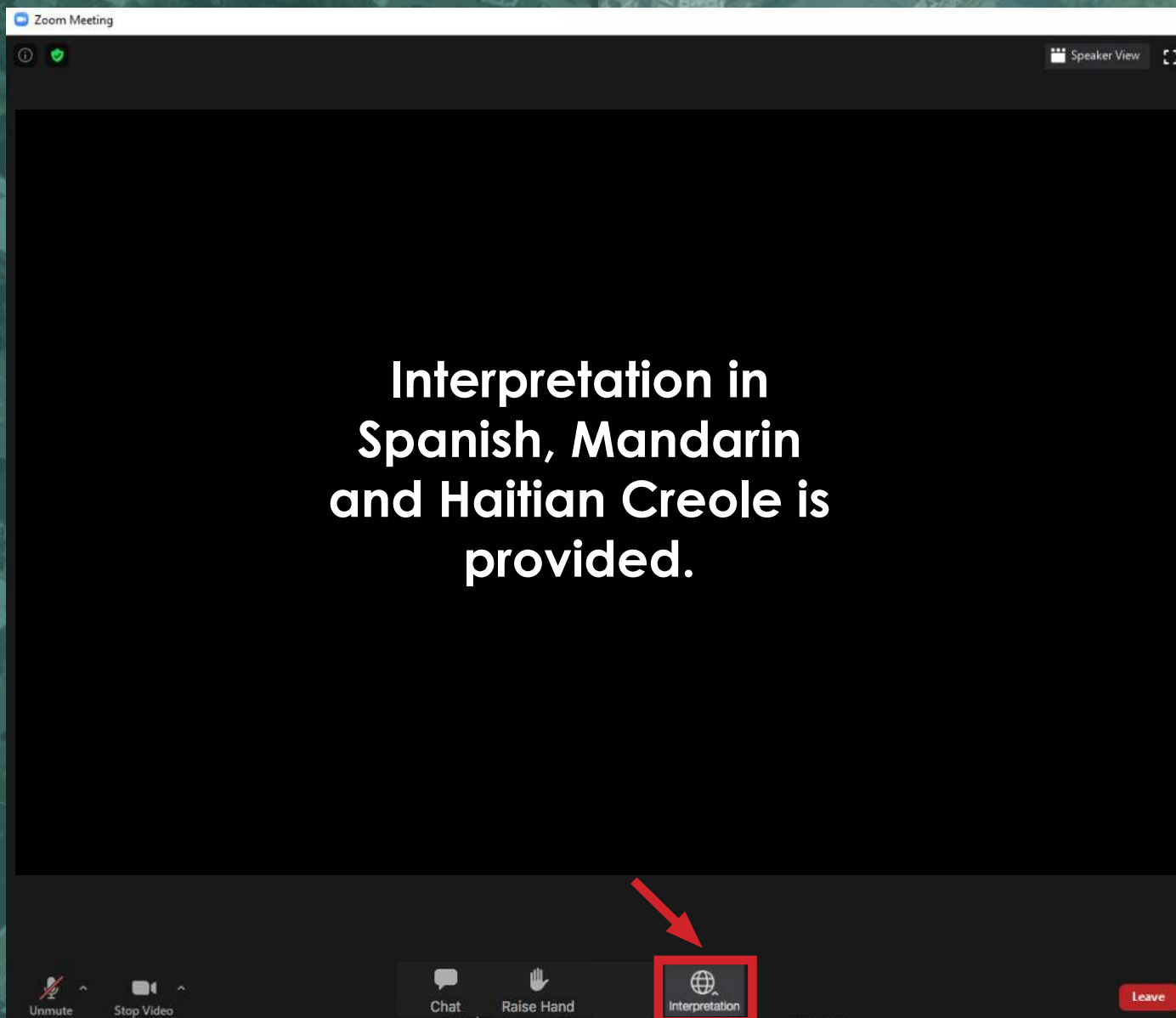
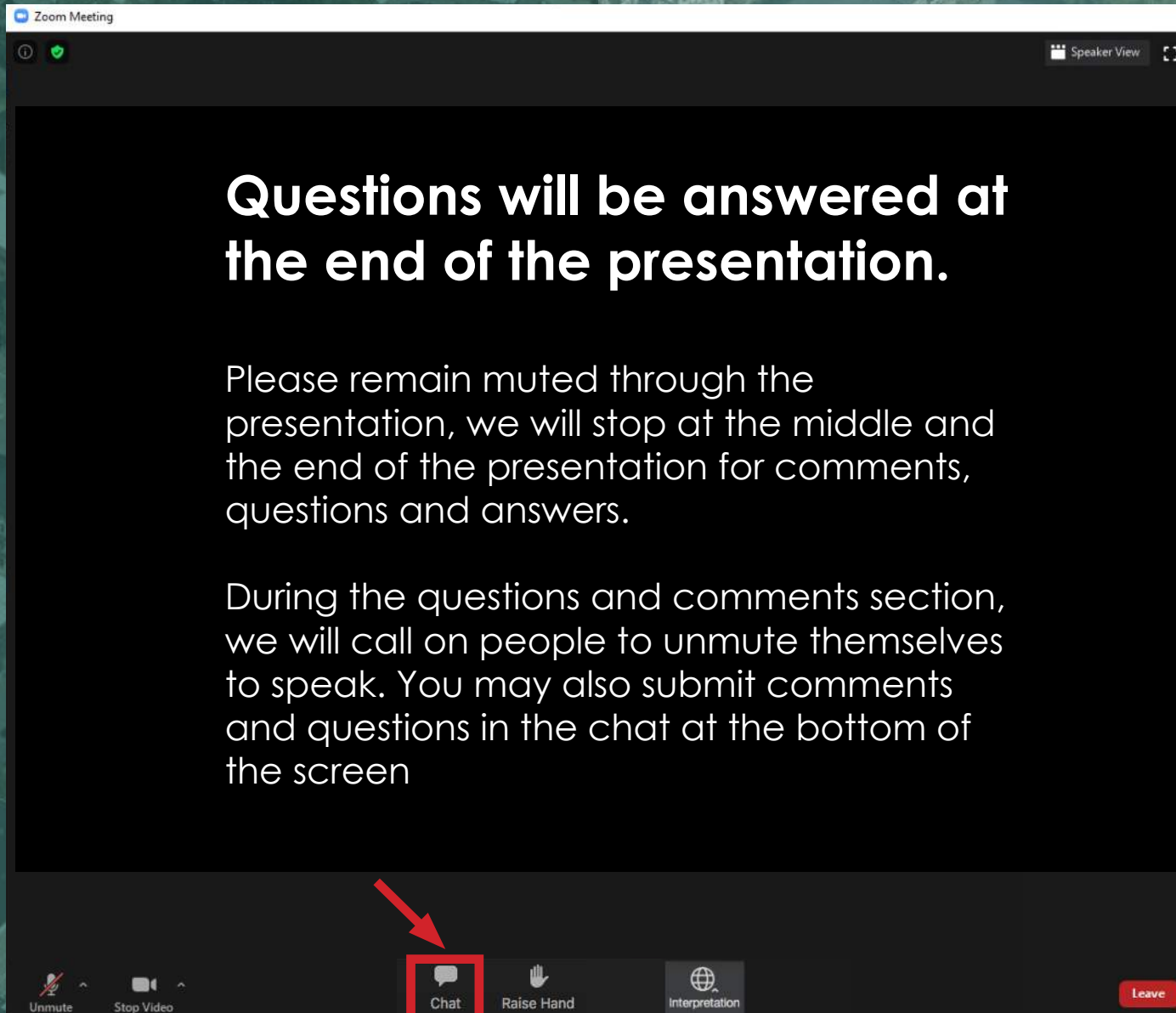


# Interpretation



# Zoom Protocol



Zoom Meeting

Speaker View

## 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

Unmute Stop Video Chat Raise Hand Interpretation Leave

A red arrow points to the 'Chat' button in the bottom toolbar.



# 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

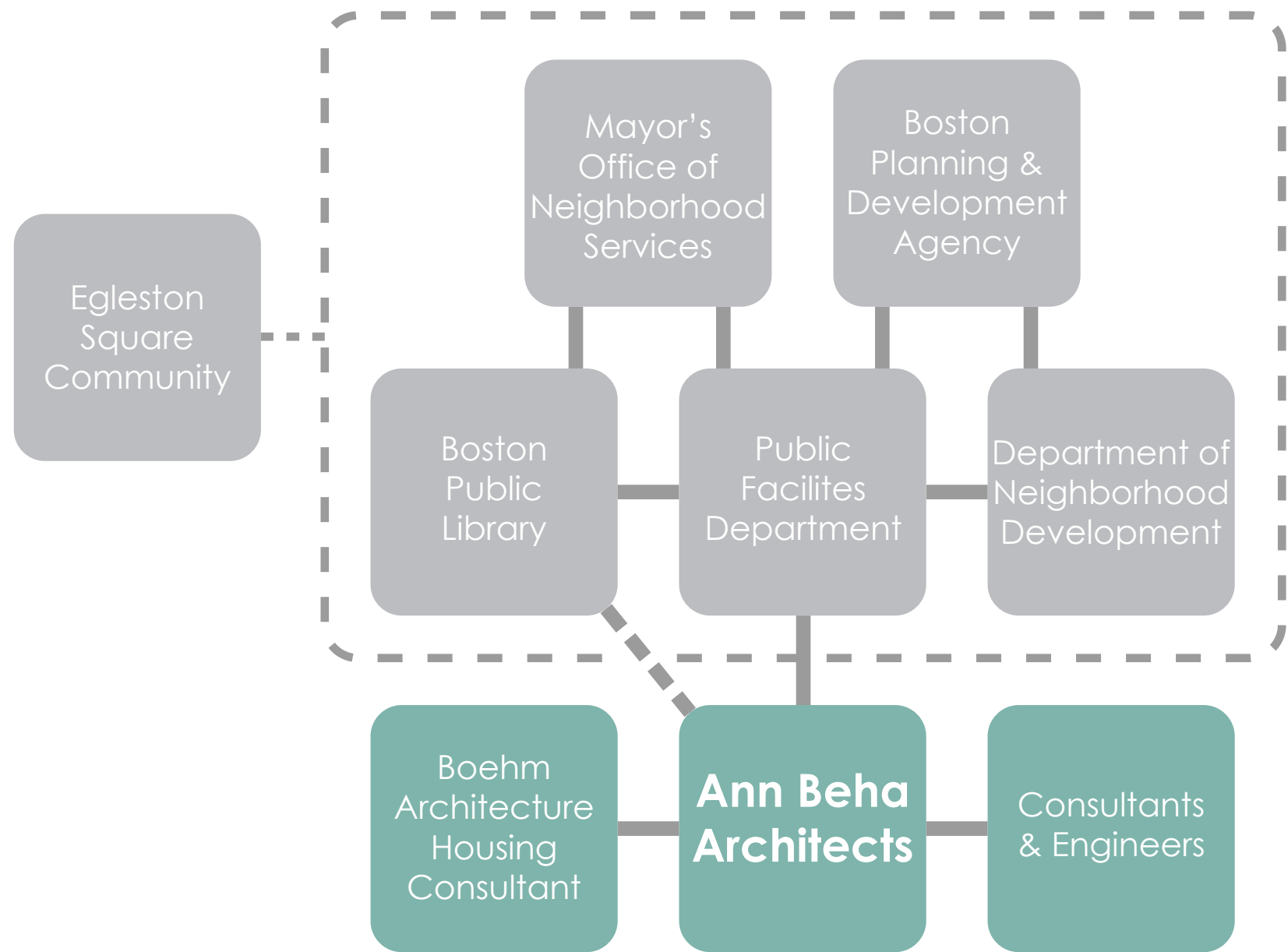
Next Steps



# Schedule & Process



# PROJECT TEAM



# 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*

## **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

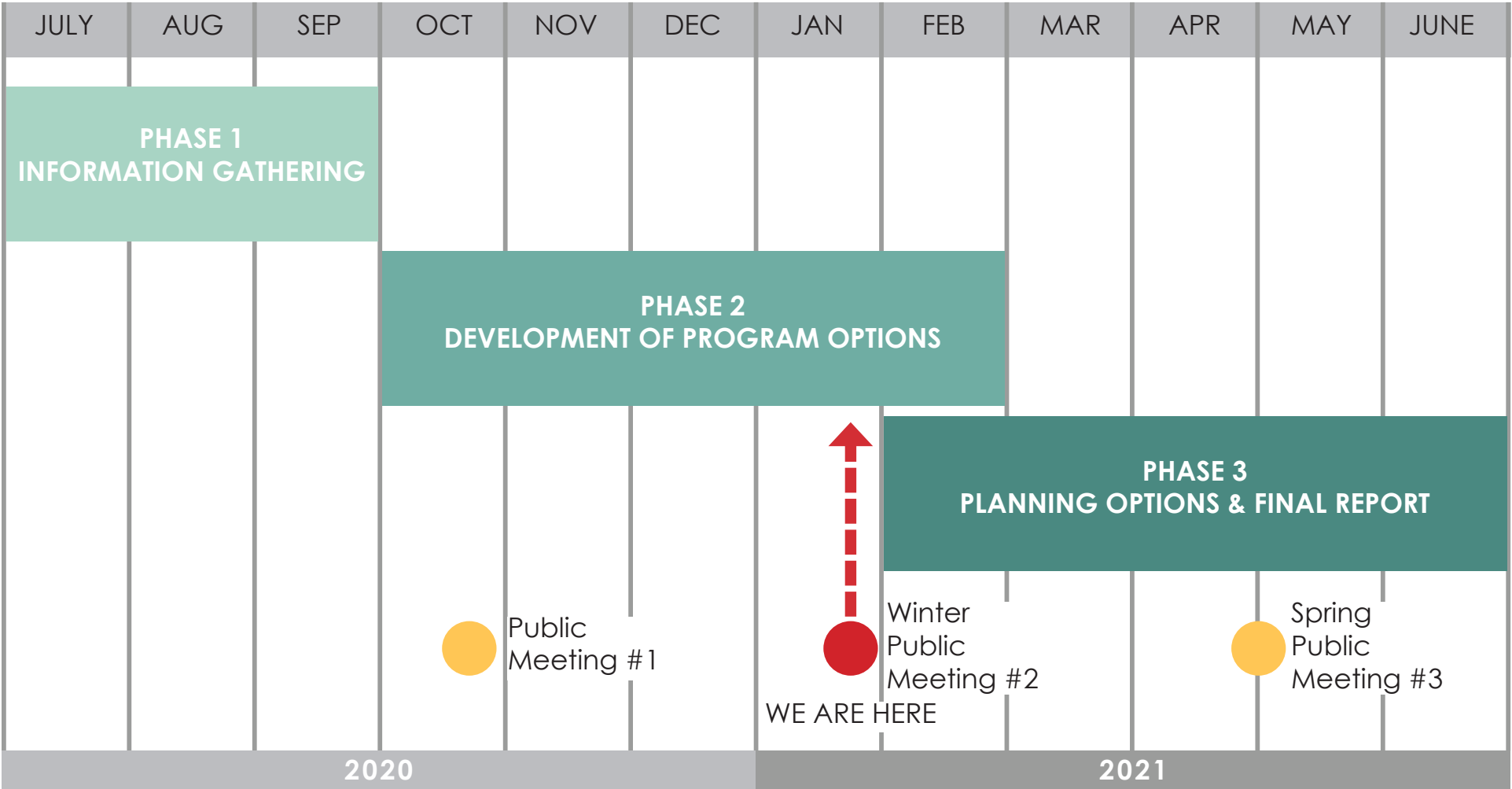


# PROJECT SCOPE

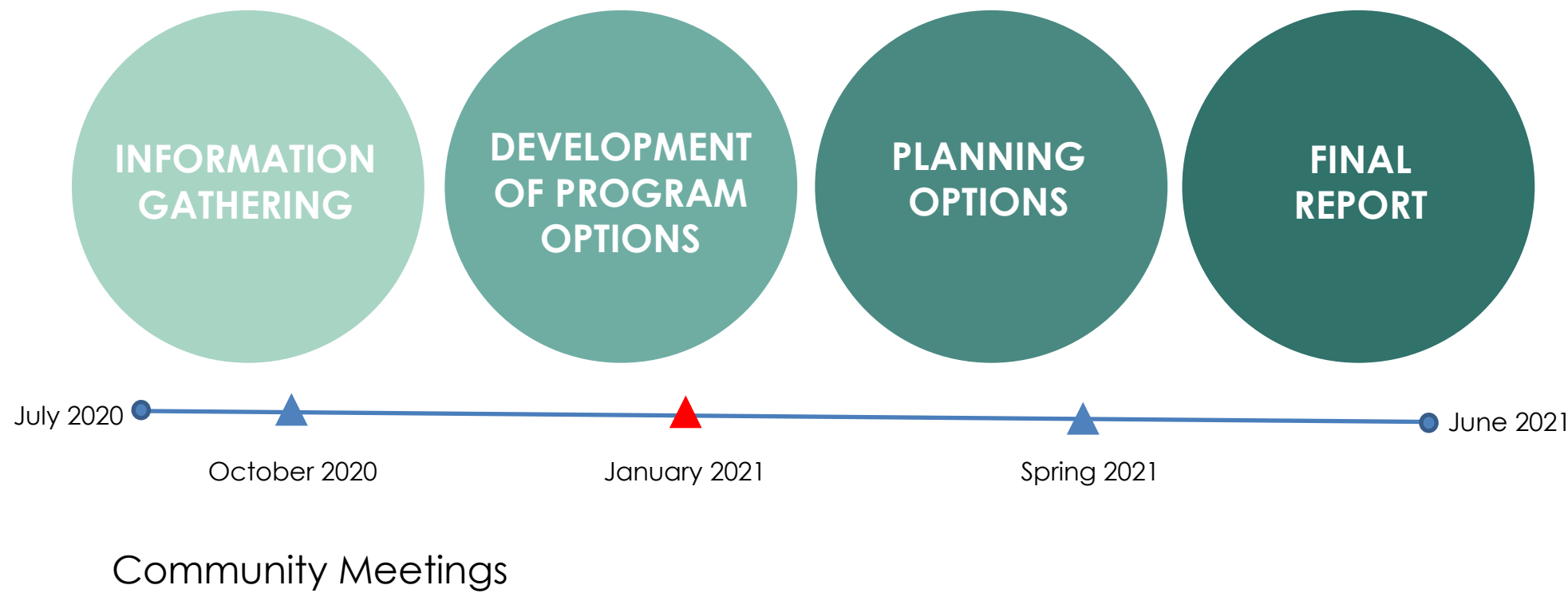
- Evaluate existing building's condition and its ability to meet programmatic needs and sustainability goals.
- Identify neighborhood demographic trends.
- Develop a space program based on BPL's improved branch library services and community.
- Strengthen the library's connection to the Egleston Square neighborhood.
- Explore opportunities for combining the branch library with housing.



# STUDY SCHEDULE



# STUDY PROCESS





# INFORMATION GATHERING

- Demographics
- Existing Conditions Assessment
- BPL - service, collections & operational goals  
AKA Branch Program
- Affordable Housing
- Community Comments



# PROGRAMMING

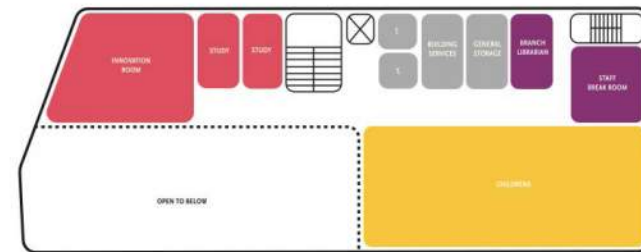
- Library Collection
- Program Spaces
- Square Footage Requirements
- Affordable Housing
- Community Feedback



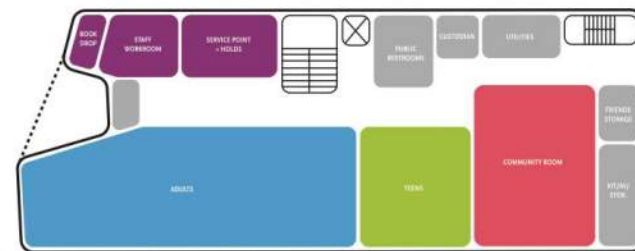


# PLANNING OPTIONS

- Site Review
- Program Fit Test
- Urban Design
- Affordable Housing Approaches
- Community Feedback



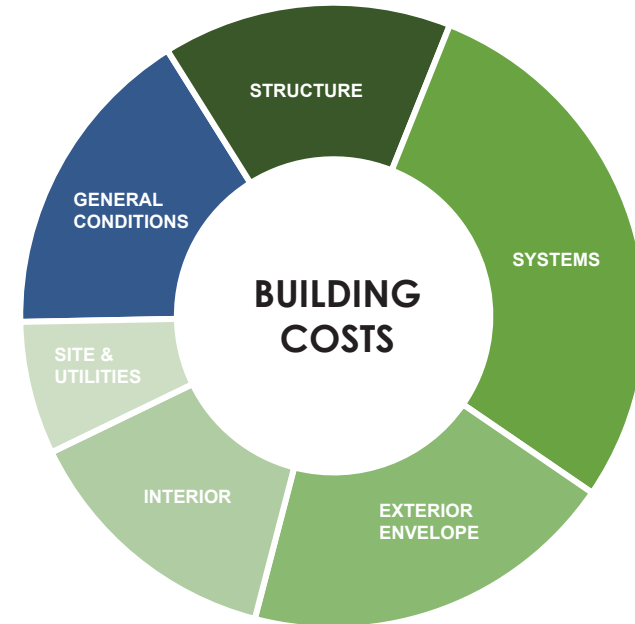
Second Floor



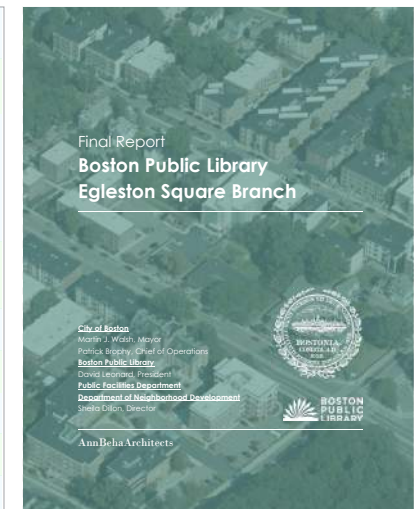
Ground Floor

# REFINE & FINAL REPORT

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

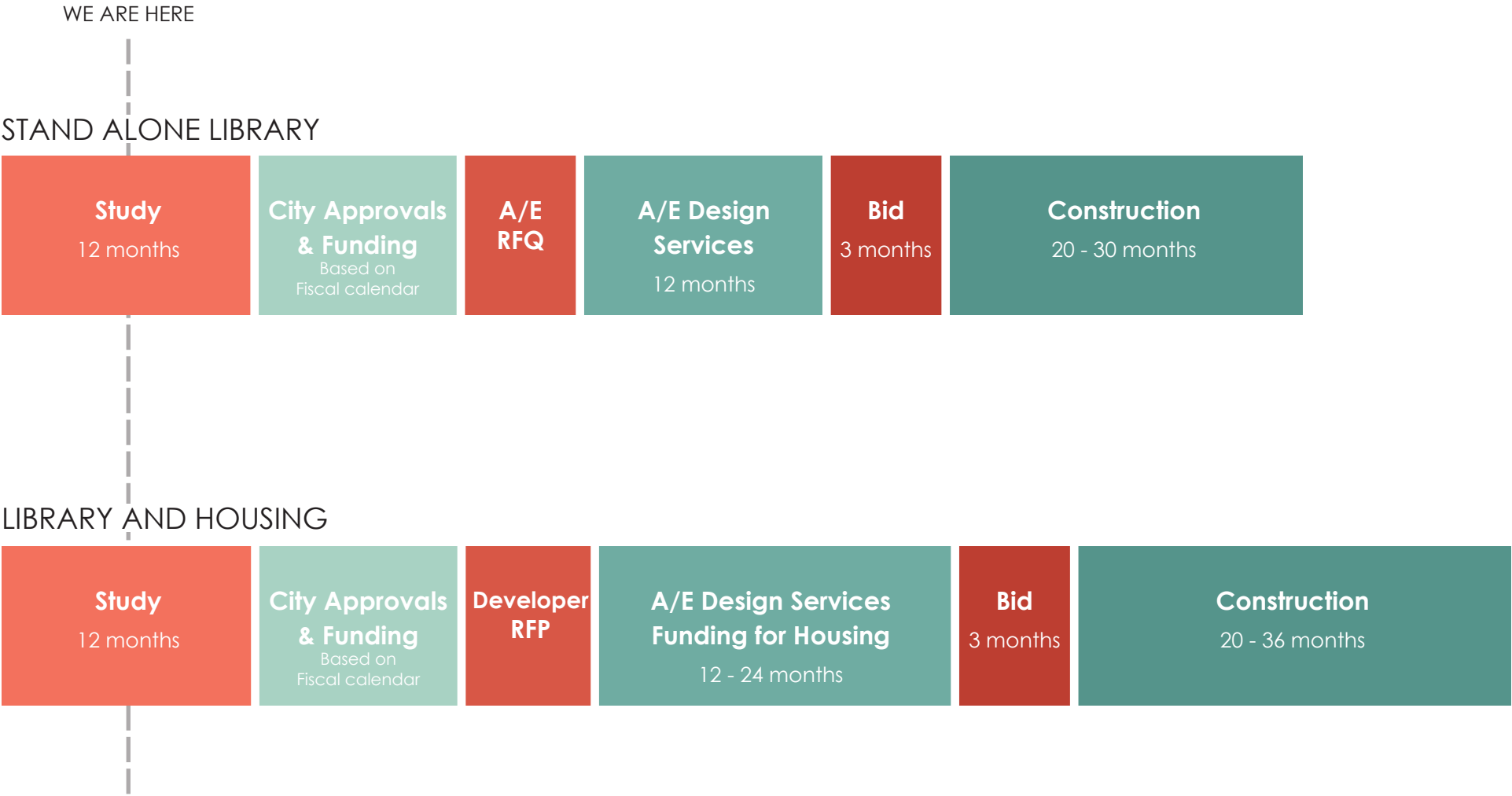


	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
090003 ACOUSTICAL TILE CEILINGS*	59,100	1%	6.87
096800 CARPETING	33,000	1%	3.84
098414 ACOUSTICAL PANELS	8,500	0%	0.99
<b>DIVISION 10 - SPECIALTIES</b>			
101100 VISUAL DISPLAY BOARDS	18,200	0%	2.12
101400 SIGNAGE	14,892	0%	1.73
102113 TOILET COMPARTMENTS	0	0%	0.00
102813 TOILET ACCESSORIES	2,873	0%	0.33
104400 FIRE PROTECTION SPECIALTIES	2,040	0%	0.24
105110 METAL LOCKERS	1,400	0%	0.16
109000 MISCELLANEOUS SPECIALTIES	8,602	0%	1.00
<b>DIVISION 11 - EQUIPMENT</b>			
113100 APPLIANCES	4,550	0%	0.53
115210 PROJECTION SCREENS	8,000	0%	0.93
119000 MISCELLANEOUS EQUIPMENT	34,500	1%	4.01
<b>DIVISION 12 - FURNISHINGS</b>			
129000 FURNISHINGS	59,000	1%	6.86
<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>			
130000 SPECIAL CONSTRUCTION	0	0%	0.00
<b>DIVISION 14 - CONVEYING EQUIPMENT</b>			
142424 HYDRAULIC ELEVATORS*	0	0%	0.00
<b>DIVISION 21 - FIRE SUPPRESSION</b>			
210000 FIRE SUPPRESSION*	86,020	2%	10.00
<b>DIVISION 22 - PLUMBING</b>			
220000 PLUMBING*	280,595	5%	32.62





# SCHEDULE



\* Durations are all estimates

An aerial photograph of a city neighborhood, likely in the early 20th century, showing a mix of residential and commercial buildings. The left half of the image is covered by a semi-transparent dark green overlay, which serves as a background for the title text. The text is white and reads "Takeaways Community Meeting 1 Library".

# 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

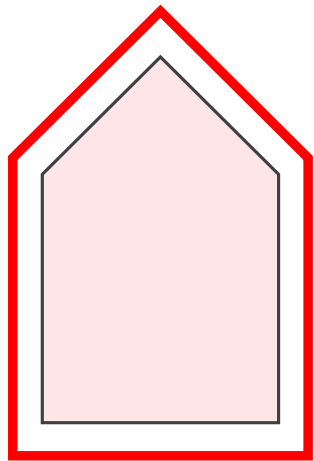


Regional Priority Credits

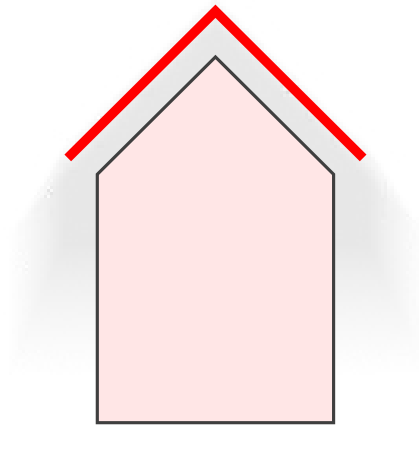


Innovation

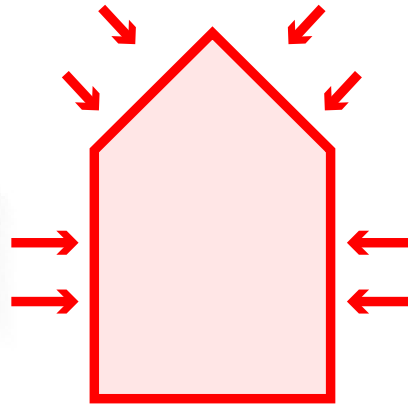
# NET ZERO



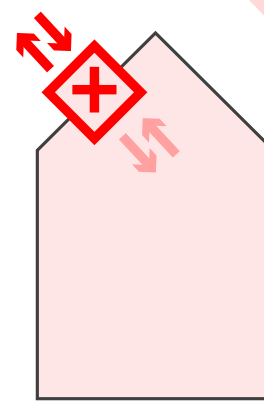
Thermal Bridge Free  
& Optimized Insulation



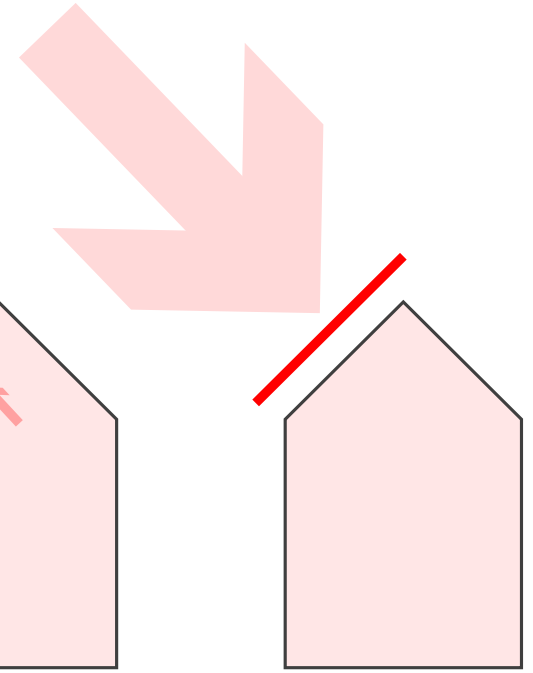
Passive Cooling



Airtightness



Heat Exchange  
Ventilation



Rooftop PV

\* Diagram from DND's  
2020 Guidebook for  
Zero Emission Buildings

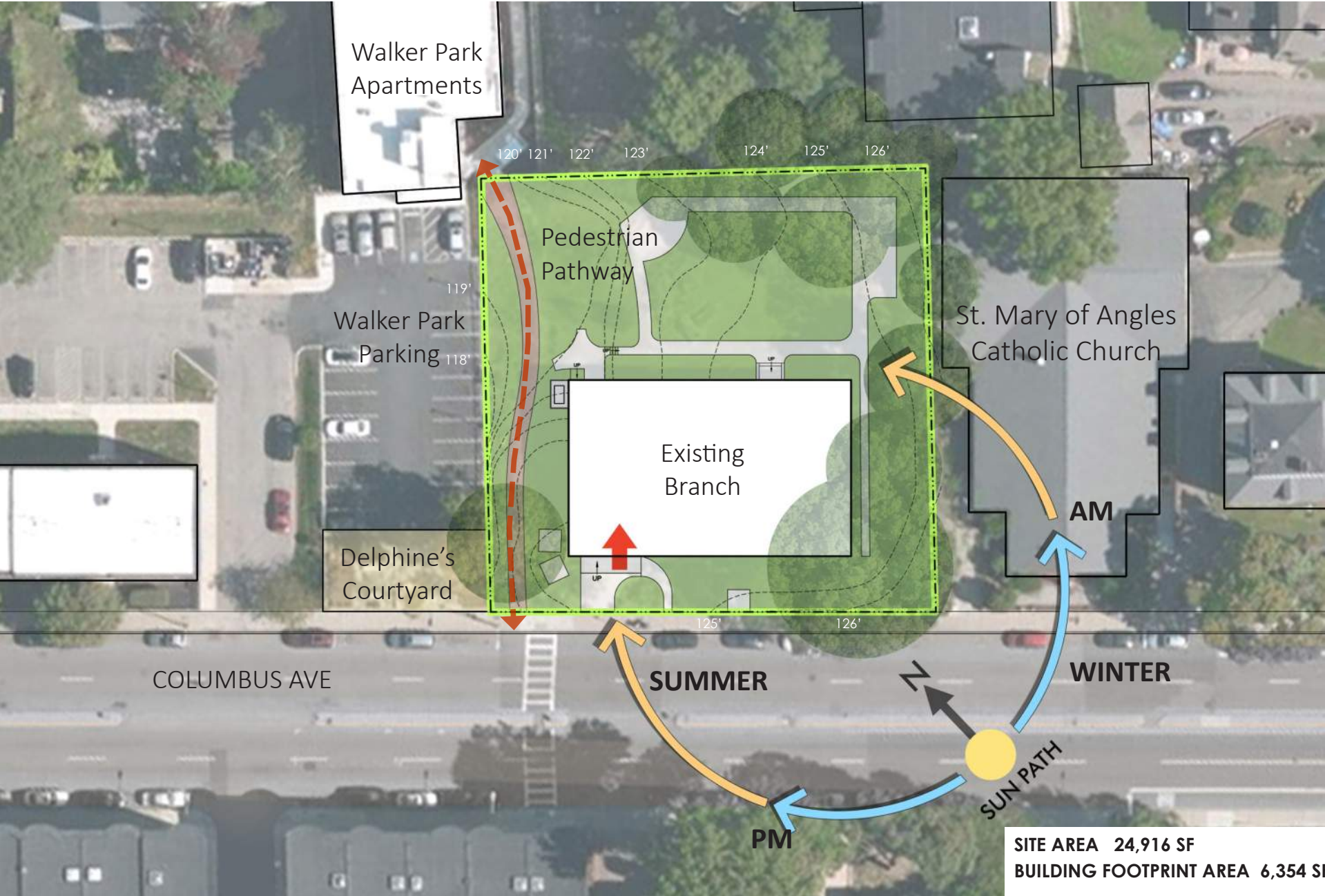


# Library Programming

An aerial photograph of a city street grid, likely in a university or institutional area. The image is split vertically by a thin white line. The left half is covered by a semi-transparent teal overlay, which serves as a background for the white text 'Library Programming'. The right half shows the actual aerial view of the city, featuring various buildings, streets, and green spaces. The text is positioned in the upper left quadrant of the image.



# EXISTING SITE PLAN





# EXISTING FLOOR PLAN



# PROPOSED BUILDING PROGRAM

## ENTRY

Vestibule  
Lobby  
Exterior Book Drop

## CHILDREN'S AREA

Children's Collections  
Children's Seating  
Children's Technology  
Early Literacy Area  
Tween Area  
Craft Area  
Family Restroom

## COMMUNITY

Community Room  
Classroom  
2 Study Rooms

## CENTRAL SERVICES

Central Service Point  
Lucky Day Shelves  
Holds & Self Checkout  
Print Release  
Men's/Women's Restrooms  
All Gender Restroom  
Friends' Shelves and Storage

## ADULT AREA

Adult Collections  
Adult Seating  
Adult Technology

## TEEN AREA

Teen Collections  
Teen Seating

## STAFF

Workroom  
Librarian's Office  
Staff Break Room  
Staff Restroom

## SUPPORT

Custodian's Closet  
Facilities Storage  
Storage  
Mechanical  
Server Room  
Electrical Room  
Water Service Room

# ENTRY

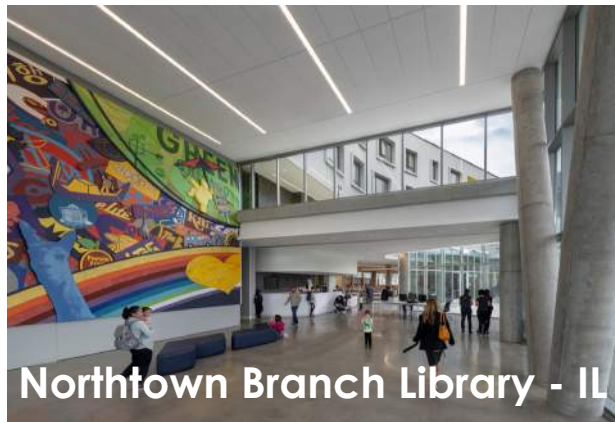


Jamaica Plain Branch



Mattapan Branch

Welcoming  
First Impression  
Book Drop  
Easily Visible  
Wayfinding



Northtown Branch Library - IL



Honan-Allston Branch



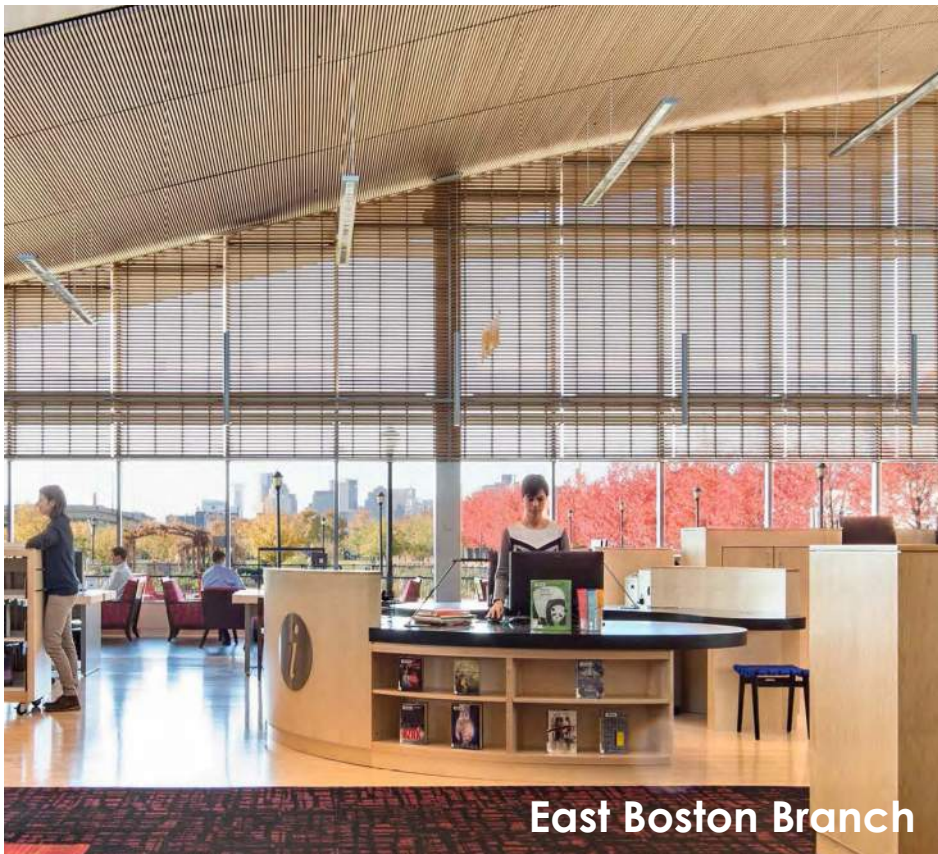
# CENTRAL SERVICES



Cambridge Public Library



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



East Boston Branch



Gaithersburg Public Library



# ADULT AREA



East Boston

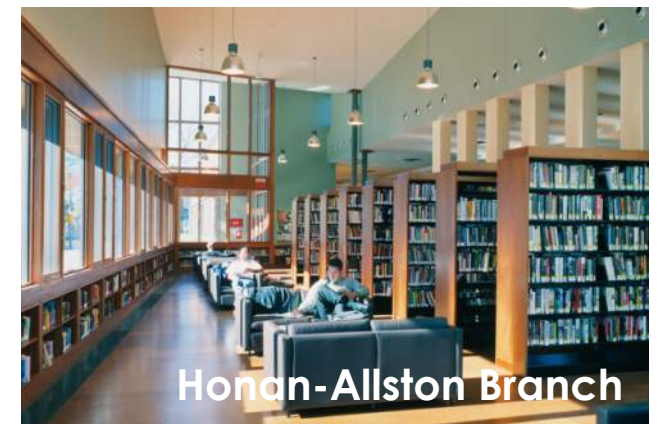


Mattapan Branch



BPL Main Branch

Collection Shelving  
Adult Computers  
Soft Seating  
Tables and Chairs  
Laptop Bar



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

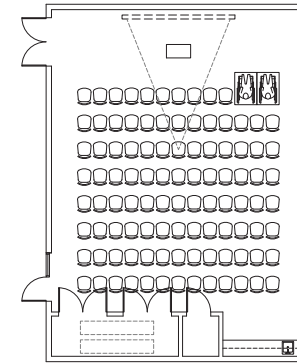


# COMMUNITY ROOM

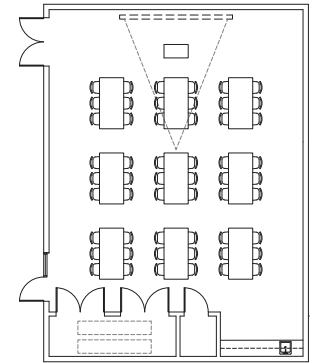


Adams Branch

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



Lecture Layout



Large Class Layout



Crandall Public Library



Peterborough Library



# CLASSROOM



**Gaithersburg Public Library**



**Milwaukee Public Library - East Branch**



**Manhattan Beach Public Library - LA**



**Stapleton Library - NY**

Seating for 20

Small Meetings

Computer Trainings

Cooking Equipment

Easy To Get To From Entry



# STUDY ROOMS

Seating for 4-6

Quiet

Small Group Work

Whiteboard

Near Adult & Teen Areas



# STAFF & SUPPORT

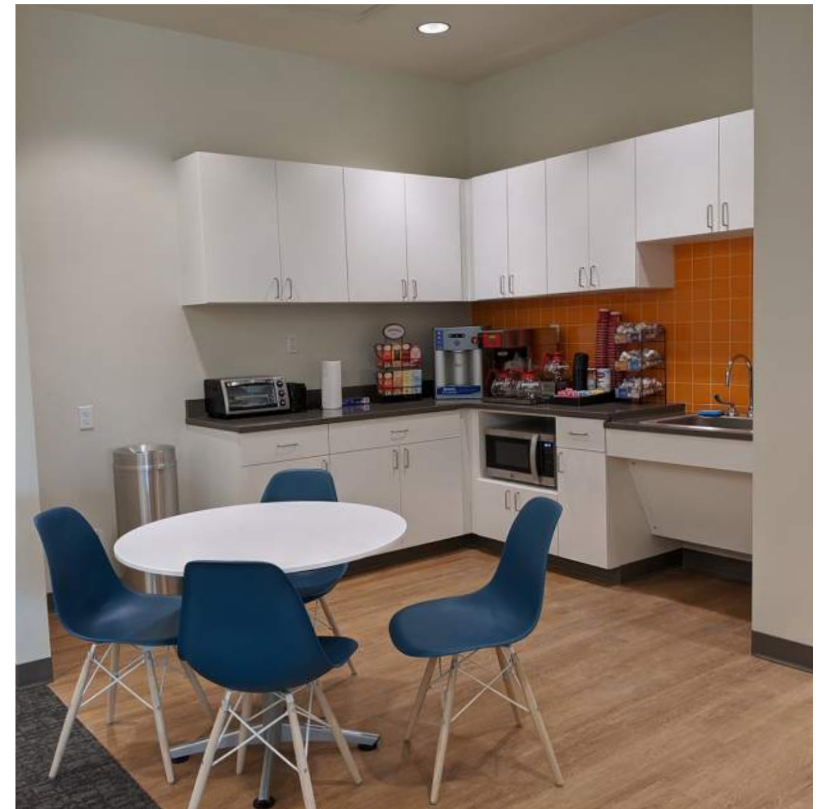
Staff Break Room

Staff Work Room

Librarian's Office

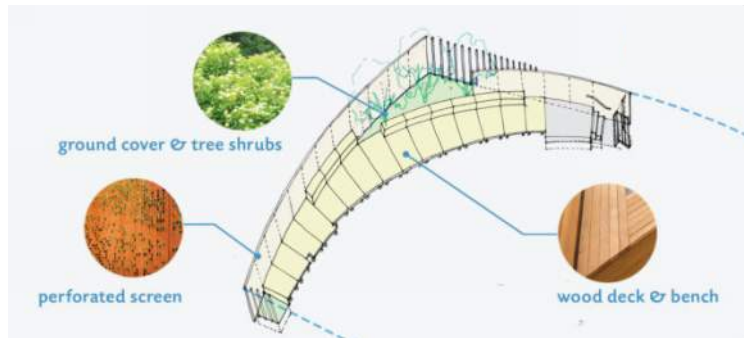
Storage

Utility Spaces





# EXTERIOR SPACES

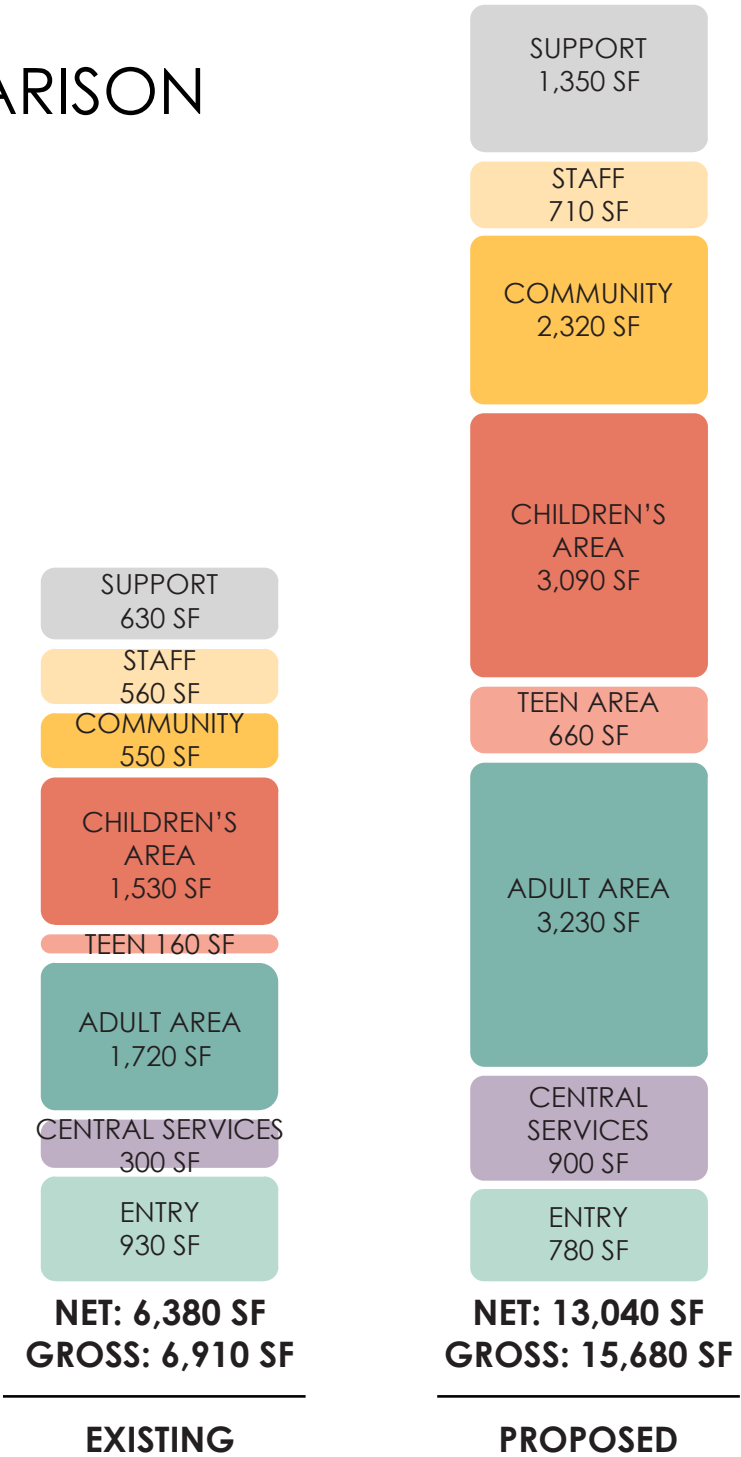


Seating

Space to Garden

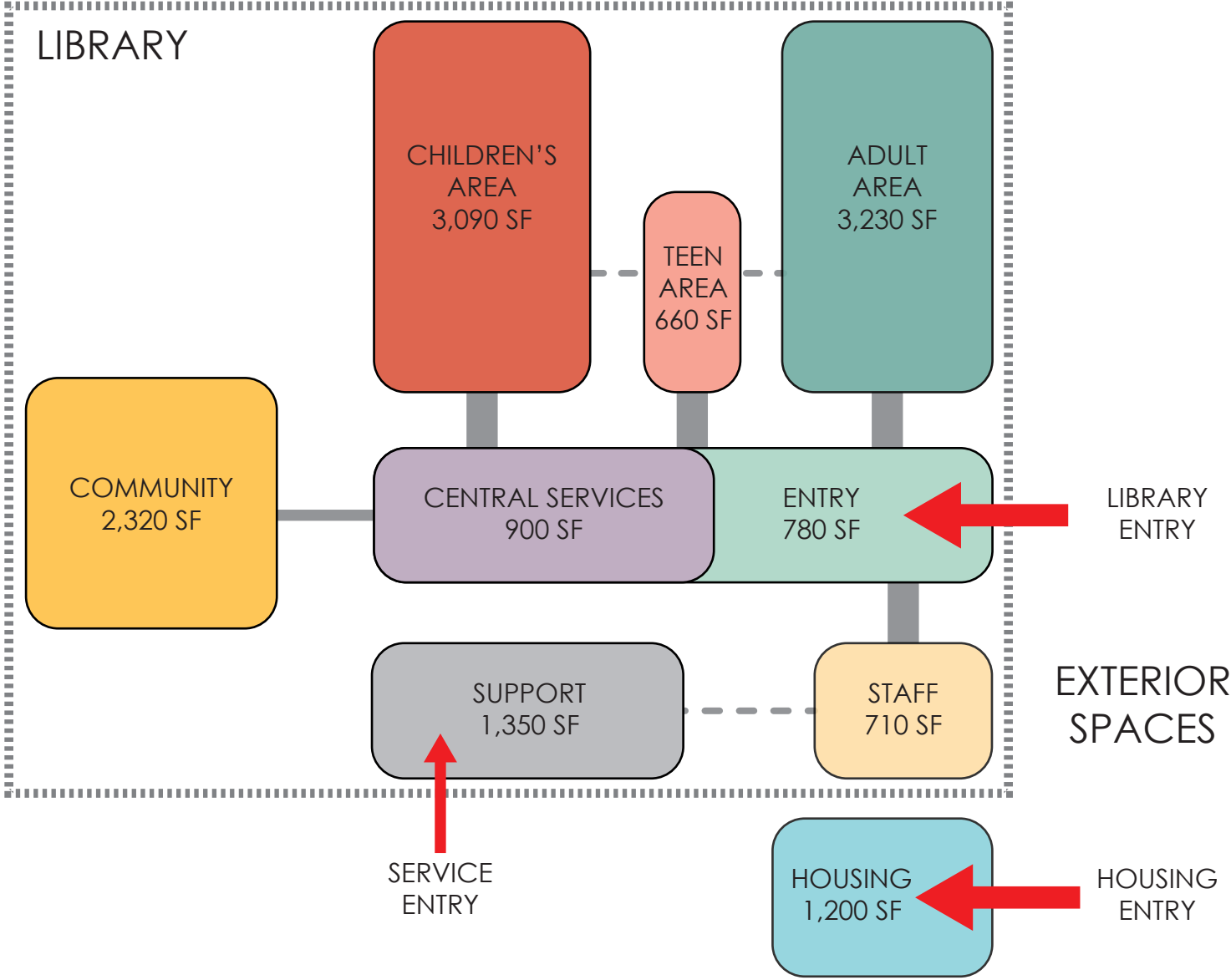
Space to Hold  
Gatherings/Classes

# PROGRAM COMPARISON





# ADJACENCIES



# 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





# LIBRARY + HOUSING

## 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.

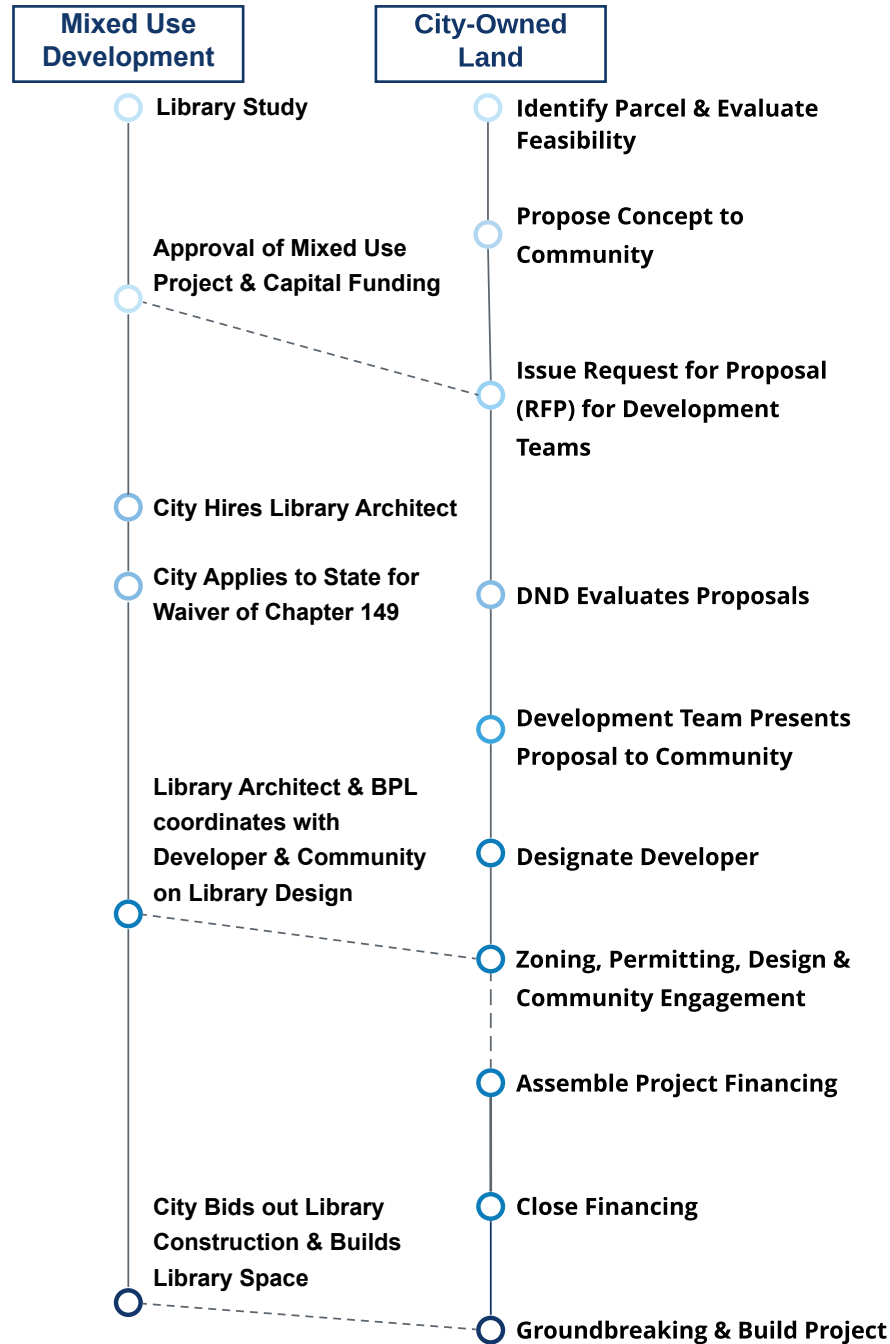
Sunset Park Library, Brooklyn NY



# 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





# HOW A CITY-OWNED SITE BECOMES A PROJECT



Identify Parcel



Meet with Community



Issue Land RFP



Designate Development Team

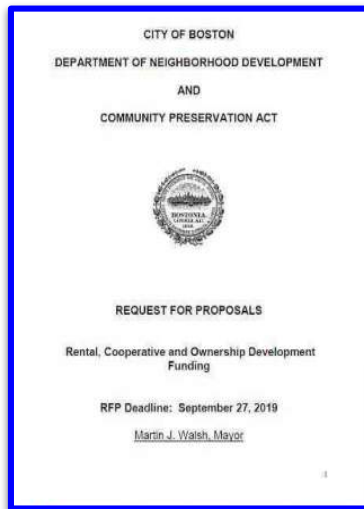
# HOW A PROJECT GETS CITY FUNDING



Develop Design




Get Community  
Support &  
Public Comment



Respond to Funding  
RFP





**DND Evaluation:**

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

DND Evaluates



City Awards



# HOW A PROJECT IS BUILT





# Housing Feedback





# COMMUNITY FEEDBACK - HOUSING

***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 multi-story brick buildings, some with flat roofs and others with gabled roofs. There are green spaces, trees, and parking lots interspersed among the buildings. The image is split vertically, with the left half being a darker, more muted 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.

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](mailto:pfoley@bpl.org)