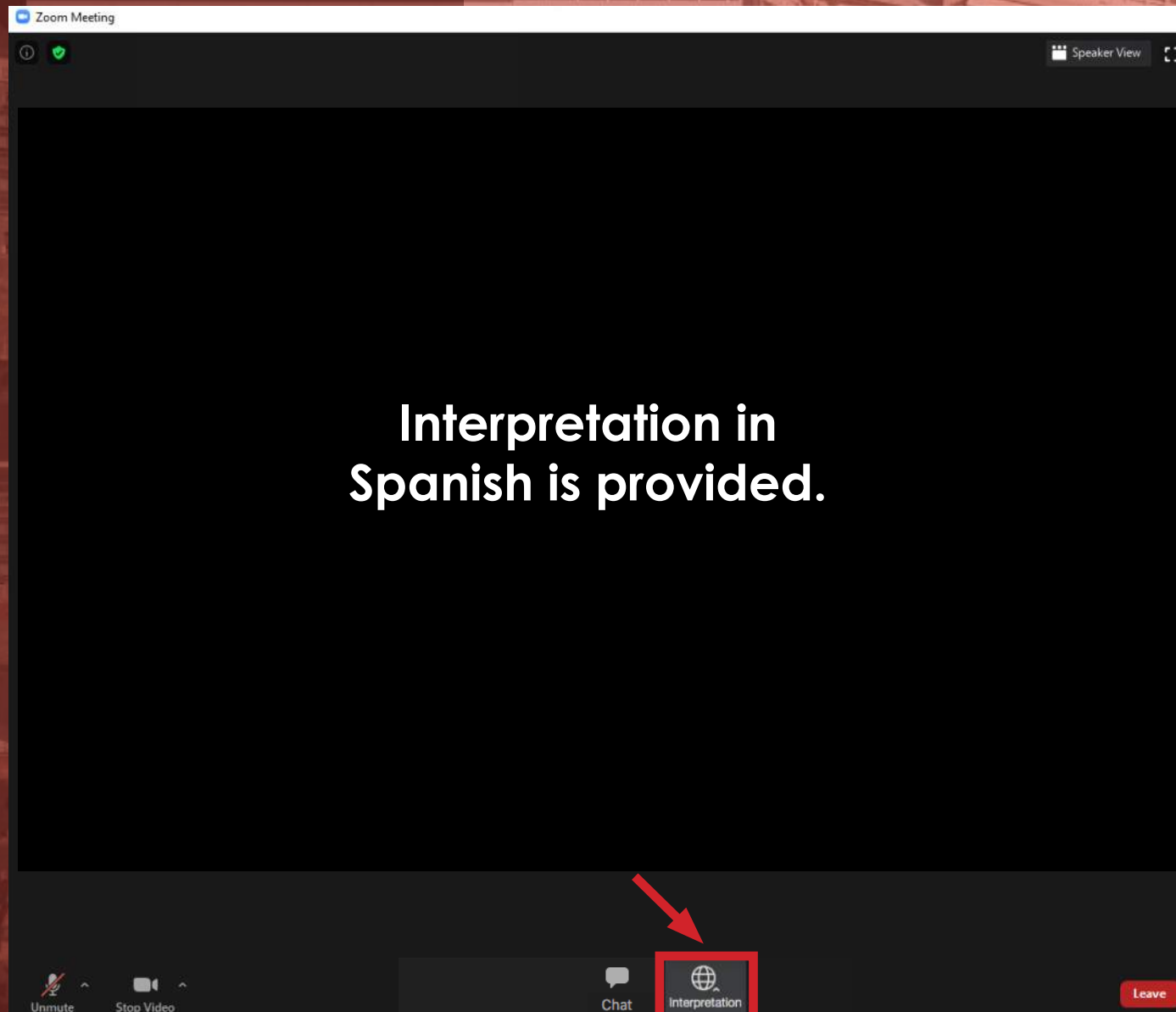
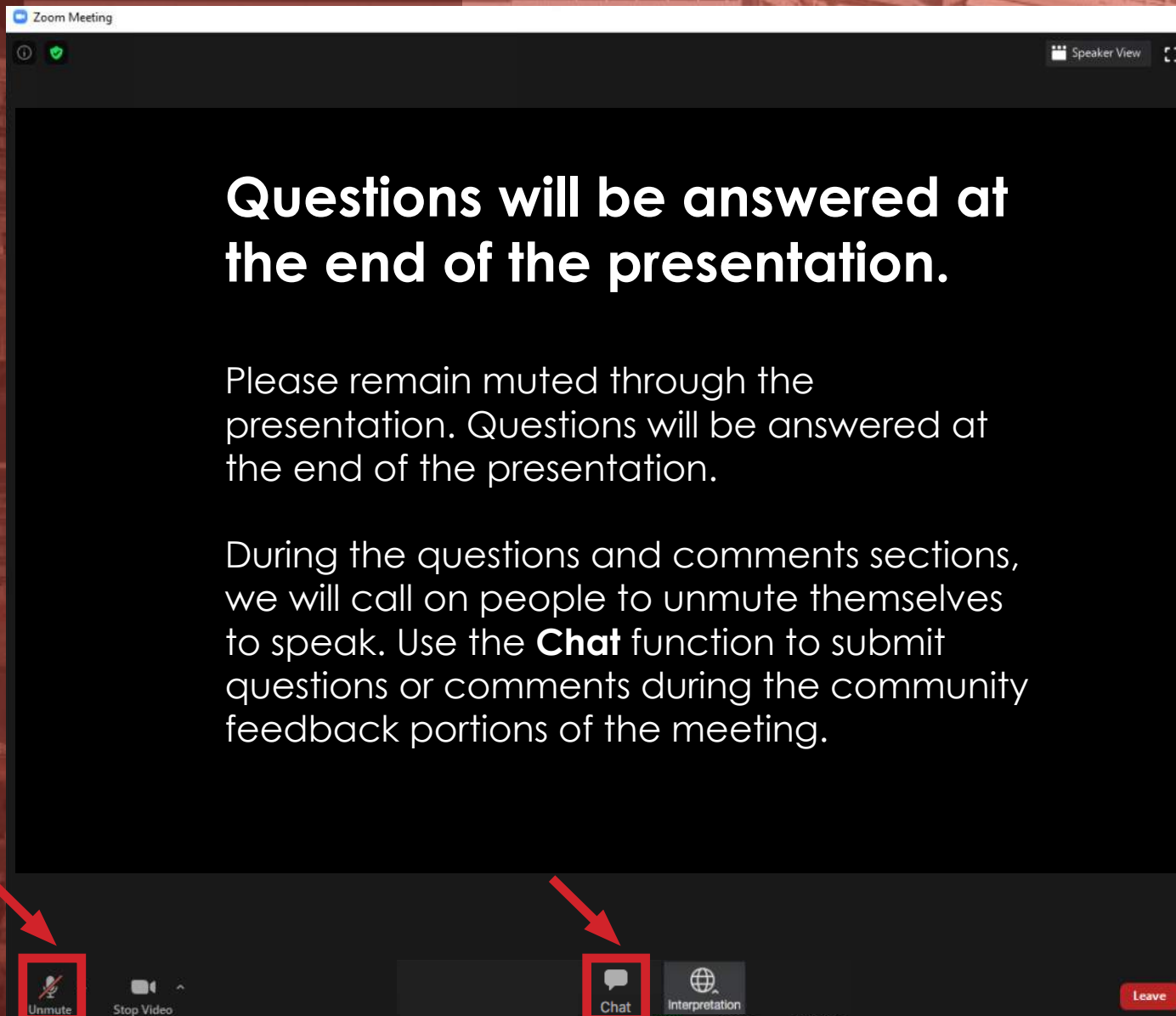


Interpretation



Zoom Protocol



The image shows a Zoom meeting window. At the top, the title bar says "Zoom Meeting". Below it, there's a status bar with a microphone icon and a green checkmark. On the right, there's 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 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. It includes an "Unmute" button (microphone icon with a slash), a "Stop Video" button (video camera icon), a "Chat" button (speech bubble icon), an "Interpretation" button (globe icon), and a "Leave" button (red button). Two red arrows point from the bottom left towards the "Unmute" and "Chat" buttons.

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 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 3

May 11, 2021



AnnBehaArchitects

Kim Janey, Mayor

Dion Irish, Chief of Operations

Boston Public Library

David Leonard, President

City of Boston, Public Facilities Department

Kerrie Griffin, Director

Department of Neighborhood Development

Sheila Dillion, Director

Mayors Office of Neighborhood Services

Aisha Miller, Chief of Civic Engagement

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

Community Feedback

Library Programming

Housing Programming

Program Test Fits

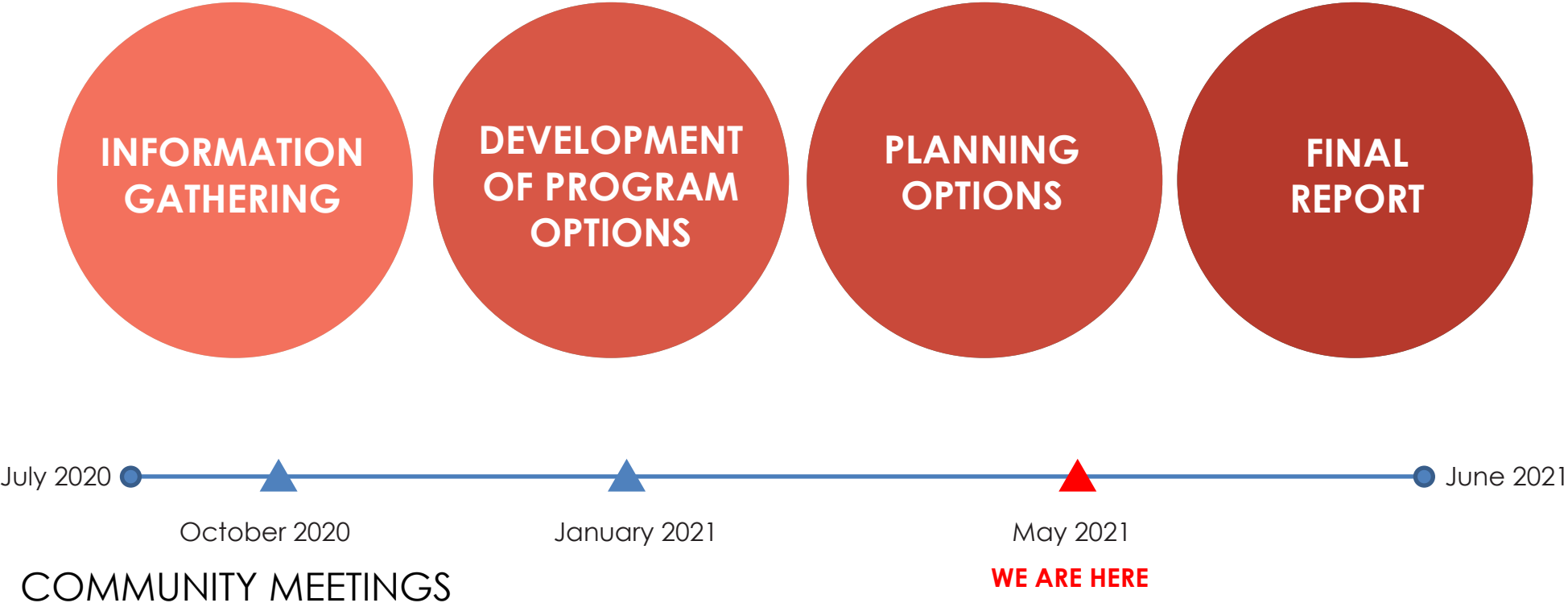
Next Steps

Discussion

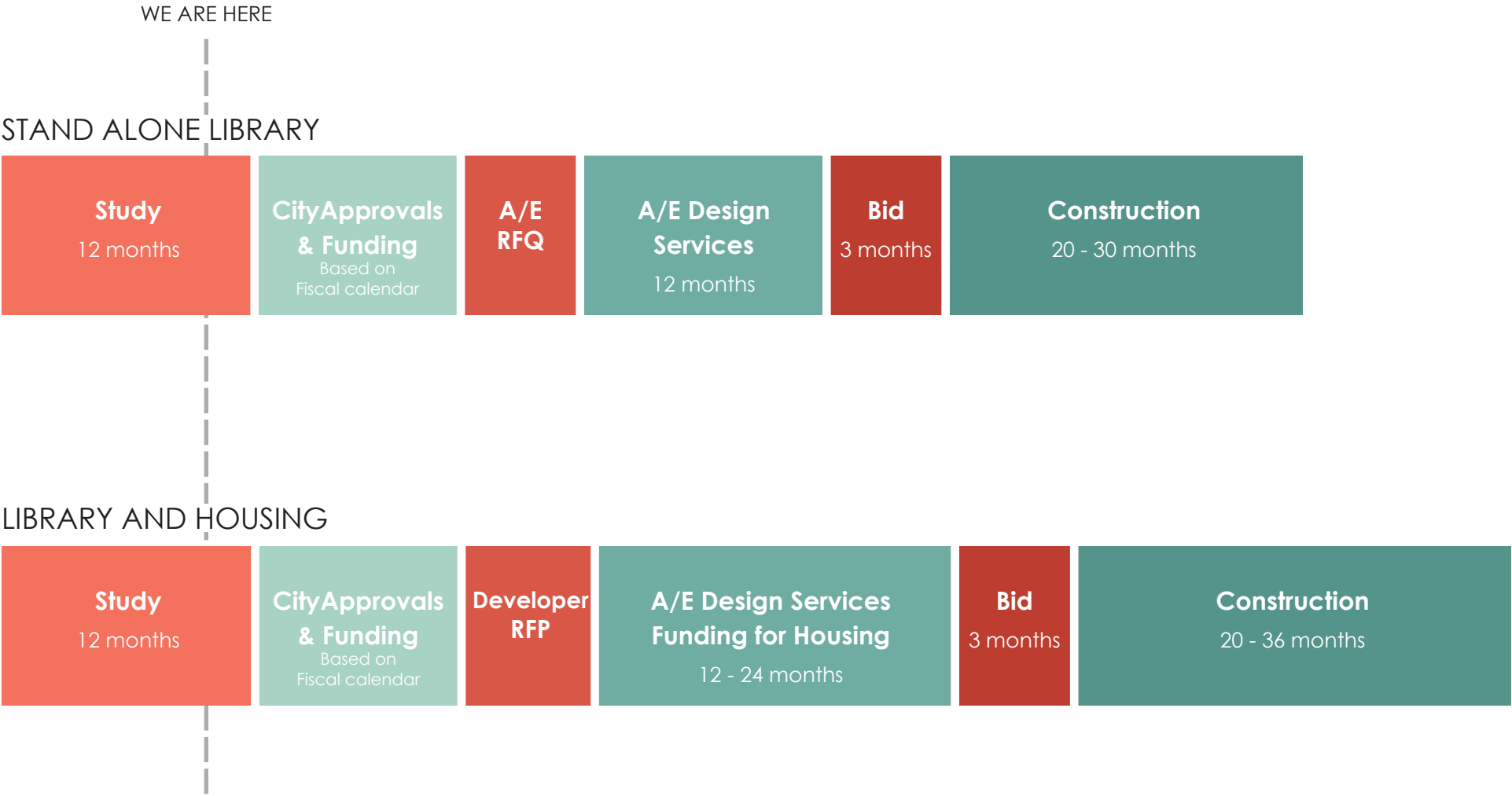
Schedule & Process



STUDY PROCESS



SCHEDULE



* Durations are all estimates

An aerial photograph of a city, likely New York City, showing a mix of urban architecture, including skyscrapers, mid-rise buildings, and residential areas. 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 Feedback' is written in white, bold, sans-serif font in the upper left quadrant.

Takeaways Community Feedback

WHAT WE HEARD - LIBRARY

- Functional green space
- Programming for seniors and youth
- Consider Diversity, Equity, and Inclusion in the design
- Spaces for classes and events
- Food Pantry storage
- Design unique to West End
- Open Plan is desirable



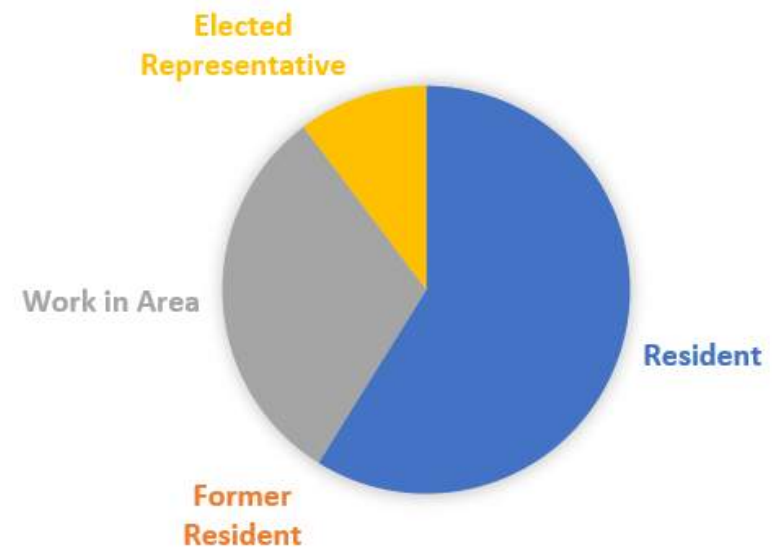
WHAT WE HEARD - HOUSING

- Support for Affordable housing
- Community amenities
- Sustainability
- Continuity in the streetscape and skyline
- Senior and accessible housing
- Roof Terrace



Poll #1

WHAT IS YOUR RELATIONSHIP TO THE WEST END?



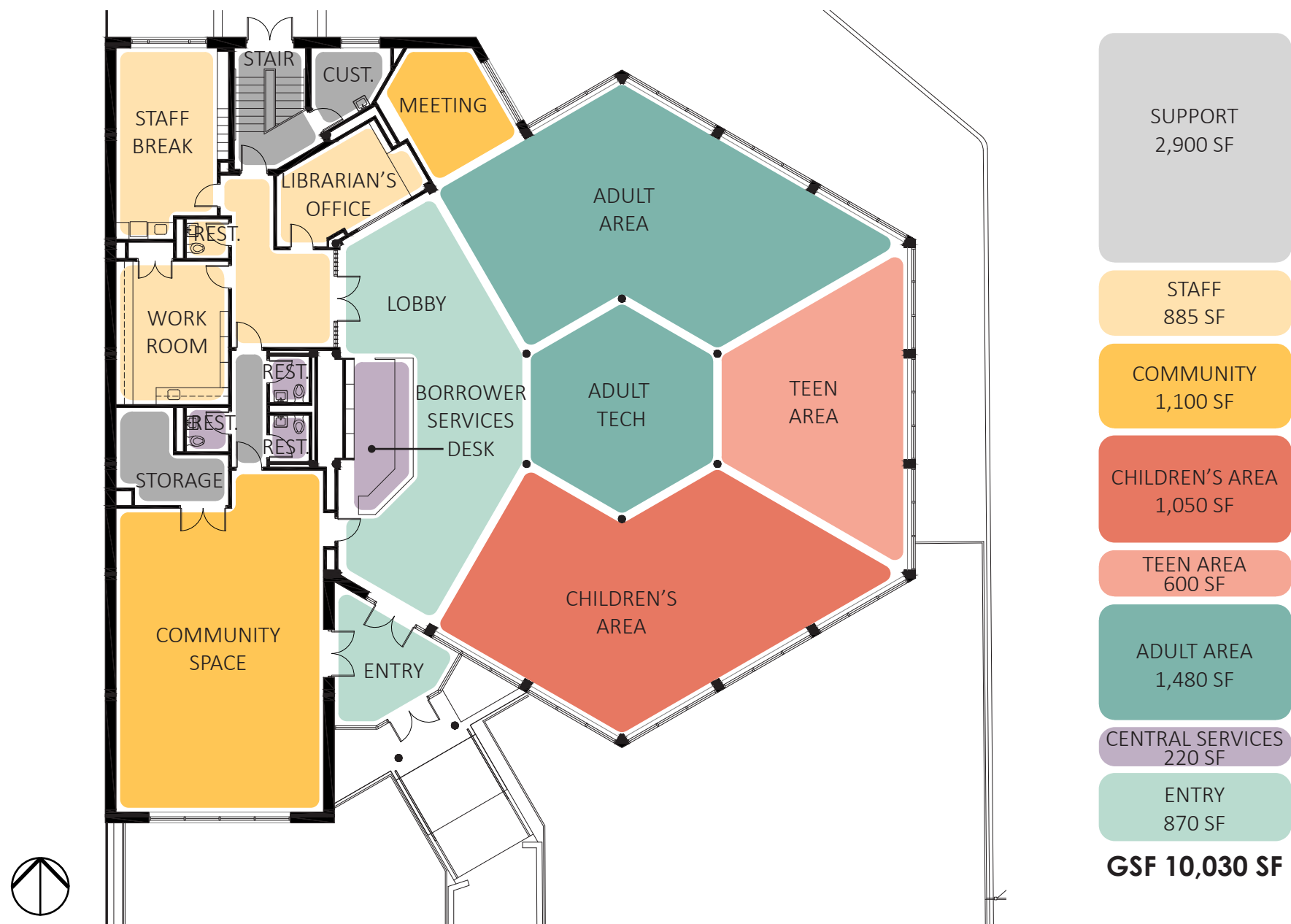
An aerial photograph of a city street grid, overlaid with a semi-transparent orange filter. A large, modern building with a curved facade, likely a library, is highlighted in white. The text "Library Programming" is written in white, bold, sans-serif font over the highlighted building.

Library Programming

EXISTING SITE PLAN



EXISTING FLOOR PLAN



PROPOSED LIBRARY 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

ADULT AREA - EXAMPLES FROM OTHER LIBRARIES



Collection Shelving

Adult Computers

Soft Seating

Tables and Chairs

Laptop Bar



TEEN AREA - EXAMPLES FROM OTHER LIBRARIES

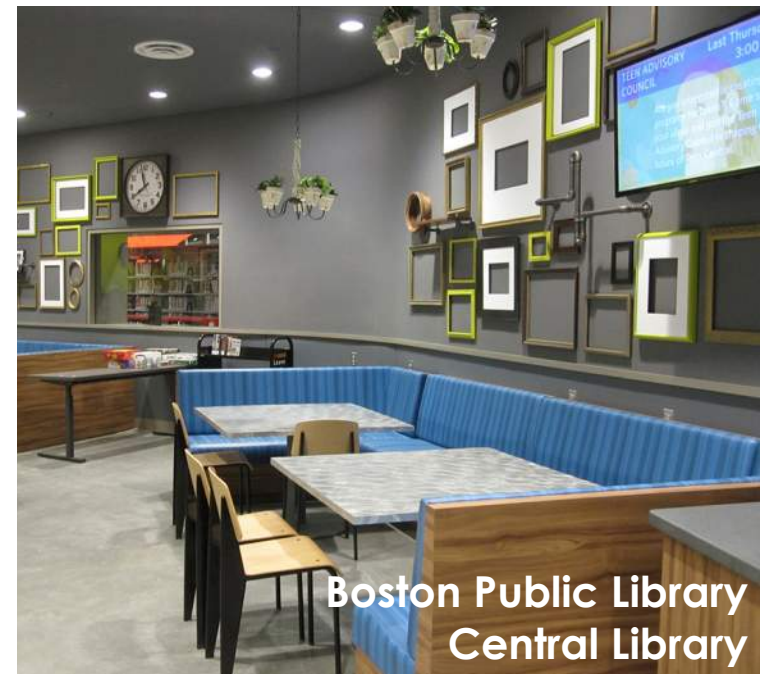
Soft Seating

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

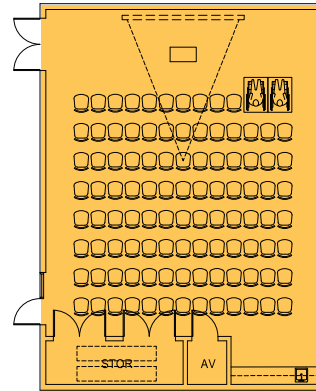


COMMUNITY

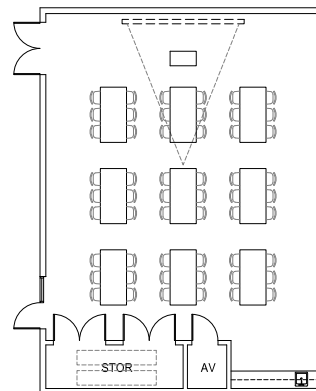


- Seating for 100
- Multi-purpose Layouts
- Storage and Sink
- Multimedia Sound System
- Lectures, Community Meetings, Classes, Etc.

COMMUNITY ROOM

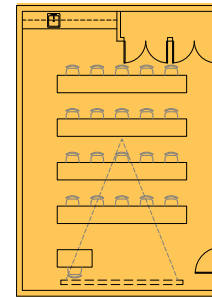


Lecture Layout



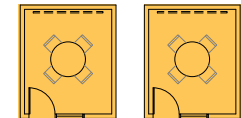
Large Class Layout

CLASSROOM



- Seating for 12-20
- Small Meetings
- Computer Trainings
- Food Pantry Equip. and Supplies

SMALL MEETING ROOMS



- Seating for 4-6
- Quiet
- Whiteboard
- AV Capabilities

EXTERIOR SPACES - EXAMPLES FROM OTHER LIBRARIES

- Children's Reading / Outdoor Teaching Area
- Small Open Lawn for Flexible Gathering and Activities
- Bicycle Parking
- ADA Accessibility for All Outdoor Paved Areas
- Defined Sidewalk Access to the Main Library Entrance and Housing
- Flexible Entrance Plaza with Specialty Paving and Seating Options



EXTERIOR SPACES - PRECEDENT IMAGES



Plantings



Group Seating



Plantings

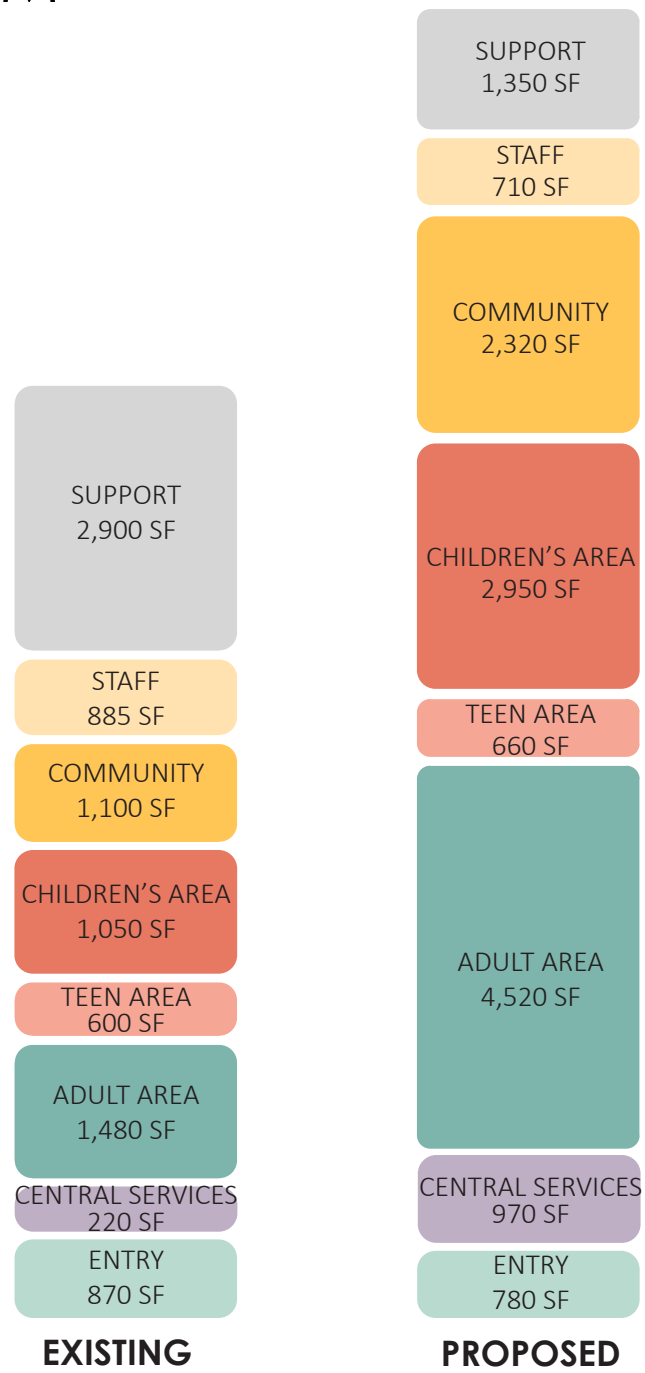


Bike Racks

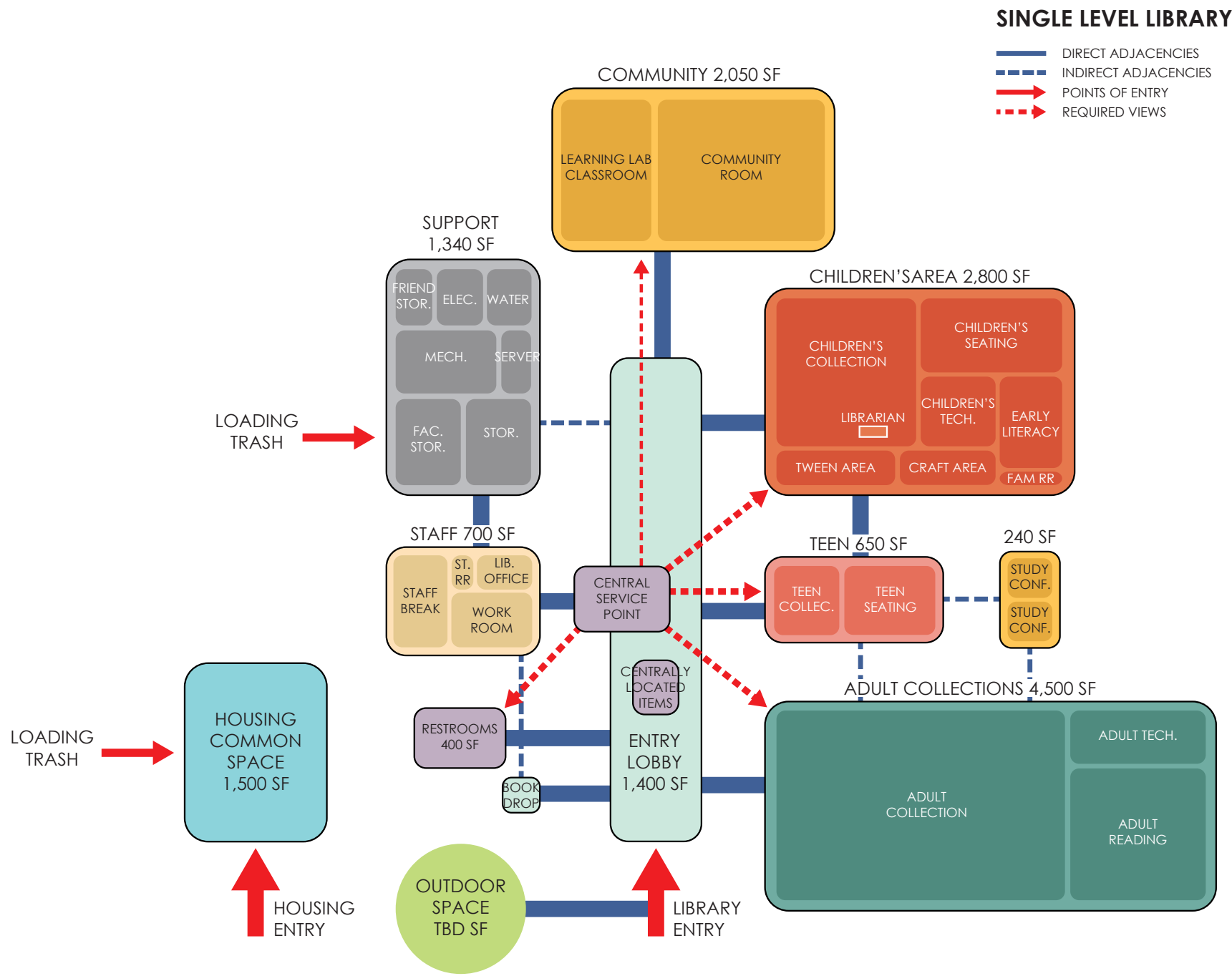


Bench Seating

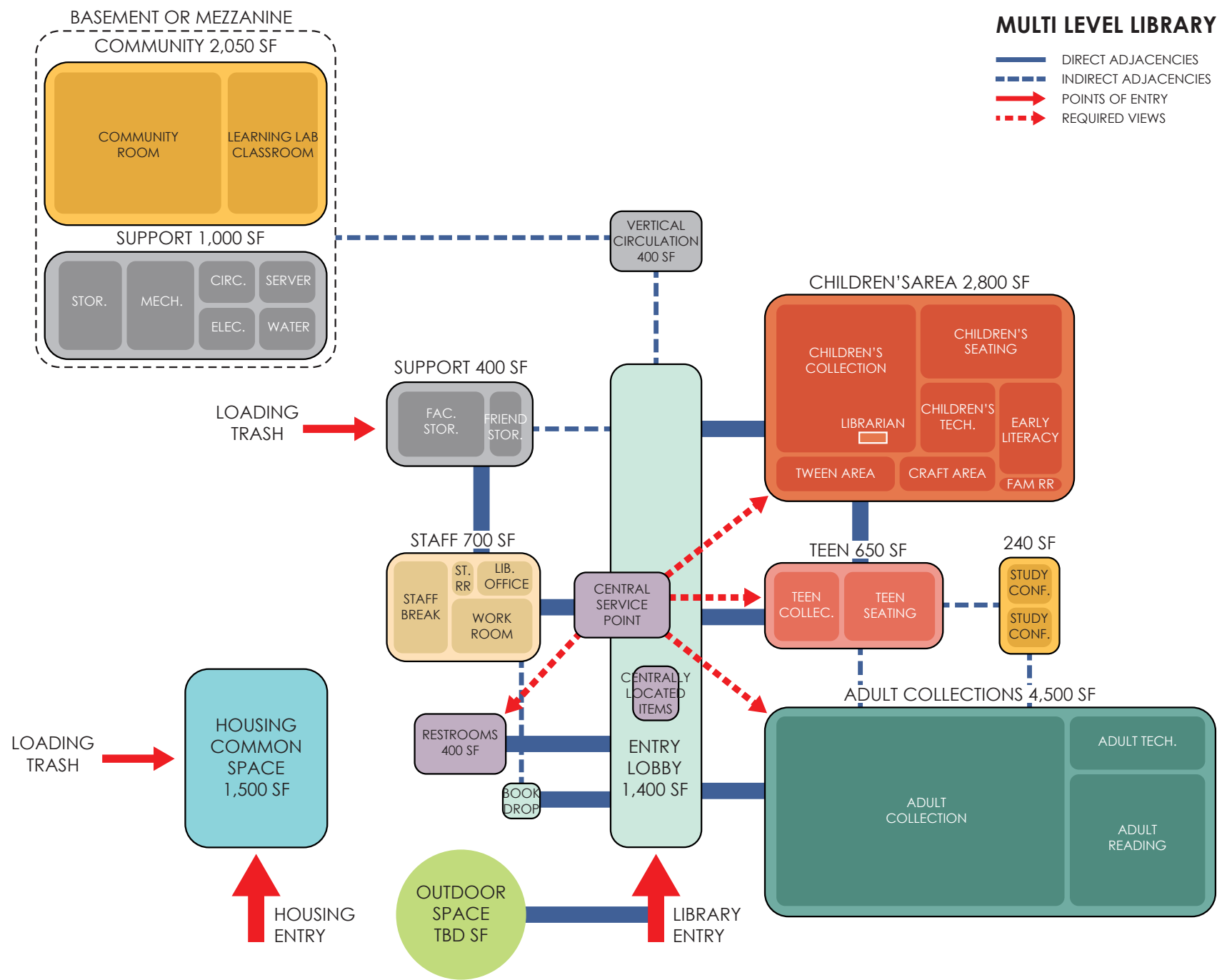
PROPOSED PROGRAM COMPARISON



ADJACENCY DIAGRAM - ONE-STORY LIBRARY

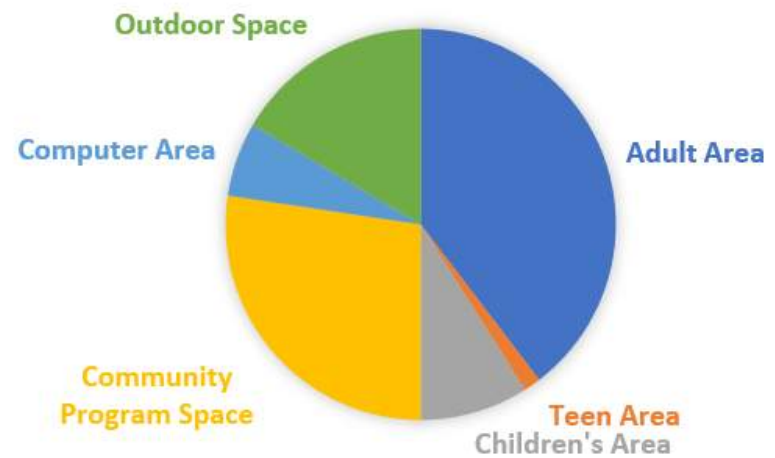


ADJACENCY DIAGRAM - TWO-STORY LIBRARY



Poll #2

WHAT SPACES DO YOU USE MOST IN THE LIBRARY?



Housing Program



HOUSING PROGRAM

- The Study has not made any decisions on the types of **Affordable Housing**
- As a **Placeholder**, the Study is using a mixtures of Studio, 1, 2, and 3-bedroom units
- The Department of Neighborhood Development will continue the **Community Conversation** on types of affordable housing before a request for proposals (RFP) is advertised.



Co-Location: Key Considerations Identifying Public Buildings

When assessing the potential for bringing together multiple uses we focus on the following factors:

- Location
 - Proximity to public transportation;
 - Relationship to surrounding neighborhood context
- Type of existing building
 - Gathering space? Current uses? Emergency services?
- Coordination between building uses
 - Meeting the needs of communities who access existing public building
 - Meeting the needs of those who staff existing public buildings



Design


Co-Location: Understanding the Challenges & Opportunities

- Lengthening the development timeline
- Available financing/funding options
- Concerns about parking and implications for traffic
- Preserving the *public* nature of public buildings

*What is the potential of affordable
housing + public library projects?*

Outlining the potential of co-locating housing & libraries

- Promoting more creativity in use and redevelopment of public buildings
- Meeting citywide and neighborhood housing needs
- Fostering climate, social, and economic resilience



**Maximizing
public good on
public land**

Program Test Fits

This is a test of the program
on the site and not a final
design of the library



ZONING

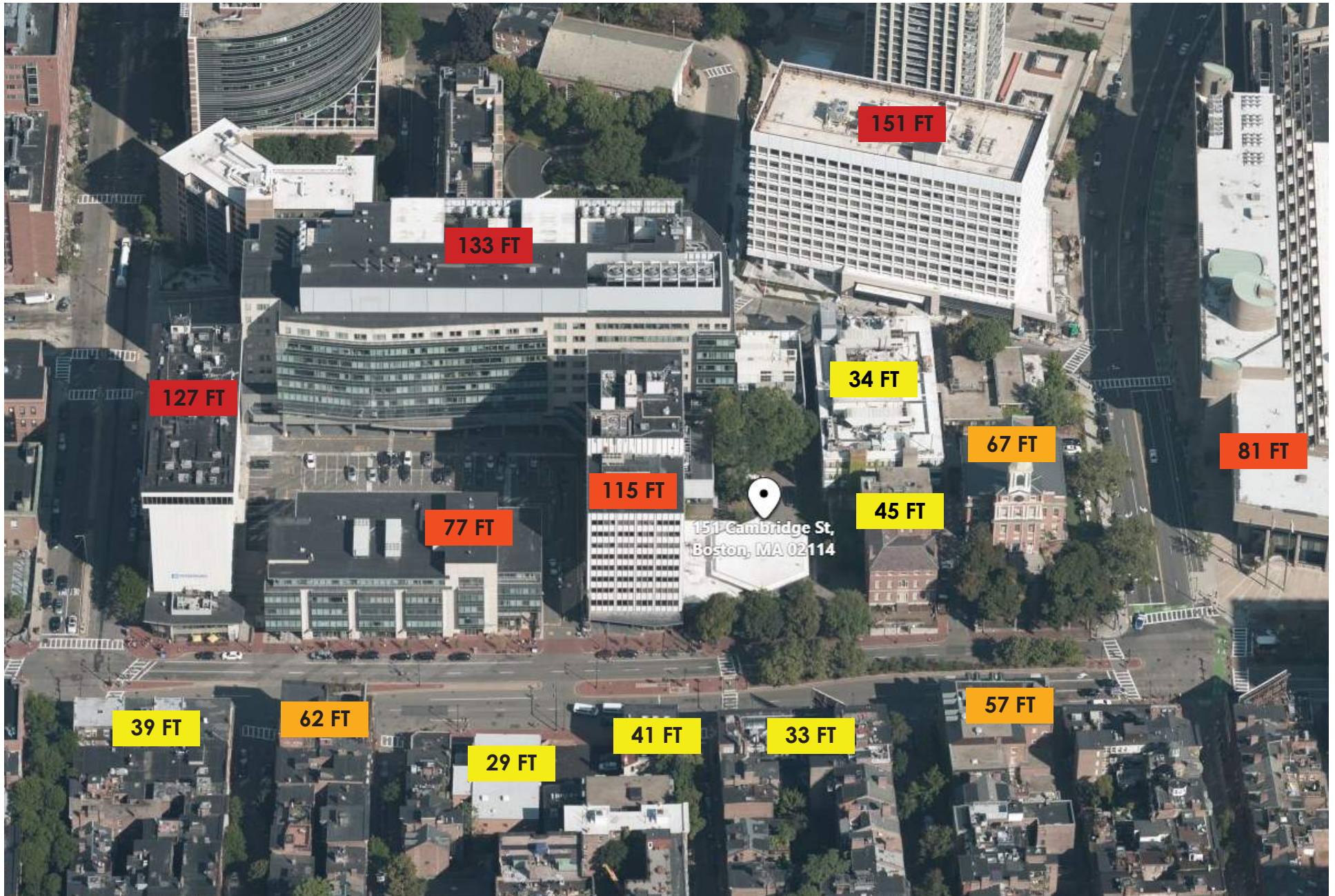


151 CAMBRIDGE ST.

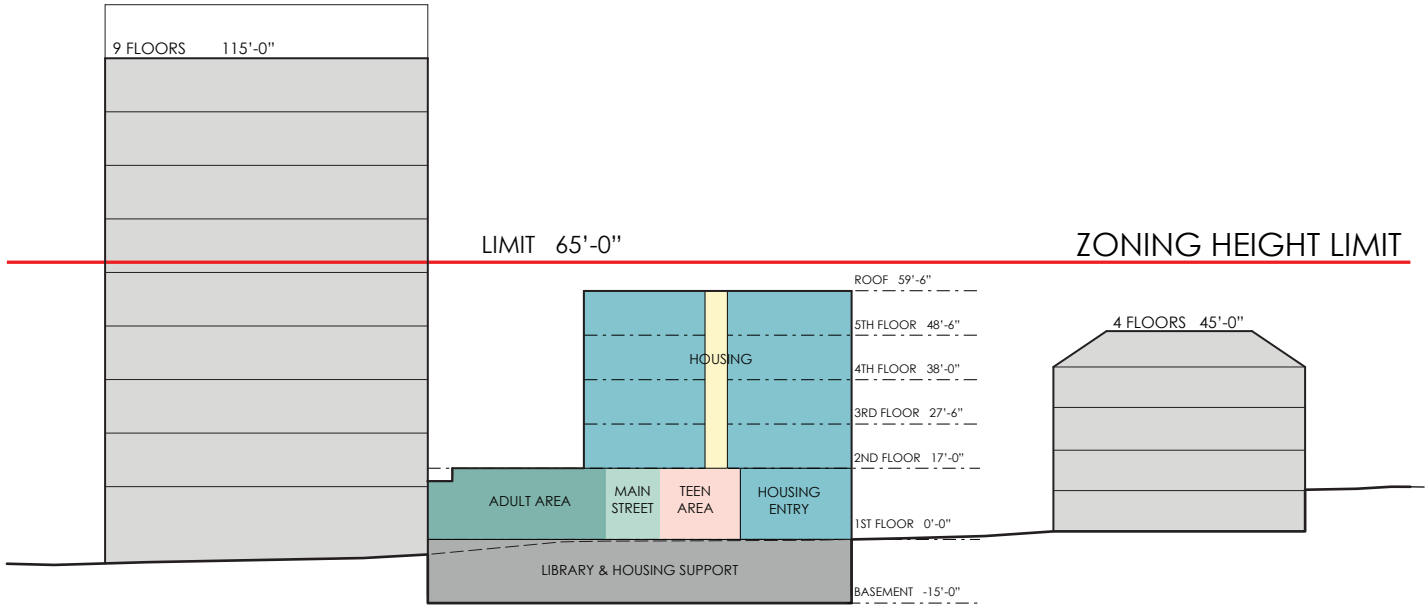
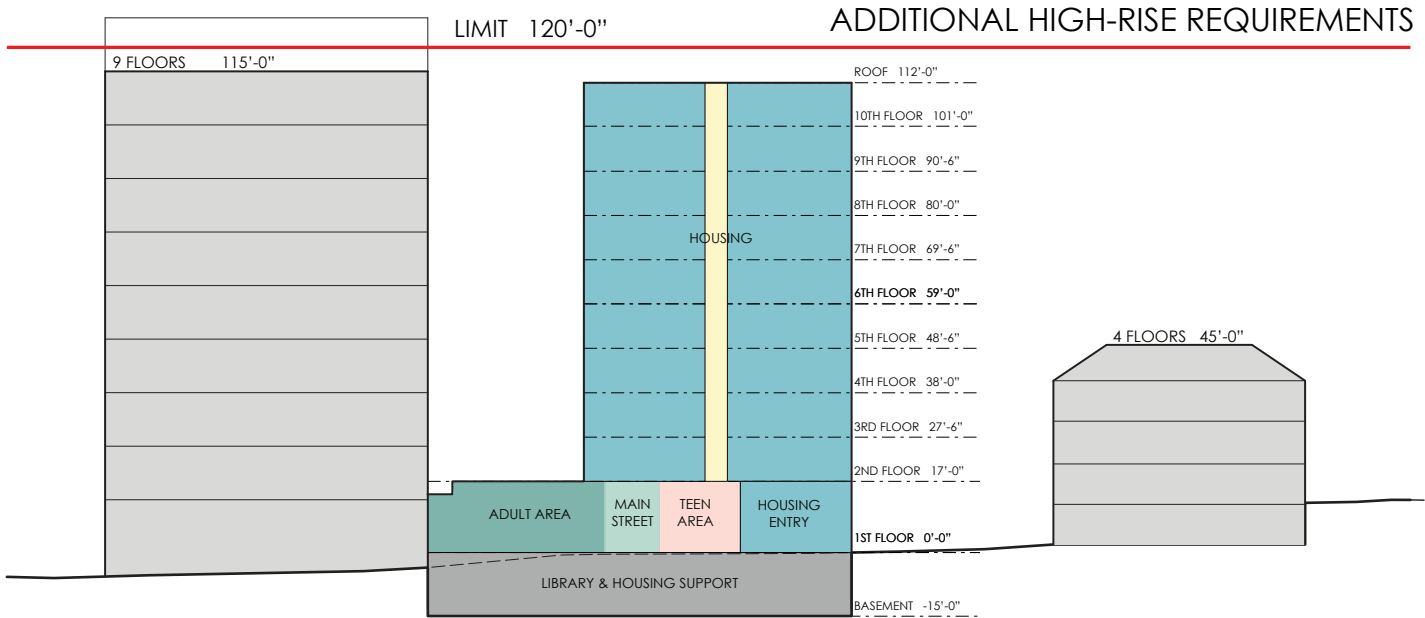
- Zoning District: Cambridge Street North
- FAR: 5 (Allows 125,685 sf by right)
- Max Building Height: 65 ft (Urban Renewal Zoning 155 ft)
- Setbacks and open space subject to design guidelines and Article 80 project review process with BPDA

URBAN CONTEXT

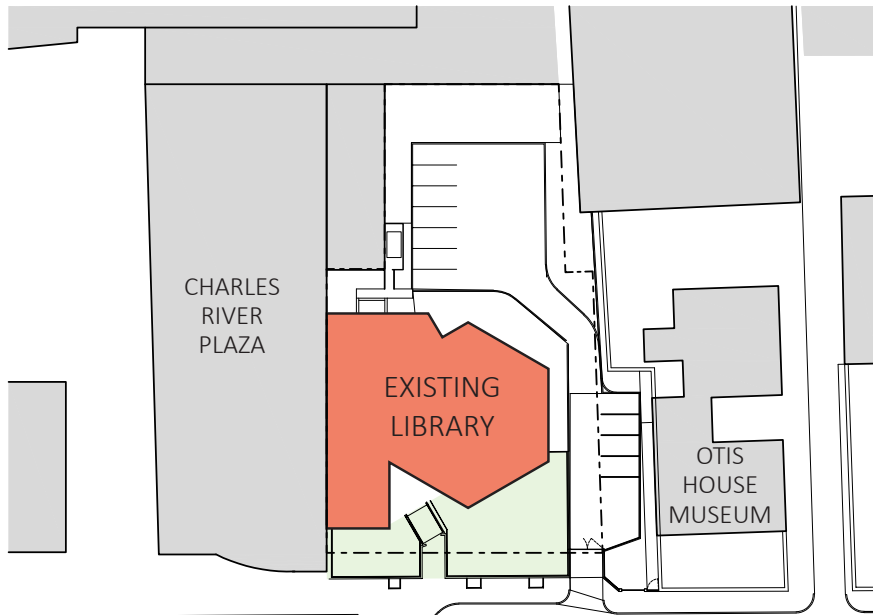
121-160 FT 71-120 FT 46-70 FT 29-45 FT



HEIGHT



SITE LAYOUT



EXISTING LIBRARY - 3,230 SF OPEN SPACE IN FRONT



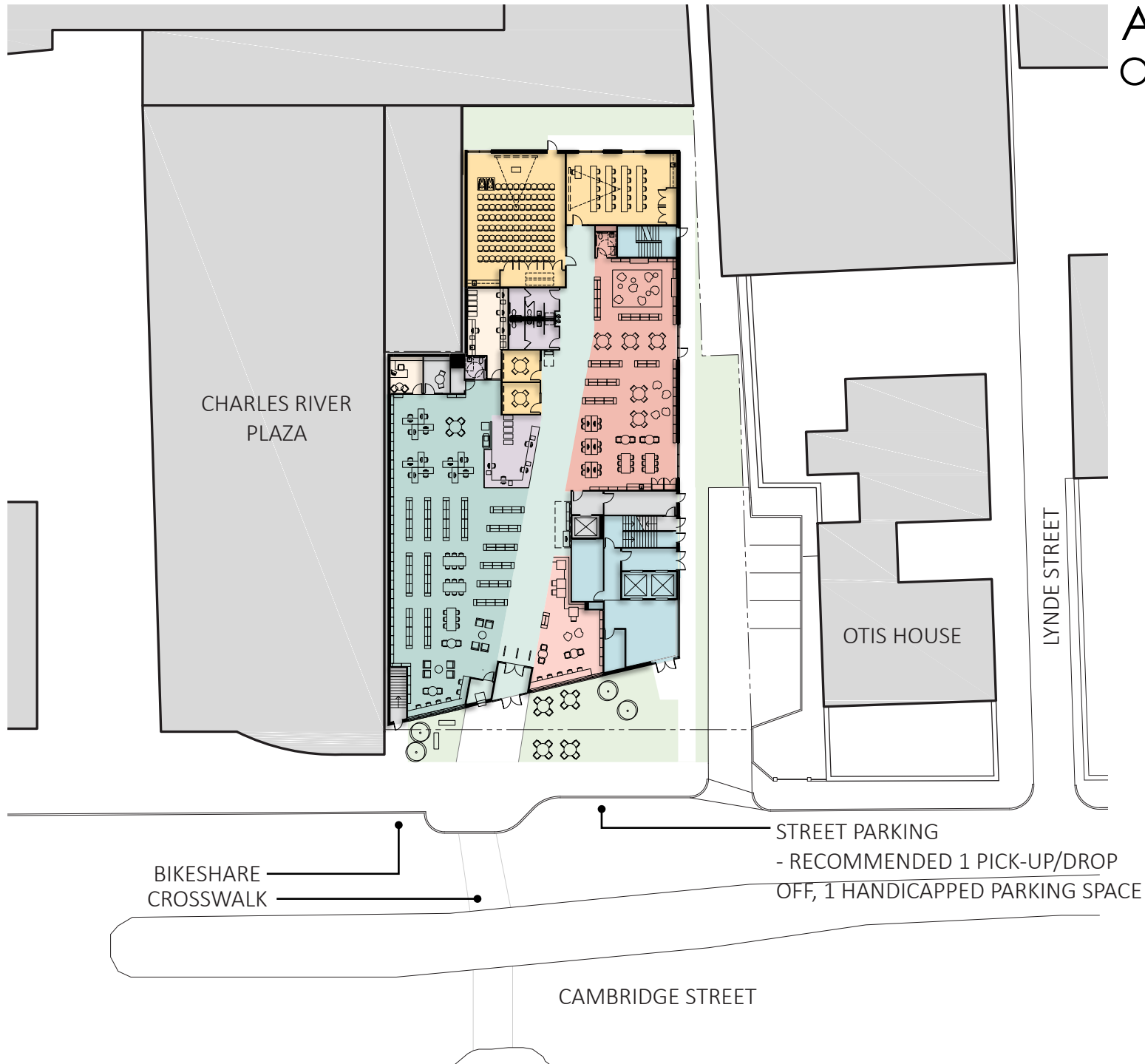
APPROACH 1 - 2,100 SF OPEN SPACE IN FRONT



APPROACH 2 - 3,200 SF OPEN SPACE IN FRONT

APPROACH 1

One-Story Library



SITE PLAN



APPROACH 1

One-Story Library



GROUND FLOOR PLAN

0 5 15 30 ft



APPROACH 1

One-Story Library

Type and unit sizes of Affordable Housing has not been determined

5 Stories- 34
Potential Units
FAR 2.4

10 Stories- 79
Potential Units
FAR 4.6

The housing fit test is using a mixture of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

SECOND FLOOR PLAN



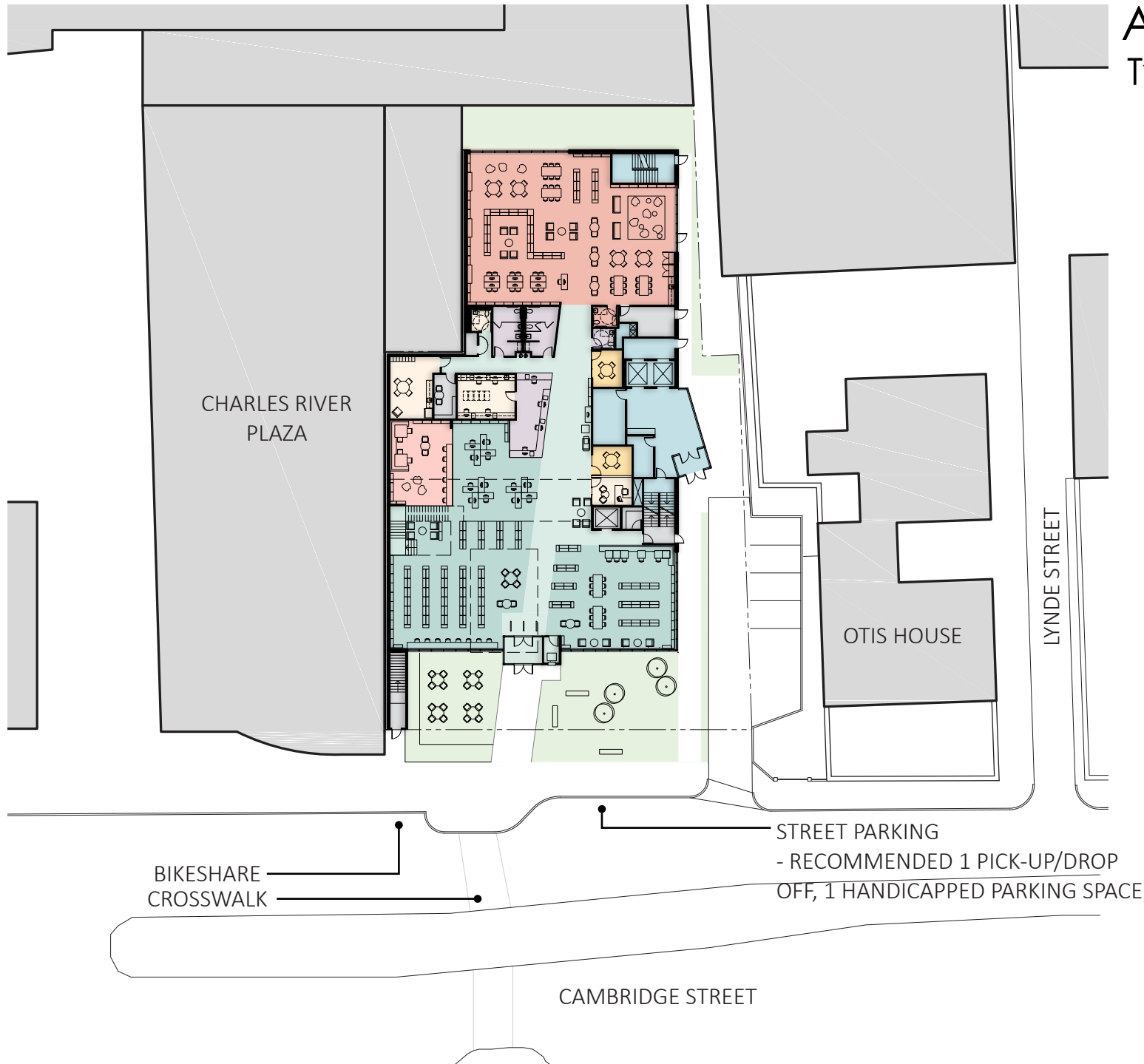
APPROACH 1

One-Story Library



APPROACH 2

Two-Story Library



SITE PLAN



APPROACH 2

Two-Story Library



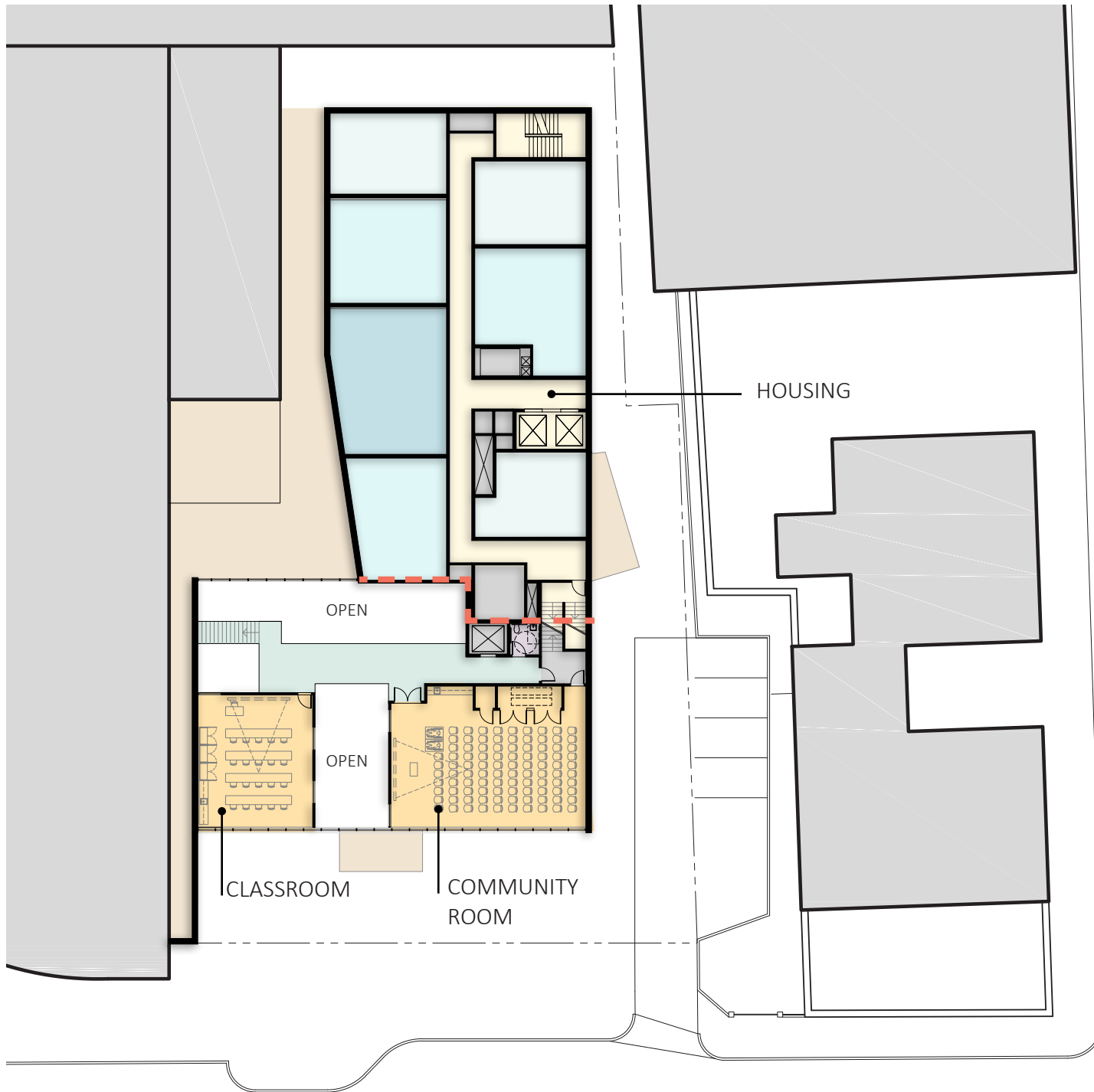
GROUND FLOOR PLAN

0 5 15 30 ft



APPROACH 2

Two-Story Library



0 5 15 30 ft



APPROACH 2 Two-Story Library

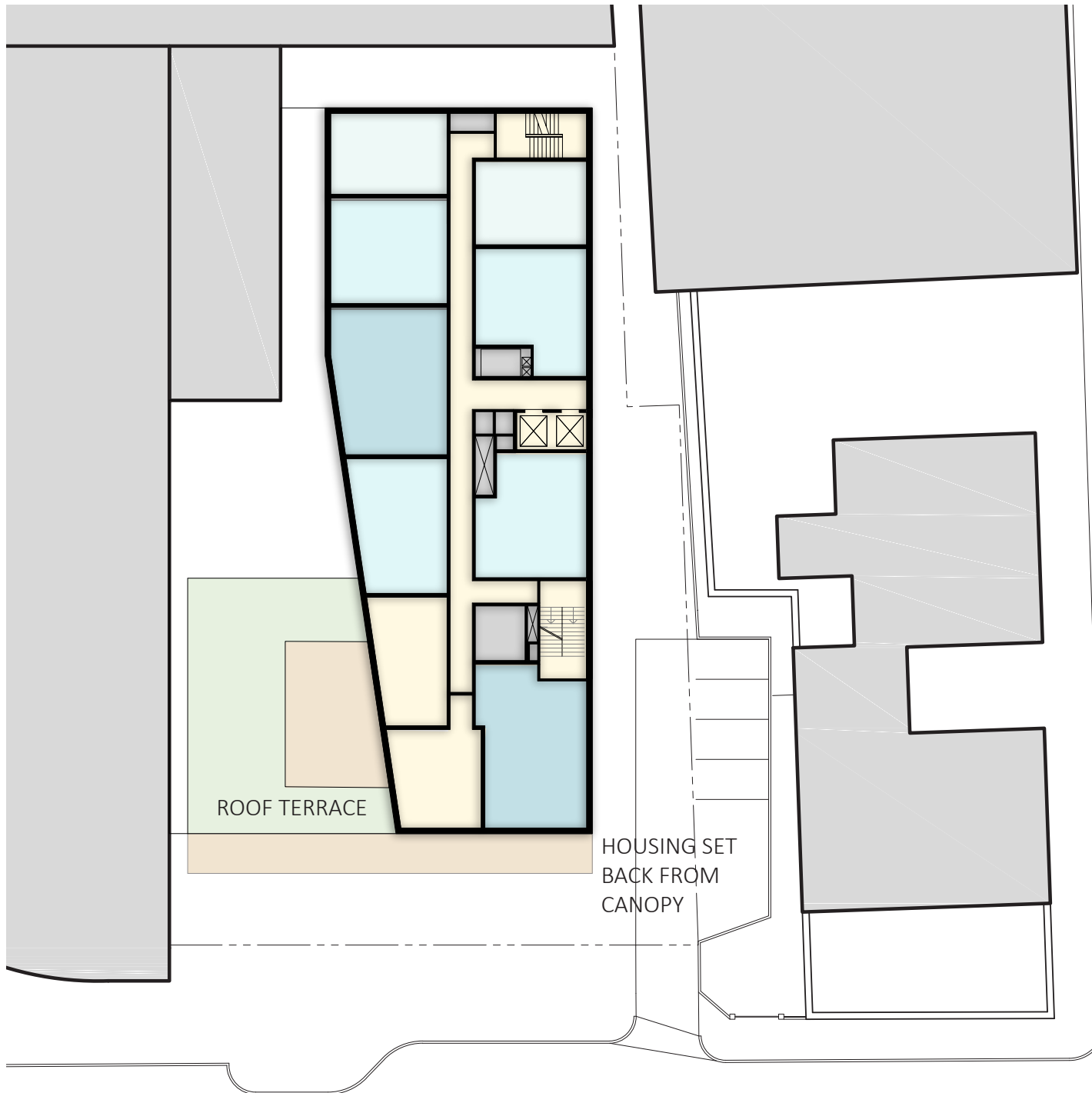
Type and unit
sizes of Affordable
Housing has not
been determined

5 Stories- 35
Potential Units
FAR 2.5

10 Stories- 85
Potential Units
FAR 4.7

The housing fit
test is using a
mixture of studio,
1-bedroom, and
2-bedroom units.

THIRD FLOOR PLAN



APPROACH 2

Two-Story Library



TEST FITS



APPROACH 2 OVERLAID ONTO EXISTING
VIEW FROM CAMBRIDGE STREET

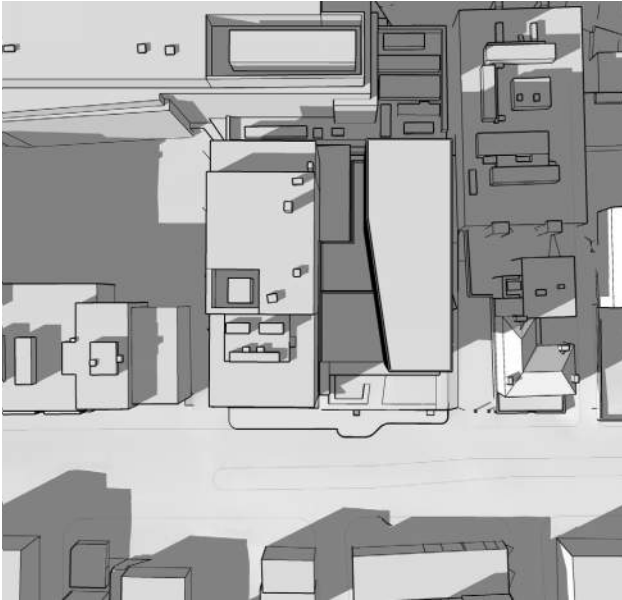
APPROACH 1
ONE STORY LIBRARY
34-79 Housing Units



APPROACH 2
TWO STORY LIBRARY
35-85 Housing Units

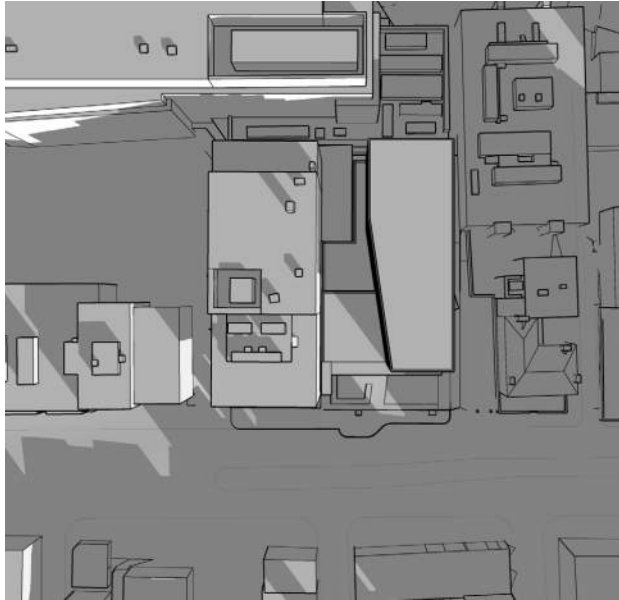


SOLAR STUDY



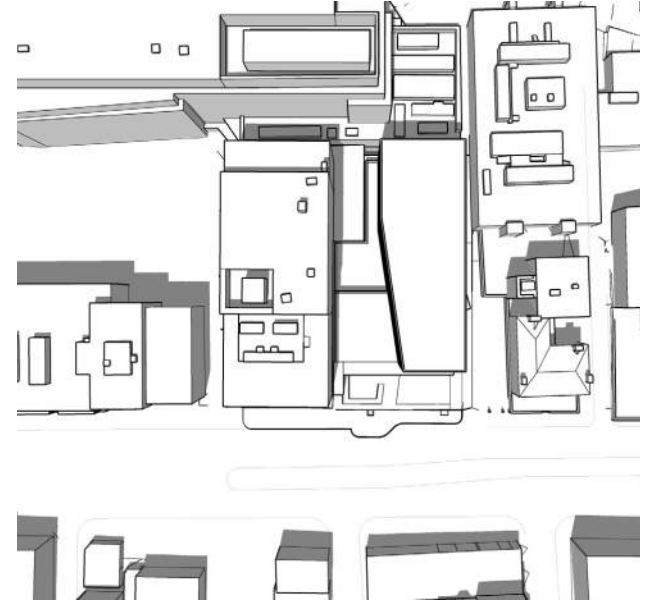
TYPICAL:

- Plaza gets southern sun exposure for most of the day
- Very minimal shadows cast on rear of the Otis House



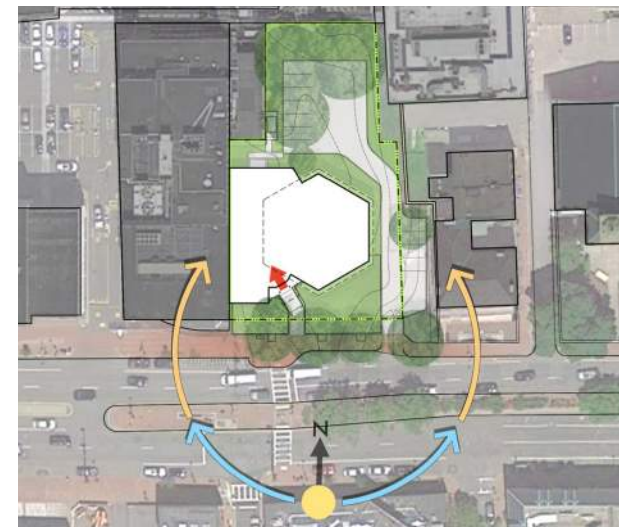
WINTER MORNINGS:

- Taller buildings across the street cast a shadow on the branch library and Otis House



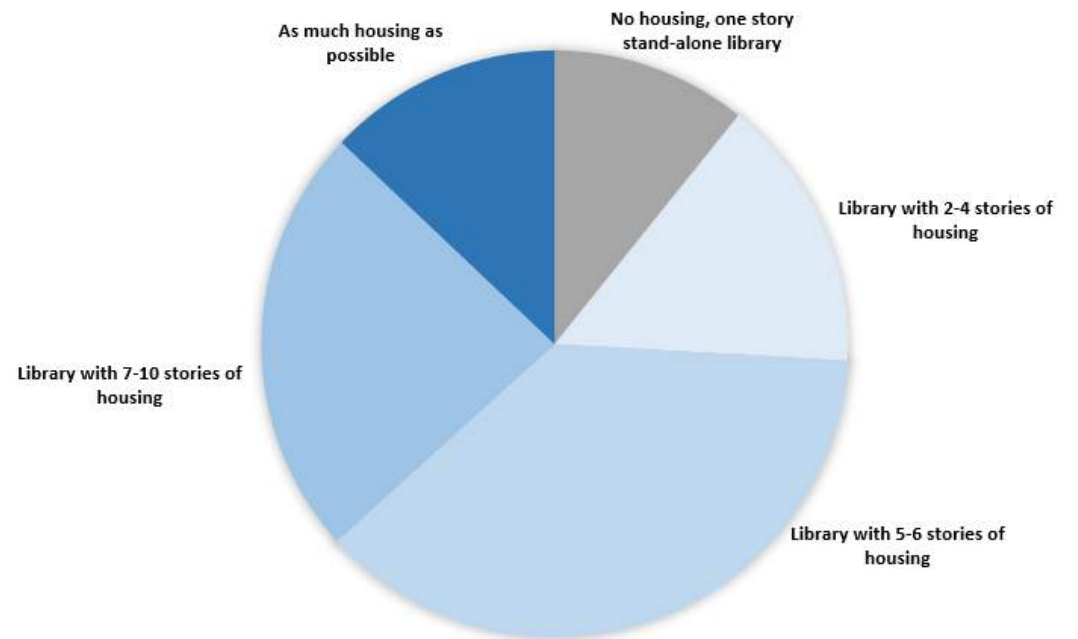
AFTERNOONS:

- Roof terrace receives afternoon sunlight



Poll #3

WHAT TYPE OF BUILDING DO YOU THINK FITS BEST WITH THE SURROUNDING AREA?



NEXT STEPS



- Study will be completed in June and posted on the **BPL website**. Study will include community feedback.
- The study will require **City approvals and funding** in the capital plan.
- Once funded, the Department of Neighborhood Development (DND) will begin the **community engagement process** to determine the Affordable Housing's unit types, percentages of affordability and other community requirements for the RFP.
- The City will advertise for a **Design Team** to work with the Boston Public Library, Developer and Community on the Library's design based on the requirements of this study.

COMMUNITY FEEDBACK



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

Taylor Cain,

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

taylor.cain@boston.gov