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

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.
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

Sheila Dillion, Director
Department of Neighborhood Development

AnnBehaArchitects
Agenda

Introduction
Schedule & Process
Takeaways Public Meetings
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 Planning & Development Agency

Boston Public Library

Public Facilities Department

Department of Neighborhood Development

Boehm Architecture Housing Consultant

Ann Beha Architects

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 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 **
  - July 2020

- ** DEVELOPMENT OF PROGRAM OPTIONS **
  - October 2020
  - January 2021
  - March 2021

- ** PLANNING OPTIONS **

- ** FINAL REPORT **
  - Spring 2021
  - June 2021
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
• Mixed Use Housing and Branch Library Options

• Cost Estimates

• Sustainability

• Final Report
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 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
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

SITE AREA  24,916 SF
BUILDING FOOTPRINT AREA  6,354 SF

COLUMBUS AVE

Walker Park Apartments

Walker Park Parking

Delphine’s Courtyard

Pedestrian Pathway

St. Mary of Angels Catholic Church

Existing Branch

COLUMBUS AVE

SUN PATH

AM

WINTER

SUMMER

PM

126'
125'
124'
123'
122'
121'
120'
119'
118'

EXISTING FLOOR PLAN

- ADULT AREA
- ADULT TECH
- TEEN AREA
- COMMUNITY SPACE
- STOR
- STAIR
- ENTRY
- BORROWER SERVICES DESK
- WORKROOM
- STAFF BREAK
- LIBRARIAN'S OFFICE
- LOBBY
-WWC
-MWC

Area Measurements:
- 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
## PROPOSED DRAFT BUILDING PROGRAM

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ENTRANCES - EXAMPLES FROM OTHER LIBRARIES

Welcoming
First Impression
Book Drop
Easily Visible
Wayfinding
CENTRAL SERVICES - EXAMPLES FROM OTHER LIBRARIES

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

Seating for 100

Multi-purpose Layouts

Storage and Sink

Multimedia Sound System

Lectures, Community Meetings, Classes, Etc.
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
Starr 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

EXISTING

- 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

PROPOSED

- 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

EGLESTON SQUARE BRANCH LIBRARY STUDY

CITY OF BOSTON | ANN BEHA ARCHITECTS
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

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CITY OF BOSTON | ANN BEHA ARCHITECTS
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
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?
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/egleston-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

1. Identify Parcel
2. Meet with Community
3. Issue Land RFP
4. Designate Development Team

REQUEST FOR PROPOSALS

EGLESTON SQUARE BRANCH LIBRARY STUDY

1. Identify Parcel
2. Meet with Community
3. Issue Land RFP
4. Designate Development Team

CITY OF BOSTON | ANN BEHA ARCHITECTS
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

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