Interpretation in Spanish and Hatian Creole 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.
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

Sheila Dillion, Director
Department of Neighborhood Development

Ann Beha Architects
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 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 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

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**2020**

**2021**
**WE ARE HERE**

**STAND ALONE LIBRARY**

- **Study**: 12 months
- **City Approvals & Funding**: Based on Fiscal calendar
- **A/E RFQ**: 12 months
- **Bid**: 3 months
- **Construction**: 20 - 30 months

**LIBRARY AND HOUSING**

- **Study**: 12 months
- **City Approvals & Funding**: Based on Fiscal calendar
- **Developer RFP**: 12 - 24 months
- **A/E Design Services Funding for Housing**: 12 - 24 months
- **Bid**: 3 months
- **Construction**: 20 - 36 months

* Durations are all estimates*
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
Ann Beha Architects

Gaithersburg Public Library

Oliver Wendell Holmes Library

Cambridge Public Library

Crandall Public Library
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.
- 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
NEIGHBORHOOD DEMOGRAPHICS

EGLESTON SQUARE BRANCH LIBRARY STUDY CITY OF BOSTON | BOSTON PUBLIC LIBRARY | ANN BEHA ARCHITECTS

EGLESTON SQUARE BRANCH LIBRARY STUDY CITY OF BOSTON | BOSTON PUBLIC LIBRARY | ANN BEHA ARCHITECTS

NEIGHBORHOOD DEMOGRAPHICS

WHITE BLACK/AFRICAN AMERICAN ASIAN/PACIFIC ISLANDER HISPANIC/LATINO OTHER

+4.8% -0.9% +1.9% +1.9%

16.7% 3.2% 34.4% 8.5%

BLACK/AFRICAN AMERICAN ASIAN/PACIFIC ISLANDER HISPANIC/LATINO OTHER

-0.9% -0.9% -0.2%

3.2% 3.2% 3.2%

HISPANIC/LATINO OTHER

-0.2% +5.2%

3.2% 16.9%

ETHNICITY

LANGUAGES Spoken

ONLY ENGLISH SPANISH OTHER

-3.9% -1.2% +5.2%

55.2% 33.1% 16.9%

51.3% 31.8% 11.7%

11.7% 11.7% 11.7%

+5.2% -1.2% +0.7%

CITY OF BOSTON | BOSTON PUBLIC LIBRARY | ANN BEHA ARCHITECTS
EXISTING CONDITIONS ASSESSMENT

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

TAKEAWAYS
EXISTING SITE PLAN

COLUMBUS AVE

Walker Park
Apartments

Walker Park
Parking

Delphine’s
Courtyard

Pedestrian
Pathway

Existing
Branch

St. Mary of Angles
Catholic Church

SITE AREA 24,916 SF
BUILDING FOOTPRINT AREA 6,354 SF
EXISTING FLOOR PLAN

- ADULT COLLECTION
- CHILDREN'S COLLECTION
- COMMUNITY ROOM
- ENTRY
- TEEN SECTION
- CHILD SECTION
- ADULT SECTION
- SUPPORT
- STAFF
- COMMUNITY
- CSAF 6,920 SF
BPL - ROSLINDALE 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
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

Possible New Areas:

- Classroom
- Small Study Rooms
Example

HWPA Projects
LIBRARY & HOUSING

The Egleston Square Branch Library site o 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, 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...
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/egleston-square-project/

Or contact

Priscilla Foley,
Director of Neighborhood Services,
Boston Public Library

617-859-2233
pfoley@bpl.org