

# Fields Corner Branch Library

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Community Meeting #4

November 18, 2019

City of Boston

Martin J. Walsh, Mayor

Patrick Brophy, Chief of Operations

Boston Public Library

David Leonard, President

Public Facilities Department

Patricia Lyons, Director

Department of Neighborhood Development

Sheila Dillon, Director



Oudens Ello Architecture / RODE Architects

# AGENDA

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Study Schedule

Housing with Public Assets

Review Library Program

Three Development Approaches

- 1: One-Story Library Renovation
- 1A: One-Story Library New Construction
- 2: Two-Story Library
- 3: Five-Story Mixed Use Building

Design and Construction Schedule

Summary and Next Steps

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# Housing With Public Assets Guiding Values + Mission

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**Mission:** Housing with Public Assets works to promote the thoughtful co-location of housing and city assets. This effort brings together different city departments and community stakeholders to deepen the public benefit of our city assets. It focuses on increasing affordability in a city committed to growing inclusively

## Creativity

### Different Models + Methods

*Taking a different approach to the development of housing*

## Collaboration

### Meaningful engagement

*Bringing together city departments and community stakeholders*

## Affordability

### Public Benefit + Value

*Leveraging our resources in the current ecosystem of housing + land*



City of Boston  
Mayor Martin J. Walsh

# AGENDA

Study Schedule

Housing with Public Assets

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Library Program

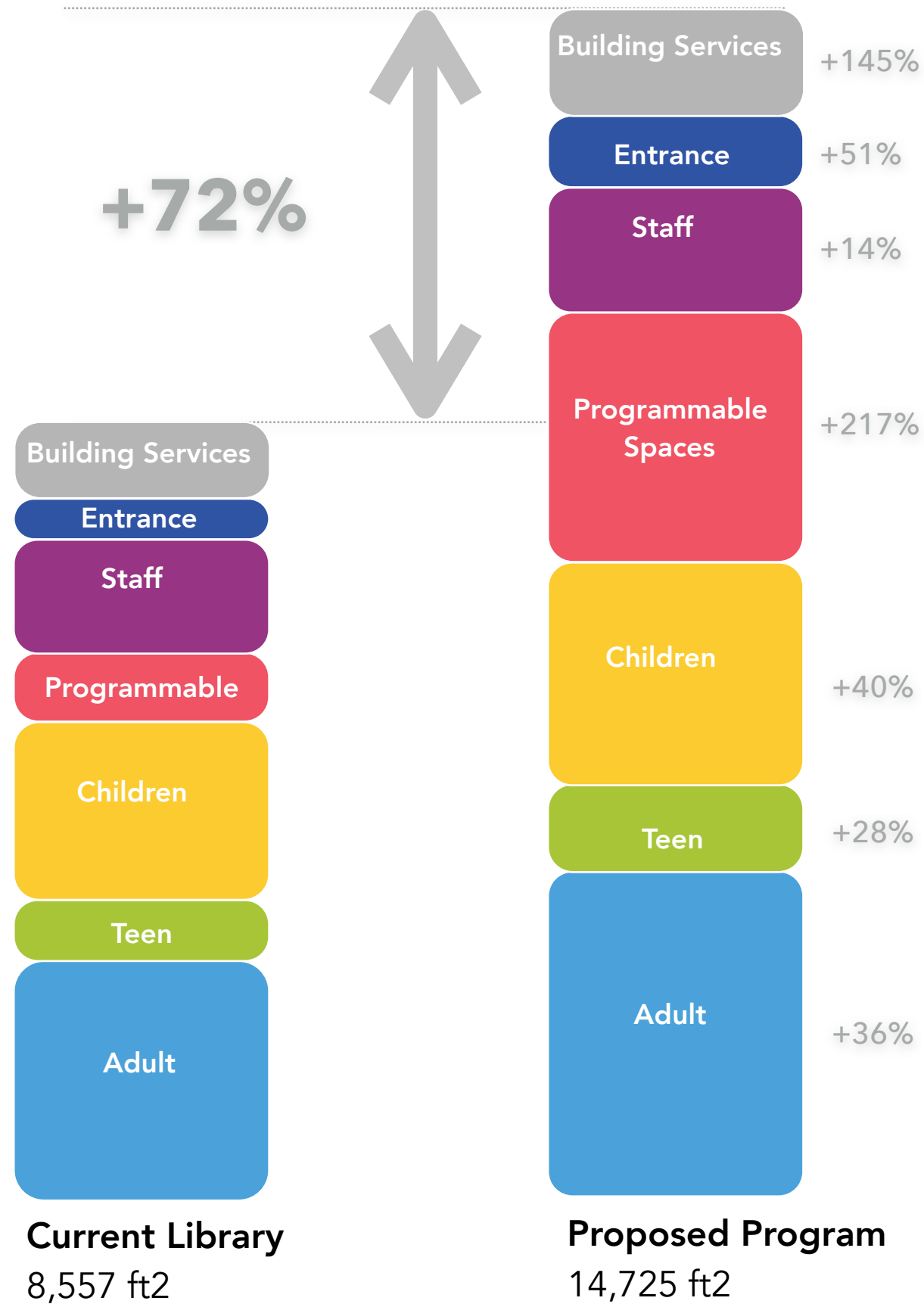
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Three Development Approaches

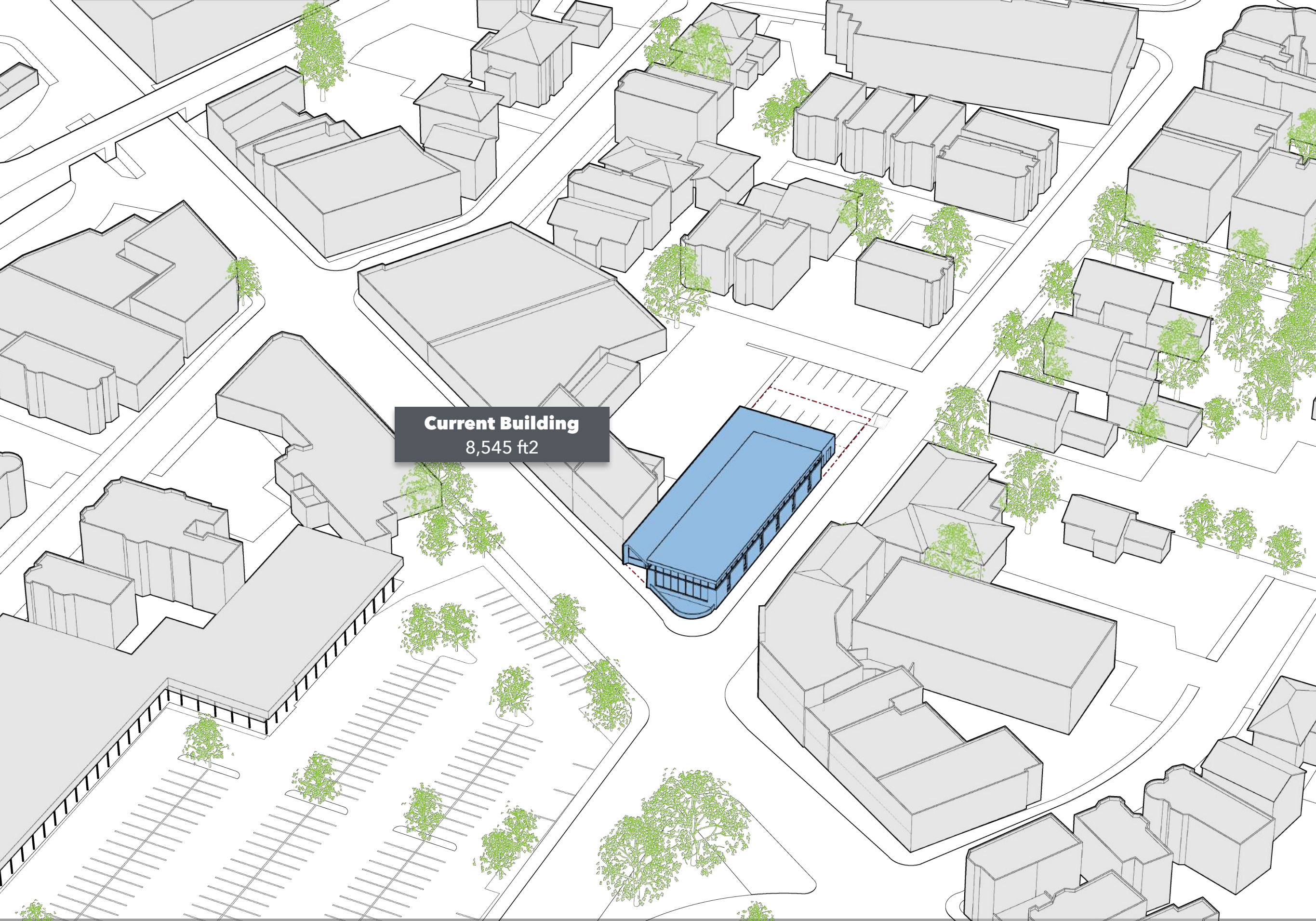
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Design and Construction Schedule

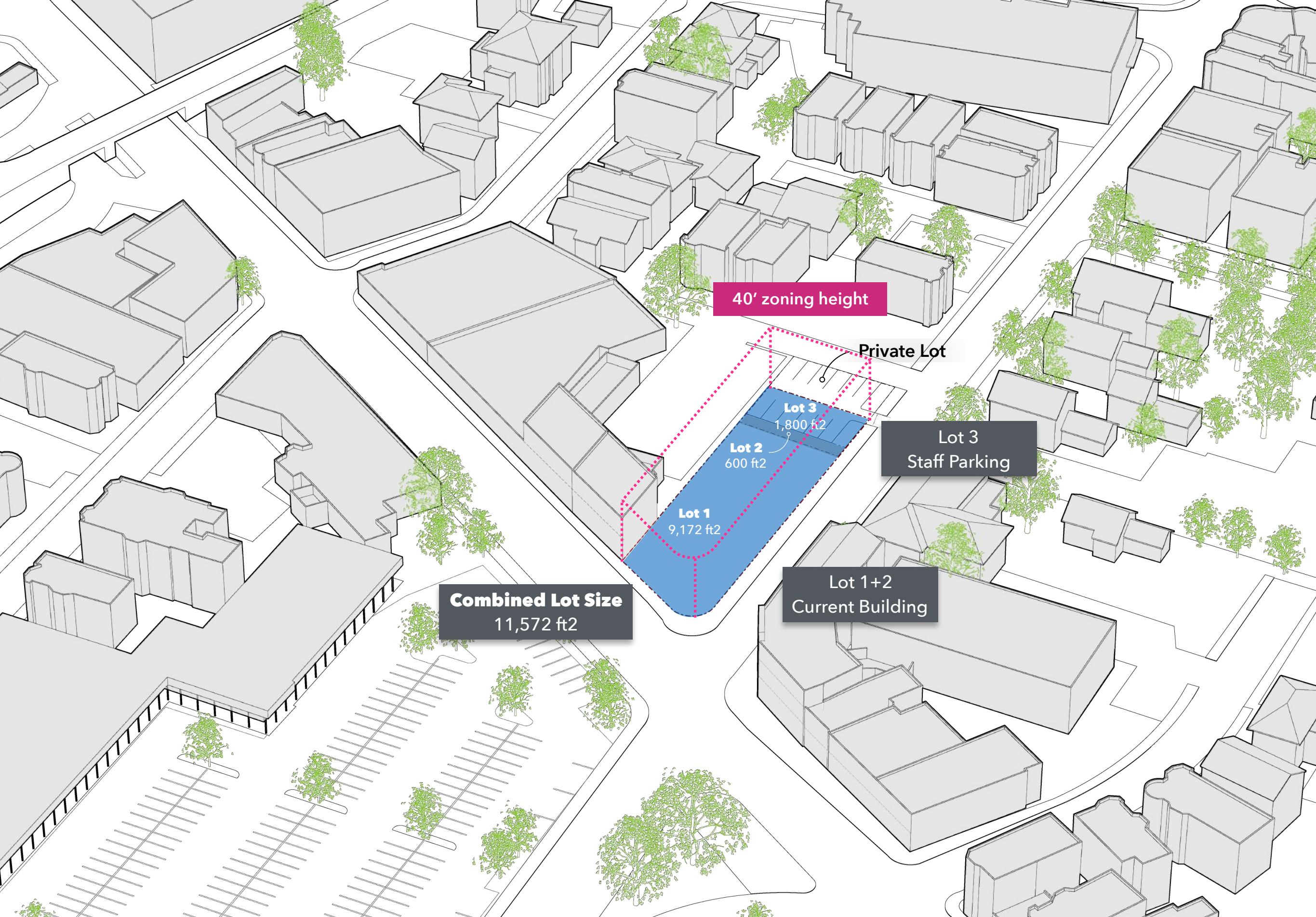
Summary and Next Steps











**Combined Lot Size**  
11,572 ft²

40' zoning height

Private Lot

Lot 3  
Staff Parking

Lot 1+2  
Current Building

Lot 3  
1,800 ft²

Lot 2  
600 ft²

Lot 1  
9,172 ft²

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## Three Development Approaches

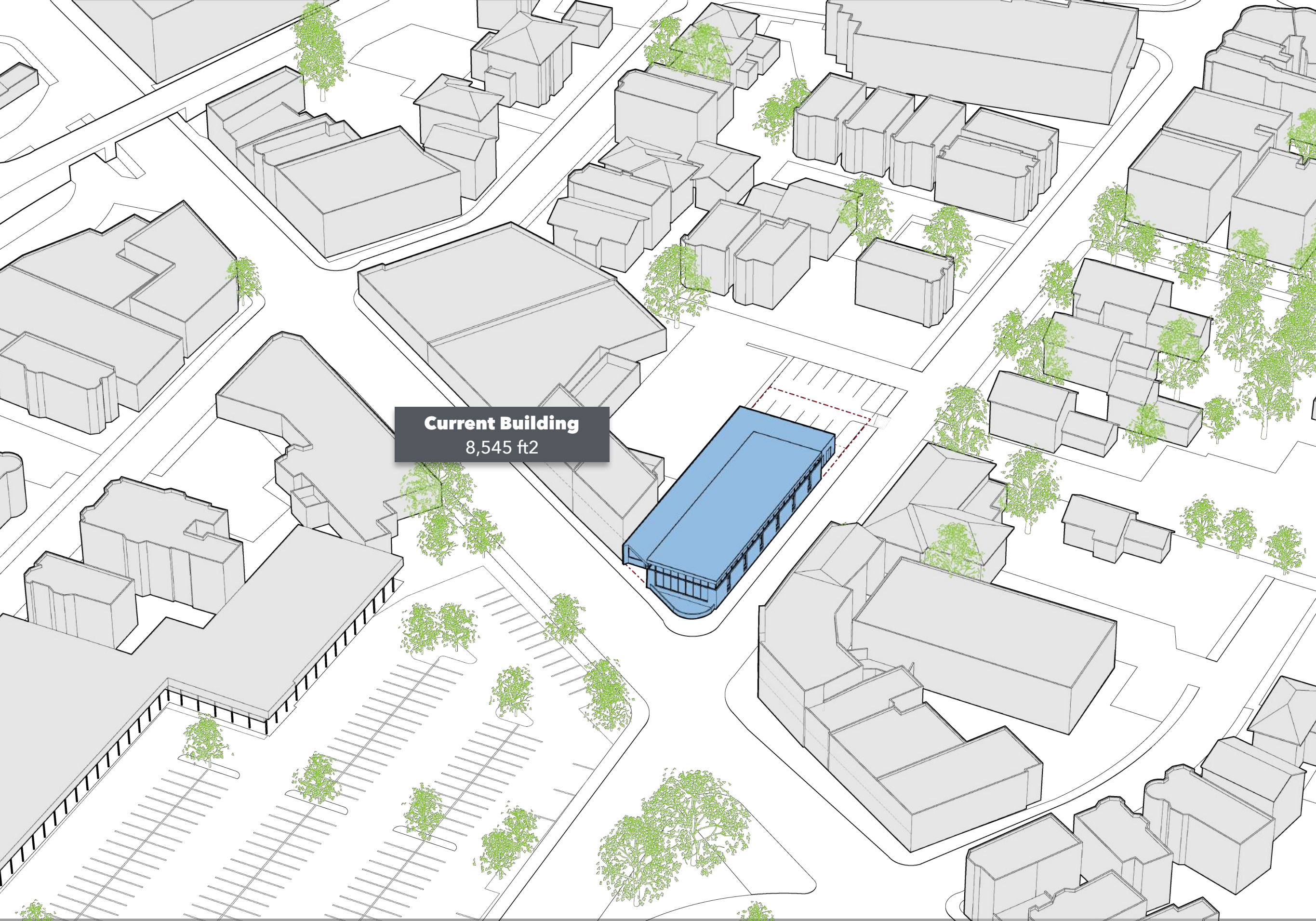
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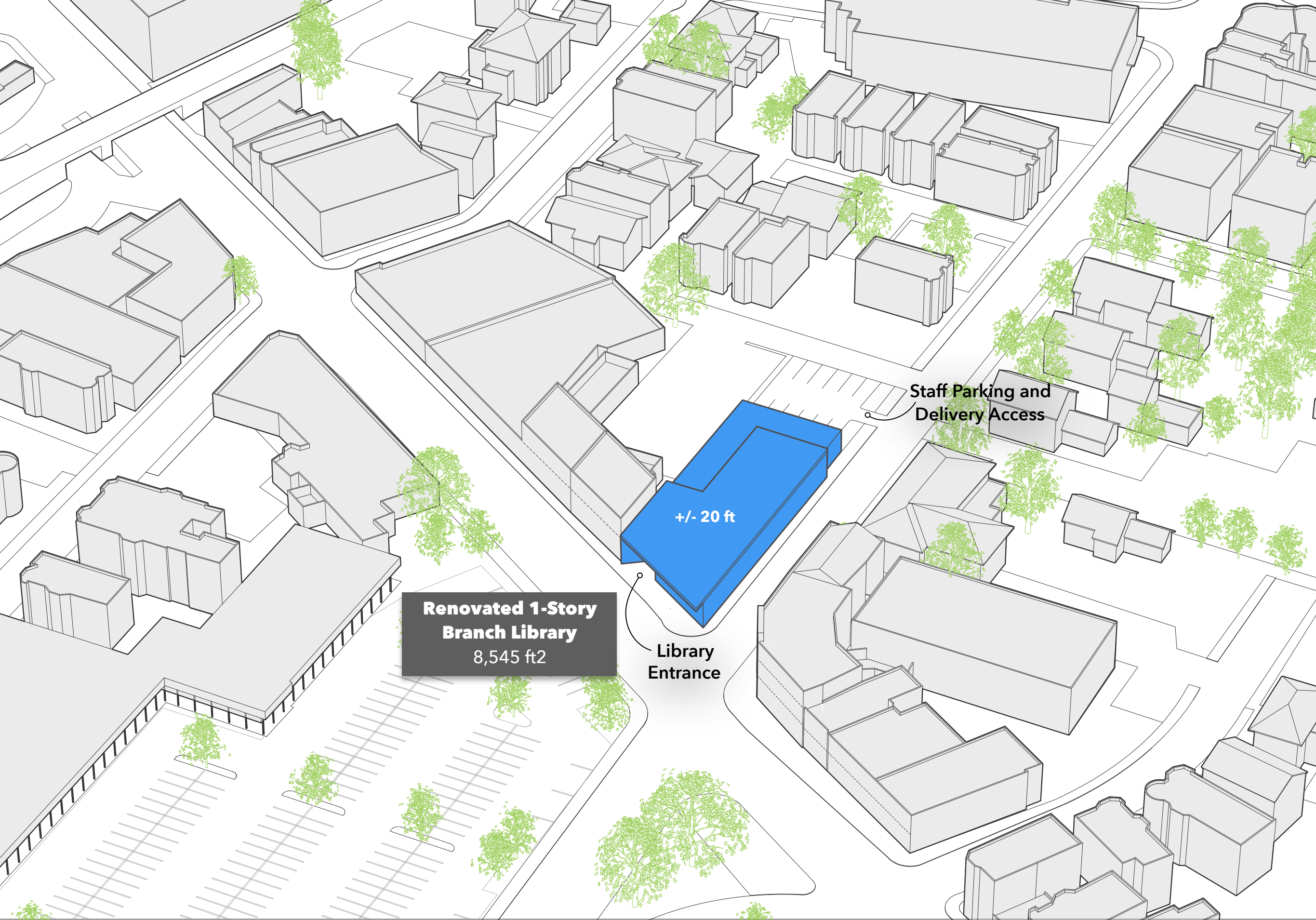
Summary and Next Steps





**Current Building**  
8,545 ft2





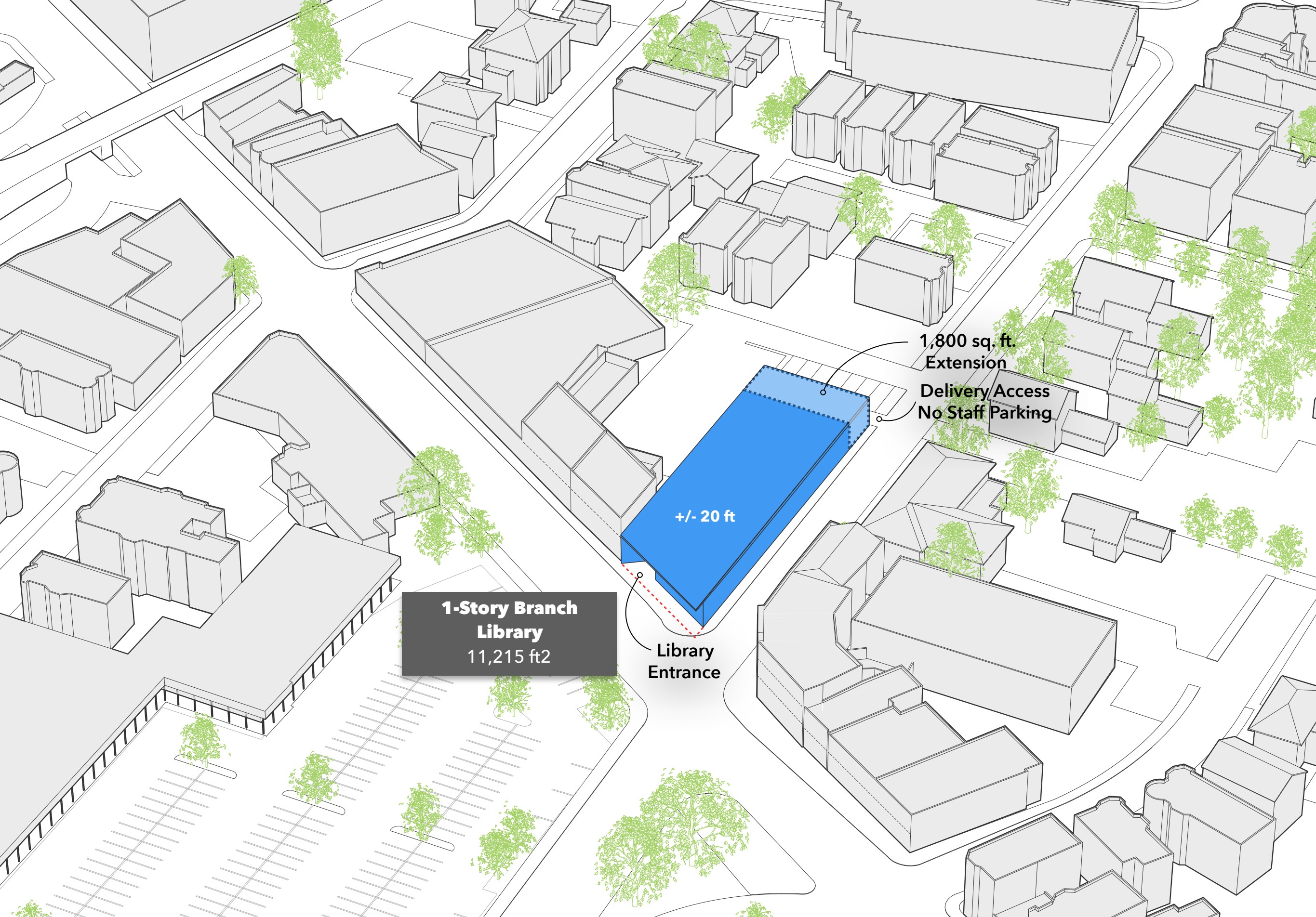
**Renovated 1-Story  
Branch Library**  
8,545 ft<sup>2</sup>

**Library  
Entrance**

**Staff Parking and  
Delivery Access**

**+/- 20 ft**





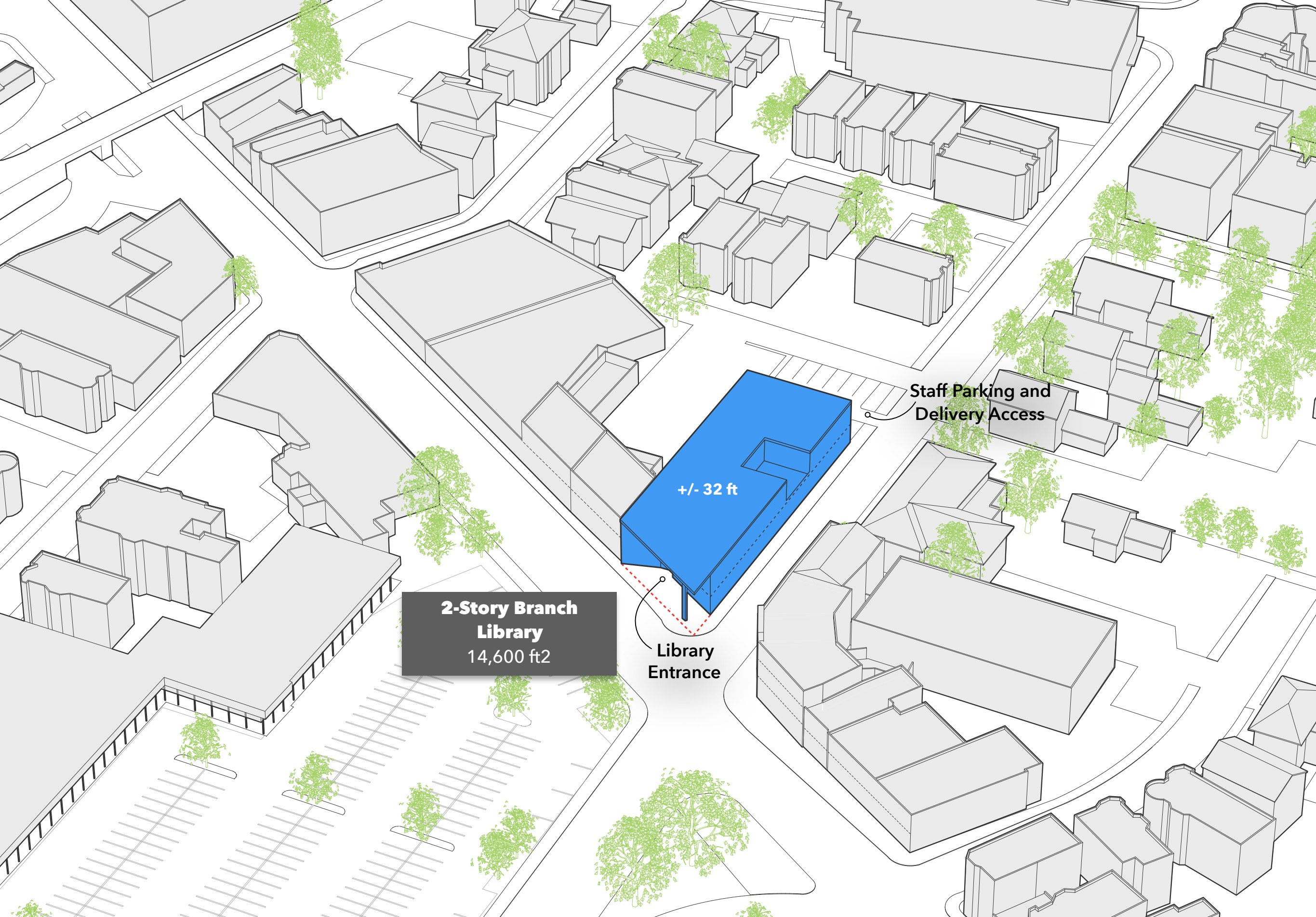
**1-Story Branch  
Library**  
11,215 ft<sup>2</sup>

Library  
Entrance

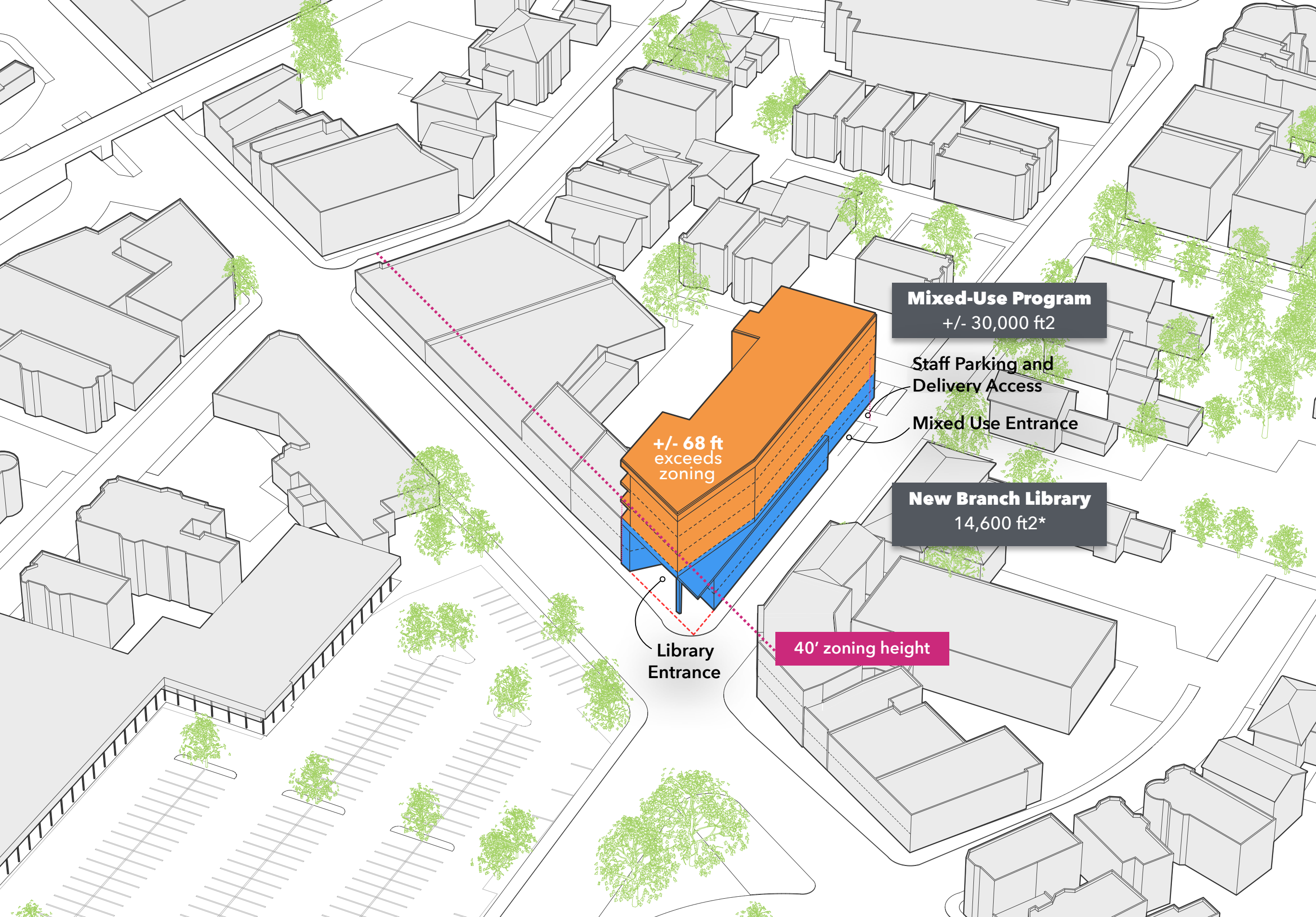
1,800 sq. ft.  
Extension  
Delivery Access  
No Staff Parking

+/- 20 ft









**Mixed-Use Program**  
+/- 30,000 ft<sup>2</sup>

Staff Parking and  
Delivery Access

Mixed Use Entrance

**New Branch Library**  
14,600 ft<sup>2</sup>\*

+/- 68 ft  
exceeds  
zoning

Library  
Entrance

40' zoning height



# 1: One-Story Library Renovation









# Plan





# 1: One Story Library Renovation



\$ **12.3 million** Project Cost

## PRO

- Re-uses an existing building
- Library services all on one floor - ideal for staffing

## CON

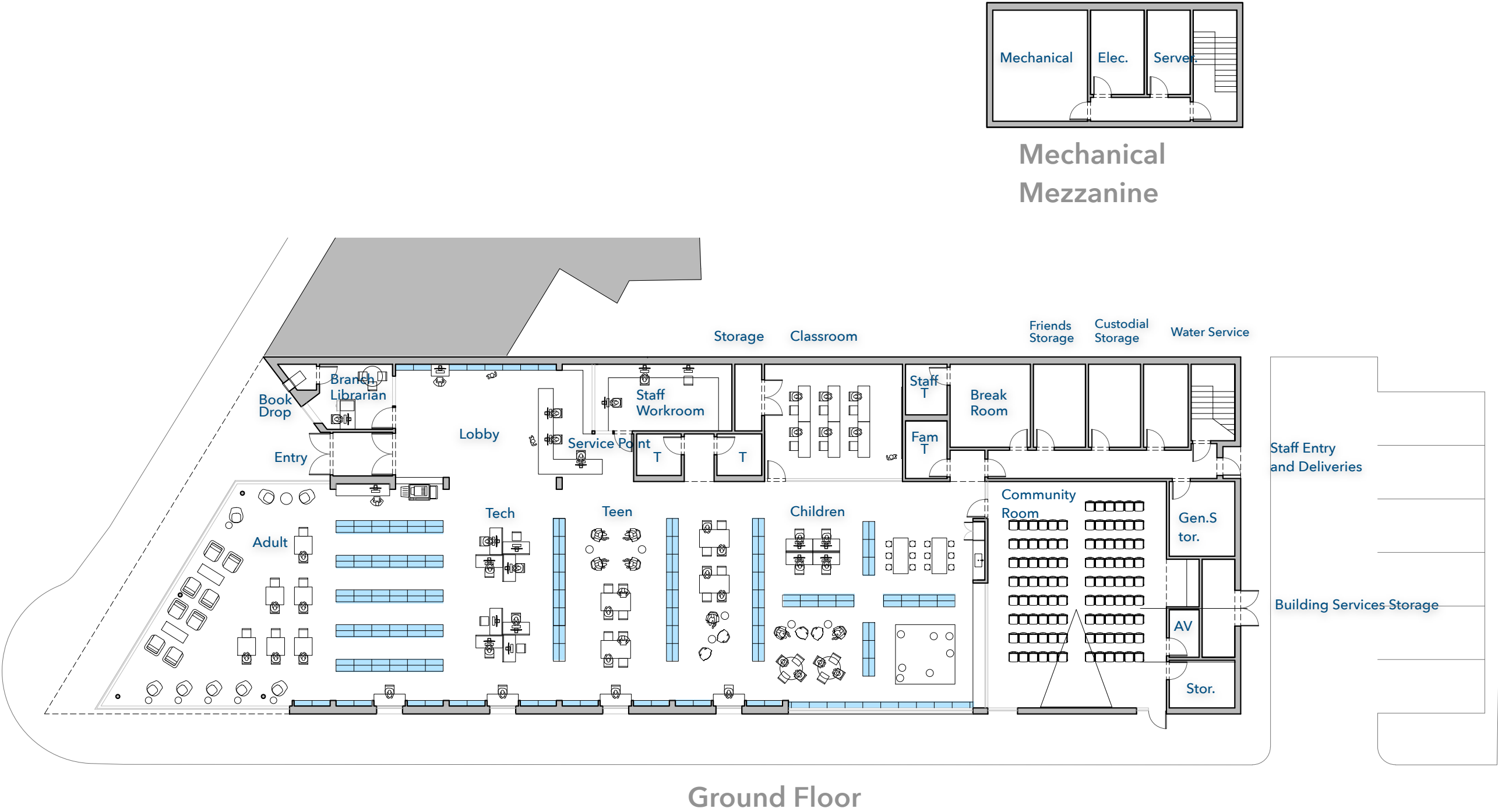
- Does not accommodate all program space
- Community room too small (only 64 seats provided - 100 seats is standard)
- No classroom or study rooms provided
- Building is past service life and requires extensive renovation for re-use
- LEED Silver Certified may be more difficult to meet



# 1A: One-Story Library New Construction



# 1A: One Story Library New Construction



11,215 sq. ft.



# 1A: One Story Library New Construction



\$ **15.8 million** Project Cost

## PRO

- Library services all on one floor - ideal for staffing
- Accommodates majority of program
- New construction allows pursuit of LEED Silver certification

## CON

- Does not accommodate all program space
- No study rooms

# 2: Two-Story New Library

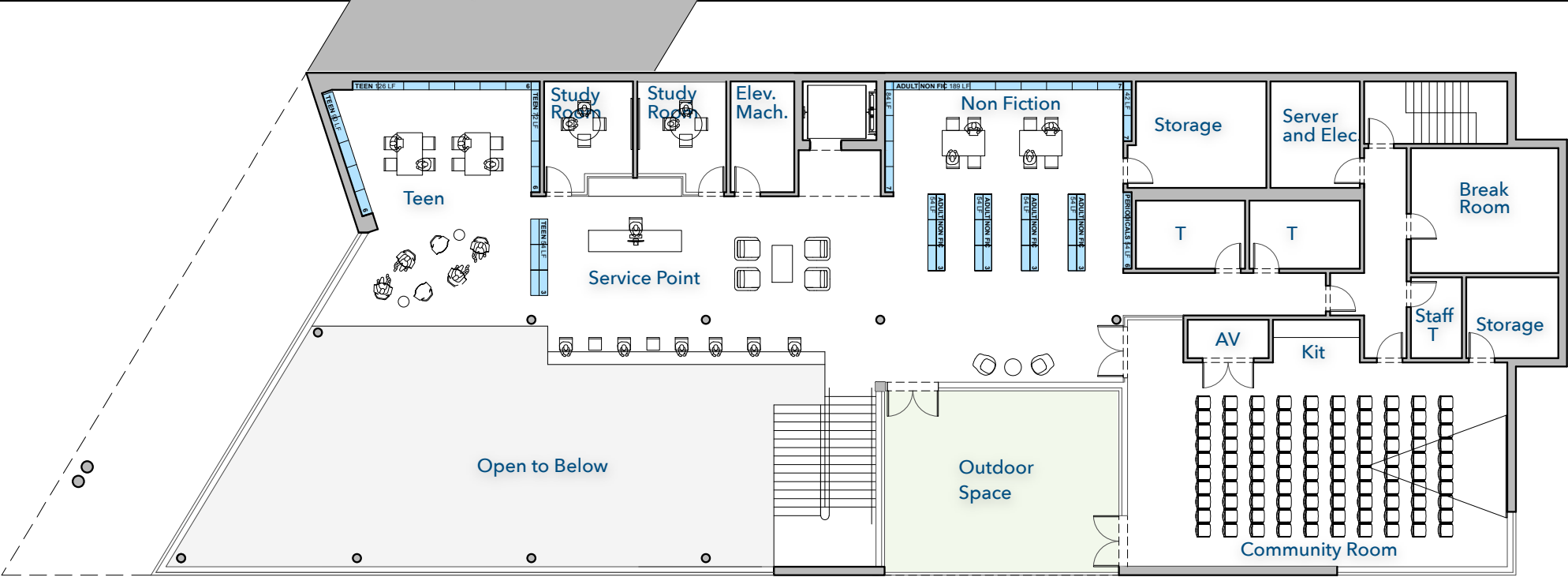




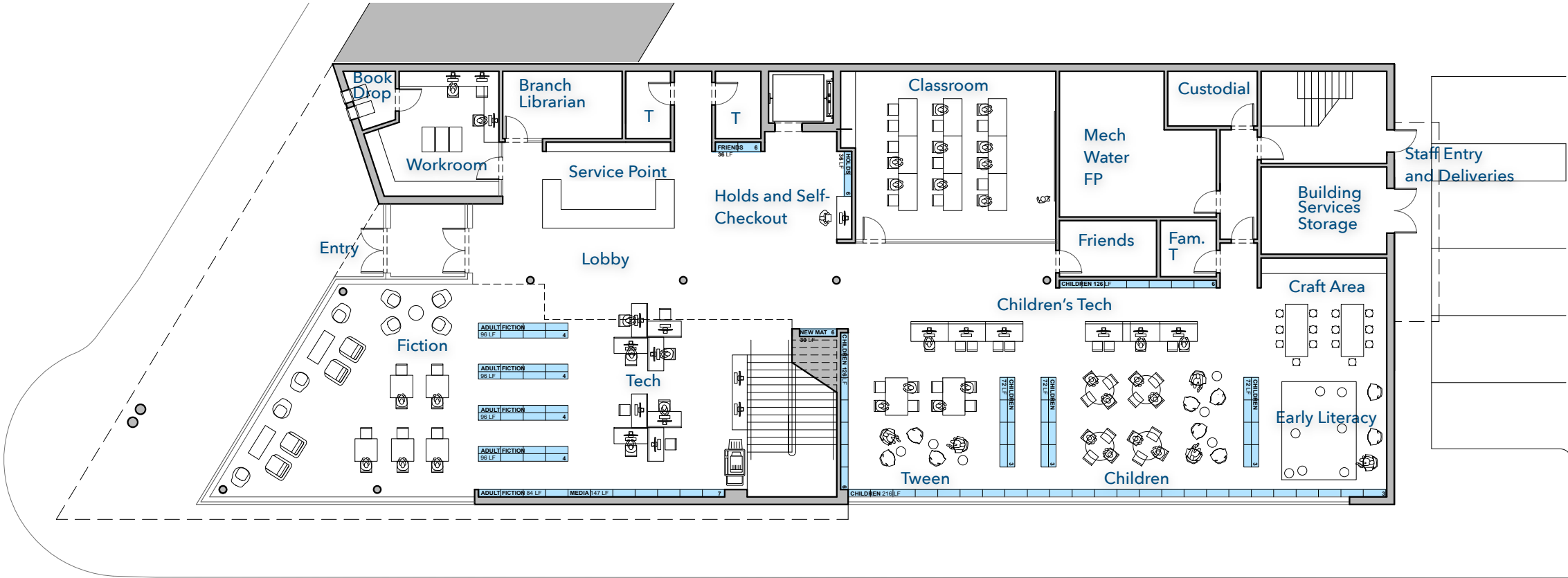




# 2: Two Story Library



Second Floor



Ground Floor

14,620 sq. ft.



## 2: Two Story Library



\$ **19.7 million** Project Cost

### PRO

- Accommodates all Library Program
- Open interiors allow for views and supervision of both levels by staff
- Provides an outdoor space for the Library
- BPL builds and maintains ownership of building
- Shorter schedule for Library delivery
- Building in scale with surrounding buildings
- New construction allows pursuit of LEED Silver certification

### CON

- Staffing required for two floors



# 3: New Five-Story Mixed-Use Building

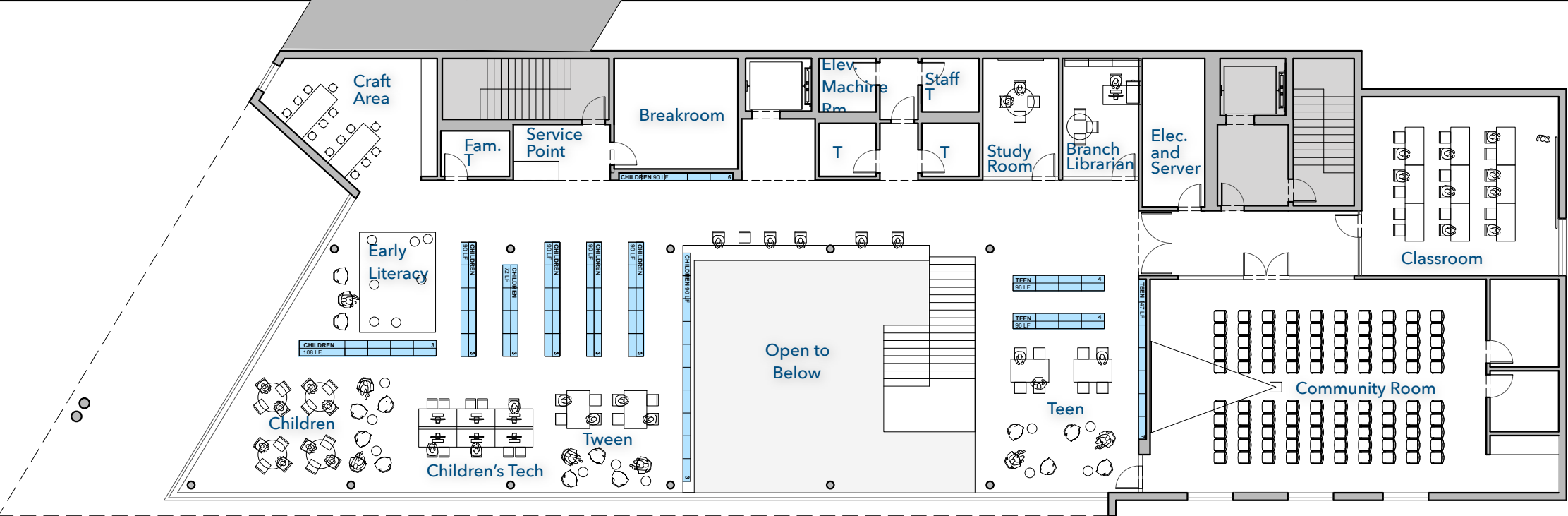




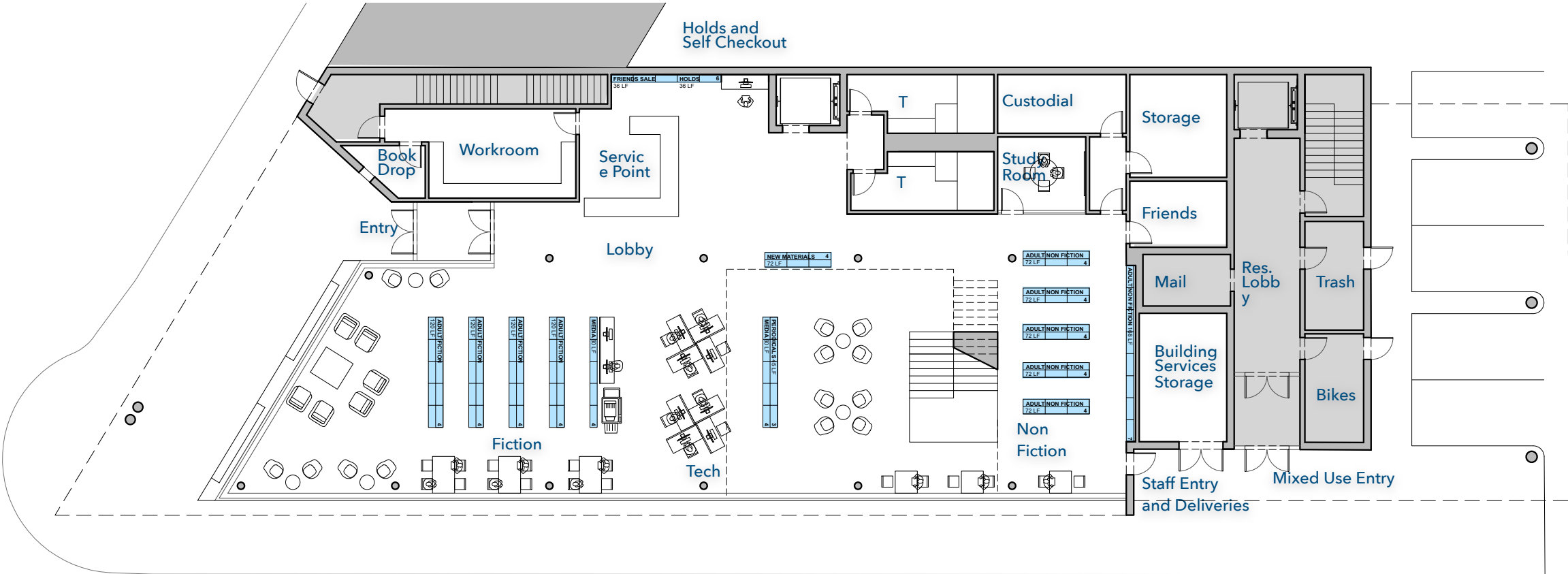




# 3: Five Story Mixed Use Building



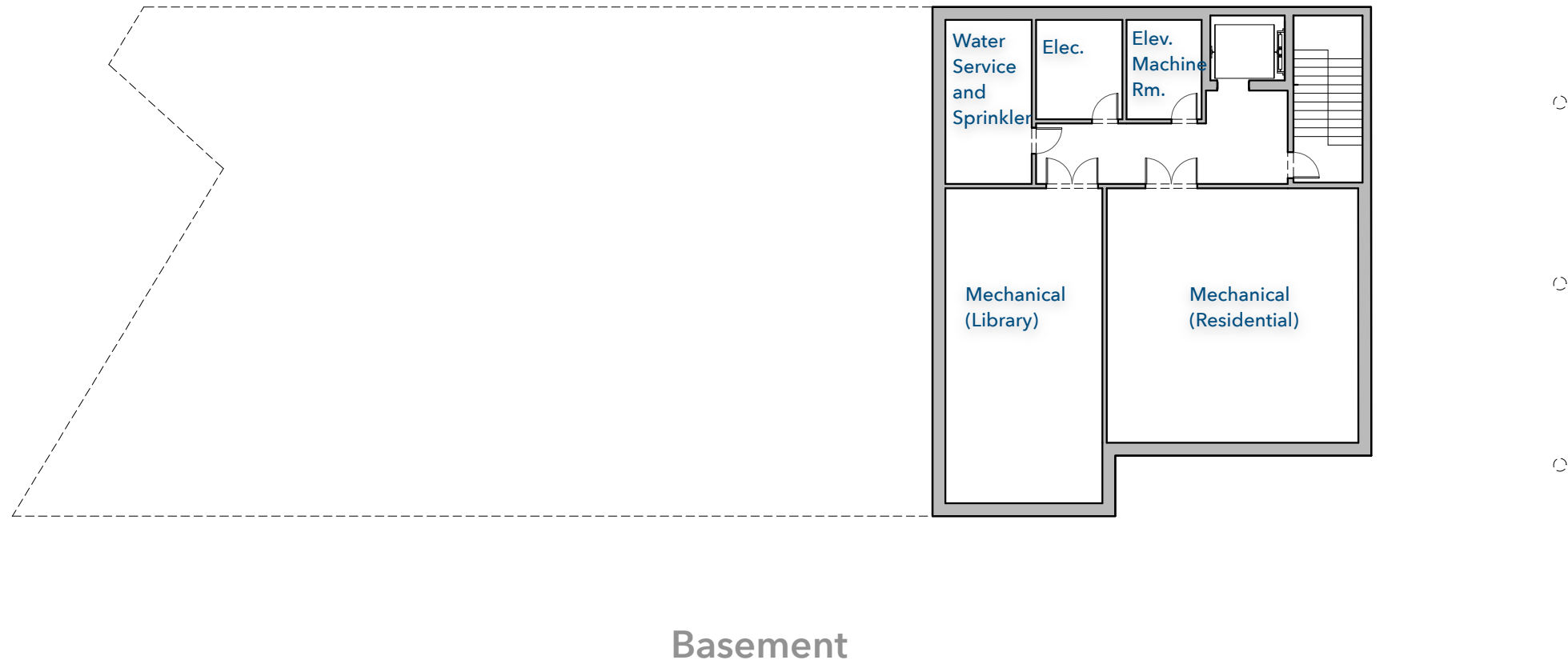
Second Floor



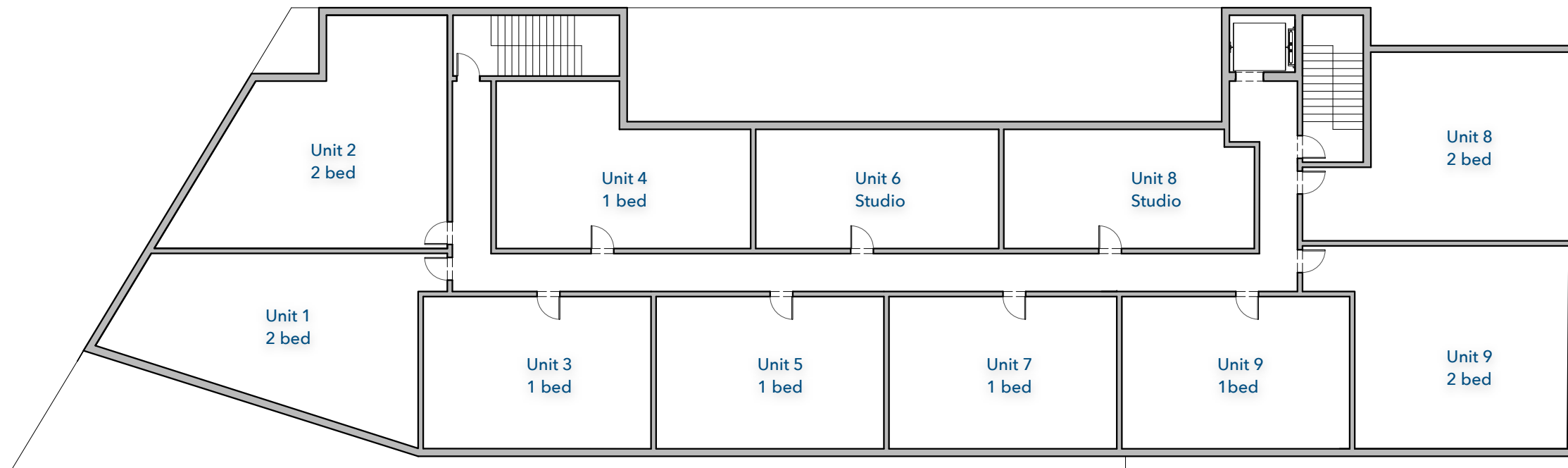
Ground Floor

14,694 sq. ft.

# 3: Five Story Mixed Use Building



# 3: Five Story Mixed Use Building

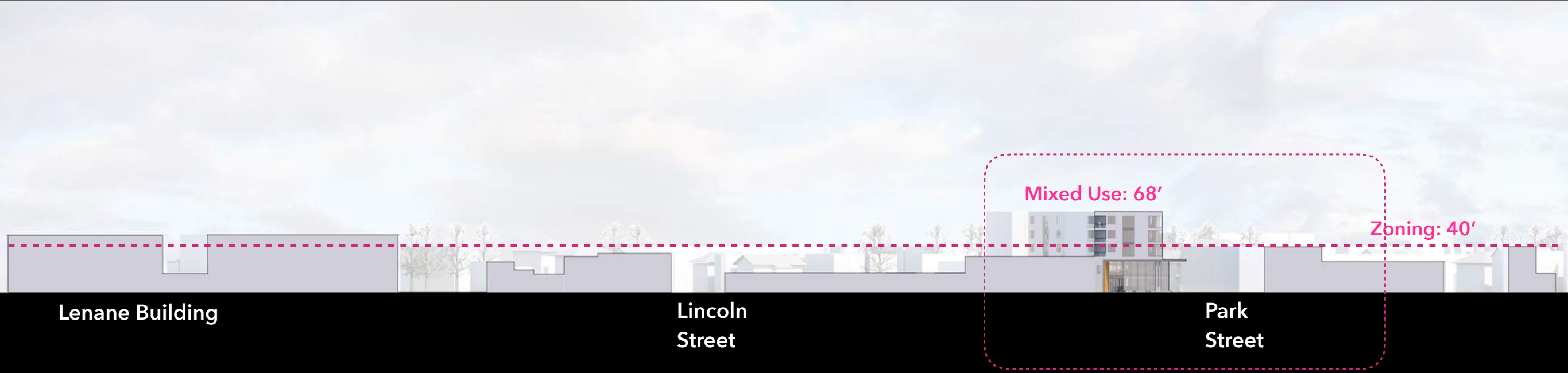


Floors 3, 4 and 5: 33 units (11 per floor) mix of studio 1, 2 bedroom units

**\*Can reduce unit size further to achieve 36 units (12 per floor)**



# 3: Five Story Mixed Use Building

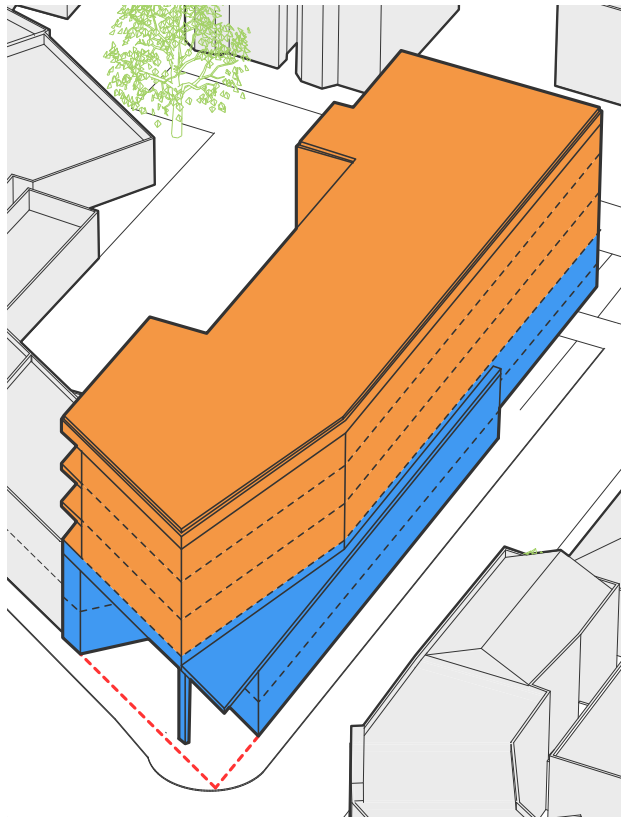


DORCHESTER AVENUE ELEVATION

# 3: Five Story Mixed Use Building

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## Core and Shell Cost Allocation Model



Housing + Shared  
Building Cost  
\$ 24.8 million

Library Interior  
+ \$ 8.3 million

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Total Project Cost  
\$ **33.1 million**



# 3: Five Story Mixed Use Building

## Core and Shell Cost Allocation Model

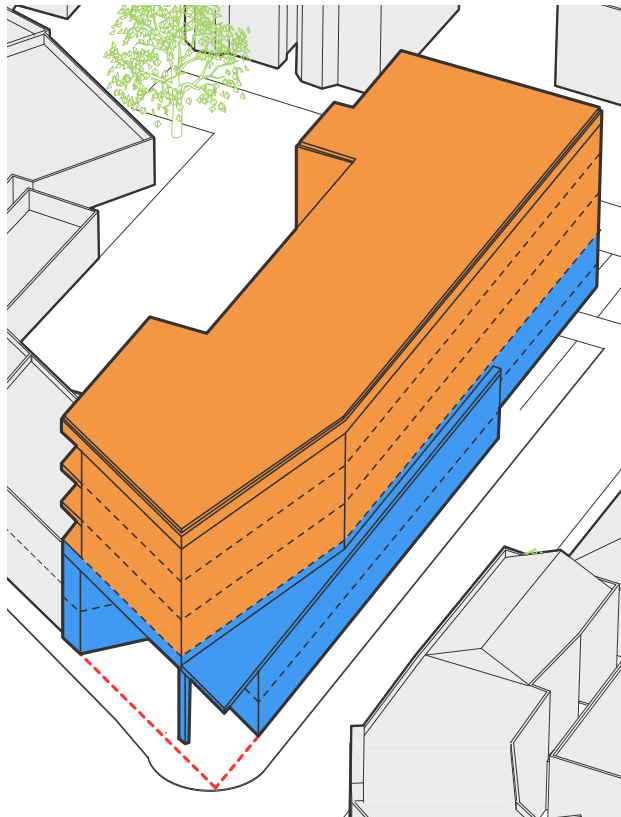
Cost model is not viable for affordable housing

Housing + Shared Building Cost  
\$ 24.8 million

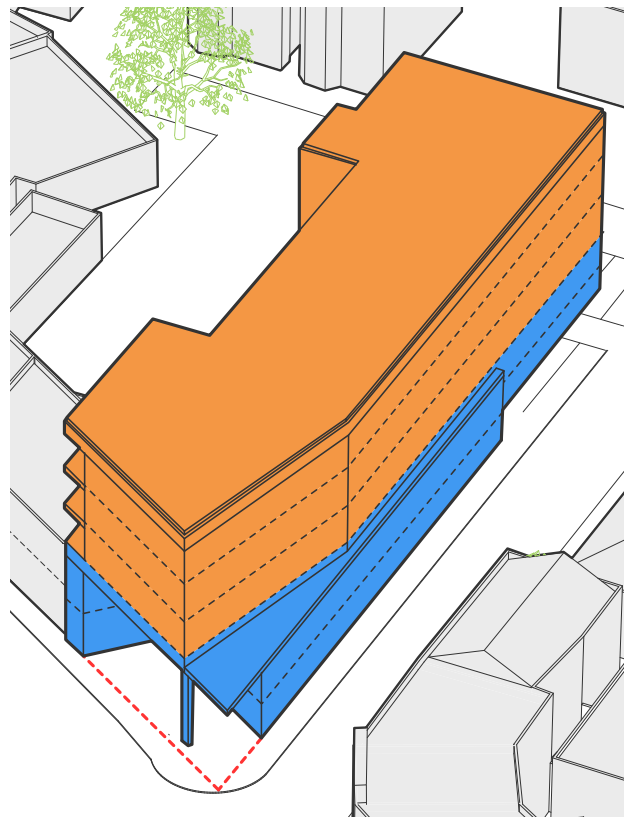
Library Interior  
+ \$ 8.3 million

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Total Project Cost  
\$ **33.1 million**



# 3: Five Story Mixed Use Building



## Core and Shell Cost Allocation Model

Housing + Shared Building Cost  
\$ 24.8 million

Library Interior  
+ \$ 8.3 million

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Total Project Cost  
**\$ 33.1 million**

## Proposed 70/30 Cost Allocation Model

### Developer Costs

**\$ 17.5 million** sample share of Devel. Cost

### BPL Costs

\$ 7.4 million sample share of Devel. Cost

+ \$ 8.3 million Library Interior

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**\$ 15.6 million** Library Cost

# 3: Five Story Mixed Use Building



\$ **15.6 million** Project Cost

## PRO

- Accommodates all Library Program
- Provides affordable housing
- Community Response has been positive to mixed use
- Leverages City property to provide library and housing

## CON

- Currently mixed use developments with municipal facilities not allowed. City will apply for State waiver of Chapter 149 during RFP
- Library will need to pay part of the development cost in order to make an affordable housing development financially feasible (subject to viable cost allocation model).
- Longer schedule for Library Delivery - Mixed Use schedule can add 2-3 years to stand-alone library schedule.
- Housing program access impacts the layout of library spaces not allowing for ideal adjacencies



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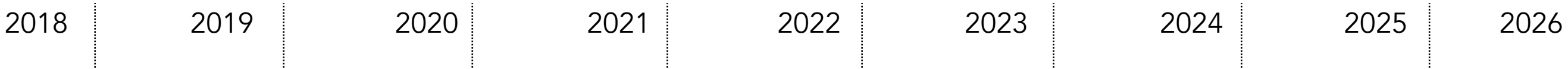
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Design and Construction Schedule

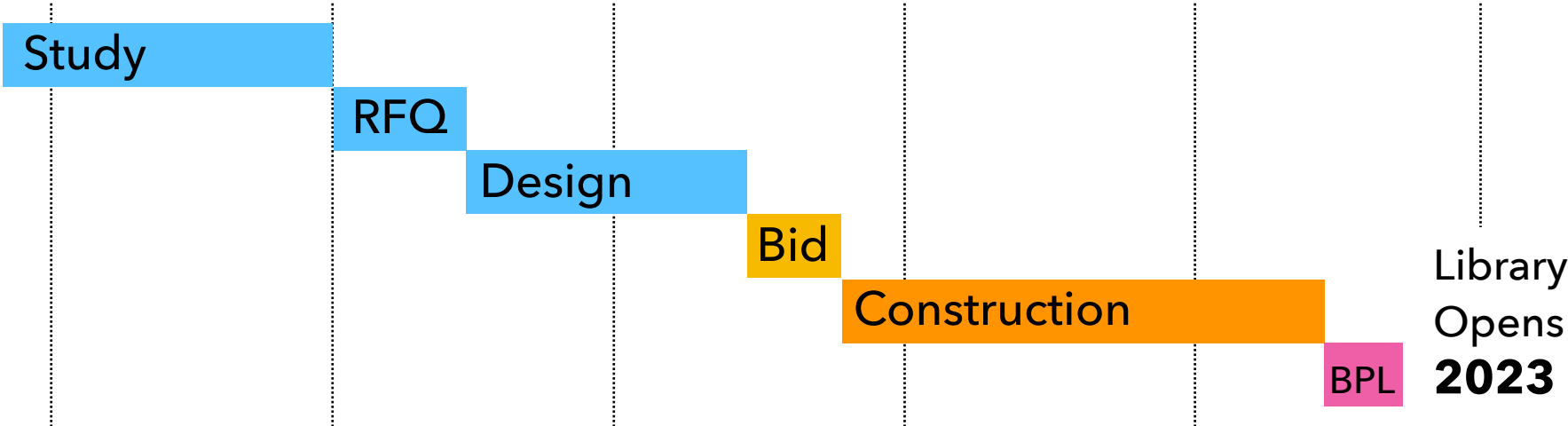
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Summary and Next Steps

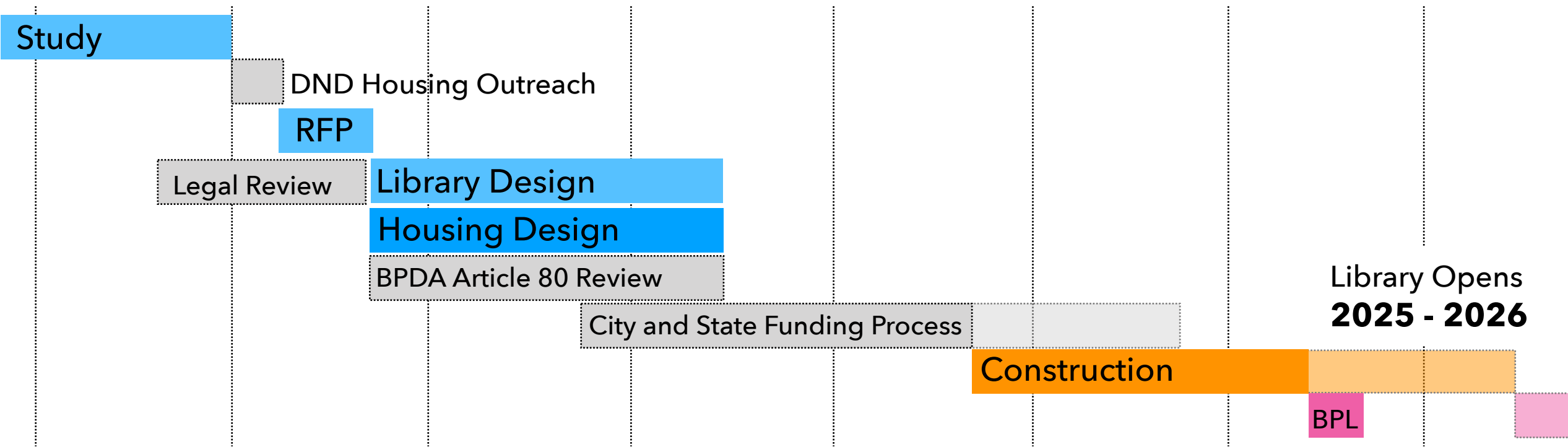
# Design and Construction Schedules



## Stand Alone Library



## Library with Affordable Housing



# Comparison of Approaches

	<b>1:</b> One Story Renovation	<b>1A:</b> One Story New Construction	<b>2:</b> Two Story New Construction	<b>3:</b> Five Story
Stories	1	1	2	5
Library Square Footage	8,545 sf	11,215 sf	14,620 sf	14,100 sf
Library Program	55%	75%	100%	100%
Affordable Housing Units	0	0	0	36
Library Cost	\$12.3 m	\$15.8 m	\$19.7 m	\$15.6 m
Developer Cost	\$0	\$0	\$0	\$17.5 m
Library Delivery Date	2023	2023	2023	2025 / 2026
Requires State Legislative Approval	N	N	N	Y



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# 1A: One-Story Library

1 floor (no basement)  
20 ft tall  
11,215 sq. ft.  
Not Full Library Program (no study rooms)  
No Staff Parking



LIBRARY	<b>\$15.8 million</b>
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2020 Design Start  
2023 Completion

# 2: Two-Story Library

2 floors (no basement)  
32 ft tall  
14,620 sq. ft.  
Full Library Program  
Staff Parking



LIBRARY	<b>\$19.7 million</b>
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2020 Design Start  
2023 Completion

# 3: Five-Story Mixed Use

5 floors + partial basement  
68 ft tall  
47,306 sq. ft. (14,694 Library)  
Full Library Program + 36 Units Housing  
Staff Parking



DEVELOPMENT COST (INCLUDING FIT-OUT)	<b>\$33.1 million</b>
DEVELOPER	\$17.5 million
LIBRARY	<b>\$15.6 million</b>

2020 RFP Start  
2025/26 Completion  
City & State Housing  
Funding process adds  
to schedule

*Thank you!*

**Feedback?**

*Please use Comment Cards*

*or contact:*

**Michael Colford**, *Director of Neighborhood Services*

**mcolford@bpl.org**

**Julia Blake**, *Assistant Neighborhood Services Manager*

**jblake@bpl.org**

*Website for posting comments:*

**[www.bpl.org/fields-corner-project](http://www.bpl.org/fields-corner-project)**