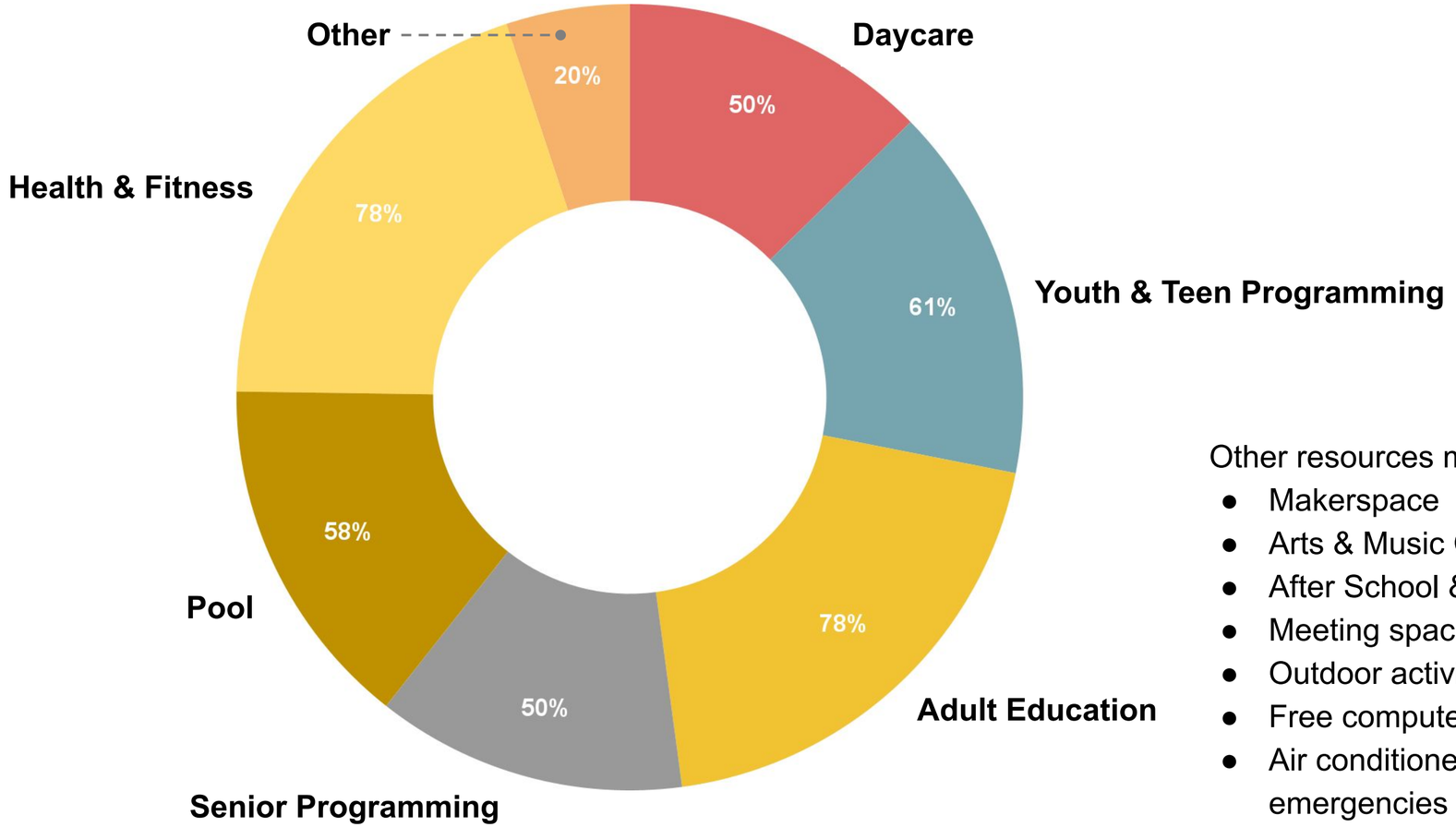
Note!
This is a multiple choice question; percentages do not total 100%

Improving Resources

353 responses

as of April 13, 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%

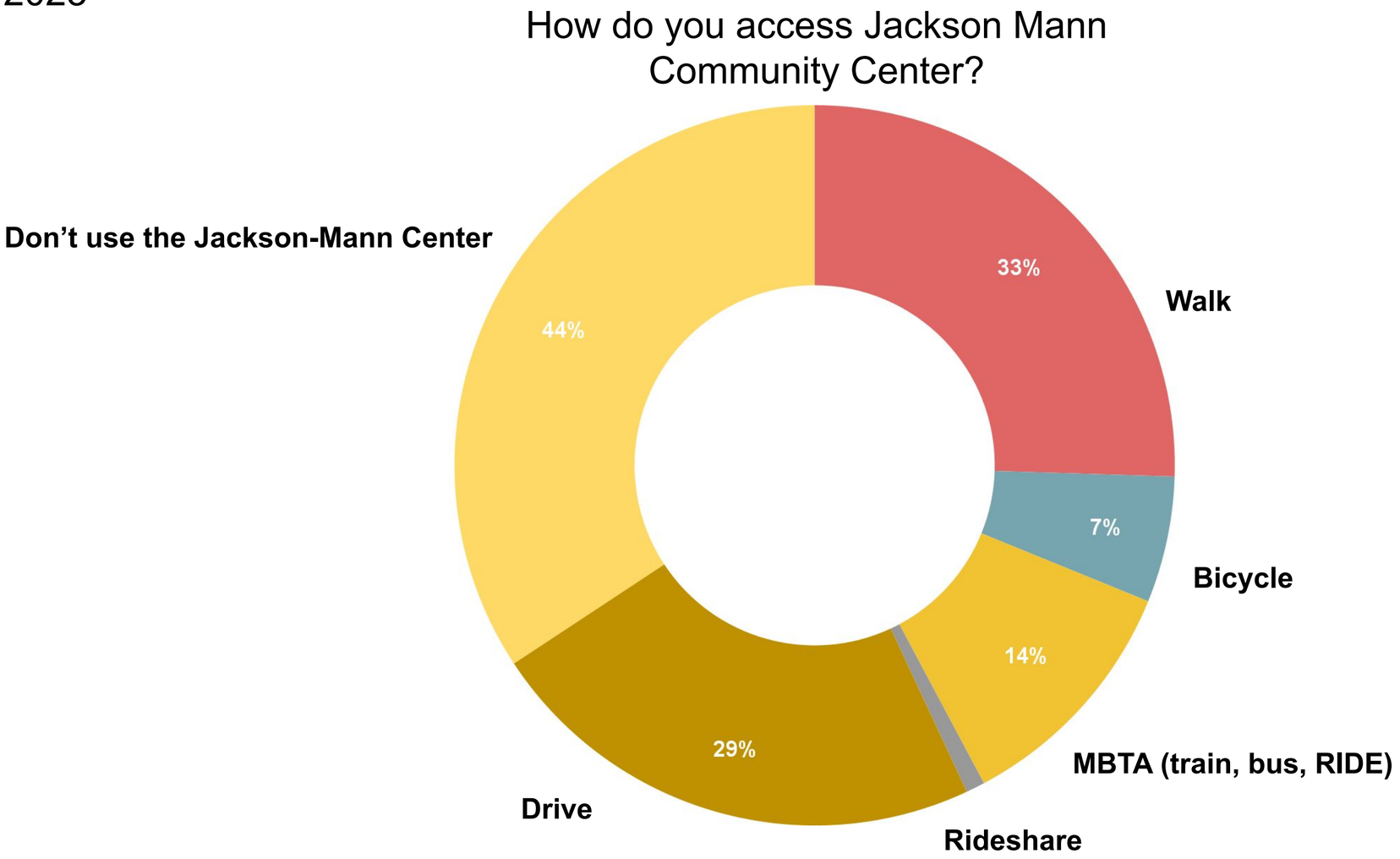
Other resources mentioned

- Makerspace
- Arts & Music Classes
- After School & Vacation Programs
- Meeting spaces that can be rented
- Outdoor activities
- Free computer lab
- Air conditioned space for heat emergencies

Getting There

as of April 13, 2023

359 responses



Survey Results: Ongoing

Gathering Spaces

Large Community Room

Meeting Rooms

Senior Center

Theater with Stage

Community and Education Spaces

Teen Center

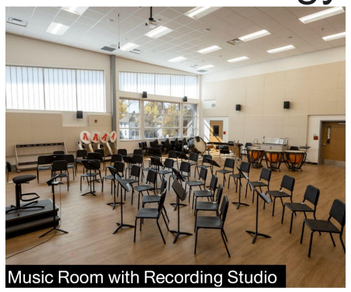
Demo Kitchen / Nutrition Lab

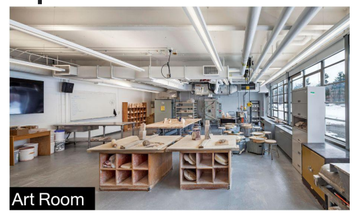
Youth Classroom

Adult Education Classroom

Daycare

Art & Technology Spaces

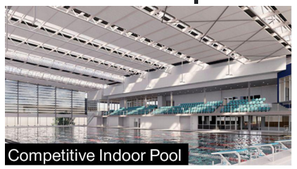

Music Room with Recording Studio

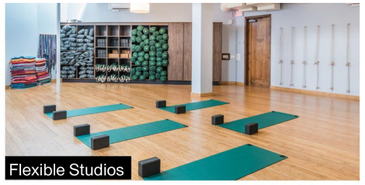

Art Room

Tech Lab

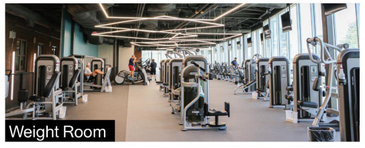
Makerspace

Fitness Spaces

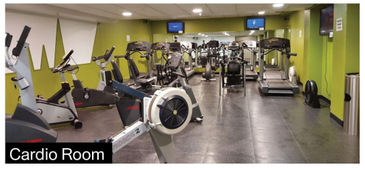

Competitive Indoor Pool


Flexible Studios

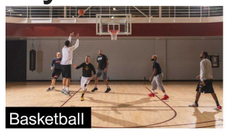
Standard Indoor Pool


Weight Room

Recreational Indoor Pool


Cardio Room

Gymnasium Spaces


Basketball

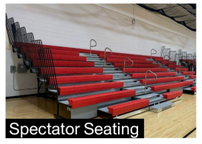
Batting Cages

Indoor Track

Climbing Wall

Tennis

Volleyball


Spectator Seating

Pickleball

Outdoor Spaces

Covered Outdoor Space

Open Field Space

Athletic Fields

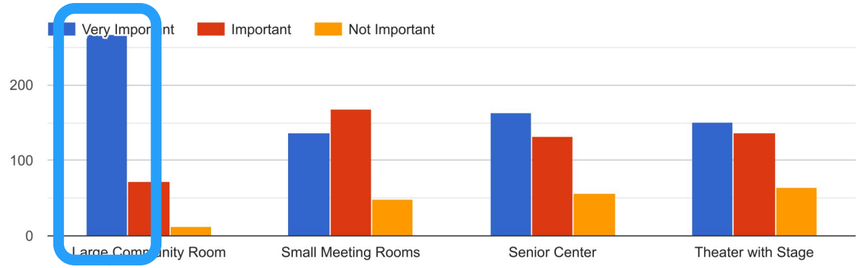
Playscape

Community Garden

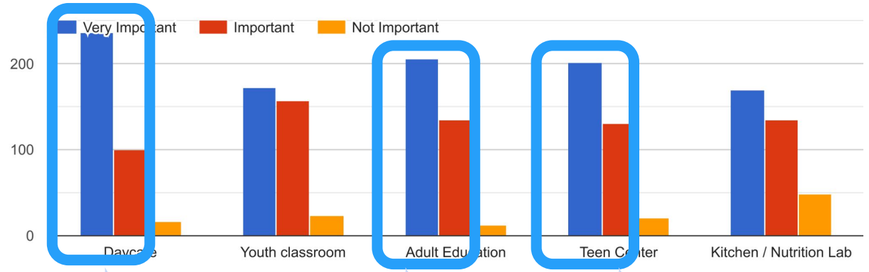
Basketball Court

Survey Results: Ongoing

353 responses



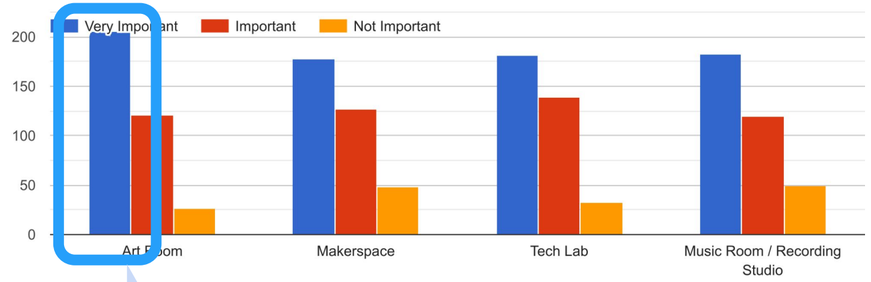
Large Community Room



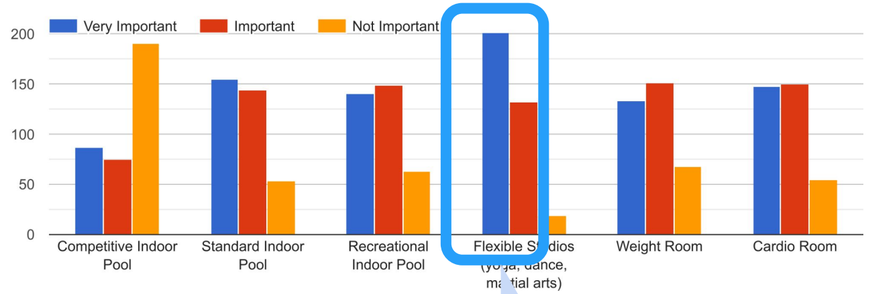
Daycare

Adult Ed.

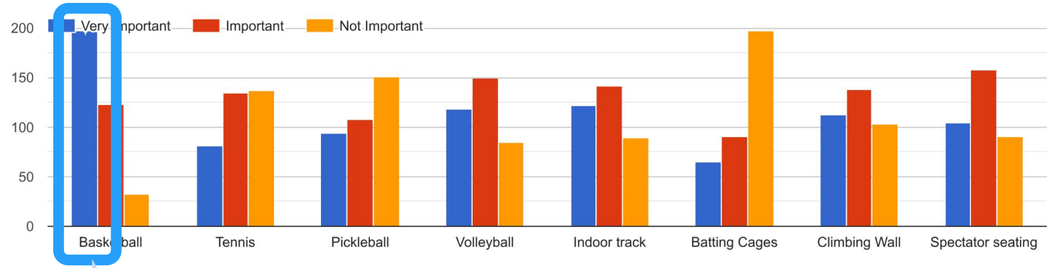
Teen Center



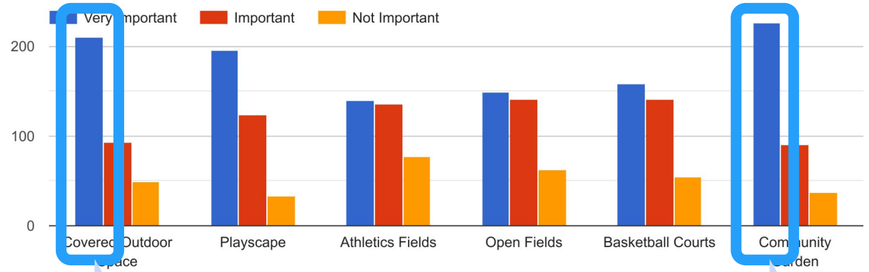
Art Room



Flexible Fitness Studios



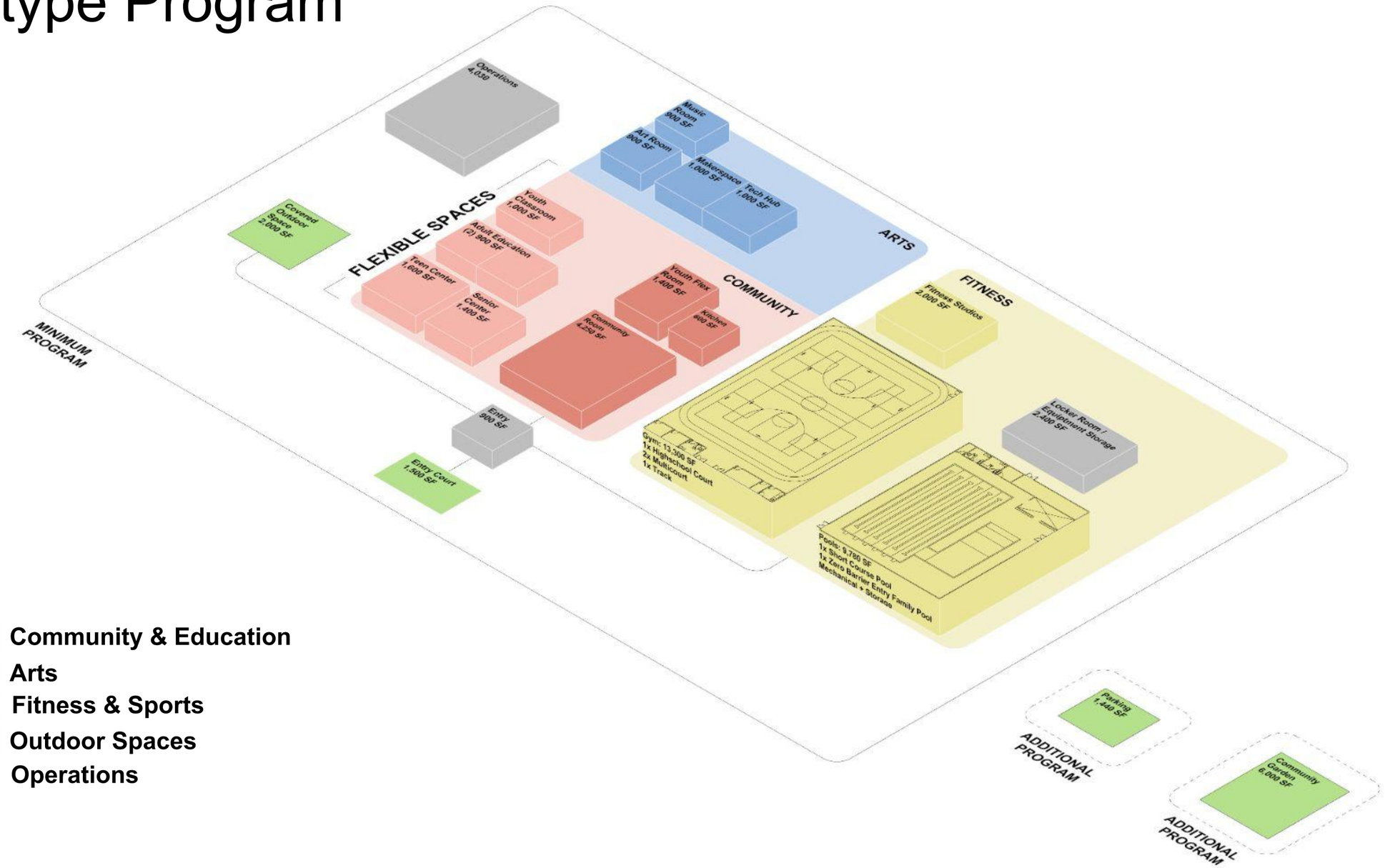
Basketball



Covered Outdoor Space

Community Garden

A Prototype Program



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

A Prototype Program

	Min. SF	Occupancy Max	Quantity	Total SF
Entry Lobby				
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
Operations				
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 I NSF				4,030
Community and Education				
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 I NSF				12,050
Arts				
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
Indoor sports and fitness				
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
Pool				
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
Subtotal Program Areas				
Efficiency factor				70%
TOTAL BUILDING GSF				**68,729**
Outdoor space				
Entry Court / Gathering Space	1,500		1	1,500
Play space (optional, where site allows)	2,000		1	2,000
Rooftop open space				
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

Outdoor play space, community garden plots and parking are all optional programs based on site

Location Options

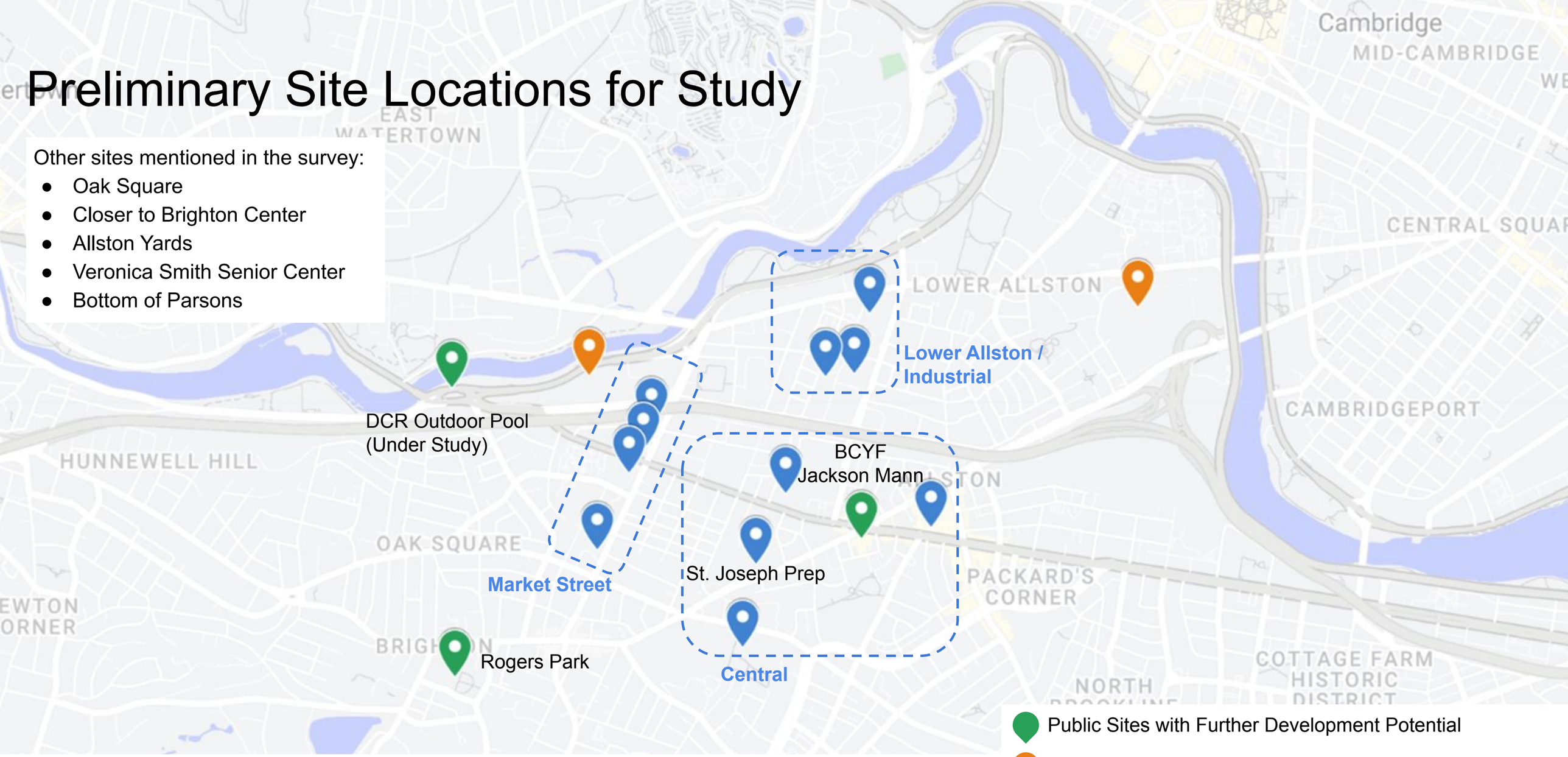
Site Area Requirements

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

Preliminary Site Locations for Study

Other sites mentioned in the survey:

- Oak Square
- Closer to Brighton Center
- Allston Yards
- Veronica Smith Senior Center
- Bottom of Parsons



- Public Sites with Further Development Potential
- Development Projects Early Stage
- Off-Market Sites with Further Development Potential

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

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
0 geographically isolated	**0** auto-dependent	**0** adjacent uses unrelated	**0** significant near-term challenge	**0** program reduction may be necessary	**0** unknown coordination required larger development subdivision or permitting process	**0** private-market site owner intent likely to keep or monetize	**0** unreceptive
1 somewhat accessible	**1** some transit, walkable, bikeable	**1** adjacent uses neutral or duplicative	**1** some near-term challenge	**1** minimum program could be accommodated	**1** transaction required	**1** private-market site owner institution or major landowner	**1** neutral
2 accessible	**2** high level of transit, walkable, bikeable	**2** adjacent neighborhood uses	**2** long-term challenges	**2** full program could be accommodated	**2** design could immediately proceed	**2** publicly owned site (City or State)	**2** receptive/desirable
3 well located	**3** high level of transit, walkable, bikeable neighborhood connector OR potential for parking	**3** adjacent complementary civic uses (school, playground/park)	**3** void of physical challenges	**3** add-ons like parking & gardens could be accommodated			**3** highly desirable
	4 high level of transit, walkable, bikeable neighborhood connector AND potential for parking						

Preliminary Evaluation

Note: This is a Draft List
No discussions have taken place with property owners or public agencies with control of sites.

Site	Geographic Location	Transportation Access	Optimal Adjacencies	Physical Constraints	Site Readiness	Cost	Total	Proximate	Community Feedback
Public Sites									
BCYF 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		
Development Projects									
Project A	0	1	1	1	0	1	4		
Project B	0	1	1	1	0	1	4		
Off-Market Sites									
Site 1 (Saint Joseph Prep)	3	4	2	3	0	0	12	Union Square, Brighton High, Boston Green Academy	
Site 2* (Central)	3	4	3	1	0	1	12	Brighton High Boston Green Academy	
Site 3 (Lower Allston / Industrial)	2	3	2	3	0	1	11	Gardner Pilot	
Site 4* (Central)	3	4	3	1	0	0	11	Jackson Mann	
Site 5	3	4	1	1	0	0	9	Jackson Mann	
Site 6	1	2	1	3	0	1	8	Gardner Pilot	
Site 7*	2	3	1	2	0	0	8		
Site 8*	2	3	1	1	0	1	8		
Site 9*	2	3	2	1	0	0	8		
Site 10*	3	1	2	1	0	1	8		
Site 11*	2	2	2	1	0	1	8		

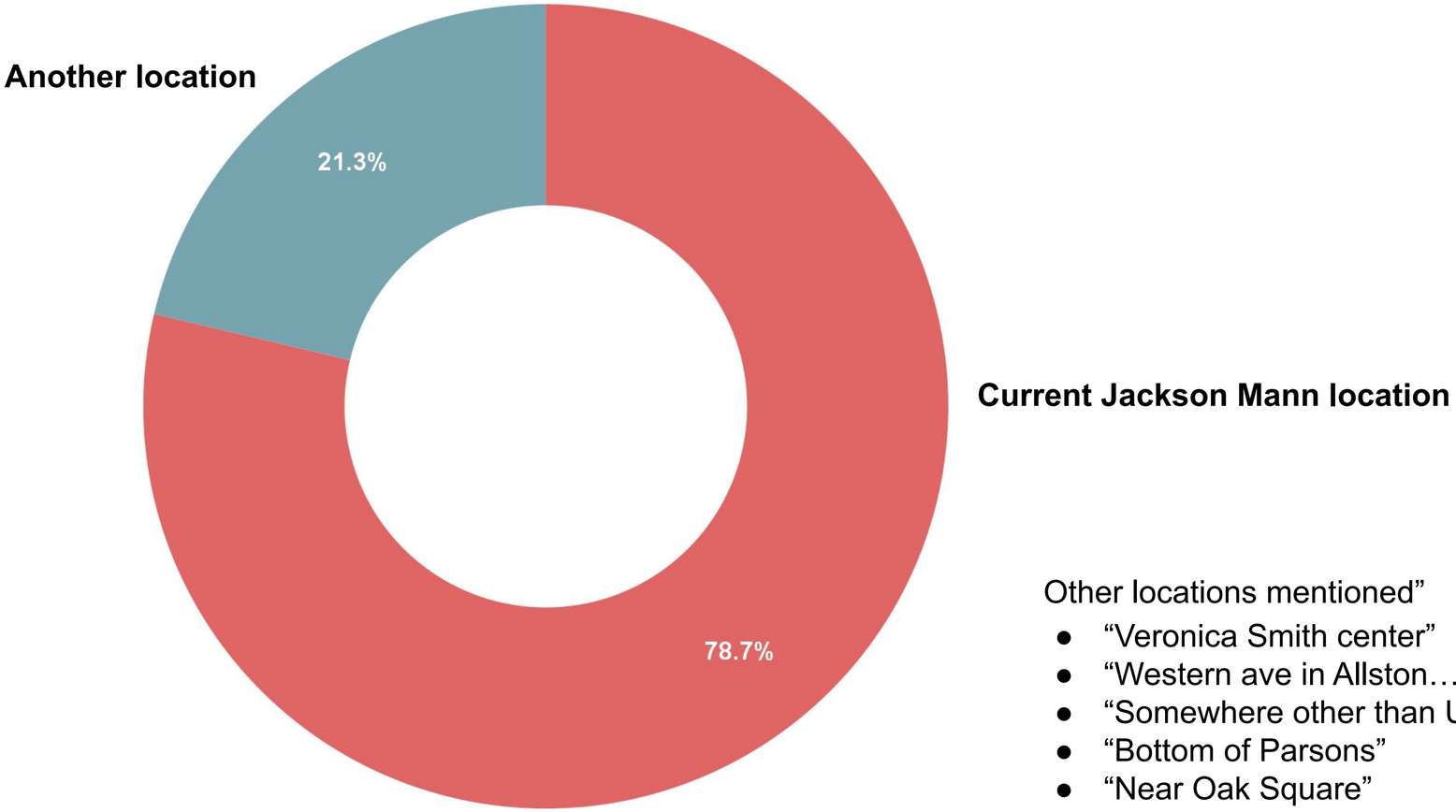
*Site size constraints likely to only allow for minimum site area of 34,000 – 45,000 SF

Survey Results: Location

353 responses

as of April 13, 2023

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



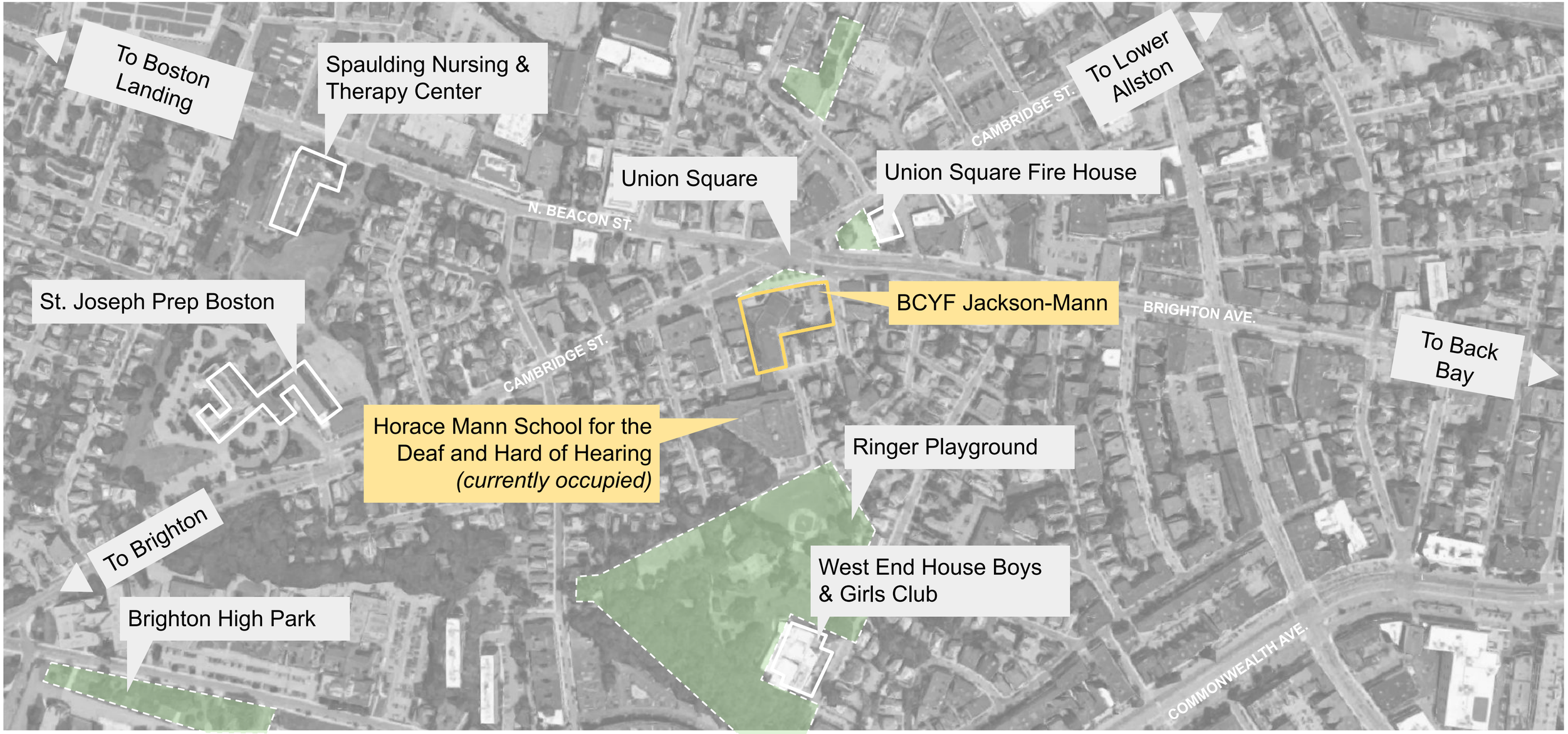
Other locations mentioned”

- “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”

Site Opportunities

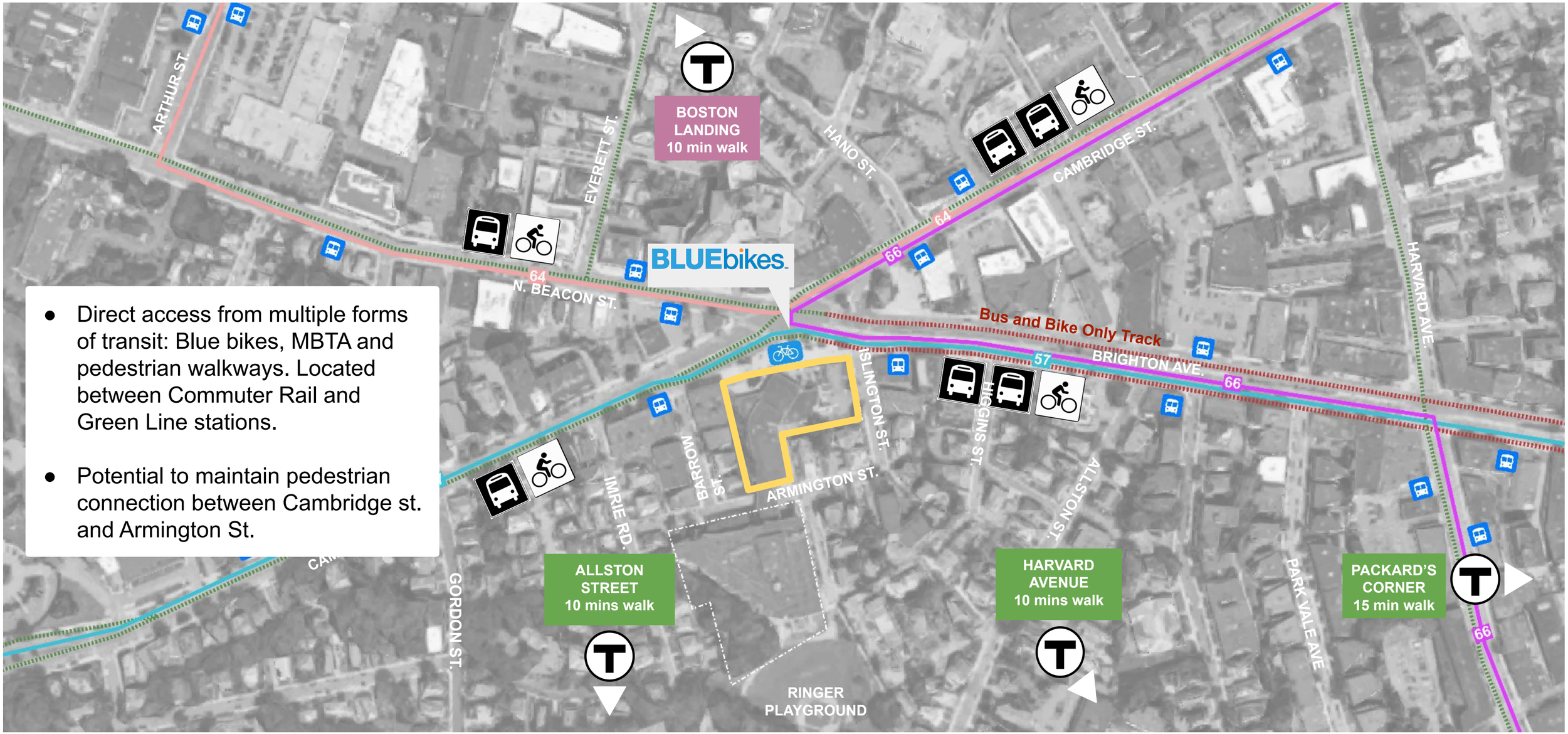
Union Square / BCYF Jackson Mann Site

Union Square is an Important Crossroads of Allston-Brighton



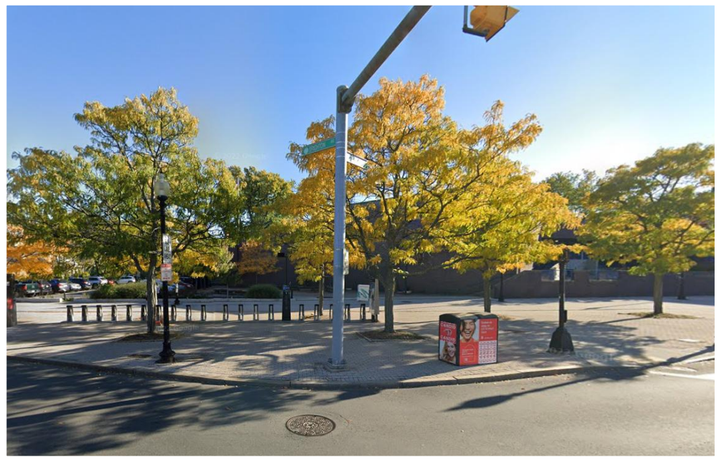
Available Site Area

Transit Networks



- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways. Located between Commuter Rail and Green Line stations.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

Open Space



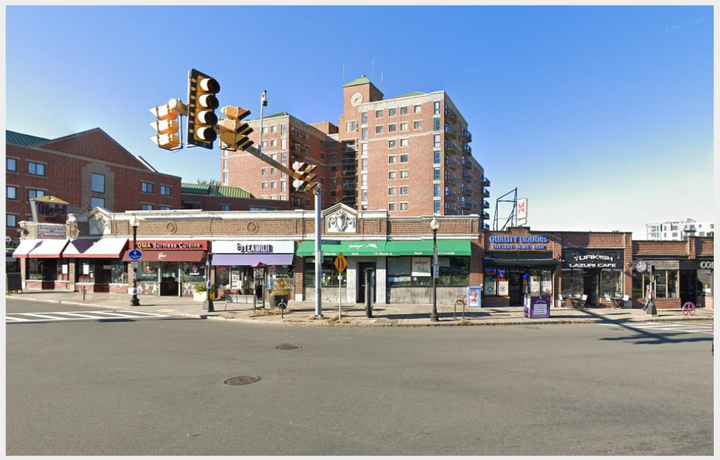
- Street trees provide shade for pedestrians along the intersecting streets.
- Tree lined plaza provides opportunity for outdoor public activities.

Union Square Plaza

Ringer Playground

EVERETT ST.
HANO ST.
CAMBRIDGE ST.
N. BEACON ST.
SLINGTON ST.
HIGGINS ST.
BARROW ST.
IMRIE RD.
ARMINGTON ST.
ALLSTON ST.
GORDON ST.
PARK VALE AVE.

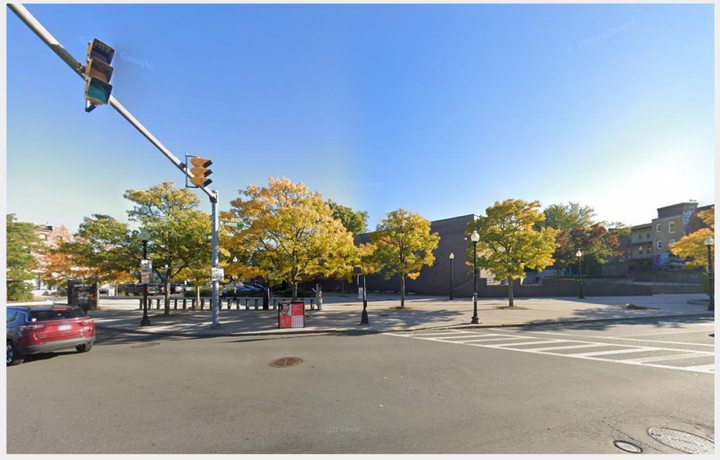
Architectural Character - Union Square



North

West

East

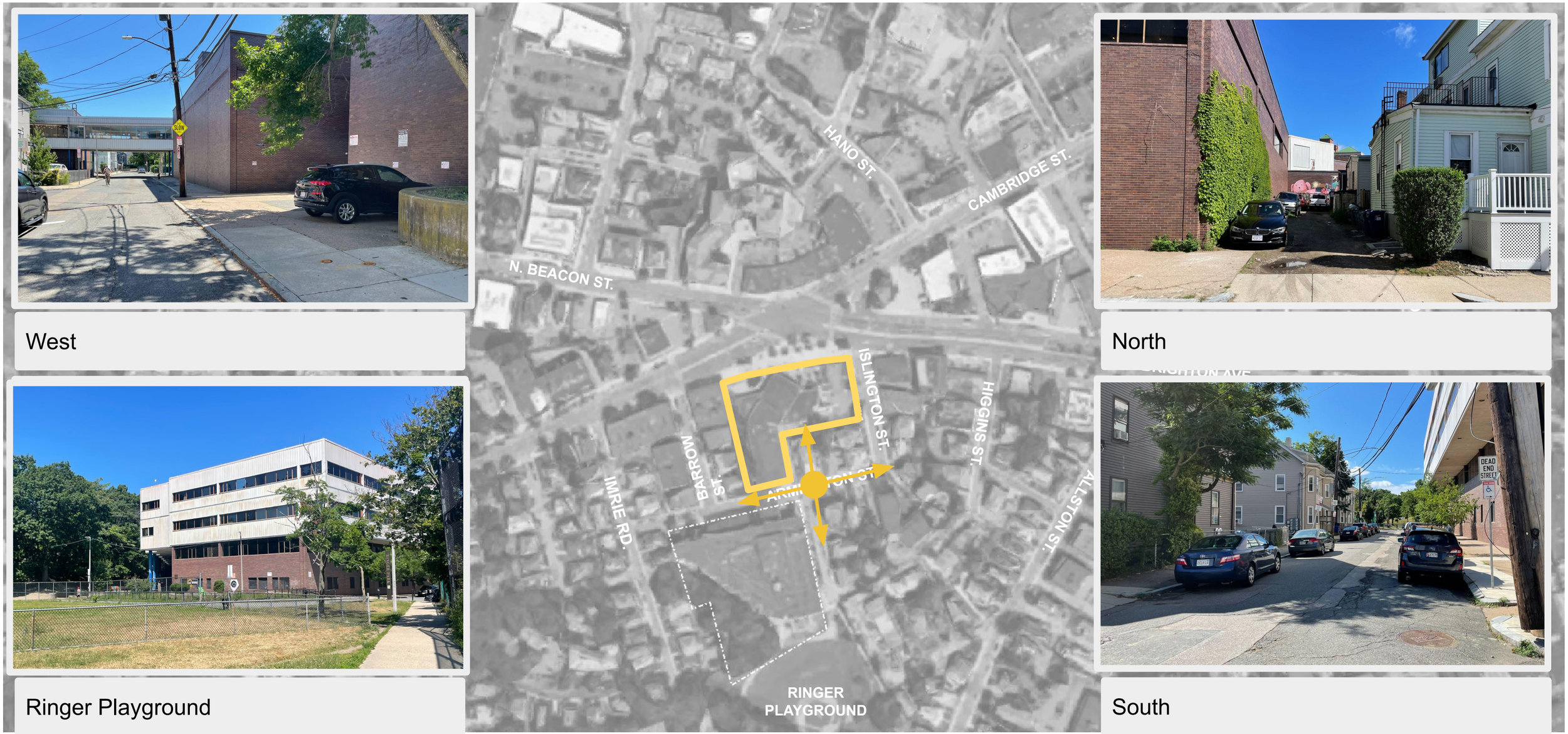


South

Architectural Character - Armington & Ringer Playground

West

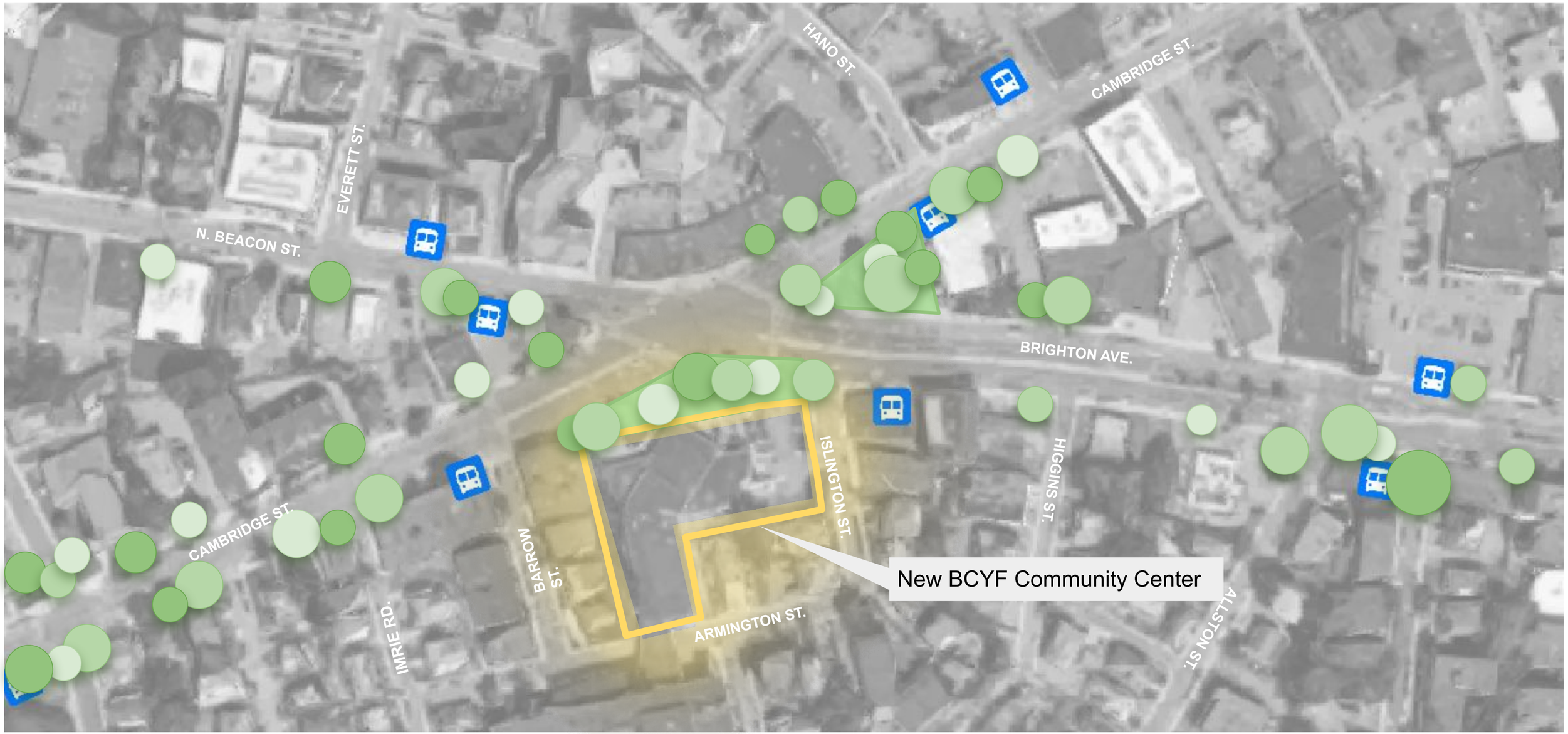
Ringer Playground



North

South

Community Anchor at Union Square



Site Test Fit

BCYF Jackson Mann Site

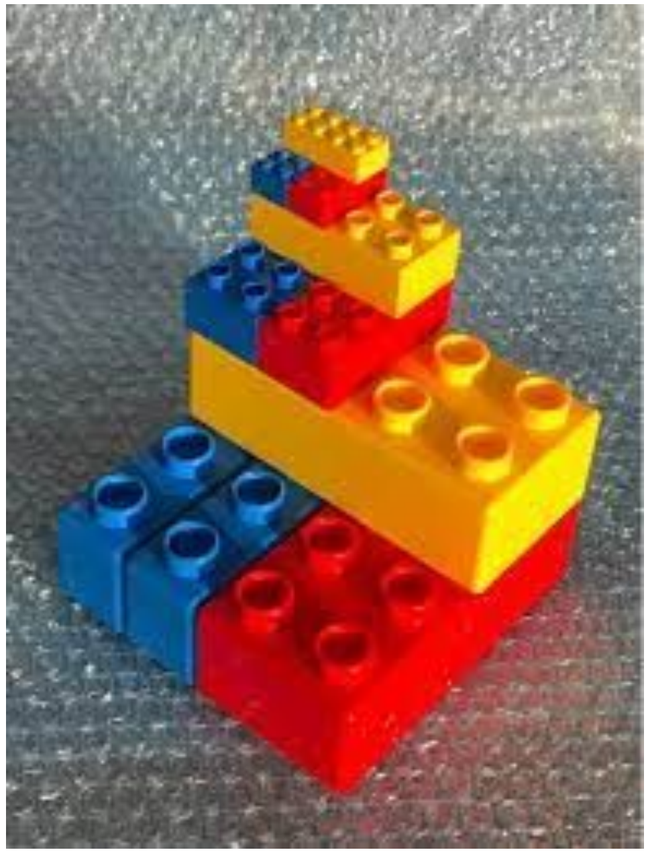
What is a Test Fit

What is a test fit?

A three-dimensional test of the community center uses and activities on a particular site.

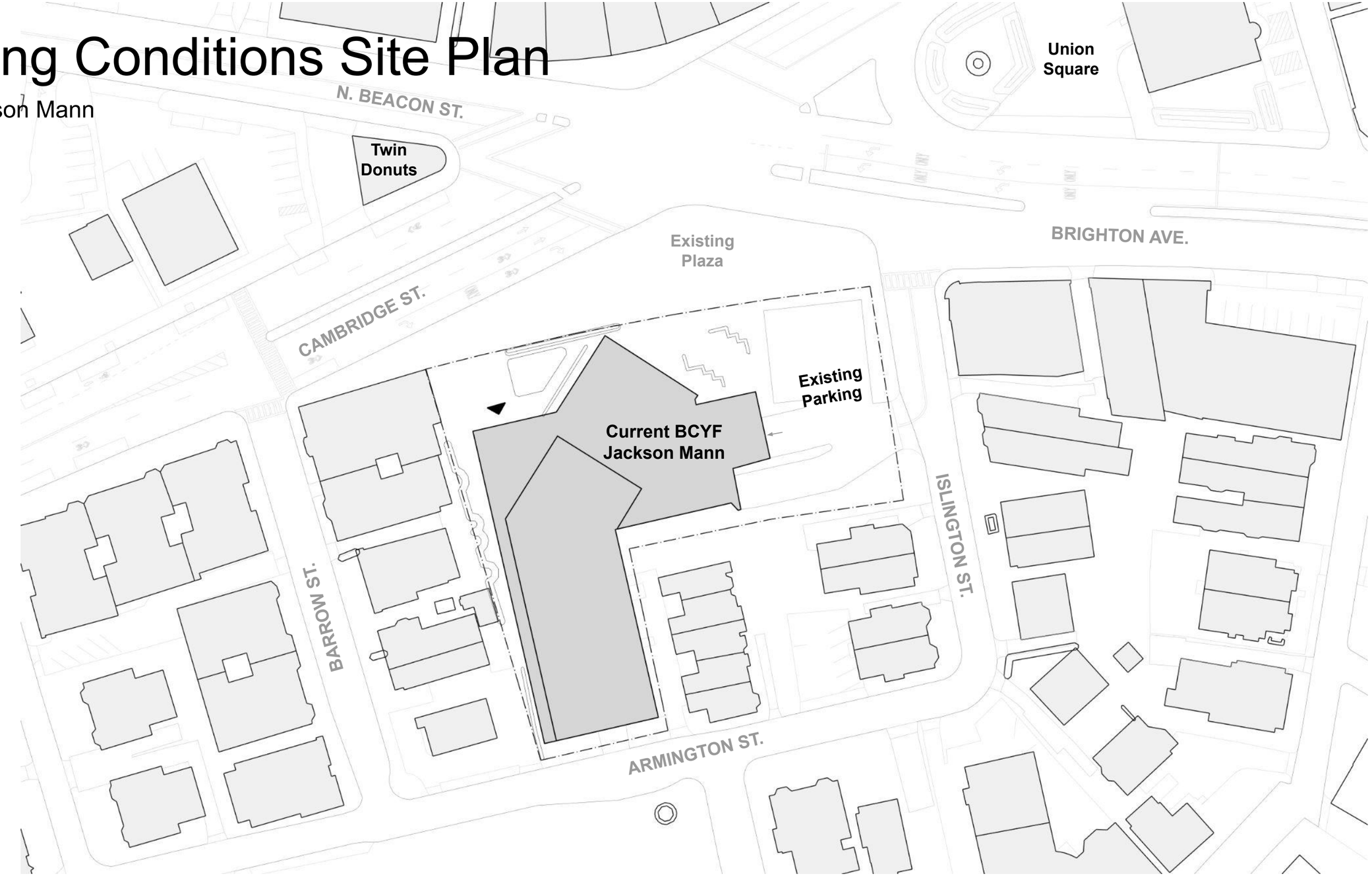
Disclaimer!

- These are only tests used as proof of concept.
- These are not design proposals.
- Goal of this exercise is to illustrate how a specific site impacts the arrangement of the uses and activities.
- Testing the program on this site does not indicate this is the final site selected - the City will continue to gather feedback after the final report is complete.



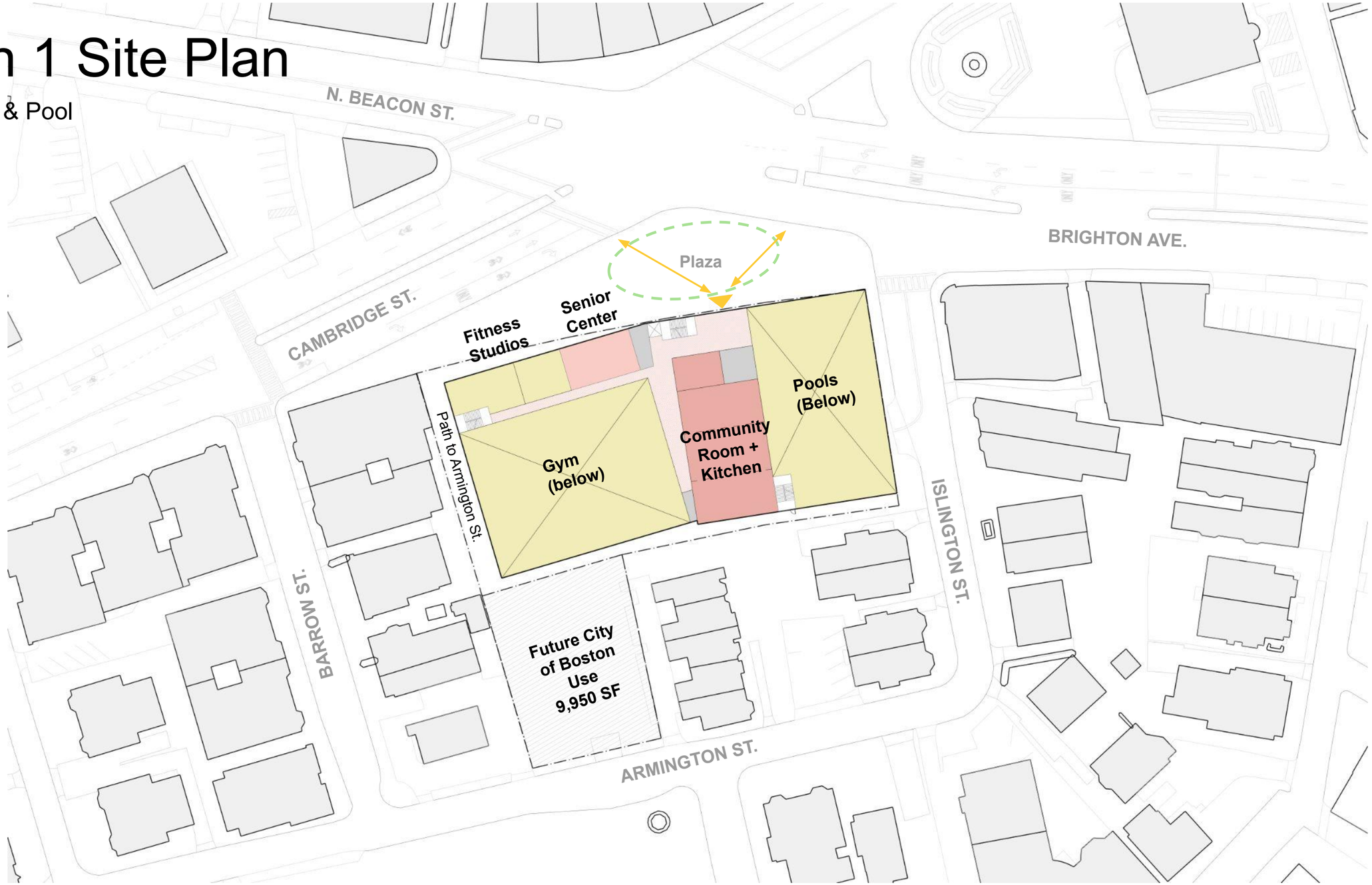
Existing Conditions Site Plan

BCYF Jackson Mann



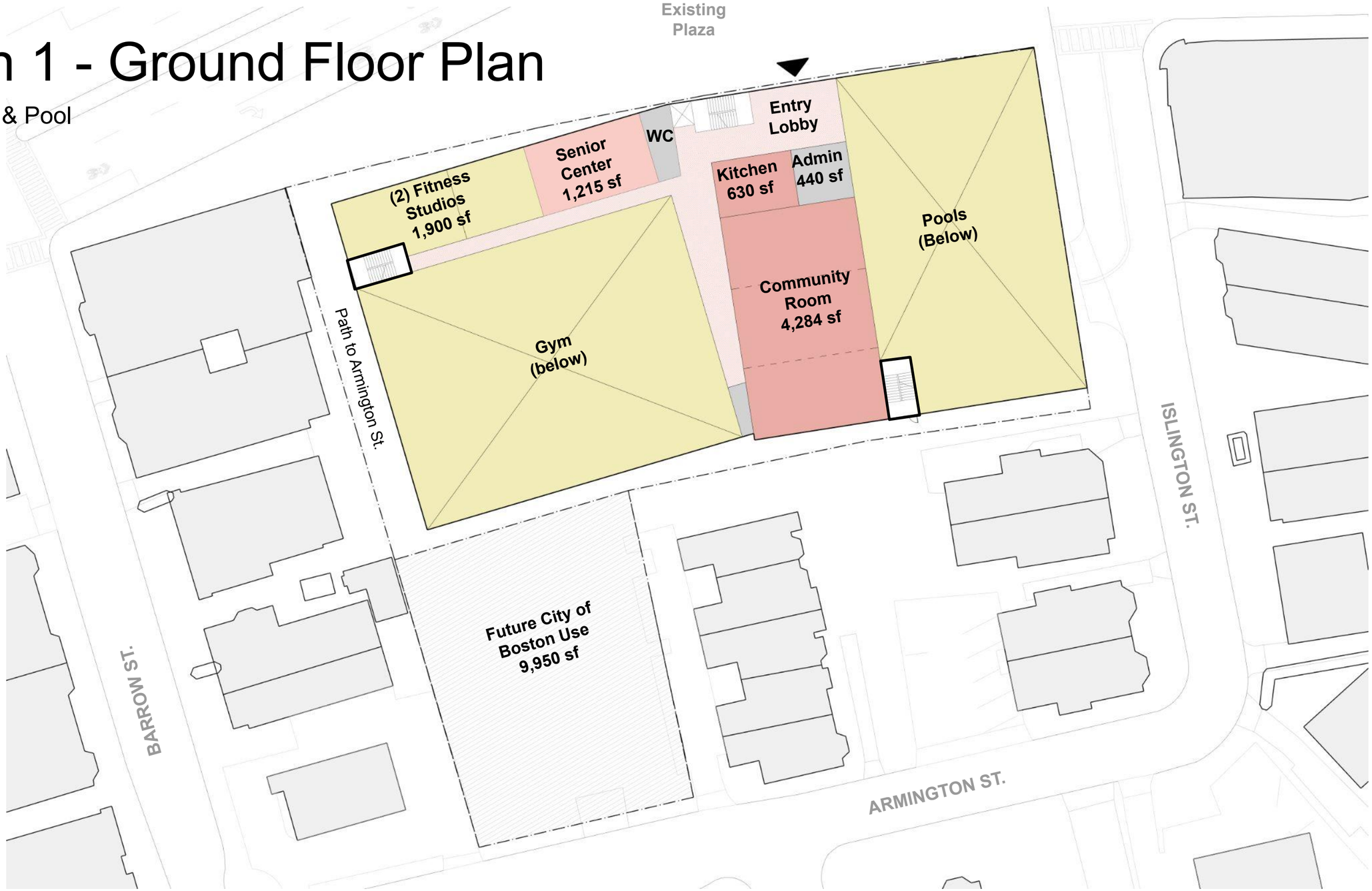
Option 1 Site Plan

Sunken Gym & Pool



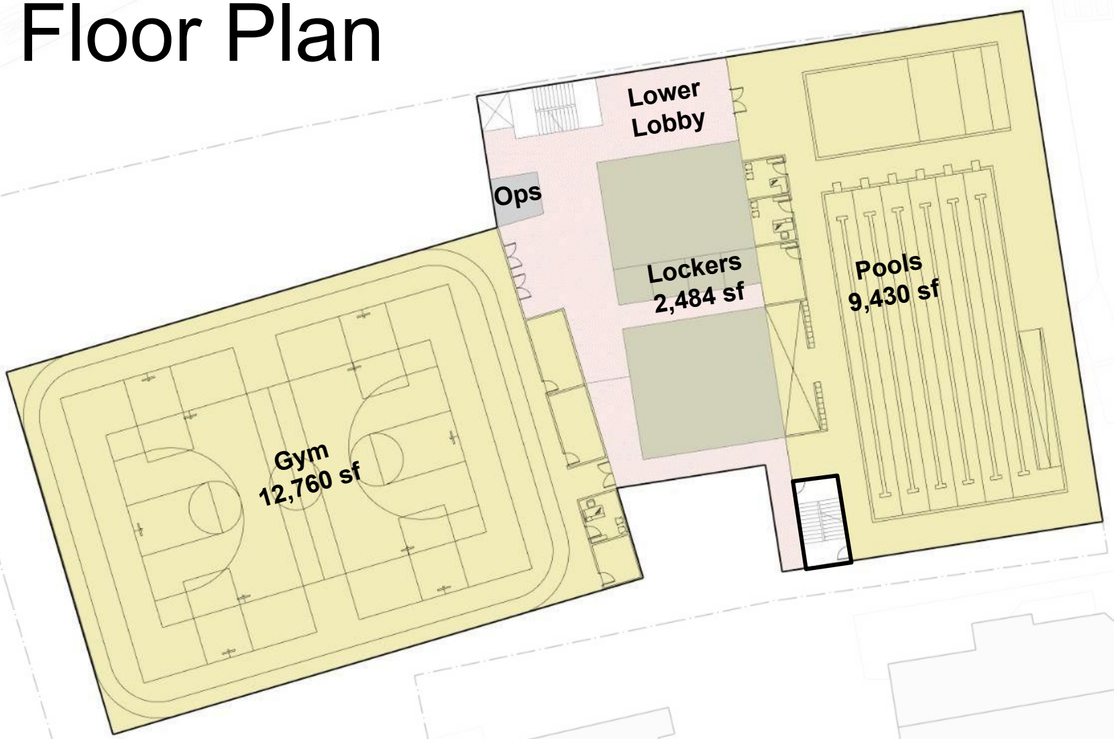
Option 1 - Ground Floor Plan

Sunken Gym & Pool



Option 1 - Basement Floor Plan

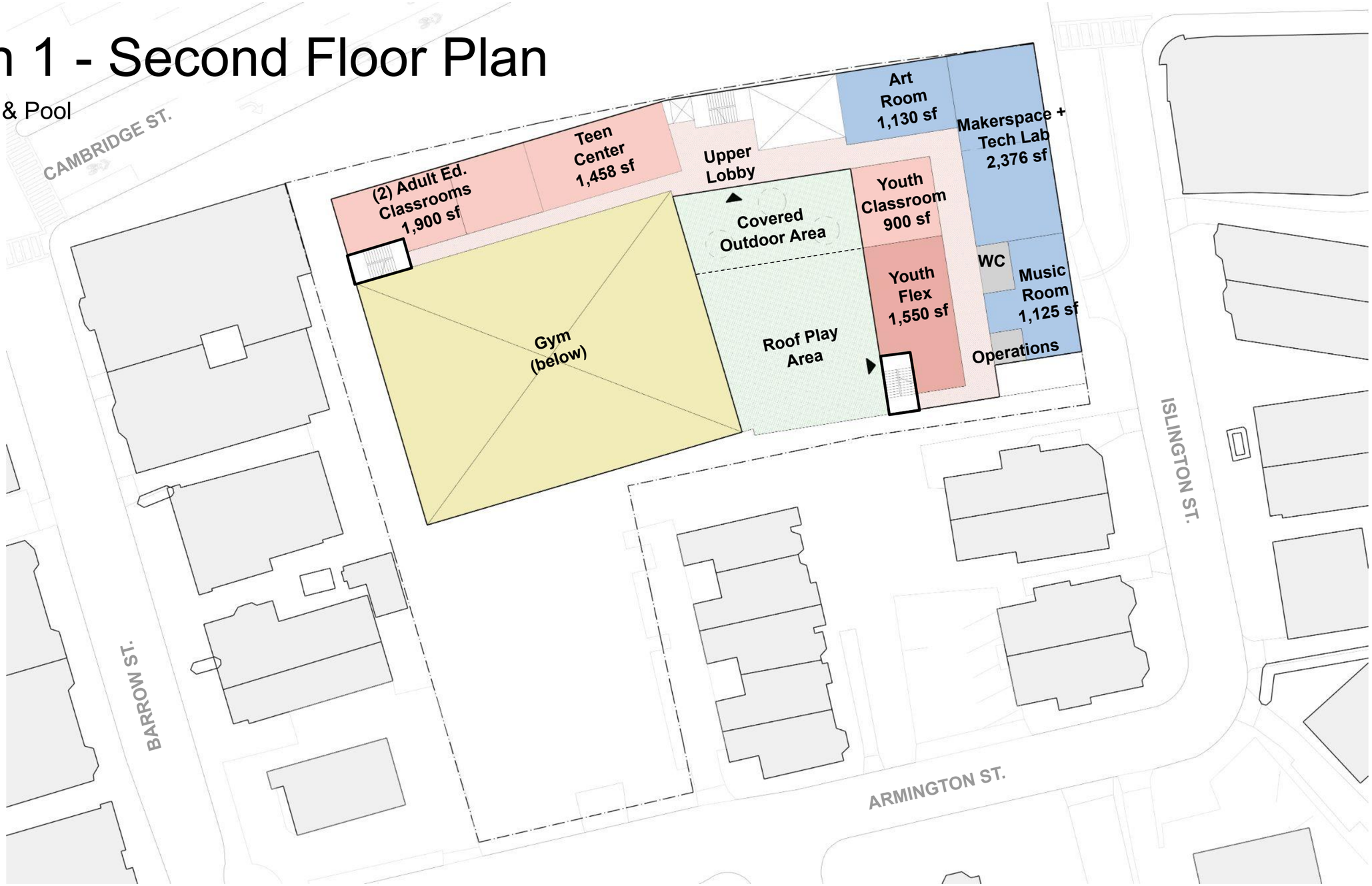
Sunken Gym & Pool



N

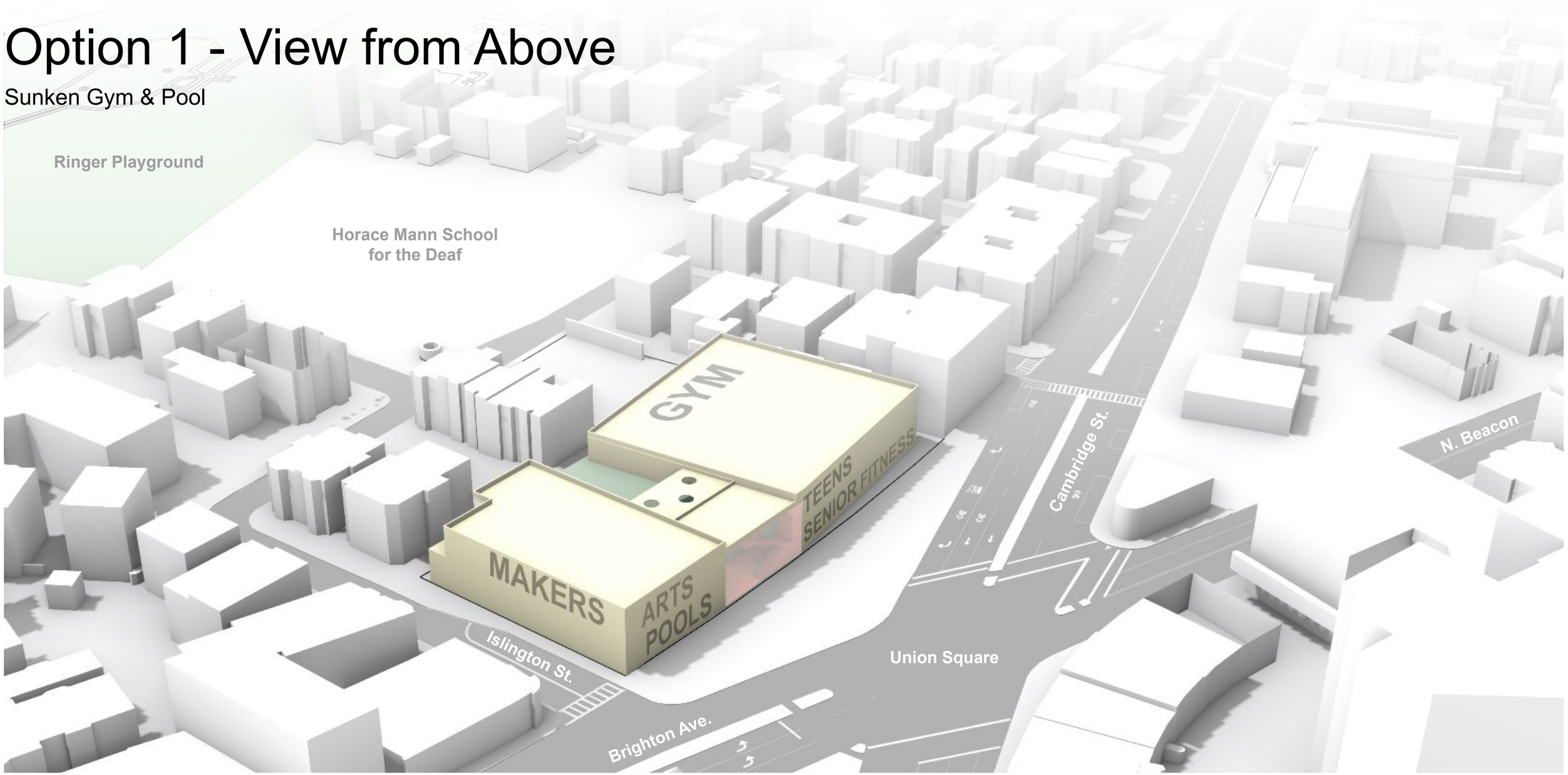
Option 1 - Second Floor Plan

Sunken Gym & Pool



Option 1 - View from Above

Sunken Gym & Pool

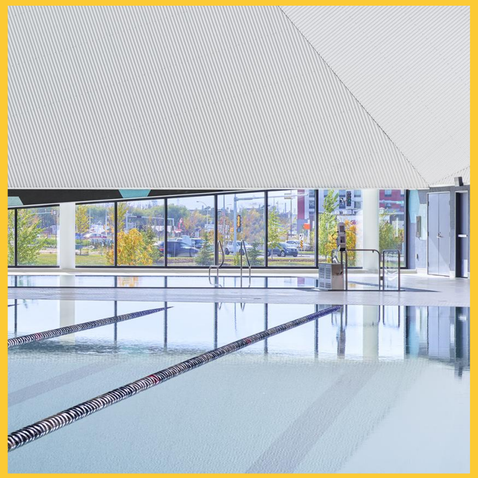


Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Option 1

Sunken Gym & Pool

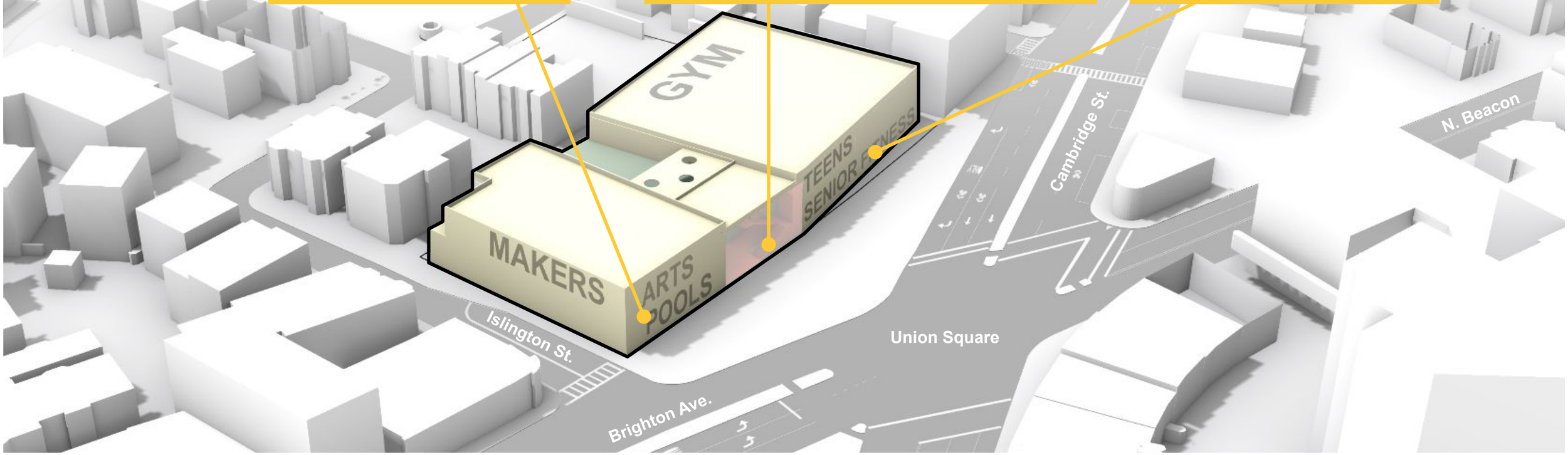
Ringer Playground



Swimming Pool

Communal interior stair

Fitness studios



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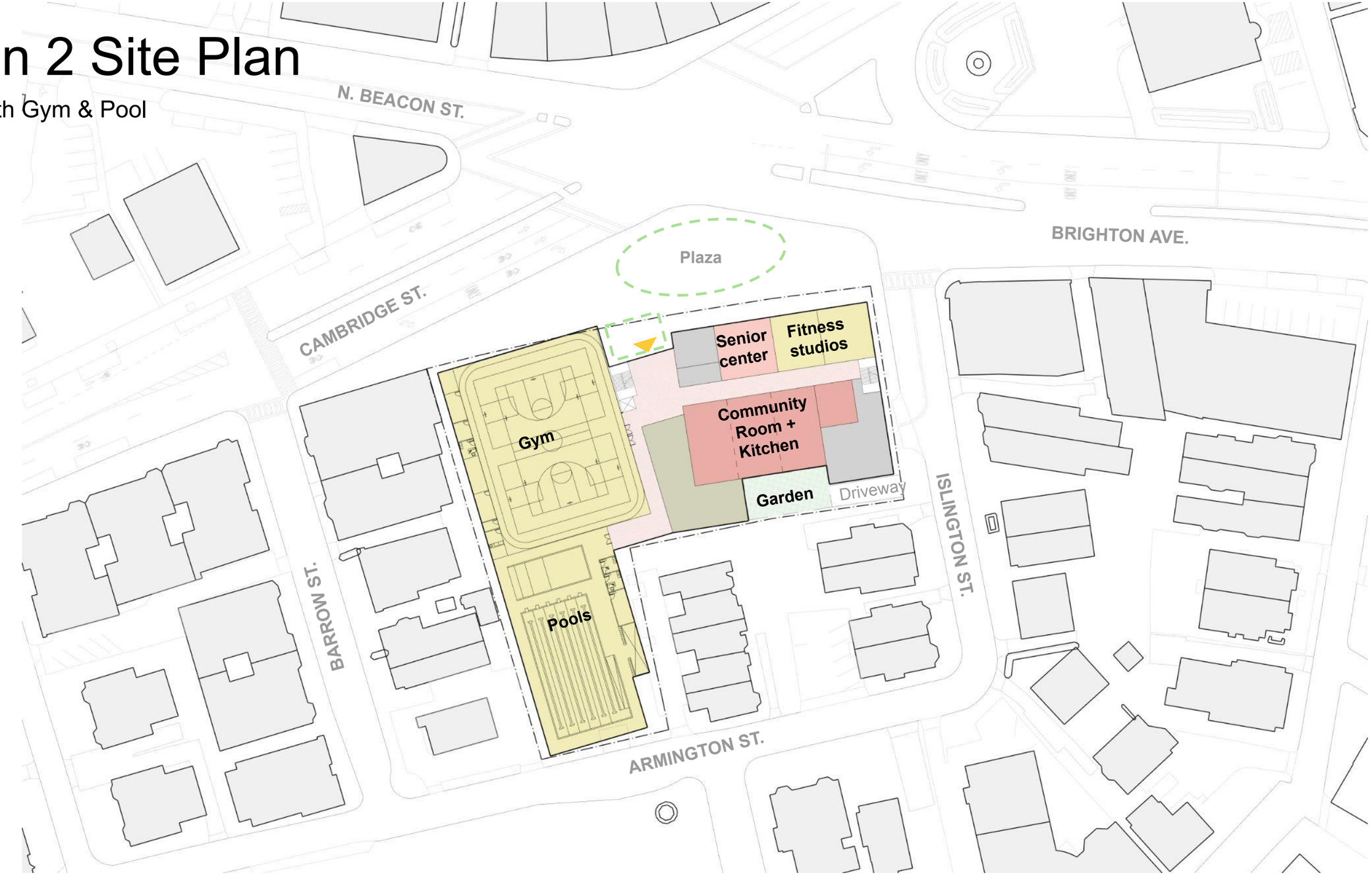
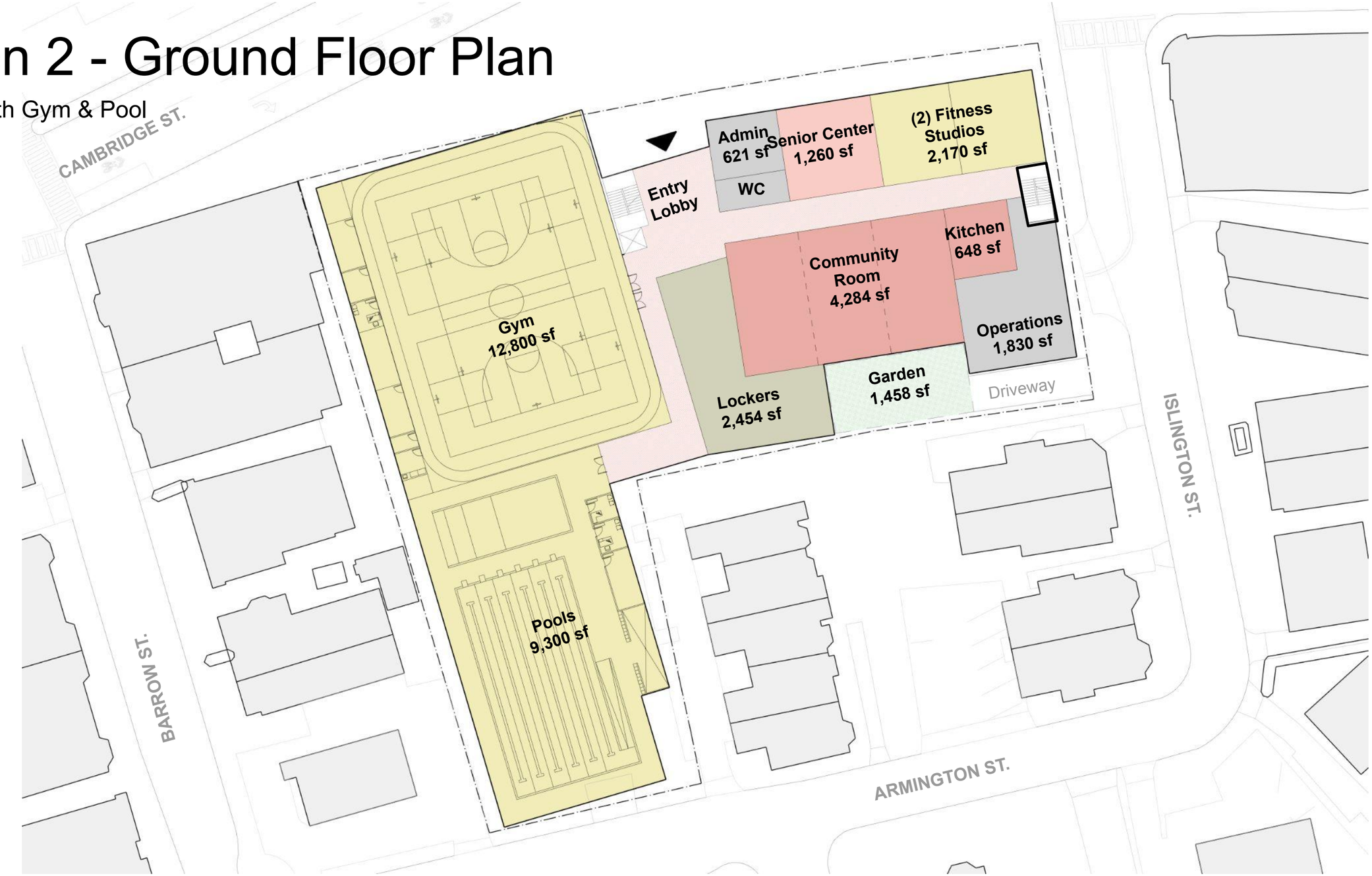
Option 2 Site Plan

North - South Gym & Pool



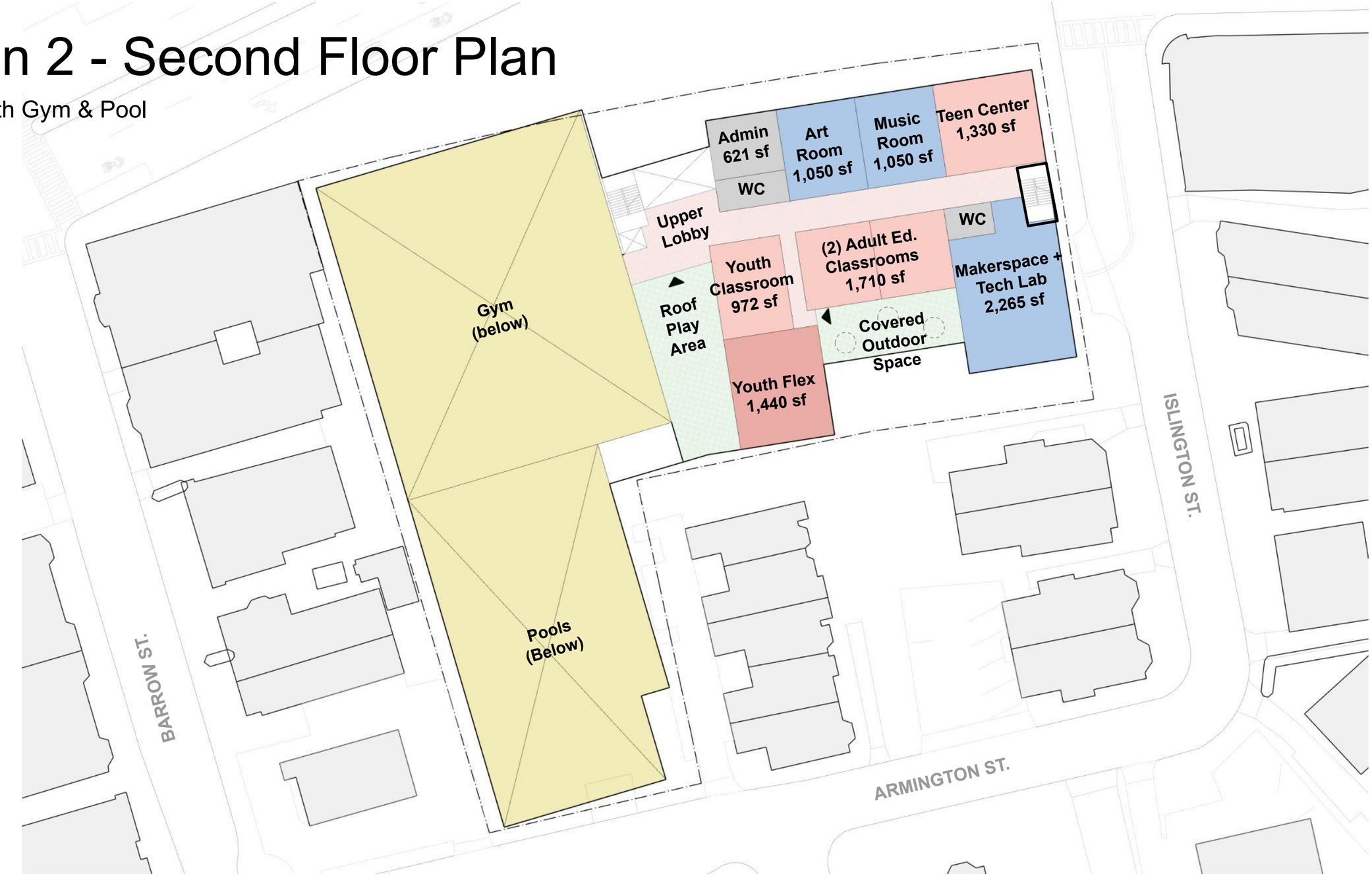
Option 2 - Ground Floor Plan

North - South Gym & Pool



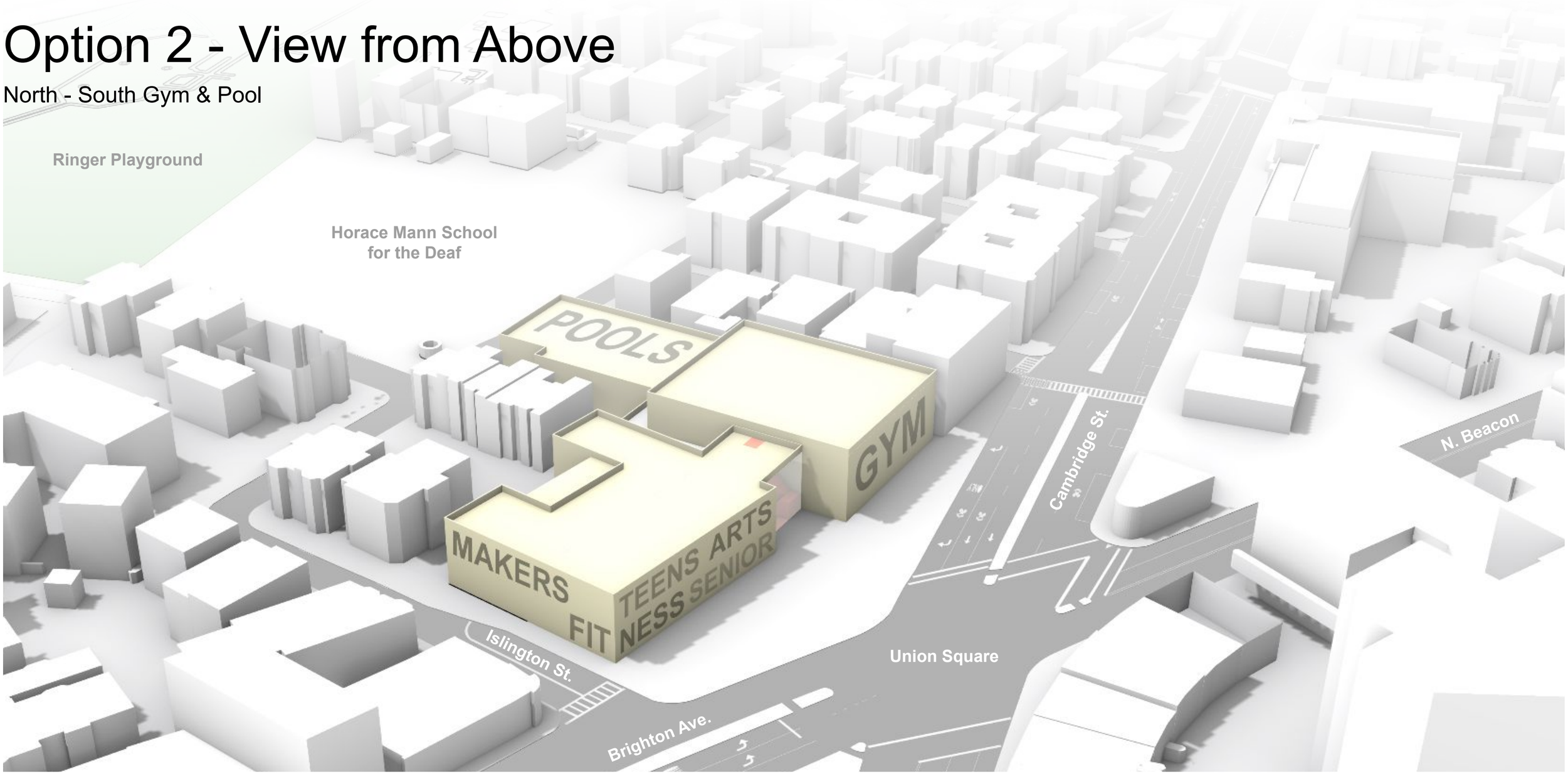
Option 2 - Second Floor Plan

North - South Gym & Pool



Option 2 - View from Above

North - South Gym & Pool



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

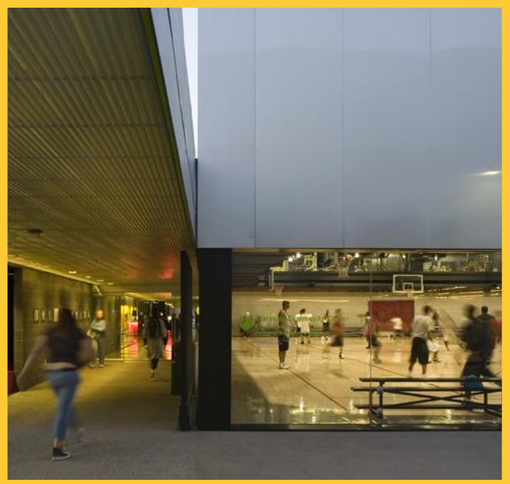
Option 2

North - South Gym & Pool

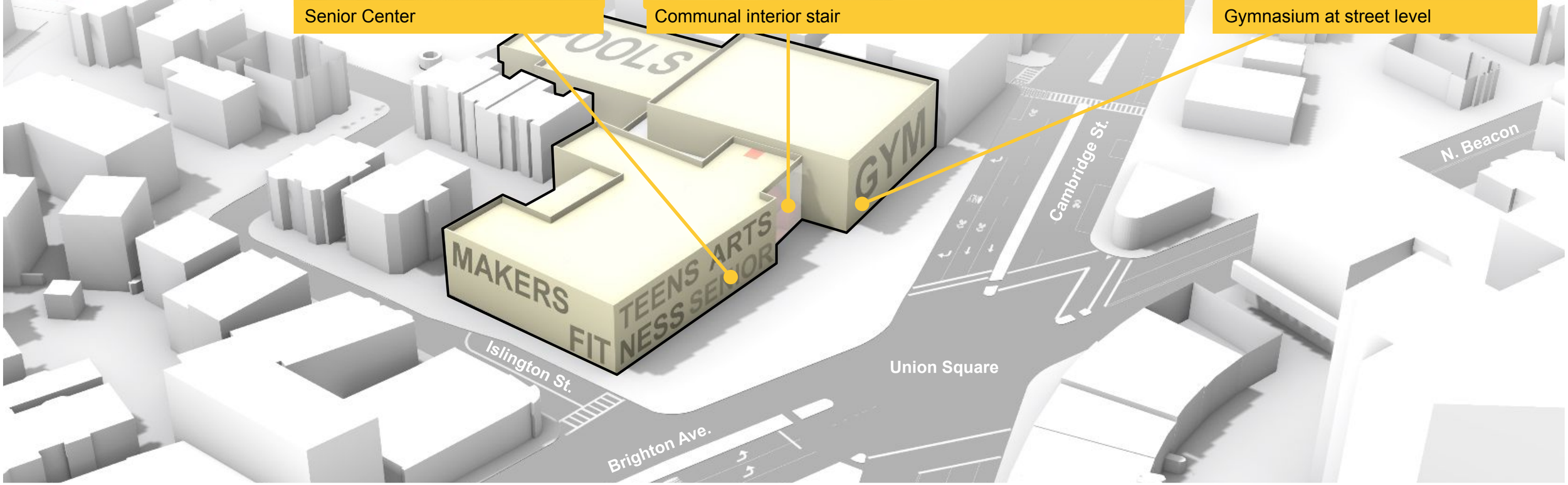
Ringer Playground

Senior Center

Communal interior stair



Gymnasium at street level



Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Comparison

Sunken Gym & Pool

North - South Gym & Pool

Disclaimer: These plans are conceptual only and have not been subject to a comprehensive code and regulatory review.

Study Conclusions and Next Steps

Conclusion

Research

Analysis

Final Report

Conclusion

Research

Analysis

Final Report

Mapped existing BCYF sites, community resources and demographic data throughout Allston and Brighton.

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

Scanned all of Allston and Brighton 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 evaluated their suitability for a new community center.

Documented all of the community feedback related to the sites.

Created community center “test fits” on the Jackson Mann site to get a sense of the different ways it could be organized.

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 site is most viable for a new stand-alone community center and if any sites require further study.

Typical Project Schedule

We are here

Temporary Facility

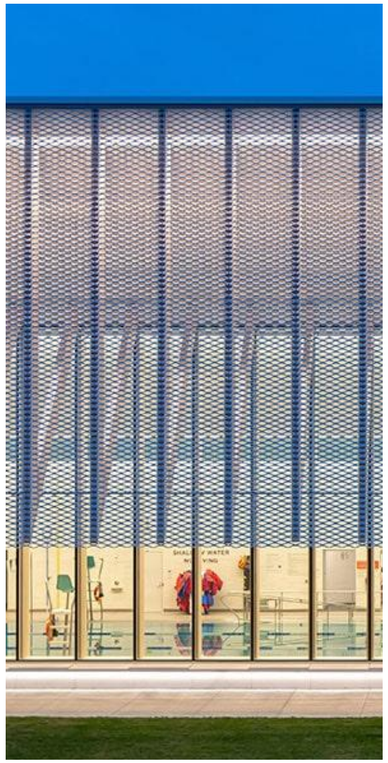
Study	Budgeting	Land Acquisition (if necessary)	Design	Construction	Opening
8 months	*6-12 months*	*6-12 months*	*12-15 months*	*24-30 months*	

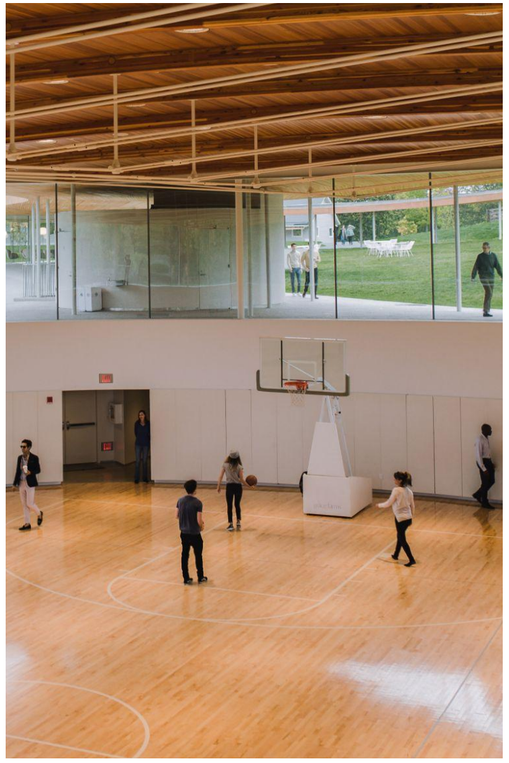
Community Input

Community Input

Thank You!

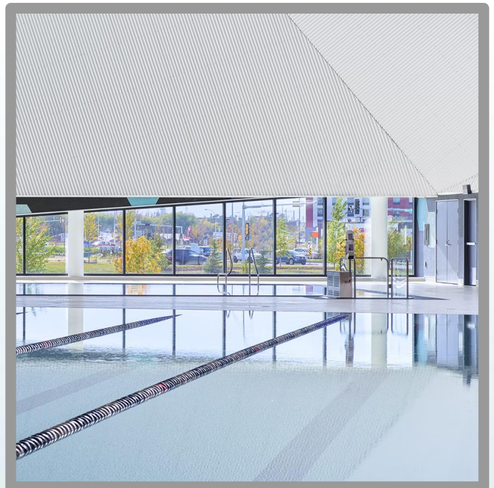
Community Anchor at Union Square



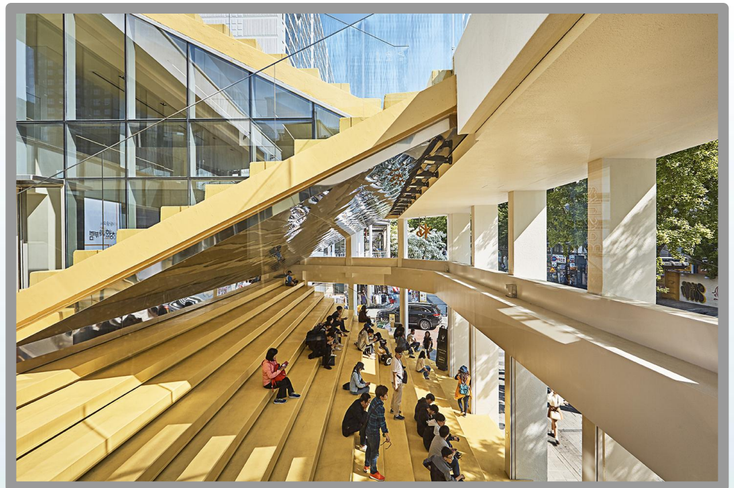


Option 1

Sunken Gym & Pool

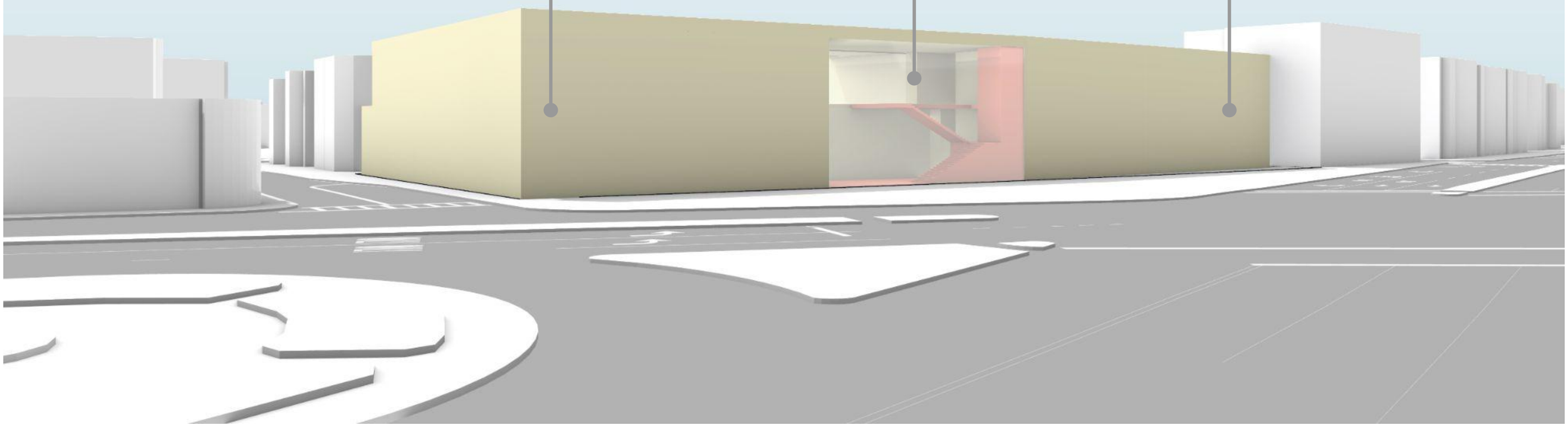


Swimming Pool



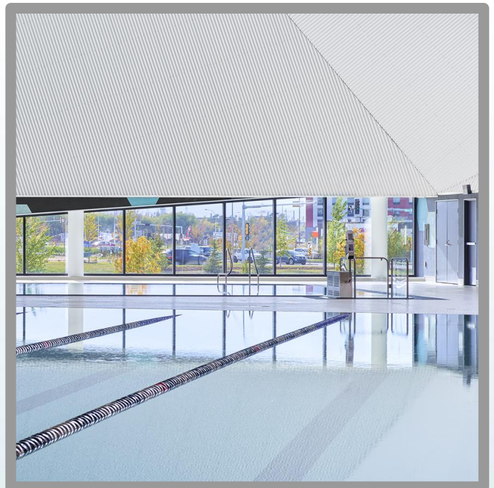
Communal interior stair

Fitness studios

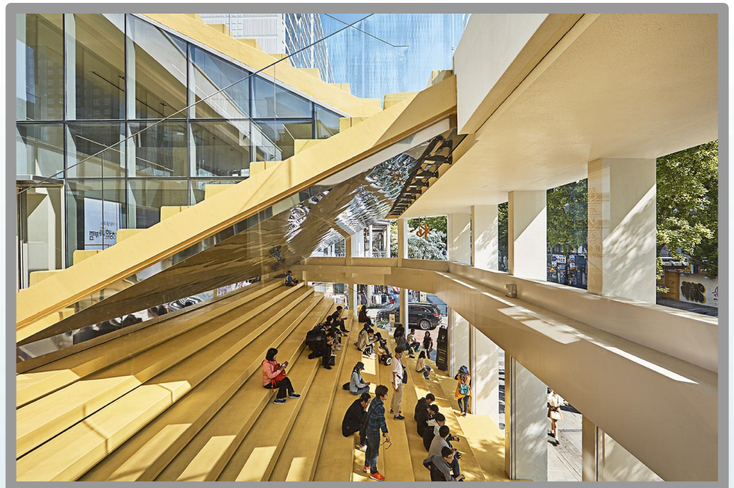


Option 2

North - South Gym & Pool

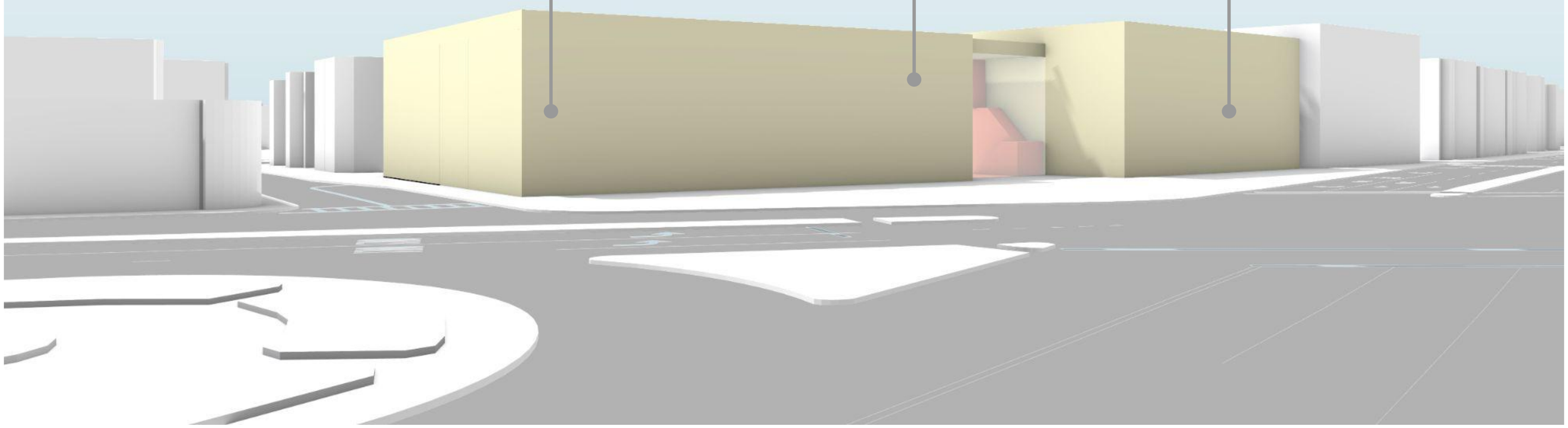


Swimming Pool



Communal interior stair

Fitness studios



Next Steps

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

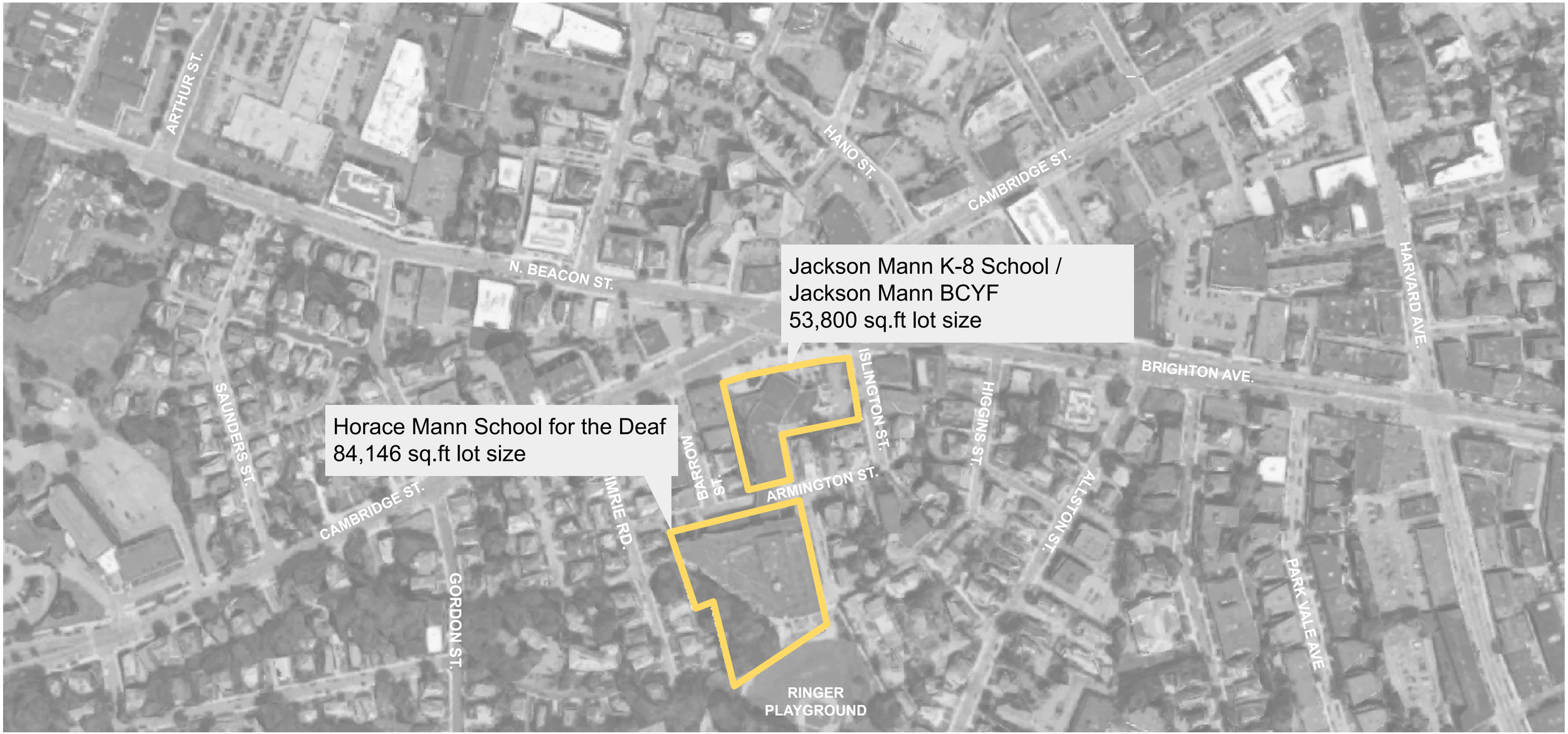
- Please fill out our survey - and tell your friends and neighbors about it!
- Provide another update on the survey results to date
- Take feedback from tonight and select one or more sites for further study
- Test program options on selected sites

Existing Conditions

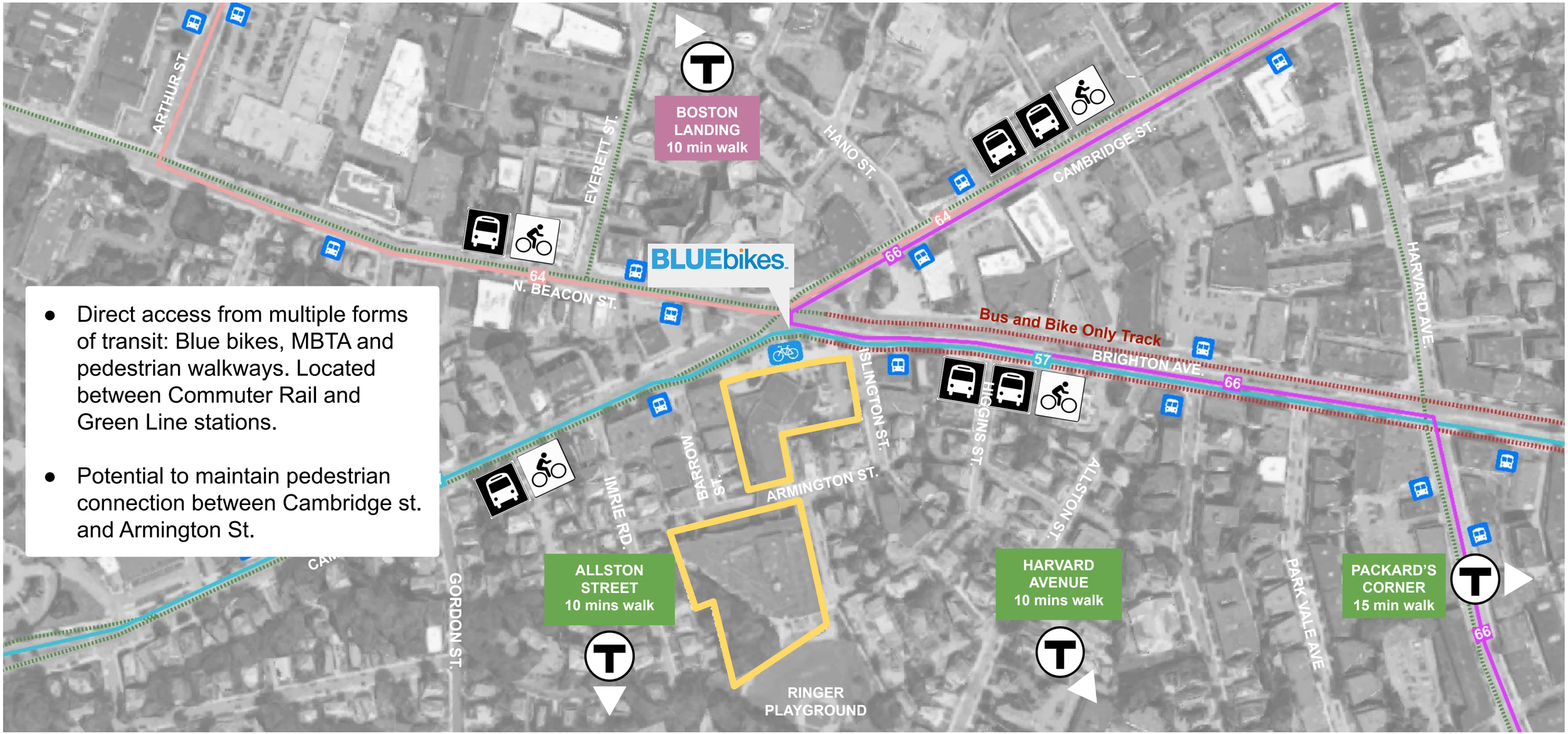
Jackson Mann BCYF

Union Square is an Important Crossroads of Allston-Brighton

Available Site Area

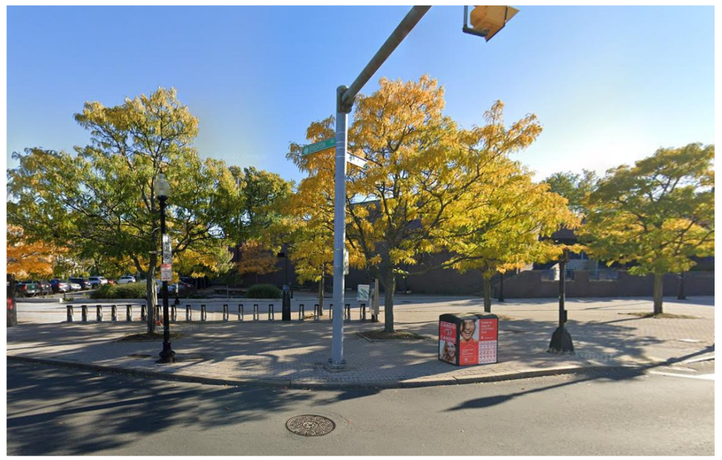


Transit Networks



- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways. Located between Commuter Rail and Green Line stations.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

Open Space



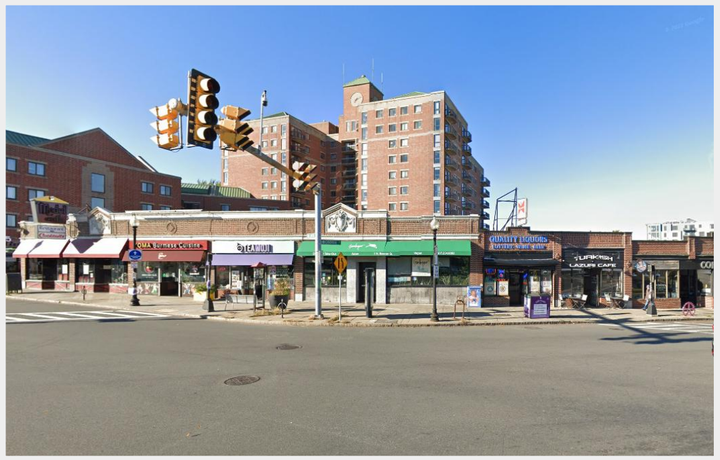
- Street trees provide shade for pedestrians along the intersecting streets.
- Tree lined plaza provides opportunity for outdoor public activities.

Union Square Plaza

Ringer Playground

EVERETT ST.
HANO ST.
CAMBRIDGE ST.
N. BEAC ST.
SLINGTON ST.
HIGGINS ST.
ALLSTON ST.
BARROW ST.
IMRIE RD.
ARMINGTON ST.
GORDON ST.
PARK VALE AVE
AVE.

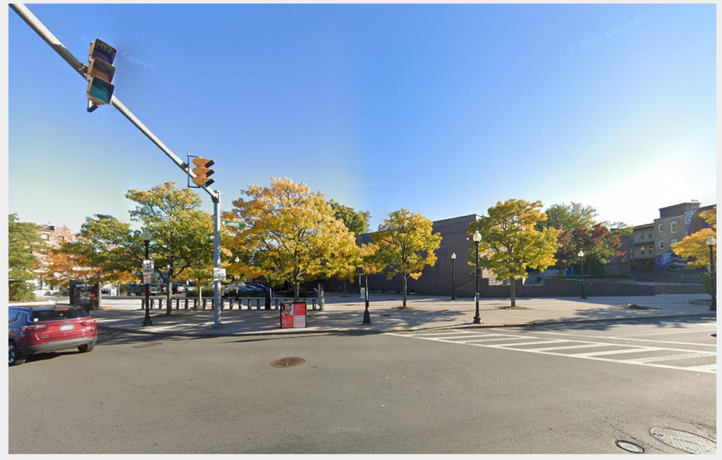
Architectural Character - Union Square



North

East

West



South

Architectural Character - Armington & Ringer Playground

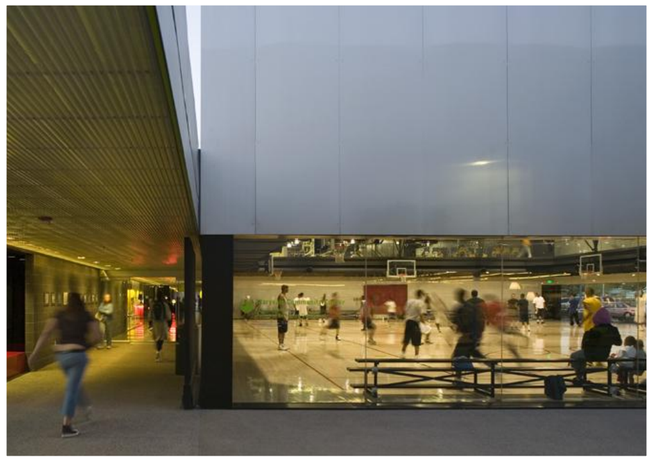
West

Ringer Playground

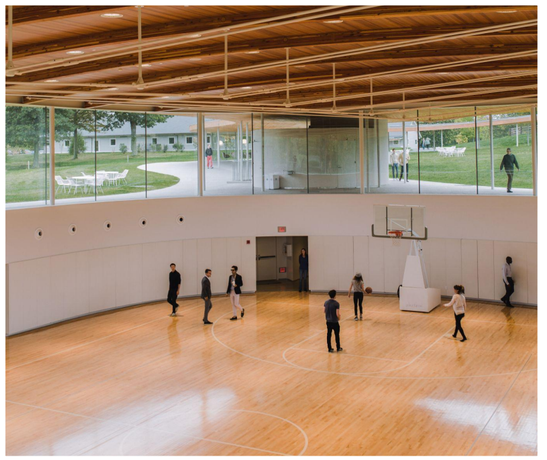
North

South

Community Anchor at Union Square



- A highly visible and lively front facing Union Square.



BOSTON LANDING
10 min walk

EVERETT ST.

HANO ST.

CAMBRIDGE ST.

64

66

BLUEbikes

N. BEACON ST.

Bus and Bike Only Track

57

BRIGHTON AVE.

66

New BCYF Community Center

ARMINGTON ST.

BARROW ST.

IMRIE RD.

CAMBRIDGE ST.

57

GORDON ST.

ALLSTON STREET
10 mins walk

RINGER PLAYGROUND

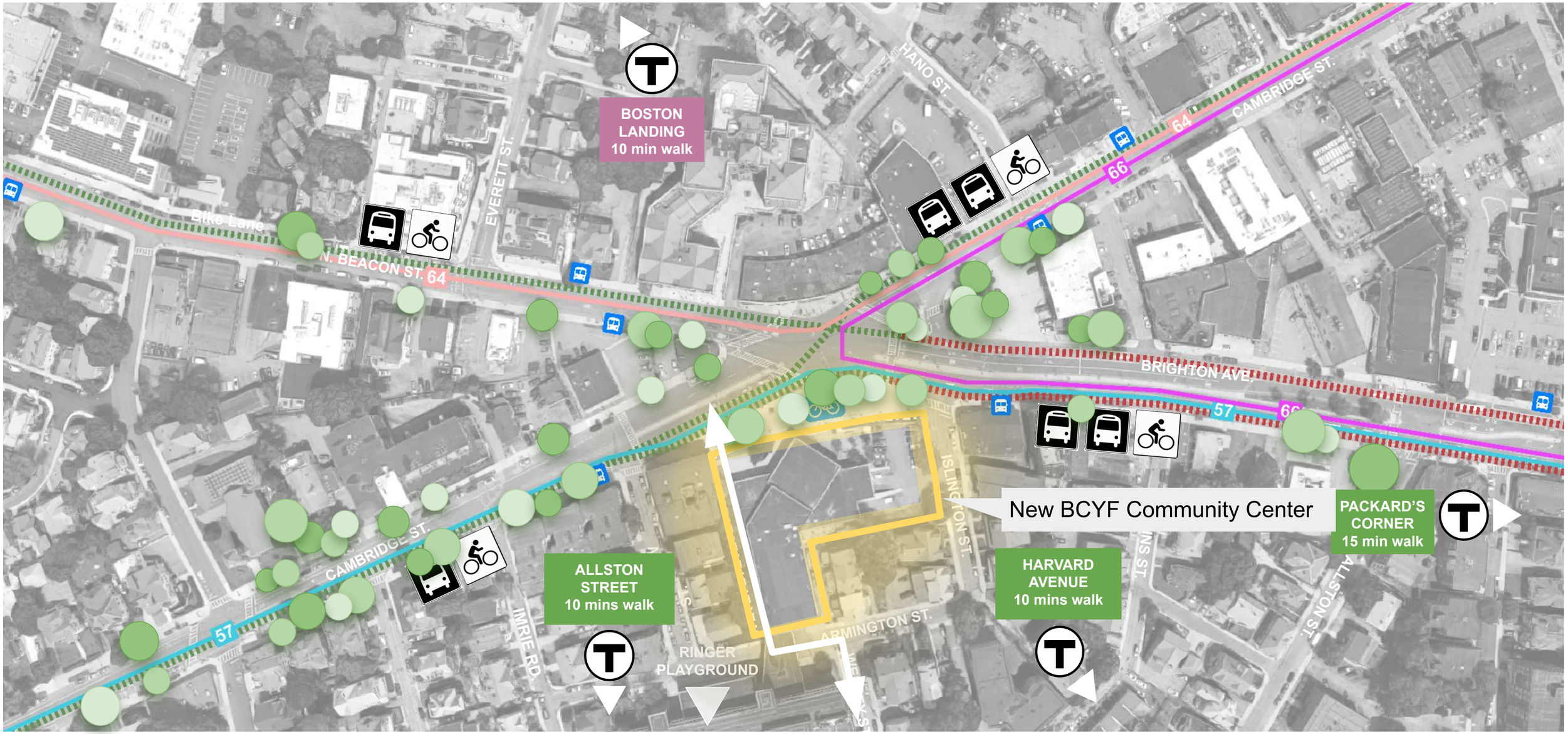
HARVARD AVENUE
10 mins walk

PARK VALE AVE

PACKARD'S CORNER
15 min walk

66

Community Anchor at Union Square

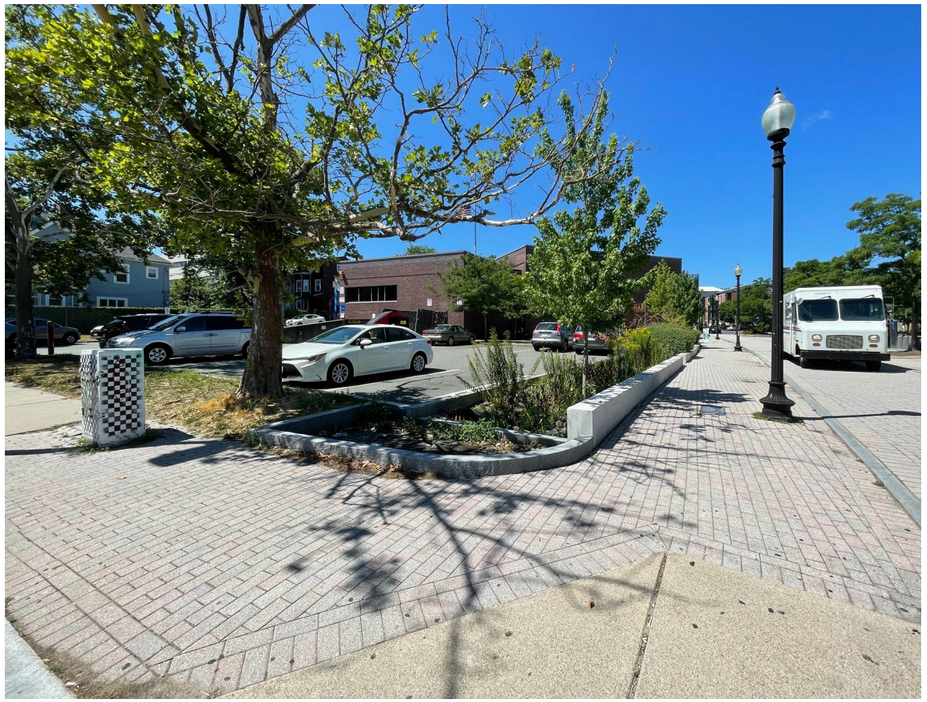


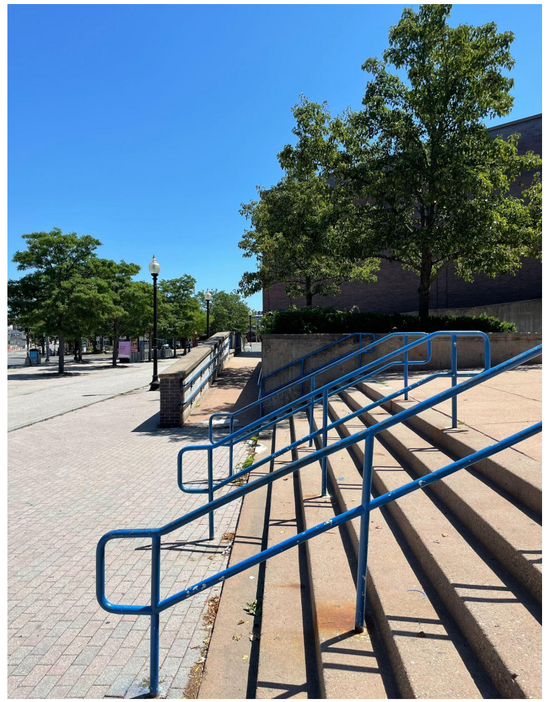
New BCYF Center

New diagram that only shows bcyf. Serie
drawing with site photos and analysis. B
racks, transit, etc..Talking to the civic pres
and access and why this is the right site f
bcyf. More photos of edge conditions and
the public realm/,... Expand the extents o
image and capture the intersection of stre
How different areas of Allston-brighton co
together…

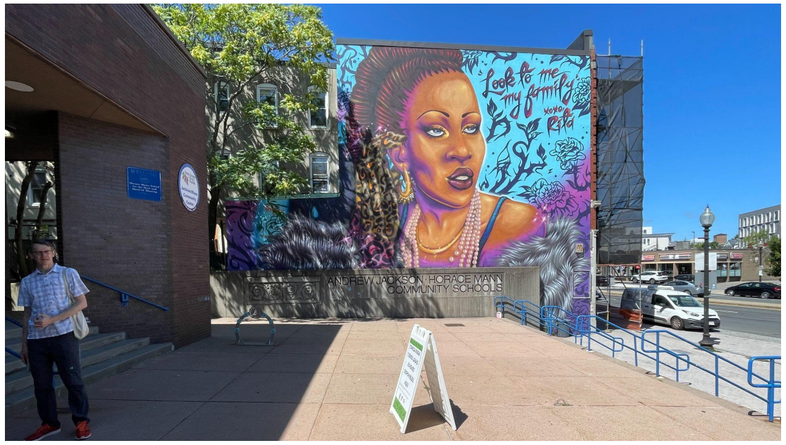
- Direct access from multiple forms of transit: Blue bikes, MBTA and pedestrian walkways.
- Tree lined plaza provides opportunity for outdoor public activities.
- Advantageous fitting of BCYF programs on the site.
- Potential to maintain pedestrian connection between Cambridge st. and Armington St.

BCYF Allston | 500 Cambridge st.

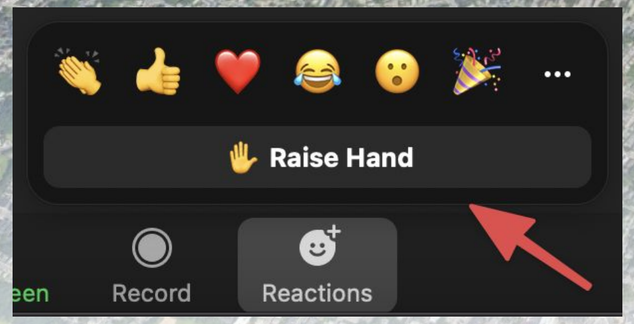




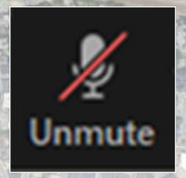
BCYF Allston | 500 Cambridge st.

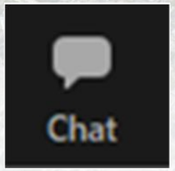


Questions, Comments?



Raise your hand to ask a question, then unmute yourself when called upon





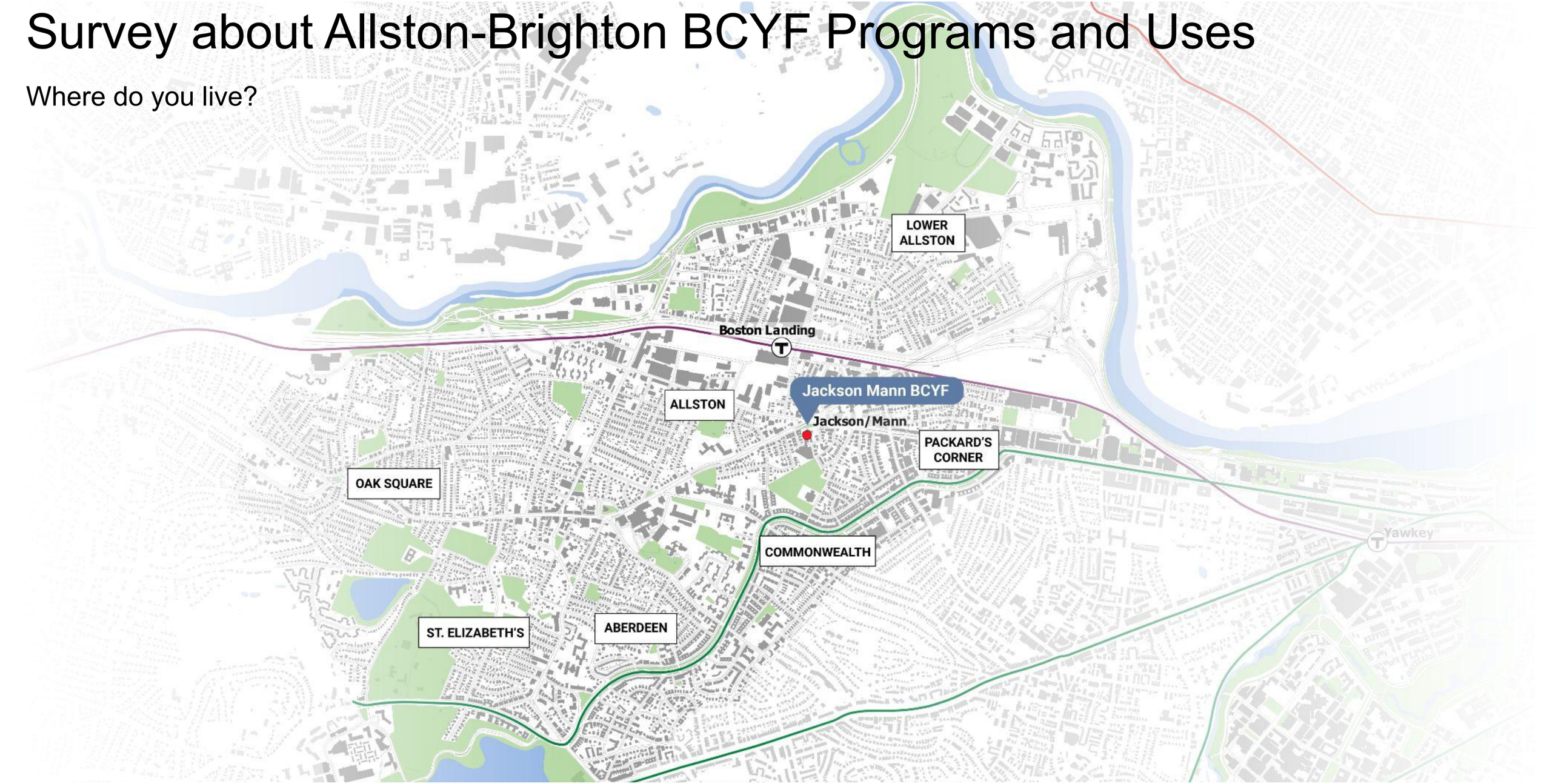
Use the chat button at the bottom of your screen to type a comment or ask a question

Community Survey

Allston - Brighton BCYF Programs and Uses

Survey about Allston-Brighton BCYF Programs and Uses

Where do you live?



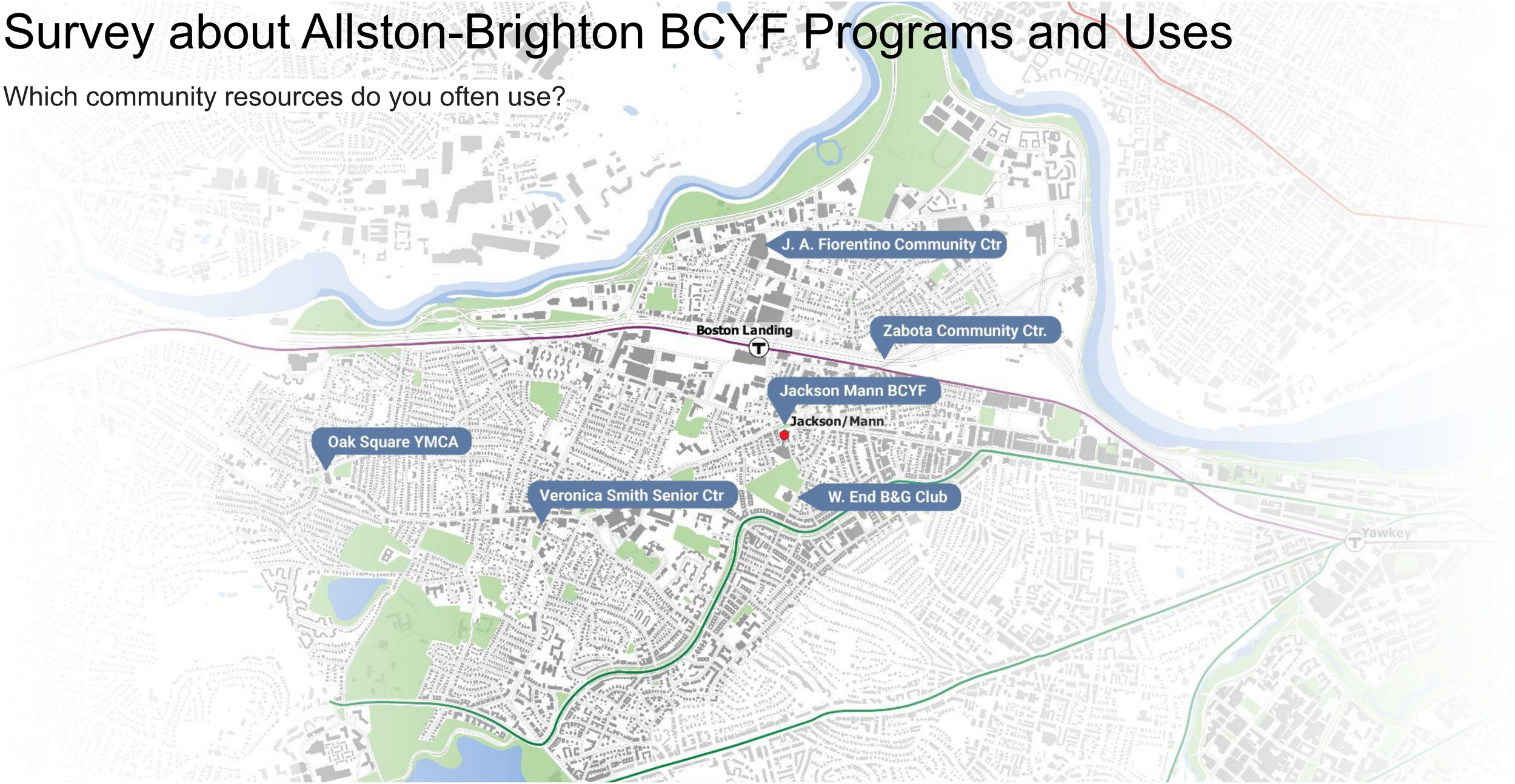
Survey about Allston-Brighton BCYF Programs and Uses

How old are you?

Pete Cosmos
Faces of Allston

Survey about Allston-Brighton BCYF Programs and Uses

Which community resources do you often use?



Survey about Allston-Brighton BCYF Programs and Uses

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

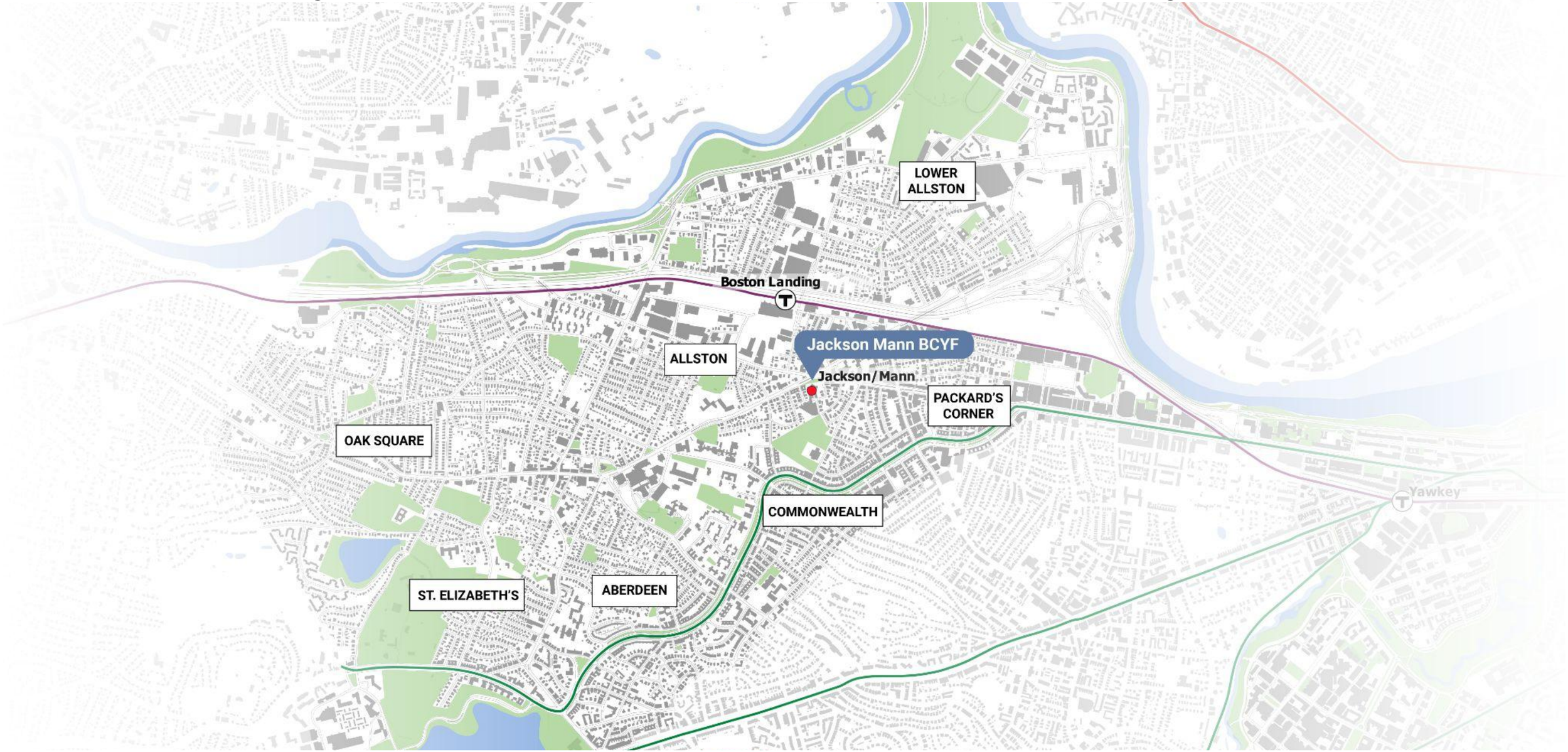
- ❑ Daycare
- ❑ Youth and Teen Programming
- ❑ Adult Education
- ❑ Senior Programming
- ❑ Pool
- ❑ Health & Fitness

Survey about Allston-Brighton BCYF Programs and Uses

How do you typically access the Jackson Mann Community Center?

- ❑ Walk
- ❑ Bicycle
- ❑ MBTA (ex. train, bus, RIDE)
- ❑ Ride Share (ex. Uber, Lyft, taxis, etc.)
- ❑ Drive
- ❑ I do not currently use this center

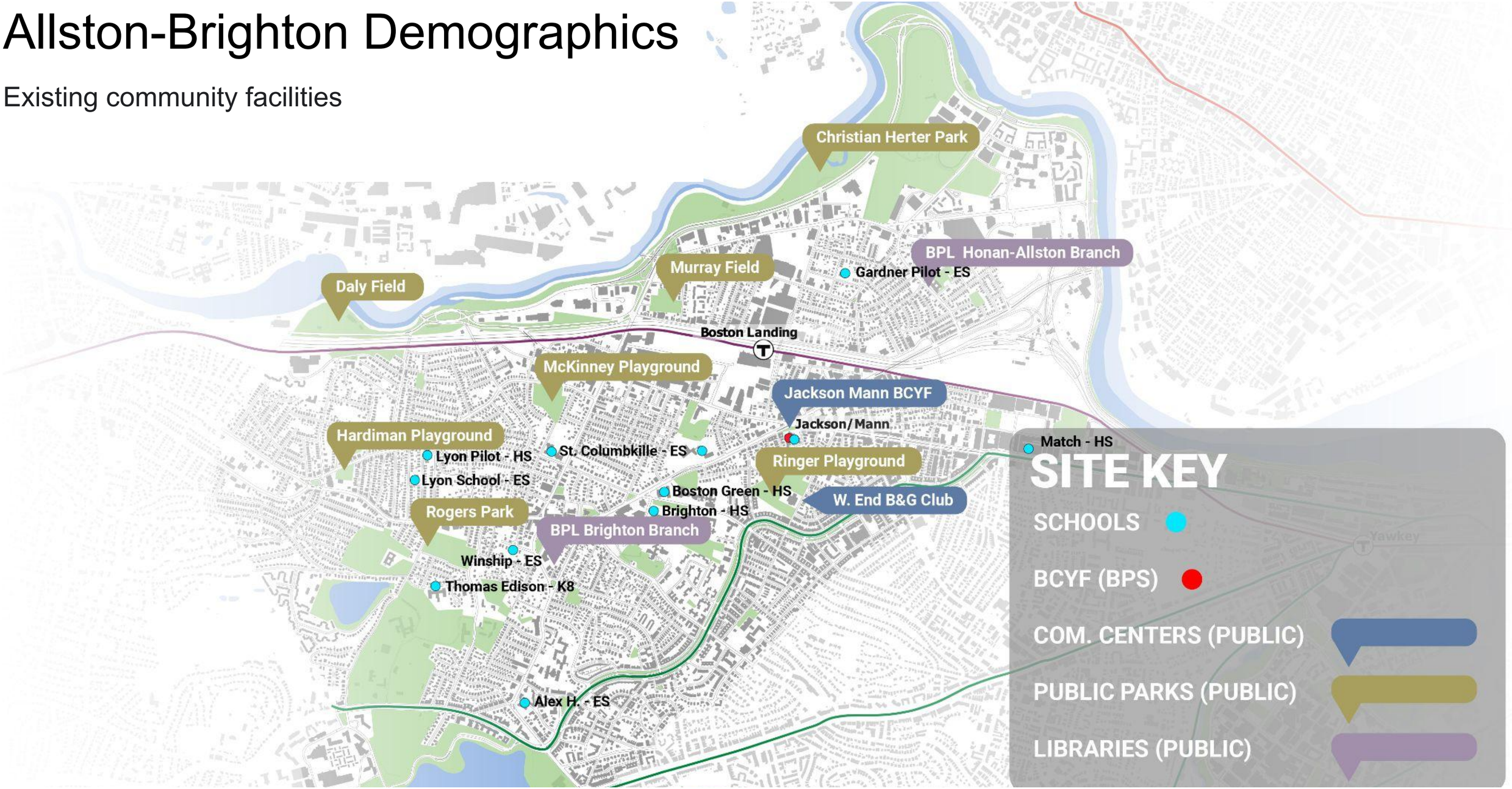
Where would you like to see a new BCYF community center?



Allston-Brighton Demographics

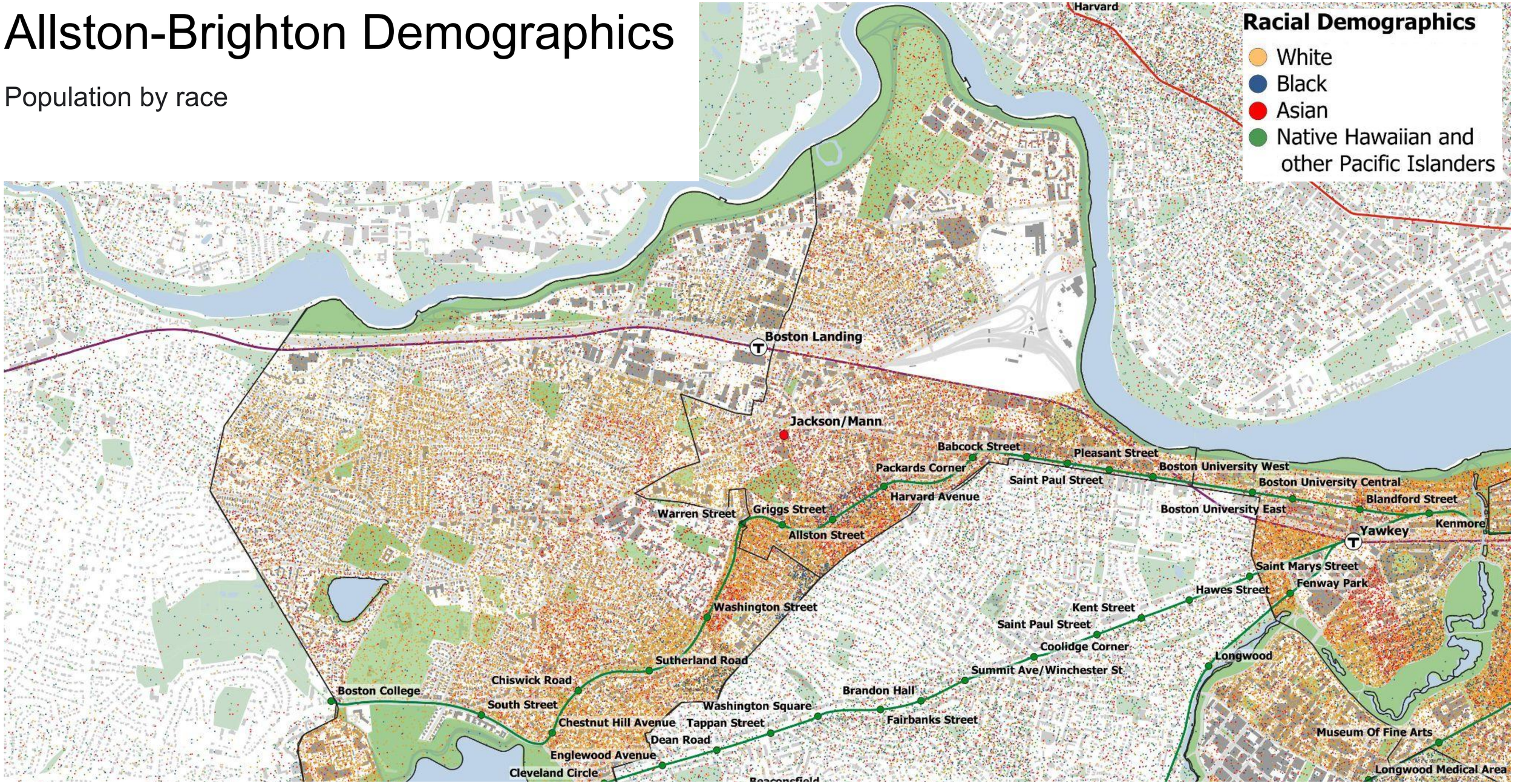
Allston-Brighton Demographics

Existing community facilities



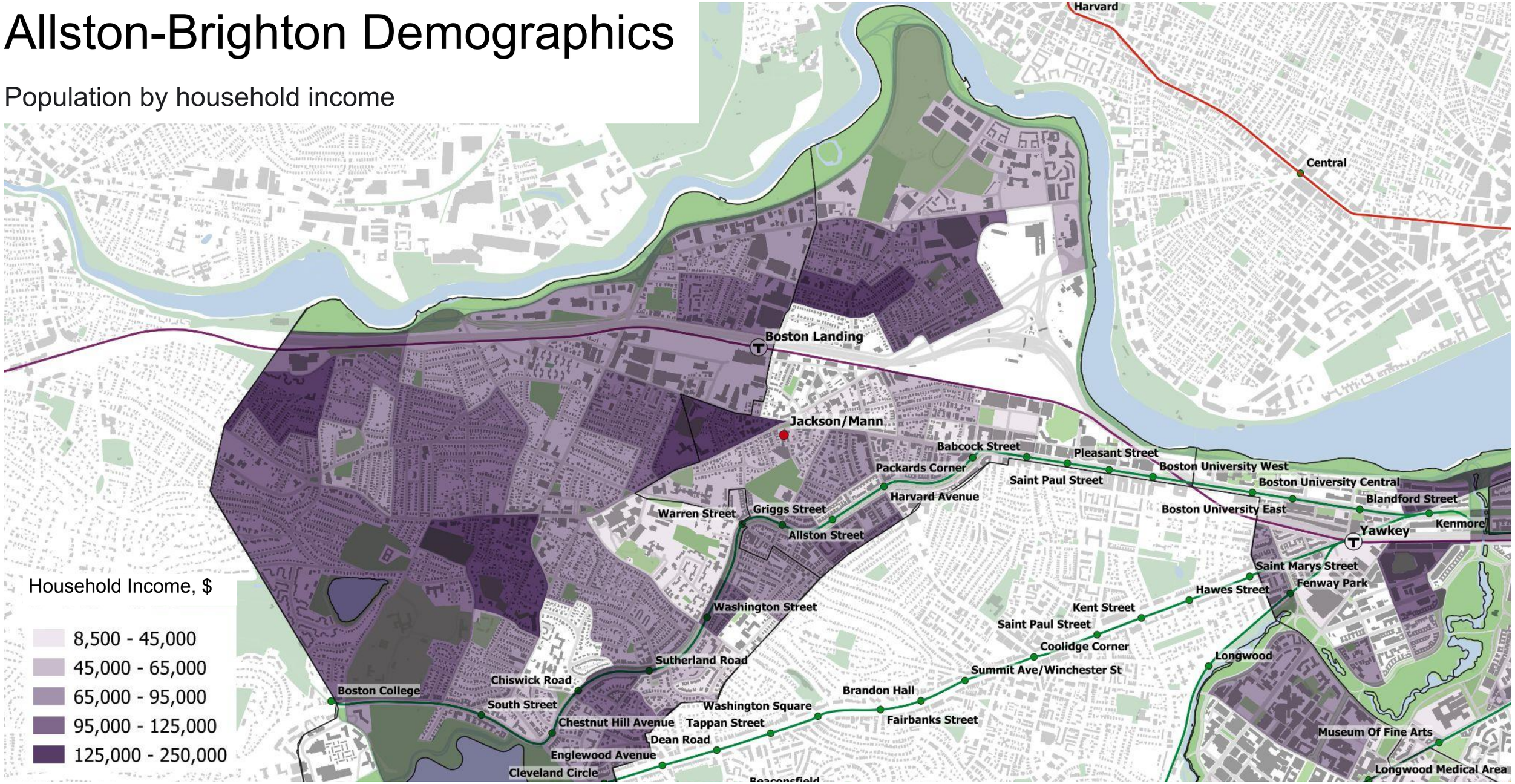
Allston-Brighton Demographics

Population by race



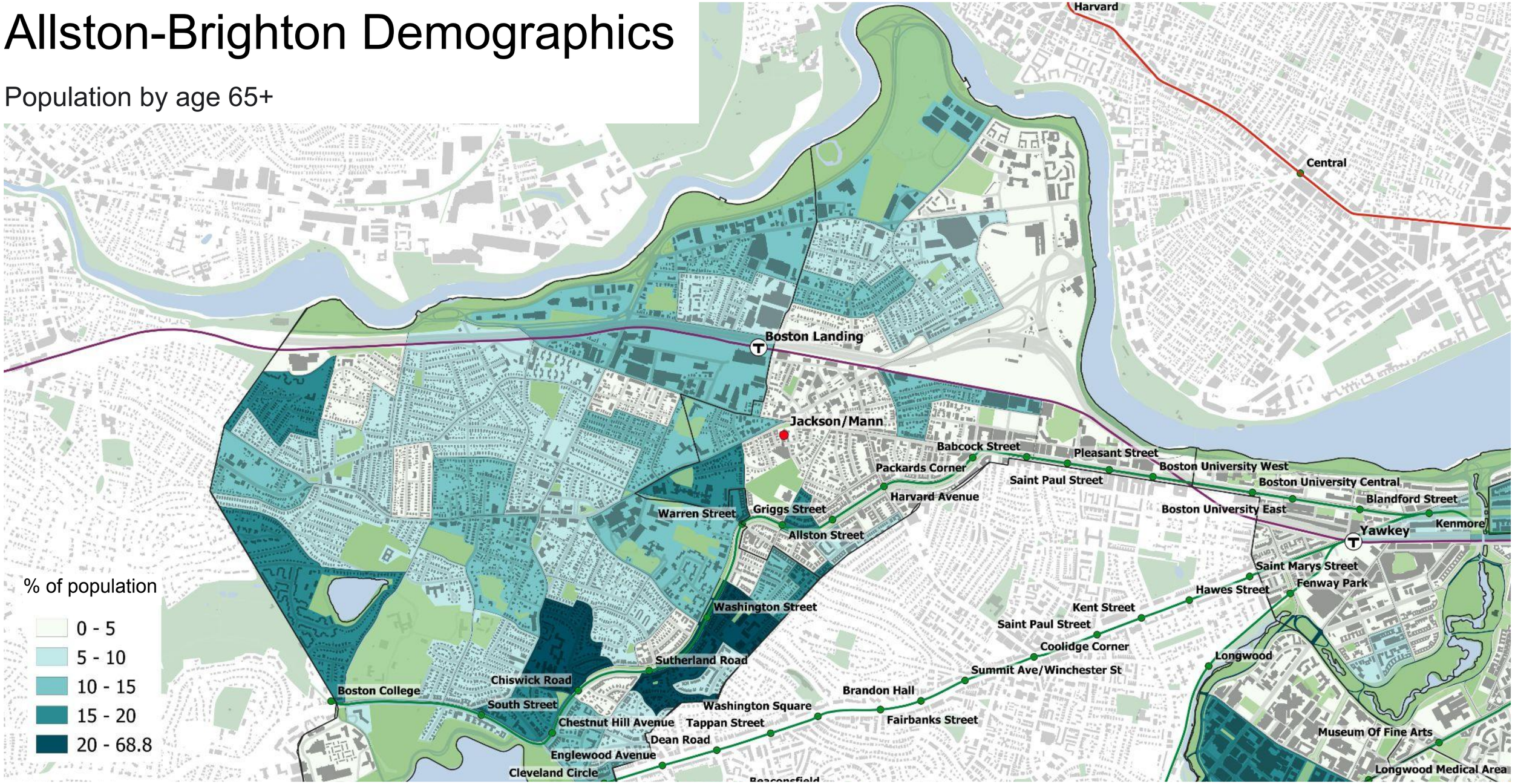
Allston-Brighton Demographics

Population by household income



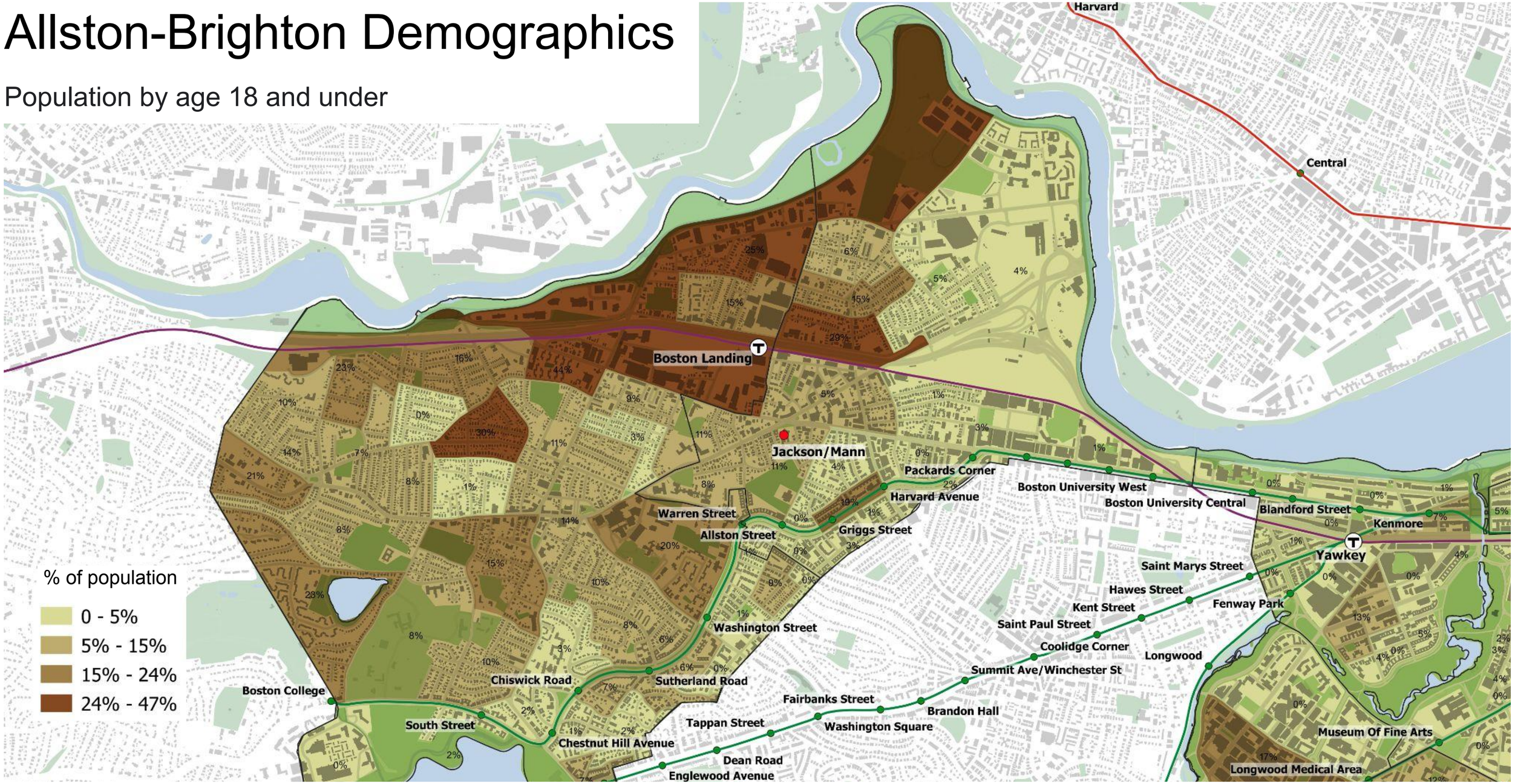
Allston-Brighton Demographics

Population by age 65+



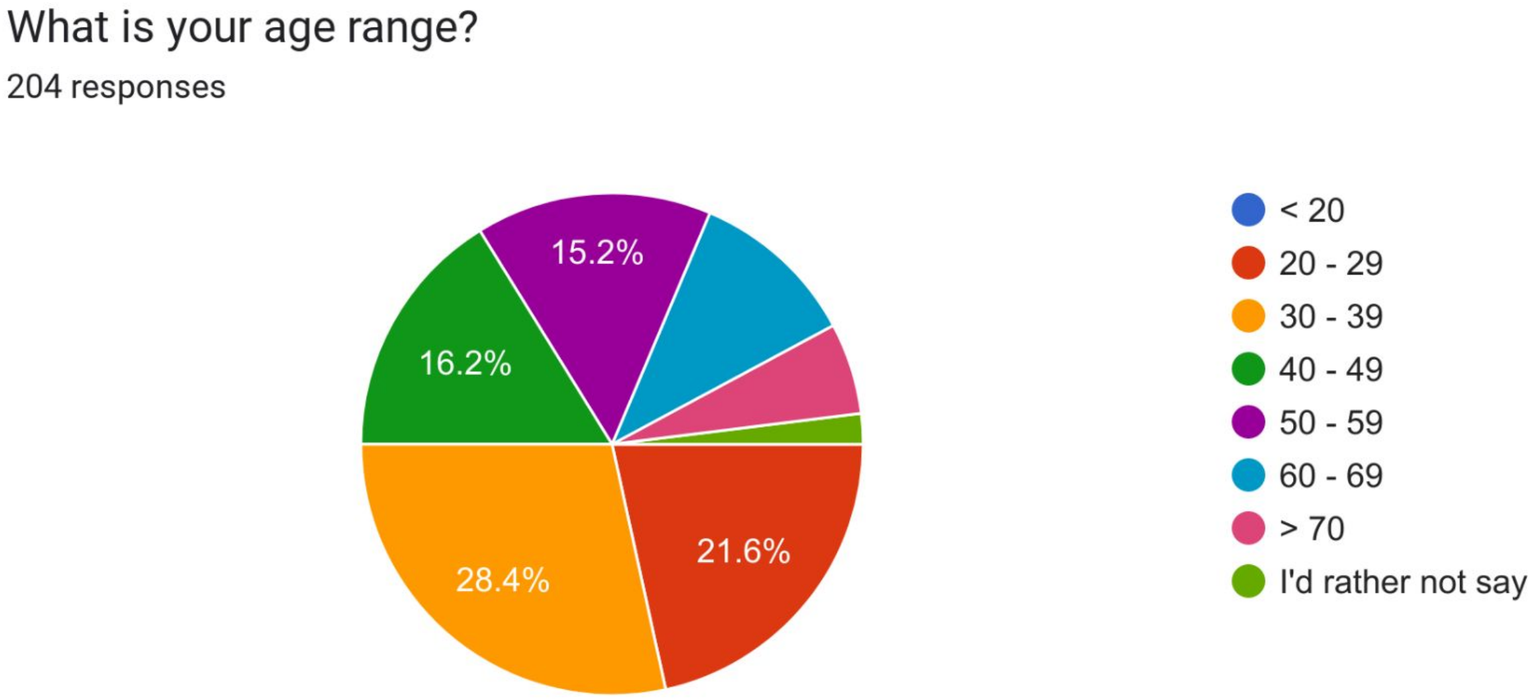
Allston-Brighton Demographics

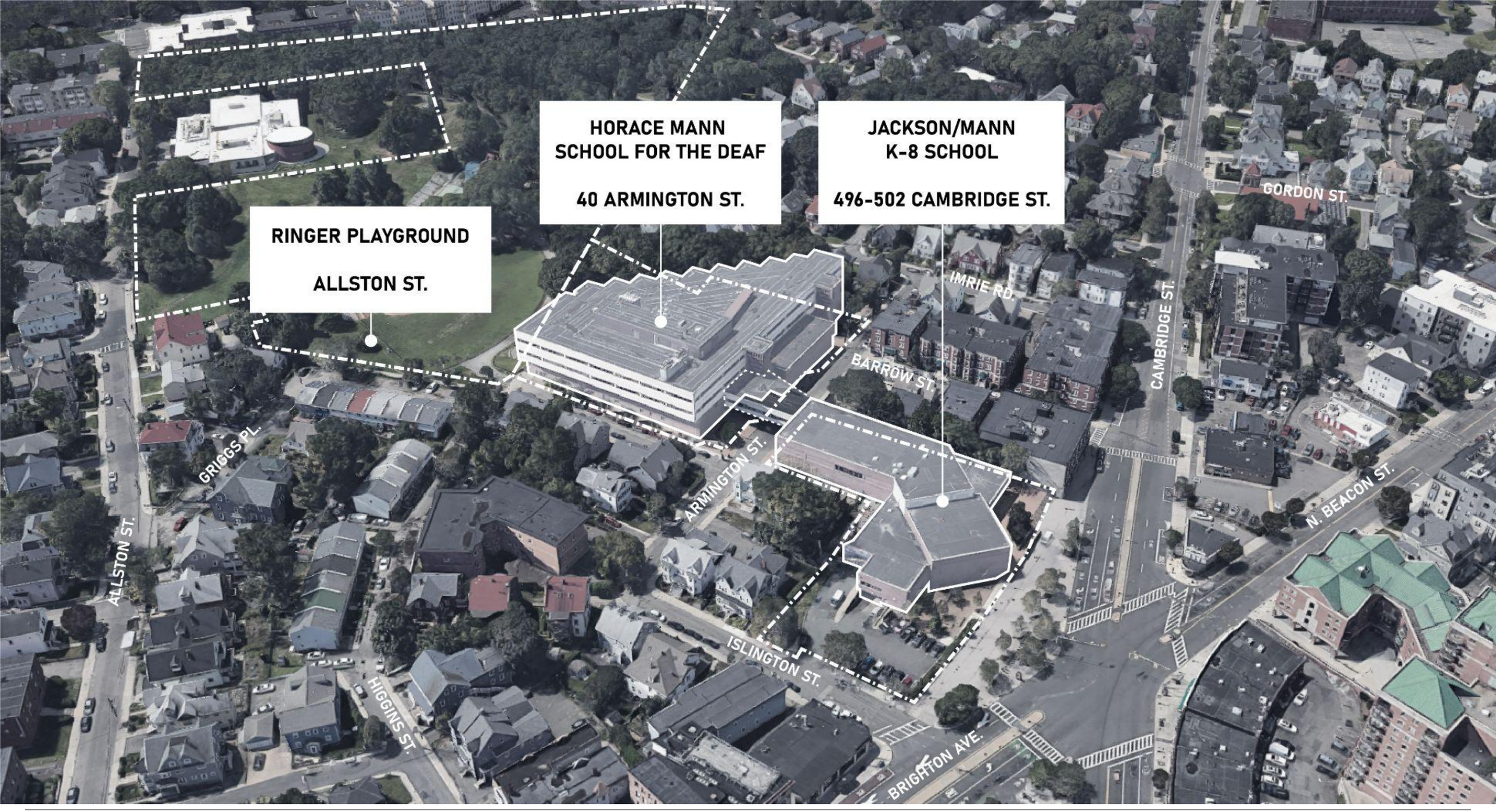
Population by age 18 and under



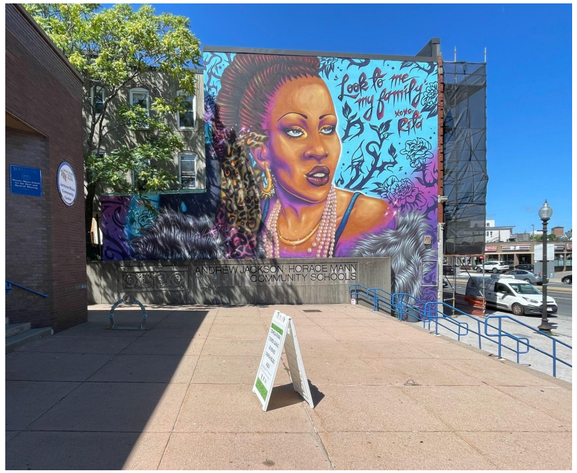
Program Survey: Resident Breakdown

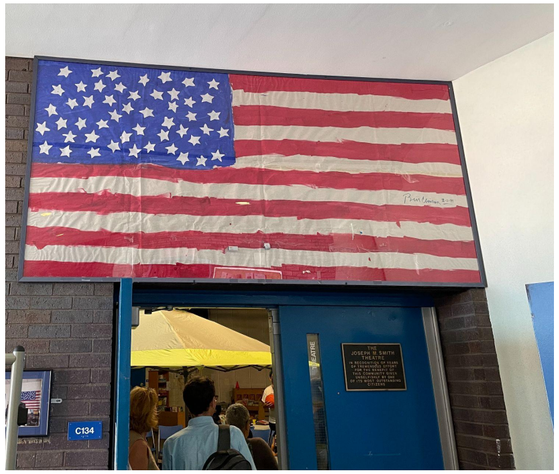
as of December 13, 2022




HORACE MANN
SCHOOL FOR THE DEAF
40 ARMINGTON ST.
JACKSON/MANN
K-8 SCHOOL
496-502 CAMBRIDGE ST.
RINGER PLAYGROUND
ALLSTON ST.
GORDON ST.
IMRIE RD.
BARROW ST.
CAMBRIDGE ST.
GRIGGS PL.
ARMINGTON ST.
N. BEACON ST.
ALLSTON ST.
ISLINGTON ST.
HIGGINS ST.
BRIGHTON AVE.

Jackson Mann Community Center





Gathering Spaces

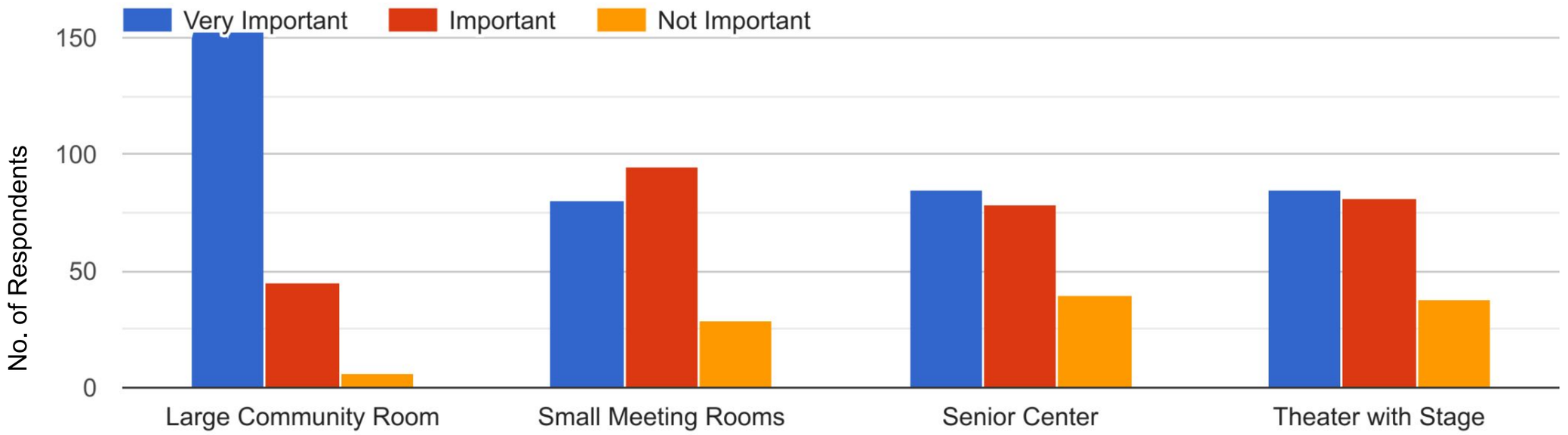
Choose the most important **Gathering** spaces to have in a new community center

Gathering Spaces

204 responses

as of December 13, 2022

Do you feel the following Gathering spaces are Very Important, Important, or Not Important to have in a new community center?



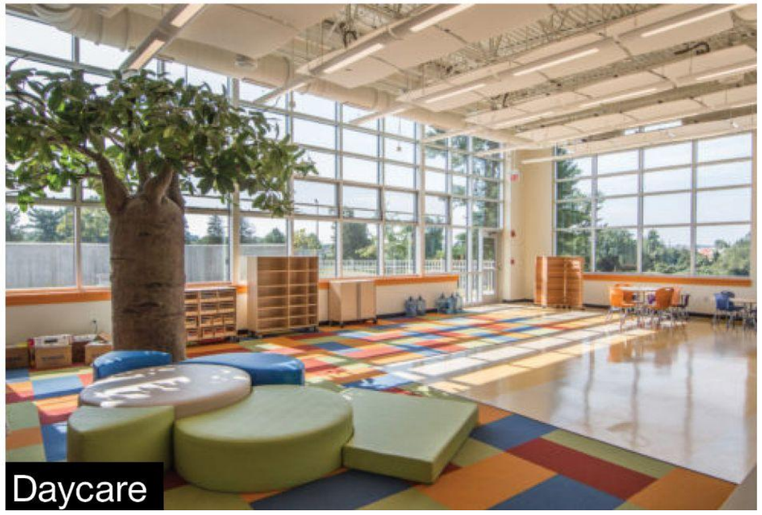
Community & Education Spaces

Choose the most important **Community & Education** spaces to have in a new community center

Teen Center

Adult Education Classroom

Demo Kitchen / Nutrition Lab


Daycare

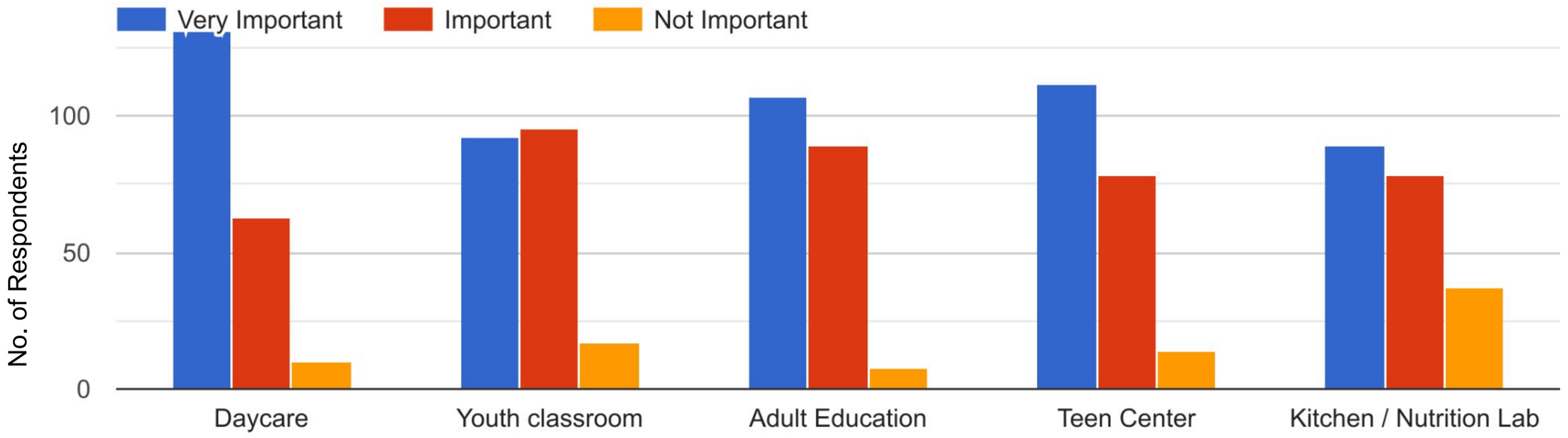
Youth Classroom

Community & Education Spaces

204 responses

as of December 13, 2022

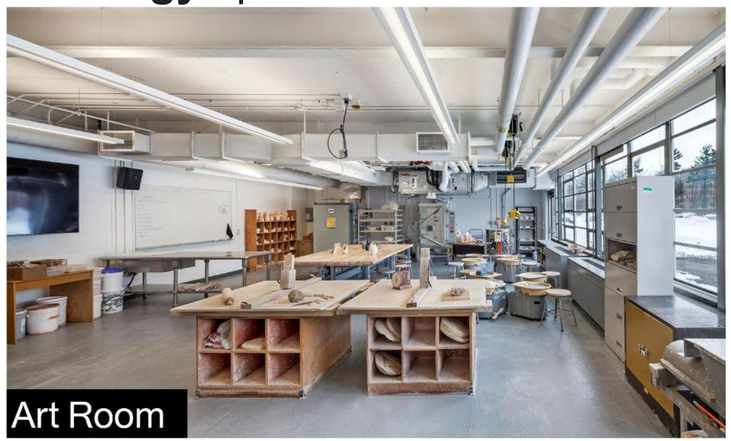
Do you feel the following Community & Education spaces are Very Important, Important, or Not Important to have in a new community center?



Arts & Technology Spaces

Choose the most important **Arts & Technology** spaces to have in a new community center

Music Room with Recording Studio


Art Room

Tech Lab

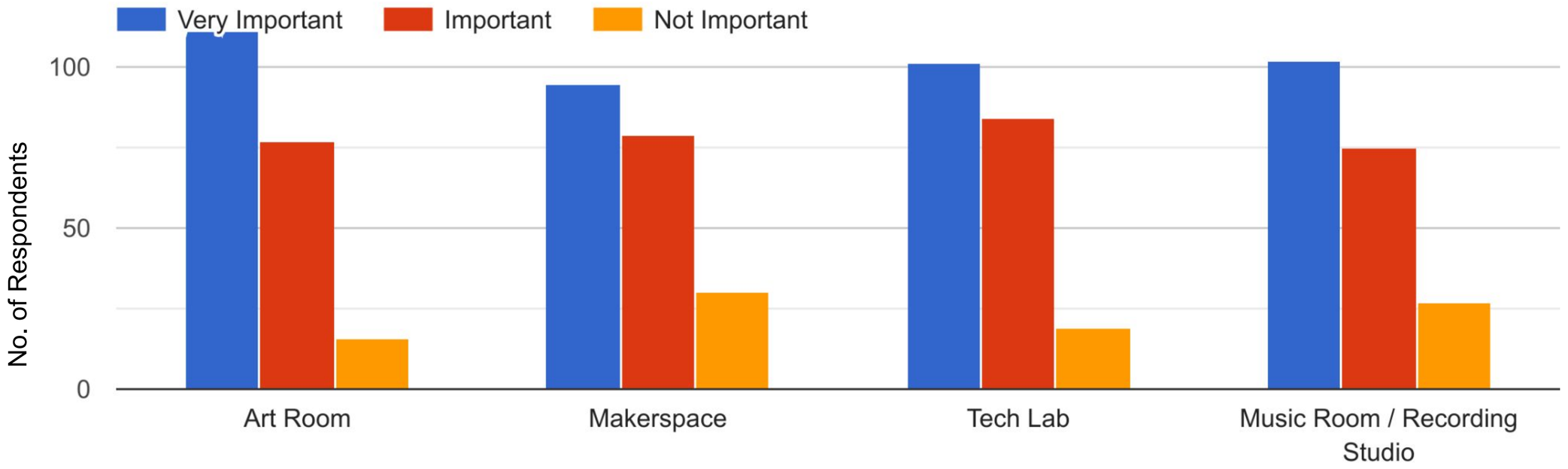
Makerspace

Arts & Technology Spaces

204 responses

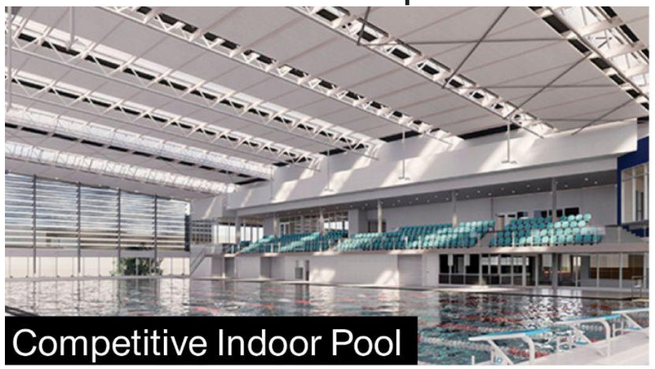
as of December 13, 2022

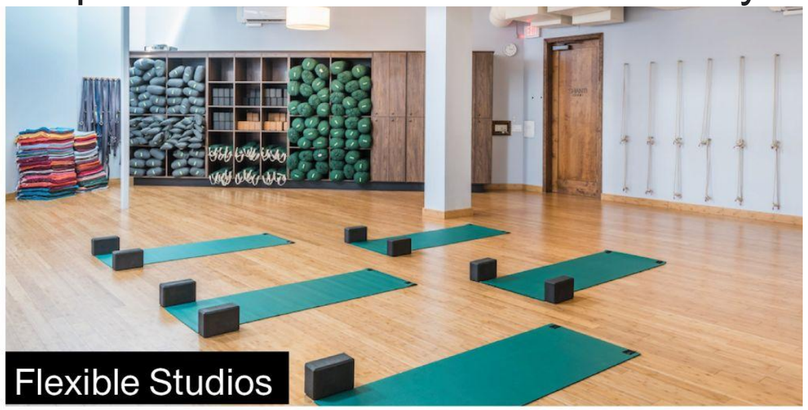
Do you feel the following Arts & Technology spaces are Very Important, Important, or Not Important to have in a new community center?

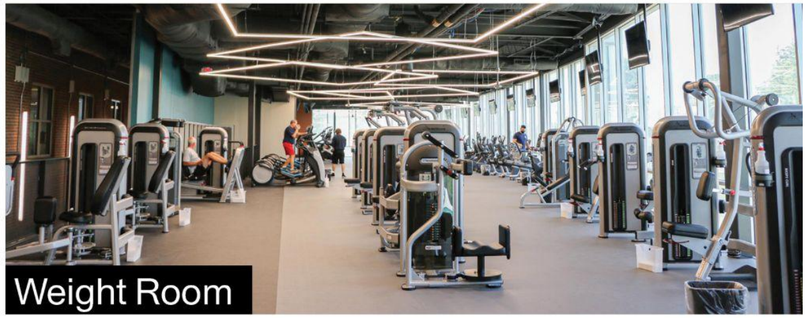


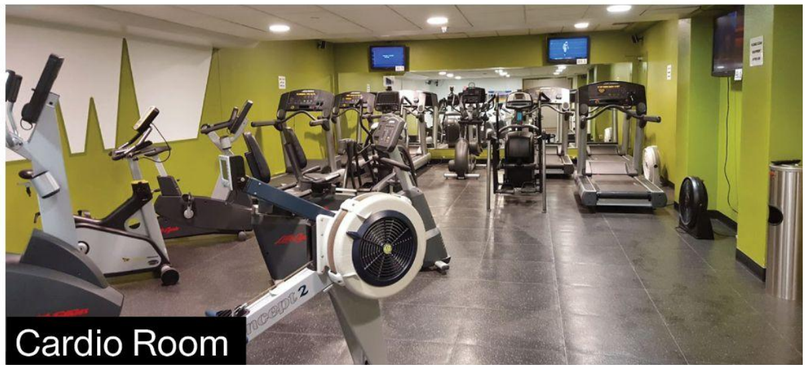
Fitness Programs

Choose the most important **Fitness** spaces to have in a new community center







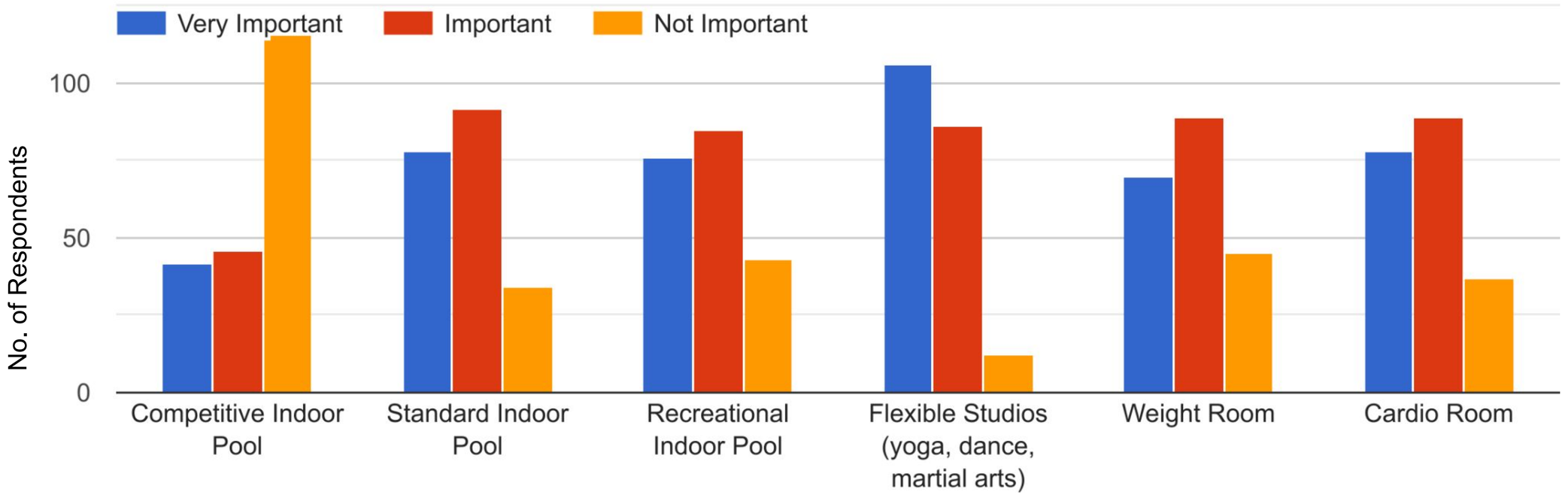


Fitness Programs

204 responses

as of December 13, 2022

Do you feel the following Fitness programs are Very Important, Important, or Not Important to have in a new community center?

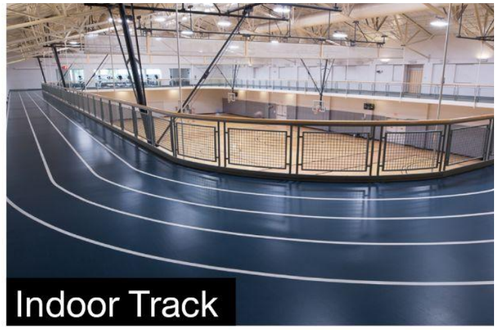


Gymnasium Spaces

Choose the most important **Gymnasium** spaces to have in a new community center

Basketball

Batting Cages


Indoor Track

Climbing Wall

Tennis

Volleyball

Spectator Seating

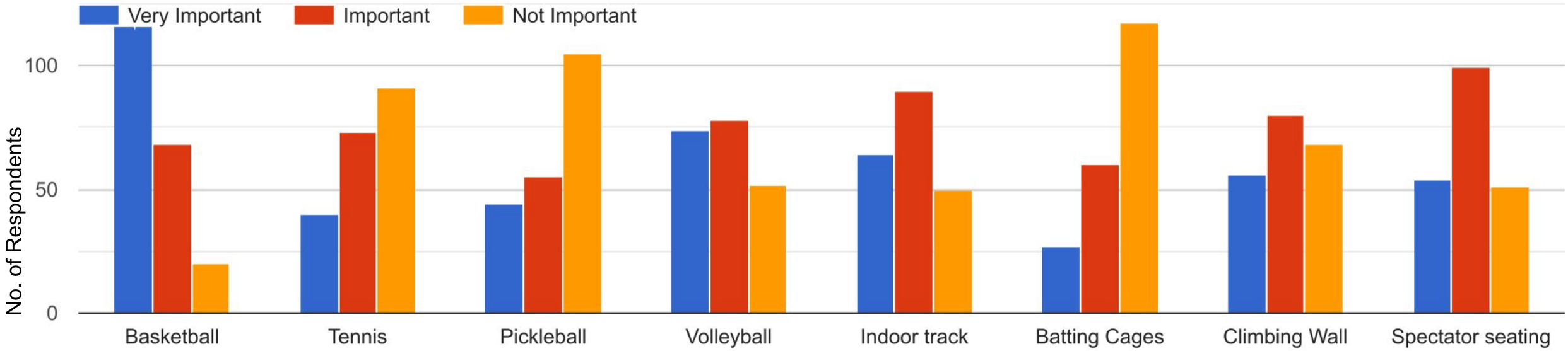
Pickleball

Gymnasium Spaces

204 responses

as of December 13, 2022

Do you feel the following Gymnasium programs are Very Important, Important, or Not Important to have in a new community center?



Outdoor Spaces

Choose the most important **Outdoor** spaces to have at a new community center

Covered Outdoor Space

Open Field Space

Athletic Fields

Playscape

Community Garden

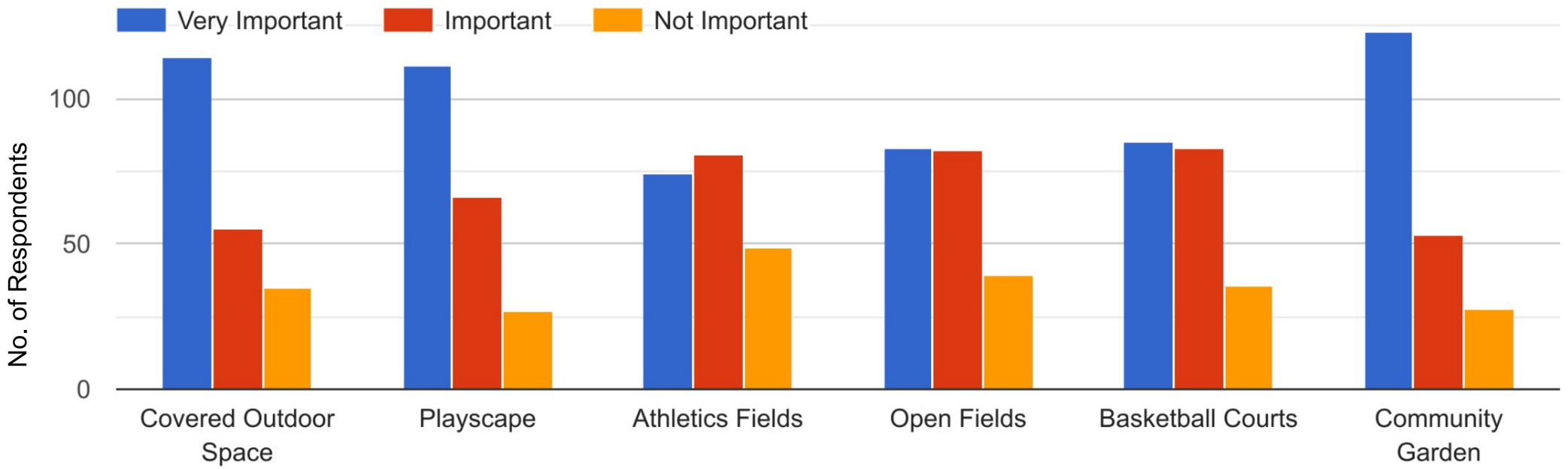
Basketball Court

Outdoor Spaces

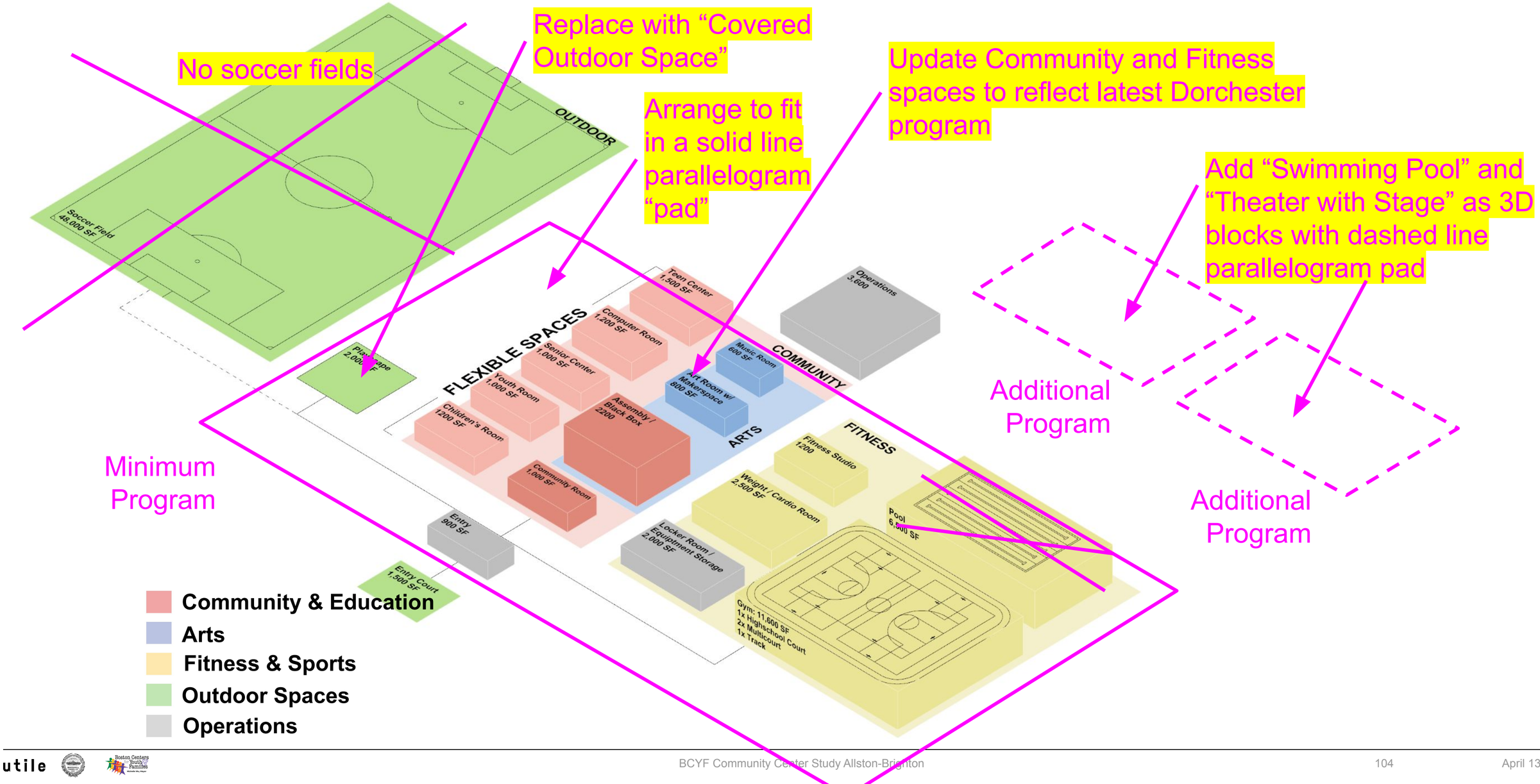
204 responses

as of December 13, 2022

Do you feel the following Outdoor spaces are Very Important, Important, or Not Important to have in a new community center?

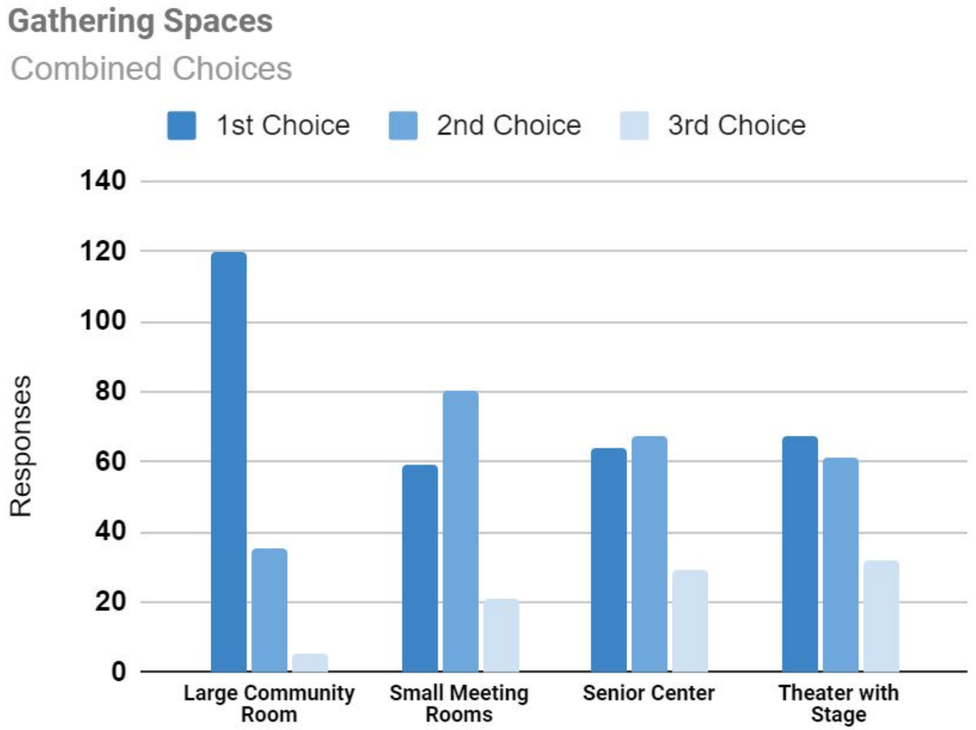


Develop a Prototype Program



Program Survey: Gathering Spaces

as of December 13, 2022



Large Community Room

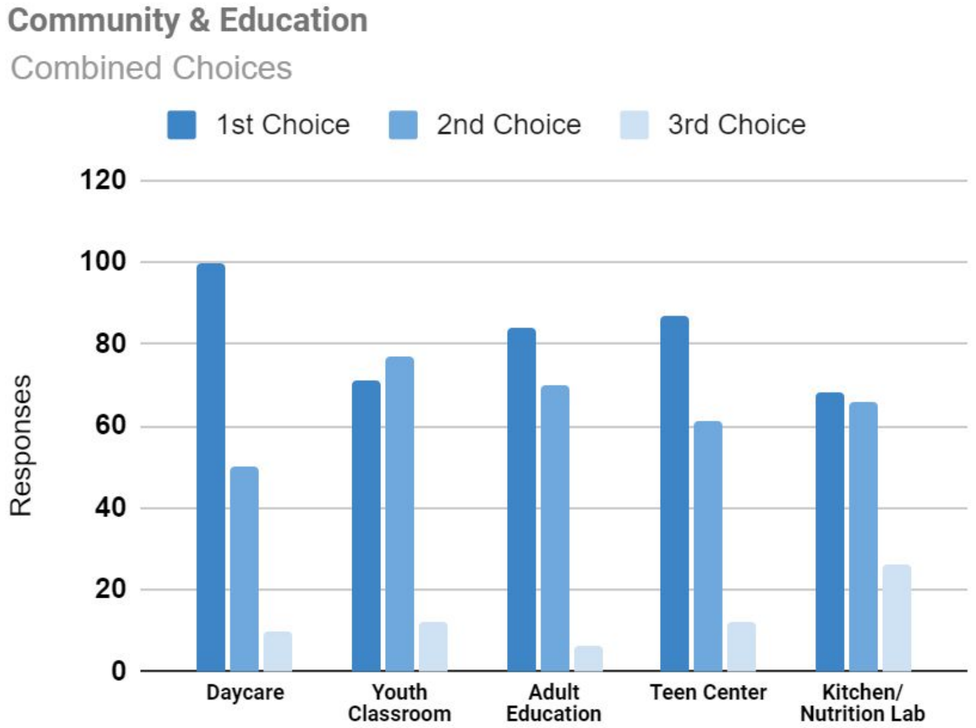
Small Meeting Rooms

Senior Center

Theater with Stage

Program Survey: Community & Education

as of December 13, 2022



Daycare

Youth Classroom

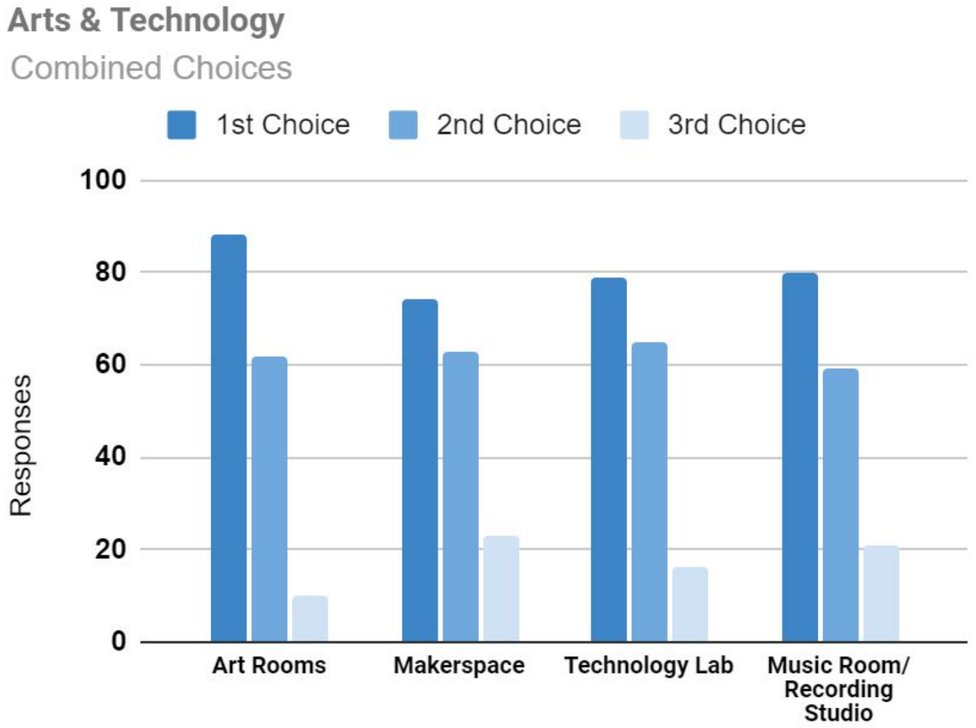
Adult Education

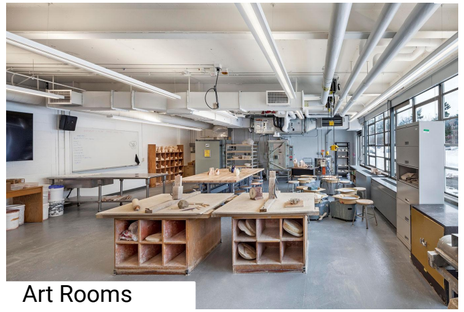
Teen Center

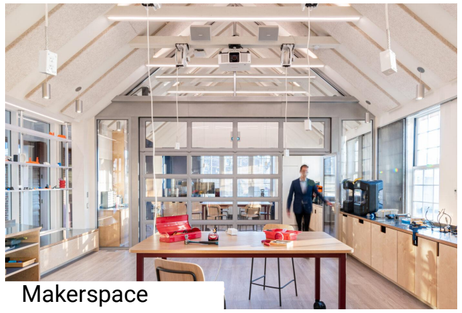
Kitchen/ Nutrition Lab

Program Survey: Arts & Technology

as of December 13, 2022




Art Rooms

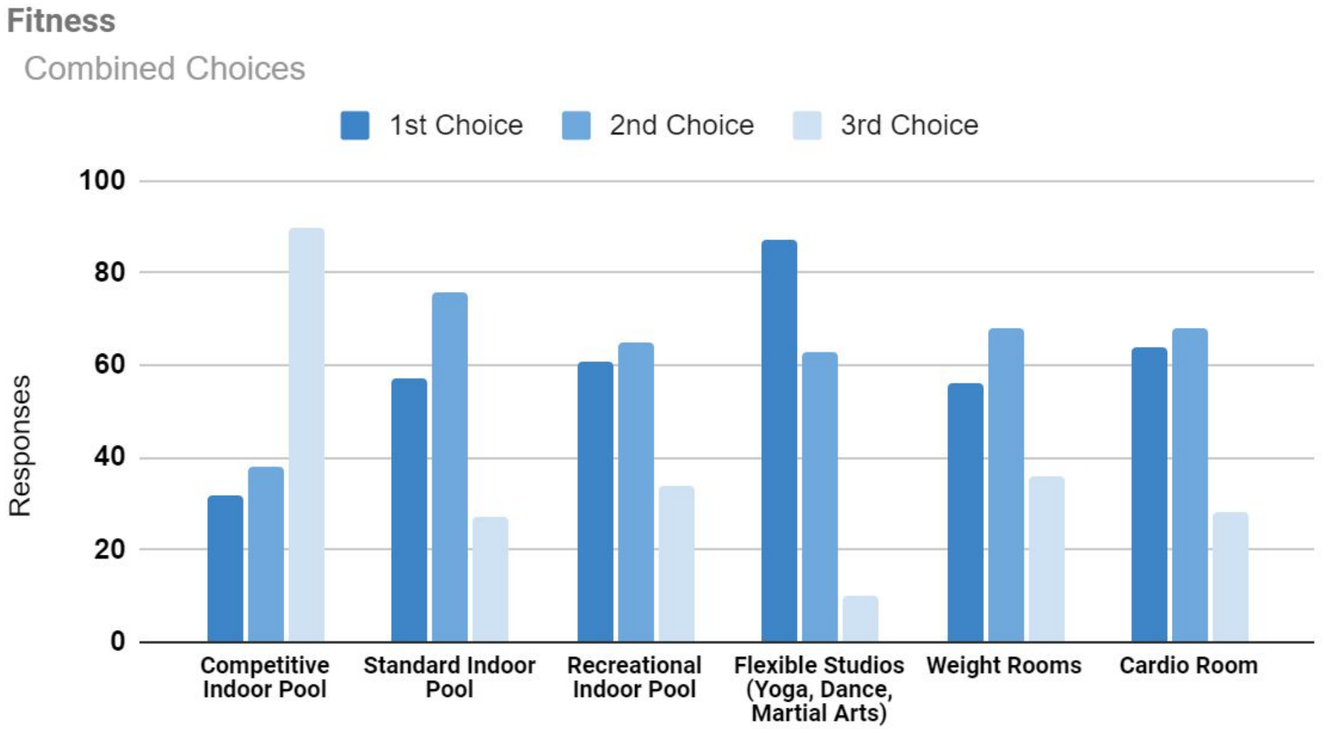

Makerspace

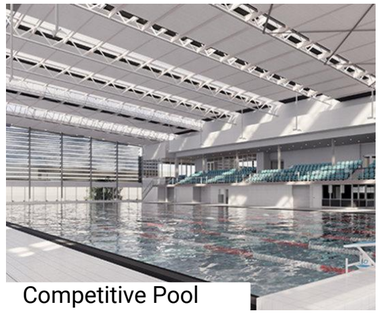
Technology lab

Music Room/ Recording Studio

Program Survey: Fitness

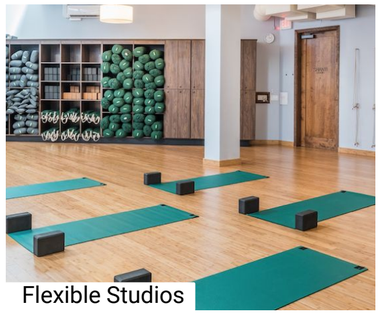
as of December 13, 2022

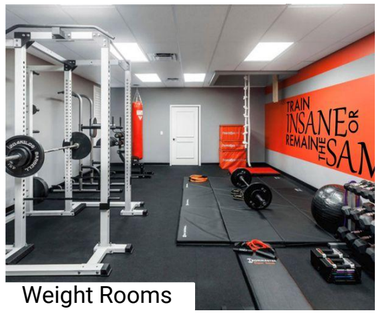



Competitive Pool

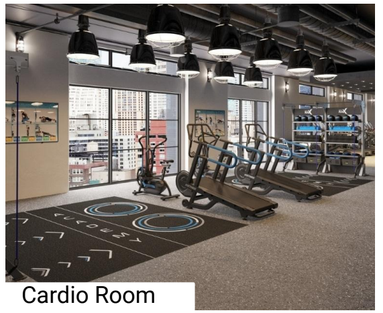
Standard Pool

Recreational Pool


Flexible Studios

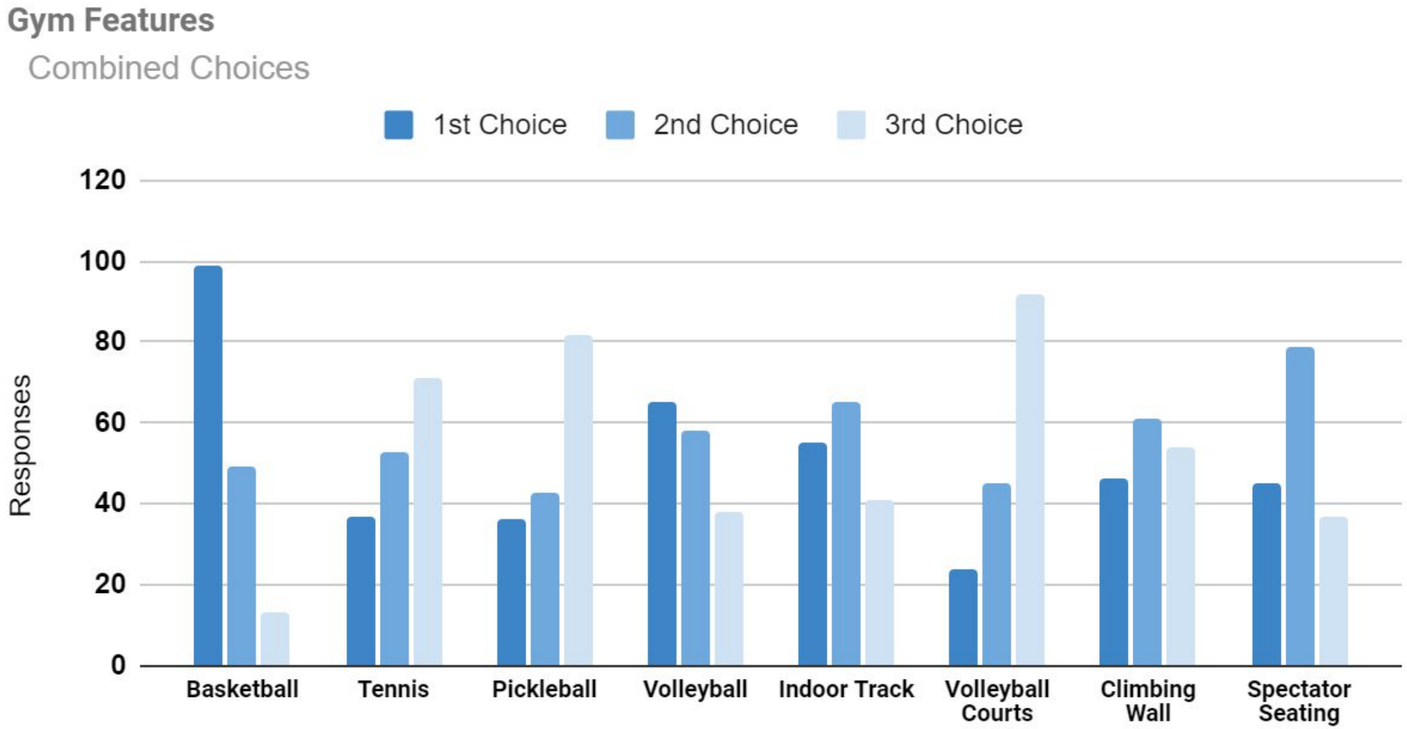


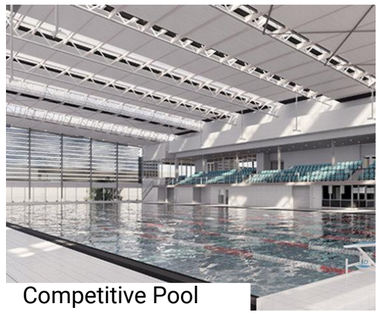
Weight Rooms

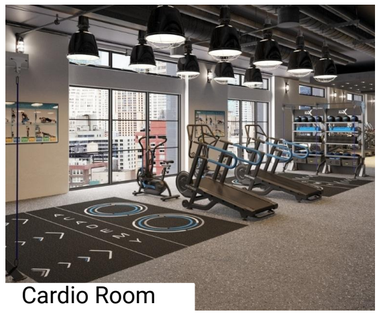

Cardio Room

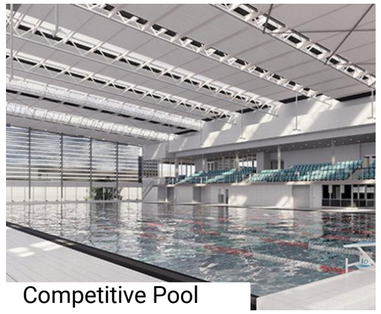
Program Survey: Gymnasium

as of December 13, 2022



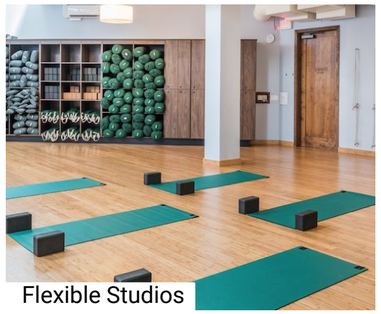

Competitive Pool

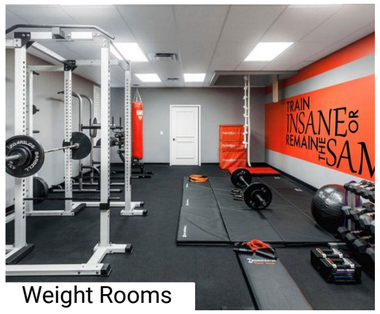

Cardio Room


Competitive Pool

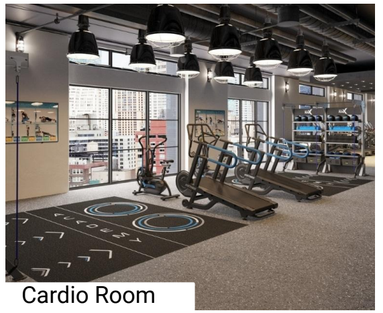
Standard Pool

Recreational Pool


Flexible Studios



Weight Rooms


Cardio Room

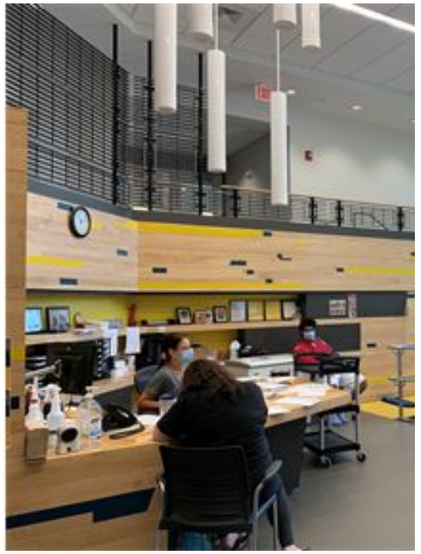
Community Center Programs and Uses

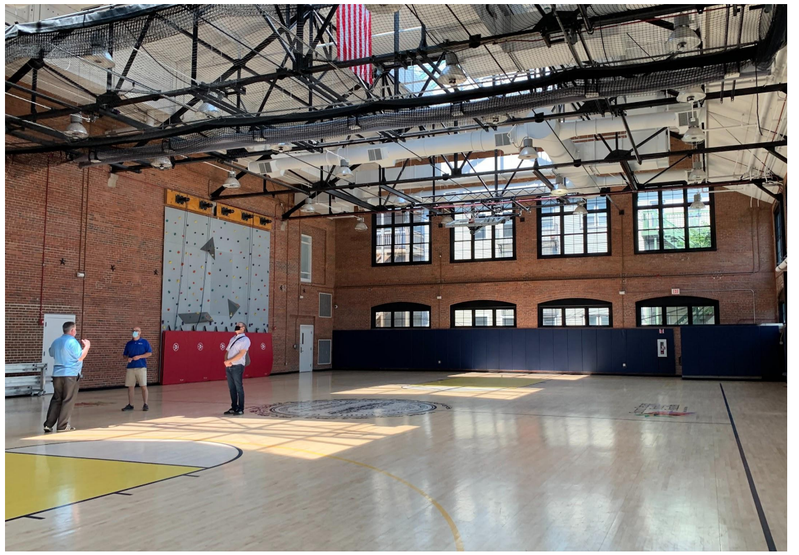
Current BCYF Programs (City Wide)

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



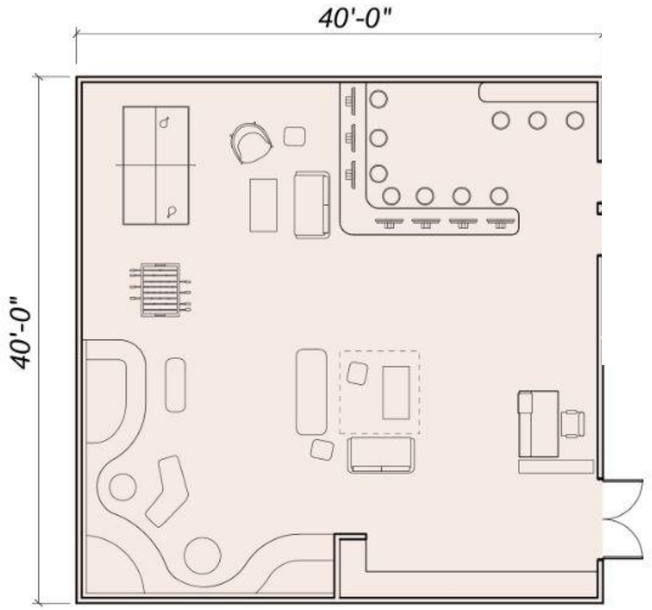


BCYF Program Areas

Community & Education	Arts	Fitness & Sports	Outdoor Spaces
Community rooms	Performance spaces	Yoga/dance studios	Gathering spaces
Classrooms	Music/band rooms	Weight & cardio rooms	Playscapes
Toddler/childrens' rooms	Recording studios	Pools	Outdoor courts
Senior centers	Art rooms	Gyms	Outdoor assembly spaces
Teen centers	Makerspaces	Basketball courts	Sports fields
Technology labs		Batting cages	
		Rock walls	

Developing a Program for Allston-Brighton

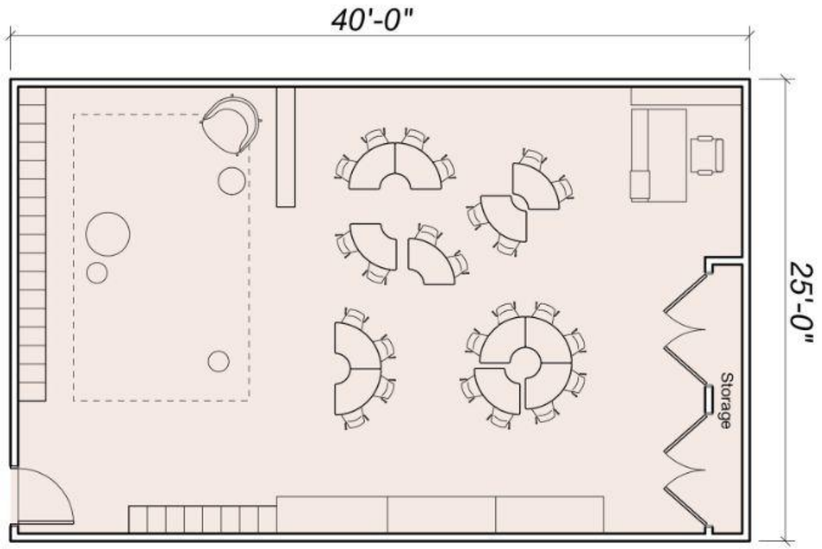
Teen Center



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

Teen Center	
Area (Net SF)	1,800 SF
Occupants	80 max
Description	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.
Adjacencies	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
Fixtures	Fixed: storage (millwork and closets) Flexible: seating, gaming equipment, tables

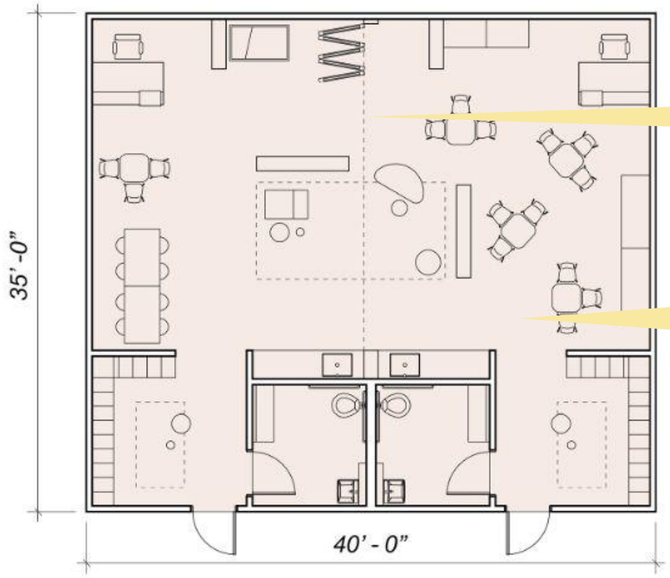
Youth Classroom



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

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

Youth Flex Room / Daycare



Space can be subdivided.

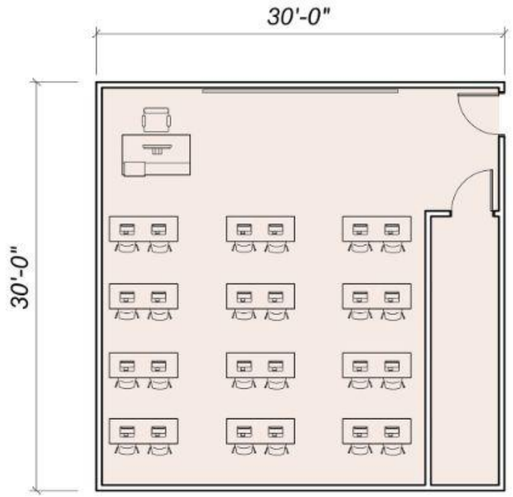
Meets requirements for licensed daycare.

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

Youth Flex Space

Area (Net SF)	1,400 SF
Occupants	Up to 32 students + educators
Description	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 recquires 2400sf of outdoor space sized as 75sf per child.
Adjacencies	Ideal: Outdoor playspaces and entry lobby. Outdoor space must include direct sun and shade. Incompatible: Teen Center and Senior Center
Fixtures	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.

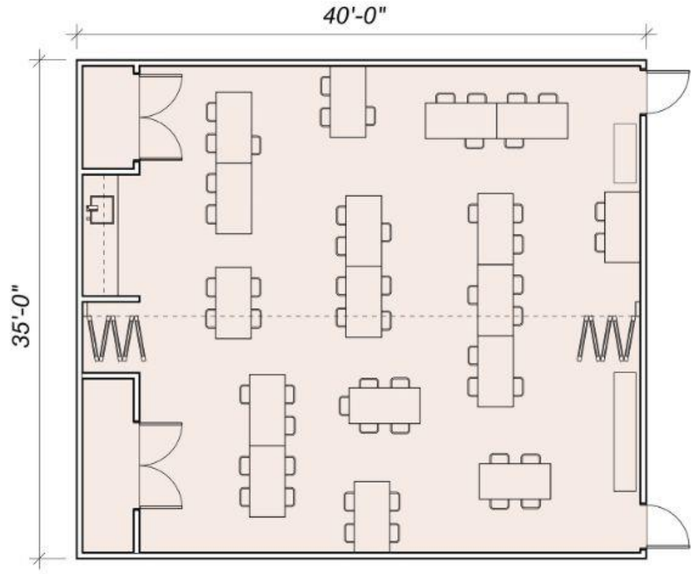
Adult Education Classroom (2)

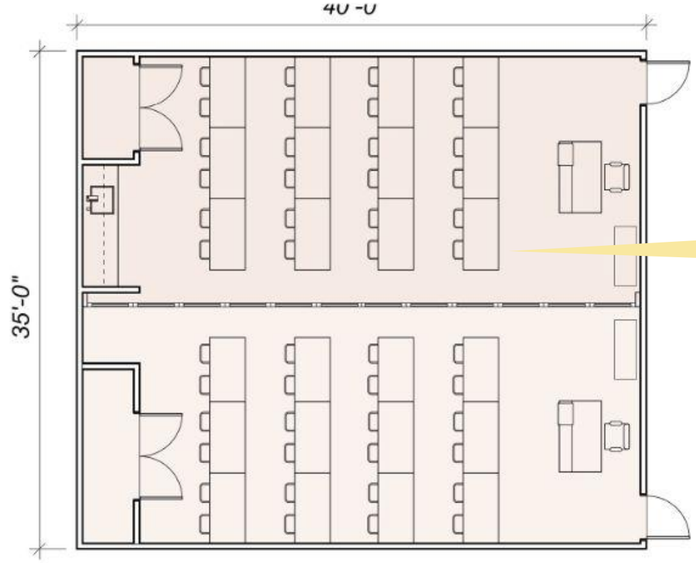


Classroom with flexible furniture and mobile laptop cart

Adult Education Classroom	
Area (Net SF)	900 SF
Occupants	24 students + 1 instructor
Description	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.
Adjacencies	Ideal: classrooms, community room, tech lab Incompatible: Gym and fitness rooms
Fixtures	Flexible: tables and chairs, laptop cart

Senior Center

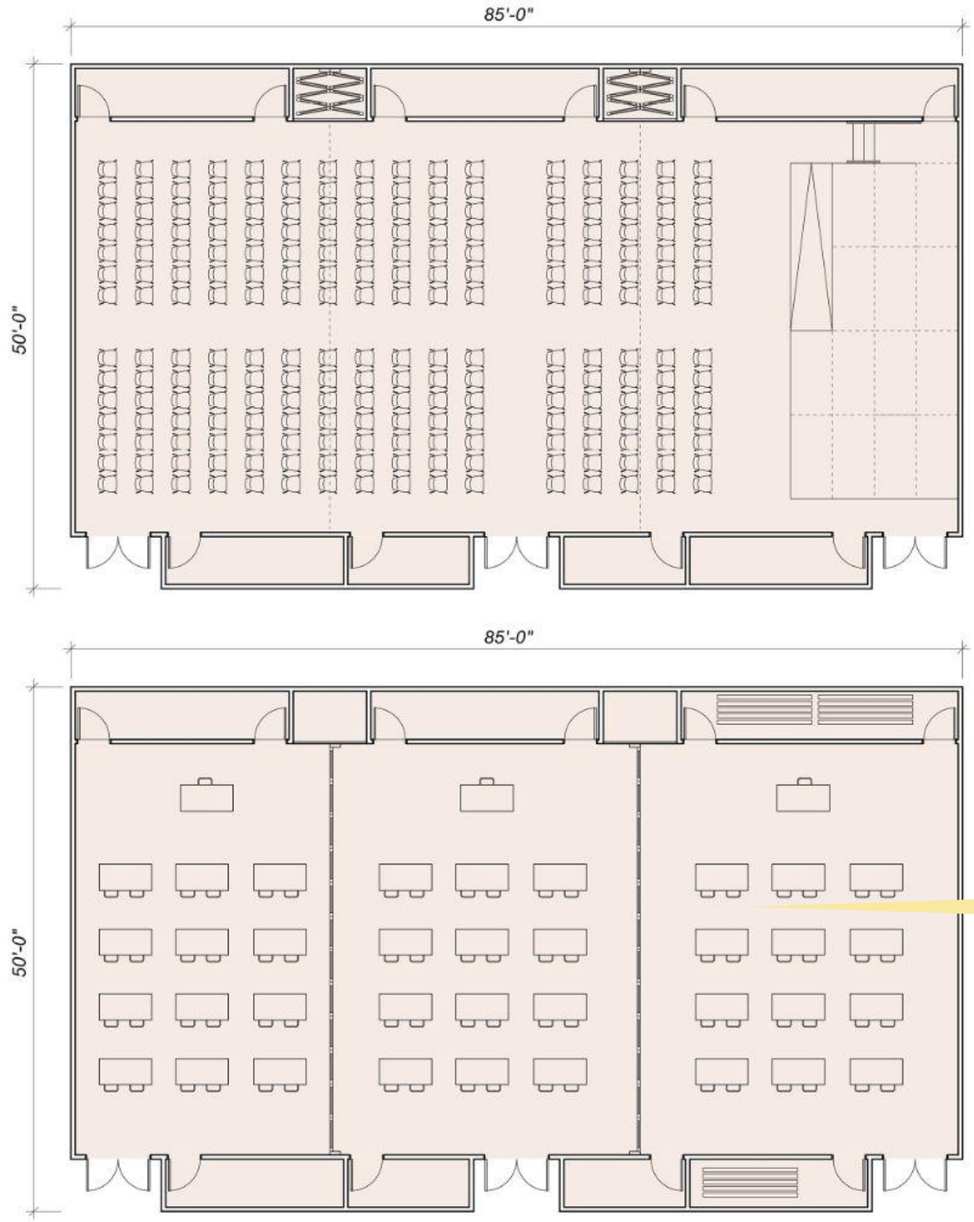




Space can be subdivided into two adult education or other classrooms

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

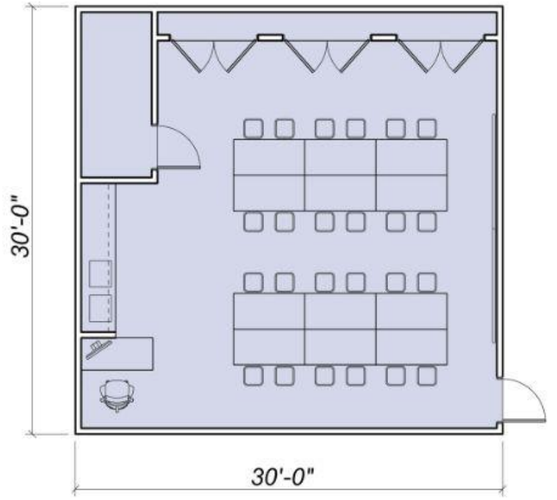
Community Room with Removable Stage



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

Community Room with Stage	
Area (Net SF)	4,250 SF
Occupants	225
Description	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
Adjacencies	Ideal: Kitchen, direct access to entry lobby Incompatible: Gym, fitness studio, pool, makerspace, and other noise-generating programs
Fixtures	Fixed: storage (closets), folding acoustic partition Flexible: tables and chairs,

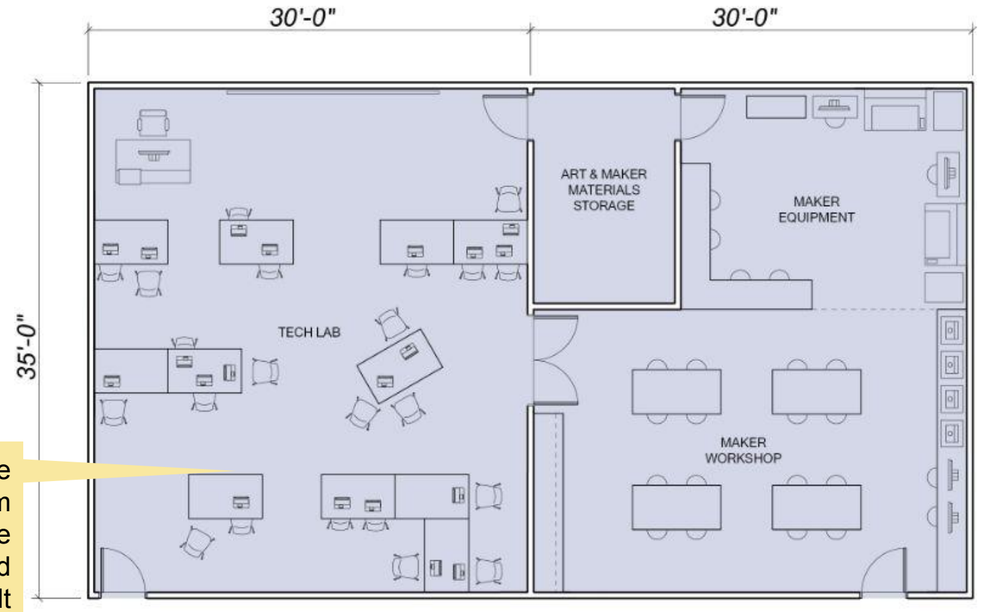
Art Room



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

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

Tech Lab & Makerspace



Flexible classroom can be reconfigured as adult education

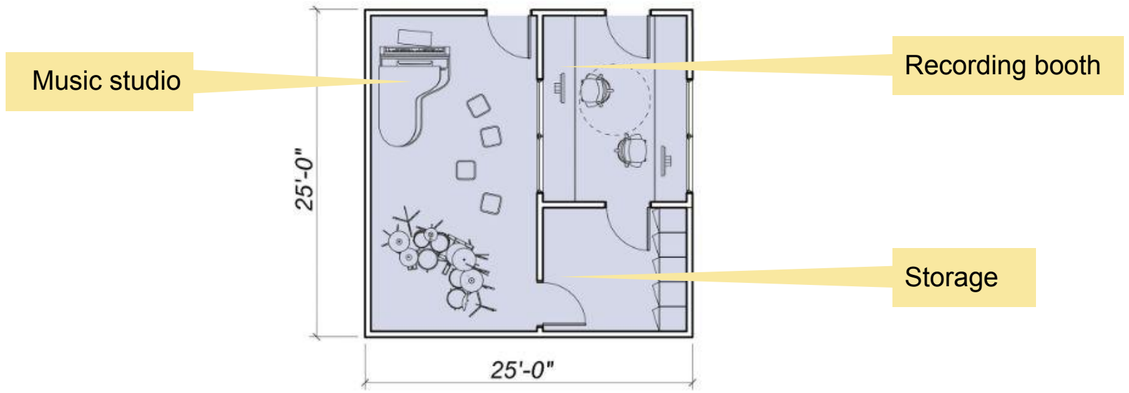
Tech Lab and Makerspace

Area (Net SF)	2,100 SF
Occupants	Tech Lab: 30 Makerspace: 30
Description	Dedicated Tech Lab for individual use, educational programs, and testing. Connects to makerspace with focus on digital and physical fabrication.
Adjacencies	Ideal: Art room, Teen center Incompatible: Gym, children's room, pool
Fixtures	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

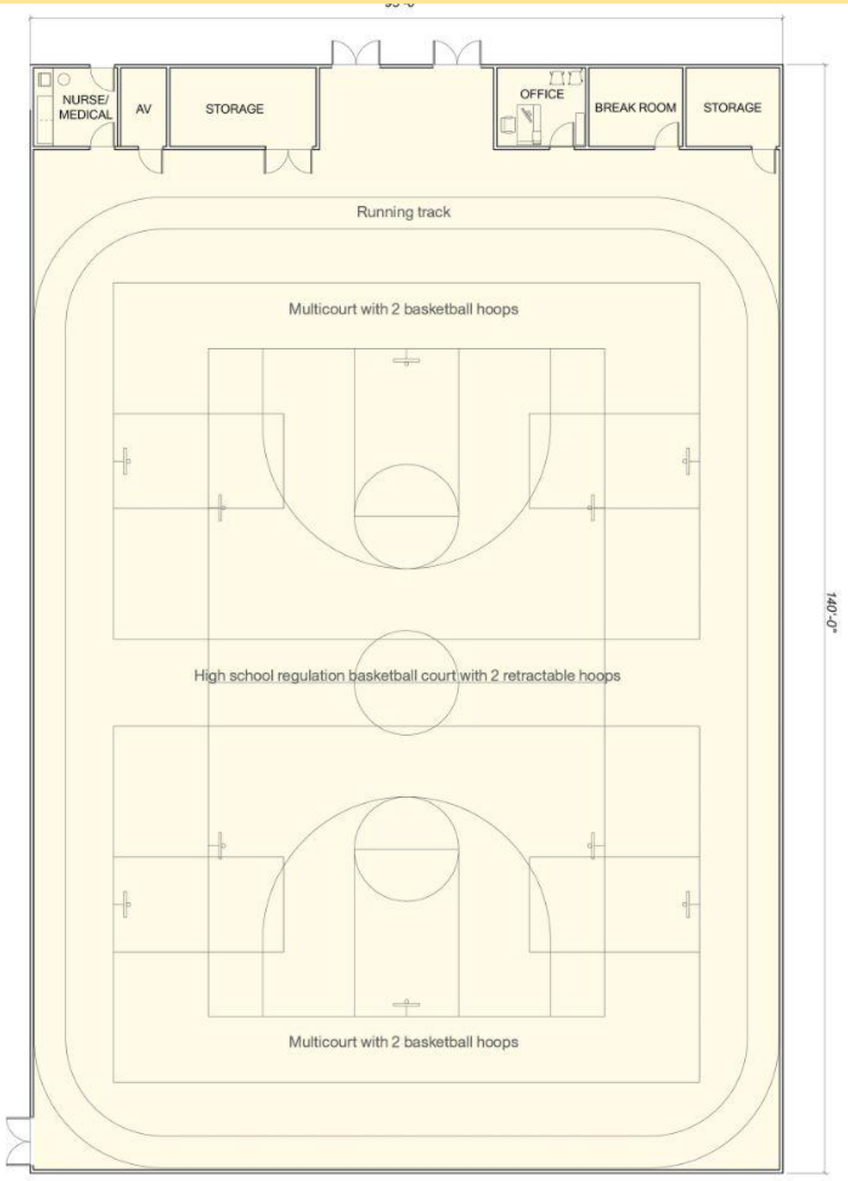
Music Room / Recording Studio



A music studio with a mixing room and recording studios.

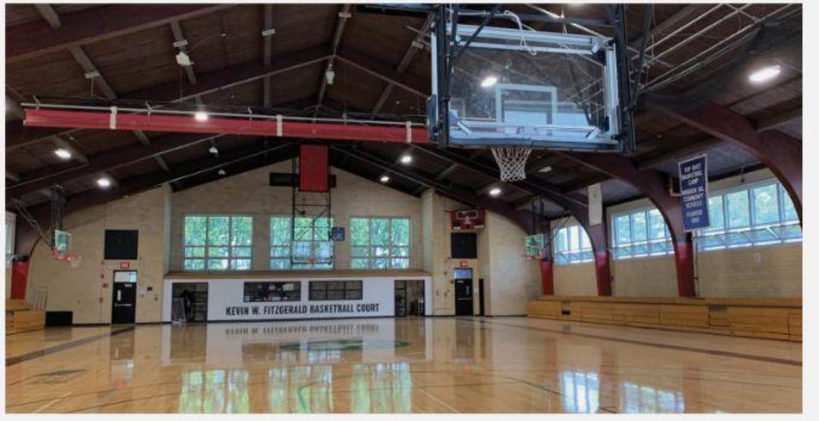
Music Room / Recording Studio	
Area (Net SF)	625 SF
Occupants	20
Description	Music studio with mixing room and a group recording studio
Adjacencies	Ideal: direct connection to youth room, teen center, senior center Incompatible: - senior center, flex youth space
Fixtures	Fixed: storage (millwork and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

Gymnasium

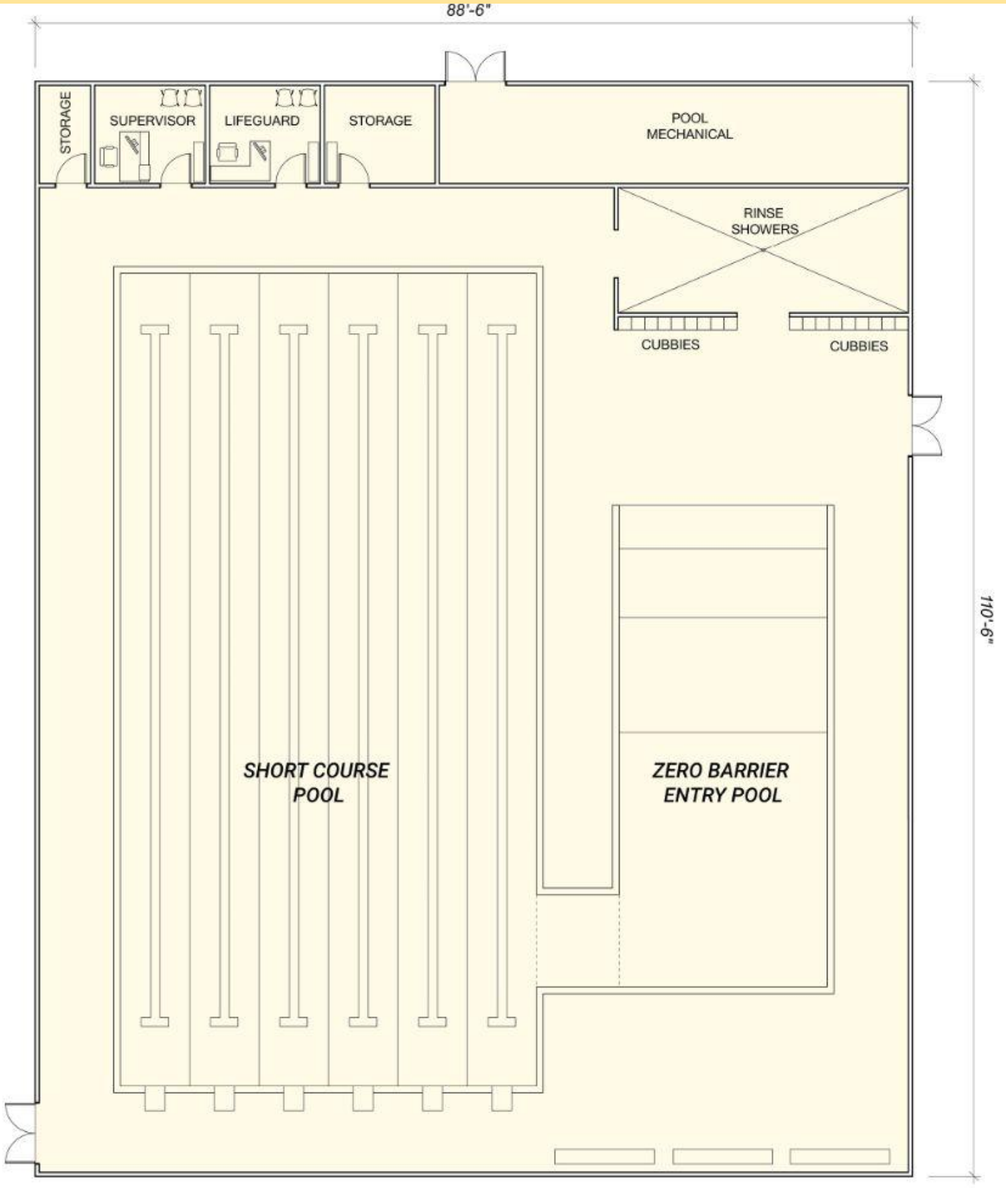


Gymnasium

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

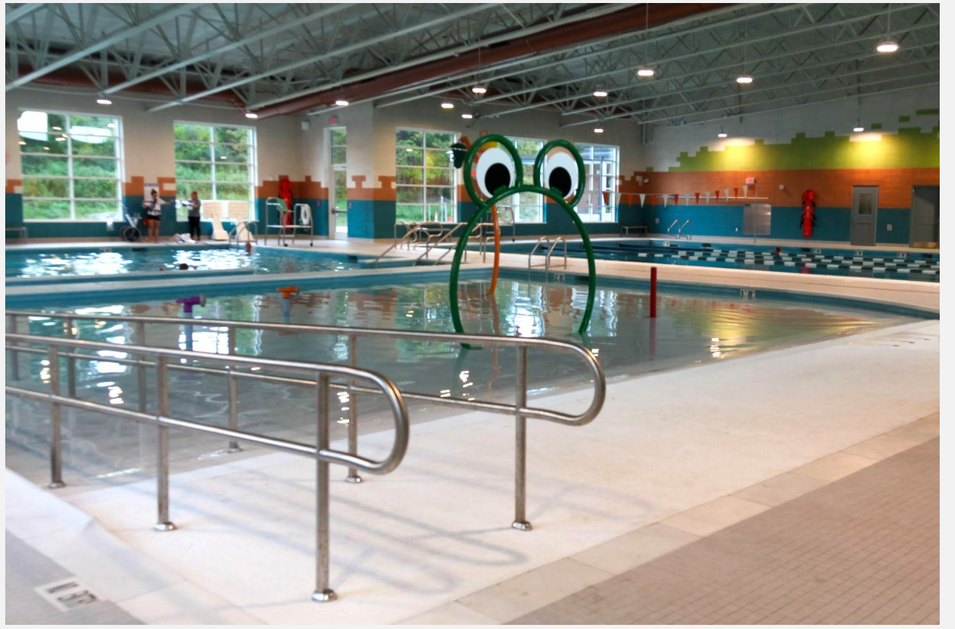


Indoor Pool



Indoor Pool Combo - Short Course pool and Family pool

Area (Net SF)	9,780 SF
Occupants	Pool - 80 MAX, Family Pool - 20MAX
Description	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.
Adjacencies	Ideal: Lockers and restrooms Incompatible: Community Kitchen



Outdoor Spaces

Covered Outdoor Space
(Included in Prototype Program)

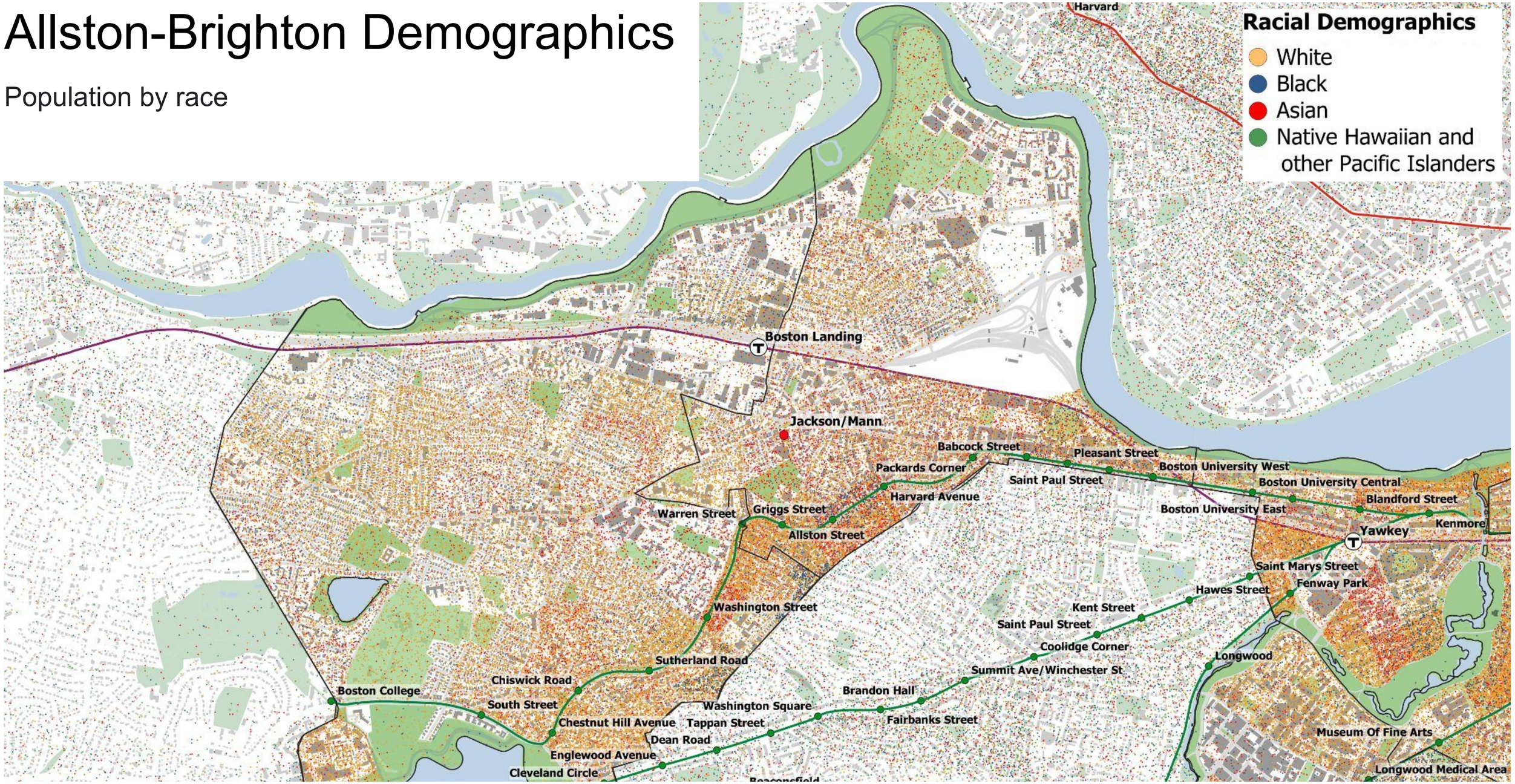
Community Garden
(Optional Program,
Depends on Location)

Vehicle Parking
(Optional Program,
Depends on Location)

Allston-Brighton Demographics

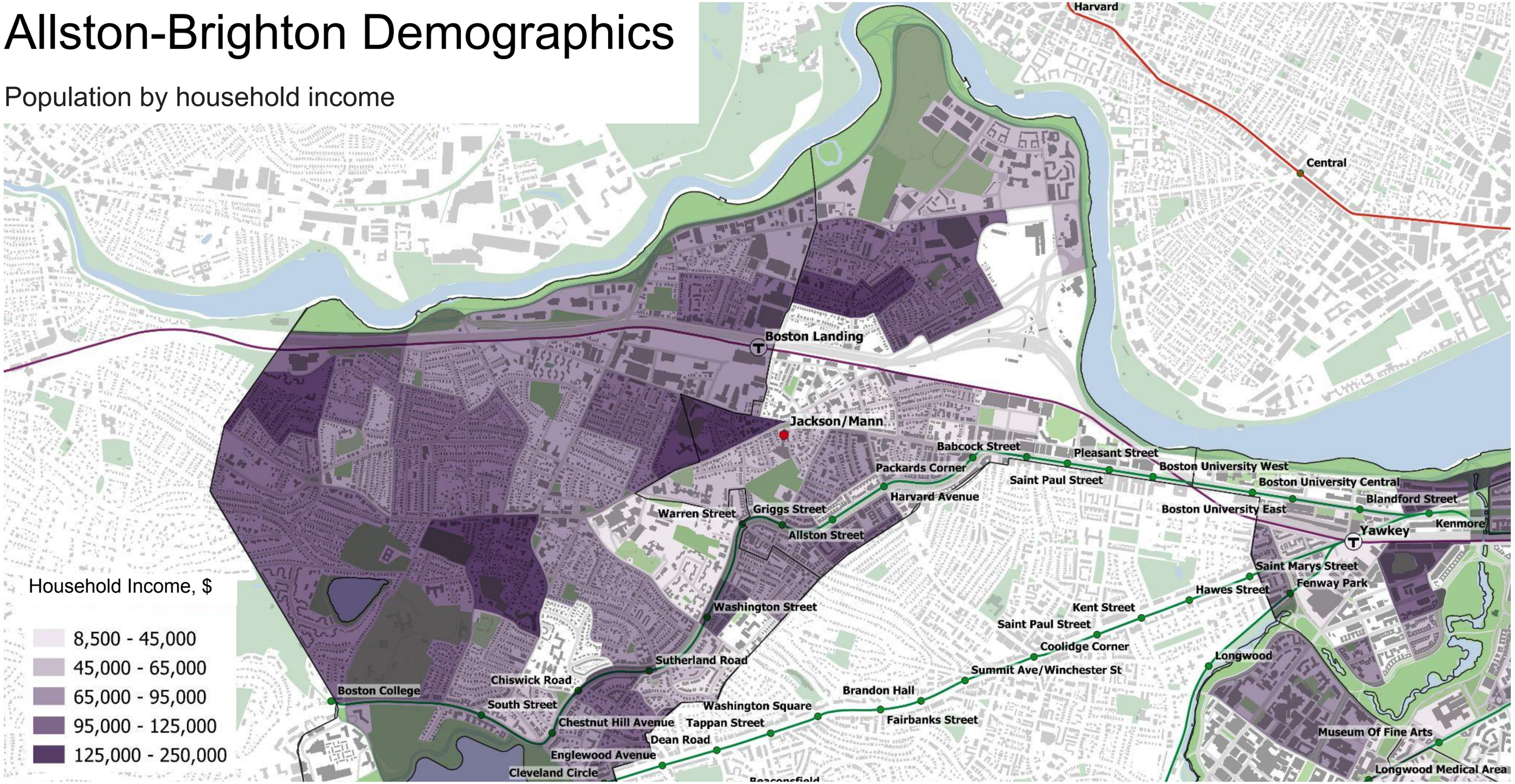
Allston-Brighton Demographics

Population by race



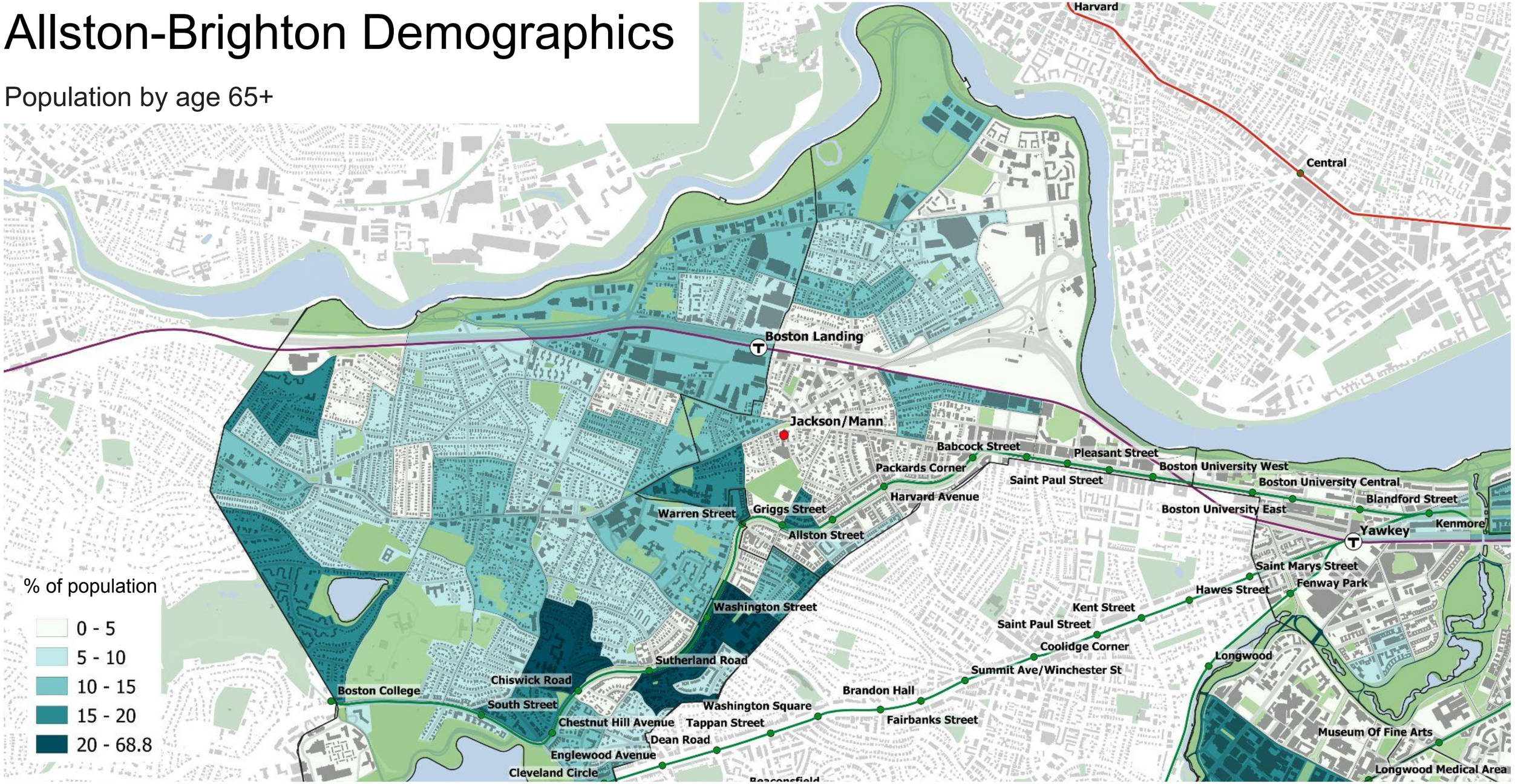
Allston-Brighton Demographics

Population by household income



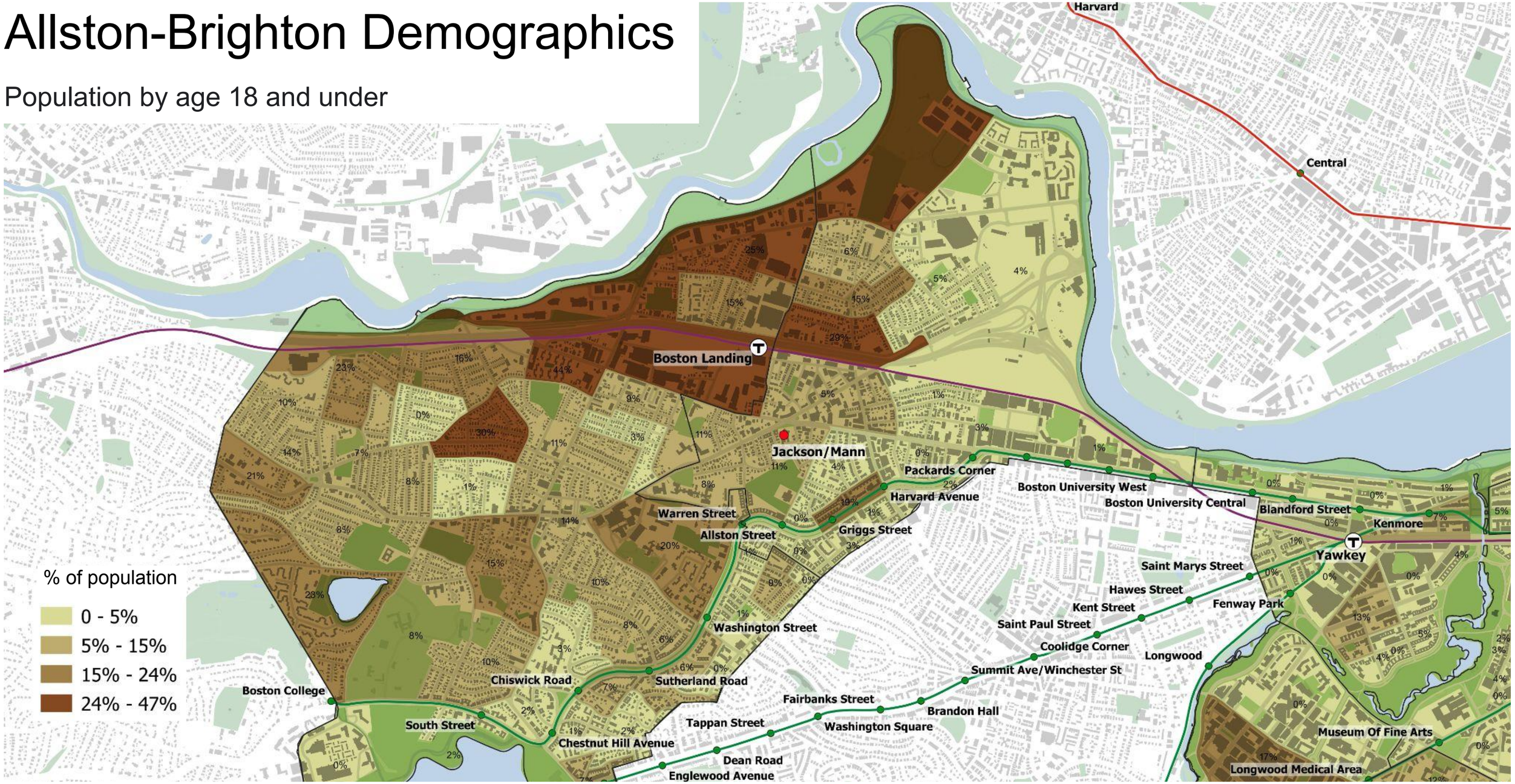
Allston-Brighton Demographics

Population by age 65+



Allston-Brighton Demographics

Population by age 18 and under

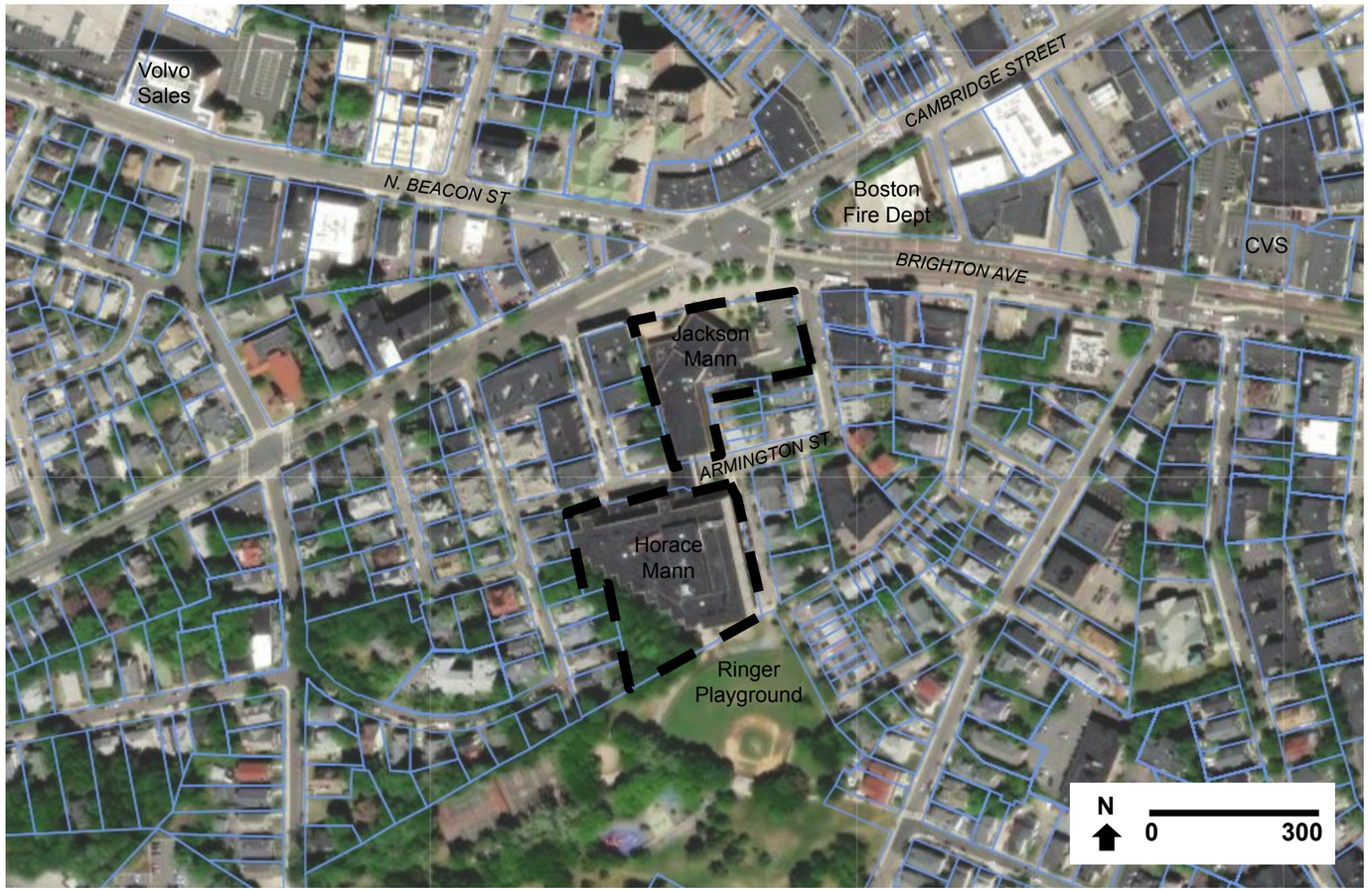


Location Options

Jackson Mann

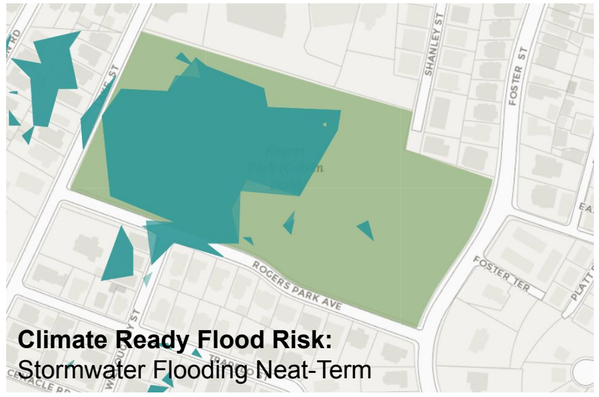
Site	Address	Owner	Requires	Total Built Area / Total Site Area	Total Assessed Value
Jackson Mann / Horace Mann Complex	496 Cambridge St / 6 Islington 50 Armington St	City of Boston	Redevelopment of existing school complex.	201,874 GSF / 50,389 & 78,697 SF 2.96 acres	$25,096,000 $64,010,100

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



Climate Ready Flood Risk:
Stormwater Flooding Neat-Term

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

Climate Ready: 2070 Coastal Flood Risk
Stormwater Flooding Near-Term