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 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 3

May 11, 2021

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
Agenda

Introduction
Schedule & Process
Community Feedback
Library Programming
Housing Programming
Program Test Fits
Next Steps
Discussion
Schedule & Process
STUDY PROCESS

INFORMATION GATHERING

DEVELOPMENT OF PROGRAM OPTIONS

PLANNING OPTIONS

FINAL REPORT

COMMUNITY MEETINGS

July 2020

October 2020

January 2021

May 2021

June 2021

WE ARE HERE
**SCHEDULE**

**STAND ALONE LIBRARY**

- **Study** 12 months
- **City Approvals & Funding** Based on Fiscal calendar
- **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
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?

- Resident
- Former Resident
- Work in Area
- Elected Representative
Library Programming
## PROPOSED LIBRARY PROGRAM

<table>
<thead>
<tr>
<th>ENTRY</th>
<th>CHILDREN’S AREA</th>
<th>COMMUNITY</th>
<th>CENTRAL SERVICES</th>
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<tbody>
<tr>
<td>Vestibule</td>
<td>Children’s Collections</td>
<td>Community Room</td>
<td>Central Service Point</td>
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<td>Lobby</td>
<td>Children’s Seating</td>
<td>Classroom</td>
<td>Lucky Day Shelves</td>
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<td>Exterior Book Drop</td>
<td>Children’s Technology</td>
<td>2 Study Rooms</td>
<td>Holds &amp; Self Checkout</td>
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<td>Early Literacy Area</td>
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<td>Print Release</td>
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<td>Tween Area</td>
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<td>Men’s/Women’s Restrooms</td>
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<td>Craft Area</td>
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<td>All Gender Restroom</td>
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<td>Family Restroom</td>
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<td>Friends’ Shelves and Storage</td>
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<tr>
<th>ADULT AREA</th>
<th>TEEN AREA</th>
<th>STAFF</th>
<th>SUPPORT</th>
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<tbody>
<tr>
<td>Adult Collections</td>
<td>Teen Collections</td>
<td>Workroom</td>
<td>Custodian’s Closet</td>
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<tr>
<td>Adult Seating</td>
<td>Teen Seating</td>
<td>Librarian’s Office</td>
<td>Facilities Storage</td>
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<td>Adult Technology</td>
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<td>Staff Break Room</td>
<td>Storage</td>
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<td>Staff Restroom</td>
<td>Mechanical</td>
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<td>Electrical Room</td>
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<td>Water Service Room</td>
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</tbody>
</table>
ADULT AREA - EXAMPLES FROM OTHER LIBRARIES

- Collection Shelving
- Adult Computers
- Soft Seating
- Tables and Chairs
- Laptop Bar

East Boston

Honan-Allston Branch
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

Cran dall Public Library

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

COMMUNITY ROOM

Lecture Layout

COMMUNITY ROOM

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

- Group Seating
- Plantings
- Bike Racks
- Bench Seating
PROPOSED PROGRAM COMPARISON

EXISTING

870 SF ENTRY
2,900 SF SUPPORT
1,480 SF ADULT AREA
1,050 SF CHILDREN’S AREA
710 SF STAFF
1,100 SF COMMUNITY

PROPOSED

780 SF ENTRY
1,350 SF SUPPORT
4,520 SF ADULT AREA
2,950 SF CHILDREN’S AREA
885 SF STAFF
2,320 SF COMMUNITY

1,350 SF CENTRAL SERVICES
970 SF CENTRAL SERVICES
220 SF CENTRAL SERVICES

Poll #2

What spaces do you use most in the library?

- Outdoor Space
- Computer Area
- Community Program Space
- Teen Area
- Children's Area
- Adult Area
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
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.
TOTAL LOT AREA = 25,137 SF

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

127 FT
133 FT
115 FT
77 FT
34 FT
45 FT
67 FT
57 FT
39 FT
62 FT
29 FT
41 FT
33 FT
81 FT
151 FT
71-120 FT
46-70 FT
29-45 FT

WEST END BRANCH LIBRARY STUDY

151 Cambridge St, Boston, MA 02114

CITY OF BOSTON | ANN BEHA ARCHITECTS
HEIGHT

LIMIT 120'-0"

ADDITIONAL HIGH-RISE REQUIREMENTS

LIMIT 65'-0"

ZONING HEIGHT LIMIT

WEST END BRANCH LIBRARY STUDY  CITY OF BOSTON | ANN BEHA ARCHITECTS
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

CHARLES RIVER PLAZA

CAMBRIDGE STREET

OTIS HOUSE

LYNDE STREET

BIKESHARE CROSSWALK

STREET PARKING
- RECOMMENDED 1 PICK-UP/DROP OFF, 1 HANDICAPPED PARKING SPACE

WEST END BRANCH LIBRARY STUDY

CITY OF BOSTON | ANN BEHA ARCHITECTS
GROUND FLOOR PLAN

COMMUNITY ROOM

RESTROOMS

STAFF

CENTRAL SERVICE POINT

ADULT AREA

CLASSROOM

CHILDREN'S AREA

HOUSING

TEEN AREA

LIBRARY ENTRY

HOUSING ENTRY

LIBRARY ENTRY

TEEN AREA

COMMUNITY ROOM

CLASSROOM

CHILDREN'S AREA

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TEEN AREA

COMMUNITY RO
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
APPRAOCH 1
One-Story Library
APPROACH 2
Two-Story Library

CHARLES RIVER PLAZA

OTIS HOUSE

STREET PARKING
- RECOMMENDED 1 PICK-UP/DROP OFF, 1 HANDICAPPED PARKING SPACE

BIKESHARE CROSSWALK

CAMBRIDGE STREET

SITE PLAN
APPROACH 2
Two-Story Library

SECOND FLOOR PLAN

COMMUNITY ROOM

CLASSROOM

OPEN

HOUSING

WEST END BRANCH LIBRARY STUDY

CITY OF BOSTON | ANN BEHA ARCHITECTS
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.
APPROACH 2
Two-Story Library

WEST END BRANCH LIBRARY STUDY

10 STORIES

5 STORIES

LIBRARY ENTRY

HOUSING ENTRY
TEST FITS

APPROACH 1
ONE STORY LIBRARY
34-79 Housing Units

APPROACH 2
TWO STORY LIBRARY
35-85 Housing Units

APPROACH 2 OVERLAI ON EXISTING VIEW FROM CAMBRIDGE STREET
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?

- Library with 7-10 stories of housing
- Library with 5-6 stories of housing
- Library with 2-4 stories of housing
- As much housing as possible
- No housing, one story stand-alone library
**NEXT STEPS**

<table>
<thead>
<tr>
<th>Study</th>
<th>12 months</th>
<th>City Approvals &amp; Funding</th>
<th>Based on Fiscal calendar</th>
<th>Developer RFP</th>
<th>A/E Design Services Funding for Housing</th>
<th>12 - 24 months</th>
<th>Bid</th>
<th>3 months</th>
<th>Construction</th>
<th>20 - 36 months</th>
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- 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.
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