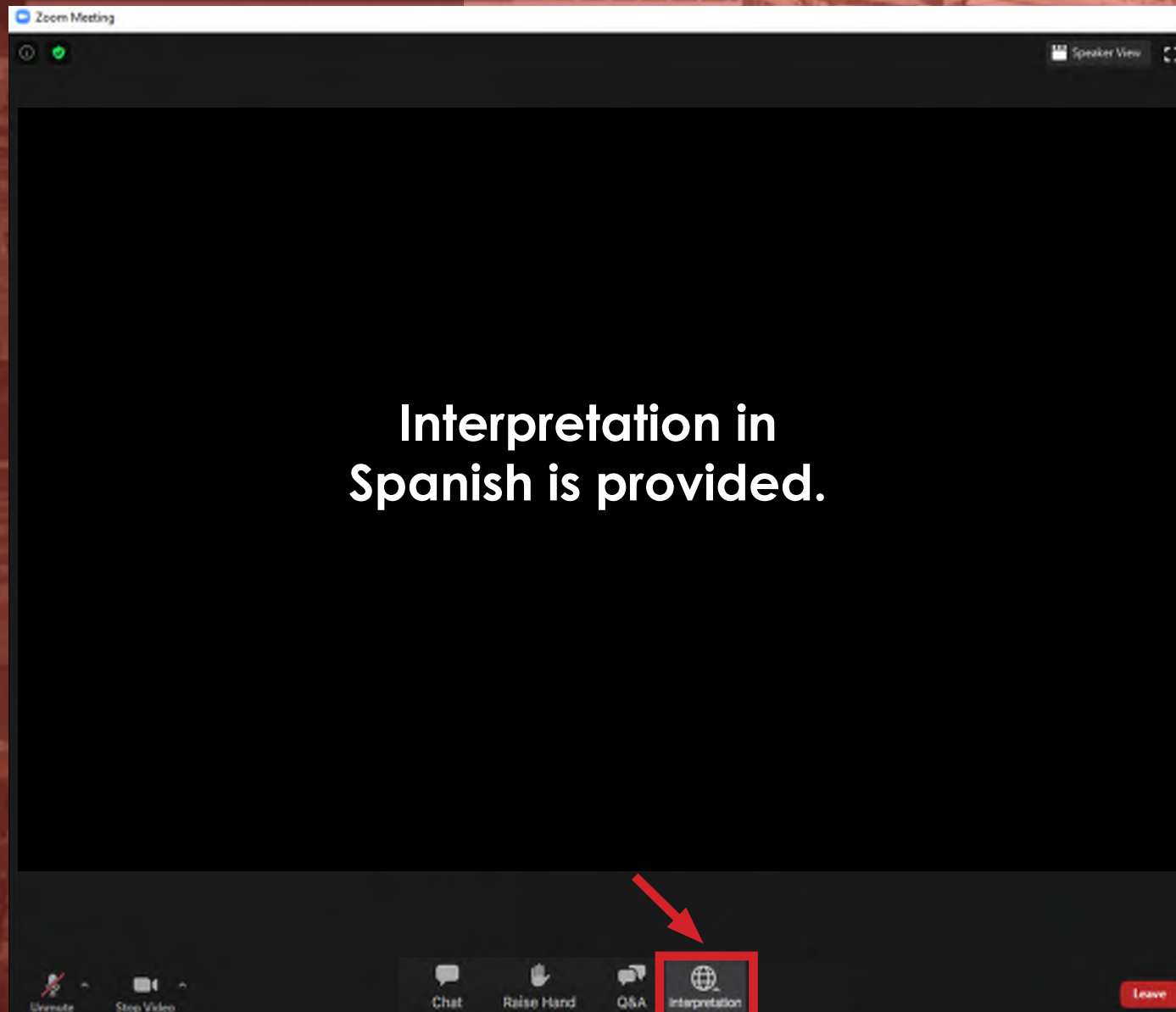
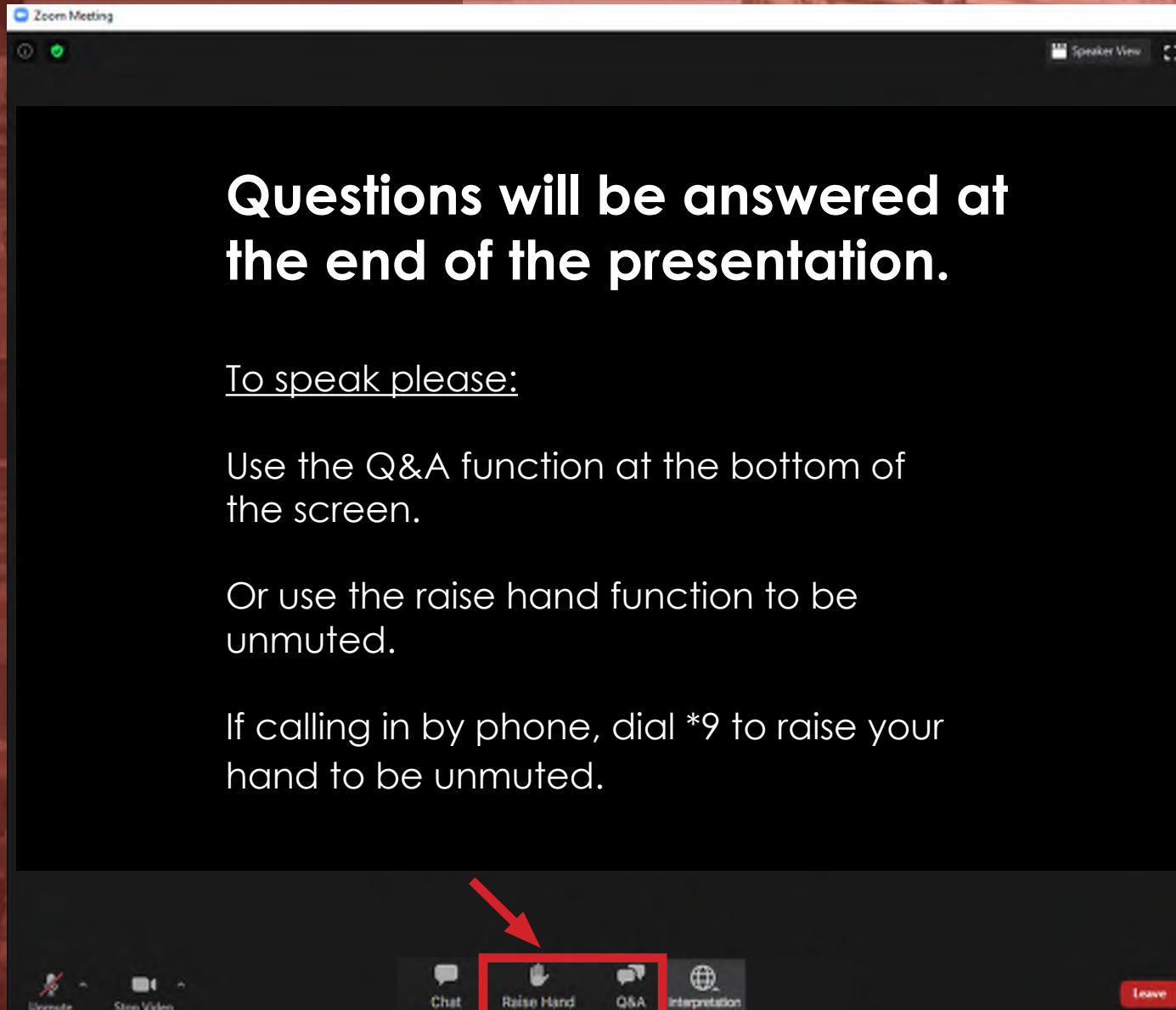


Interpretation



Zoom Protocol



The image is a screenshot of a Zoom Meeting window. The main content area is a dark slide with white text. The text on the slide reads: "Questions will be answered at the end of the presentation." followed by "To speak please:" and then two paragraphs: "Use the Q&A function at the bottom of the screen." and "Or use the raise hand function to be unmuted." The final line says "If calling in by phone, dial *9 to raise your hand to be unmuted." At the bottom of the window, there is a toolbar with several icons. A red rectangle highlights the "Raise Hand" and "Q&A" icons, and a red arrow points to the "Raise Hand" icon. Other icons in the toolbar include "Unmute", "Stop Video", "Chat", and "Interpretation". A "Leave" button is visible in the bottom right corner.

Zoom Meeting

Speaker View

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.

Unmute Stop Video Chat **Raise Hand** Q&A Interpretation Leave

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

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. The image is overlaid with a semi-transparent red filter. The text is positioned on the left side of the image.

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 HWPB Projects

Community Feedback

Next Steps

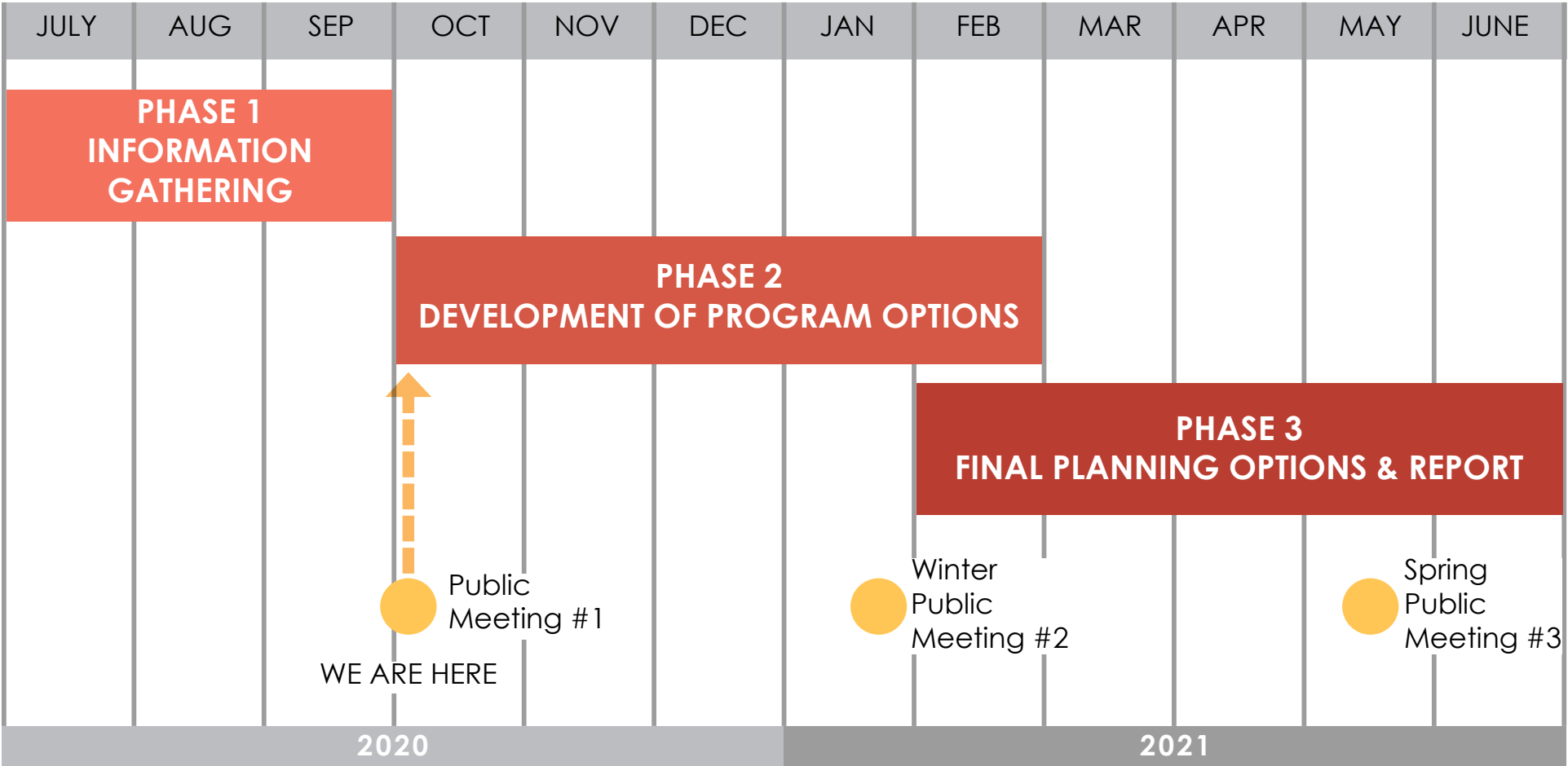
Introduction of Project



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



SCHEDULE

WE ARE HERE

STAND ALONE LIBRARY

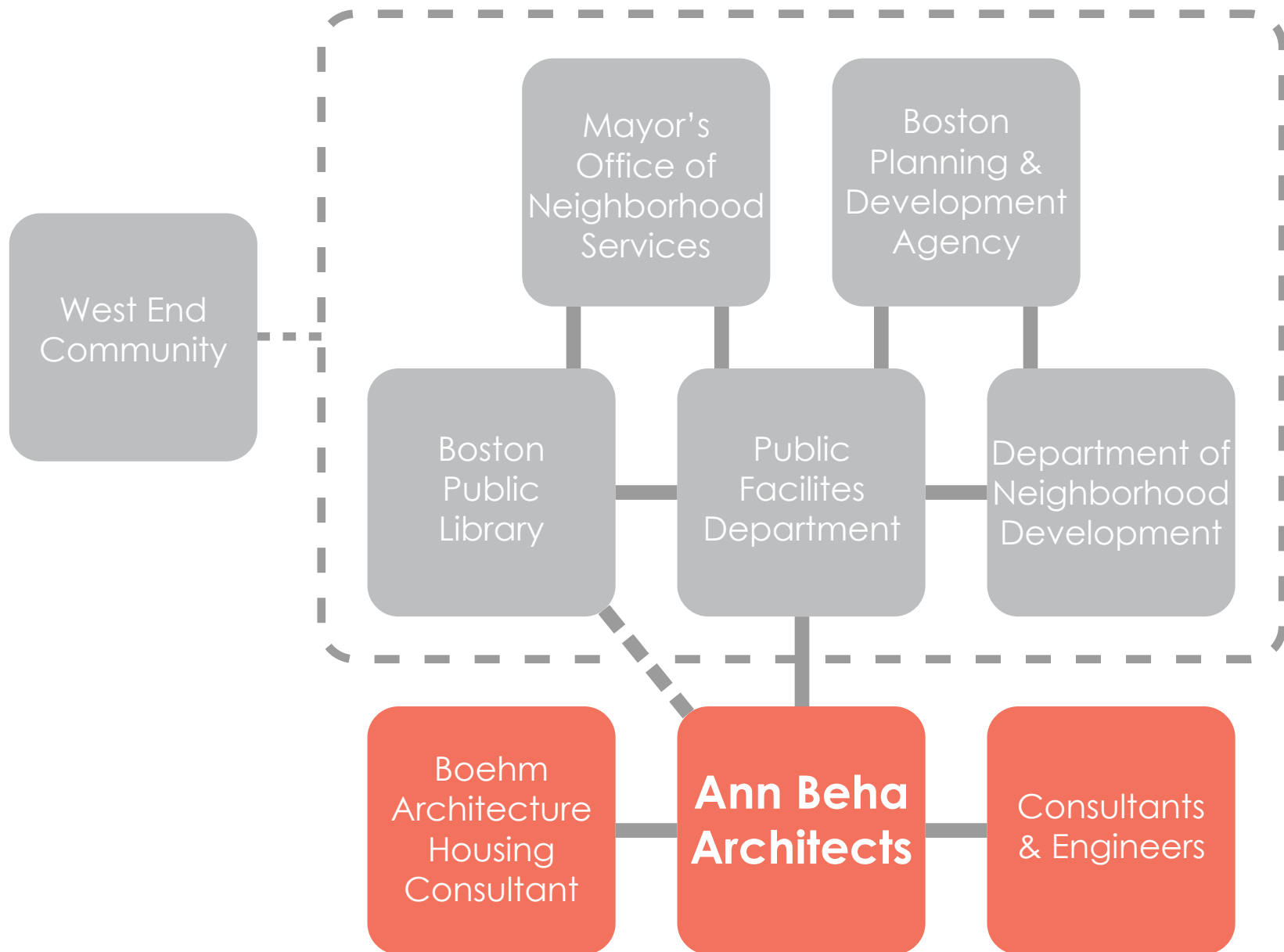


LIBRARY AND HOUSING



* Durations are all estimates

PROJECT TEAM



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 Irmischer, *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

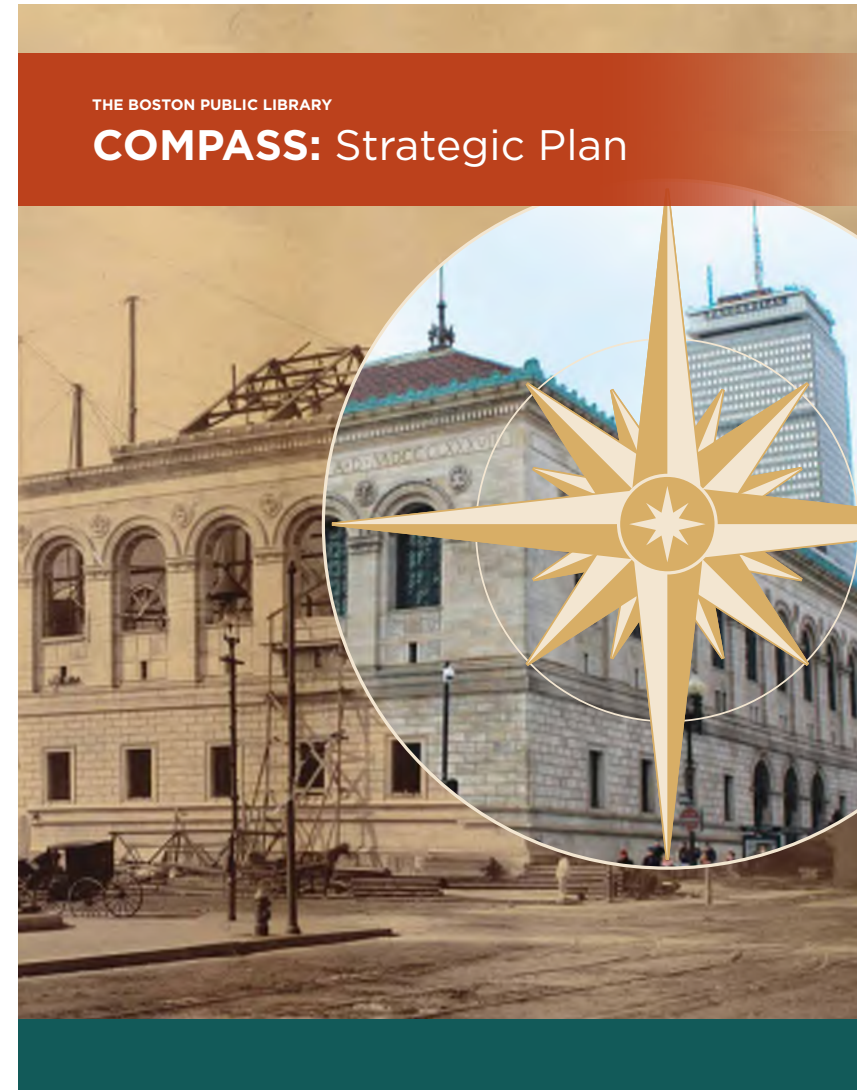
Cost Estimating:

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



HOUSING WITH PUBLIC ASSETS

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.*



*Align with citywide
planning initiatives around
**housing, the
environment, and racial
equity & resilience.***

*Integrate **spaces** for
library users, residents,
and neighbors.*

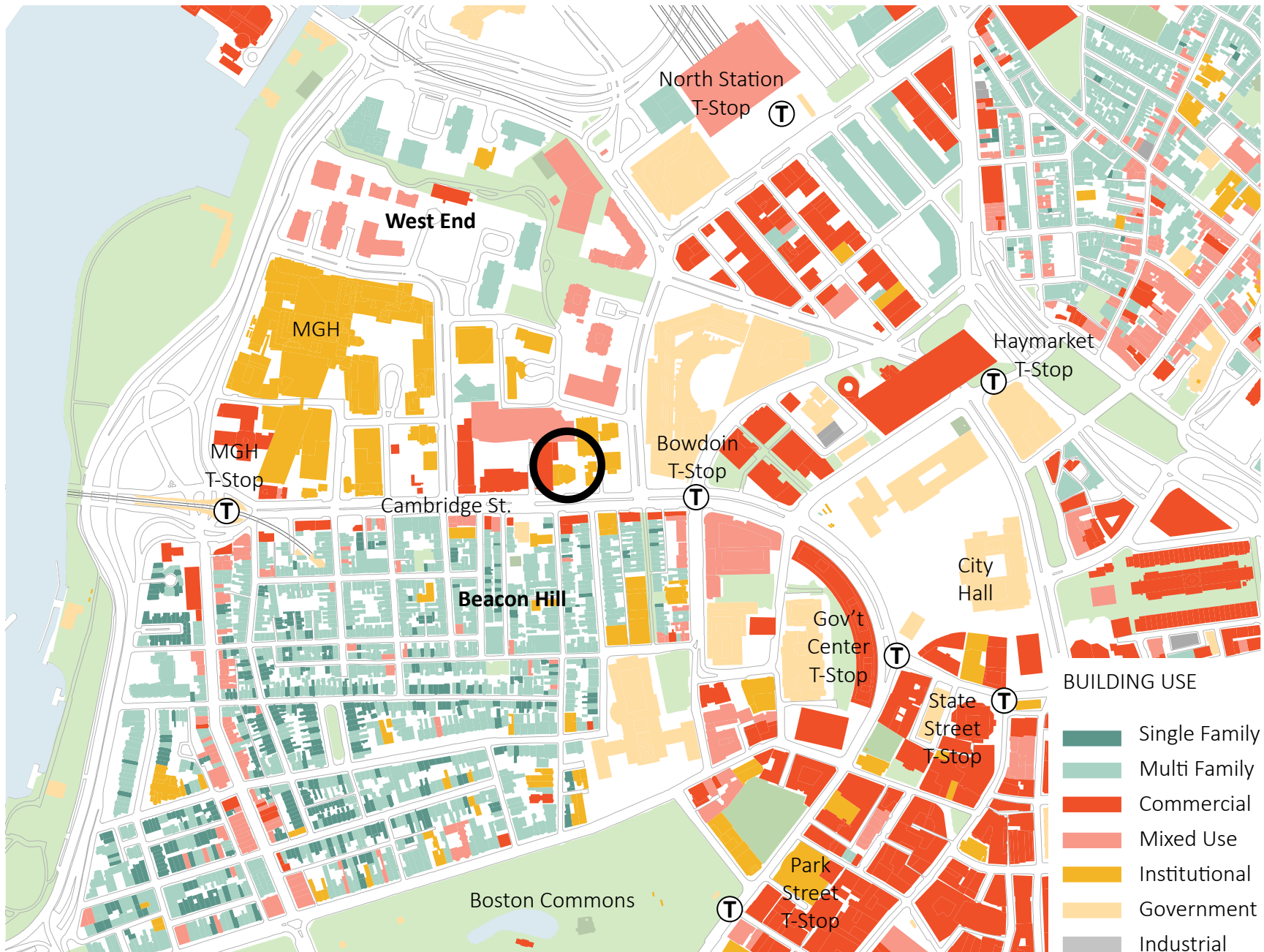
Sunset Park Library, Brooklyn NY

Library Programming

An aerial photograph of a city, likely New York City, showing a dense urban landscape. A large, modern building with a distinctive white, hexagonal roof is highlighted in the center. The image is overlaid with a semi-transparent orange filter, and the text "Library Programming" is written in white on the left side.

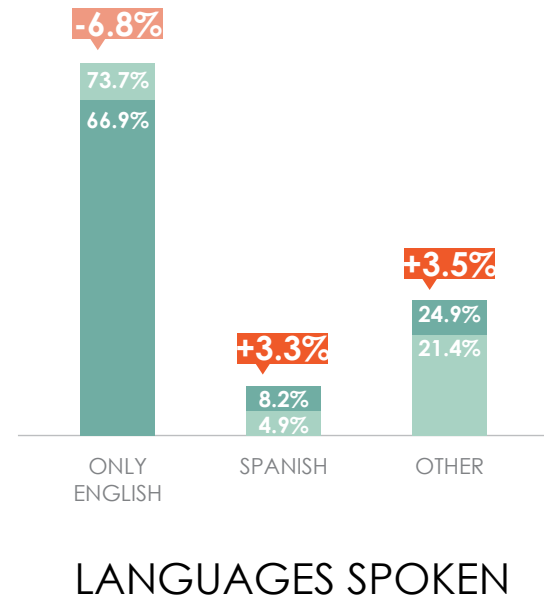
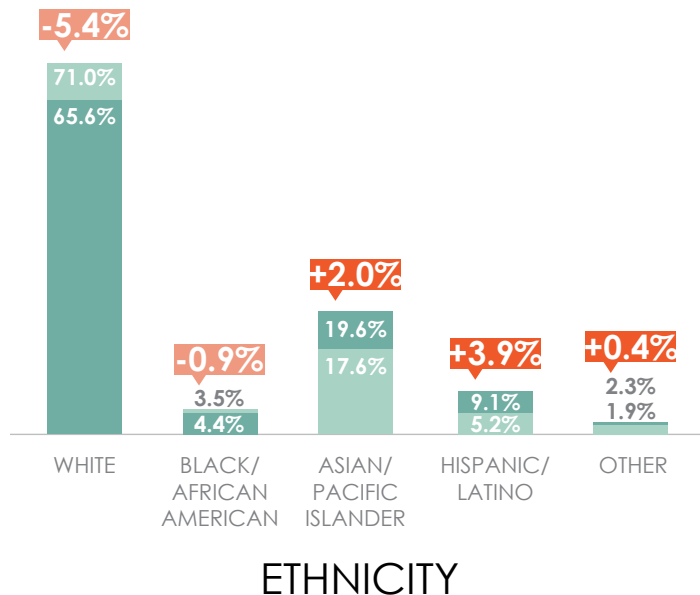
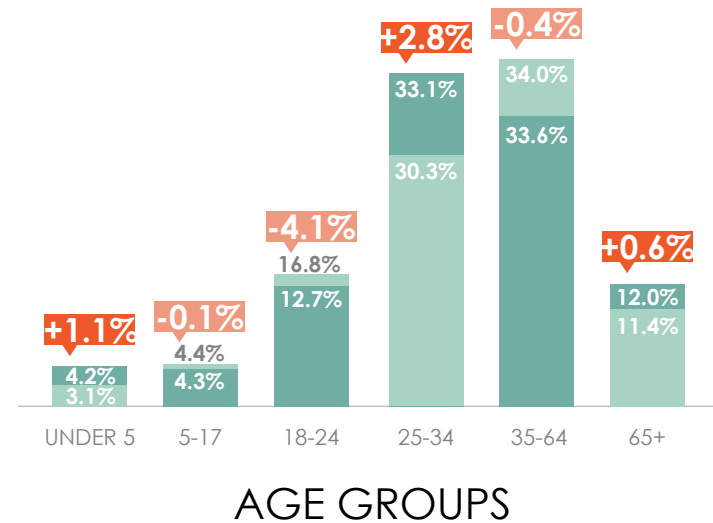
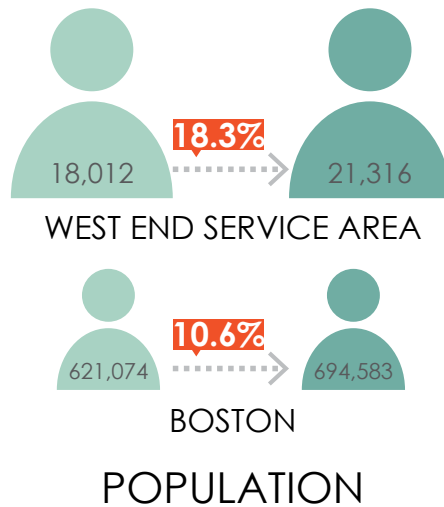
LOCATION

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



NEIGHBORHOOD DEMOGRAPHICS

2014 - 2018
2006 - 2010



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

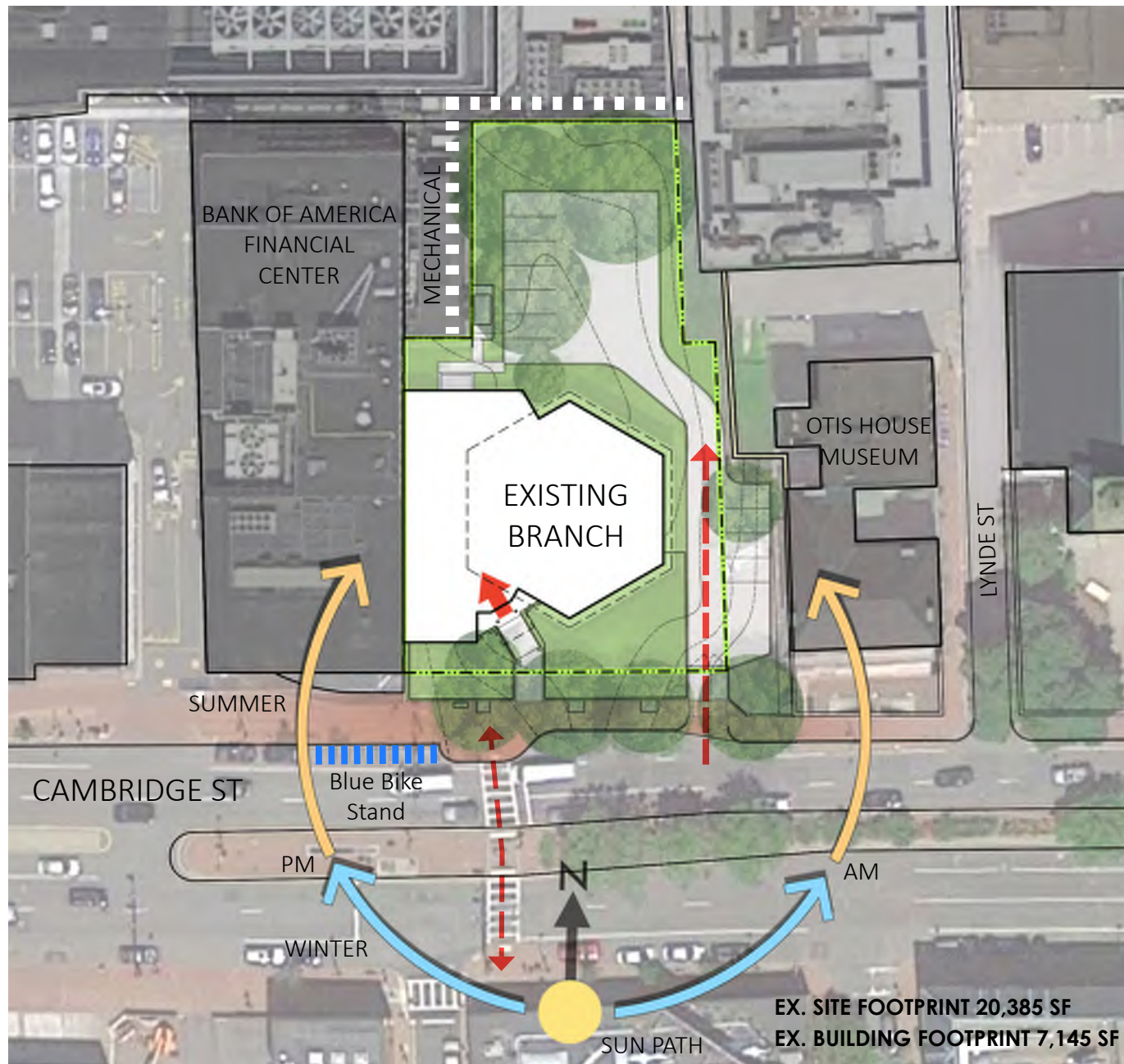
Small community room

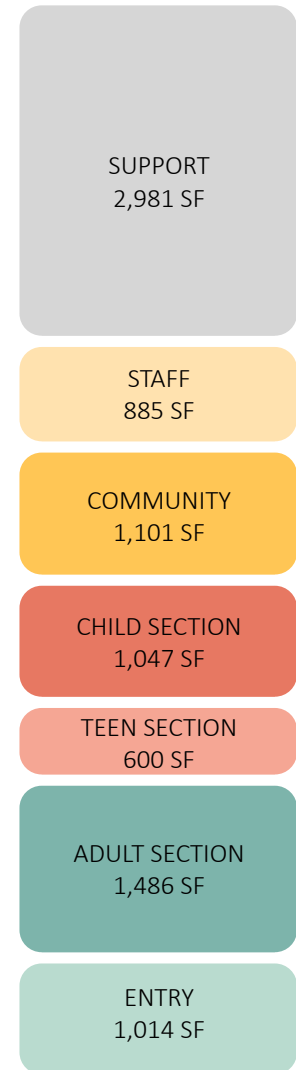
Worn and dated finishes

Noisy mechanical equipment behind the building



EXISTING SITE PLAN



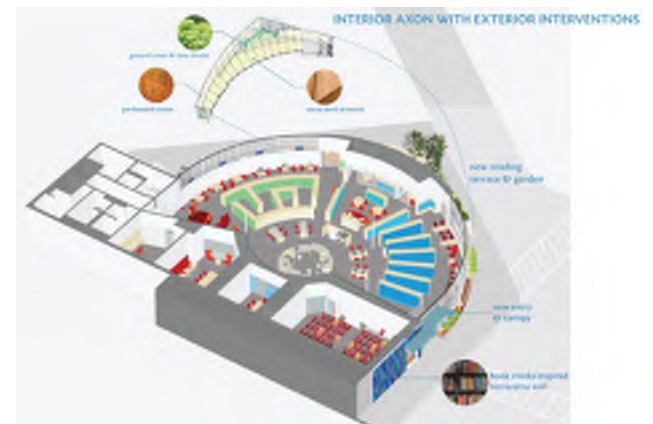


CITY OF BOSTON | BOSTON PUBLIC LIBRARY | ANN BEHA ARCHITECTS

BPL - ROXBURY BRANCH



An architectural rendering of the new Boston Public Library building. The building features a curved facade with a colorful, multi-story section on the left made of vertical slats in various colors (red, orange, yellow, green, blue). To the right, there are large glass windows and a prominent entrance. The letters 'BPL' are displayed in large white font above the entrance, and 'BOSTON PUBLIC LIBRARY' is written in smaller blue letters along the top of the building. Several people are shown walking on the sidewalk in front of the building, including a woman with a child, a person with a stroller, and a woman in a dark dress. The sky is blue with light clouds.



BPL - ADAMS BRANCH



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



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



Building Entry



Central Service Point



Community Room

Example HWPAs 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.

Library



Housing



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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An aerial photograph of a city, likely New York City, showing a mix of high-rise buildings and lower residential structures. A semi-transparent red overlay covers the entire image, serving as a background for the text.

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