



ADAMS STREET BRANCH LIBRARY
PROGRAMMING STUDY
FOR CITY OF BOSTON
BOSTON PUBLIC LIBRARY AND PUBLIC FACILITY DEPARTMENT
CAC MEETING #1
NADAAA



AGENDA

1.0 INTRODUCTIONS

2.0 SCHEDULE

REVIEW OF DRAFT SCHEDULE WITH PRESENTATION AND DELIVERY DATES

3.0 SITE REVIEW

SUMMARY OF MECHANICAL, ELECTRICAL, PLUMBING, AND ARCHITECTURAL REVIEWS

SITE ANALYSIS

4.0 DISCUSSION, FEEDBACK

PRESENTATION OF DRAFT SURVEY




DISCUSSION OF COMMUNITY GOALS AND VISION FOR THE PROJECT

NEXT STEPS: COMMUNITY OUTREACH BY CAC MEMBERSHIP AND THROUGH ONLINE/PAPER

SURVEY, CONTINUE EXISTING CONDITIONS DOCUMENTATION, DEVELOP BPL PROGRAM. NEXT CAC

NEXT MEETING: NEXT CAC MEETING TARGETED FOR EARLY SEPTEMBER TO DISCUSS DRAFT PROGRAM #1 BASED ON BPL REQUIREMENTS AND INITIAL FEEDBACK FROM COMMUNITY.

ADAMS BRANCH LIBRARY: STUDY SCHEDULE

-  Submission
-  Presentation
-  Cost-Check

| JUN | JUL | AUG | SEPT | OCT | NOV | DEC | JAN

PROJECT KICK-OFF



WORKING GROUP MEETINGS



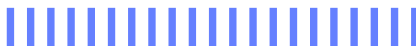
CAC MEETINGS



PUBLIC PRESENTATION



EXISTING CONDITIONS ANALYSIS



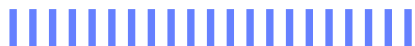
COMMUNITY SURVEY



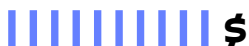
PROGRAM TEST FITS



DEVELOPMENT OF OPTIONS



COSTING



SUBMISSIONS



DESIGN TEAM

ARCHITECT- NADAAA



AMIN TADJ
PROJECT MANAGER



KATIE FAULKNER
PRINCIPAL IN CHARGE



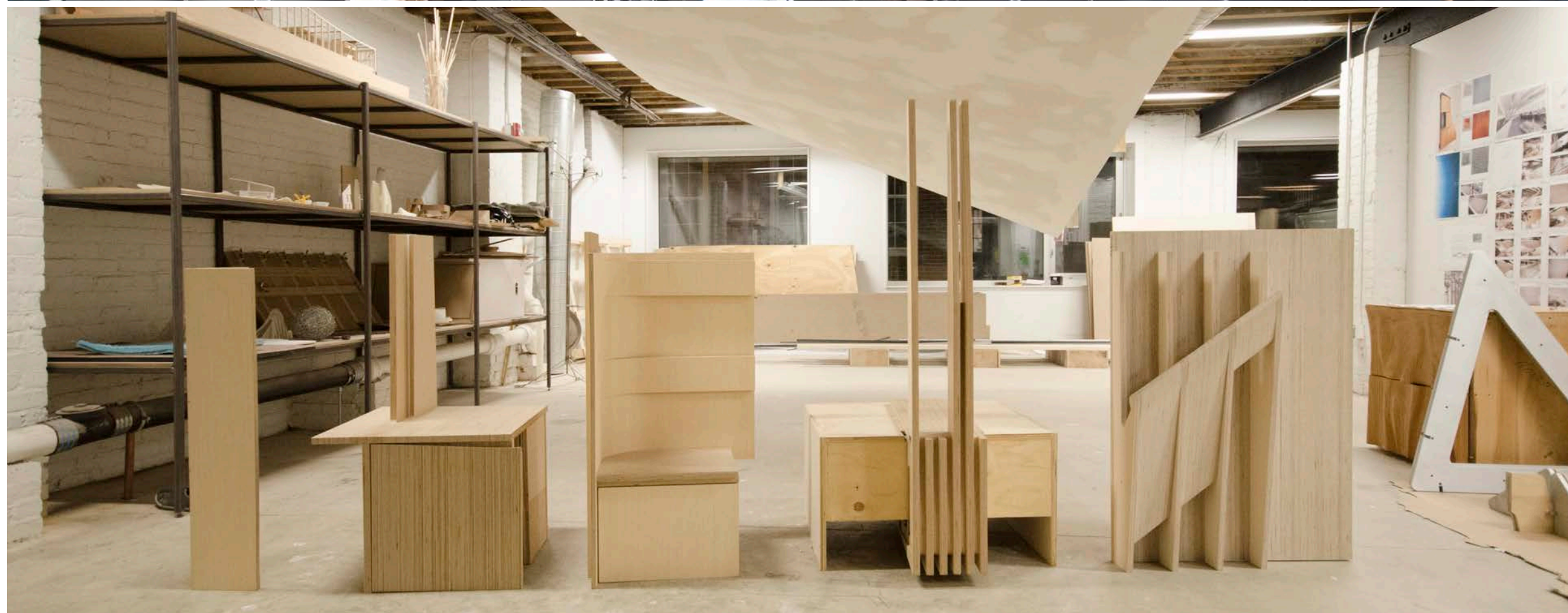
TIM WONG
PROJECT DESIGNER

MEP
GARCIA CALUSKA DESOUSA
DAVID PEREIRA
PRINCIPAL IN CHARGE

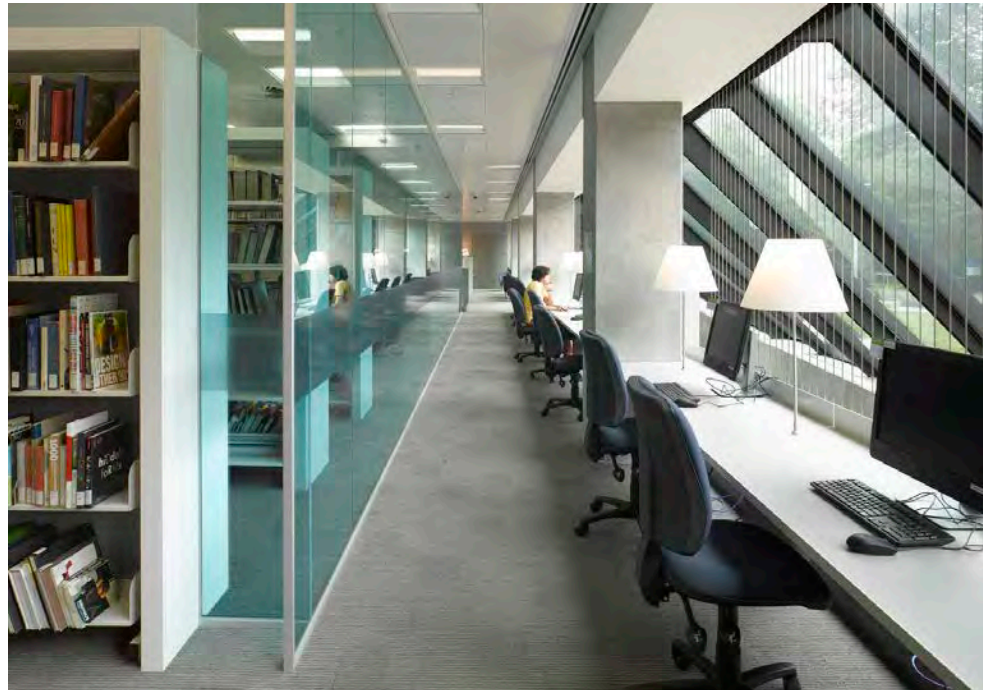
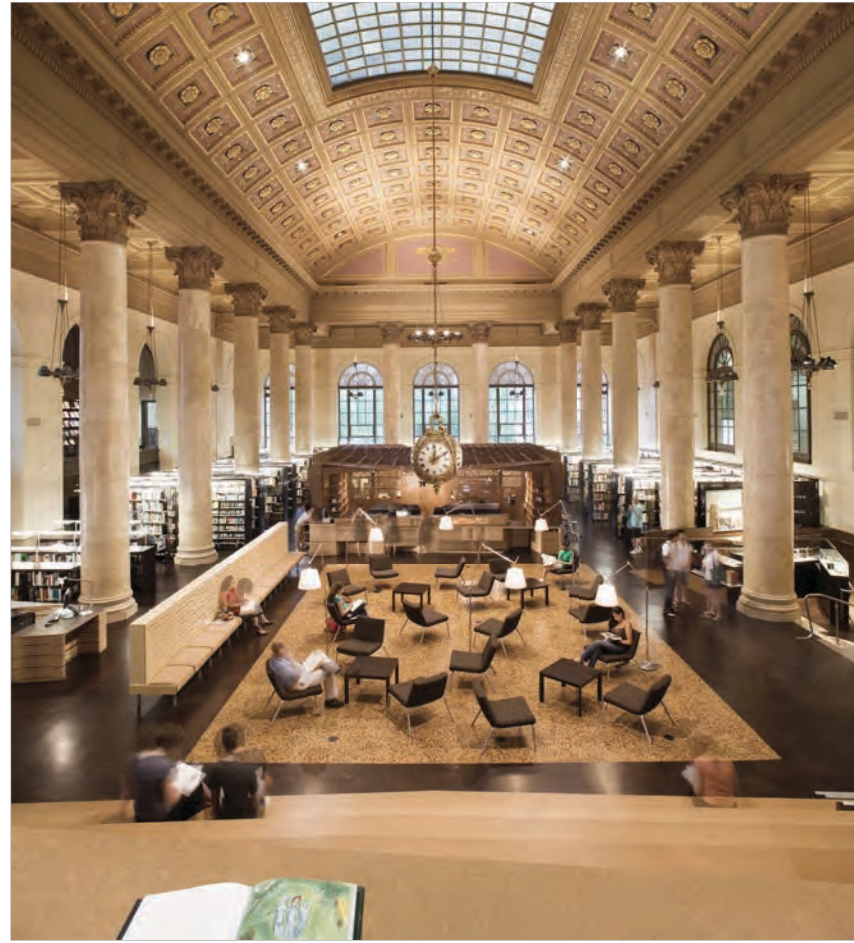
STRUCTURE
SOUZA TRUE & PARTNERS
JEROME A YURKOSKI
PRINCIPAL IN CHARGE

CODE CONSULTANT
R.W. SULLIVAN
KEVIN S. HASTINGS
PRINCIPAL IN CHARGE

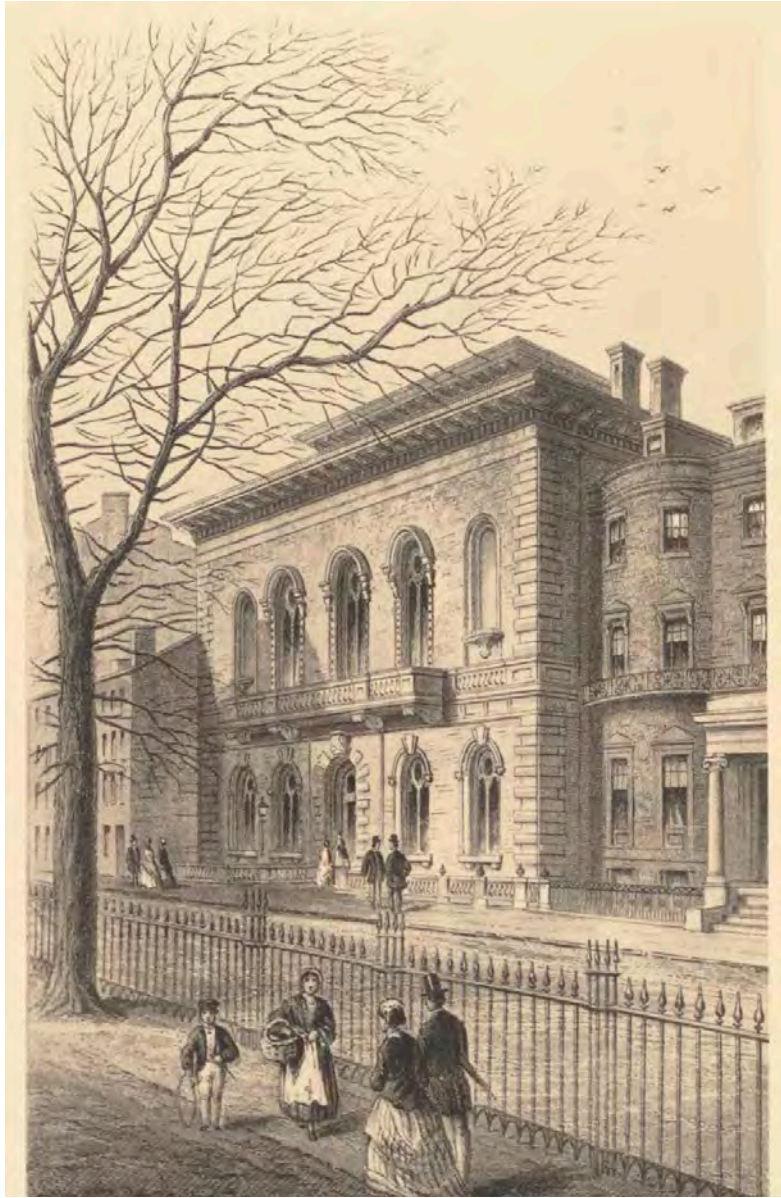
COST CONSULTANT
VJ ASSOCIATES
CLIVE TYSOE
PROJECT MANAGER







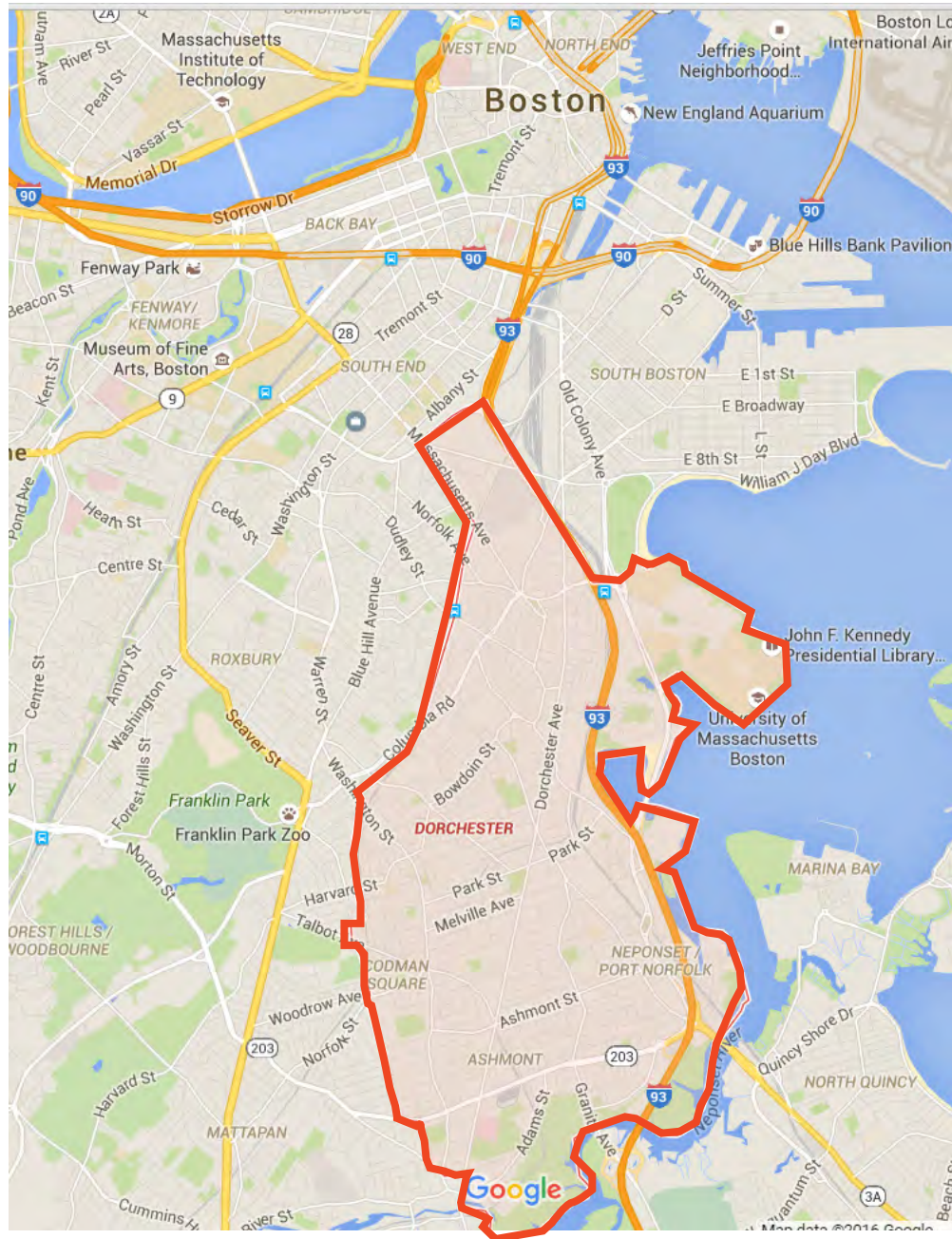
BOSTON PUBLIC LIBRARY





1931 2016

DORCHESTER DEMOGRAPHY

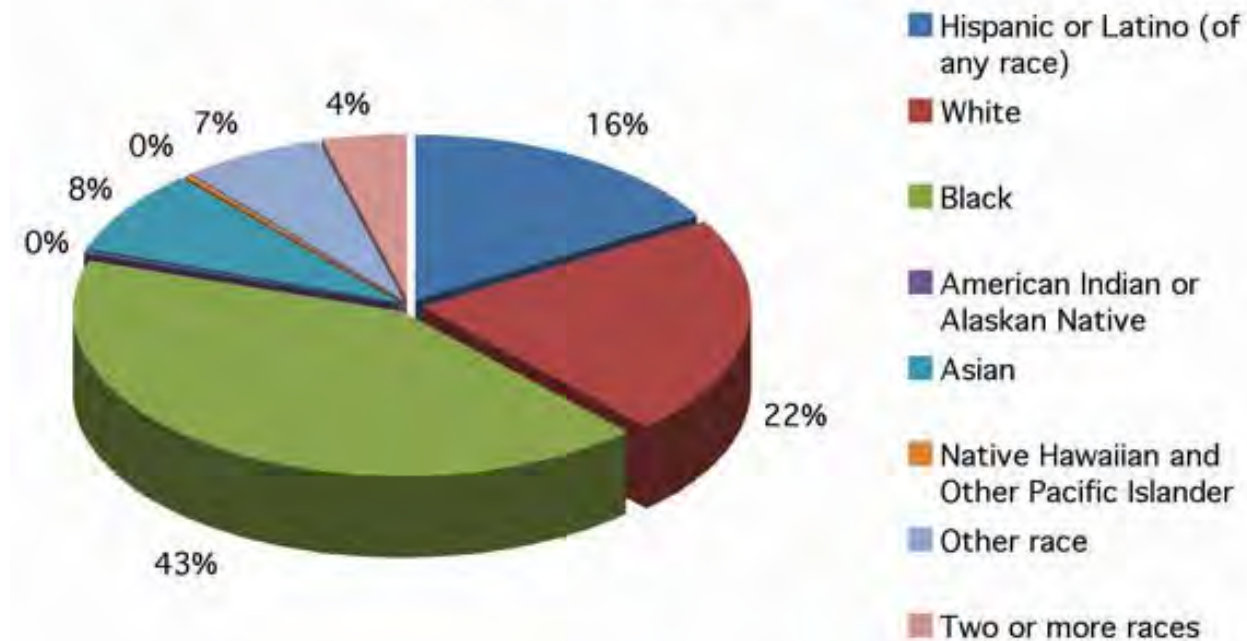


NEIGHBORHOOD	POPULATION (2010)
DORCHESTER	114,235
ROXBURY	48,454
BRIGHTON	45,801
EAST BOSTON	40,508
JAMAICA PLAIN	37,468
FENWAY	33,796
SOUTH BOSTON	33,311
HYDE PARK	30,637
WEST ROXBURY	30,446
ALLSTON	29,196
ROSLINDALE	28,680
SOUTH END	24,577
MATTAPAN	22,600
BACK BAY	18,088
CHARLESTOWN	16,439
MISSION HILL	16,305
NORTH END	10,131
DOWNTOWN	9,872
BEACON HILL	9,023
WEST END	5,423
CHINATOWN	4,444
LONGWOOD	3,785
SOUTH BOSTON WATER FRONT	1,889
BAY VILLAGE	1,312
LEATHER DISTRICT	639
HARBOR ISLANDS	535

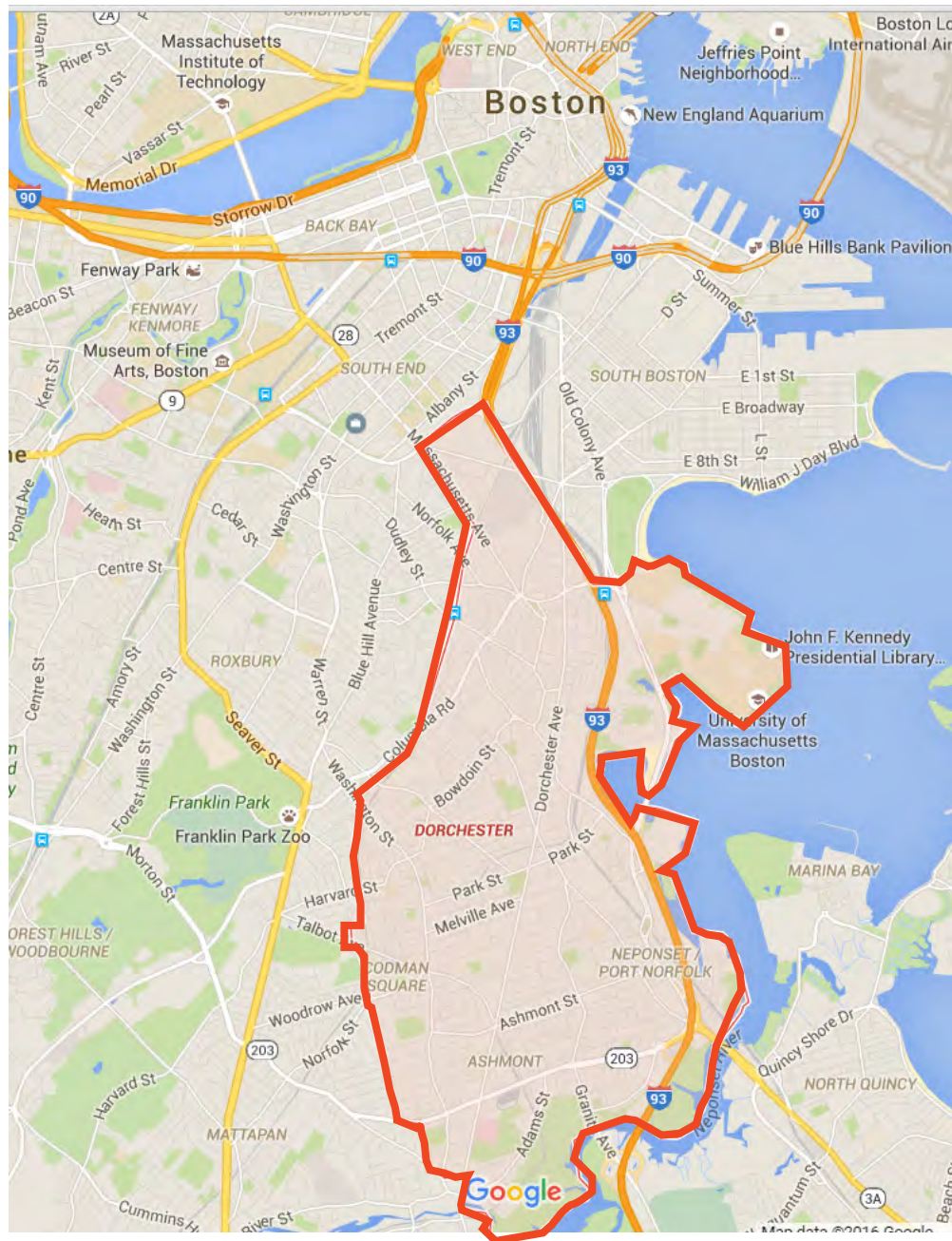
POPULATION SHARE BY NEIGHBORHOOD 2010:

DORCHESTER IS BY FAR THE LARGEST NEIGHBORHOOD, FOLLOWED BY ROXBURY AND BRIGHTON

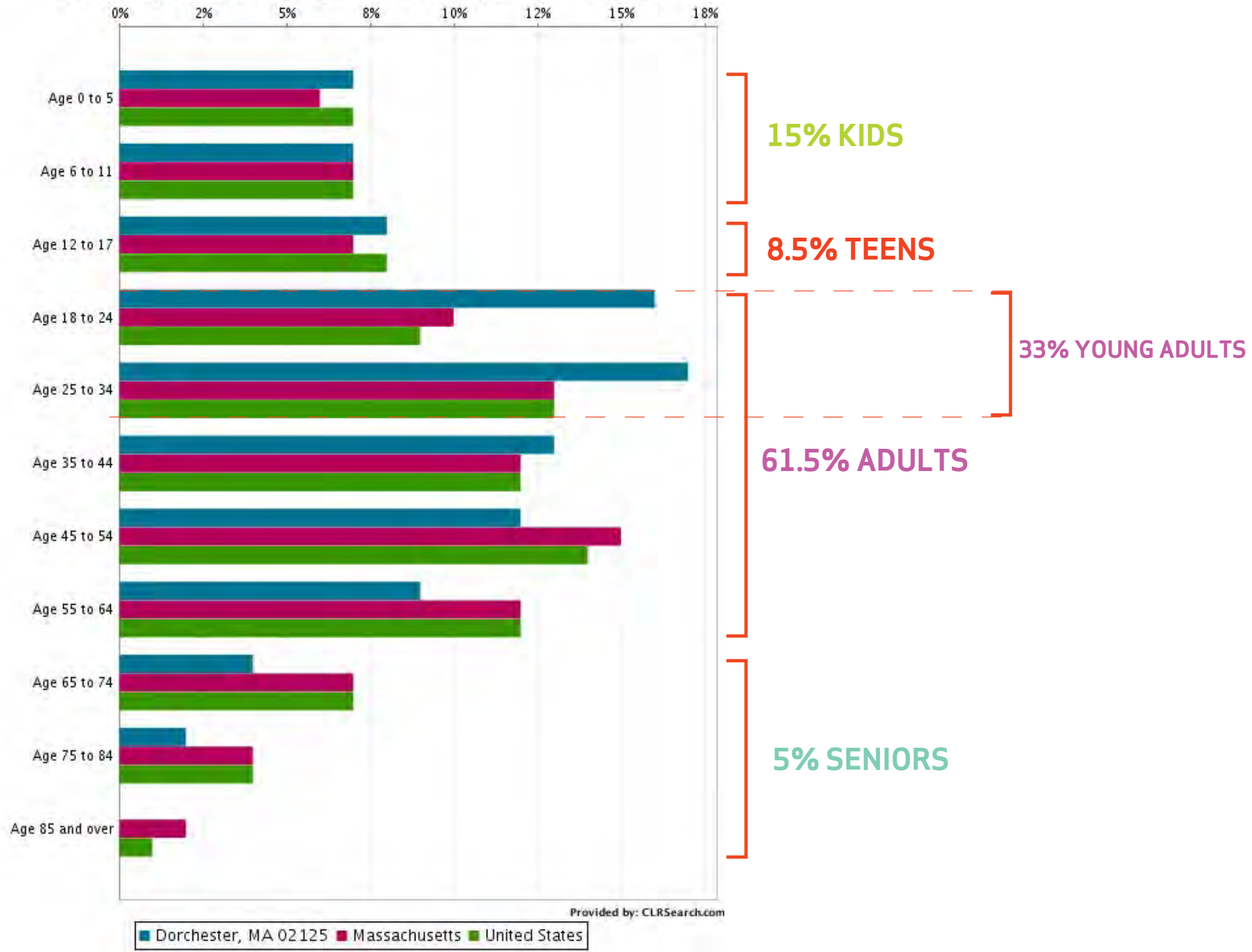
Dorchester 2010

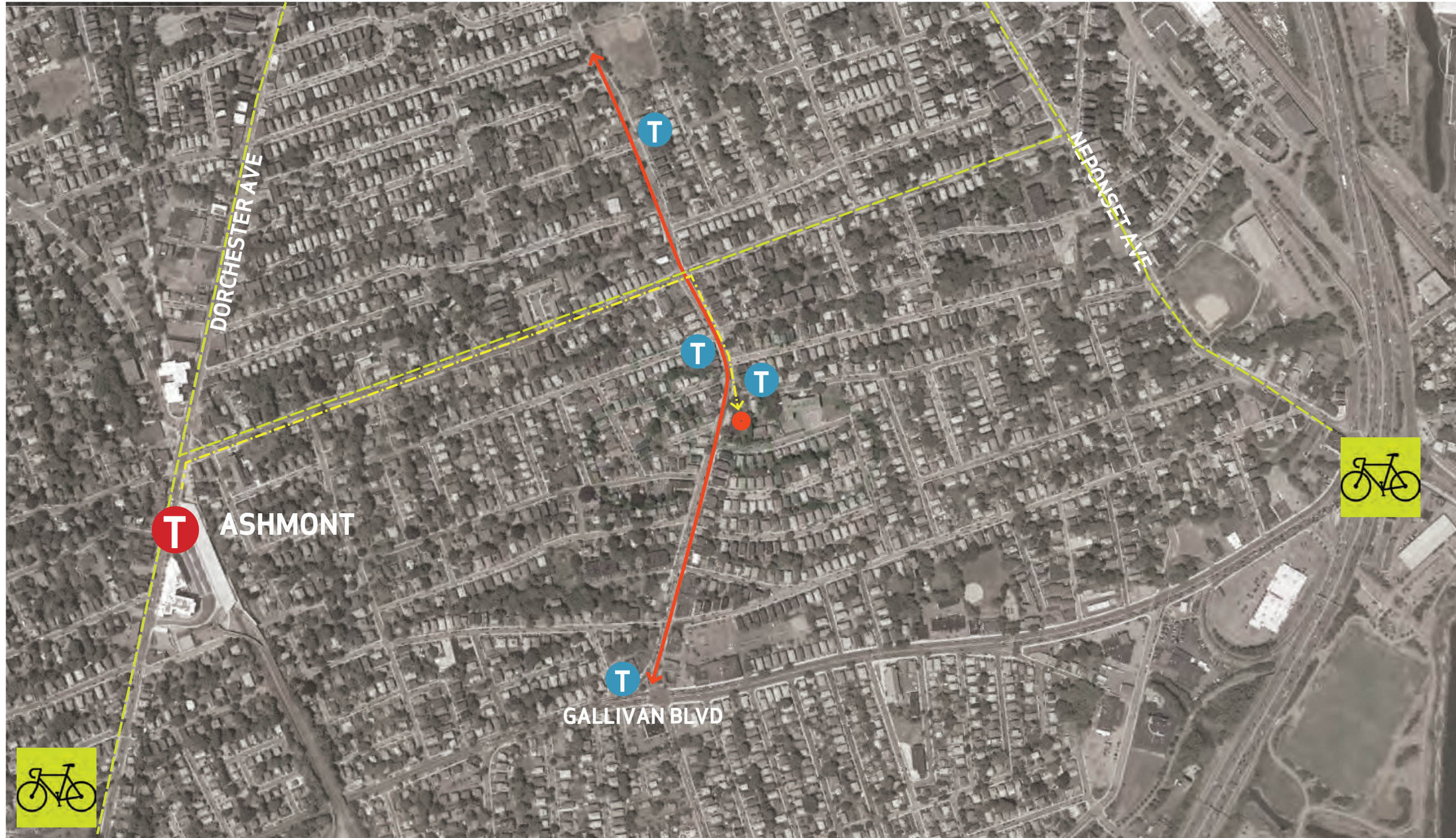


DORCHESTER DEMOGRAPHY



2012 Population by Age for Dorchester, MA 02125





Very Walkable

Most errands can be accomplished on foot.



Excellent Transit

Transit is convenient for most trips.

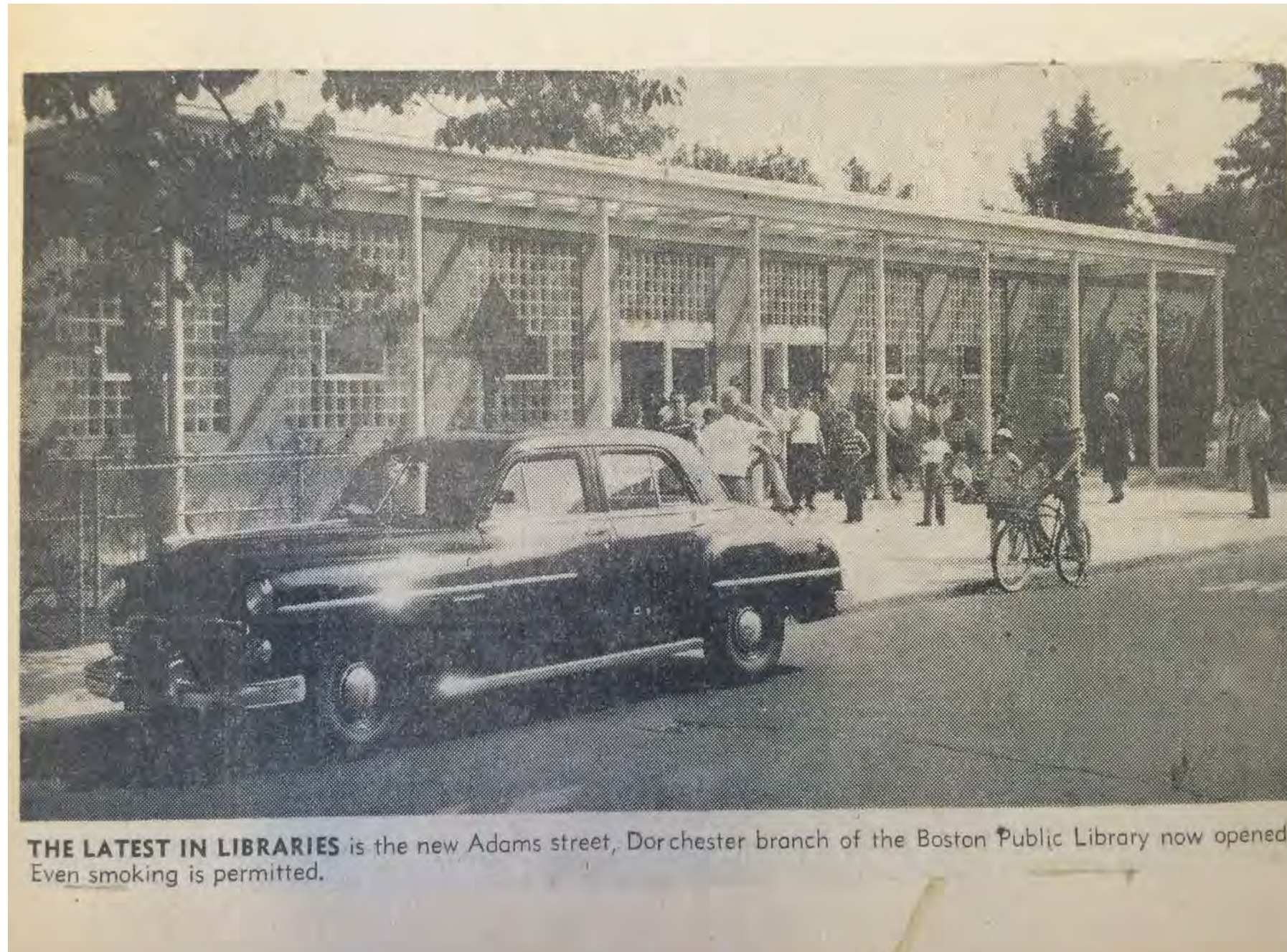


Bikeable

Mostly flat, minimal bike lanes.



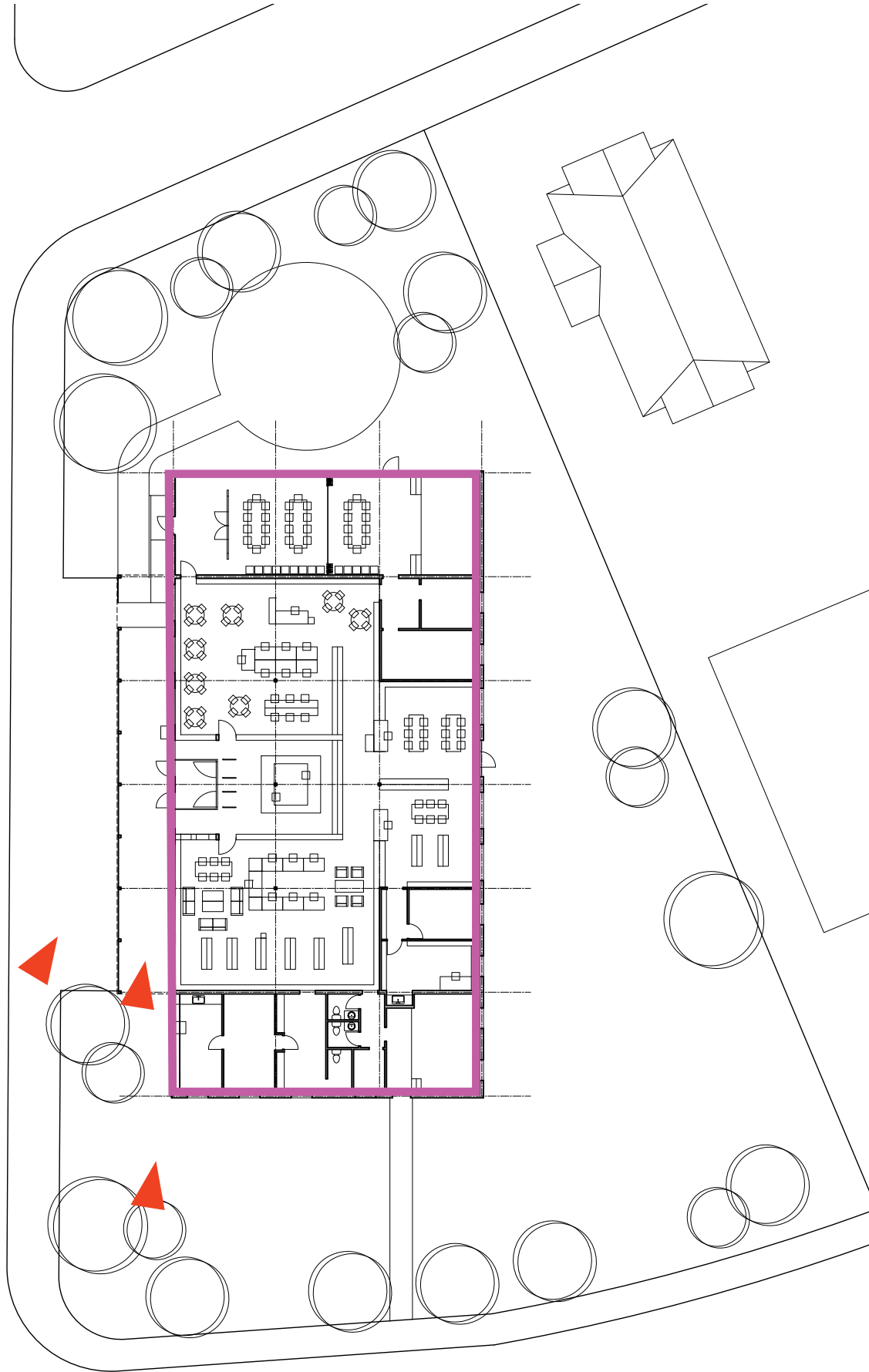
ADAMS BRANCH



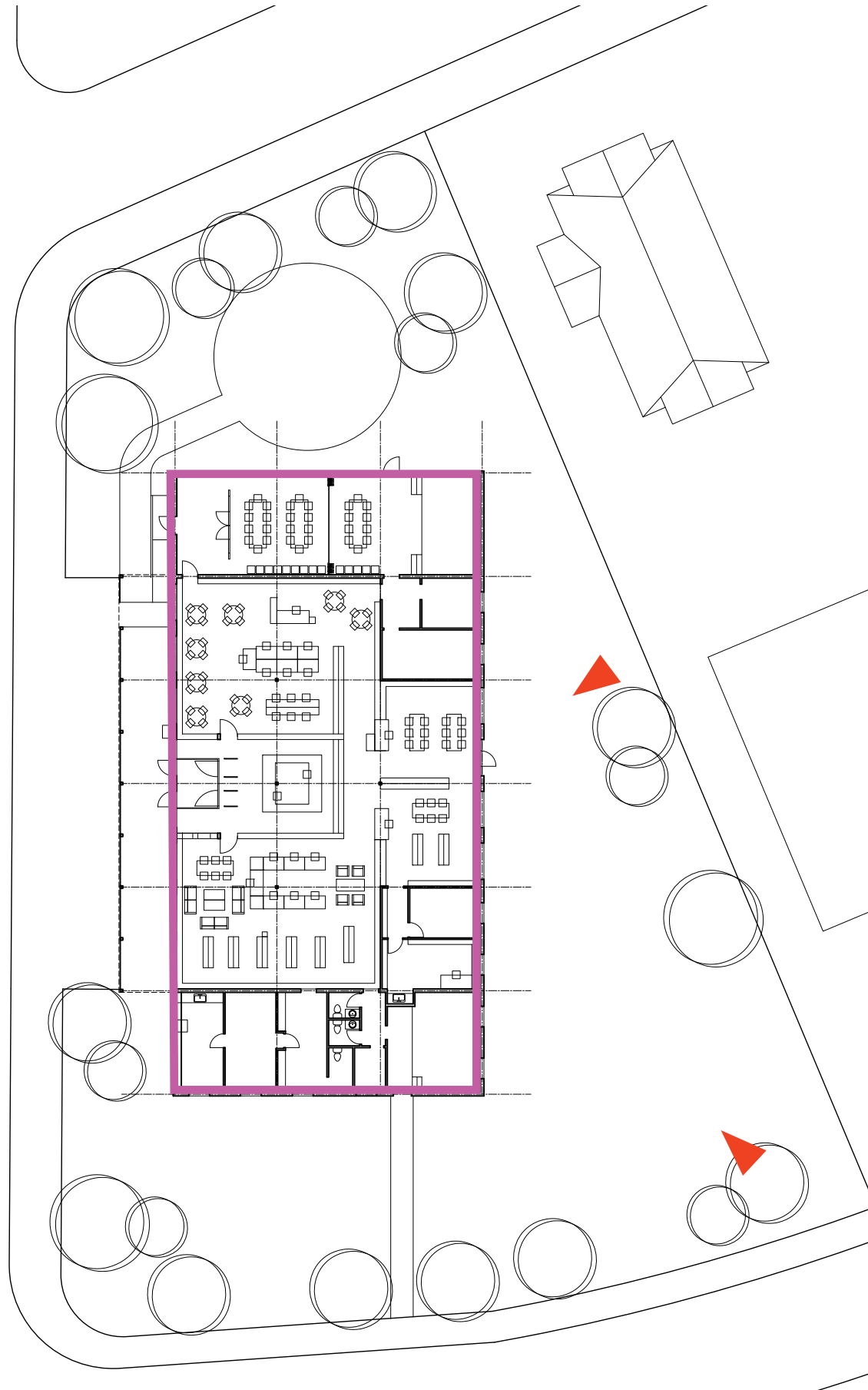
THE LATEST IN LIBRARIES is the new Adams street, Dorchester branch of the Boston Public Library now opened. Even smoking is permitted.

1951

EXTERIOR CONDITION



EXTERIOR CONDITION



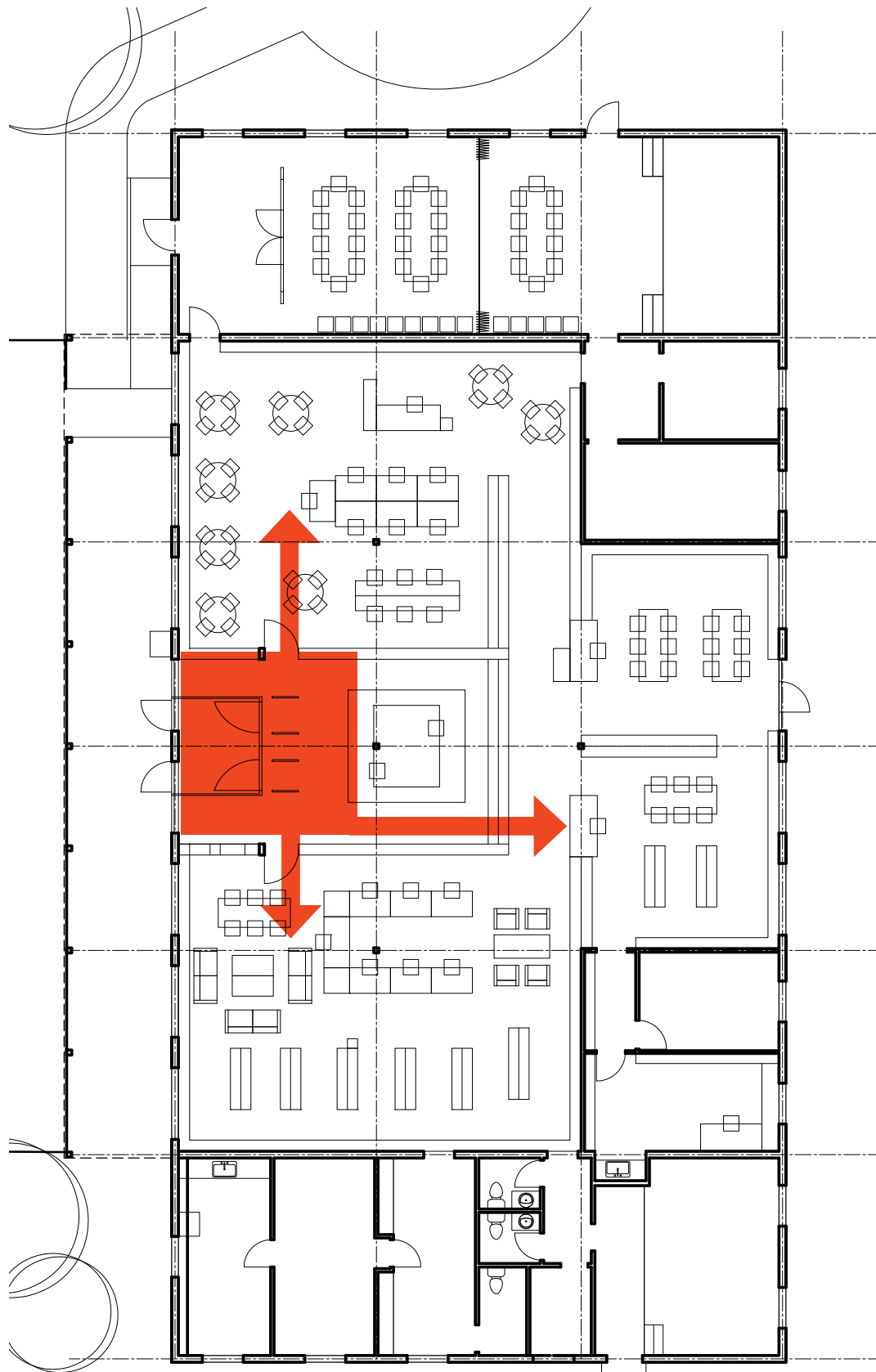
LANDSCAPE



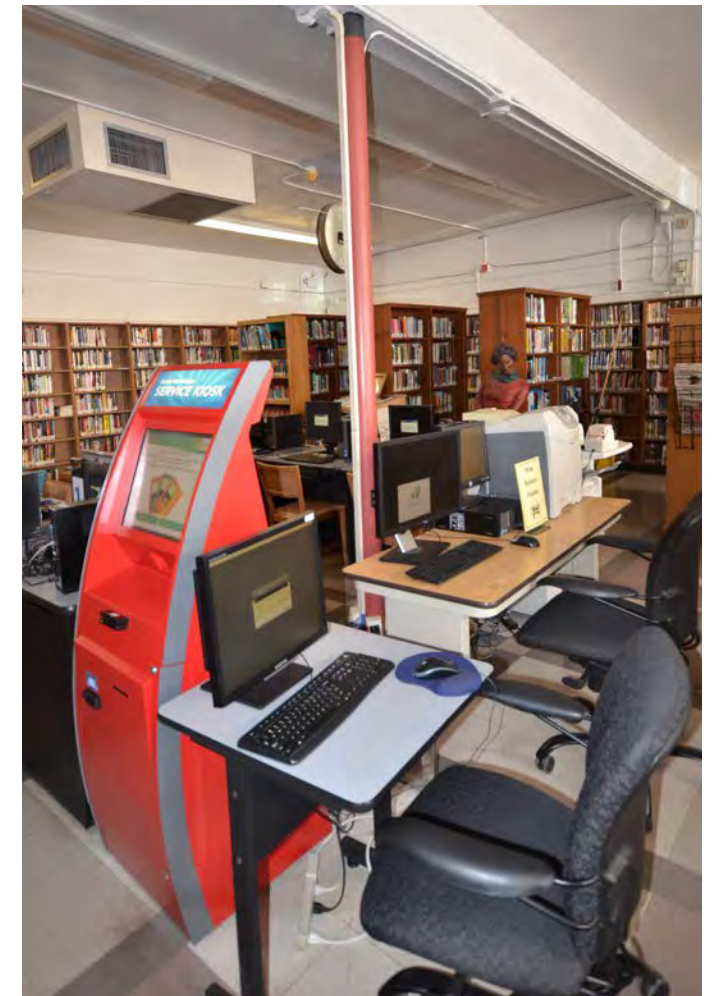
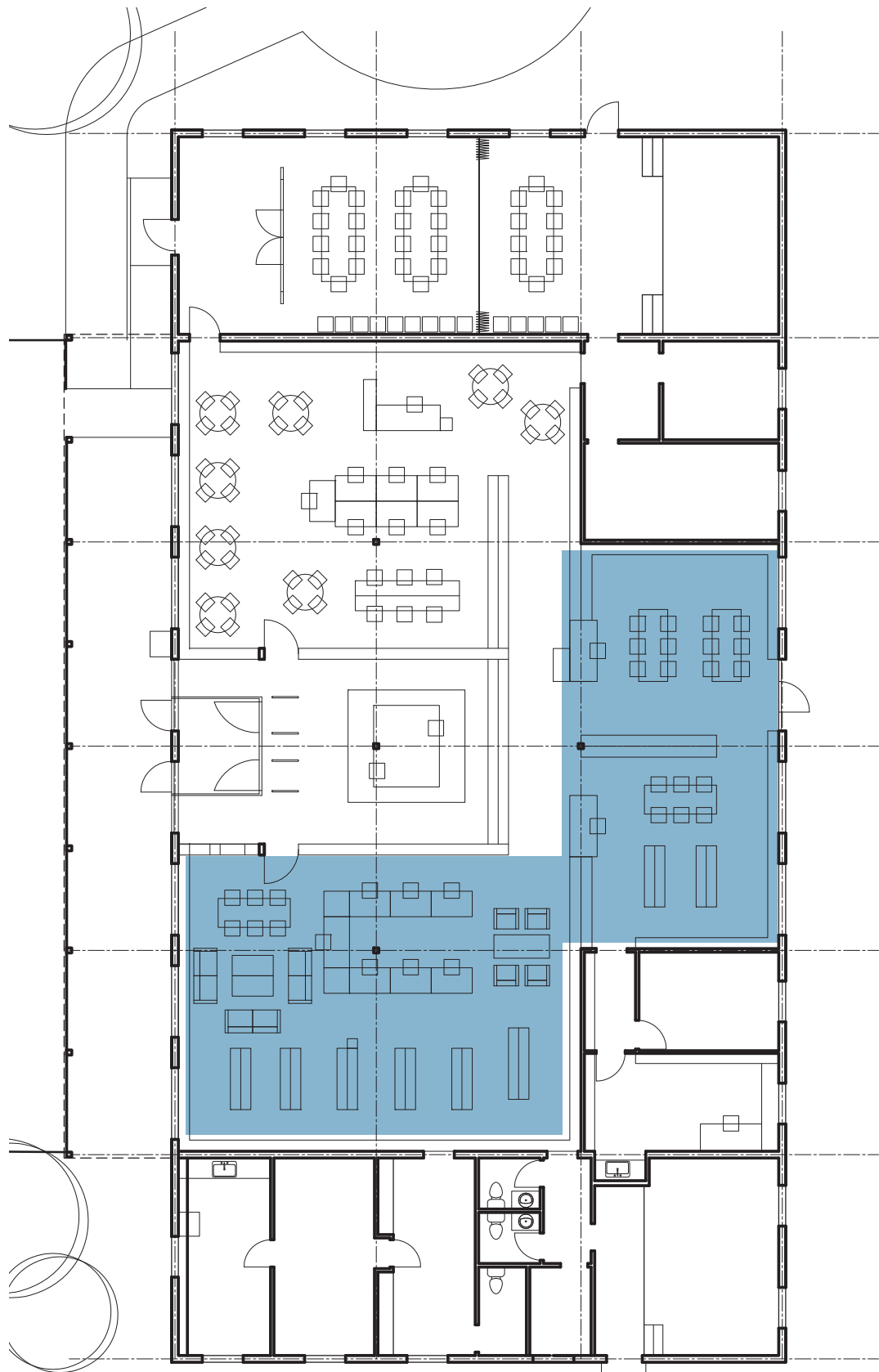
LANDSCAPE



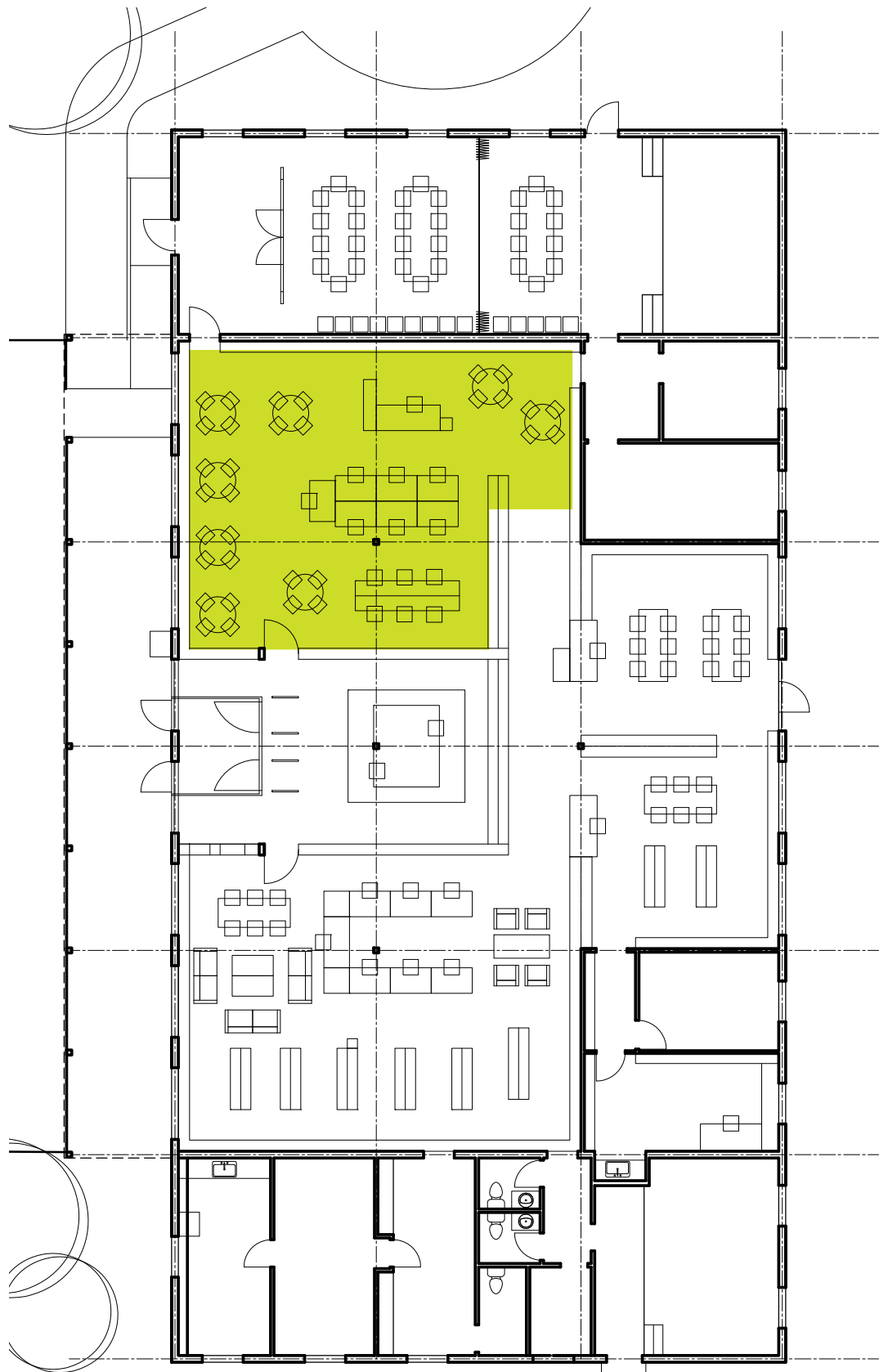
ENTRANCE



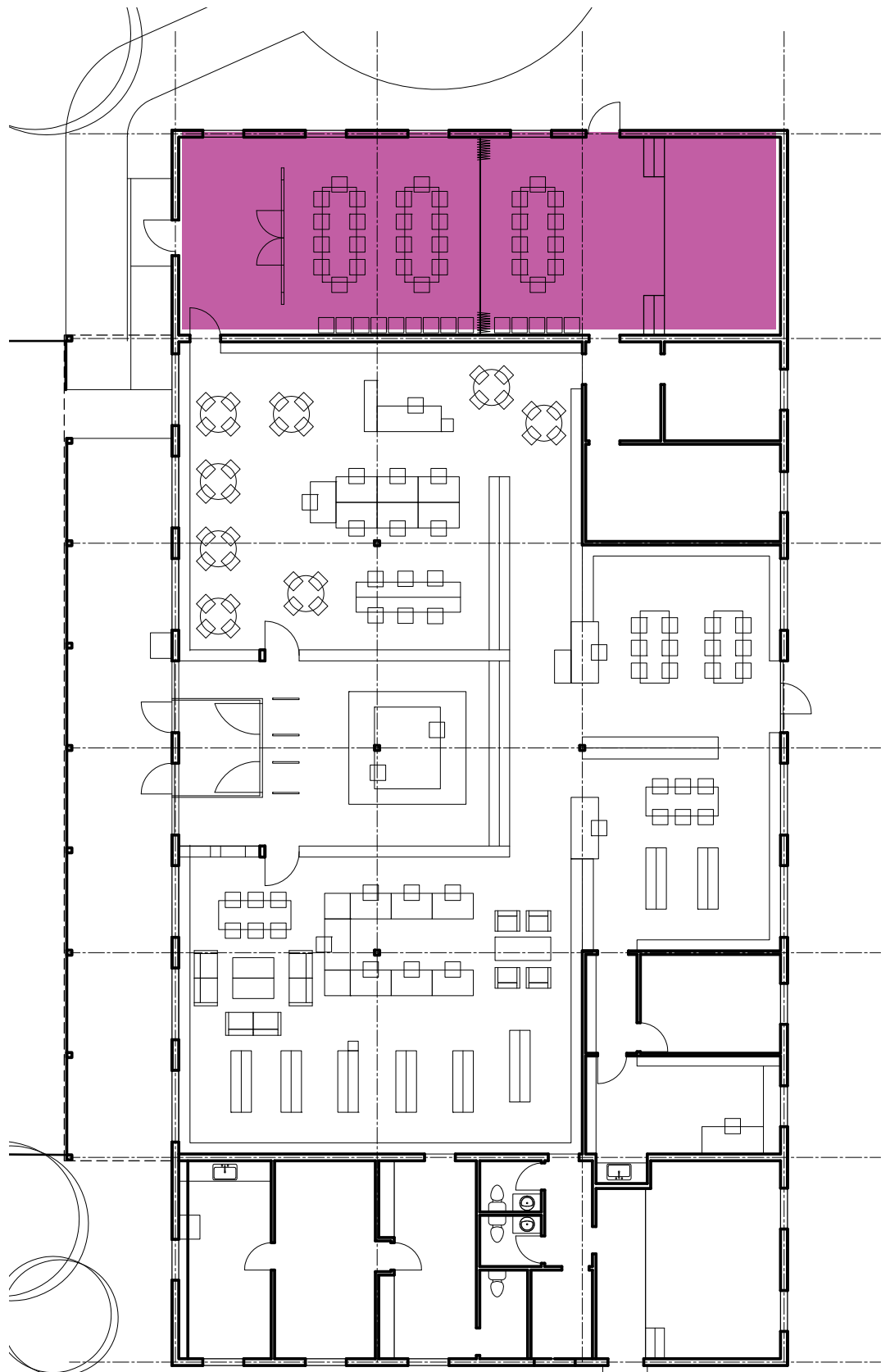
PROGRAM SPACES: ADULT



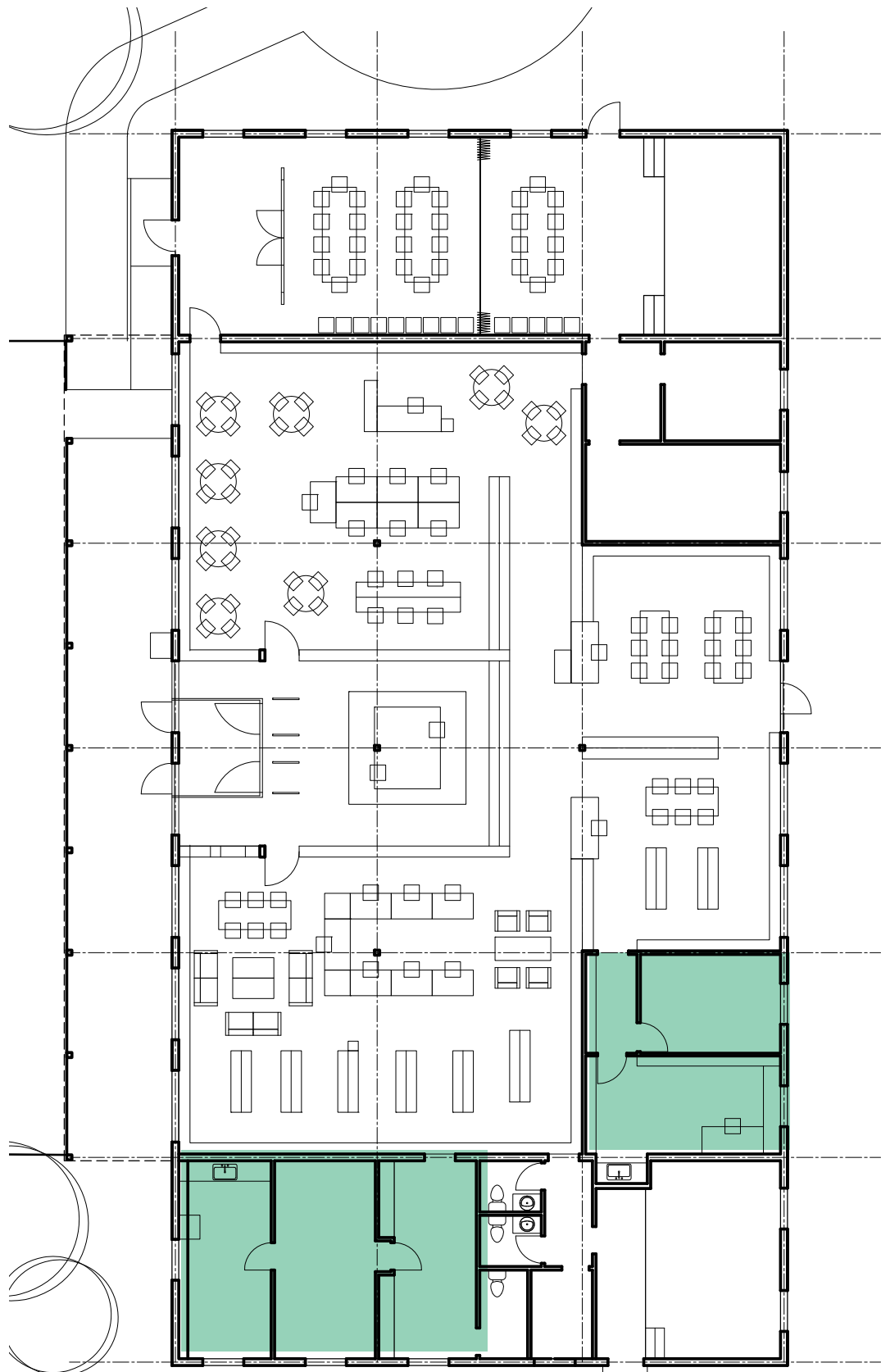
PROGRAM SPACES: KIDS AND TEENS



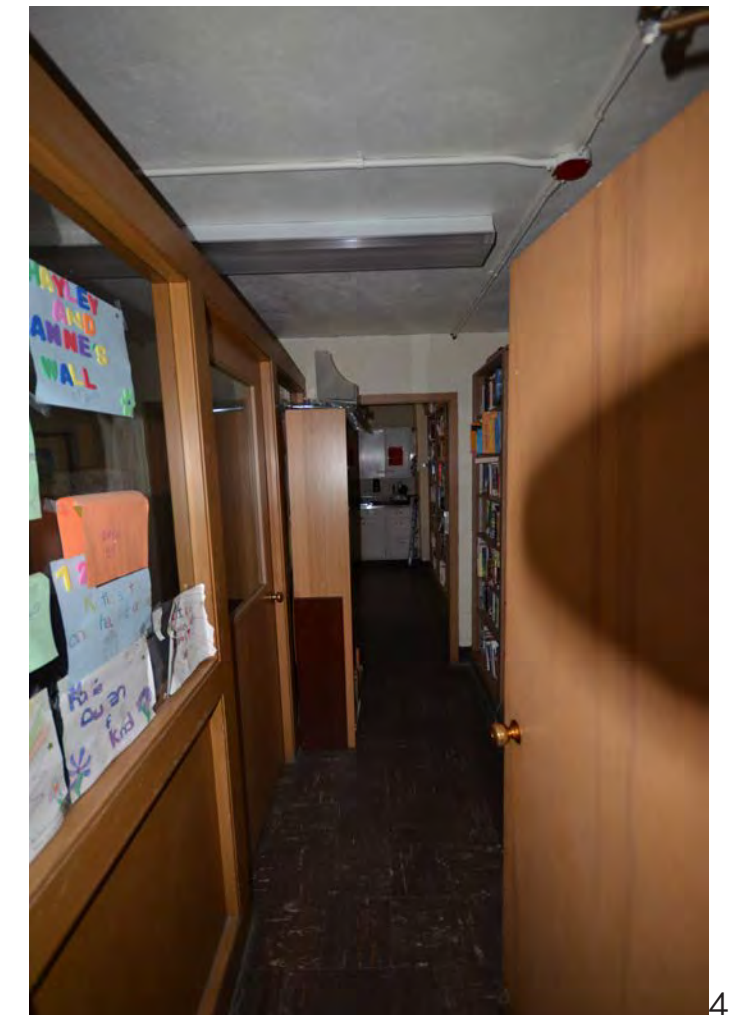
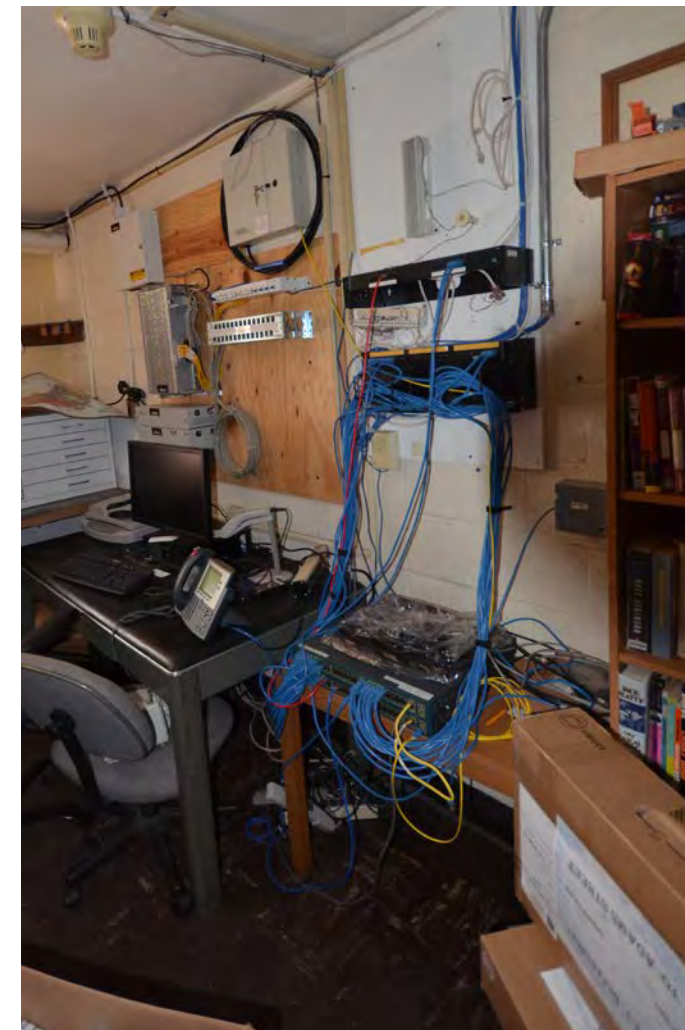
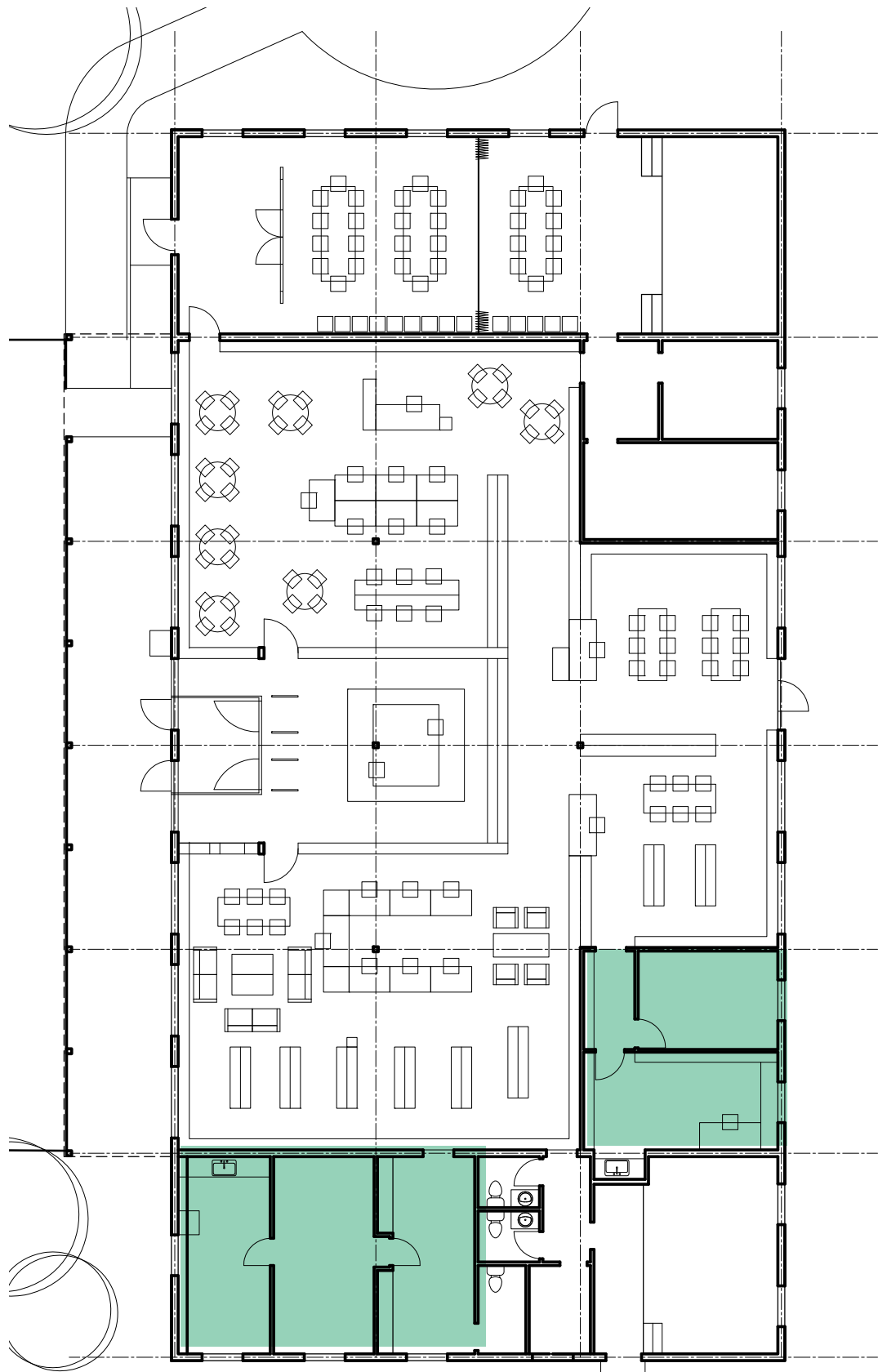
PROGRAM SPACES: MULTIPURPOSE HALL



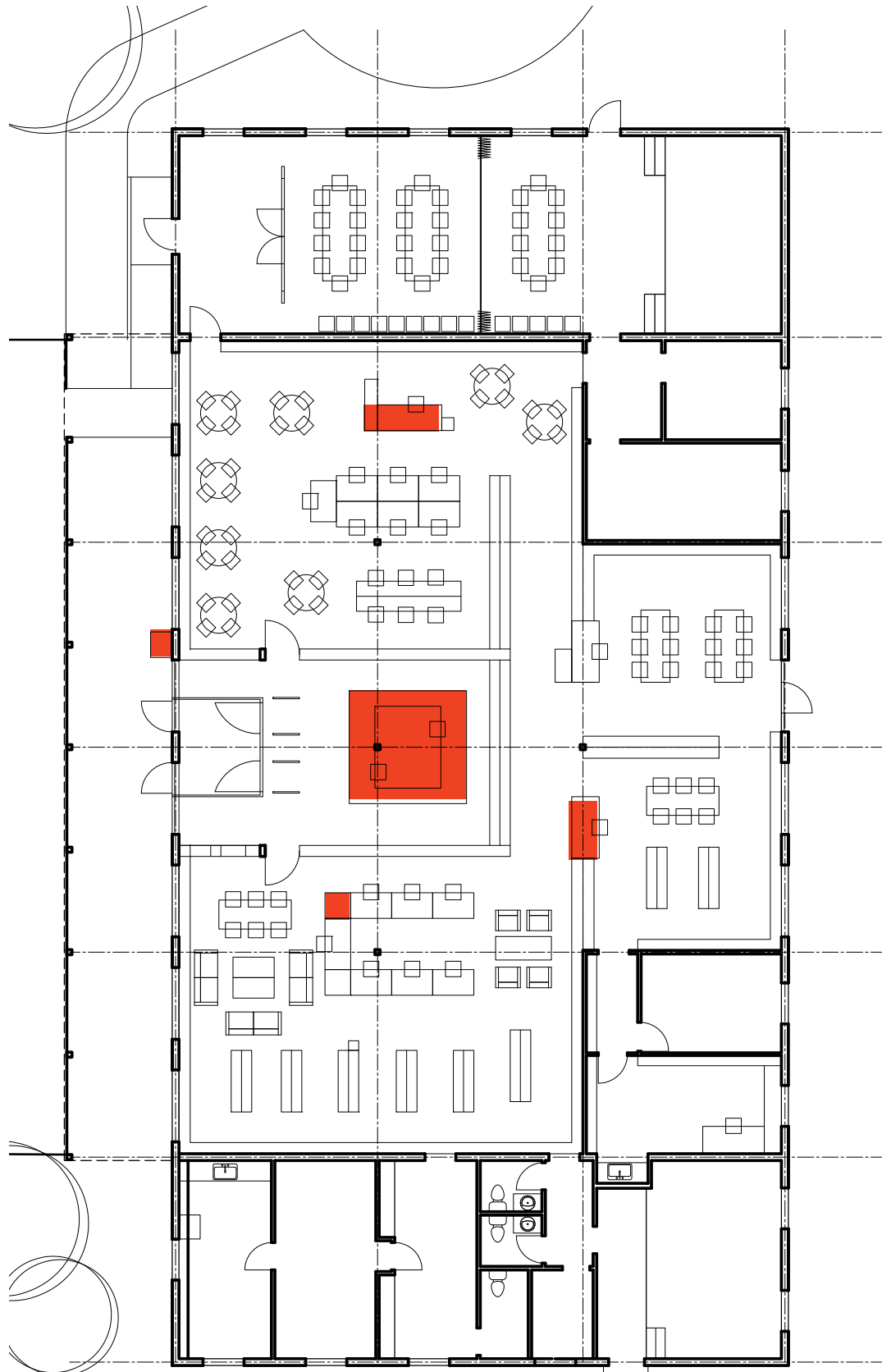
PROGRAM SPACES: STAFF ROOMS



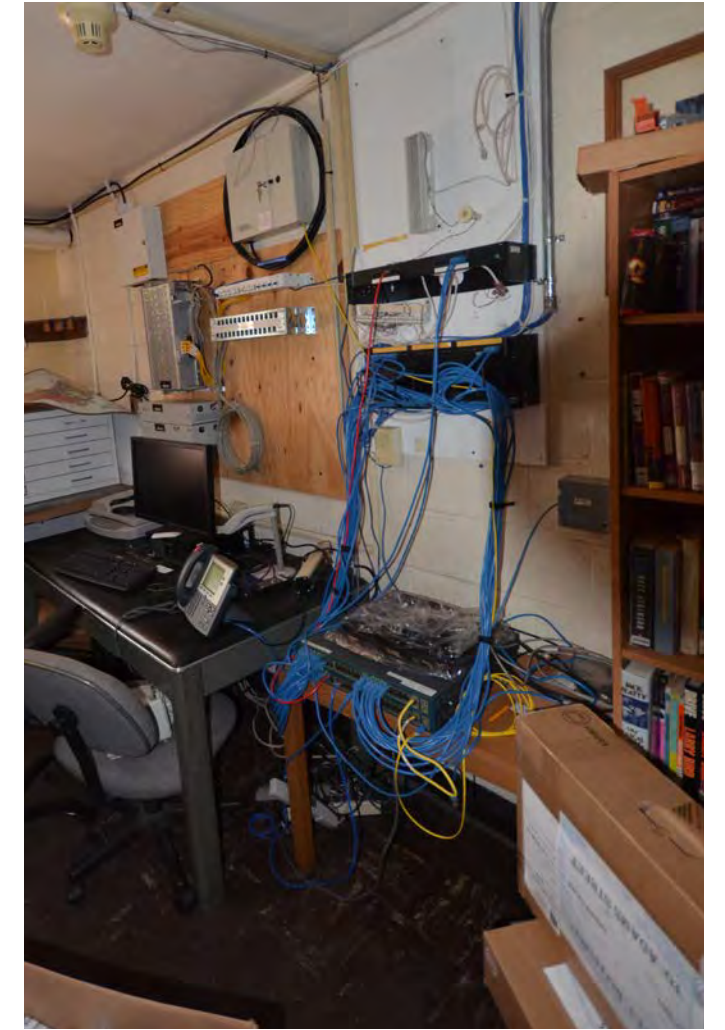
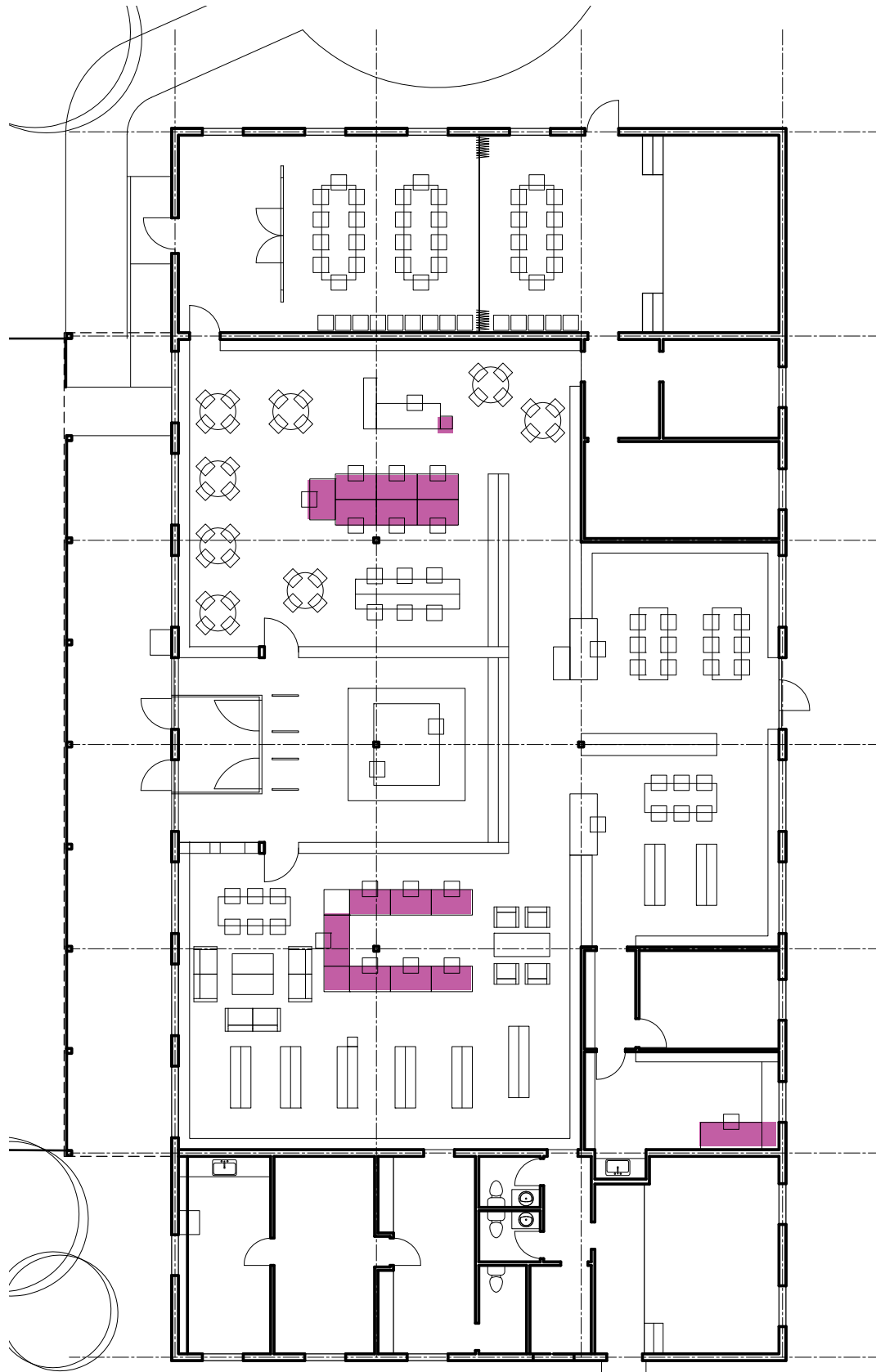
PROGRAM SPACES: STAFF ROOMS



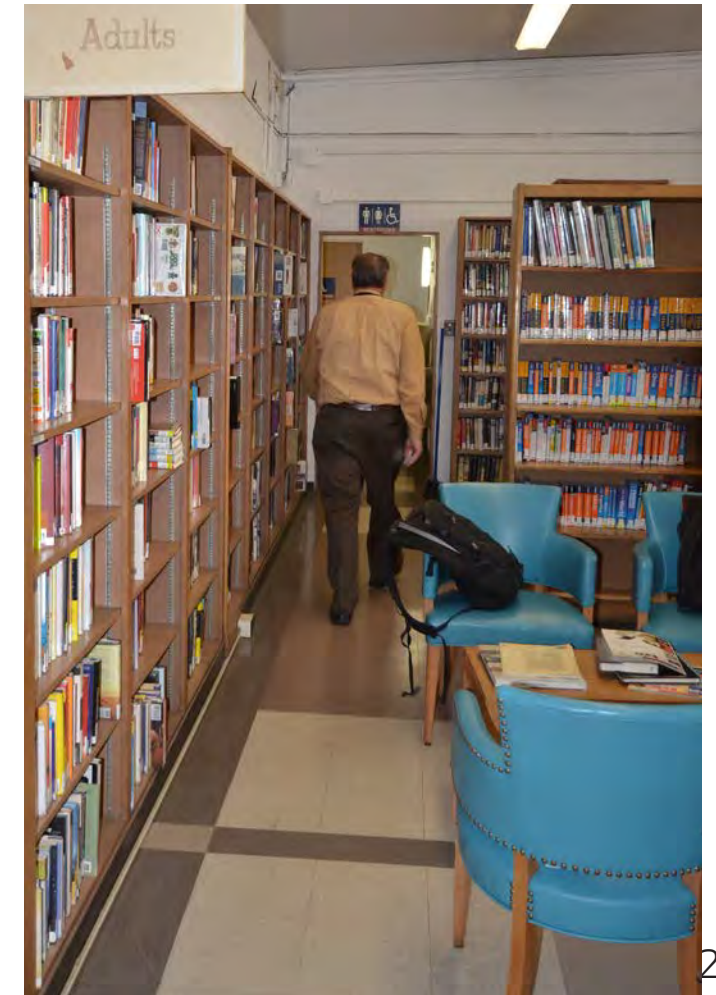
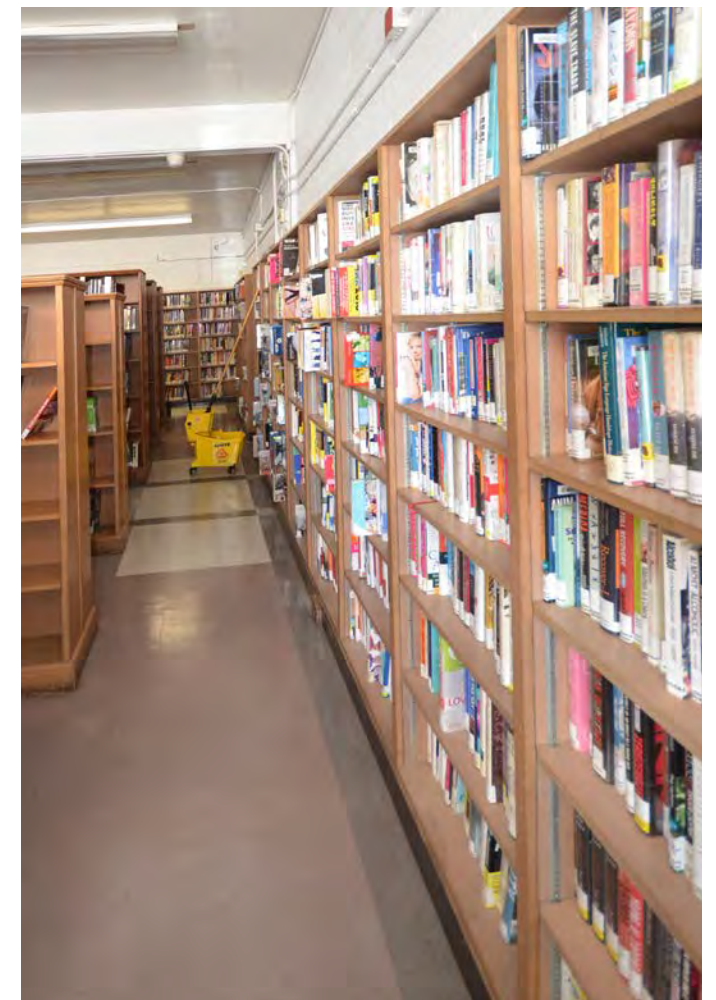
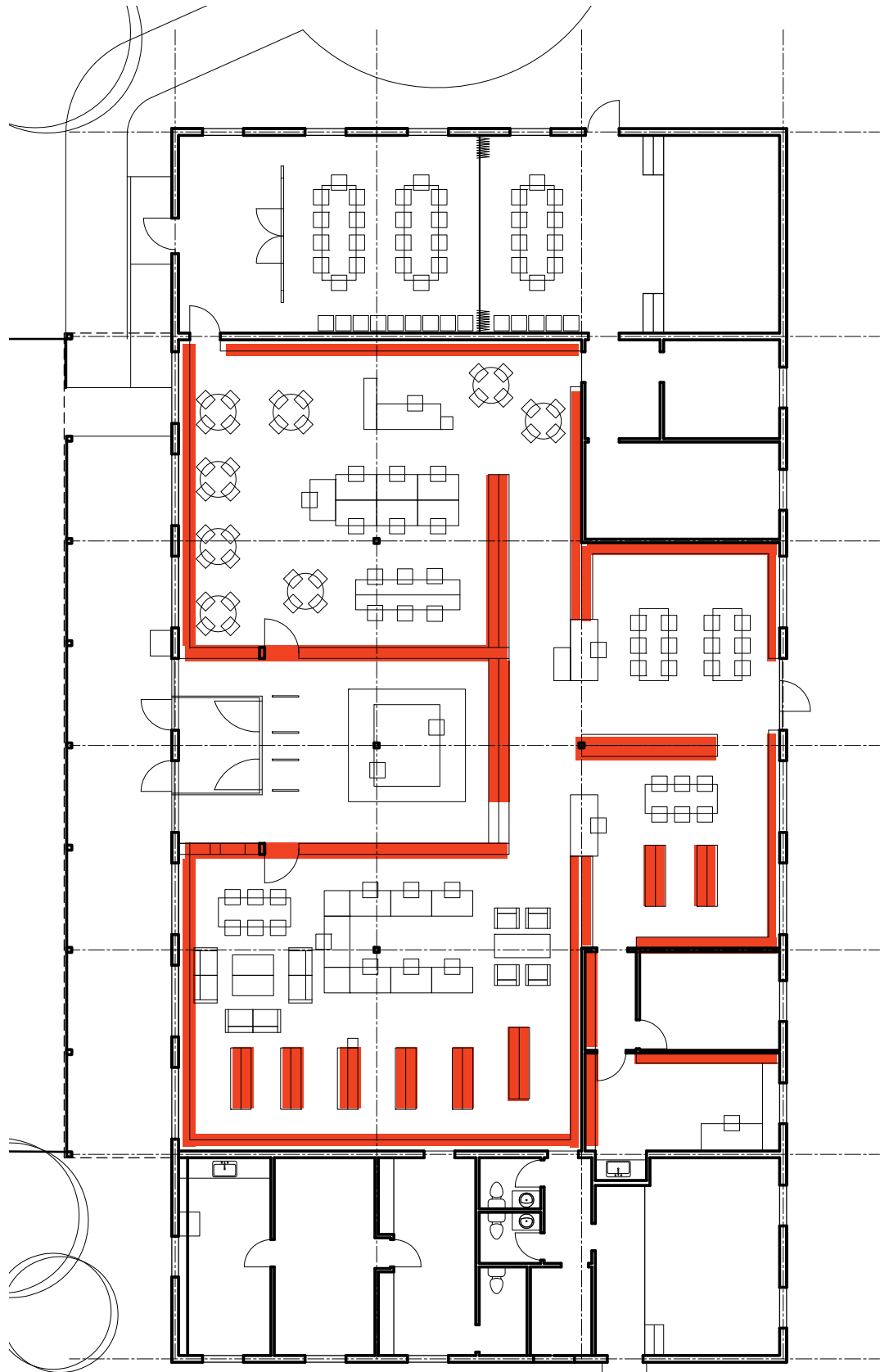
POINTS OF SERVICE



COMPUTER/IT



COLLECTION: 33,000 BOOKS



**HONAN ALLSTON:
2.50 VOLUMES/SF**

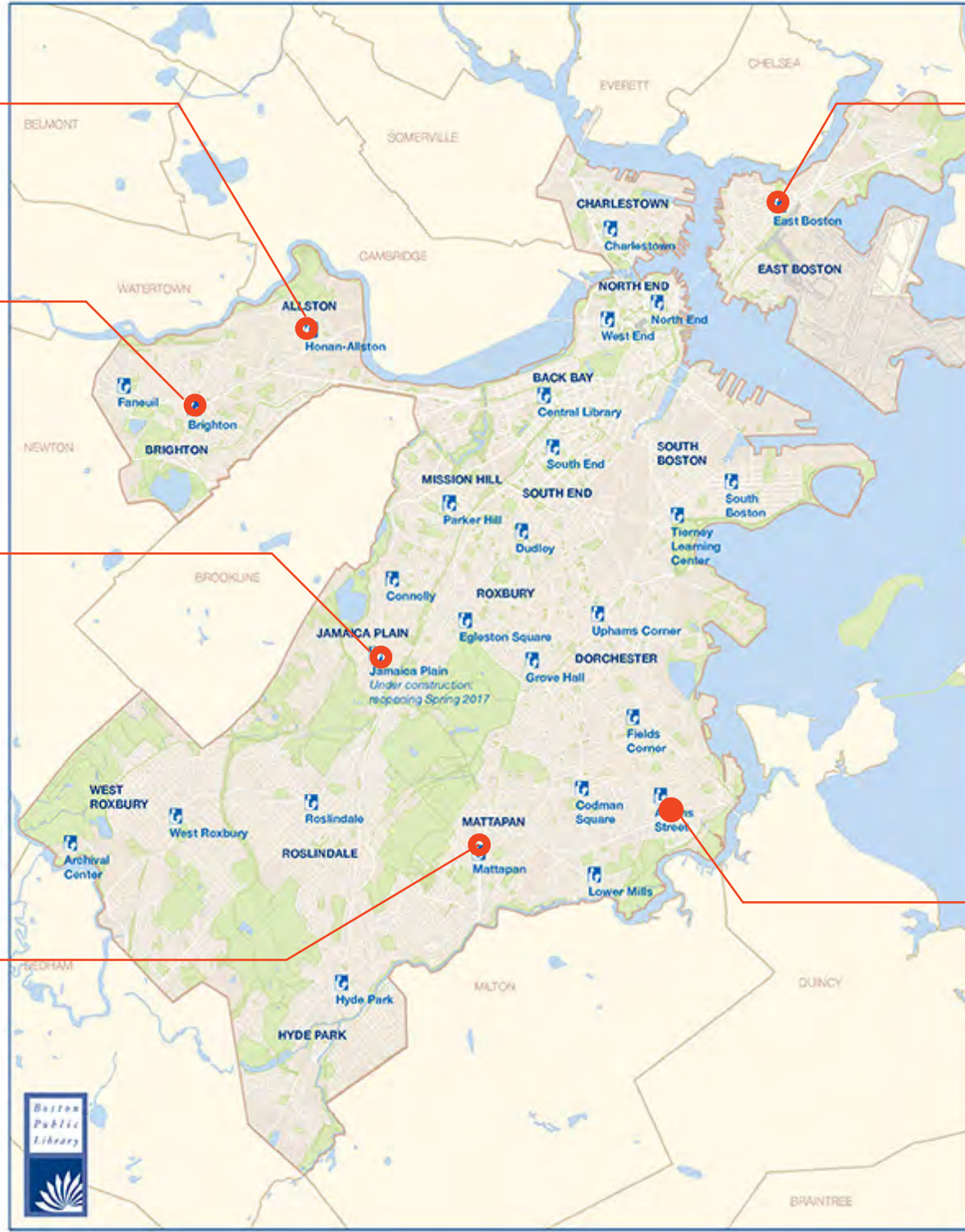
**BRIGHTON:
2.05 VOLUMES/SF**

**JAMAICA PLAN:
2.24 VOLUMES/SF**

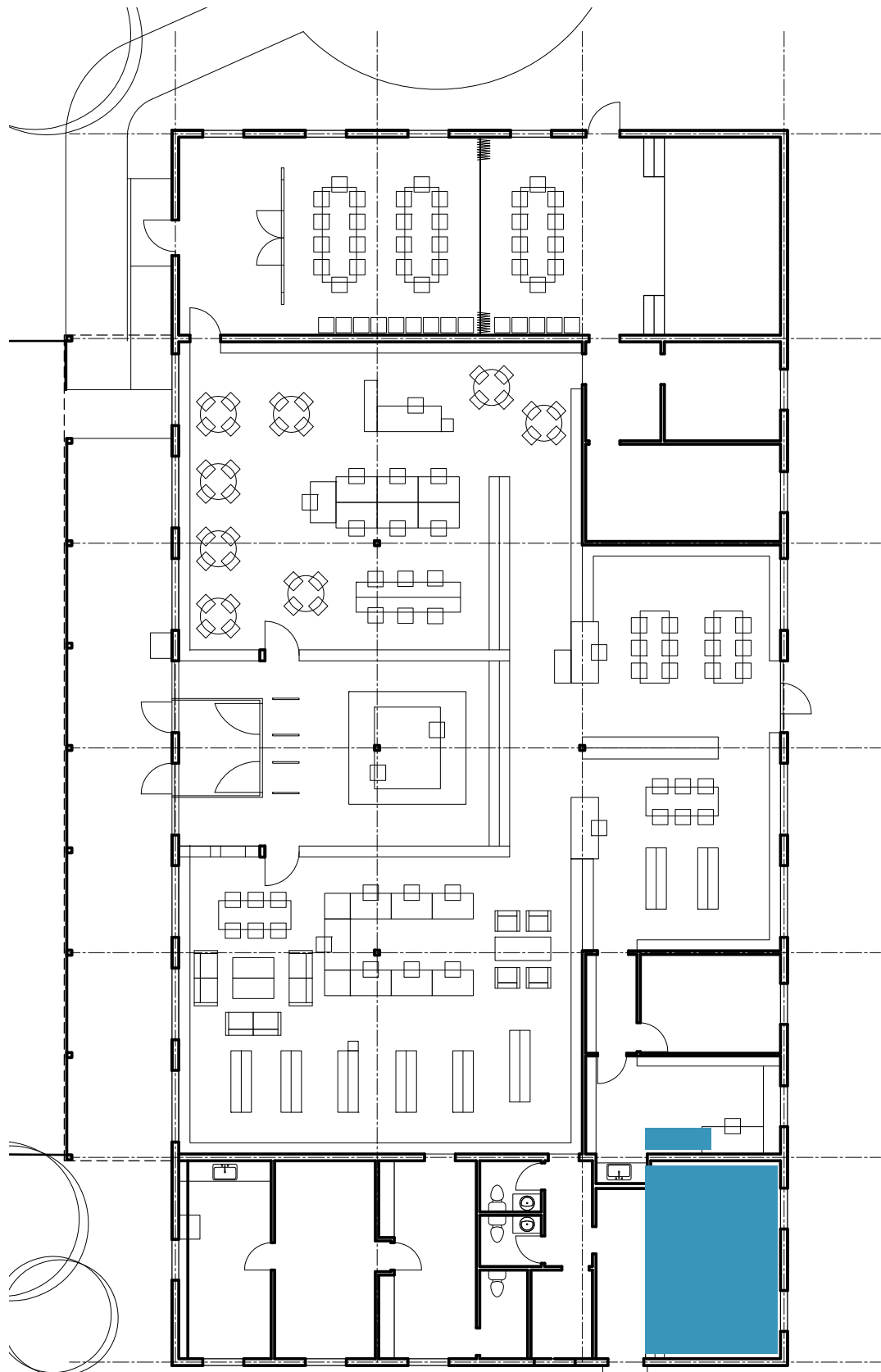
**MATTAPAN:
1.57 VOLUMES/SF**

**EAST BOSTON:
1.79 VOLUMES/SF**

**ADAMS:
4.58 VOLUMES/SF**



MECHANICAL/ELECTRICAL



PROJECT OBJECTIVES

ANALYSIS AND FEEDBACK

SURVEY:

1- HOW OFTEN DO YOU VISIT ADAMS STREET BRANCH

2- WHAT IS YOUR AGE RANGE?
UNDER 12, 12-17, 18-34, 35-65, +65

3- WHAT ARE YOUR THREE MAIN REASONS FOR COMING TO ADAMS STREET BRANCH?

4- WHAT PROGRAM DO YOU WISH WERE OFFERED BY THE BRANCH?

5- WHAT DO YOU LIKE MOST ABOUT ADAMS STREET BRANCH

6- WHAT DO YOU LIKE LEAST ABOUT ADAMS STREET BRANCH

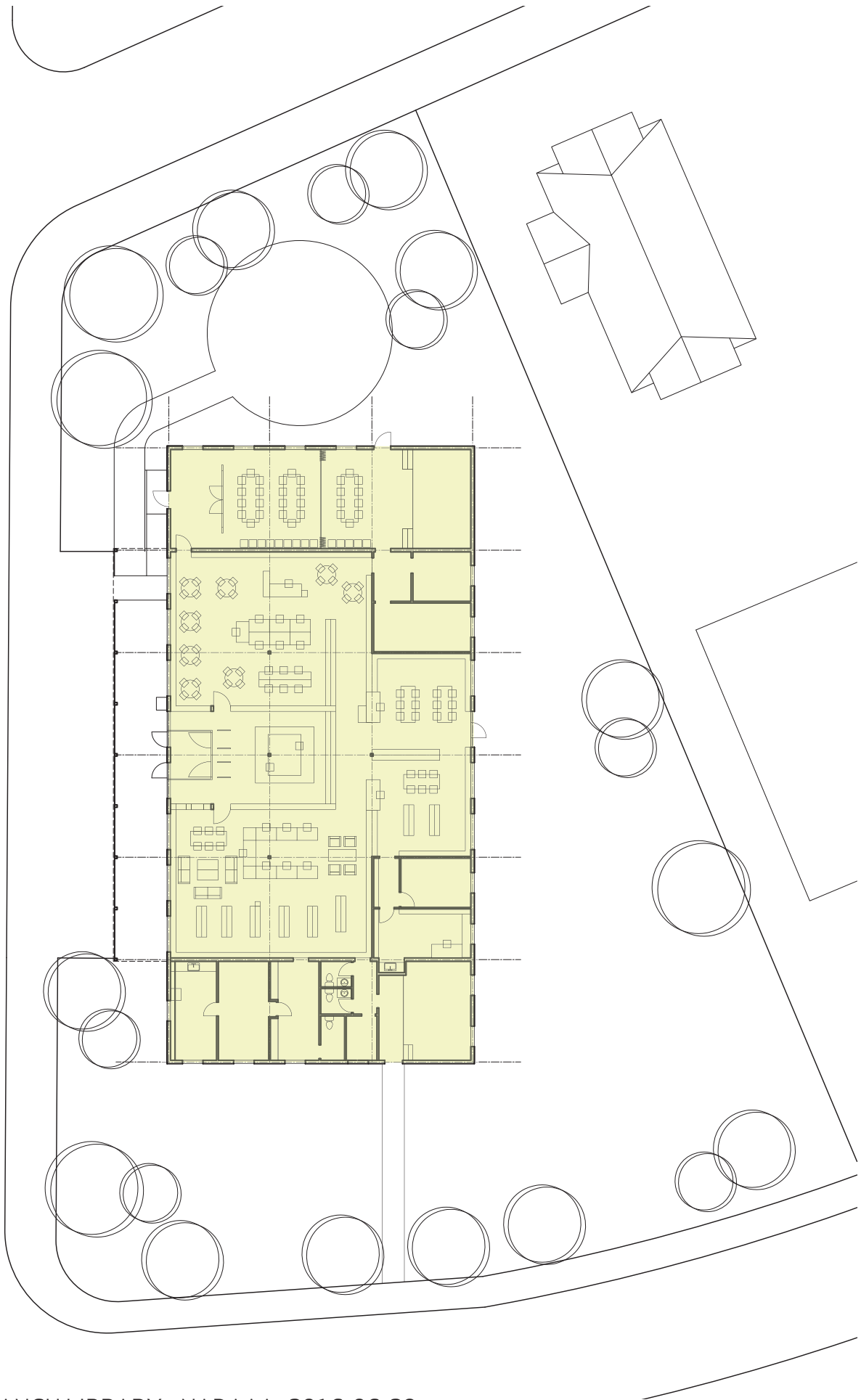
7- HOW WOULD YOU MODIFY THE BUILDING TO IMPROVE THE VISITOR EXPERIENCE?

8- THINK BIG: WHAT WOULD MAKE THE ADAMS STREET BRANCH THE STATE OF THE ART 21ST CENTURY BRANCH LIBRARY?

9- WHICH PART OF LIBRARY DO YOU USE MORE OFTEN?

10- HOW DO YOU USUALLY GET TO LIBRARY?

PROGRAM



BPL PROGRAM REQUIREMENTS

ZONING CODE

Two-Family Residential Subdistrict

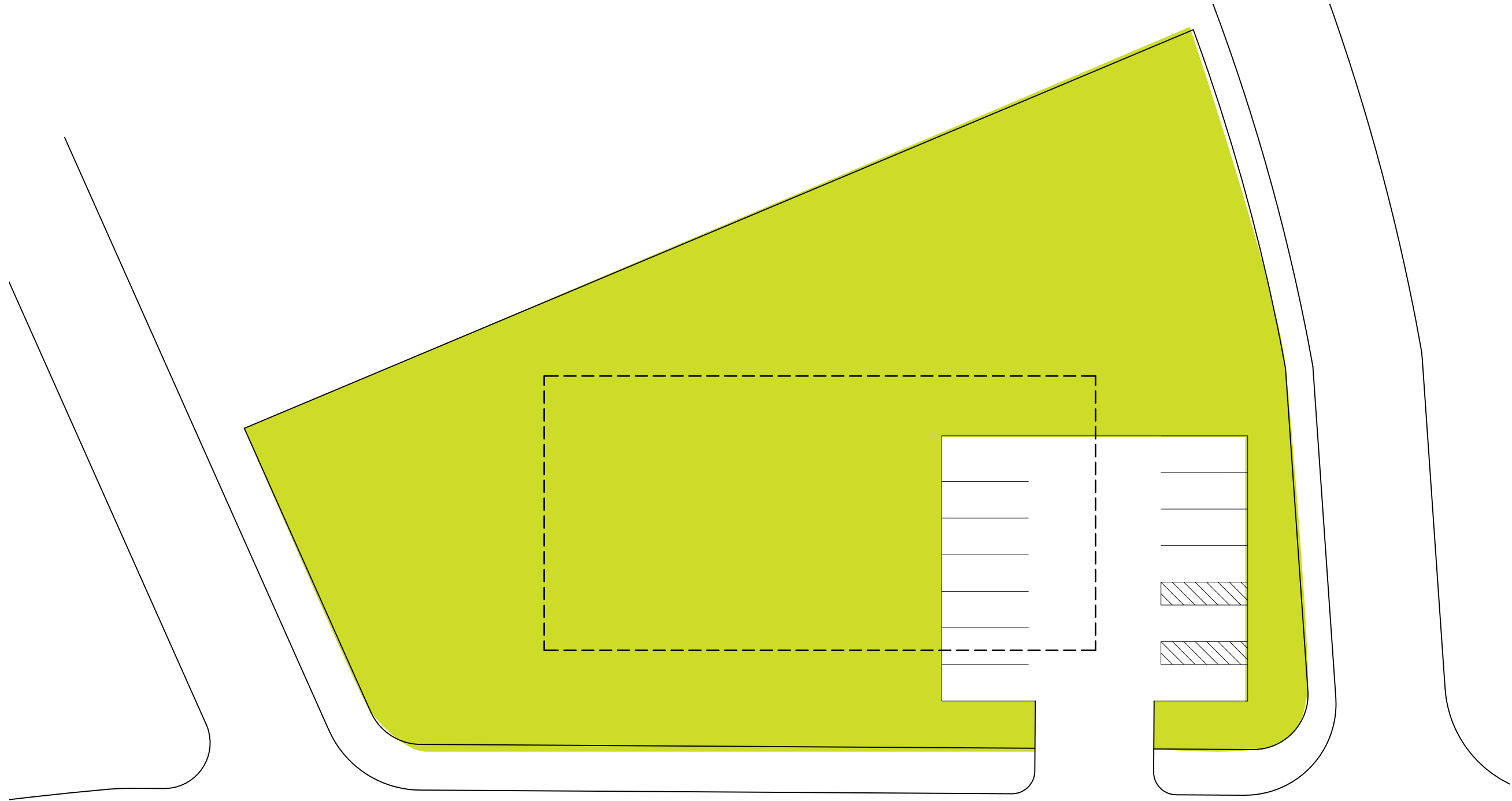
	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addt'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum ⁽¹⁾		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit ⁽²⁾	Front Yard Minimum Depth (Feet) ⁽³⁾	Side Yard Minimum Width (Feet) ⁽⁴⁾	Rear Yard Minimum by Accessory Depth (Feet)	Rear Yard Maximum Occupancy Building (Percent)
						Stories	Feet					
2F-5,000⁽⁵⁾												
1 Family Detached or Semi-Attached or 2 family Detached	5,000 for 1 or 2 units	N/A	40	40	0.5	2½	35	750	15	10	20	25
Any Other Dwelling or Use	5,000	N/A	50	50	0.5	2½	35	none	15	10	30	25

LOT SIZE: 23,833 SF

MAXIMUM FLOOR AREA: 11,916 SF

ZONING CODE

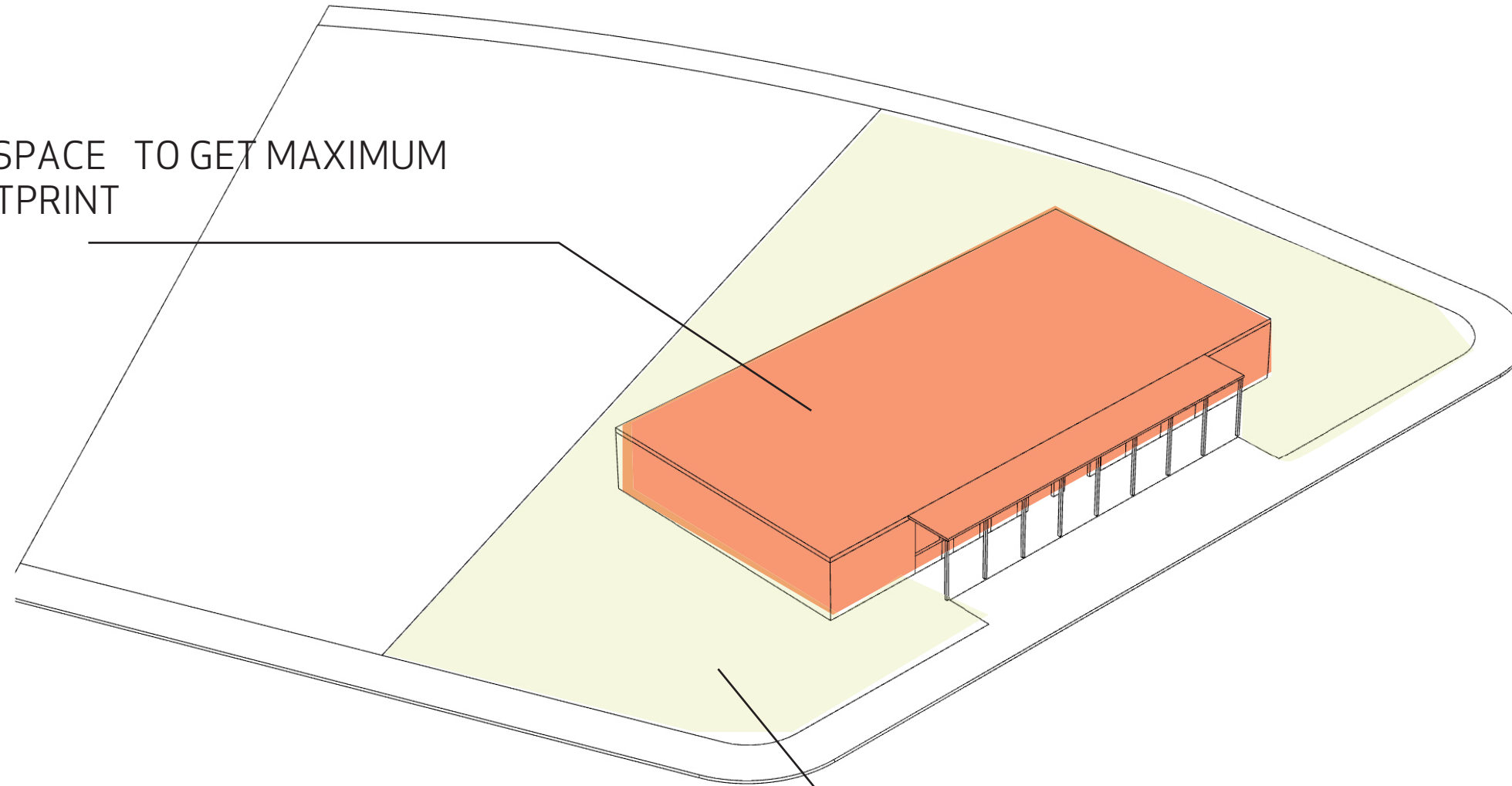
OFF-STREET PARKING REQUIREMENT: 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA



13 SPACES INCLUDING 2 ACCESSIBLE PARKING FOR 13,000 SF OF PROGRAM

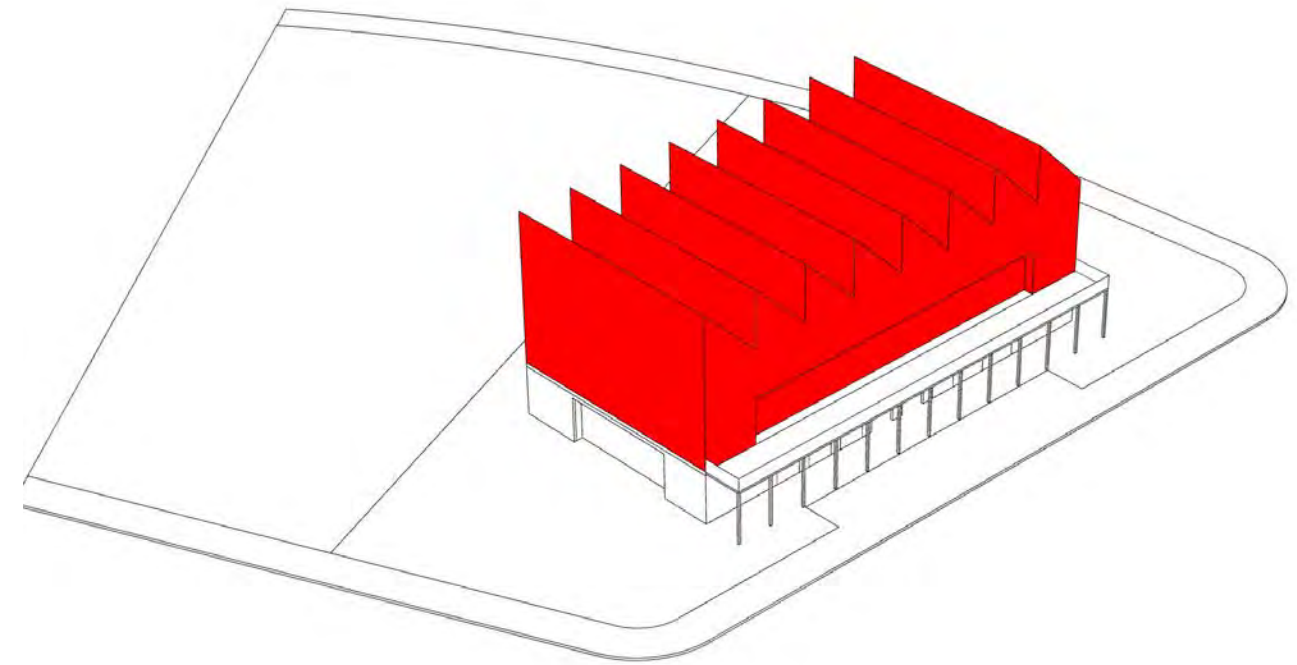
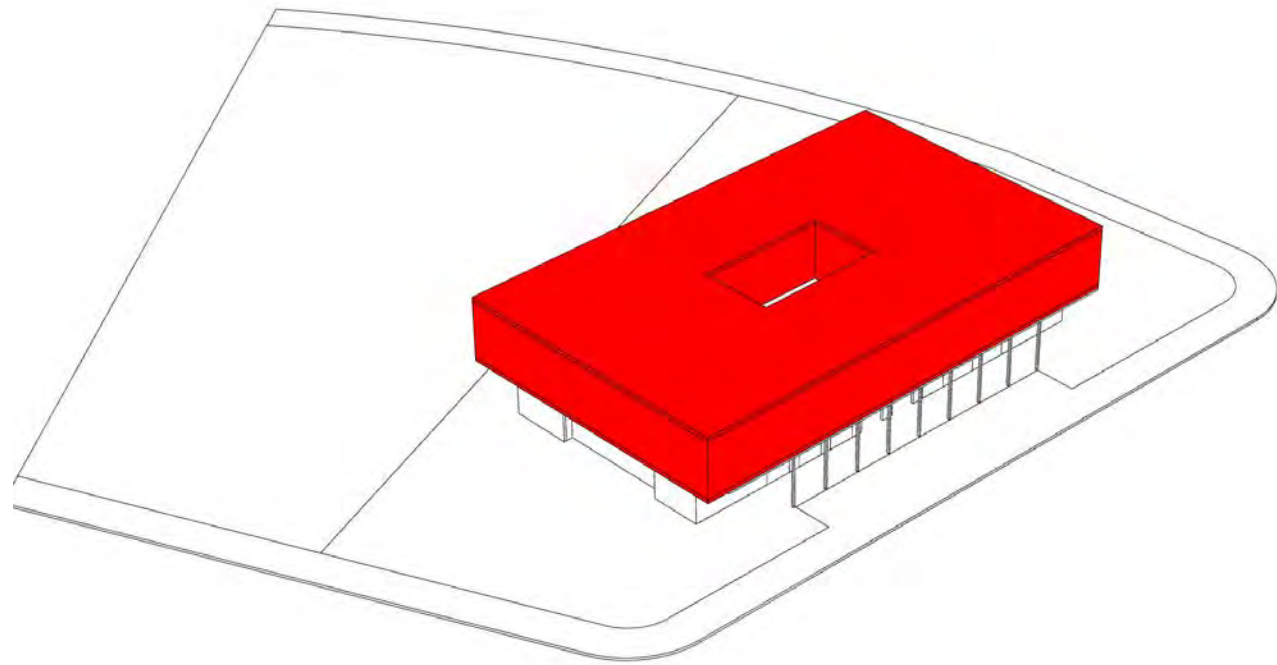
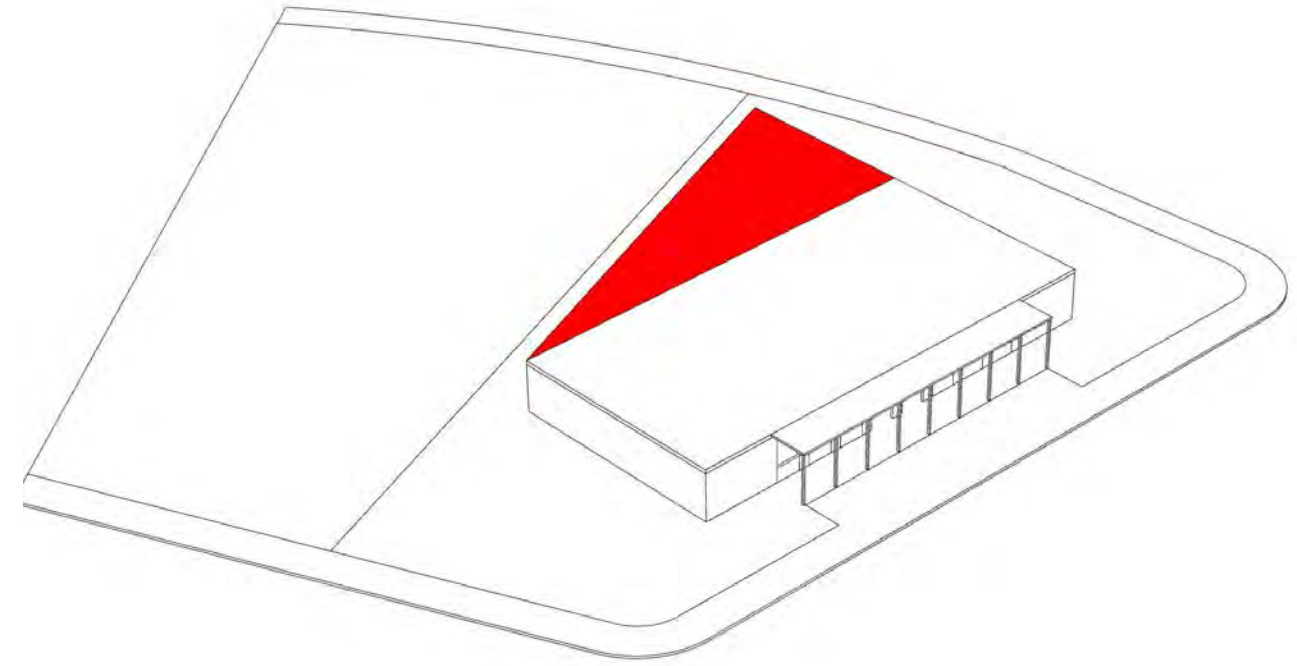
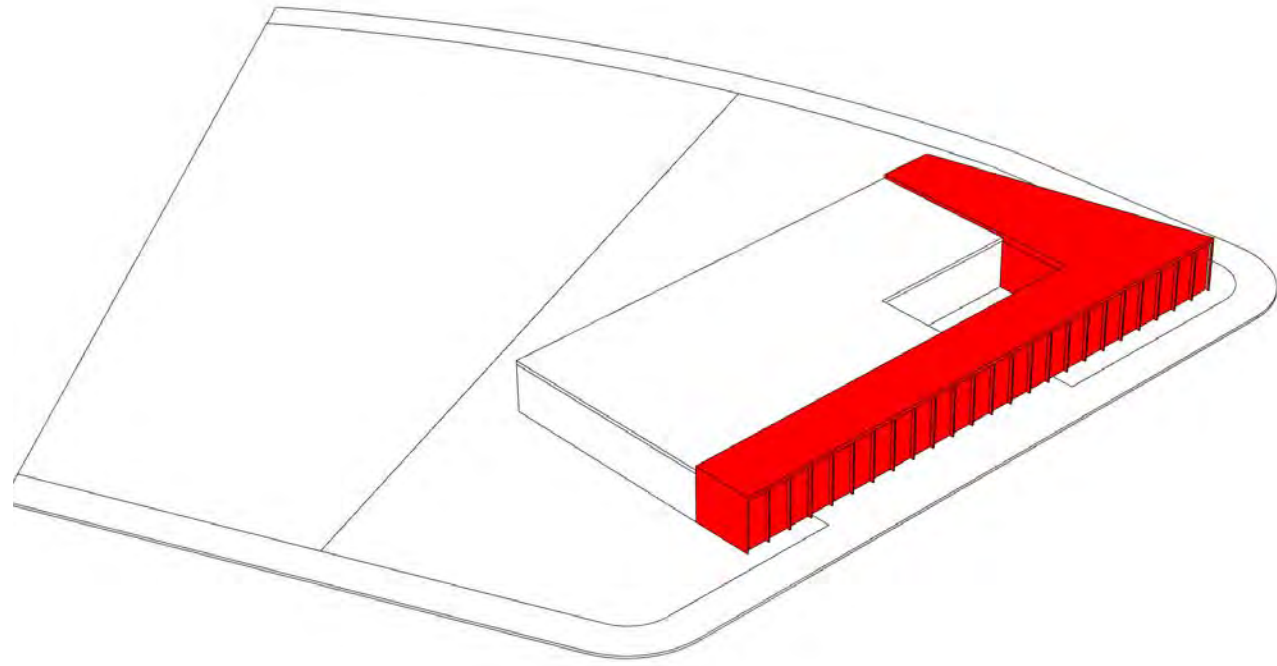
RENOVATION WITHIN THE EXISTING ENVELOPE

REORGANIZATION OF SPACE TO GET MAXIMUM OUT OF EXISTING FOOTPRINT



PROGRAMMING OF OPEN SPACE AND NEW LANDSCAPE

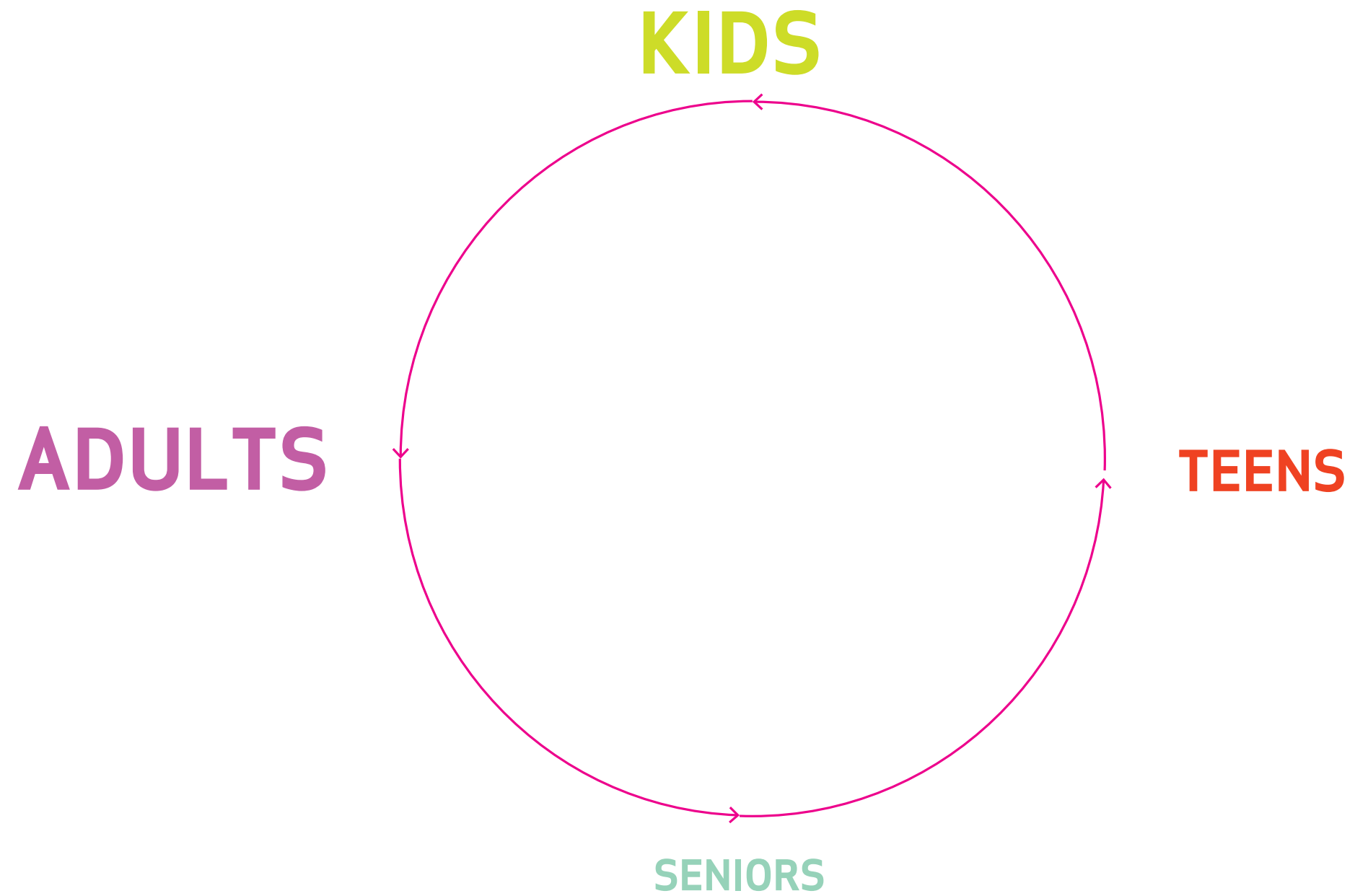
RENOVATION + EXTENSION



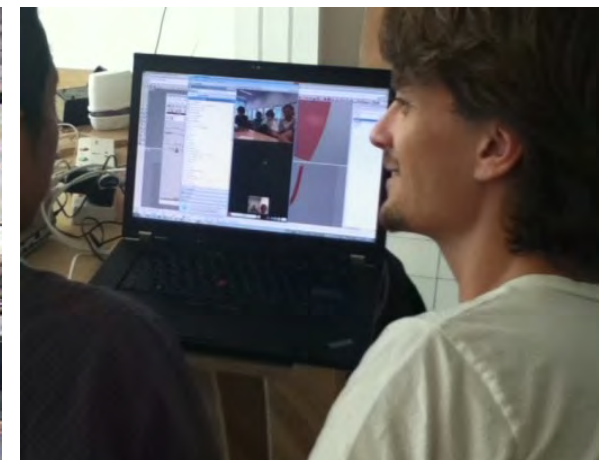
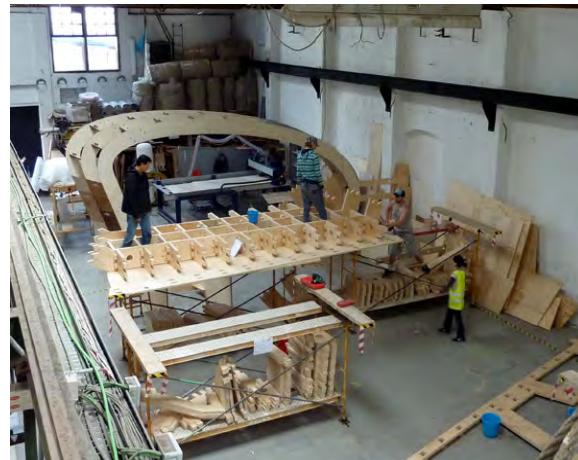
NEW BUILDING



DIFFERENT AGE GROUPS' REQUIREMENT



MAKERSPACES



CO-WORKING SPACE





NEXT STEPS:

1. MEET LIBRARY STAFF
2. GATHER USER FEEDBACK
3. REFINE THE EXISTING CONDITIONS REPORT
4. DEVELOP PROGRAM AND CONCEPT OPTIONS
5. PHASING ANALYSIS AND COST ESTIMATE