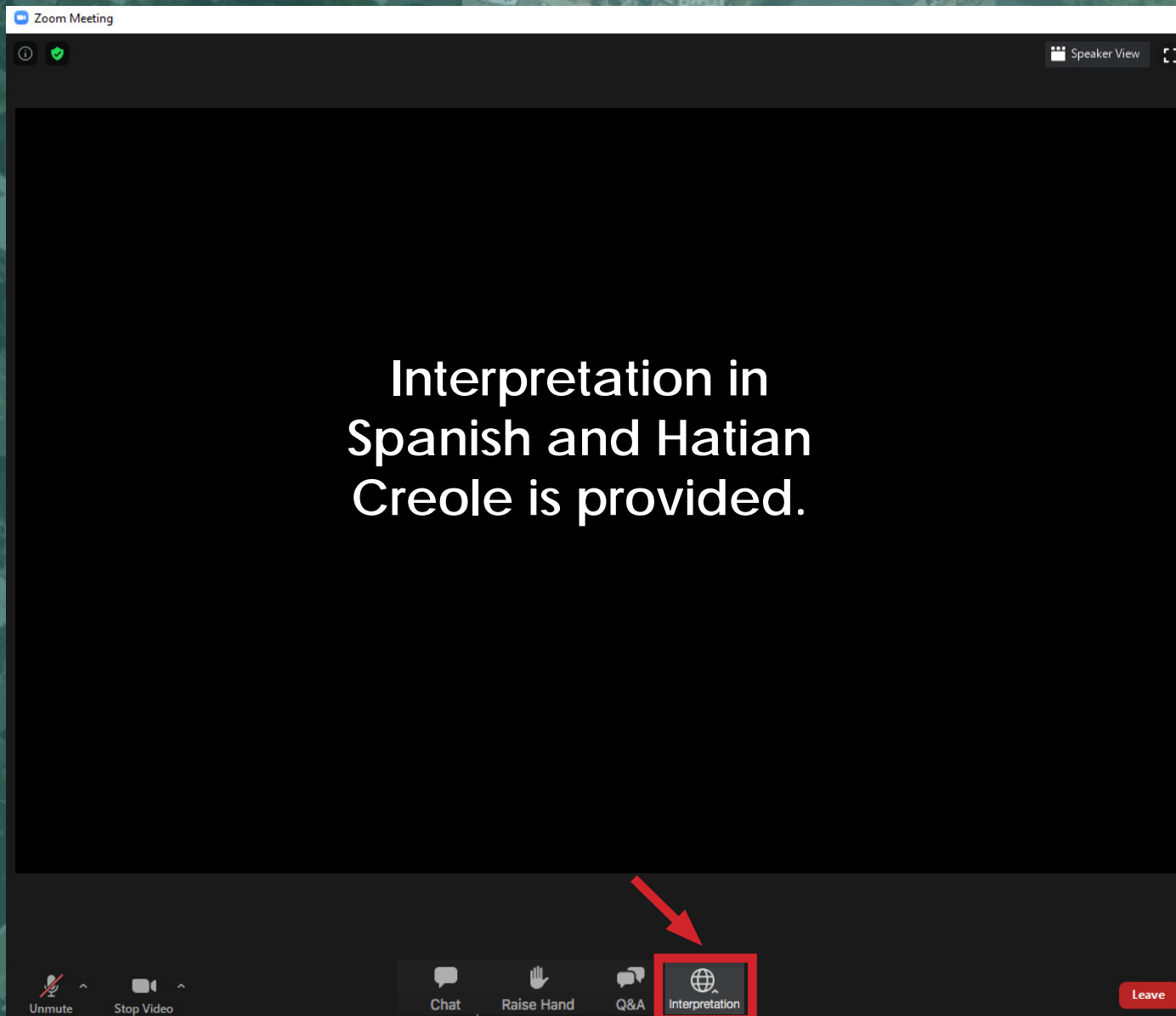
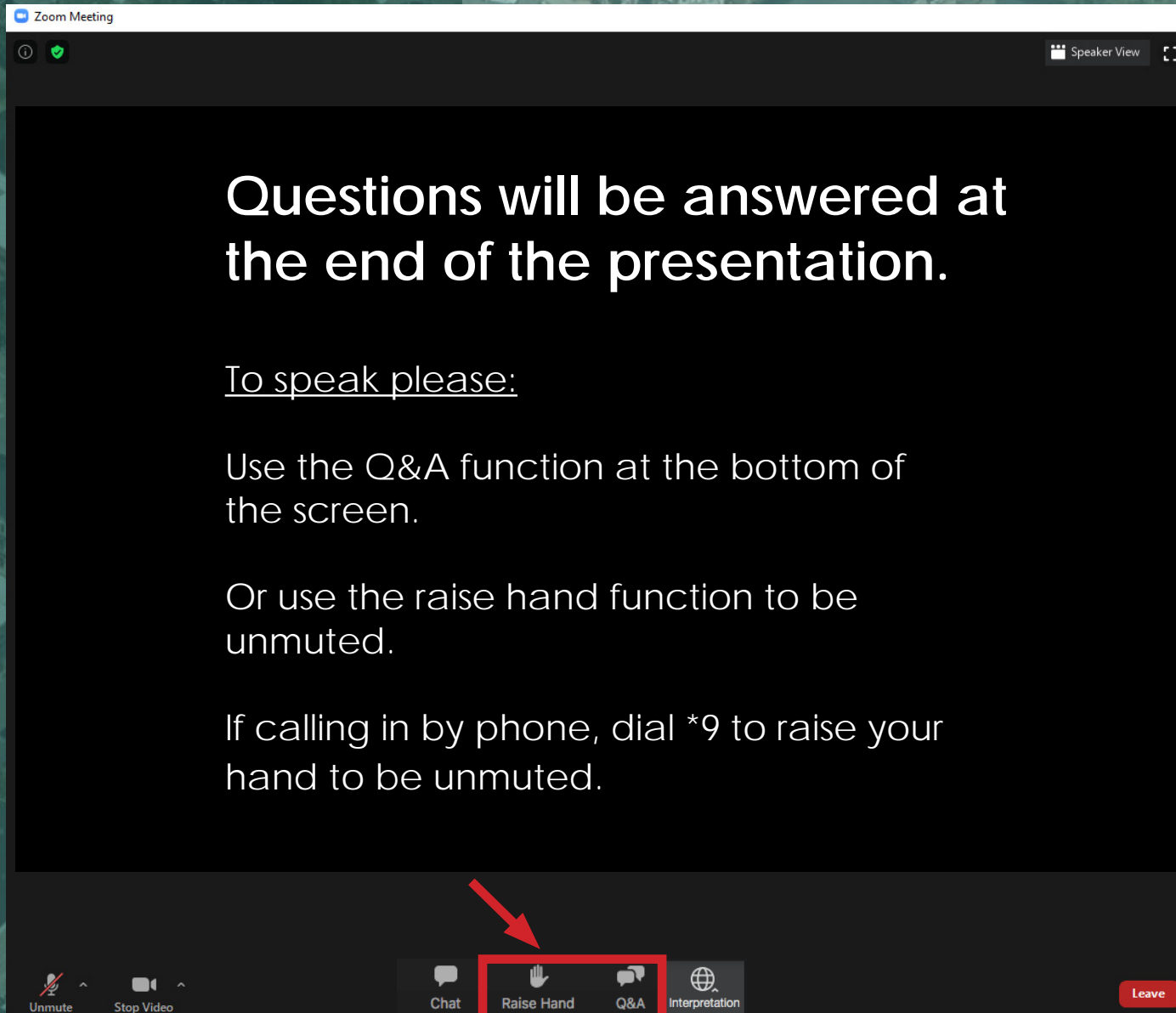


# Interpretation



# Zoom Protocol



The image shows a Zoom meeting window. The top bar says "Zoom Meeting" and has a "Speaker View" button. The main area is a presentation slide with a black background and white text. The slide text reads: "Questions will be answered at the end of the presentation." followed by "To speak please:" and then three lines of instructions: "Use the Q&A function at the bottom of the screen.", "Or use the raise hand function to be unmuted.", and "If calling in by phone, dial \*9 to raise your hand to be unmuted." At the bottom of the Zoom window is a toolbar with icons for "Unmute", "Stop Video", "Chat", "Raise Hand", "Q&A", and "Interpretation". A red rectangle highlights the "Raise Hand" and "Q&A" buttons, and a red arrow points to the "Raise Hand" button. A "Leave" button is 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



# Egleston Square Branch Library Study

Public Meeting

October 29, 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

Process and Schedule

Project Team

COB's Housing With Public Assets Initiative

Library Programming

Recent BPL Branch Projects

Base Branch Program Overview

Example HWPB Projects

Community Feedback

Next Steps



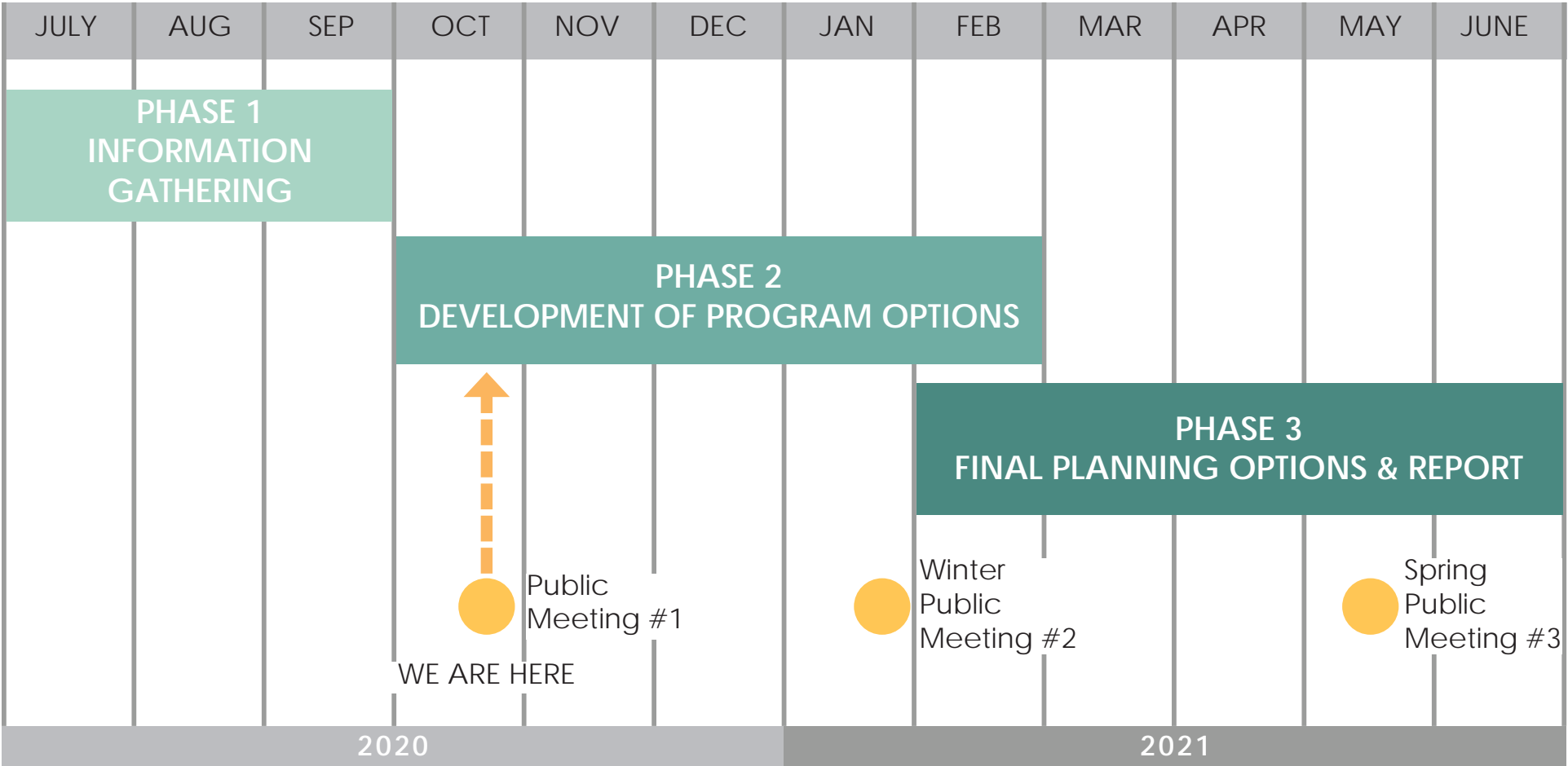
# Introduction of Project



# 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 Egleston Square 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



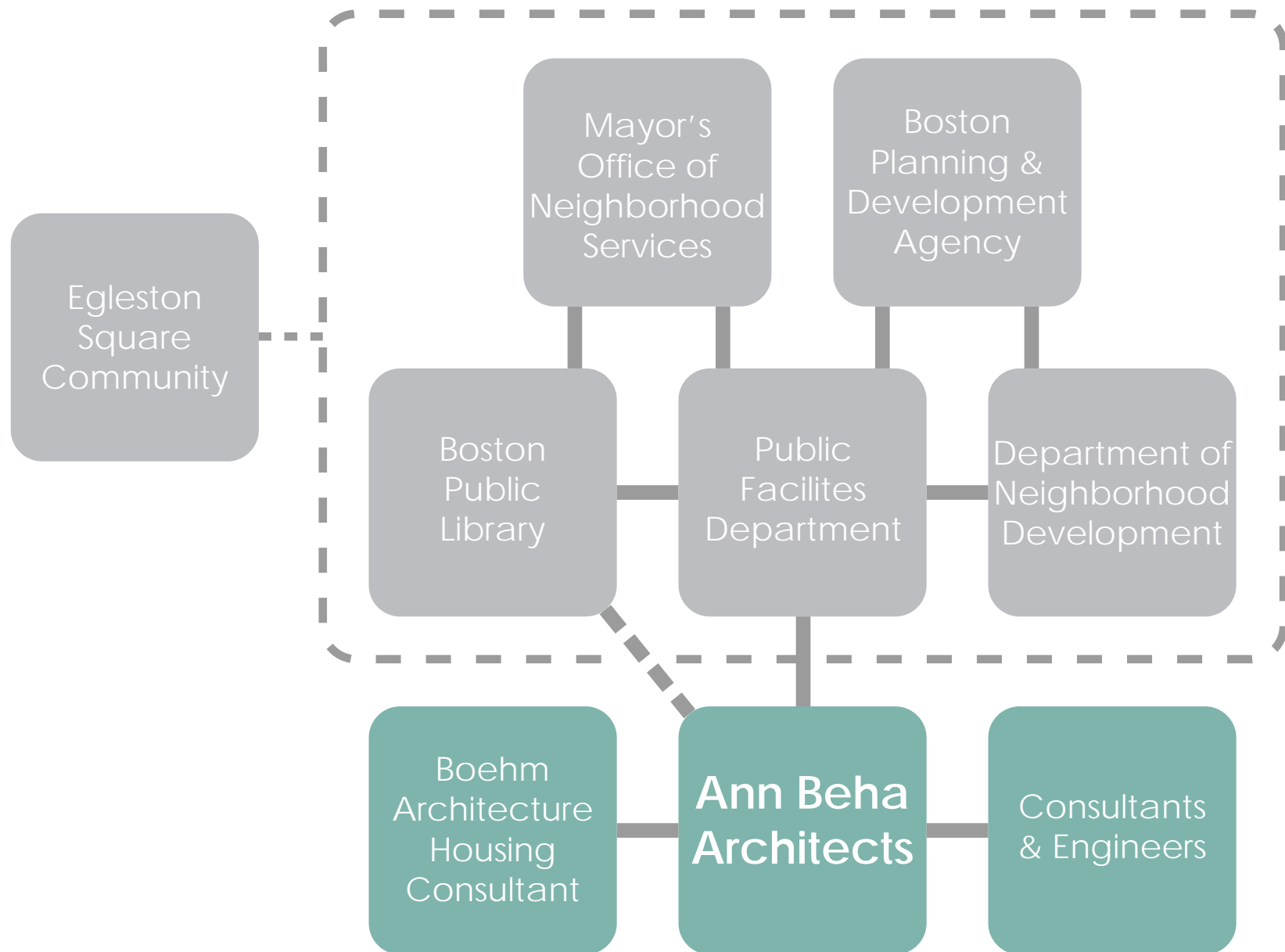
## LIBRARY AND HOUSING



\* 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 Imscher, *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*

## **Mayor's Office of Neighborhood Services**

Lindsey Santana, *Neighborhood Liaison*

## **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

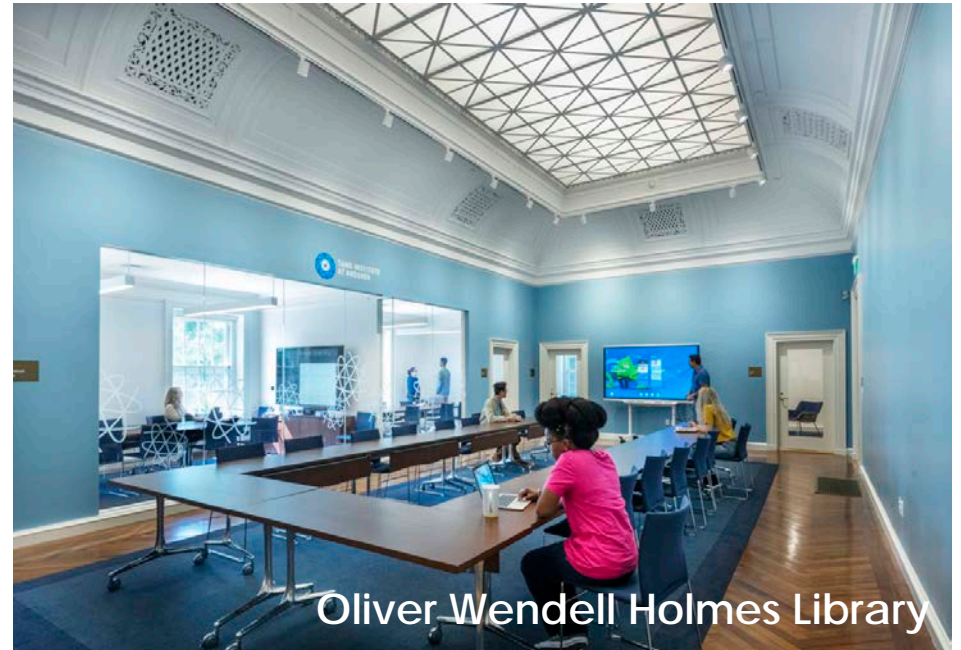
## **Code Consultant:**

Code Red

## **Cost Estimating:**

A.M. Fogarty

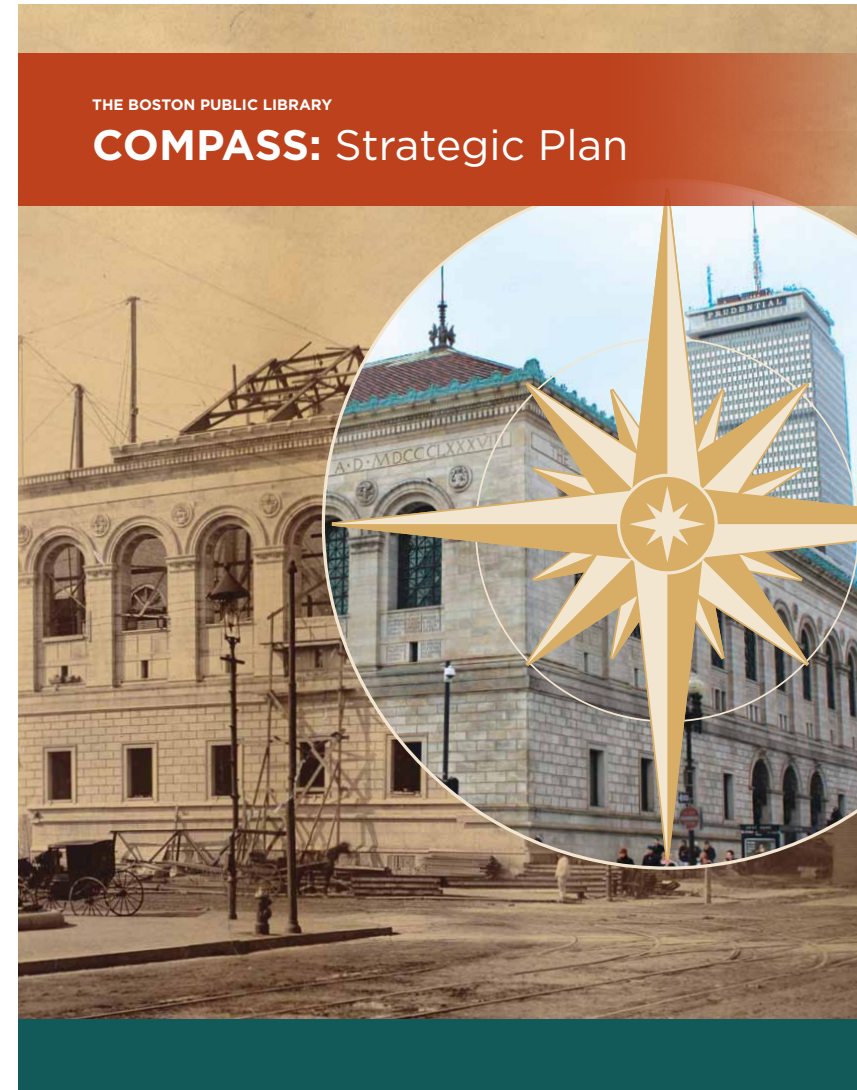






# BPL COMPASS - PRINCIPLES FOR EXCELLENCE: "FREE TO ALL"

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

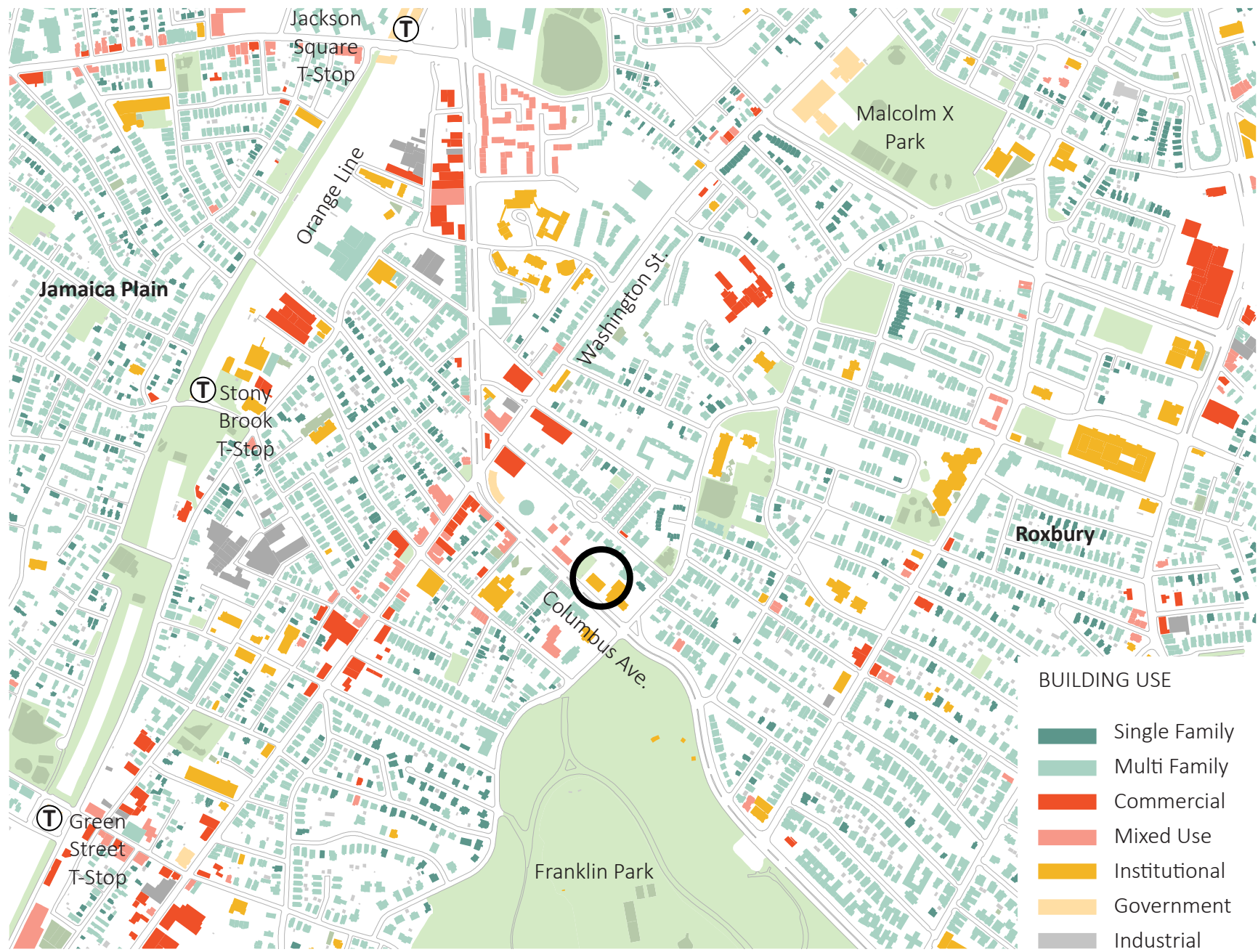


# Library Programming



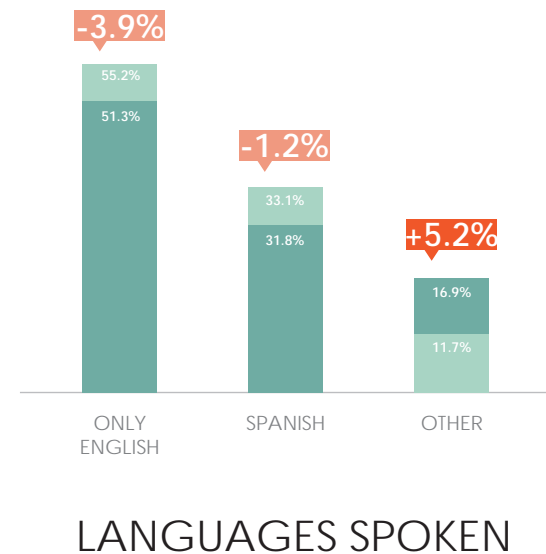
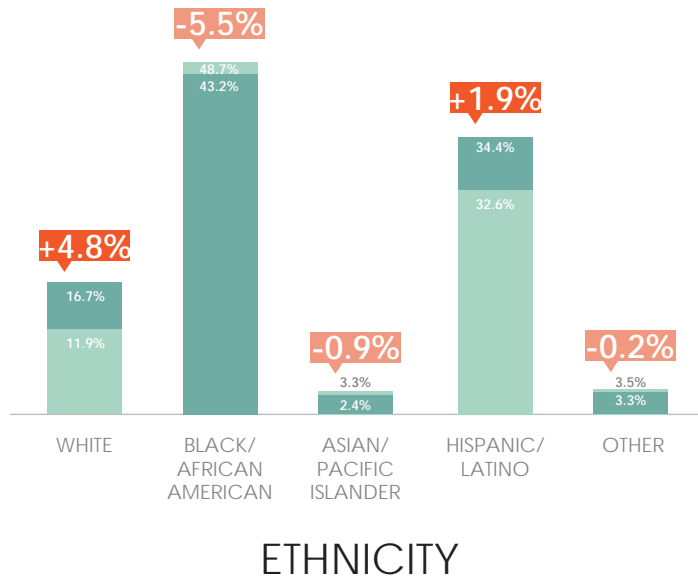
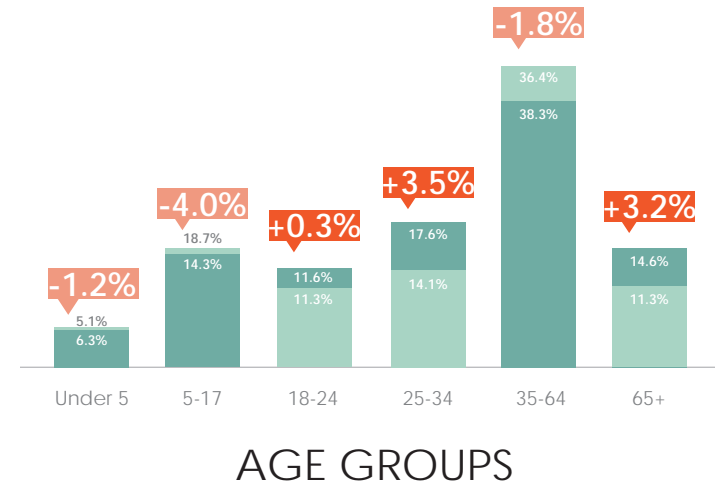
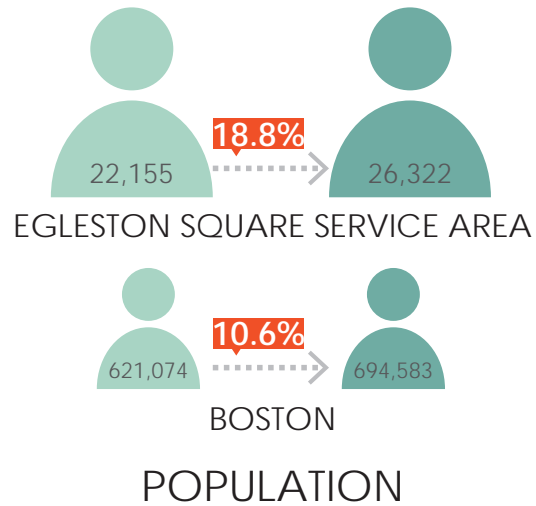


# LOCATION



# NEIGHBORHOOD DEMOGRAPHICS

2014 - 2018  
2006 - 2010





# EXISTING CONDITIONS ASSESSMENT



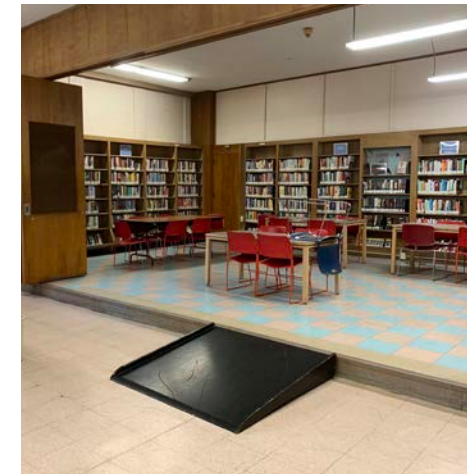
## TAKEAWAYS

### Positives:

- Great Location
- Open plan with good sightlines
- Abundant daylight
- Outdoor educational space

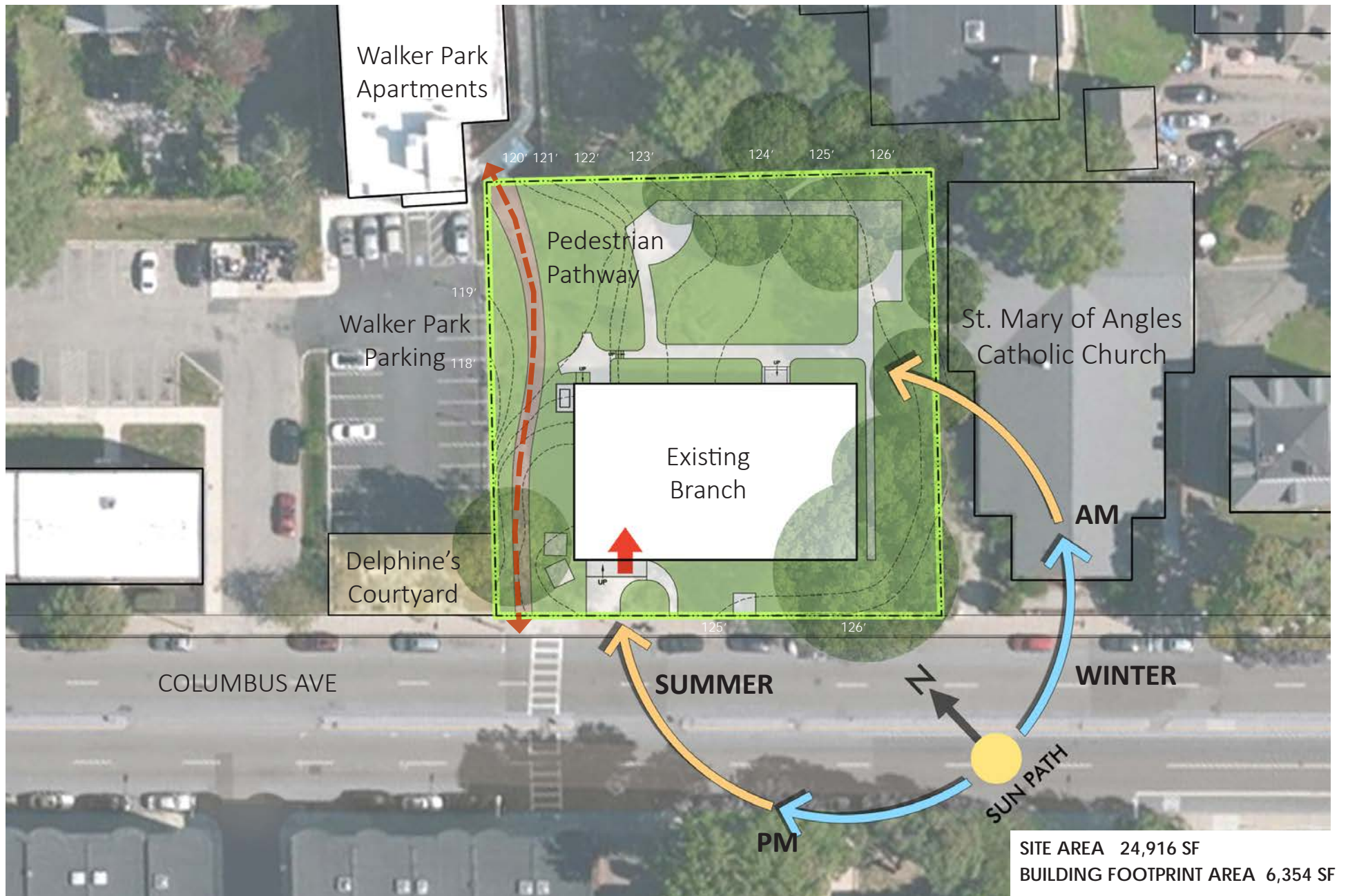
### Needs Improvement:

- Small community room
- Lack of technology
- Worn and dated finishes
- Accessibility Issues
- No insulation in exterior walls





# EXISTING SITE PLAN





# EXISTING FLOOR PLAN



# BPL - ROXBURY BRANCH





# BPL - ROSLINDALE BRANCH





# BPL - ADAMS BRANCH





# BUILDING PROGRAM

*Existing Areas to be Improved:*

**Entry**

**Central Service Desk**

**Adult Area**

**Children's Area**

**Teen Area**

**Community Room (Max 100 seats)**

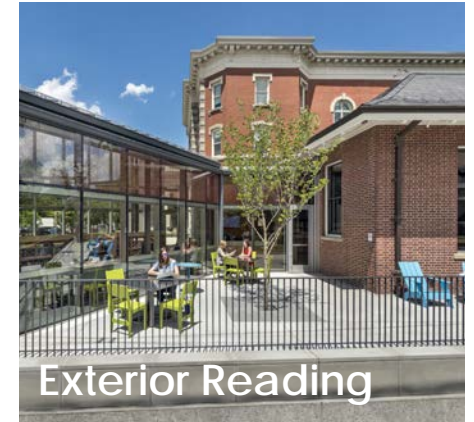
**Staff Work Areas**

**Restrooms**

**Garden Space**



Children's Reading



Exterior Reading



Adult Reading

# BUILDING PROGRAM

*Existing Areas to be Improved:*

**Entry**

**Central Service Desk**

**Adult Area**

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**Community Room (Max 100 seats)**

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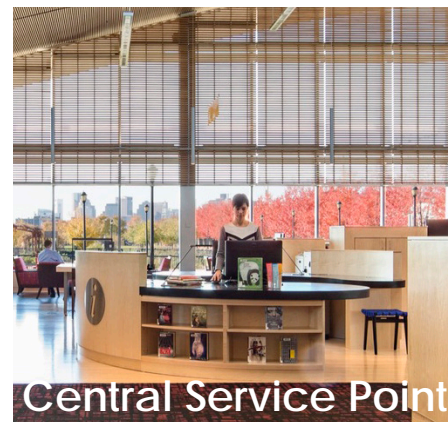
*Possible New Areas:*

**Classroom**

**Small Study Rooms**



Building Entry



Central Service Point



Community Room



# Example HWWPA Projects





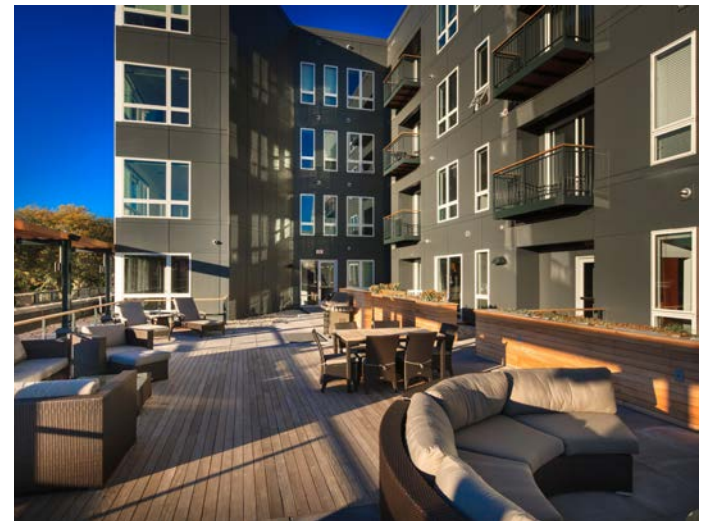
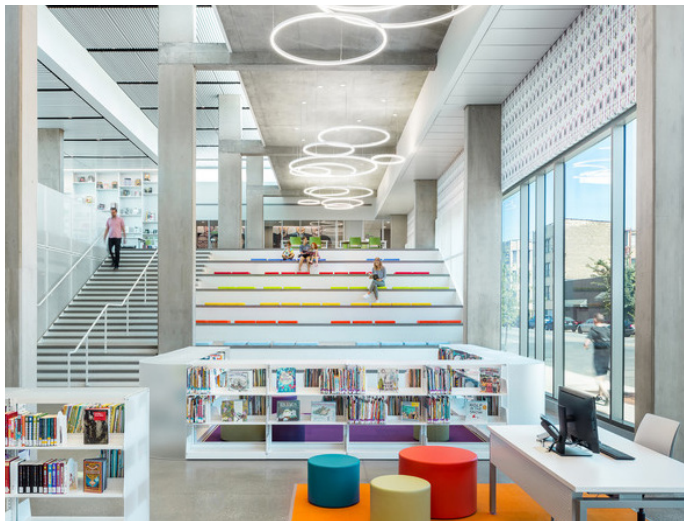
# LIBRARY & HOUSING

The Eggleston Square 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

3000 SF RETAIL





# Community Feedback



*The best thing about the Egleston Square 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...*



An aerial photograph of a city street grid, showing a mix of residential and commercial buildings, trees, and parking lots. The image is split vertically, with the left half being a darker, teal-tinted version of the same scene. The text is overlaid on the left half.

# 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/eglestone-square-project/>



Or contact

**Priscilla Foley,**  
Director of Neighborhood Services,  
Boston Public Library

617-859-2233  
[pfoley@bpl.org](mailto:pfoley@bpl.org)



