

Interpretation

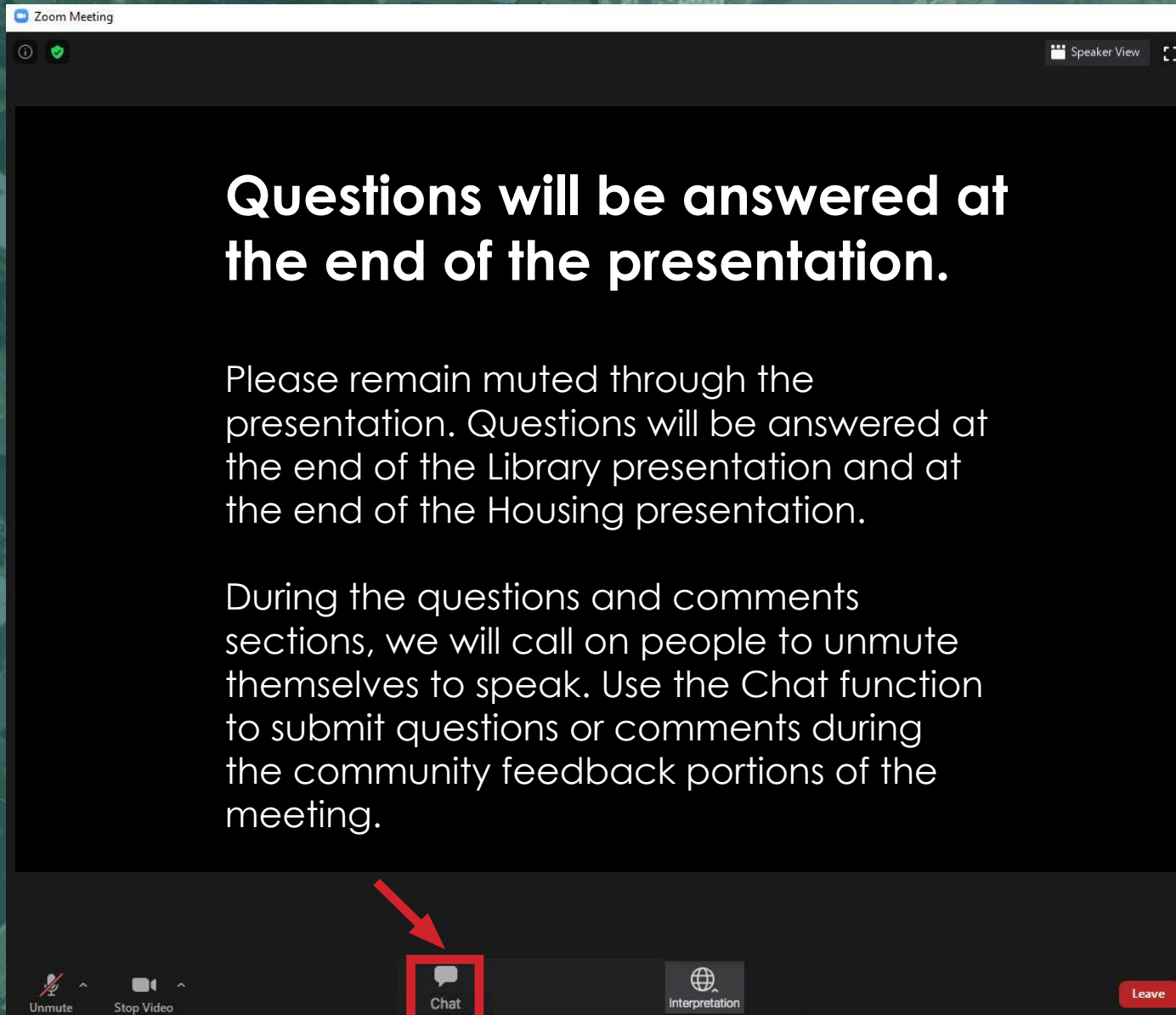
Zoom Meeting

Speaker View

Interpretation in Spanish, Cantonese, Mandarin and Haitian Creole is provided.

Unmute Stop Video Chat Interpretation Leave

Zoom Protocol



The image shows a Zoom meeting window. The title bar at the top says "Zoom Meeting". On the right side of the title bar, there are icons for "Speaker View" and a window management icon. The main content area is a dark slide with white text. The text on the slide 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 Zoom window is a toolbar. The "Chat" button, which has a speech bubble icon, is highlighted with a red square and a red arrow points to it from the left. Other buttons in the toolbar include "Unmute", "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

Egleston Square Branch Library Study

Public Meeting 3

March 9, 2021



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 Meetings

Sustainability

Library Programming

Library Feedback

Housing 101

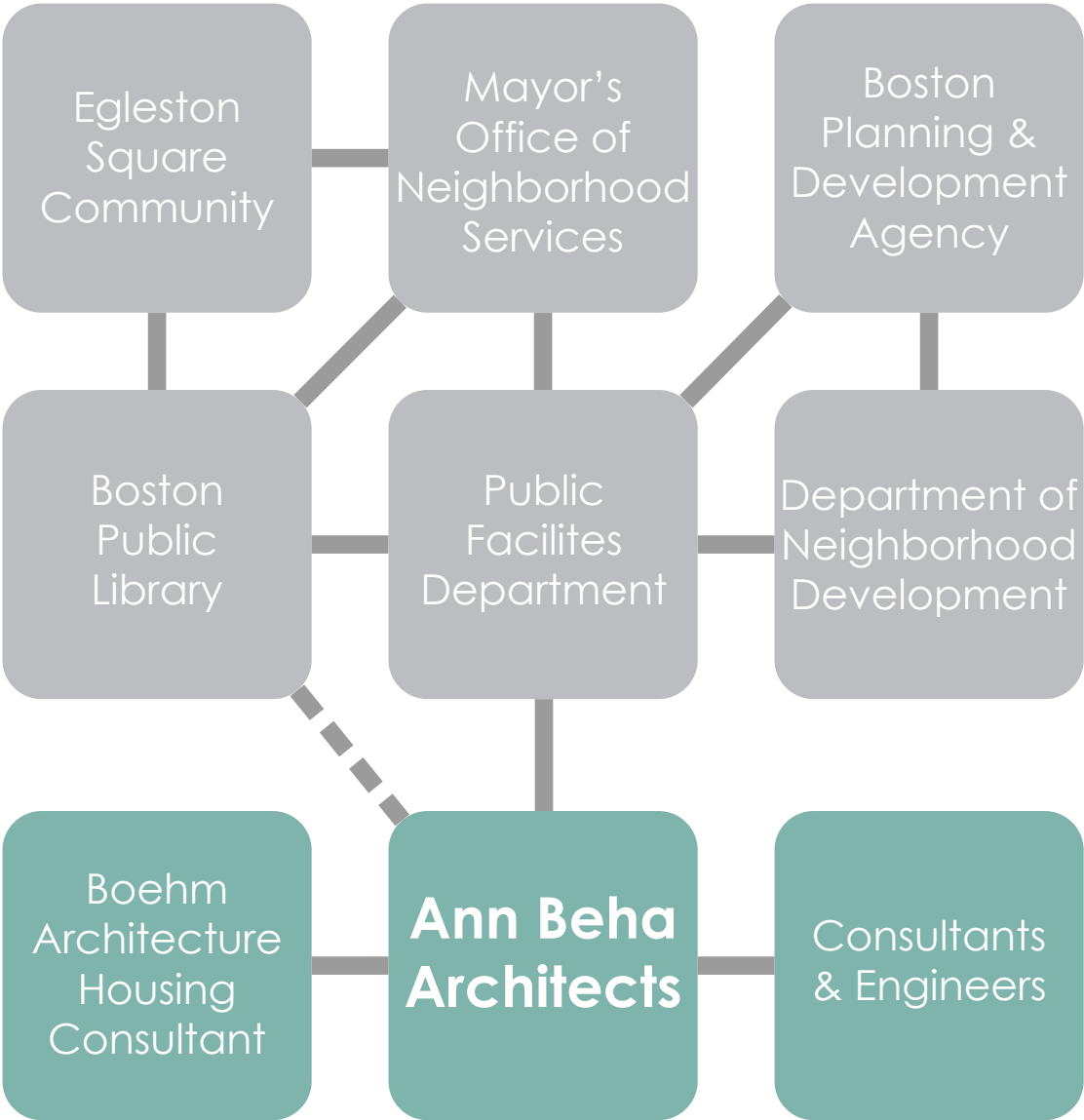
Housing Feedback

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

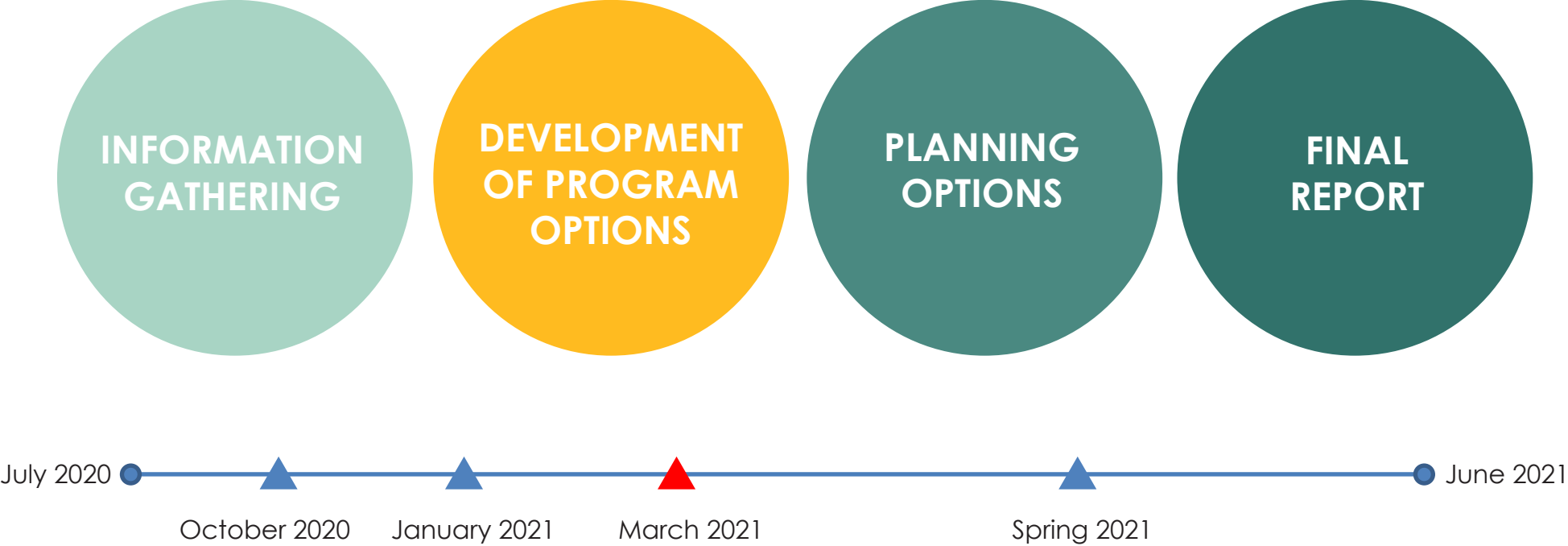
Cost Estimating:

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 needs.
- Strengthen the library's connection to the Egleston Square neighborhood.
- Explore opportunities for combining the branch library with housing.

STUDY PROCESS AND SCHEDULE



INFORMATION GATHERING

October 2020 Meeting



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



PROGRAMMING

January and March 2021 Meetings



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

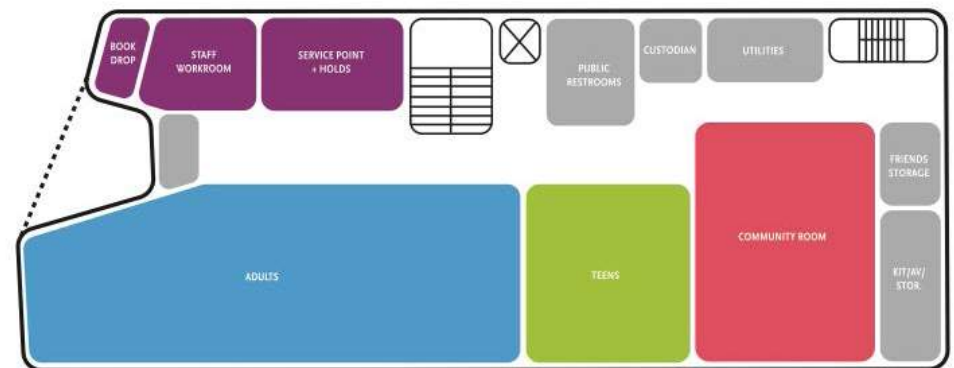
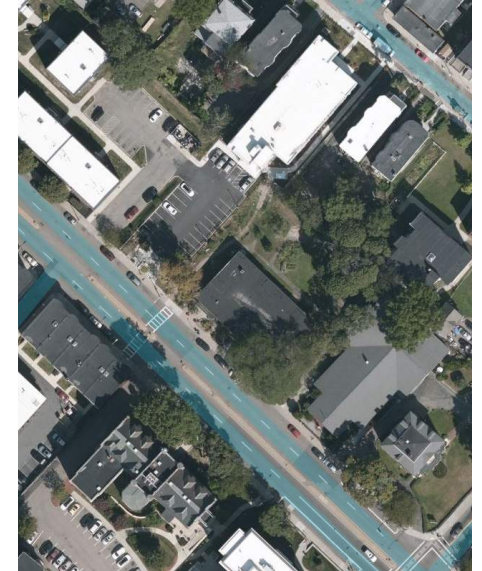


PLANNING OPTIONS

Spring 2021 Meeting



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



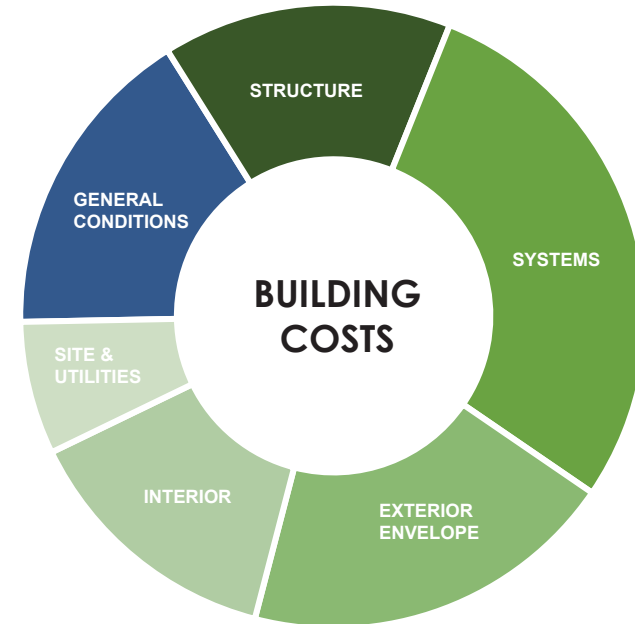
PROGRAM TEST FIT EXAMPLE

REFINE & FINAL REPORT

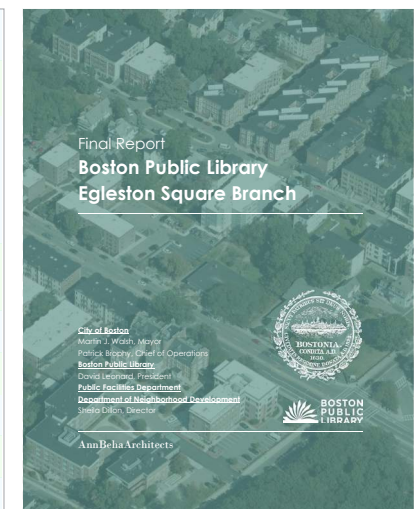
June 2021



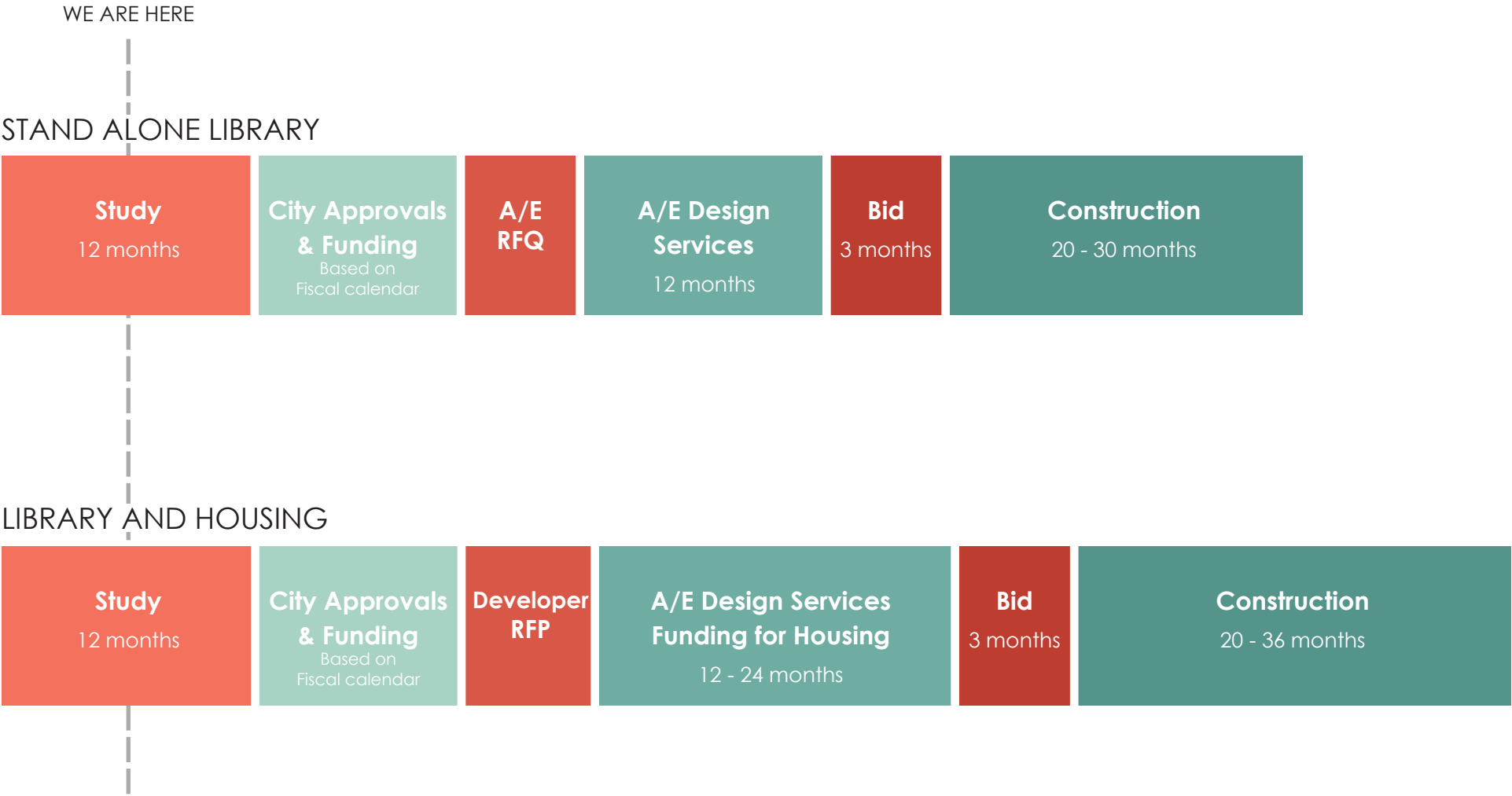
- Mixed Use Housing and Branch Library Options
- Cost Estimates
- Sustainability
- Final Report



	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 street grid, showing a mix of residential and commercial buildings, trees, and parking lots. The left half of the image is covered by a semi-transparent teal overlay, which serves as a background for the text.

Takeaways Community Meetings 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

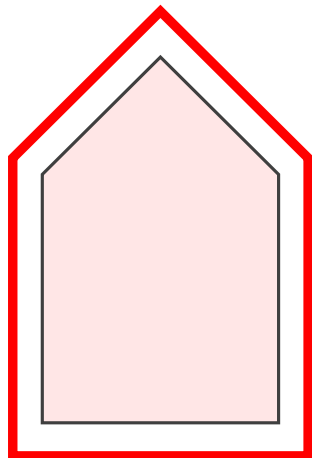


Regional Priority Credits

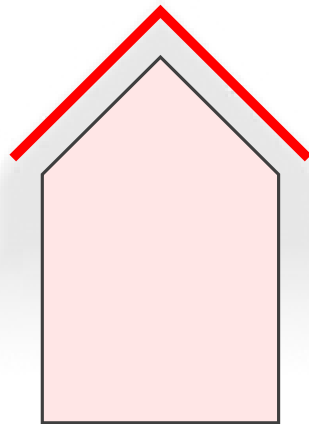


Innovation

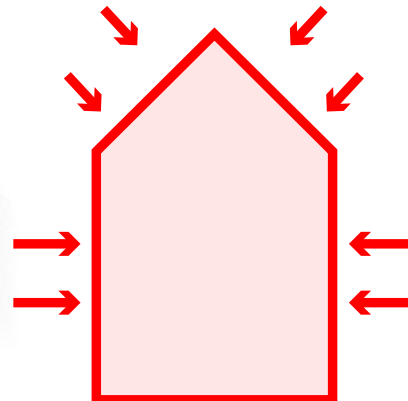
NET ZERO



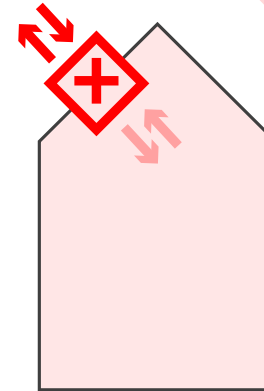
Thermal Bridge Free
& Optimized Insulation



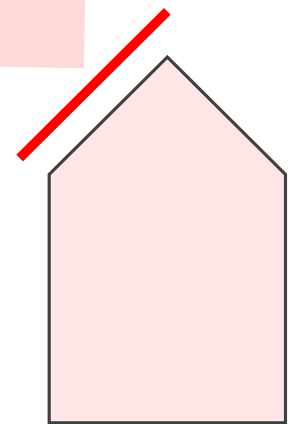
Passive Cooling



Airtightness



Heat Exchange
Ventilation



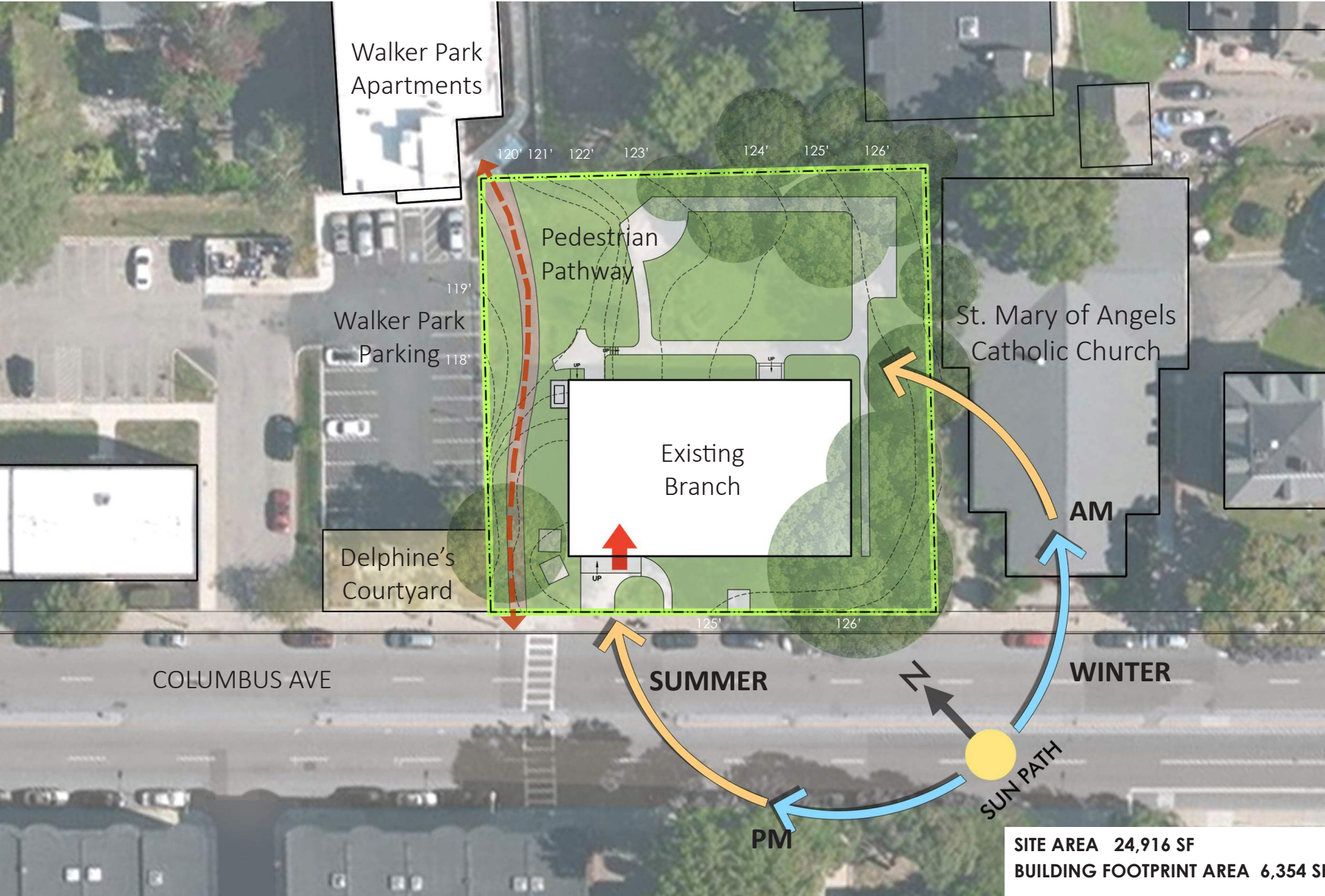
Rooftop PV

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

Library Programming

An aerial photograph of a city street grid, likely in an urban area. The image is split vertically: the left half is covered by a semi-transparent teal overlay, while the right half shows the original colors. The text "Library Programming" is written in white, bold, sans-serif font across the top left, partially over the teal area. The city features a mix of multi-story brick buildings, some with flat roofs and others with gabled roofs, interspersed with green trees and parking lots. A major road with multiple lanes runs horizontally across the middle of the image.

EXISTING SITE PLAN



EXISTING FLOOR PLAN



PROPOSED DRAFT 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/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

ENTRANCES - EXAMPLES FROM OTHER LIBRARIES

Welcoming

First Impression

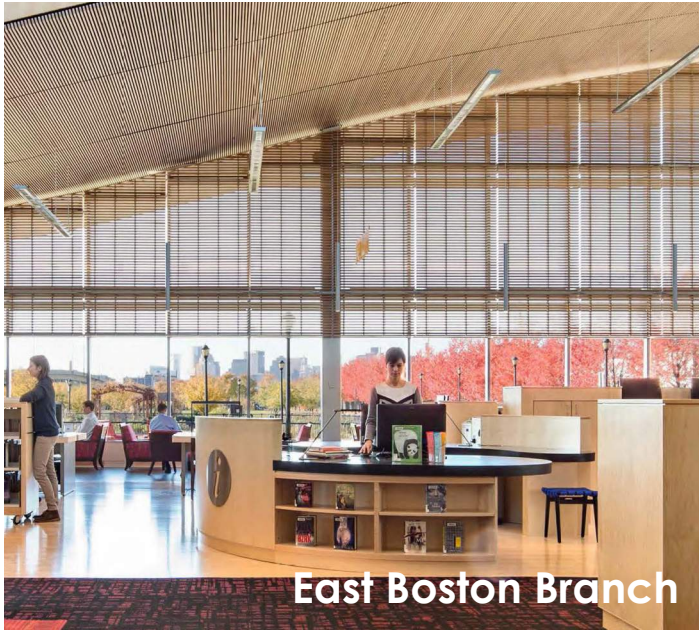
Book Drop

Easily Visible

Wayfinding



CENTRAL SERVICES - EXAMPLES FROM OTHER LIBRARIES



East Boston Branch

Central Service Point

Print Release

Lucky Day Shelves

Friend's Book Sale Shelves

Holds & Self Checkout

Restrooms



Gaithersburg Public Library

ADULT AREA - EXAMPLES FROM OTHER LIBRARIES



Collection Shelving

Adult Computers

Soft Seating

Tables and Chairs

Laptop Bar



TEEN AREA - EXAMPLES FROM OTHER LIBRARIES

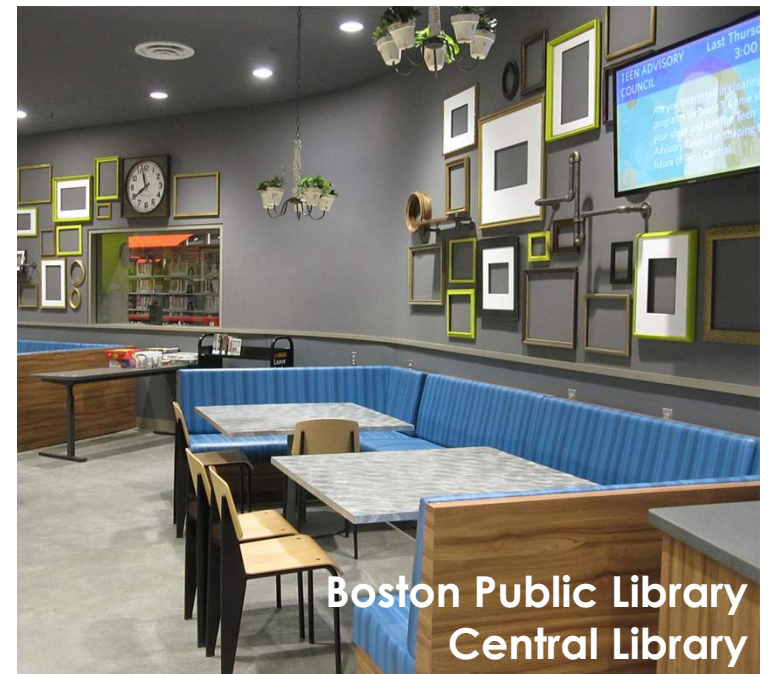
Soft Seating

Tables and Chairs

Collection Shelving

Power for Laptops

Banquettes



CHILDREN'S AREA - EXAMPLES FROM OTHER LIBRARIES



Collection Shelving

Early Literacy

Children's Computers

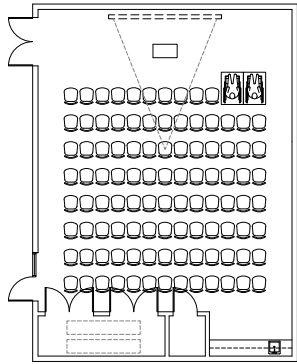
Tween Area

Craft Area

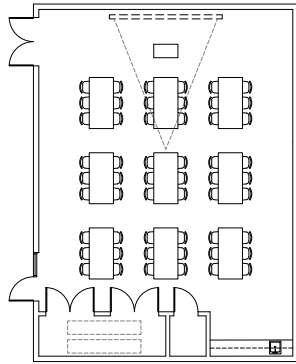
Family Restroom



COMMUNITY ROOM - EXAMPLES FROM OTHER LIBRARIES



Lecture Layout



Large Class Layout

Seating for 100

Multi-purpose Layouts

Storage and Sink

Multimedia Sound System

Lectures, Community Meetings, Classes, Etc.



Crandall Public Library

CLASSROOM - EXAMPLES FROM OTHER LIBRARIES

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



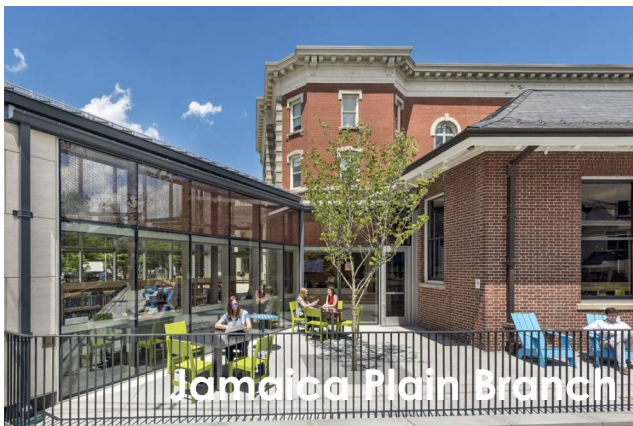
EXTERIOR SPACES - EXAMPLES FROM OTHER LIBRARIES



Seating for Outdoor Reading

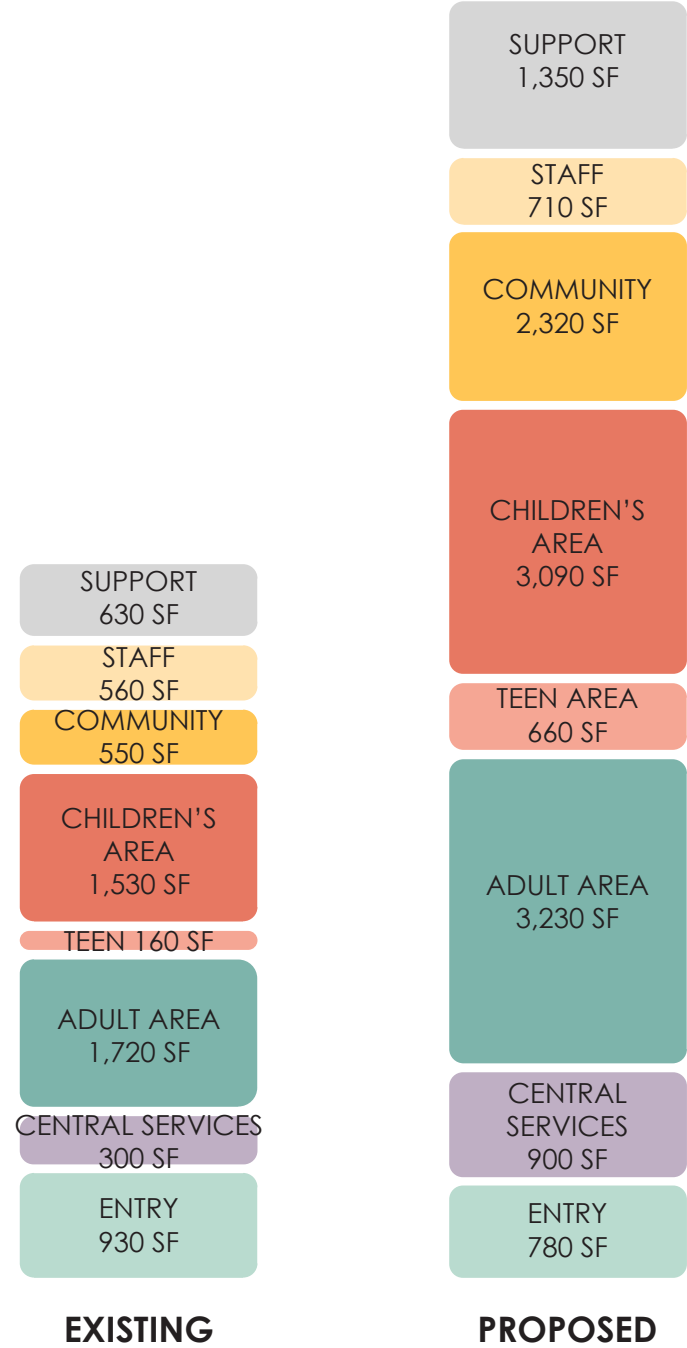
Space to Garden

Space to Hold Gatherings/Classes



Bike Parking

PROGRAM COMPARISON



Library Feedback



COMMUNITY FEEDBACK - LIBRARY

What type of classes would you want to attend at the branch?

Do you have any suggestions for Children's programming?

What type of event would you want to have in the Community Room?

What else would you like to see in the Library?

PROPOSED DRAFT 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/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

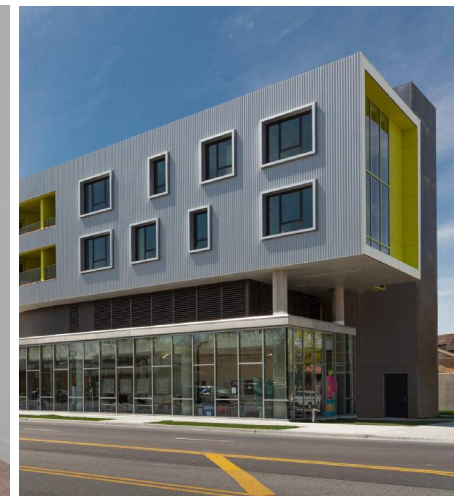
Custodian's Closet
Facilities Storage
Storage
Mechanical
Server Room
Electrical Room
Water Service Room

Takeaways Community Meetings 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.*

Example:
Sunset Park Library, Brooklyn

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.

Housing Feedback



COMMUNITY FEEDBACK - HOUSING

When thinking about the design of the housing, the most important consideration will be...

What type of housing do you think your neighborhood needs most?

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 4
Spring

Additional Feedback?

Please fill out the survey
at the link below

<https://www.bpl.org/eglestone-square-project/>



Or contact

Priscilla Foley,

Director of Neighborhood Services,
Boston Public Library

617-859-2233

pfoley@bpl.org

Taylor Cain,

Director of the Mayor's Housing
Innovation Lab, Department of
Neighborhood Services

taylor.cain@boston.gov

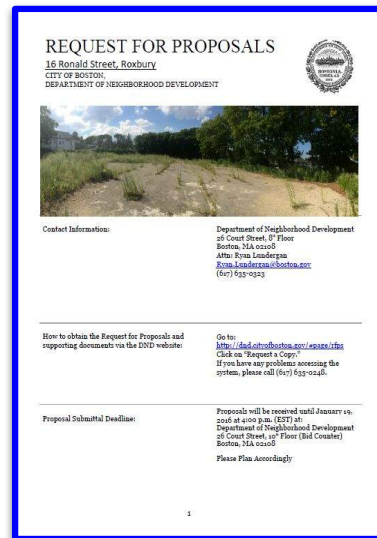
HOW A CITY-OWNED SITE BECOMES A PROJECT



Identify Parcel



Meet with Community



Issue Land RFP



Designate Development Team

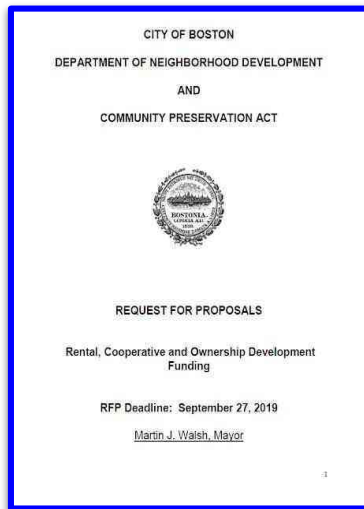
HOW A PROJECT GETS CITY FUNDING



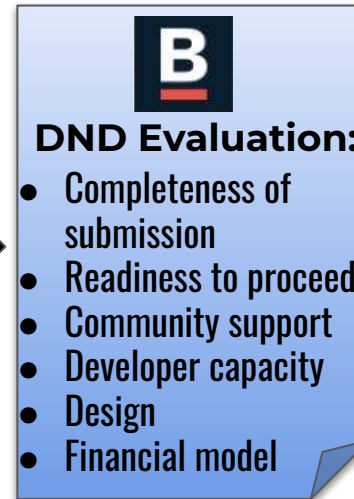
Develop Design



Get Community
Support &
Public Comment



Respond to Funding
RFP



DND Evaluates



City Awards

HOW A PROJECT IS BUILT

