Interpretation

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 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 4

May 18, 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
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
STUDY PROCESS AND SCHEDULE

INFORMATION GATHERING
DEVELOPMENT OF PROGRAM OPTIONS
PLANNING OPTIONS
FINAL REPORT

July 2020 → June 2021

- October 2020
- January 2021
- March 2021
- April 2021 Housing
- May 2021

WE ARE HERE
WE ARE HERE

STAND ALONE LIBRARY

- **Study**: 12 months
- **City Approvals & Funding**: Based on Fiscal calendar
- **A/E RFQ**: 12 months
- **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**: 12 - 24 months
- **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 PROGRAM

• Enclosed Program Spaces
• Meeting Spaces with AV Equipment
• Outdoor Space
• Children’s Space
• Windows to Garden
• More Seating for Gathering and Reading
• Exhibit Space for Local Artists
• Pick-up/Drop-off Area
• Seed Collection
• Computer Stations
• Small Study Rooms
WHAT WE HEARD - HOUSING

• Affordability
• Seniors, families, young adults
• Responsive ownership/management
• Sustainability
• Keeping current residents in the neighborhood
• No parking on site / Parking on site
• Rental vs. ownership model
### Poll #1

<table>
<thead>
<tr>
<th>Question</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is your relationship with Egleston Square? (Multiple choice)</td>
<td></td>
</tr>
<tr>
<td>Resident</td>
<td>67%</td>
</tr>
<tr>
<td>Former Resident</td>
<td>0%</td>
</tr>
<tr>
<td>Work or go to school in Area</td>
<td>44%</td>
</tr>
<tr>
<td>Elected Representative</td>
<td>6%</td>
</tr>
</tbody>
</table>
EXISTING SITE PLAN

SITE AREA 24,916 SF
BUILDING FOOTPRINT AREA 6,354 SF
### PROPOSED DRAFT BUILDING PROGRAM

<table>
<thead>
<tr>
<th>ENTRY</th>
<th>CHILDREN’S AREA</th>
<th>COMMUNITY</th>
<th>CENTRAL SERVICES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vestibule</td>
<td>Children’s Collections</td>
<td>Community Room</td>
<td>Central Service Point</td>
</tr>
<tr>
<td>Lobby</td>
<td>Children’s Seating</td>
<td>Classroom</td>
<td>Lucky Day Shelves</td>
</tr>
<tr>
<td>Exterior Book Drop</td>
<td>Children’s Technology</td>
<td>2 Study Rooms</td>
<td>Holds &amp; Self Checkout</td>
</tr>
<tr>
<td></td>
<td>Early Literacy Area</td>
<td></td>
<td>Print Release</td>
</tr>
<tr>
<td></td>
<td>Tween Area</td>
<td></td>
<td>Men’s/Women’s Restrooms</td>
</tr>
<tr>
<td></td>
<td>Craft Area</td>
<td></td>
<td>All Gender Restroom</td>
</tr>
<tr>
<td></td>
<td>Family Restroom</td>
<td></td>
<td>Friends’ Shelves/Storage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADULT AREA</th>
<th>TEEN AREA</th>
<th>STAFF</th>
<th>SUPPORT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Collections</td>
<td>Teen Collections</td>
<td>Workroom</td>
<td>Custodian’s Closet</td>
</tr>
<tr>
<td>Adult Seating</td>
<td>Teen Seating</td>
<td>Librarian’s Office</td>
<td>Facilities Storage</td>
</tr>
<tr>
<td>Adult Technology</td>
<td></td>
<td>Staff Break Room</td>
<td>Storage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Staff Restroom</td>
<td>Mechanical</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Server Room</td>
</tr>
</tbody>
</table>

|                     |                             |                         | Electrical Room                  |
|                     |                             |                         | Water Service Room                |

**EGLESTON SQUARE BRANCH LIBRARY STUDY**

**CITY OF BOSTON | ANN BEHA ARCHITECTS**
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

Mattapan Branch
Gaithersburg Library
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
• Seating for 4-6
• Quiet
• Whiteboard
• AV Capabilities

CLASSROOM

• Large Class Layout
• Seating for 12-20
• Small Meetings
• Computer Trainings

SMALL MEETING ROOMS

• Seating for 4-6
EXTERIOR SPACES - EXAMPLES FROM OTHER LIBRARIES

• Children’s Reading / Outdoor Teaching Area
• Space for Gardening
• Connections to the Surrounding Neighborhood
• 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

Bike Racks

Bench Seating
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
LIBRARY PROGRAM ADJACENCY DIAGRAM

SINGLE LEVEL LIBRARY
- DIRECT ADJACENCIES
- INDIRECT ADJACENCIES
- POINTS OF ENTRY
- REQUIRED VIEWS

LEARNING LAB CLASSROOM
COMMUNITY ROOM

COMMUNITY 2,050 SF

SUPPORT 1,340 SF

STAFF 700 SF

STAFF BREAK
ST. RR
LIB. OFFICE
WORK ROOM

OUTDOOR SPACE TBD SF

LIBRARY ENTRY

LOADING TRASH

CHILDREN’S AREA 2,800 SF

CHILDREN’S COLLECTION
LIBRARIAN
TEEN COLLEC.
TEEN SEATING

CHILDREN’S SEATING
LIBRARIAN
CHILDREN’S TECH.
FAM RR

TEEN 650 SF

CENTRAL SERVICE POINT
ENTRY LOBBY 1,400 SF

CENTRALLY LOCATED ITEMS

CENTRALLY LOCATED ITEMS

ADULT COLLECTION 4,500 SF

ADULT COLLECTION

ADULT TECH.
ADULT READING

LOADING TRASH

HOUSING COMMON SPACE 1,500 SF

STOR.
FAC. STOR.
WATER
ELEC.
SERVER
FRIEND STOR.

RESTROOMS 400 SF

BOOK DROP

HOUSING ENTRY
Poll #2

1. What spaces do you use most in the library? (Multiple choice)

<table>
<thead>
<tr>
<th>Space</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Area</td>
<td>83%</td>
</tr>
<tr>
<td>Teen Area</td>
<td>13%</td>
</tr>
<tr>
<td>Children’s Area</td>
<td>35%</td>
</tr>
<tr>
<td>Community Program Spaces</td>
<td>61%</td>
</tr>
<tr>
<td>Computer Area</td>
<td>30%</td>
</tr>
<tr>
<td>Outdoor space</td>
<td>57%</td>
</tr>
</tbody>
</table>
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
Program
Test Fits

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

PLAN IS SHOWING MFR MULTI-FAMILY RESIDENTIAL ZONING

AREA WITHIN SETBACK:
16,925 SF - 17,620 SF

TOTAL LOT AREA = 25,137 SF

ZONING SUB-DISTRICTS

MFR Multi-Family Residential
FAR: 1
Maximum Building Height: 4 stories / 45 ft
Open Space: 200 sq ft / unit
Side Setbacks: 10 ft
Front & Rear Setbacks: 20 ft

Jamaica Plain/Roxbury Density Bonus Area 55
FAR: N/A
Maximum Building Height: 5 stories / 55 ft
Open Space: 50 sq ft / unit
Side Setbacks: 10 ft
Front Setback: 10-15 ft

CITY OF BOSTON | ANN BEHA ARCHITECTS
NEIGHBORHOOD CONTEXT - NUMBER OF STORIES

LIBRARY SITE

EGLESTON SQUARE BRANCH LIBRARY STUDY

CITY OF BOSTON | ANN BEHA ARCHITECTS
LIBRARY + 4 STORIES HOUSING (5 STORY BUILDING)

LIBRARY + 5 STORIES HOUSING (6 STORY BUILDING)
LIBRARY PUBLIC OUTDOOR SPACE

EXISTING: 11,700 SF

APPROACH 1: 7,120 SF Pathway Reading Garden

APPROACH 2: 5,450 SF South Reading Garden
Both approaches move the building to the rear of the property to provide more Reading Garden Space.
TRANSPORTATION

HOW TO YOU GET TO THE LIBRARY?

TRANSPORTATION

- Subway
- Bus Route
COLUMBUS AVE PARKING

STUDY RECOMMENDATIONS:
- (1) ACCESSIBLE PARKING SPACE
- (1) 5-MINUTE DROP OFF / PICK UP SPACE
- (2-3) 30 MINUTE DROP OFF / PICK UP SPACES
SITE PARKING STUDY

Existing: 5-minute pick-up/drop-off zone

Street Parking: Recommendations for 5 parking spaces in front of library: (1) Handicapped Parking Space, (1) 5 minute drop-off/pick-up during library hours unrestricted after-hours parking, (2-3) 30 minute drop-off/pick-up during library hours unrestricted after-hours parking.

Underground Parking: - Reduction of 1,375 sf Library Program
- Reduction in street parking and driveway/pedestrian conflict
- $50,000-75,000 per underground parking space not considered feasible with affordable housing

Surface Parking: - 2 Accessible, 2 Car-sharing spaces
- Reduction in street parking
- Driveway/pedestrian conflict
- Reduction in library green space
APPROACH 1
Pathway Reading
Garden
Type and unit sizes of Affordable Housing has not been determined

4 Stories of housing - 41 potential units
FAR 2.3

5 Stories of housing - 50 potential units
FAR 2.7

The housing fit test is using a mixture of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.
EGLESTON SQUARE BRANCH LIBRARY STUDY

CITY OF BOSTON | ANN BEHA ARCHITECTS

APPROACH 1
Pathway Reading Garden

LIBRARY ENTRY

HOUSING ENTRY

LIBRARY OUTDOOR SPACE

HOUSING ROOF TERRACE

5 STORIES

6 STORIES

EGLESTON SQUARE BRANCH LIBRARY STUDY

CITY OF BOSTON | ANN BEHA ARCHITECTS
Current view from Columbus Ave. heading northwest

Propose View from Columbus Ave. heading northwest

Current view from Columbus Ave. heading southeast

Proposed view from Columbus Ave. heading southeast
APPROACH 2
South Reading Garden

GROUND FLOOR PLAN

COMMUNITY ROOM
TEEN AREA
CHILDREN’S AREA
CLASSROOM
RAISED GARDEN BEDS
ADULT AREA
BIKE PARKING
LIBRARY ENTRY
HOUSING ENTRY
HOUSING
Type and unit sizes of Affordable Housing has not been determined.

4 Stories of housing - 46 potential units
FAR 2.5

5 Stories of housing - 57 potential units
FAR 2.9

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

SECOND FLOOR PLAN
EGLESTON SQUARE BRANCH LIBRARY STUDY

CITY OF BOSTON | ANN BEHA ARCHITECTS

APPROACH 2
South Reading Garden

6 STORIES
5 STORIES

HOUSING ENTRY

HOUSING ROOF TERRACE

LIBRARY ENTRY

LIBRARY OUTDOOR SPACE
APPROACH 2
South Reading
Garden

Current view from Columbus Ave.
heading northwest

Current view from Columbus Ave.
heading southeast

Propose View from Columbus Ave.
heading northwest

Proposed view from Columbus Ave.
heading southeast
EGLESTON SQUARE BRANCH LIBRARY STUDY

APPROACH 1

APPROACH 2

CITY OF BOSTON | ANN BEHA ARCHITECTS
SOLAR STUDY

APPROACH 1:

- Garden and roof terrace get afternoon sun, but are shaded in the mornings.
- Late afternoon shadows on apartment buildings to northeast.

APPROACH 2:

- Garden and roof terrace get sunlight most times of the day/year.
- Late afternoon shadows on apartment buildings to northeast.
Poll #3

1. What type of building do you think fits best with the height and density of the surrounding area? (Multiple choice)

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>No housing, one story stand-alone library</td>
<td>38%</td>
</tr>
<tr>
<td>Library plus 4 stories of housing</td>
<td>33%</td>
</tr>
<tr>
<td>Library plus 5 stories of housing</td>
<td>13%</td>
</tr>
<tr>
<td>As much housing as possible</td>
<td>21%</td>
</tr>
</tbody>
</table>
Next Steps & Discussion
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

APPROACH 1
PATHWAY READING GARDEN

APPROACH 2
SOUTH READING GARDEN
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