Fields Corner Branch Library

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

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
AGENDA

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Design and Construction Schedule

Summary and Next Steps
### Study Schedule

| Task 1 | Facility Assessment  
Library Programming and Site Analysis |
|--------|---------------------------------------------------|
| Task 2 | Develop Massing and Programming  
3 Options (one including mixed-use development) |
| Task 3 | Final Report |

- **Public Meeting**
- **Public Meeting**
- **Public Meeting**
- **Public Meeting**

**Timeline:**
- **2018**
- **2019**
Housing With Public Assets Guiding Values + Mission

**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

Library Program

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Design and Construction Schedule

Summary and Next Steps
Program Comparison

Current Library
8,557 ft²

Proposed Program
14,725 ft²

+72%

Building Services
- +145%
  - Entrance
    - +51%
  - Staff
    - +14%
  - Programmable Spaces
    - +217%
  - Children
    - +40%
  - Teen
    - +28%
  - Adult
    - +36%
Lot 1
9,172 ft²

Lot 2
600 ft²

Lot 3
1,800 ft²

Combined Lot Size
11,572 ft²

Lot 1+2
Current Building

Lot 3
Staff Parking

Private Lot

Available Building Lot

40’ zoning height
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Summary and Next Steps
Current Building
8,545 ft²
Renovated 1-Story Branch Library
8,545 ft²

Staff Parking and Delivery Access

+/- 20 ft

Library Entrance
1A: One-Story Library

1-Story Branch Library
11,215 ft²

Library Entrance

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

+/- 20 ft
Staff Parking and Delivery Access

2-Story Branch Library
14,600 ft²

Library Entrance

± 32 ft
3: Five-Story Mixed Use

- Mixed-Use Program
  - +/- 30,000 ft²
- Staff Parking and Delivery Access
- Mixed Use Entrance
- New Branch Library
  - 14,600 ft²*
- +/- 68 ft exceeds zoning
- 40’ zoning height
- Library Entrance

*Note: The area is marked as 14,600 ft², which exceeds the zoning height of 40’.

Fields Corner Branch Library 11.18.19 Community Meeting
Oudens Ello Architecture
1: One-Story Library Renovation
1: One Story Library Renovation

Plan

Dashed line indicates scope of building addition

8,545 sq. ft.
1: One Story Library Renovation

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

$12.3 million Project Cost
1A: One-Story Library New Construction
1A: One Story Library New Construction

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

$15.8 million Project Cost

**CON**
- Does not accommodate all program space
- No study rooms
2: Two-Story New Library
2: Two Story Library

**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

$19.7$ million Project Cost
3: New Five-Story Mixed-Use Building
3: Five Story Mixed Use Building

Basement

Water Service and Sprinkler
Elec.
Elev. Machine Rm.
Mechanical (Library)
Mechanical (Residential)
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

Lenane Building

Lincoln Street

Park Street

DORCHESTER AVENUE ELEVATION

Building Height

Mixed Use: 68’

Zoning: 40’
3: Five Story Mixed Use Building

Core and Shell Cost Allocation Model

Housing + Shared Building Cost $24.8 million

Library Interior $8.3 million

Total Project Cost $33.1 million
Cost model is not viable for affordable housing

Core and Shell Cost Allocation Model

Housing + Shared Building Cost
$24.8 million

Library Interior
$8.3 million

Total Project Cost
$33.1 million

3: Five Story Mixed Use Building
3: Five Story Mixed Use Building

Core and Shell Cost Allocation Model

- Housing + Shared Building Cost: $24.8 million
- Library Interior: $8.3 million

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)

BPL Costs + Library Interior:
- $8.3 million

Total Library Cost: $15.6 million
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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Design and Construction Schedule

Summary and Next Steps
Design and Construction Schedules

**Stand Alone Library**

- Study
- RFQ
- Design
- Bid
- Construction
- Library Opens 2023

**Library with Affordable Housing**

- Study
- DND Housing Outreach
- RFP
- Legal Review
- Library Design
- Housing Design
- BPDA Article 80 Review
- City and State Funding Process
- Construction
- Library Opens 2025 - 2026
## Comparison of Approaches

<table>
<thead>
<tr>
<th></th>
<th>1: One Story Renovation</th>
<th>1A: One Story New Construction</th>
<th>2: Two Story New Construction</th>
<th>3: Five Story</th>
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<tbody>
<tr>
<td><strong>Stories</strong></td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>5</td>
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<tr>
<td><strong>Library Square Footage</strong></td>
<td>8,545 sf</td>
<td>11,215 sf</td>
<td>14,620 sf</td>
<td>14,100 sf</td>
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<td><strong>Library Program</strong></td>
<td>55%</td>
<td>75%</td>
<td>100%</td>
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<td><strong>Affordable Housing Units</strong></td>
<td>0</td>
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<td><strong>Library Cost</strong></td>
<td>$12.3 m</td>
<td>$15.8 m</td>
<td>$19.7 m</td>
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<td><strong>Developer Cost</strong></td>
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<td><strong>Library Delivery Date</strong></td>
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<td>2023</td>
<td>2023</td>
<td>2025 / 2026</td>
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<td><strong>Requires State Legislative Approval</strong></td>
<td>N</td>
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<td>N</td>
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</table>
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Summary and Next Steps
Summary of Three Approaches

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 $15.8 million

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 $19.7 million

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) $33.1 million
DEVELOPER $17.5 million
LIBRARY $15.6 million

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