Interpretation in Spanish is provided.
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.
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
Agenda

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

West End 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

Housing Consultant

Consultants & Engineers
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 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

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- **Public Meeting #1**: July 2020
- **Winter Public Meeting #2**: February 2021
- **Spring Public Meeting #3**: March 2021
STUDY PROCESS

- Community Meetings
  - October 2020
  - January 2021
  - Spring 2021
  - June 2021
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
REFINE & FINAL REPORT

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

**STAND ALONE LIBRARY**

- **Study**: 12 months
- **A/E RFQ**: 12 months
- **A/E Design Services**: 12 months
- **Bid**: 3 months
- **Construction**: 20 - 30 months

**LIBRARY AND HOUSING**

- **Study**: 12 months
- **CityApprovals & 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
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

U.S. GREEN BUILDING COUNCIL
LEED SILVER
USGBC

Version 4.1

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 SITE PLAN

- EXISTING SITE FOOTPRINT 20,385 SF
- EXISTING BUILDING FOOTPRINT 7,145 SF

- CAMBRIDGE ST
- OTIS HOUSE MUSEUM
- BANK OF AMERICA FINANCIAL CENTER
- MECHANICAL MECHANICAL
- SUN PATH
- EXISTING BRANCH
- BLUE BIKE STAND
- SUMMER
- WINTER
EXISTING FLOOR PLAN

- **TEEN AREA**: 600 SF
- **CHILDREN'S AREA**: 1,050 SF
- **ADULT AREA**: 1,480 SF
- **ENTRY**: 870 SF
- **COMMUNITY SPACE**: 1,100 SF
- **STAFF**: 885 SF
- **SUPPORT**: 2,900 SF

**GSF**: 10,030 SF
## 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

Welcoming
First Impression
Book Drop
Easily Visible
Wayfinding

Mattapan Branch

Northtown Branch Library - IL

Honan-Allston Branch

WEST END BRANCH LIBRARY STUDY
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

WEST END BRANCH LIBRARY STUDY
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
CHILDREN’S AREA

Cambridge Public Library

Mattapan Branch

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

Gaithersburg Library

Kew Gardens Library - NY
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
CLASSROOM

Gaithersburg Public Library

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

Manhattan Beach Public Library - LA

Milwaukee Public Library - East Branch

Stapleton Library - NY
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 Hold Gatherings/Classes

Adams Branch
Hyde Park Branch
Jamaica Plain Branch
PROPOSED PROGRAM COMPARISON

EXISTING
- SUPPORT: 2,900 SF
- STAFF: 885 SF
- COMMUNITY: 1,100 SF
- CHILDREN’S AREA: 1,050 SF
- TEEN AREA: 600 SF
- ADULT AREA: 1,480 SF
- CENTRAL SERVICES: 220 SF
- ENTRY: 870 SF

PROPOSED
- SUPPORT: 1,350 SF
- STAFF: 710 SF
- COMMUNITY: 2,320 SF
- CHILDREN’S AREA: 2,950 SF
- TEEN AREA: 660 SF
- ADULT AREA: 4,520 SF
- CENTRAL SERVICES: 970 SF
- ENTRY: 780 SF
ADJACENCIES

LIBRARY

CHILDREN'S AREA 2,950 SF
TEEN AREA 660 SF
ADULT AREA 4,520 SF
ENTRY 780 SF
CENTRAL SERVICES 970 SF
SUPPORT 1,350 SF
STAFF 710 SF
HOUSING 1,200 SF
COMMUNITY 2,320 SF
LIBRARY ENTRY
EXTERIOR SPACES
SERVICE ENTRY
HOUSING ENTRY

WEST END BRANCH LIBRARY STUDY
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...
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
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.
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

**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

**Privately-Owned Land**
- Identify Site
- Create Development Team
- Evaluate Feasibility
- Apply to DND RFP for Development Funding
HOW A CITY-OWNED SITE BECOMES A PROJECT

1. Identify Parcel

2. Meet with Community

3. Issue Land RFP

4. Designate Development Team
HOW A PROJECT GETS CITY FUNDING

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

Develop Design

Get Community Support & Public Comment

Respond to Funding RFP

DND Evaluates

City Awards
HOW A PROJECT IS BUILT

Assemble Full Funding → Close Financing → Groundbreaking! → Build Project
Housing Feedback
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...
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