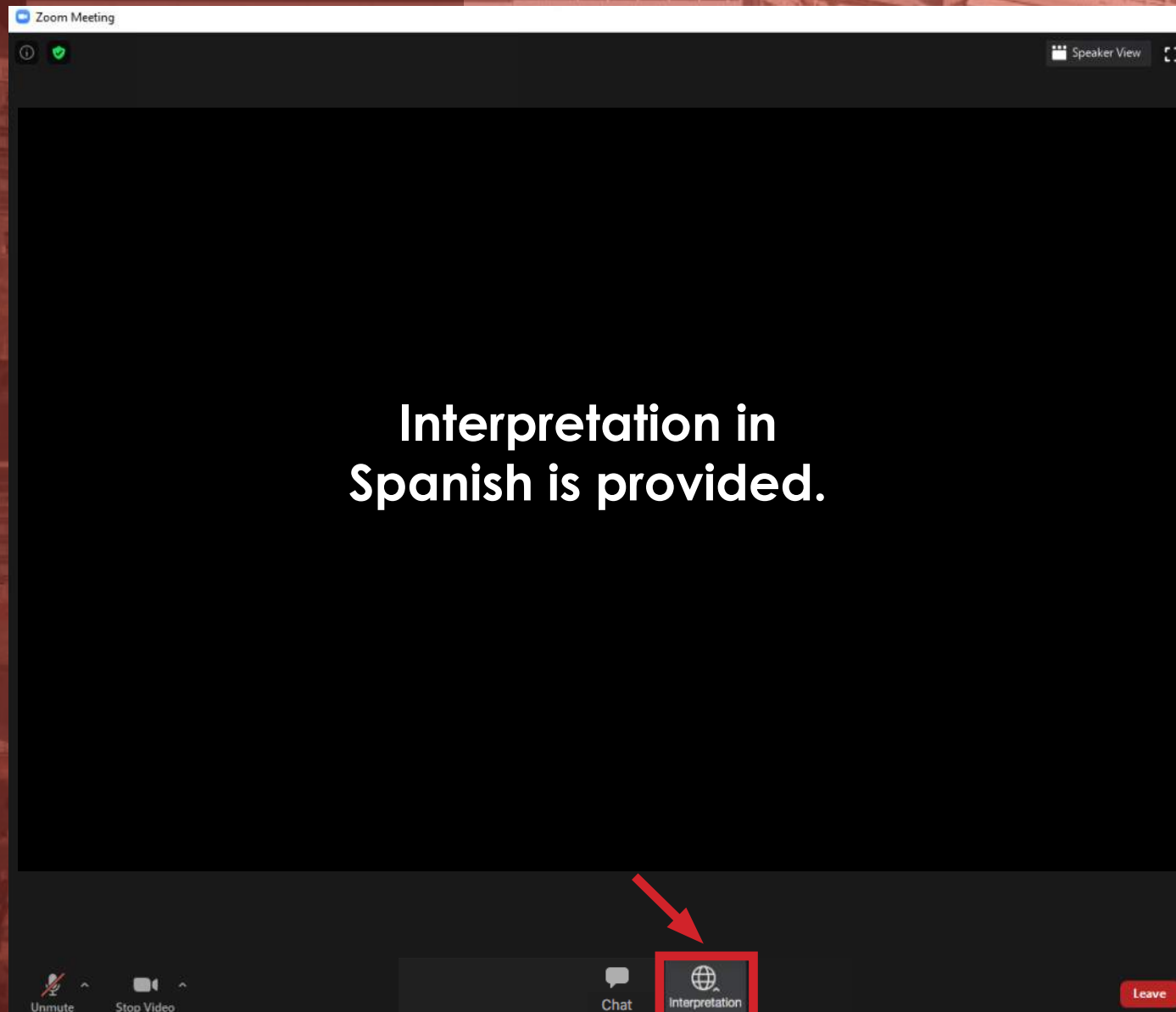
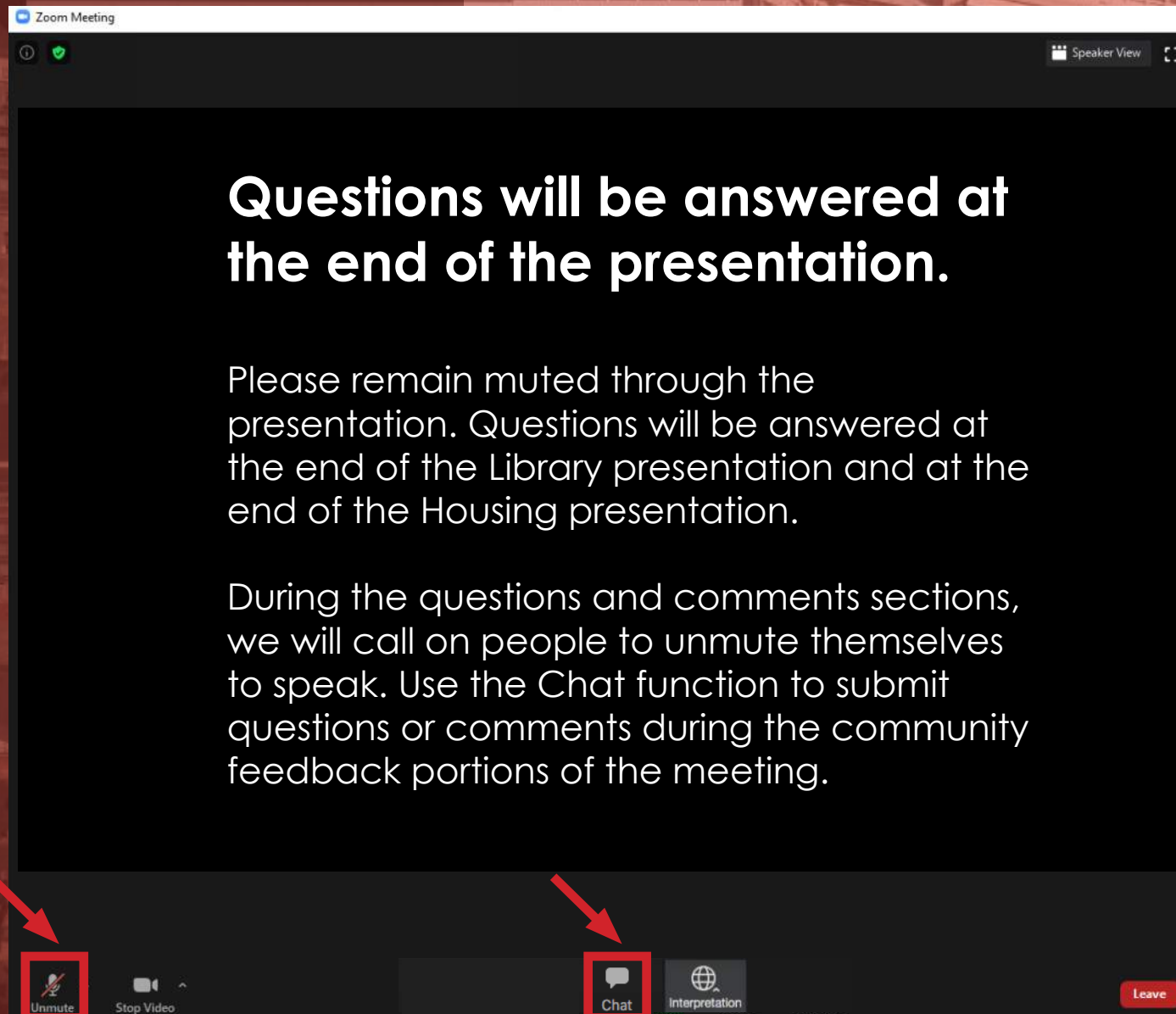


Interpretation



Zoom Protocol



The image shows a Zoom meeting window. At the top, the title bar says "Zoom Meeting". Below it, a status bar shows a green checkmark and 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 "Please remain muted through the presentation. Questions will be answered at the end of the Library presentation and at the end of the Housing presentation." and "During the questions and comments sections, we will call on people to unmute themselves to speak. Use the Chat function to submit questions or comments during the community feedback portions of the meeting." At the bottom of the window is a toolbar. The "Unmute" button (microphone icon) and the "Chat" button (speech bubble icon) are highlighted with red boxes and red arrows pointing to them from the left. Other buttons in the toolbar include "Stop Video", "Interpretation", and a red "Leave" button.

Zoom Meeting

Speaker View

Questions will be answered at the end of the presentation.

Please remain muted through the presentation. Questions will be answered at the end of the Library presentation and at the end of the Housing presentation.

During the questions and comments sections, we will call on people to unmute themselves to speak. Use the Chat function to submit questions or comments during the community feedback portions of the meeting.

Unmute Stop Video Chat Interpretation Leave

West End Branch Library Study

Public Meeting 2

January 26, 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

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

Introduction

Schedule & Process

Takeaways Public Meeting 1

Sustainability

Library Programming


Library Feedback

Housing 101

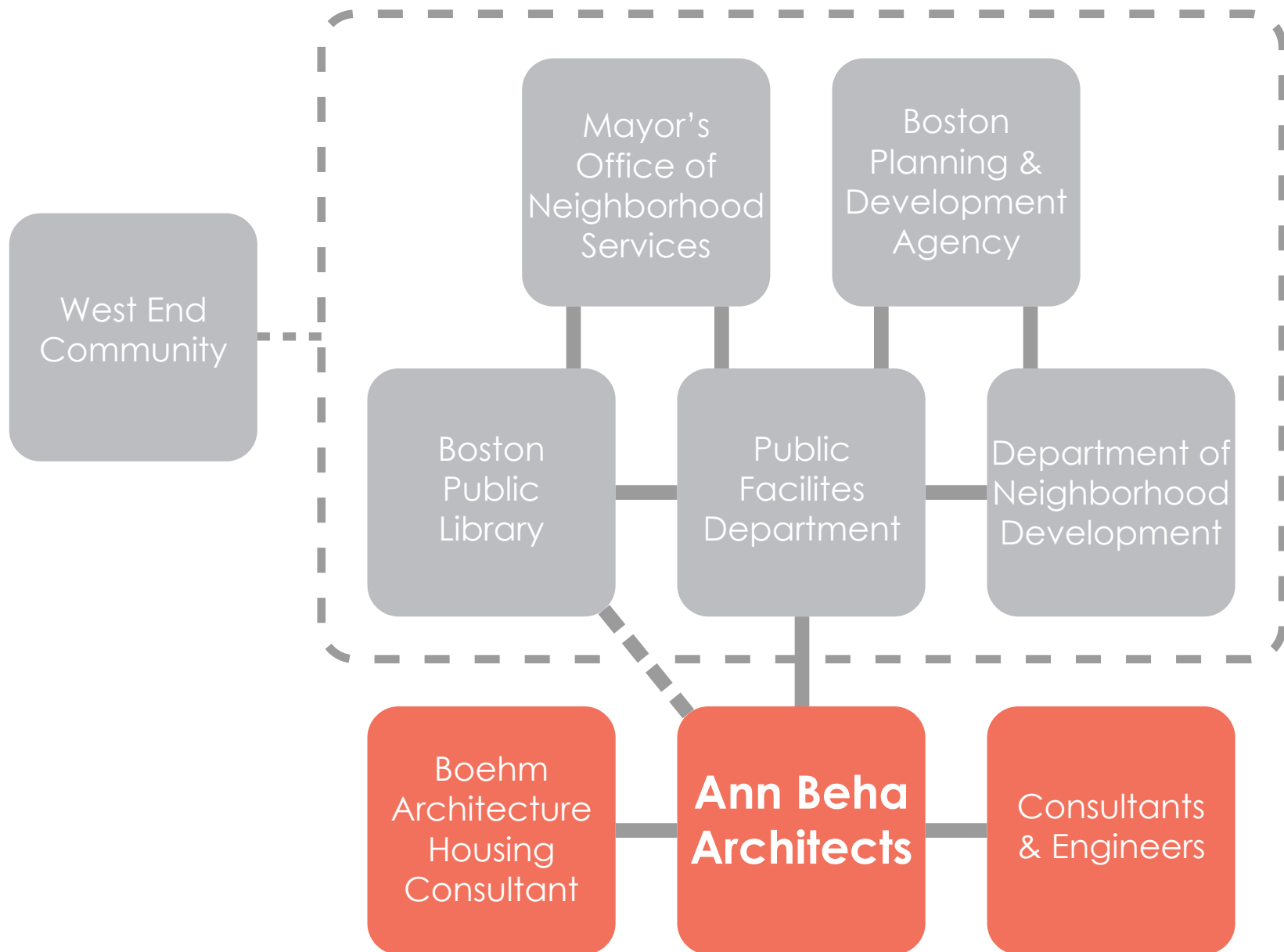
Housing Feedback

Next Steps

Schedule & Process

An aerial photograph of a city, likely New York City, showing a mix of high-rise buildings, lower residential structures, and green spaces. A semi-transparent red overlay covers the entire image. A vertical line down the center of the image separates the left and right halves. The text "Schedule & Process" is written in white, bold, sans-serif font in the upper left quadrant.

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

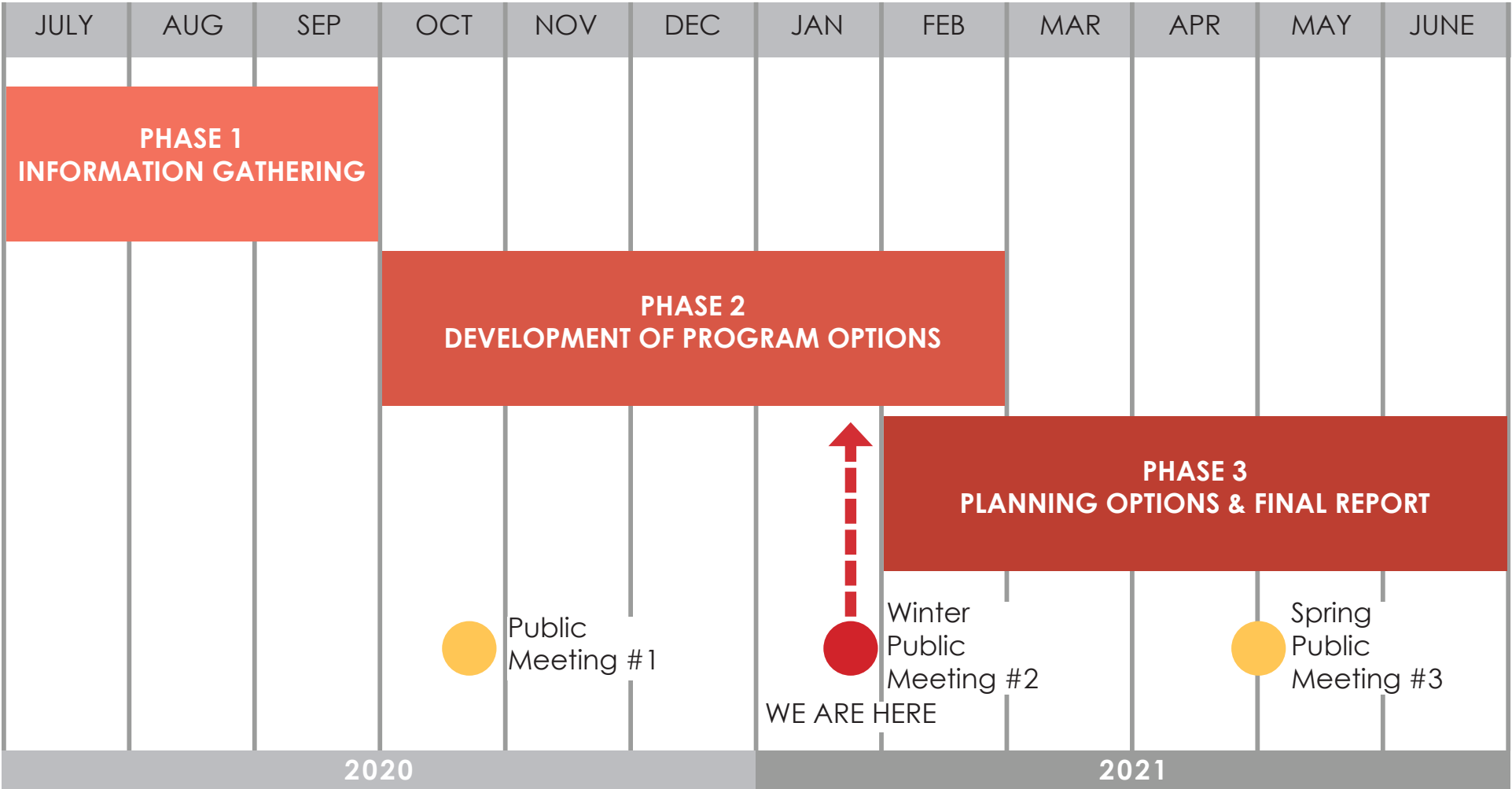
Cost Estimating:

A.M. Fogarty

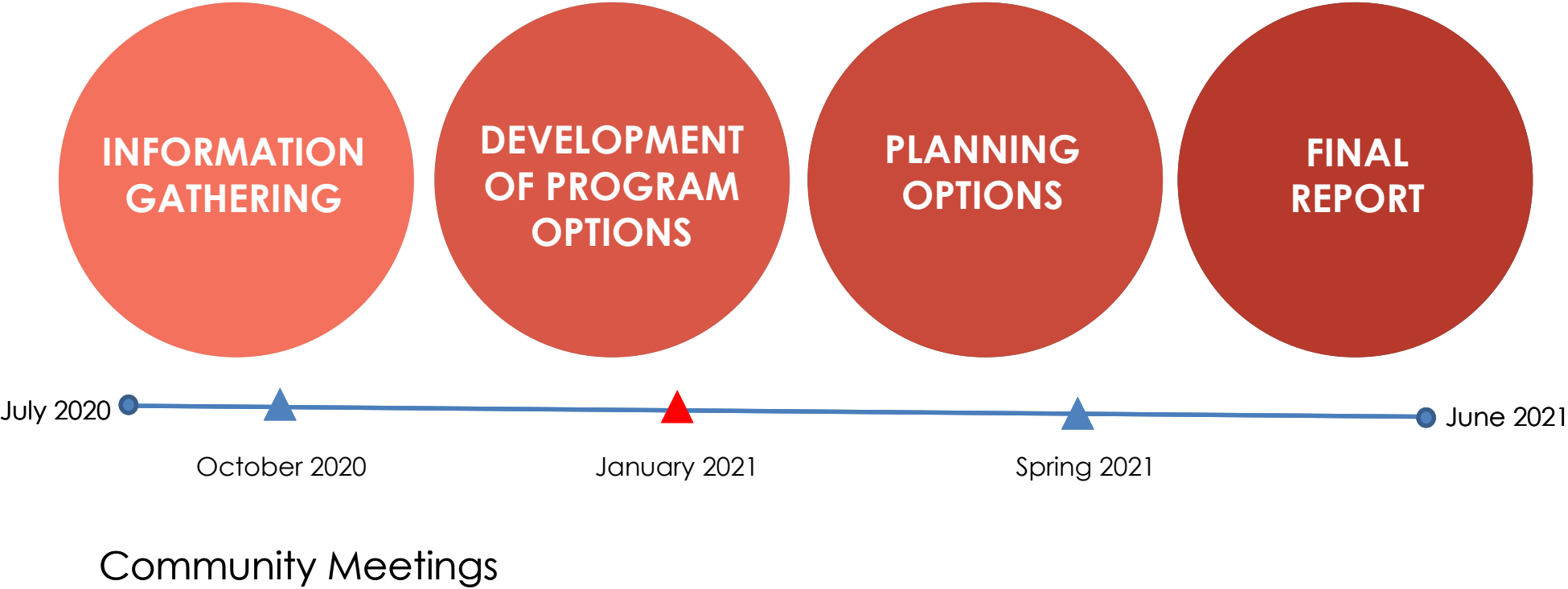
PROJECT SCOPE

- 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 meetings.
- Strengthen the library's connection to the West End neighborhood and develop possible expanded program opportunities specific to that community.
- 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 Feedback



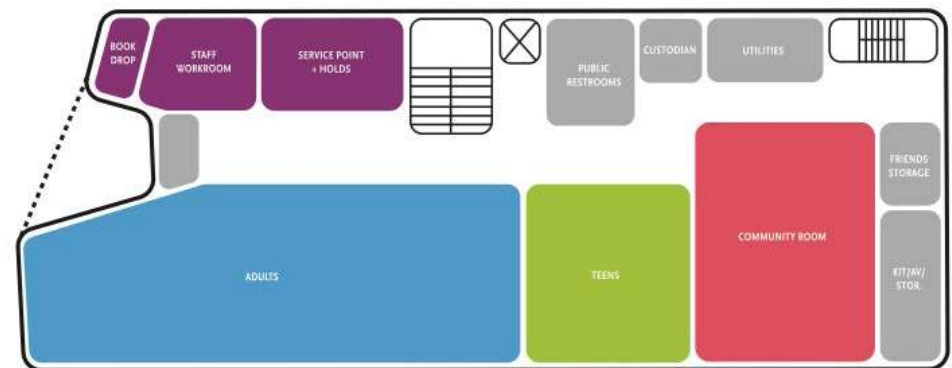
PROGRAMMING

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



PLANNING OPTIONS

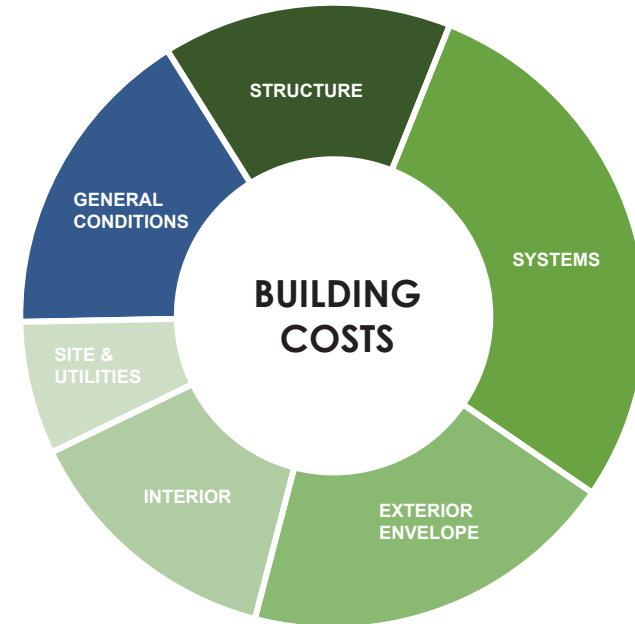
- Site Review
- Program Fit Test
- Urban Design
- Affordable Housing Approaches
- Community Feedback



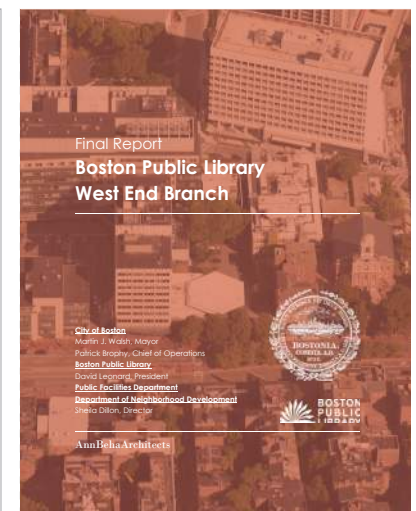
PROGRAM TEST FIT EXAMPLE

REFINE & FINAL REPORT

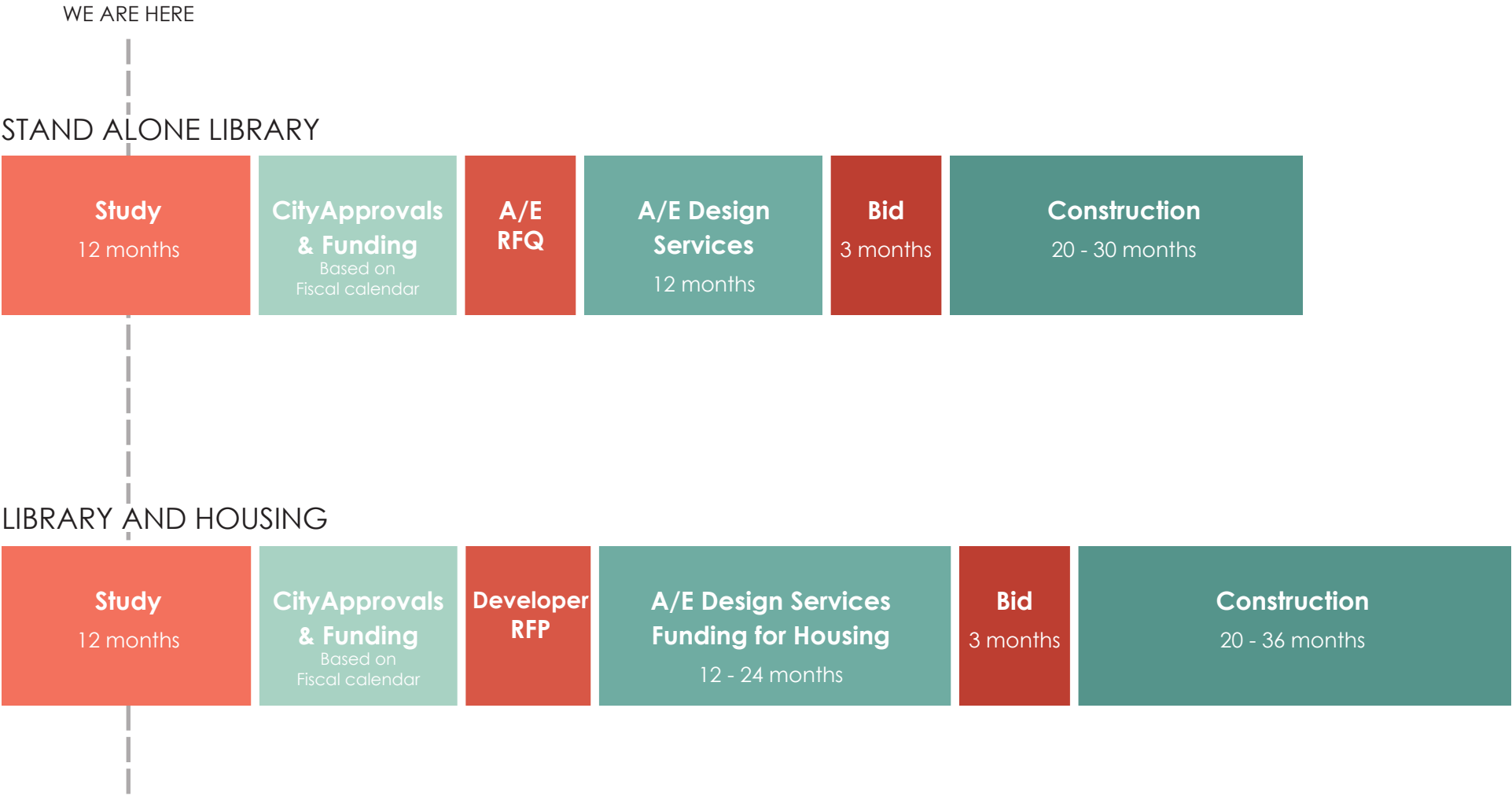
- Mixed Use Housing and Branch Library Options
- Cost Estimates
- Sustainability
- Final Report



	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
DIVISION 10 - SPECIALTIES			
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
DIVISION 11 - EQUIPMENT			
113100 APPLIANCES	4,550	0%	0.53
115210 PROJECTION SCREENS	8,000	0%	0.93
119000 MISCELLANEOUS EQUIPMENT	34,500	1%	4.01
DIVISION 12 - FURNISHINGS			
129000 FURNISHINGS	59,000	1%	6.86
DIVISION 13 - SPECIAL CONSTRUCTION			
130000 SPECIAL CONSTRUCTION	0	0%	0.00
DIVISION 14 - CONVEYING EQUIPMENT			
142424 HYDRAULIC ELEVATORS*	0	0%	0.00
DIVISION 21 - FIRE SUPPRESSION			
210000 FIRE SUPPRESSION*	86,020	2%	10.00
DIVISION 22 - PLUMBING			
220000 PLUMBING*	280,595	5%	32.62



SCHEDULE



* Durations are all estimates

An aerial photograph of a city, likely New York City, showing a mix of high-rise buildings, lower residential structures, and green spaces. A semi-transparent red overlay covers the entire image. A vertical line down the center of the image separates the left and right halves. The text 'Takeaways Community Meeting 1' is written in white, bold, sans-serif font in the upper left quadrant.

Takeaways Community Meeting 1

WHAT WE HEARD - LIBRARY

- Flexible workspaces
- Green space for the community
- Recognize impactful figures of the neighborhood and represent the history of Boston
- Daylight
- Neighborhood meeting space for children in the community
- Space for the Friend's group



Sustainability



LEED



Version 4.1



Integrative Process



Location & Transportation



Sustainable Sites



Energy & Atmosphere



Materials & Resources



Indoor Environment



Water Efficiency

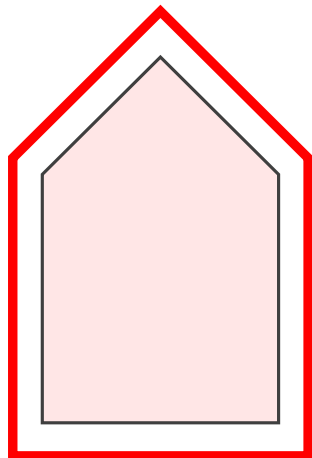


Regional Priority Credits

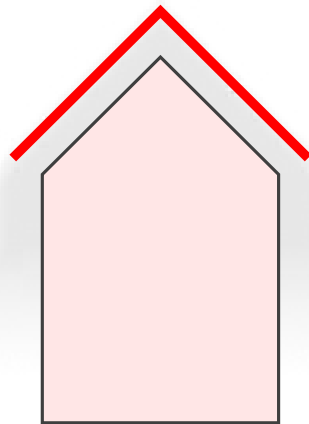


Innovation

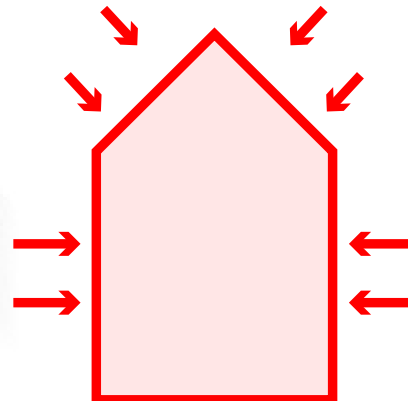
NET ZERO



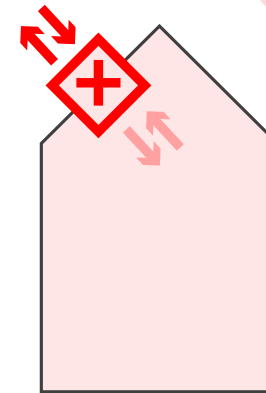
Thermal Bridge Free
& Optimized Insulation



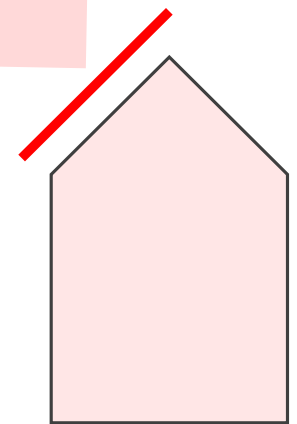
Passive Cooling



Airtightness



Heat Exchange
Ventilation



Rooftop PV

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

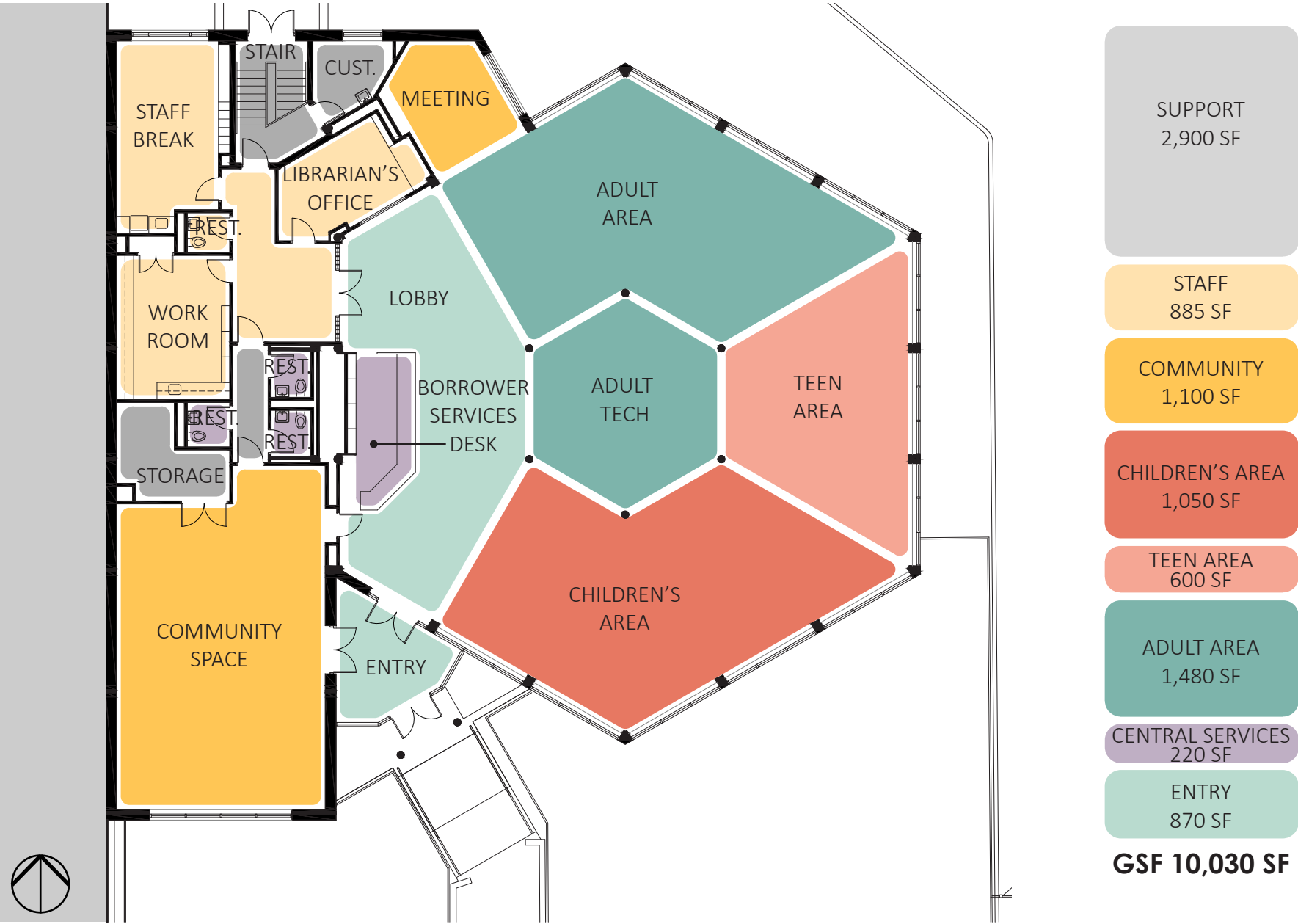
Library Programming

An aerial photograph of a city, likely New York City, with a warm, reddish-orange color overlay. The image shows a dense urban environment with various buildings, streets, and green spaces. A large, modern building with a curved facade, identified as the New York Public Library, is prominently featured in the upper left quadrant. The text "Library Programming" is overlaid in white, bold, sans-serif font on the left side 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

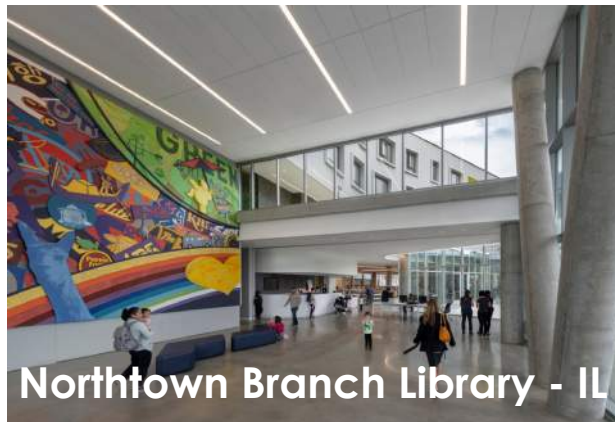


Jamaica Plain Branch



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

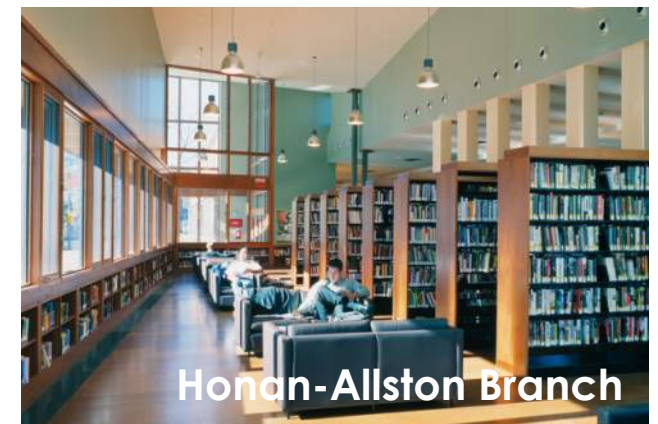


Gaithersburg Public Library

ADULT AREA



Collection Shelving
Adult Computers
Soft Seating
Tables and Chairs
Laptop Bar



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



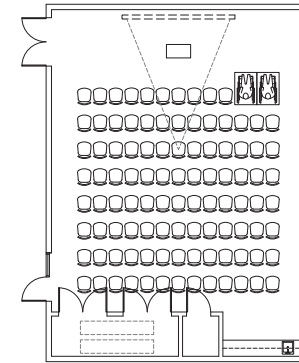
Kew Gardens Library - NY

Collection Shelving
Early Literacy
Children's Computers
Tween Area
Craft Area
Family Restroom

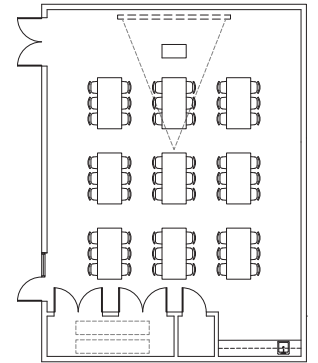
COMMUNITY ROOM



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



Lecture Layout



Large Class Layout



CLASSROOM



Seating for 12
Small Meetings
Computer Trainings
Easy To Get To From Entry
Food Pantry Equip. and Supplies

STUDY ROOMS

Seating for 4-6

Quiet

Small Group Work

Whiteboard

Near Adult & Teen Areas



STAFF & SUPPORT

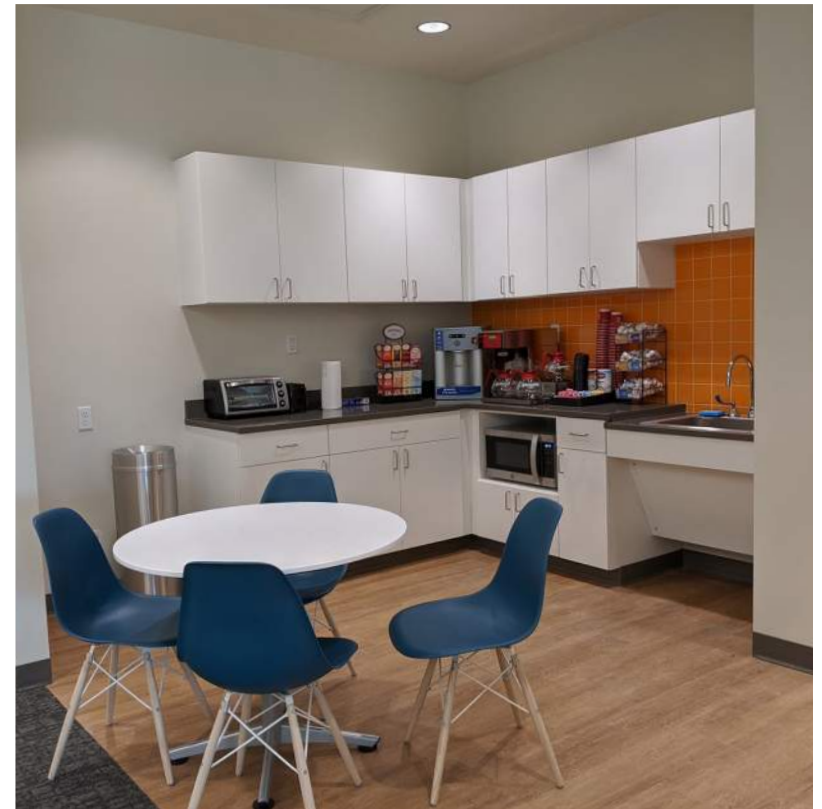
Staff Break Room

Staff Work Room

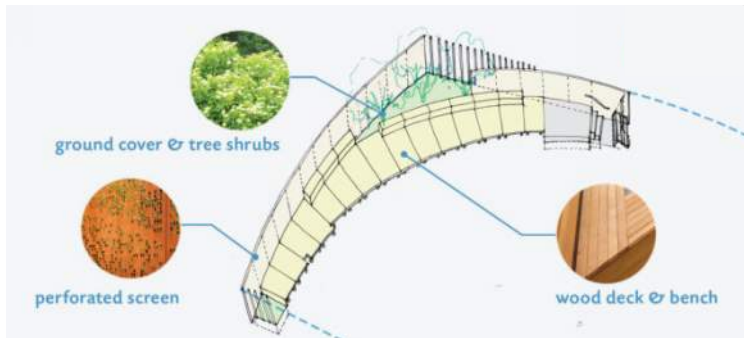
Librarian's Office

Storage

Utility Spaces



EXTERIOR SPACES



Adams Branch



Hyde Park Branch

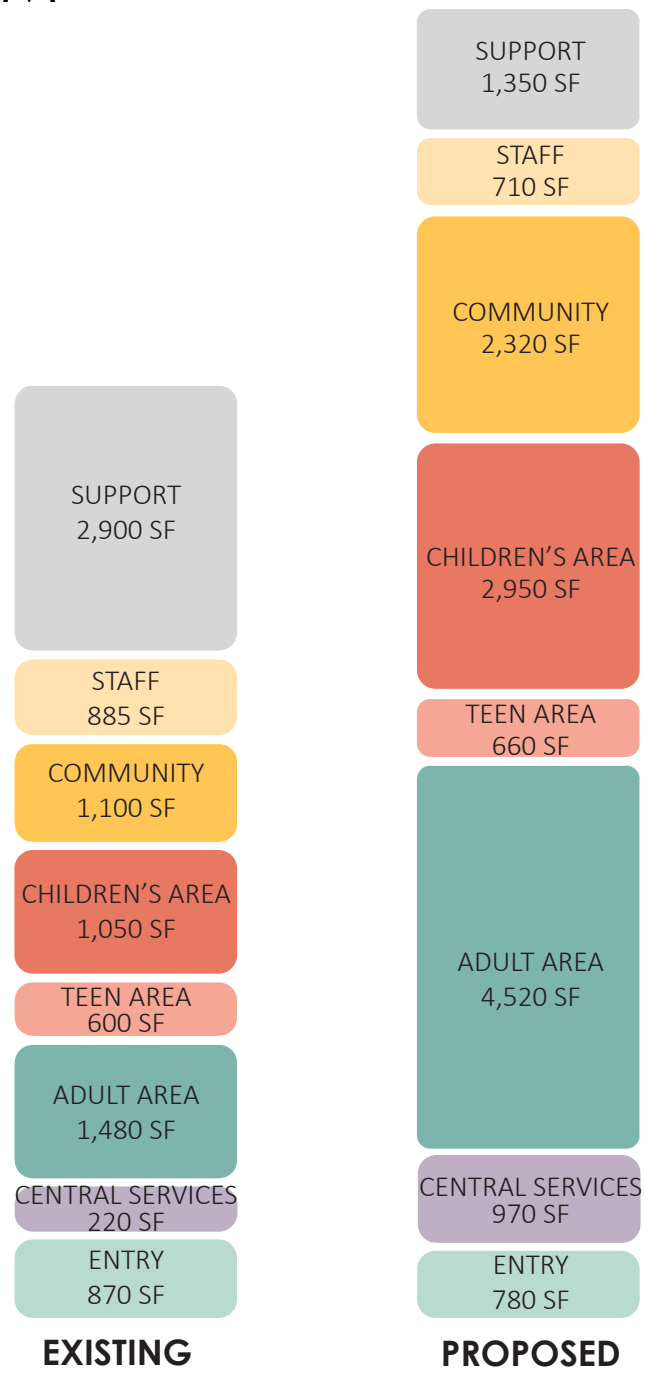


Jamaica Plain Branch

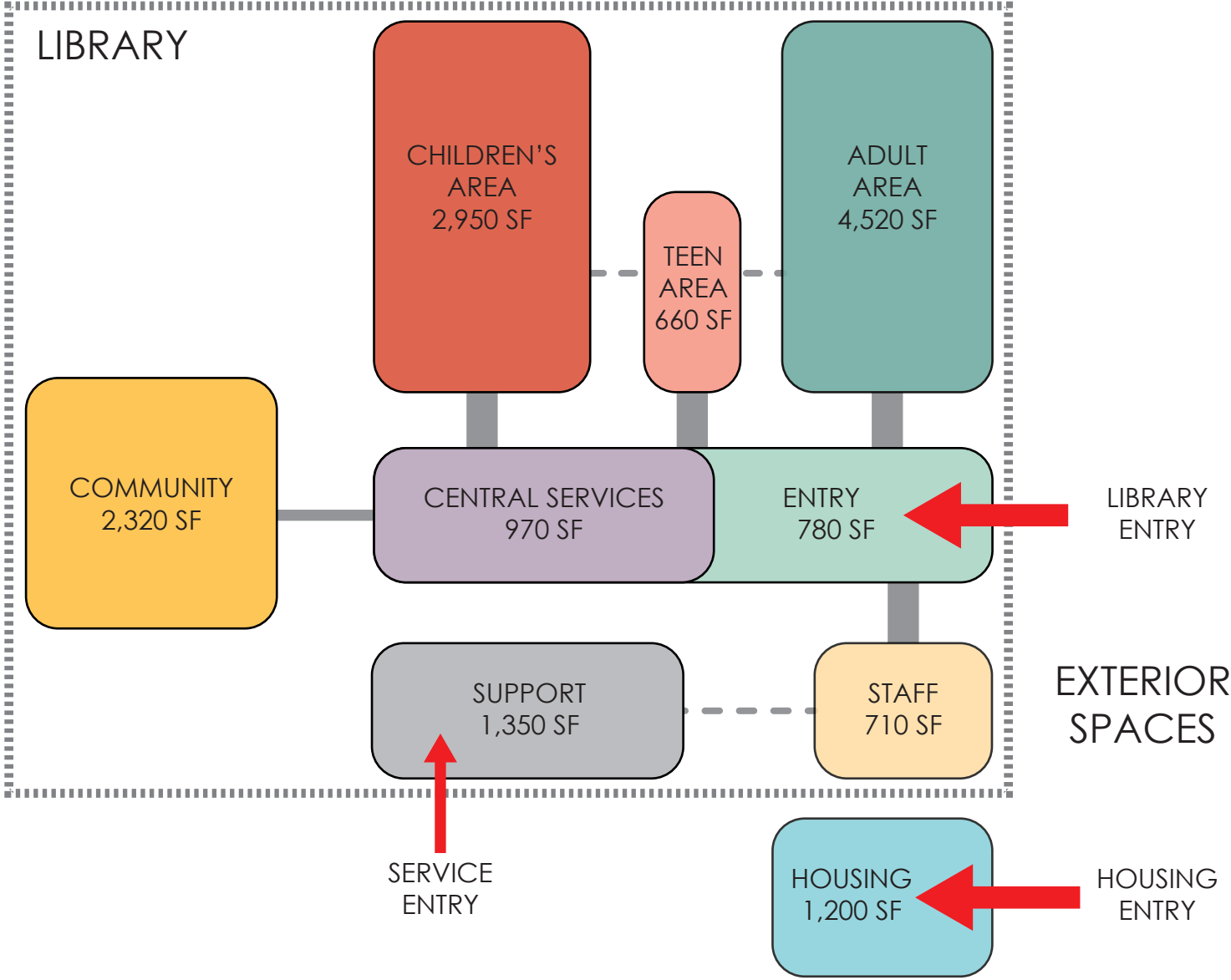
Seating

Space to Hold
Gatherings/Classes

PROPOSED PROGRAM COMPARISON



ADJACENCIES



An aerial photograph of a city street grid, overlaid with a semi-transparent reddish-brown filter. A large, multi-story building with a curved facade, likely a library, is highlighted in white. The text "Library Feedback" is written in white, bold, sans-serif font over the top left portion of the image.

Library Feedback

COMMUNITY FEEDBACK - LIBRARY

The spaces I use the most at the branch are...

The activities I would like to do in the branch are...

Something specific to the West End that should be included in this branch is...

An aerial photograph of a city, likely New York City, showing a mix of urban architecture, including high-rise buildings, lower residential structures, and green spaces. The image is overlaid with a semi-transparent red filter. A vertical line down the center of the image separates the left and right halves. The text 'Takeaways Community Meeting 1 Housing' is written in white, bold, sans-serif font on the left side, over the red overlay.

Takeaways Community Meeting 1 Housing

WHAT WE HEARD - HOUSING

- Affordable housing
- Housing integrated with library, rather than off-site
- Senior center
- Green space for the community
- Continuity in the streetscape and skyline
- Senior housing



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.**

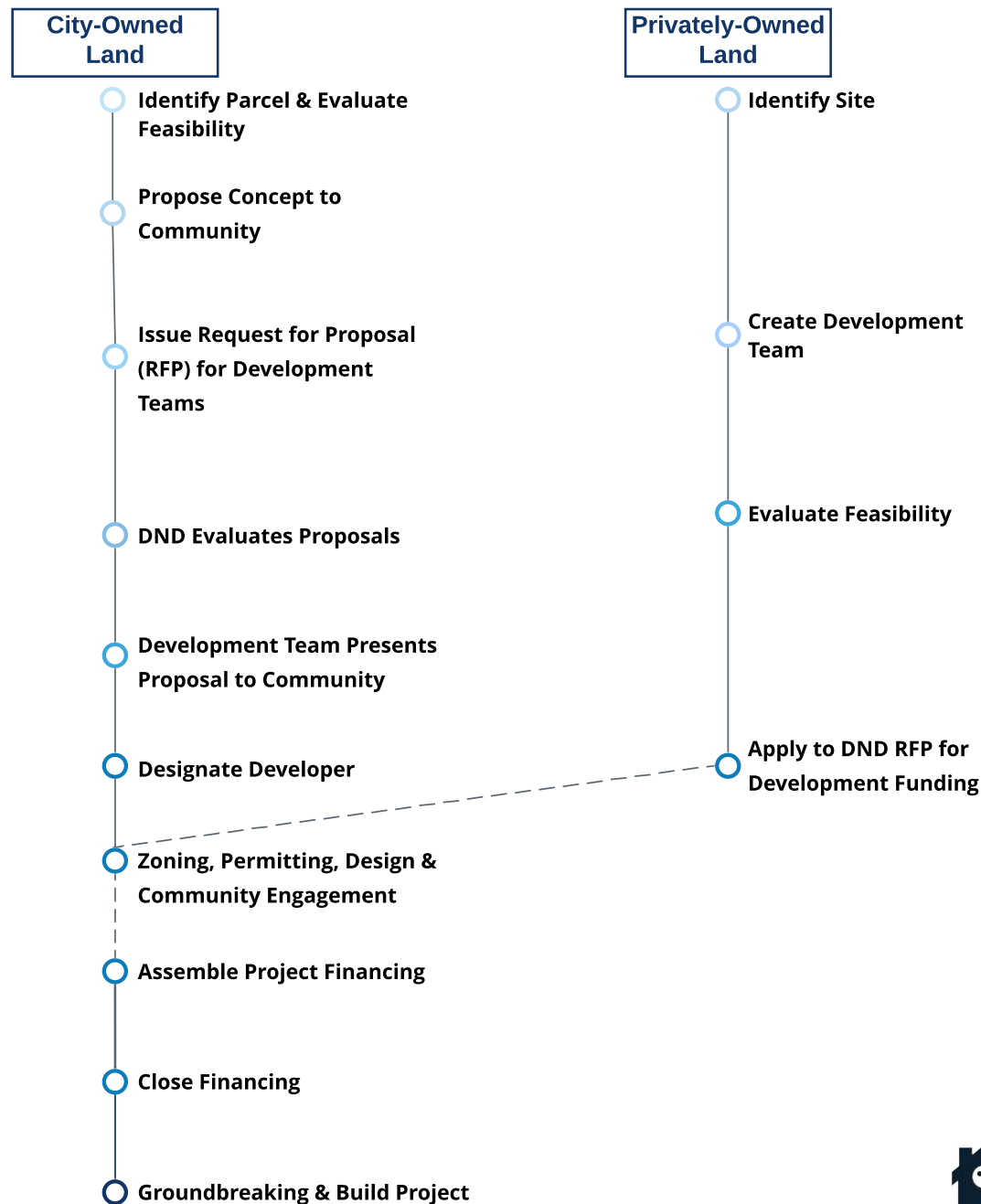
Integrate **spaces** for library users, residents, and neighbors.

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

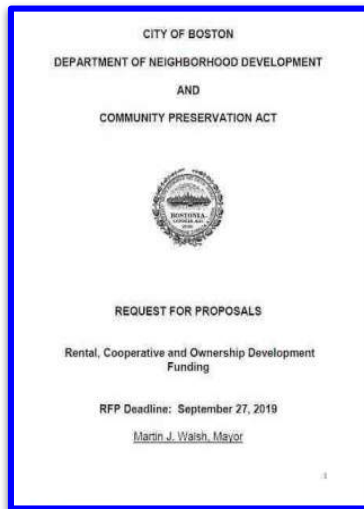
HOW A PROJECT GETS CITY FUNDING



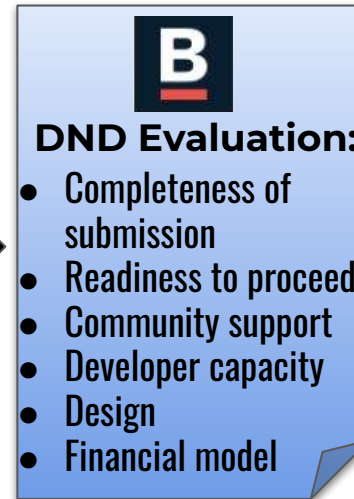
Develop Design



Get Community
Support &
Public Comment



Respond to Funding
RFP



DND Evaluates



City Awards

HOW A PROJECT IS BUILT



Housing Feedback

An aerial photograph of a city neighborhood, likely in New York City, showing a mix of residential and commercial buildings. A semi-transparent orange overlay covers the entire image, and the text "Housing Feedback" is written in white in the upper left quadrant. The neighborhood features a variety of building styles, including multi-story apartment buildings, a large commercial building with a grid-like facade, and a church with a prominent steeple. A street with a crosswalk and a small park area with trees are also visible.

COMMUNITY FEEDBACK - HOUSING

When thinking about the type and mix 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, 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 in the upper left quadrant of the image.

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/west-end-project/>



Or contact

Priscilla Foley,

Director of Neighborhood Services,
Boston Public Library

617-859-2233
pfoley@bpl.org