



## Fields Corner Branch Library Study

Community Meeting #1

December 12, 2018

6:00 – 8:00 PM

Fields Corner Library

### Attendees

PFD: Maureen Anderson (MA), Senior Project Manager  
Paul Donnelly (PD), Assistant Director of Design

BPL: David Leonard, BPL, President  
Alison Ford (AF), BPL Major Projects Program Manager  
Michael Colford, Director of Library Services  
Eamon Shelton, Director of Operations  
Laura Irmischer, Chief of Collections

DND: Marguerite Cramer, Director, Housing Innovation Lab

OEA: Matt Oudens, Principal  
Chris Genter, Senior Associate  
Jamaica Reese-Julien, Designer

RODE: Eric Robinson, Principal

Community: See attached sign-in sheet

### Agenda

1. Introduction (David Leonard, BPL)
2. The Team (Matt Oudens, OEA)
3. The Process (Matt Oudens, OEA)
4. Next Steps (Matt Oudens, OEA)

### Meeting Minutes

#### Questions / Comments

1. Glass vs. energy performance – need to strike a balance between orientation/visibility, daylighting, and thermal performance.
2. Project team – equity and diversity; socio-economic needs of community need to be reflected in design for library
3. Literacy – stressed need for private tutoring and quiet conference space
4. Book drop – desire for functioning through-wall exterior book drop
5. Thermal comfort concern – AC needed/desired
6. What are the benefits of mixed use? – needs to be studied as part of this process; no preconception about what is the right direction for this project.
7. “Tiny homes? Sign me up!”
8. Make the library larger – desire for a second floor to accommodate additional program; need to balance that desire with staffing and security challenges; need to maximize library services on one level; interest in a second floor, mezzanine, and basement to help address space needs.

9. Who owns the land behind the library? Is there room for expansion? City of Boston owns half of the parking lot behind the library; other half is privately owned; parking lot is not currently used for the library.
10. Can the library be in another location entirely that may allow for a larger facility?
11. Funding: Cost of project / operations budget - \$12.1 million all in is the project budget figure that has been used to date as a placeholder. Needs to be confirmed by a cost estimate. Operating costs will be considered in design of library. Cost of project could be potentially offset by mixed use.
12. Does the community have a say in mixed-use component? Advocated for no commercial use.
13. Significant youth population in Fields Corner with no childcare and no space for playgroups. Lots of community space needs are not being met. Mattapan has a separate children's room...could children be located on second floor?
14. Gladys Edson was a mystery writer from Fields Corner (15 Larchmont Street) who should be acknowledged in some way along with other notable residents.
15. Advocate for mixed use with moderate cost housing. Two to three stories of housing with adequately sized entry lobby.
16. Interest in a digital library with more technology.
17. Desire for a dedicated children's / family restroom sized to allow a parent with multiple children, stroller, etc.
18. Are there examples of mixed-use success for the City or BPL? Chinatown Branch is temporarily located in a building owned by the City shared with other uses. The Bolling Municipal Building and the Johnson Wing of the BPL are recent successful examples of public-private partnership with ground level retail/commercial space.
19. How accurate is the data about the catchment area for the branch? The Fields Corner branch draws people from a wide area. How can we best determine the community that the library serves and gather that data? Library card data? Sign in sheet / survey for patrons?
20. Fields Corner is already overburdened with SRO's We don't need more.
21. Preserve the historic nature of the merchant district. Developers are over building and changing the neighborhood. Old and new are out of scale.
22. Needs to feel like Dorchester.
23. The current building is 50 years old. Do we need to have the Landmark Commission determine if the building is significant (Article 85)?
24. The collection should be expanded to include special collections for various ethnic groups (Vietnamese, Cape Verdean, Bengali, Somali, etc.).
25. Interest in expanded evening hours. BPL has expanded hours of other newly completed branches in response to demand.
26. Will physical copies of the study be available in the library for people without access to Internet?
27. Library staff was introduced: Kim – branch librarian; Cindy – children's librarian; Doris – assistant.
28. Oakland, California library is a mixed-use example.
29. At the Fairfax, Virginia library the local Vietnamese community fundraised for their own collection.
30. Are there opportunities for indoor/outdoor connections?