Interpretation in Spanish is provided.
Questions will be answered at the end of the presentation.

To speak please:

Use the Q&A function at the bottom of the screen.

Or use the raise hand function to be unmuted.

If calling in by phone, dial *9 to raise your hand to be unmuted.
West End Branch Library Study

Public Meeting

October 22, 2020

Martin J. Walsh, Mayor
Patrick Brophy, Chief of Operations
Boston Public Library
David Leonard, President
City of Boston, Public Facilities Department
Department of Neighborhood Development
Sheila Dillion, Director
AnnBehaArchitects
Agenda

Welcome

Introduction of Project

- Project Team
- Process and Schedule
- COB’s Housing With Public Assets Initiative

Library Programming

- Recent BPL Branch Projects
- Base Branch Program Overview

Example HWPA Projects

Community Feedback

Next Steps
Introduction of Project
PROJECT SCOPE

• Evaluate existing building’s physical condition and its ability to meet programmatic needs and sustainable building systems.

• Identification of neighborhood demographic trends.

• Develop a building space program base on Boston Public Library’s improved library services and feedback from community.

• Strengthen the library’s connection to the West End neighborhood and develop possible expanded program opportunities specific to that community.

• Explore opportunities for mixed-use development with library and housing.
STUDY SCHEDULE

**PHASE 1**
INFORMATION GATHERING

**PHASE 2**
DEVELOPMENT OF PROGRAM OPTIONS

**PHASE 3**
FINAL PLANNING OPTIONS & REPORT

<table>
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<th>JULY</th>
<th>AUG</th>
<th>SEP</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
<th>APR</th>
<th>MAY</th>
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Public Meeting #1
Winter Public Meeting #2
Spring Public Meeting #3
SCHEDULE

WE ARE HERE

STAND ALONE LIBRARY

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<th>Study</th>
<th>City Approvals &amp; Funding</th>
<th>A/E RFQ</th>
<th>A/E Design Services</th>
<th>Bid</th>
<th>Construction</th>
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<td>Based on Fiscal calendar</td>
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LIBRARY AND HOUSING

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<th>Study</th>
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<th>A/E Design Services Funding for Housing</th>
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<td>Based on Fiscal calendar</td>
<td>12 - 24 months</td>
<td>20 - 36 months</td>
<td>3 months</td>
<td>20 - 36 months</td>
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* Durations are all estimates
PROJECT TEAM

West End Community

Mayor's Office of Neighborhood Services

Boston Public Library

Public Facilities Department

Boston Planning & Development Agency

Department of Neighborhood Development

Boehm Architecture Housing Consultant

Ann Beha Architects

Consultants & Engineers
PROJECT TEAM

**Mayor’s Office:**
Patrick Brophy, Chief of Operations

**Public Facilities Department:**
Paul Donnelly, Assistant Director
Maureen Anderson, Senior Project Manager

**Boston Public Library:**
David Leonard, President
Michael Colford, Director of Library Services
Eamon Shelton, Director of Operations
Alison Ford, Major Projects Program Manager
Priscilla Foley, Director of Neighborhood Services
Laura Irmscher, Chief of Collections
Kelly Hall, Major Project Coordinator

**Department of Neighborhood Development:**
Sheila Dillion, Director
Taylor Cain, Director of Mayor’s Housing Innovation Lab
Joseph Backer, Housing Development Officer

**Ann Beha Architects:**
Philip Chen, Principal and President
Steven Gerrard, Principal
Amanda Malone, Designer

**Affordable Housing Consultant:**
Boehm Architecture

**Civil Engineer:**
VHB Engineering

**Landscape Architect:**
IBI Placemaking

**Structural Engineer:**
RSE Associates

**MEP/FP Engineers:**
AHA Engineering

**Code Consultant:**
Code Red

**Cost Estimating:**
A.M. Fogarty
BPL COMPASS - PRINCIPLES FOR EXCELLENCE: “FREE TO ALL”

1. User-Centered Institution
2. Community Gathering
3. Special Collections
4. Center of Knowledge
5. Children and Teens
6. Access and Innovation
7. Sustainable Organization
8. Fun

THE BOSTON PUBLIC LIBRARY
COMPASS: Strategic Plan
People in Public (Buildings)

The Department of Neighborhood Development (DND), the Boston Public Library (BPL), and the Public Facilities Department (PFD) are collaborating to explore thoughtful co-location of BPL branches and housing for Boston’s residents.

- Emphasis on creating **affordable housing** for a variety of households.
- Thoughtful design principles specific to library uses.
- Integrate spaces for library users, residents, and neighbors.
- Align with citywide planning initiatives around housing, the environment, and racial equity & resilience.

Sunset Park Library, Brooklyn NY
Library Programming
LOCATION

(SERVICING BEACON HILL, WEST END, GOV'T CENTER, DOWNTOWN CROSSING, AND THOSE THAT LIVE AND WORK IN THE AREA)
### Neighborhood Demographics

#### Population

**West End Service Area**
- 2014-2018: 18,012
- 2006-2010: 21,316

**Boston**
- 2014-2018: 621,074
- 2006-2010: 694,583

#### Ethnicity

- **White**: -5.4%
- **Black/African American**: +1.1%
- **Asian/Pacific Islander**: -0.4%
- **Hispanic/Latino**: +2.8%
- **Other**: +0.6%

#### Age Groups

- **Under 5**: -6.8%
- **5-17**: +1.2%
- **18-24**: -4.1%
- **25-34**: -2.2%
- **35-64**: +3.0%
- **65+**: +8.9%

#### Languages Spoken

- **Only English**: -4.1%
- **Spanish**: -0.3%
- **Other**: +3.5%
EXISTING CONDITIONS ASSESSMENT

TAKEAWAYS

Positives:
- Open plan with great sightlines
- Abundant daylight
- Tree buffer from busy street
- Abundant storage in basement

Needs Improvement:
- Lack of technology
- Small community room
- Worn and dated finishes
- Noisy mechanical equipment behind the building
EXISTING SITE PLAN

EX. SITE FOOTPRINT 20,385 SF
EX. BUILDING FOOTPRINT 7,145 SF
BPL - ROSLINDALE BRANCH
BPL - ADAMS BRANCH

COMMUNITY ROOM - LOOKING FROM ENTRY

FACILITIES
STORAGE
FRIENDS'
CUSTODIAN
FFICE
AV
STORAGE
CUST.
CLOSET
BATHROOM
BATHROOM
BATHROOM
BREAKROOM
ELEC
STORAGE
IT
LIBRARIAN
MECHANICAL
MUSIC ROOM
BATHROOM
N RSING
MEETING CONFERENCE
WORKROOM 1479 SF
COMMUNITY ROOM 1676 SF
ENTRANCE 814 SF
TEENS 2934 SF
CHILDREN'S STORYTIME - LOOKING WEST

ADAMS STREET AT OAKTON AVE CORNER - LOOKING SOUTH TOWARD ENTRY

FACILITIES
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CHILDREN'S STORYTIME - LOOKING WEST
BUILDING PROGRAM

Existing Areas to be Improved:

Entry
Central Service Desk
Adult Area
Children’s Area
Teen Area
Community Room (100 seats)
Staff Work Areas
Restrooms

Children’s Reading
Exterior Reading
Adult Reading
BUILDING PROGRAM

Existing Areas to be Improved:

- Entry
- Central Service Desk
- Adult Area
- Children’s Area
- Teen Area
- Community Room (100 seats)
- Staff Work Areas
- Restrooms

Possible New Areas:

- Classroom
- Small Study Rooms
- Garden Space
Example
HWPA Projects
LIBRARY & HOUSING

The West End Branch Library site offers the chance to add new units in an area of the City that would provide economic opportunity for residents, as well as access to local businesses and public transit options while retaining the library as a resource to the community. The study will explore housing types, number of units, and how it can work with a library.
TAYLOR STREET APARTMENTS & LITTLE ITALY BRANCH LIBRARY

CHICAGO, IL

14,500 SF LIBRARY

66 AFFORDABLE UNITS

7 MARKET RATE UNITS
MILWAUKEE PUBLIC LIBRARY EAST BRANCH & APARTMENTS

MILWAUKEE, WI
17,000 SF LIBRARY
99 MARKET RATE APARTMENTS
3,000 SF RETAIL
Community Feedback
The best thing about the West End Branch is…

The spaces I use the most at the branch are…

The most important services the Library provides are…

I wish the branch had…

What aspects of the existing branch would be nice to see in a new facility?

This neighborhood is unique because…

When thinking about the design of the housing, the most important consideration will be…

Combining housing with this branch library will benefit our neighborhood by…
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Combining housing with this branch library will benefit our neighborhood by...
Next Steps

We will take your feedback and incorporate into the programming.

Community Meeting 2
Winter
Additional Feedback?

Please fill out the survey at the link below

https://www.bpl.org/west-end-project/

Or contact

Priscilla Foley,
Director of Neighborhood Services,
Boston Public Library

617-859-2233
pfoley@bpl.org