Interpretation in Spanish, Mandarin and Haitian Creole is provided.
Zoom Protocol

Questions will be answered at the end of the presentation.

Please remain muted through the presentation, we will stop at the middle and the end of the presentation for comments, questions and answers.

During the questions and comments section, we will call on people to unmute themselves to speak. You may also submit comments and questions in the chat at the bottom of the screen.
Egleston Square Branch Library Study

Public Meeting 2

January 20, 2021

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

Introduction
Schedule & Process
Takeaways Public Meeting 1
Sustainability
Library Programming
Library Feedback
Housing 101
Housing Feedback
Next Steps
Schedule & Process
PROJECT TEAM

Egleston Square Community

Mayor's Office of Neighborhood Services

Boston Public Library

Public Facilities Department

Boston Planning & Development Agency

Department of Neighborhood Development

Boehm Architecture

Ann Beha Architects

Consultants & Engineers

Housing Consultant
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

**Mayor’s Office of Neighborhood Services**
Lindsey Santana, Neighborhood Liaison
John Romano, Neighborhood Liaison

**Ann Beha Architects:**
Philip Chen, Principal and President
Steven Gerrard, Principal
Ashley Merchant, Architect
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
PROJECT SCOPE

• Evaluate existing building’s condition and its ability to meet programmatic needs and sustainability goals.

• Identify neighborhood demographic trends.

• Develop a space program based on BPL’s improved branch library services and community.

• Strengthen the library’s connection to the Egleston Square neighborhood.

• Explore opportunities for combining the branch library with housing.
# Study Schedule

<table>
<thead>
<tr>
<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>
<th>JUNE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE 1</td>
<td>INFORMATION GATHERING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHASE 2</td>
<td>DEVELOPMENT OF PROGRAM OPTIONS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHASE 3</td>
<td>PLANNING OPTIONS &amp; FINAL REPORT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Public Meeting #1**: Winter 2020
- **Public Meeting #2**: Spring 2021
- **Public Meeting #3**: Summer 2021
STUDY PROCESS

INFORMATION GATHERING

DEVELOPMENT OF PROGRAM OPTIONS

PLANNING OPTIONS

FINAL REPORT

Community Meetings
INFORMATION GATHERING

• Demographics

• Existing Conditions Assessment

• BPL - service, collections & operational goals AKA Branch Program

• Affordable Housing

• Community Comments
PROGRAMMING

• Library Collection
• Program Spaces
• Square Footage Requirements
• Affordable Housing
• Community Feedback
PLANNING OPTIONS

• Site Review
• Program Fit Test
• Urban Design
• Affordable Housing Approaches
• Community Feedback
**REFINE & FINAL REPORT**

- Mixed Use Housing and Branch Library Options
- Cost Estimates
- Sustainability
- Final Report
**SCHEDULE**

### WE ARE HERE

#### STAND ALONE LIBRARY

- **Study**
  - 12 months

- **City Approvals & Funding**
  - Based on Fiscal calendar

- **A/E RFQ**

- **A/E Design Services**
  - 12 months

- **Bid**
  - 3 months

- **Construction**
  - 20 - 30 months

### LIBRARY AND HOUSING

- **Study**
  - 12 months

- **City Approvals & Funding**
  - Based on Fiscal calendar

- **Developer RFP**

- **A/E Design Services Funding for Housing**
  - 12 - 24 months

- **Bid**
  - 3 months

- **Construction**
  - 20 - 36 months

* Durations are all estimates.
Takeaways
Community Meeting 1
Library
WHAT WE HEARD

• Consideration for the diversity of the neighborhood.
• Green space for the community
• Space for the Friend’s group
• Teen area and children’s section as a resource for nearby schools
• Comfortable seating & big windows
• Larger community room and meeting spaces
• Sustainable materials and practices
• Play space for toddlers
• Expanded Spanish language
Sustainability
LEED

Version 4.1

- Integrative Process
- Location & Transportation
- Sustainable Sites
- Energy & Atmosphere
- Materials & Resources
- Indoor Environment
- Water Efficiency
- Regional Priority Credits
- Innovation
NET ZERO

Thermal Bridge Free & Optimized Insulation

Passive Cooling

Airtightness

Heat Exchange Ventilation

Rooftop PV

* Diagram from DND’s 2020 Guidebook for Zero Emission Buildings
Library Programming
EXISTING FLOOR PLAN

**Floor Plan Details**

- **Adult Area**: 1,720 SF
- **Children’s Area**: 1,530 SF
- **Community Space**: 550 SF
- **Support**: 630 SF
- **Staff**: 560 SF
- **Central Services**: 300 SF
- **Entry**: 930 SF

**Net Area**: 6,380 SF
**Gross Area**: 6,910 SF
## PROPOSED BUILDING PROGRAM

<table>
<thead>
<tr>
<th>ENTRY</th>
<th>CHILDREN’S AREA</th>
<th>COMMUNITY</th>
<th>CENTRAL SERVICES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vestibule</td>
<td>Children’s Collections</td>
<td>Community Room</td>
<td>Central Service Point</td>
</tr>
<tr>
<td>Lobby</td>
<td>Children’s Seating</td>
<td>Classroom</td>
<td>Lucky Day Shelves</td>
</tr>
<tr>
<td>Exterior Book Drop</td>
<td>Children’s Technology</td>
<td>2 Study Rooms</td>
<td>Holds &amp; Self Checkout</td>
</tr>
<tr>
<td></td>
<td>Early Literacy Area</td>
<td></td>
<td>Print Release</td>
</tr>
<tr>
<td></td>
<td>Tween Area</td>
<td></td>
<td>Men’s/Women’s Restrooms</td>
</tr>
<tr>
<td></td>
<td>Craft Area</td>
<td></td>
<td>All Gender Restroom</td>
</tr>
<tr>
<td></td>
<td>Family Restroom</td>
<td></td>
<td>Friends’ Shelves and Storage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADULT AREA</th>
<th>TEEN AREA</th>
<th>STAFF</th>
<th>SUPPORT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Collections</td>
<td>Teen Collections</td>
<td>Workroom</td>
<td>Custodian’s Closet</td>
</tr>
<tr>
<td>Adult Seating</td>
<td>Teen Seating</td>
<td>Librarian’s Office</td>
<td>Facilities Storage</td>
</tr>
<tr>
<td>Adult Technology</td>
<td></td>
<td>Staff Break Room</td>
<td>Storage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Staff Restroom</td>
<td>Mechanical</td>
</tr>
</tbody>
</table>

|               |                   |                    | Server Room                   |
|               |                   |                    | Electrical Room               |
|               |                   |                    | Water Service Room            |
ENTRY

Welcoming
First Impression
Book Drop
Easily Visible
Wayfinding
CENTRAL SERVICES

Central Service Point
Print Release
Lucky Day Shelves
Friend’s Book Sale Shelves
Holds & Self Checkout
Restrooms

Cambridge Public Library
East Boston Branch
Gaithersburg Public Library
ADULT AREA

East Boston

Collection Shelving
Adult Computers
Soft Seating
Tables and Chairs
Laptop Bar

Mattapan Branch

BPL Main Branch

Honan-Allston Branch
TEEN AREA

Soft Seating
Tables and Chairs
Collection Shelving
Power for Laptops
Banquettes

Mattapan Branch
Cambridge Public Library
Crandall Public Library
Boston Public Library - Central Library
CHILDREN’S AREA

Cambridge Public Library

Mattapan Branch

Gaithersburg Library

Kew Gardens Library - NY

Collection Shelving
Early Literacy
Children’s Computers
Tween Area
Craft Area
Family Restroom
COMMUNITY ROOM

Seating for 100
Multi-purpose Layouts
Storage and Sink
Multimedia Sound System
Lectures, Community Meetings, Classes, Etc.

Adams Branch

Crandall Public Library

Peterborough Library

Lecture Layout
Large Class Layout
CLASSROOM

Gaithersburg Public Library

Milwaukee Public Library - East Branch

Seating for 20

Small Meetings

Computer Trainings

Cooking Equipment

Easy To Get To From Entry

Manhattan Beach Public Library - LA

Stapleton Library - NY

EGLESTON SQUARE BRANCH LIBRARY STUDY
STUDY ROOMS

Seating for 4-6
Quiet
Small Group Work
Whiteboard
Near Adult & Teen Areas
STAFF & SUPPORT

Staff Break Room
Staff Work Room
Librarian’s Office
Storage
Utility Spaces
EXTERIOR SPACES

Adams Branch

Hyde Park Branch

Seating

Space to Garden

Space to Hold Gatherings/Classes

Jamaica Plain Branch
PROGRAM COMPARISON

EXISTING

NET: 6,380 SF
GROSS: 6,910 SF

PROPOSED

NET: 13,040 SF
GROSS: 15,680 SF

SUPPORT
630 SF

STAFF
560 SF

COMMUNITY
550 SF

CHILDREN’S AREA
1,530 SF

TEEN
160 SF

ADULT AREA
1,720 SF

CENTRAL SERVICES
300 SF

ENTRY
930 SF

SUPPORT
1,350 SF

STAFF
710 SF

COMMUNITY
2,320 SF

CHILDREN’S AREA
3,090 SF

TEEN AREA
660 SF

ADULT AREA
3,230 SF

CENTRAL SERVICES
900 SF

ENTRY
780 SF
ADJACENCIES

LIBRARY

COMMUNITY
2,320 SF

SUPPORT
1,350 SF

SERVICE ENTRY

CENTRAL SERVICES
900 SF

CENTRAL SERVICES
ENTRY 780 SF

TEEN AREA
660 SF

STAFF
710 SF

HOUSING
1,200 SF

LIBRARY ENTRY

EXTERIOR SPACES

CHILDREN’S AREA
3,090 SF

ADULT AREA
3,230 SF

ENTRY
780 SF

HOUSING
1,200 SF

LIBRARY ENTRY

SERVICE ENTRY

SUPPORT
1,350 SF

STAFF
710 SF

HOUSING
1,200 SF
Library Feedback
COMMUNITY FEEDBACK - LIBRARY

The spaces I use the most at the branch are…

I wish the branch had…

This neighborhood is unique because…
Takeaways
Community
Meeting 1
Housing
WHAT WE HEARD - HOUSING

• Consideration for the diversity of the neighborhood.

• Affordable housing

• Family sized housing units

• Property in a land trust was suggested

• Sustainable materials and practices
WHAT WE HEARD - SURVEY RESPONSES - HOUSING

• Keep current residents in the neighborhood

• Affordable housing

• Mix of unit types for families and seniors

• Sustainability

• Limit on-site parking
Housing 101
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.**
WHAT KINDS OF HOUSING DOES DND SUPPORT?

• At least **40% of units** in DND-funded projects are **affordable and income-restricted**. In most projects, the **majority** of units are **affordable**.

• DND uses **City Housing Boston 2030 Funds**, Neighborhood Housing Trust Funds, Inclusionary Development Policy Funds, and **Community Preservation Act Funds** to fill the gap between market costs and affordable rents.

• Our projects provide homes for **families, seniors, formerly homeless households**, and **special needs** residents of Boston. We fund both **rental** and **homeownership** projects.

• **Affordable** to DND primarily means housing affordable to households making **60% of Area Median Income** or below. 60% of AMI is about $71,000 a year for a family of four.
HOW AFFORDABLE HOUSING IS BUILT

**Mixed Use Development**
- Library Study
- Approval of Mixed Use Project & Capital Funding
- City Hires Library Architect
- City Applies to State for Waiver of Chapter 149
- Library Architect & BPL coordinates with Developer & Community on Library Design
- City Bids out Library Construction & Builds Library Space

**City-Owned Land**
- Identify Parcel & Evaluate Feasibility
- Propose Concept to Community
- Issue Request for Proposal (RFP) for Development Teams
- DND Evaluates Proposals
- Development Team Presents Proposal to Community
- Designate Developer
- Zoning, Permitting, Design & Community Engagement
- Assemble Project Financing
- Close Financing
- Groundbreaking & Build Project
HOW A CITY-OWNED SITE BECOMES A PROJECT

Identify Parcel

Meet with Community

Issue Land RFP

Designate Development Team
HOW A PROJECT GETS CITY FUNDING

DND Evaluation:
- Completeness of submission
- Readiness to proceed
- Community support
- Developer capacity
- Design
- Financial model

DND Evaluates

City Awards
HOW A PROJECT IS BUILT

Assemble Full Funding

Close Financing

Groundbreaking!

Build Project

B + $$$$ $$$$ $$$$ $$$$
Housing Feedback
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.

Review fit tests of Library and Housing program on the site.

Community Meeting 3
Spring
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