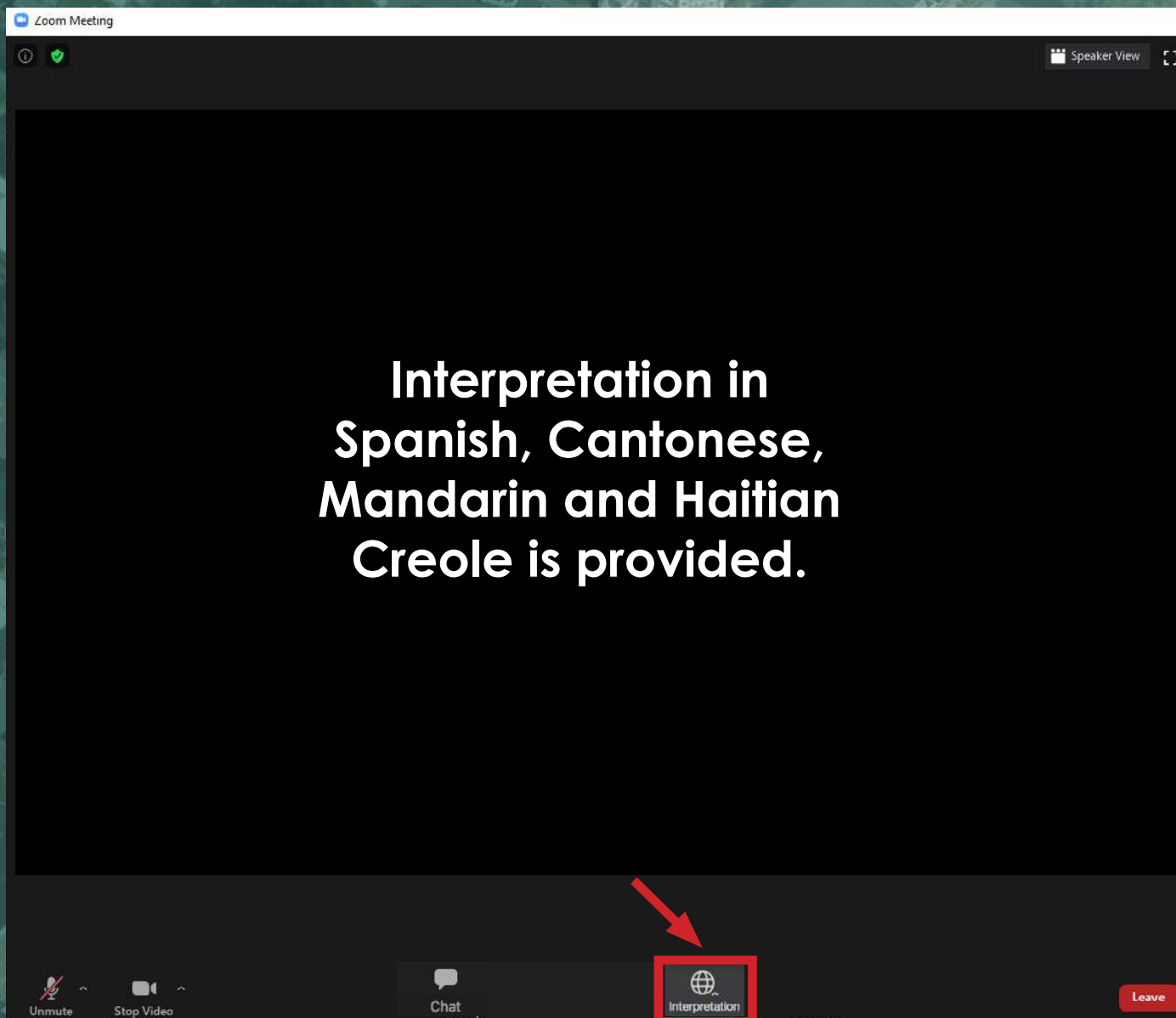
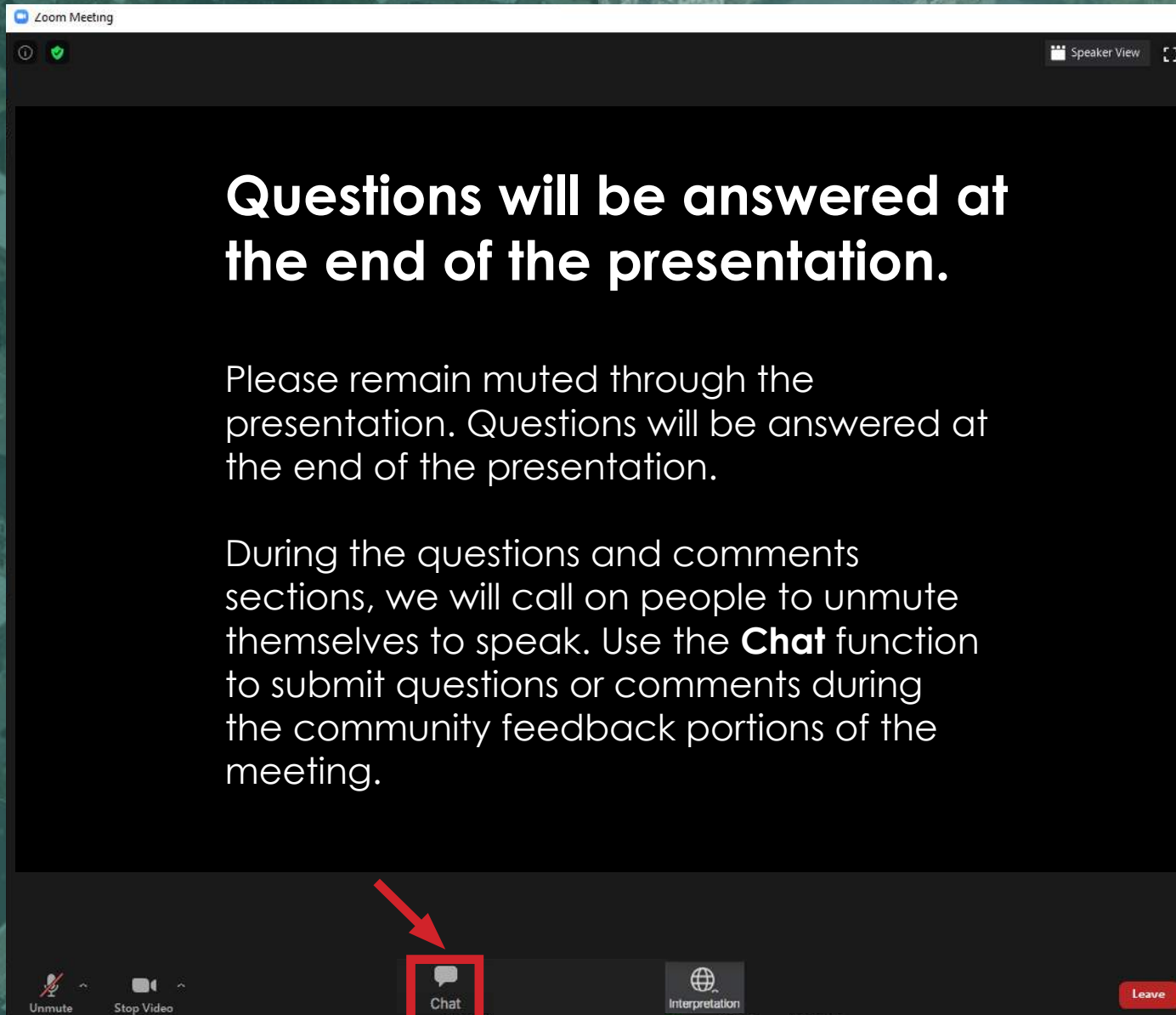


Interpretation



Zoom Protocol



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

A red arrow points to the Chat button in the bottom toolbar.

Egleston Square Branch Library Study

Public Meeting 4

May 18, 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



Agenda

Introduction

Schedule & Process

Community Feedback

Library Programming

Housing Programming

Program Test Fits

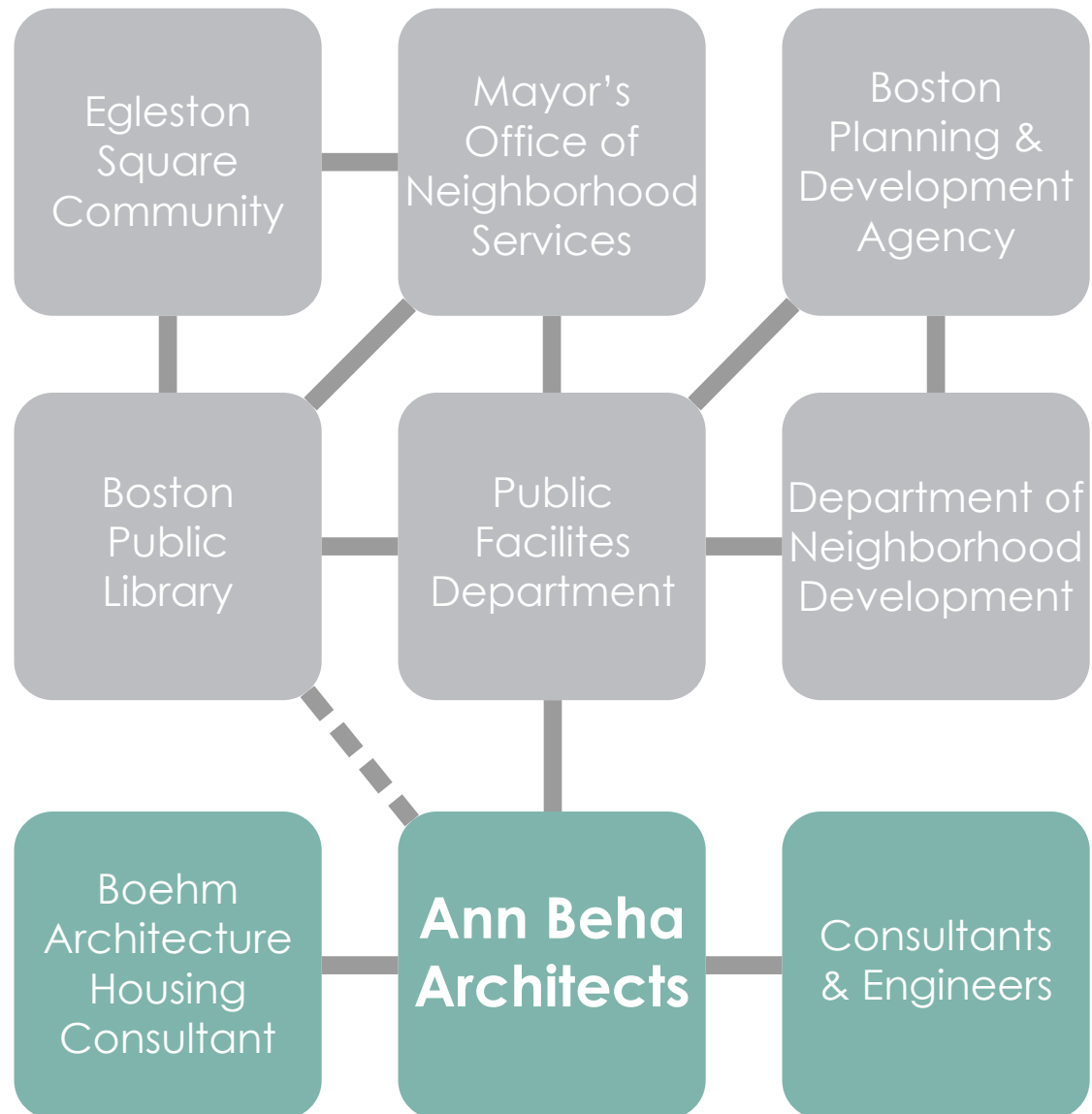
Next Steps

Discussion

Schedule & Process



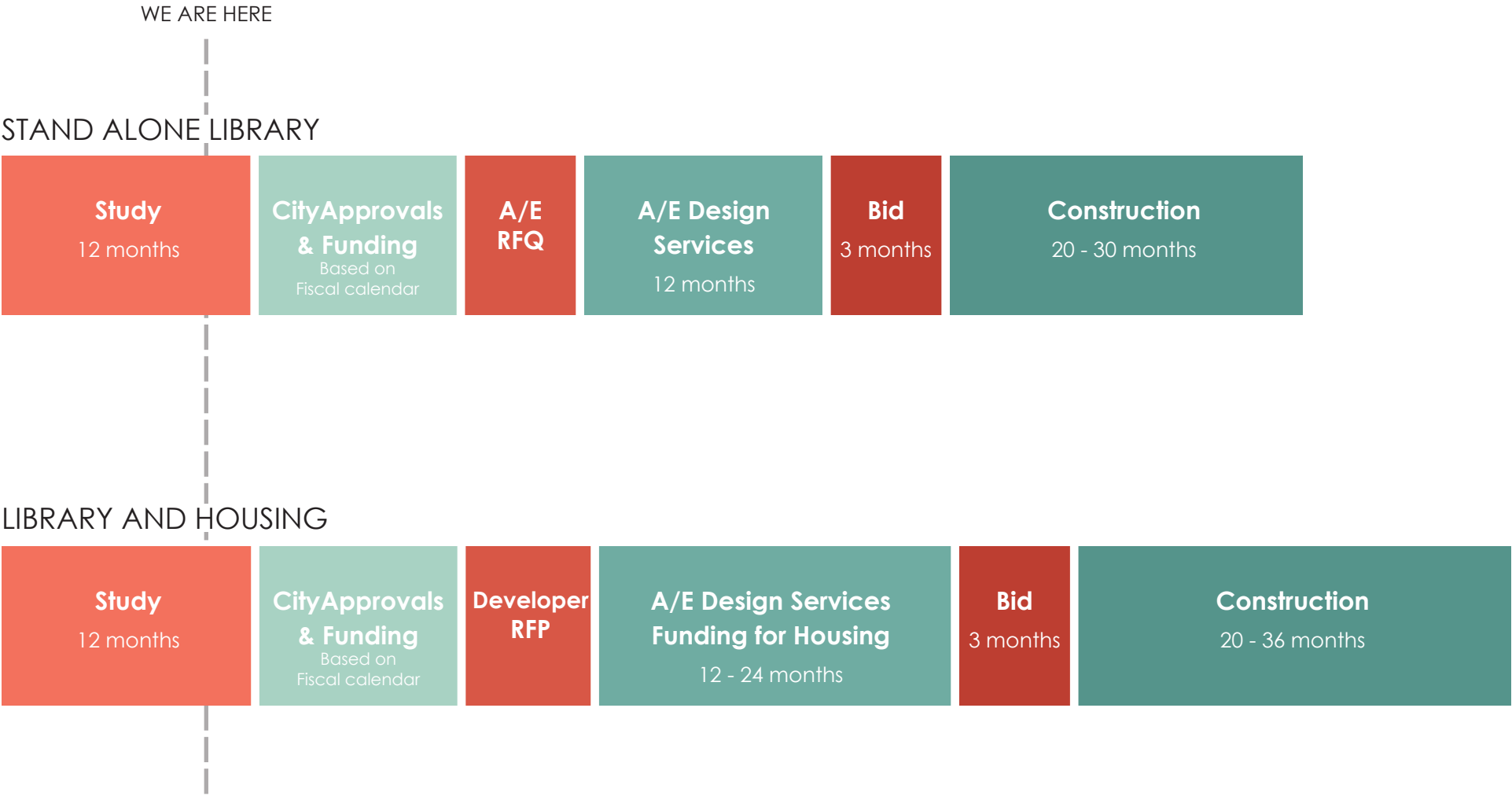
PROJECT TEAM



STUDY PROCESS AND SCHEDULE



SCHEDULE



* Durations are all estimates

An aerial photograph of a city street grid, showing a mix of multi-story buildings, parking lots, and green spaces. The image is overlaid with a semi-transparent teal color. In the upper left quadrant, the words "Takeaways", "Community", and "Feedback" are written in a large, white, sans-serif font, stacked vertically.

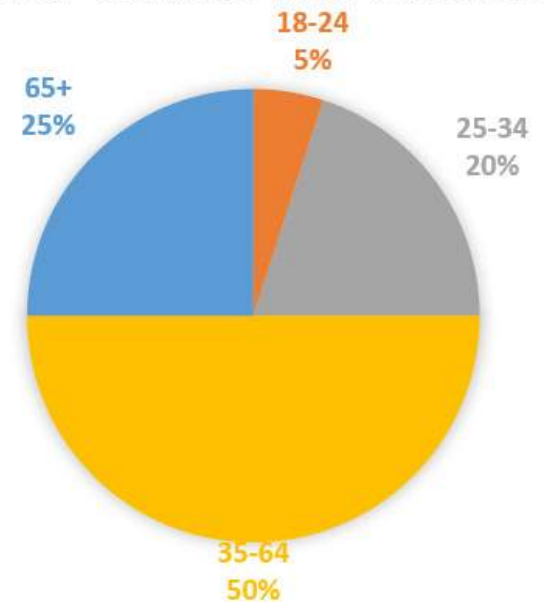
Takeaways Community Feedback

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



AGE OF SURVEY RESPONDENTS

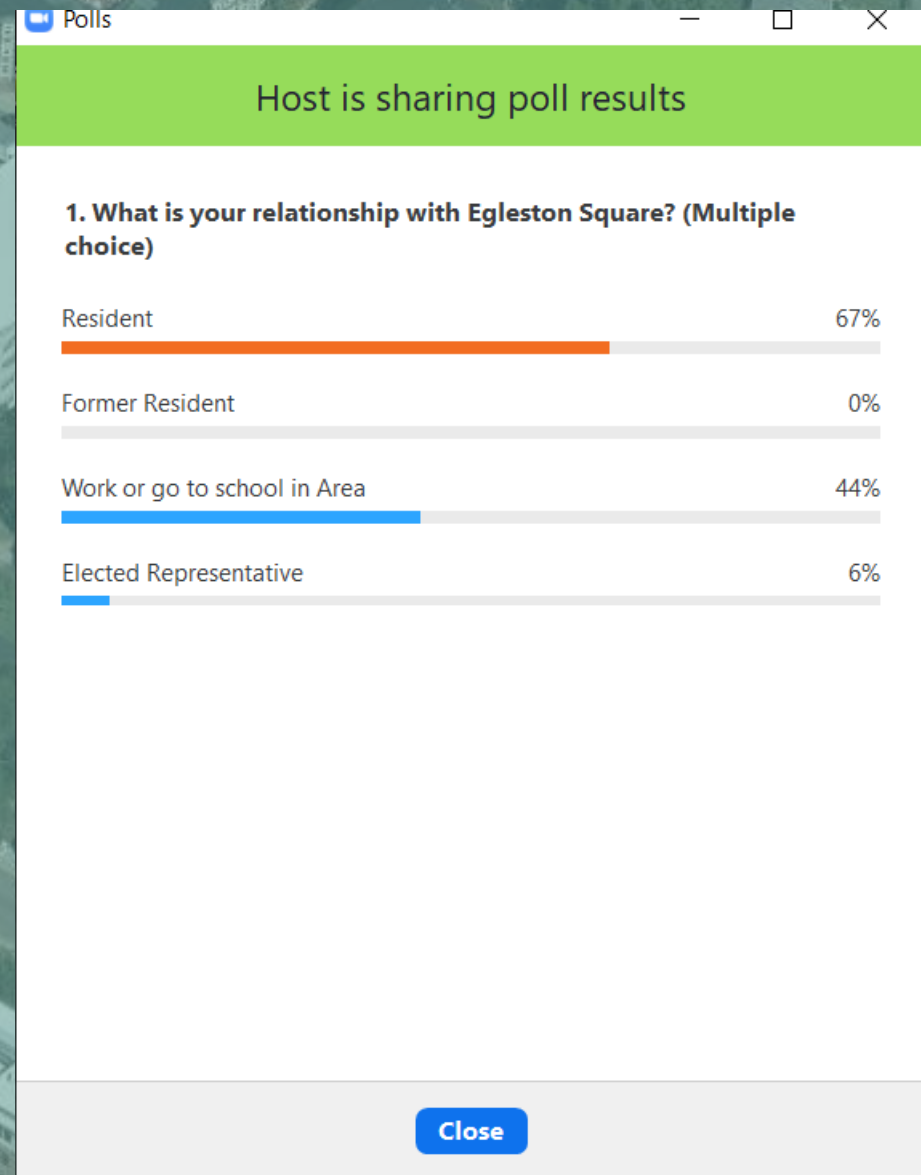


WHAT WE HEARD - HOUSING

- 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



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

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

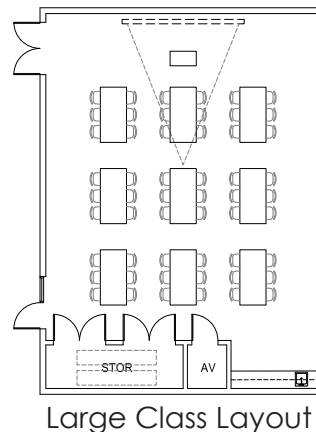
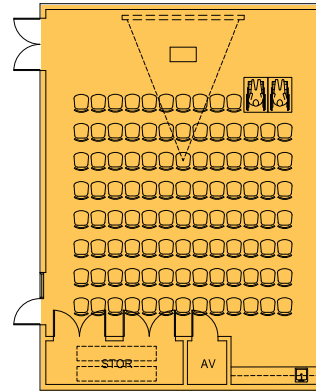


COMMUNITY

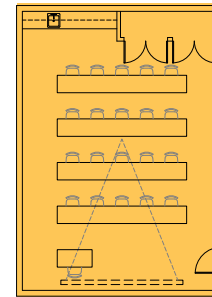


- Seating for 100
- Multi-purpose Layouts
- Storage and Sink
- Multimedia Sound System
- Lectures, Community Meetings, Classes, Etc.

COMMUNITY ROOM

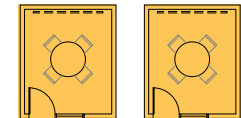


CLASSROOM



- Seating for 12-20
- Small Meetings
- Computer Trainings

SMALL MEETING ROOMS



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

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



Plantings

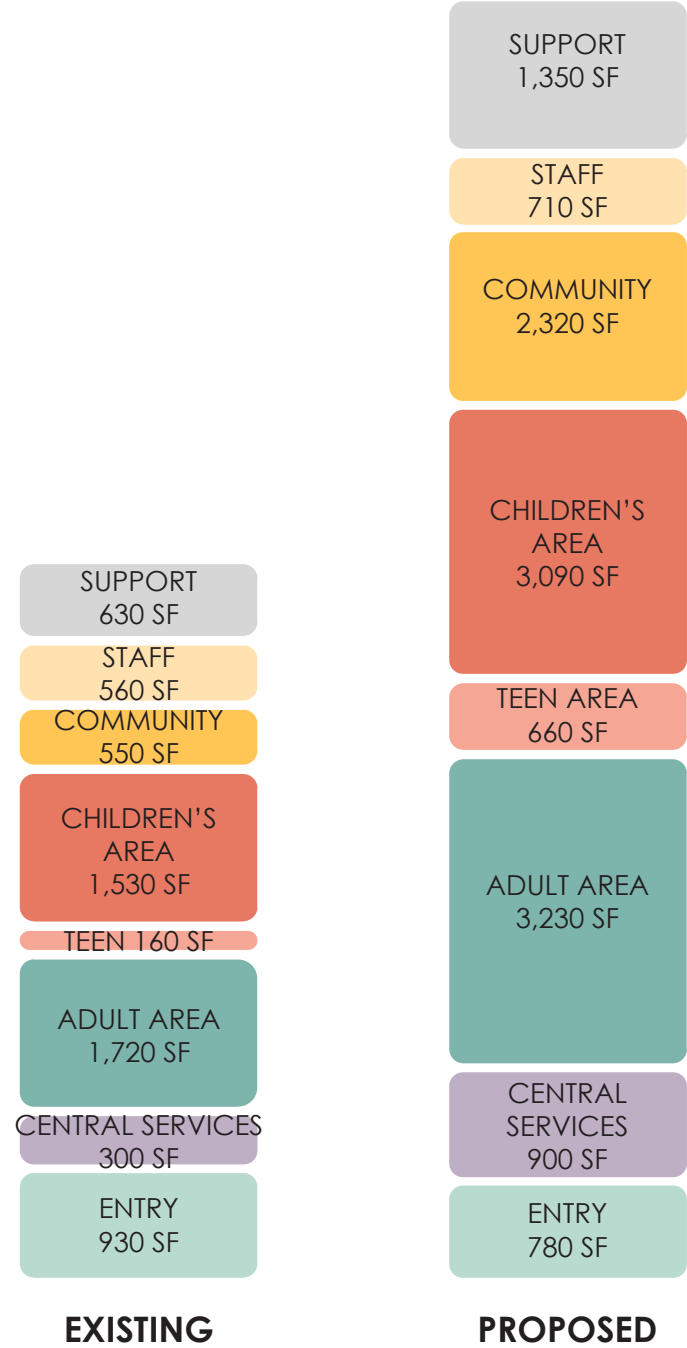


Bike Racks

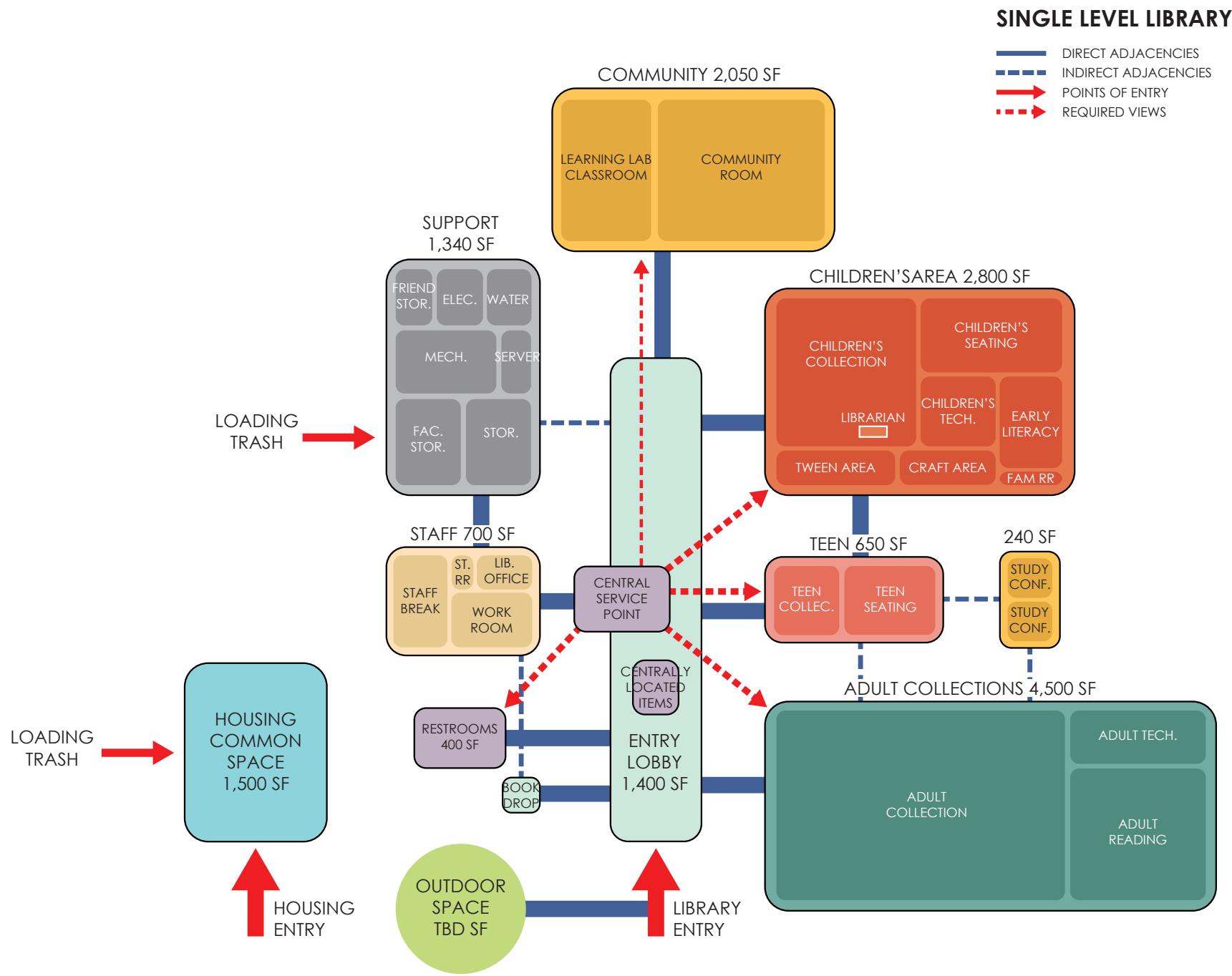


Bench Seating

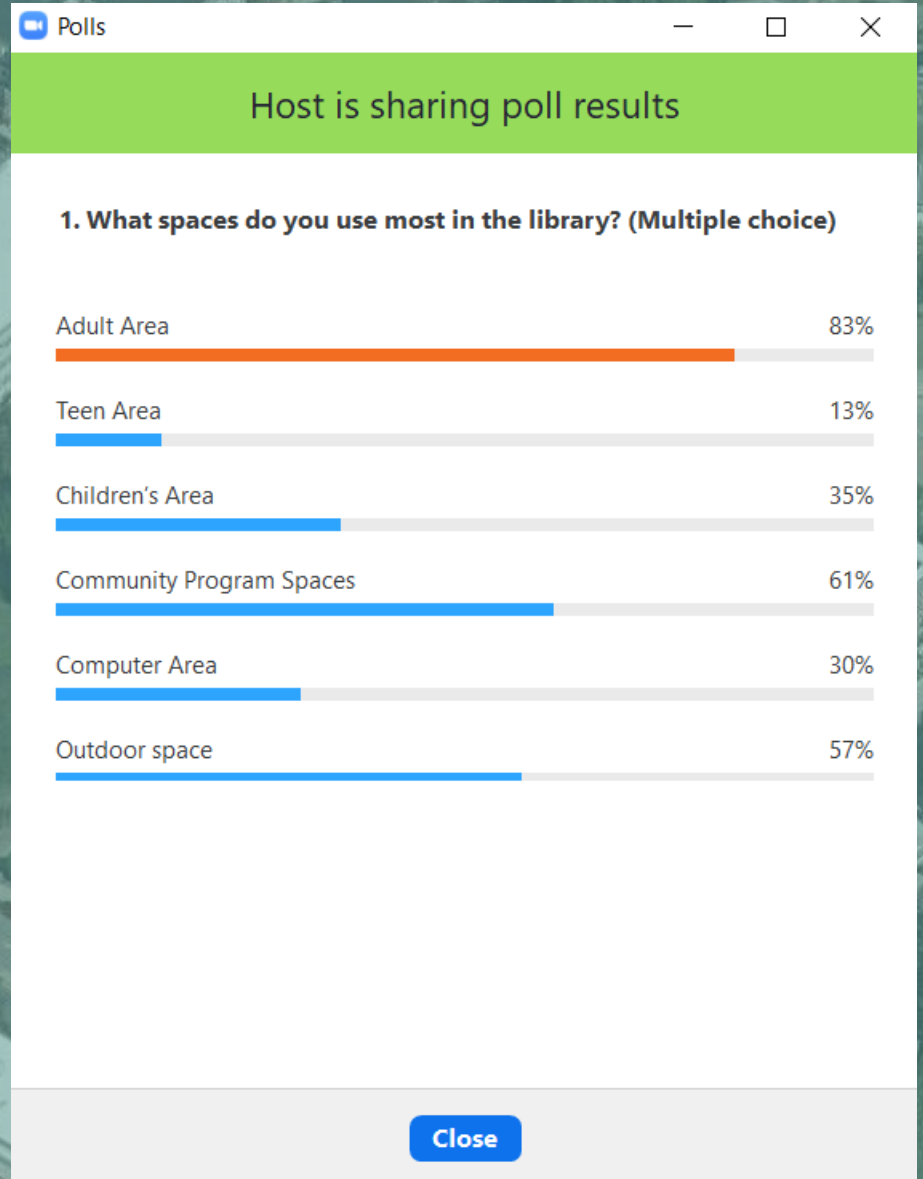
PROGRAM COMPARISON



LIBRARY PROGRAM ADJACENCY DIAGRAM



Poll #2



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**

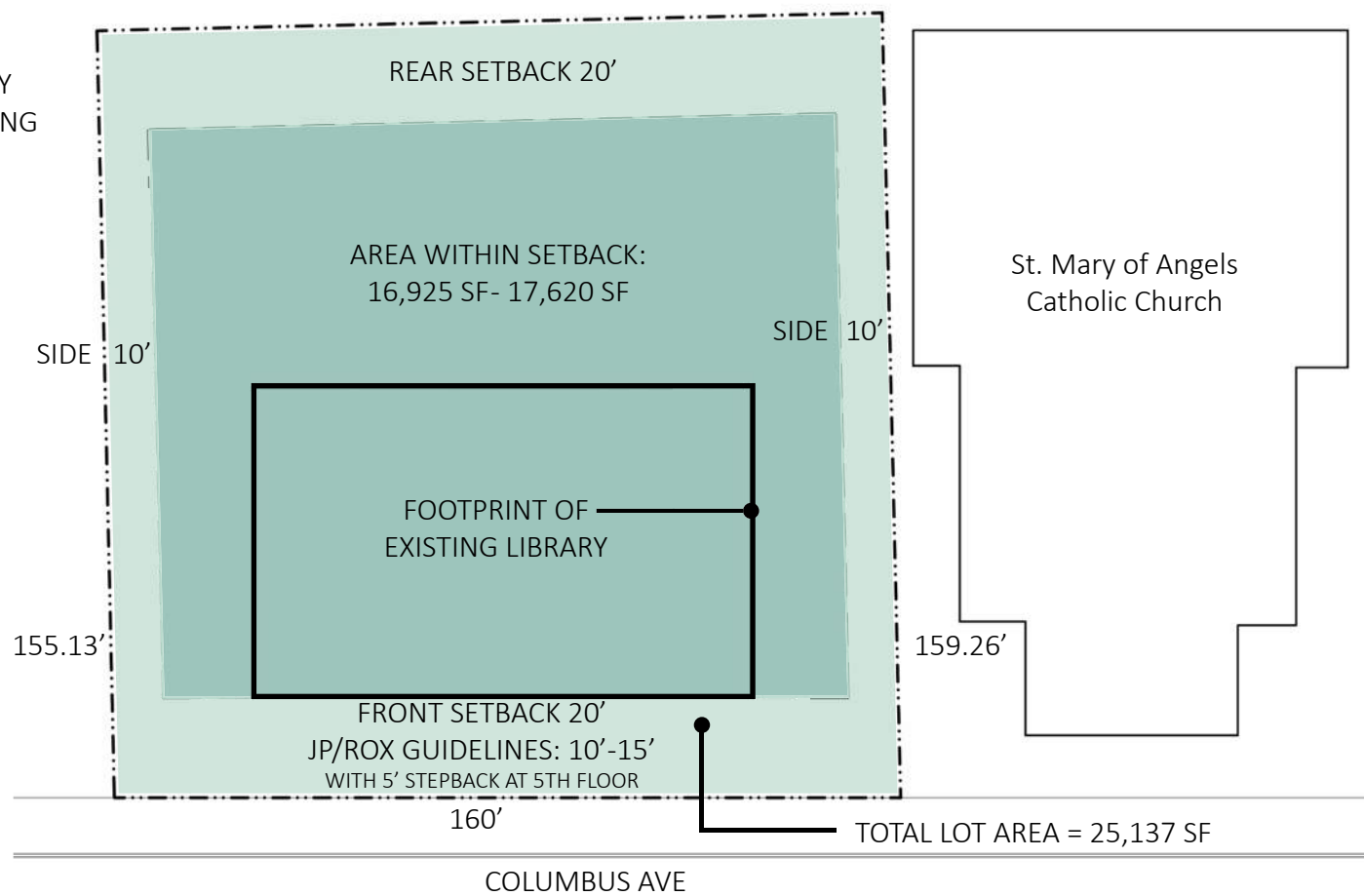
Program Test Fits

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



ZONING

PLAN IS SHOWING
MFR MULTI-FAMILY
RESIDENTIAL ZONING



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

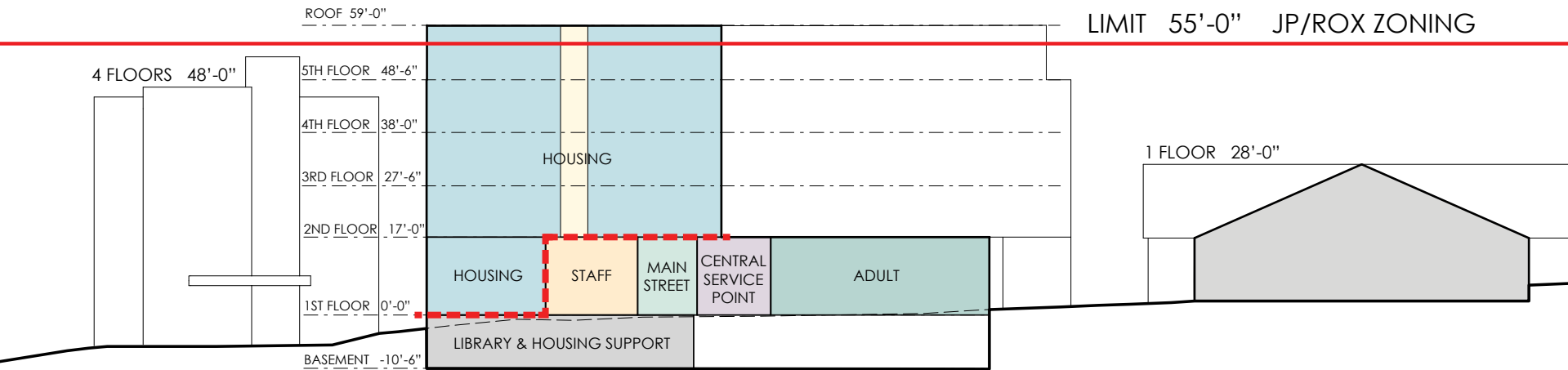
Jamaica Plain/Roxbury Density Bonus Area 55

- 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

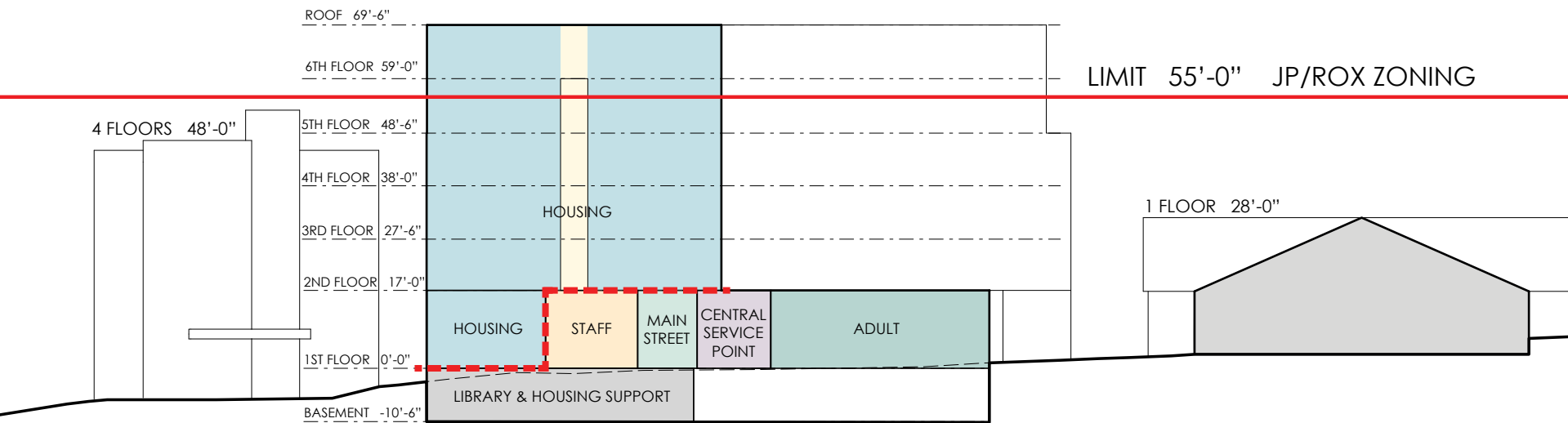
NEIGHBORHOOD CONTEXT - NUMBER OF STORIES



BUILDING HEIGHT

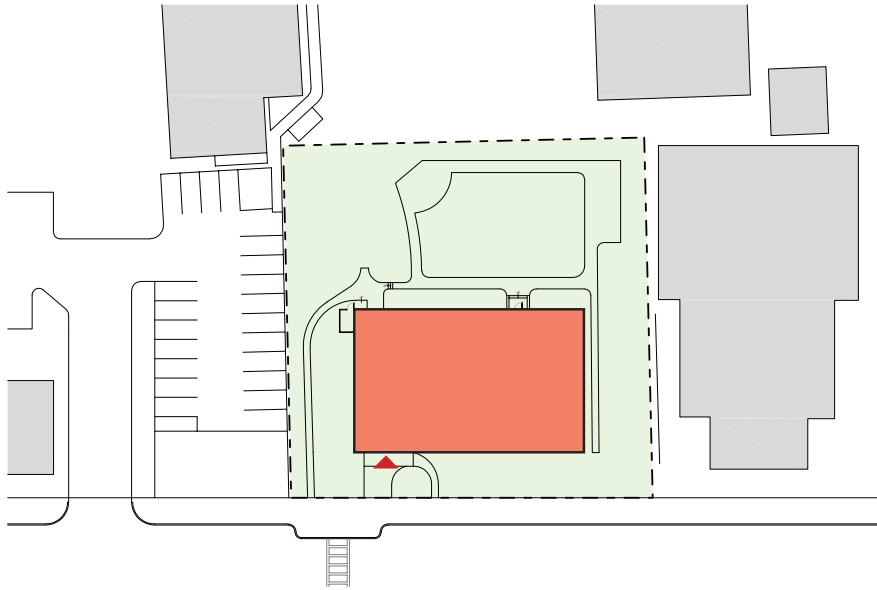


LIBRARY + 4 STORIES HOUSING (5 STORY BUILDING)

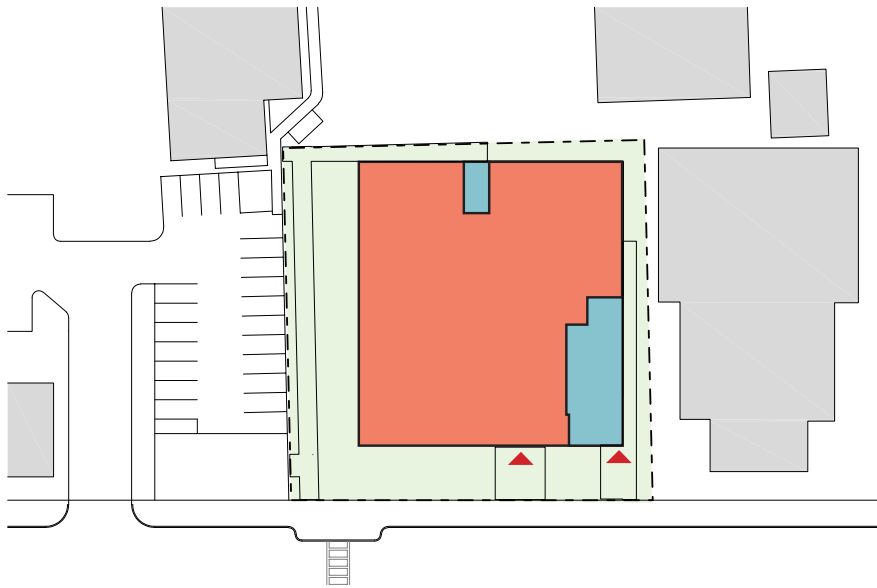


LIBRARY + 5 STORIES HOUSING (6 STORY BUILDING)

LIBRARY PUBLIC OUTDOOR SPACE



EXISTING: 11,700 SF



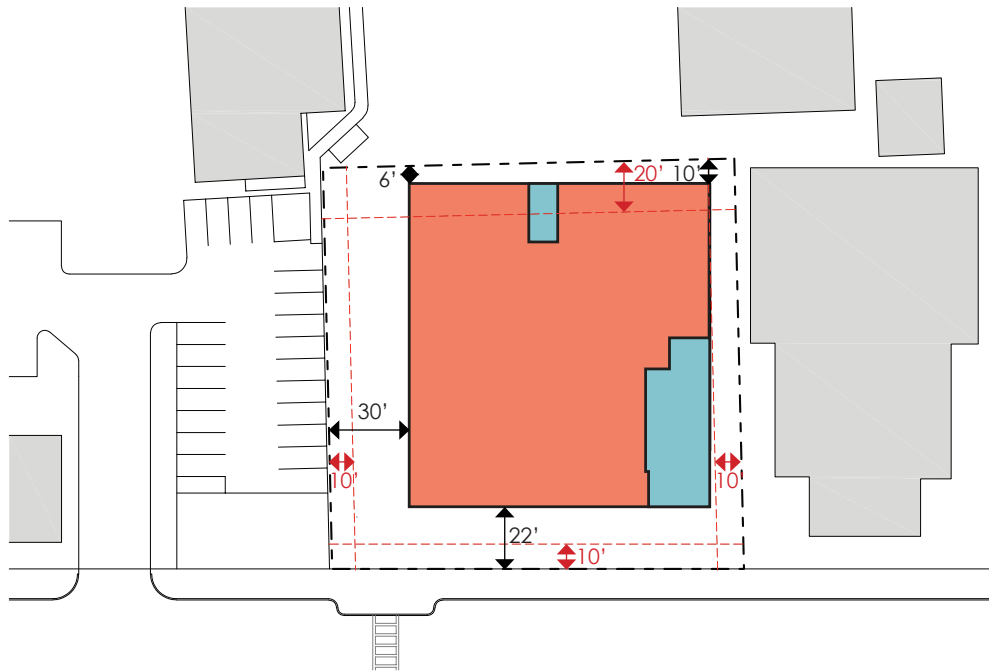
APPROACH 1: 7,120 SF Pathway Reading Garden



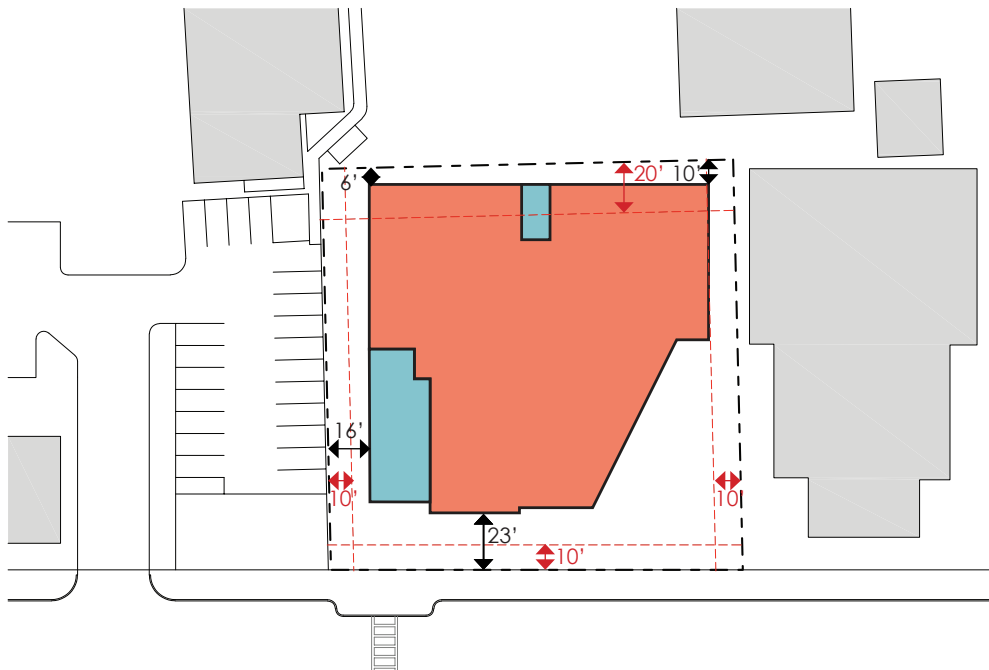
APPROACH 2: 5,450 SF South Reading Garden

BUILDING SETBACKS

APPROACH 1

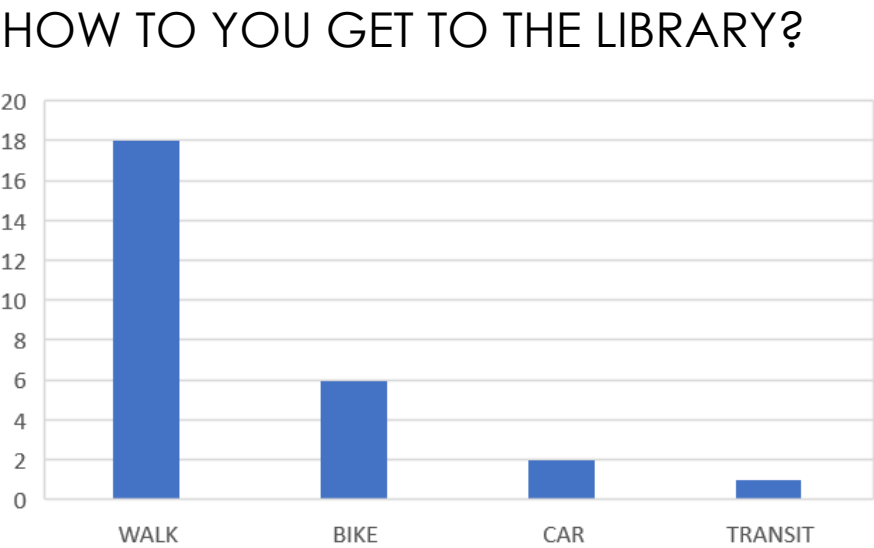


APPROACH 2



Both approaches move the building to the rear of the property to provide more Reading Garden Space.

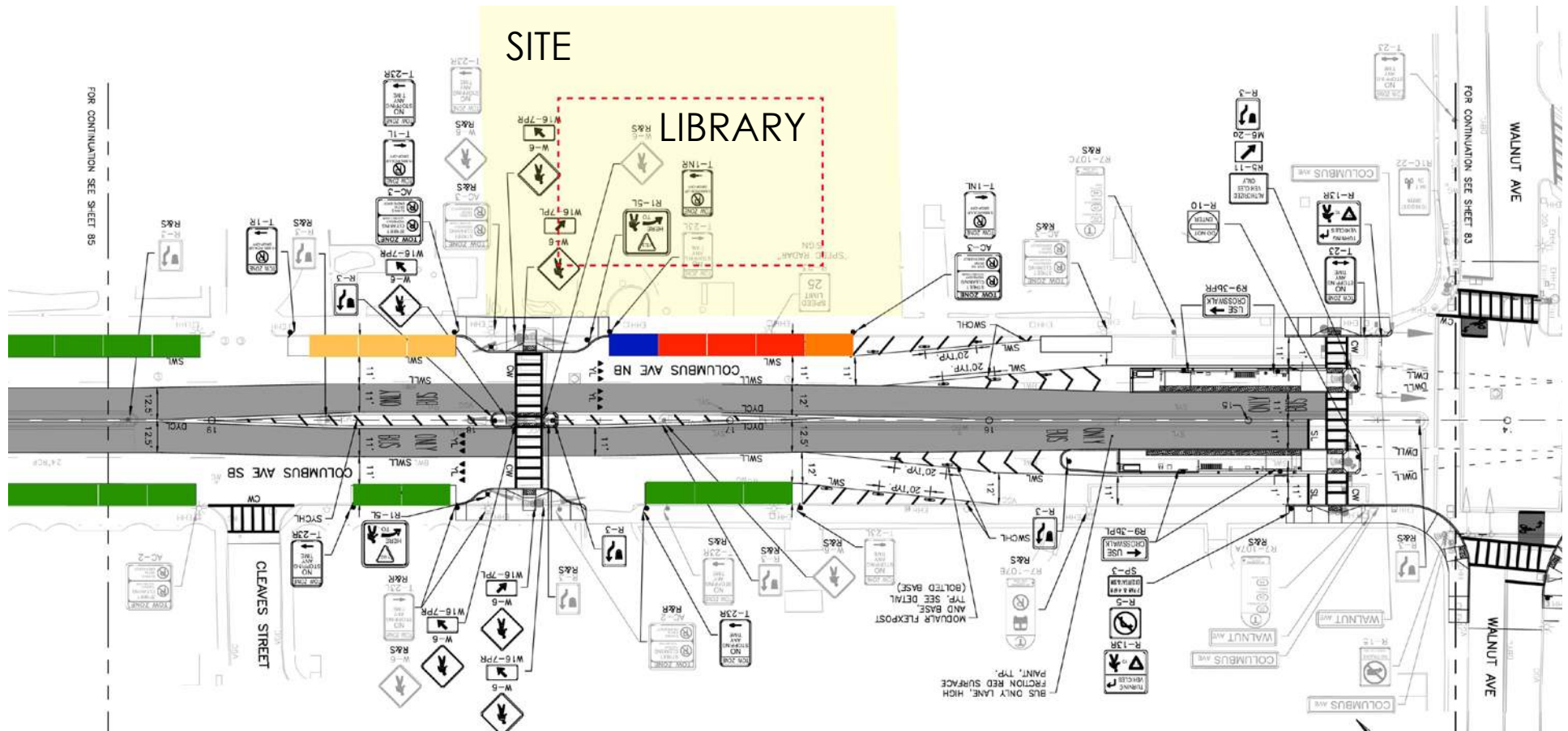
TRANSPORTATION



TRANSPORTATION

- Subway
- Bus Route

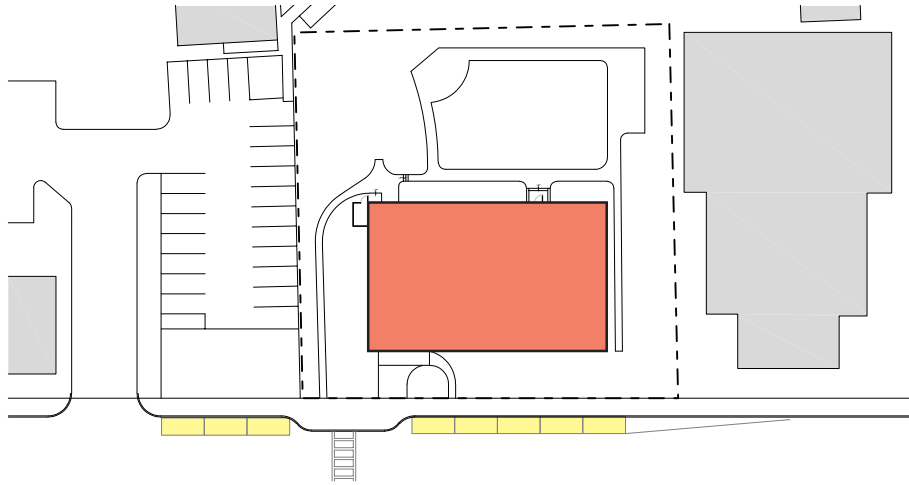
COLUMBUS AVE PARKING



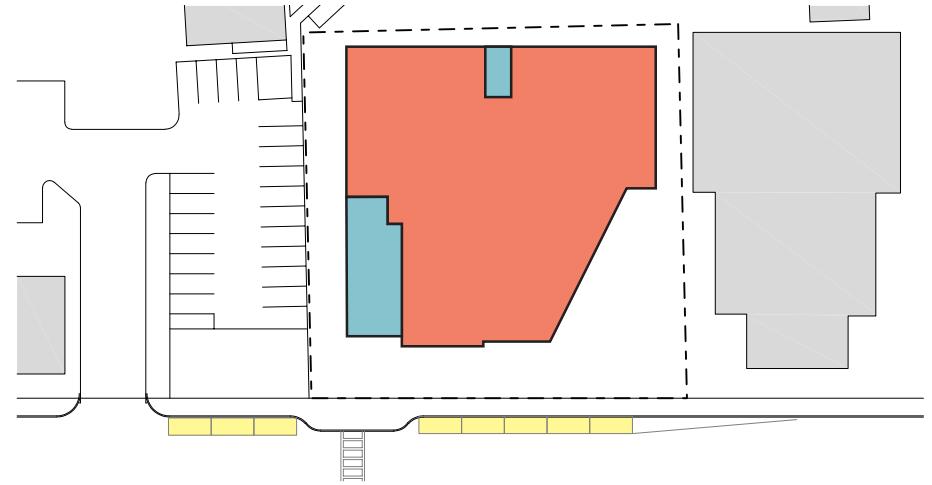
STUDY RECOMMENDATIONS:

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

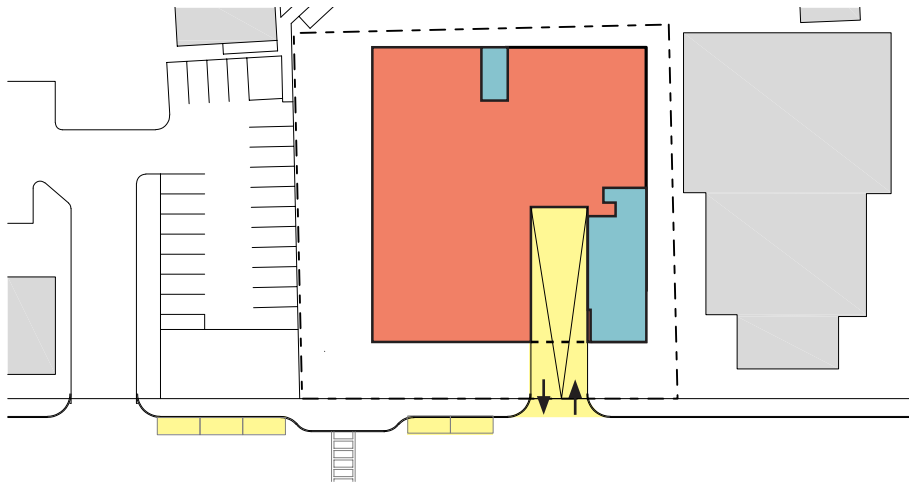
SITE PARKING STUDY



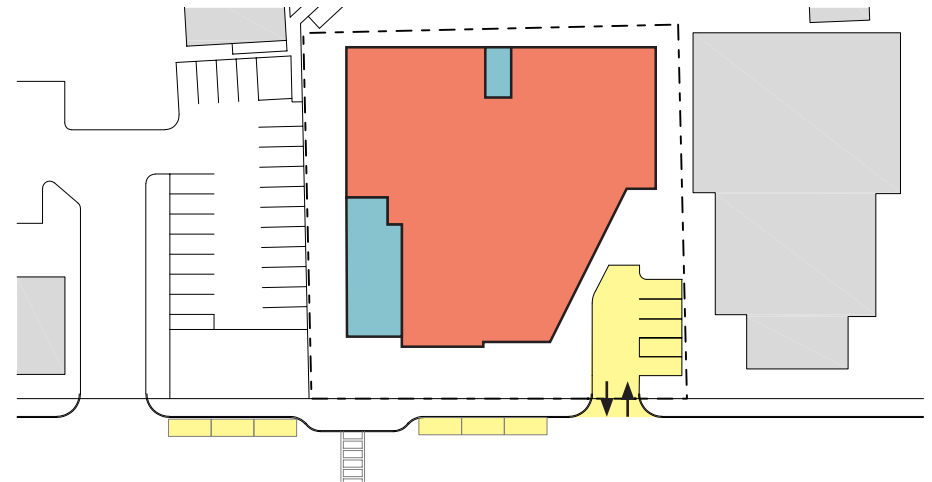
Existing: 5-minute pick-up/drop-off zone



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



GROUND FLOOR PLAN

0 5 15 30 ft



APPROACH 1

Pathway Reading Garden

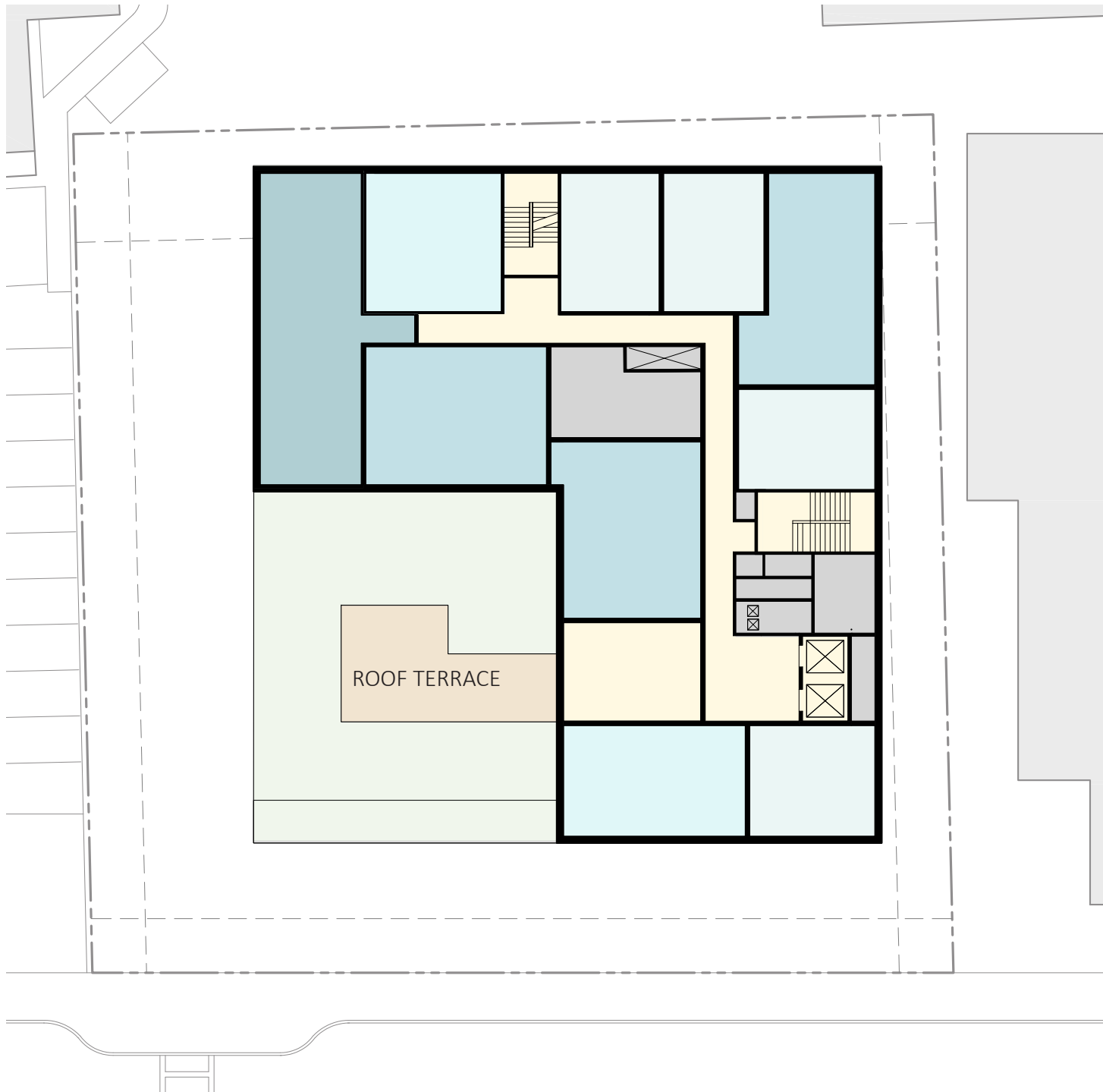
Type and unit sizes of Affordable Housing has not been determined

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.

SECOND FLOOR PLAN



0 5 15 30 ft





APPROACH 1

Pathway Reading
Garden

APPROACH 1

Pathway Reading Garden

Current view from Columbus Ave.
heading northwest



Current view from Columbus Ave.
heading southeast



Propose View from Columbus Ave.
heading northwest

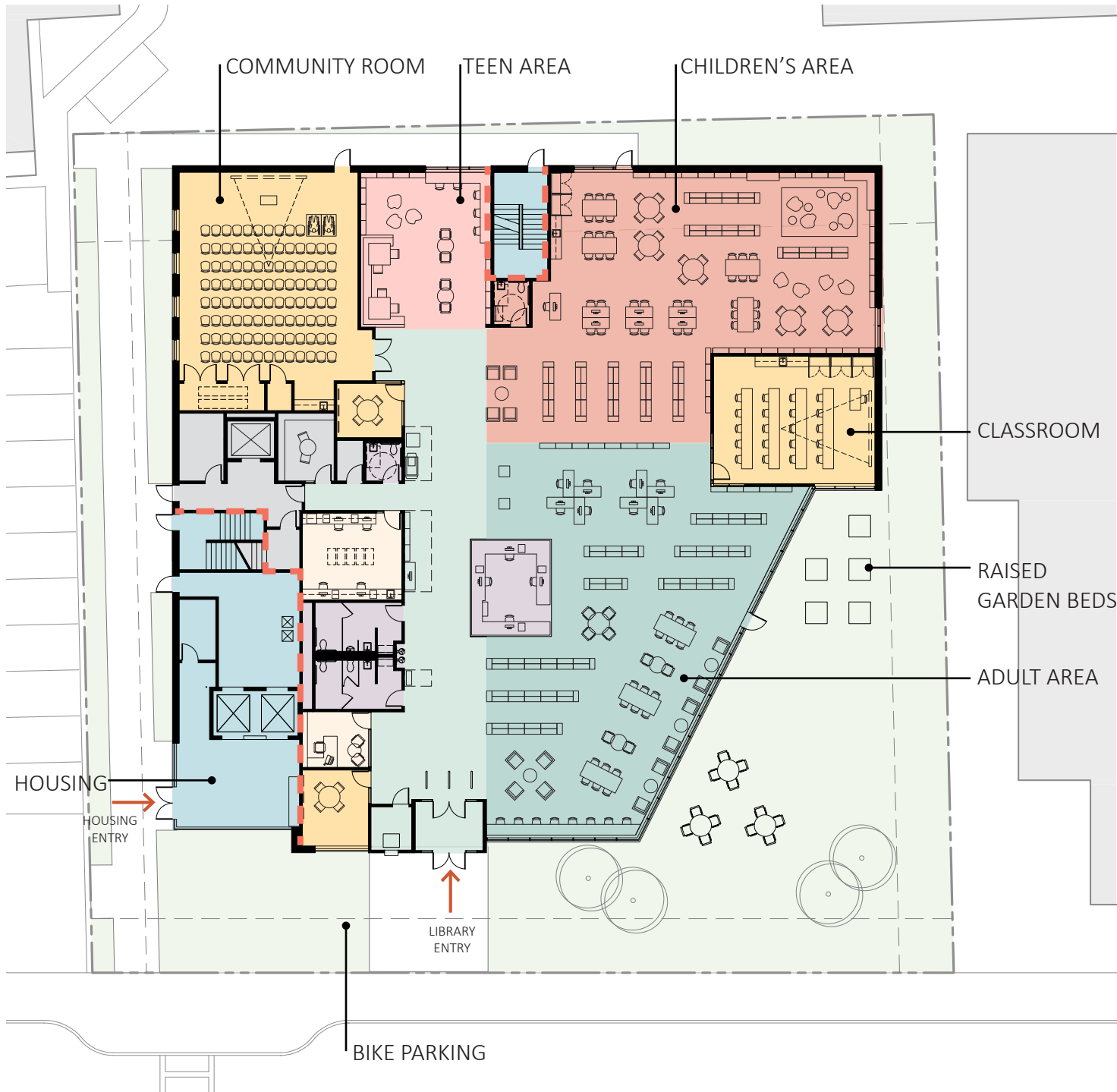


Proposed view from Columbus Ave.
heading southeast



APPROACH 2

South Reading Garden



GROUND FLOOR PLAN

0 5 15 30 ft



APPROACH 2

South Reading Garden

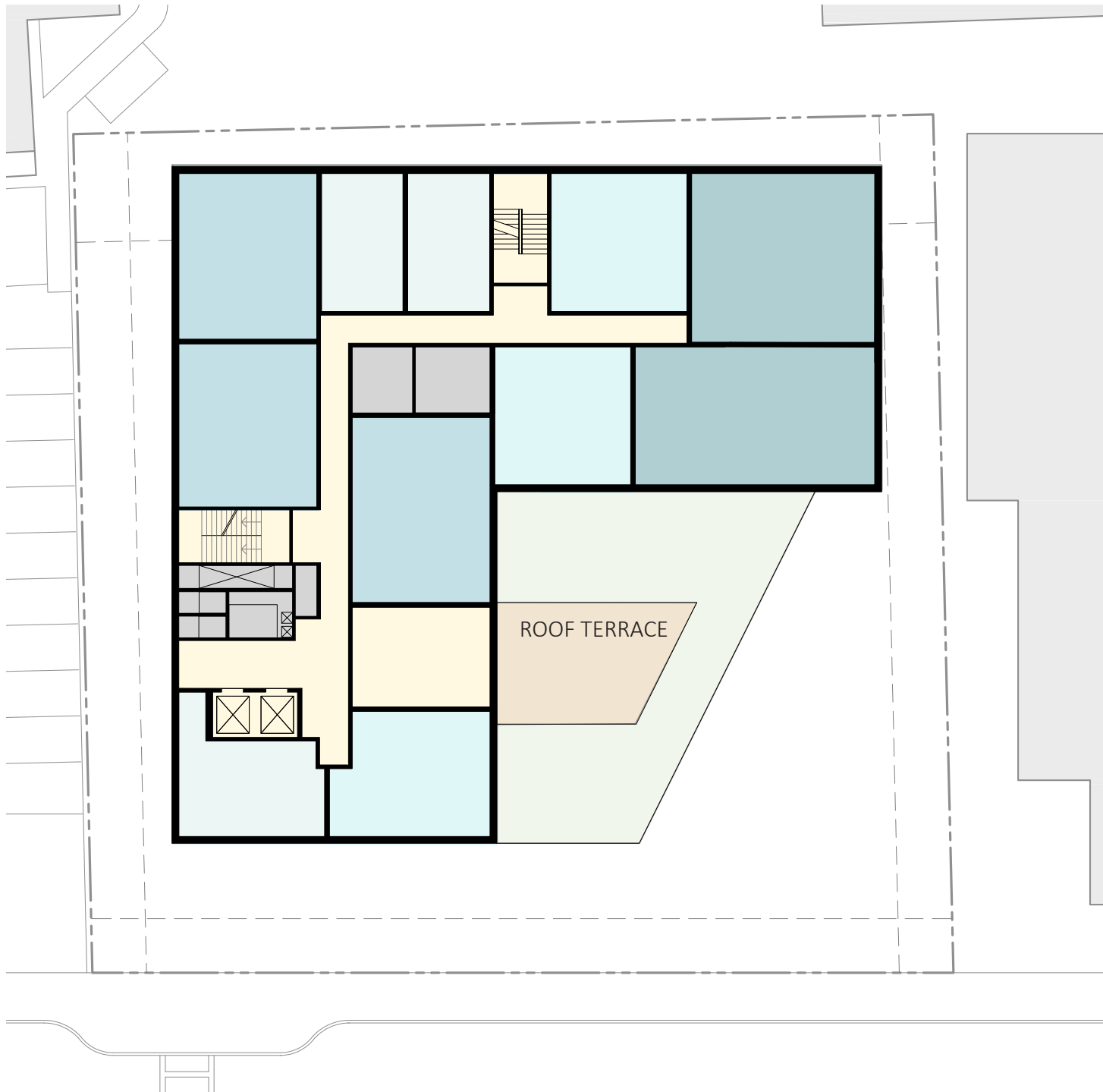
Type and unit sizes of
Affordable Housing
has not been
determined

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



0 5 15 30 ft



APPROACH 2

South Reading
Garden



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

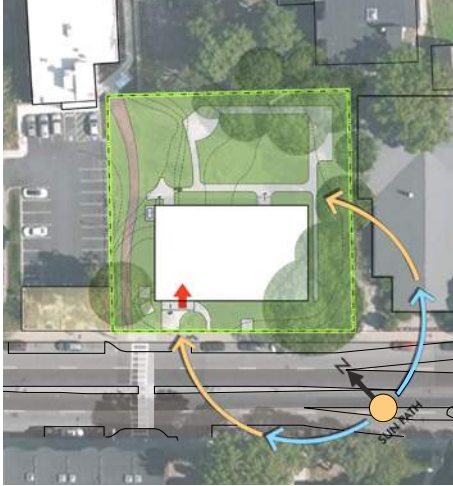


Proposed view from Columbus Ave.
heading southeast





SOLAR STUDY



9AM SPRING/FALL



9AM SPRING/FALL



3PM SPRING/FALL

APPROACH 1:

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

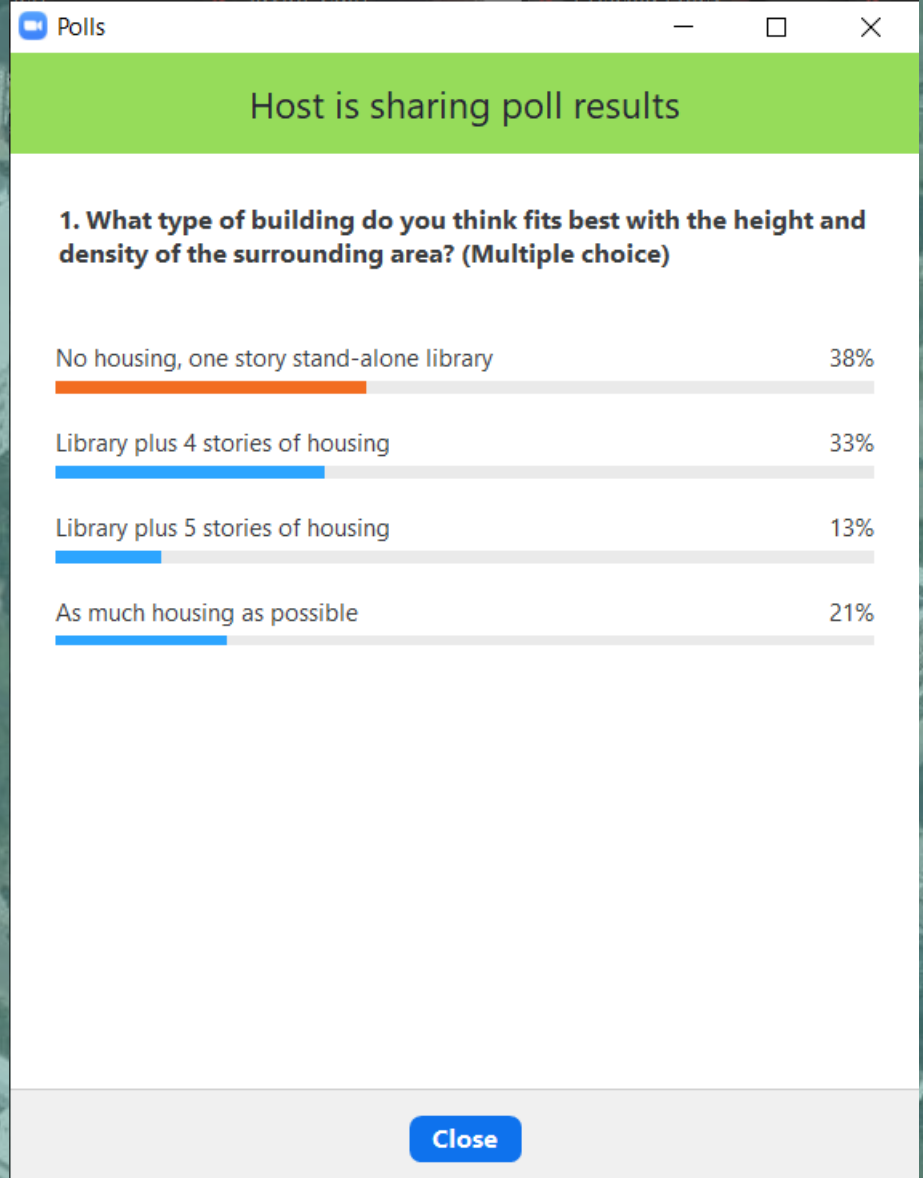


3PM SPRING/FALL

APPROACH 2:

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

Poll #3



Next Steps & Discussion



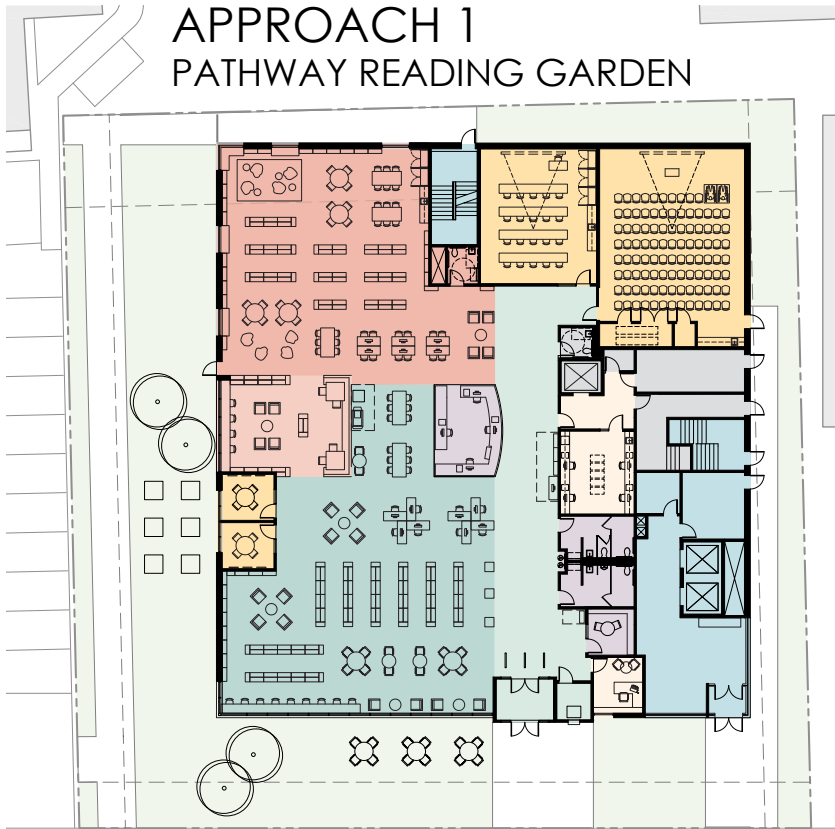
NEXT STEPS



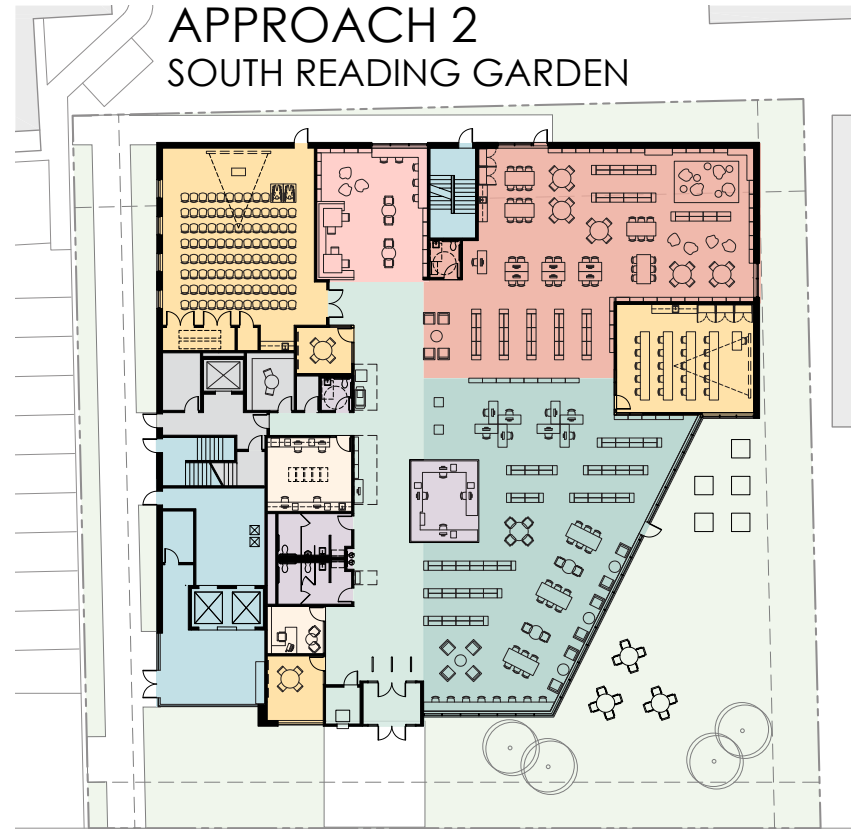
- Study will be completed in June and posted on the **BPL website**. Study will include community feedback.
- The study will require **City approvals and funding** in the capital plan.
- Once funded, the Department of Neighborhood Development (DND) will begin the **community engagement process** to determine 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/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