Getting On a Channel in Zoom for Interpretation
Seleccione un canal en Zoom para escuchar la interpretación

After we activate interpretation, look for the options below as applicable…
Después de que activemos la función de interpretación, elija entre las opciones de abajo…

If you have a laptop/desktop:
Look for the globe and select English or Spanish
Si tiene computador busque el globo terráqueo/mundo y escoja Inglés o Español

Smartphone
Celular
Meeting Format

This meeting includes a oral and visual presentation via zoom and several ways to express your opinions and perspective.

Please stay muted during the presentation, and you’ll be able to speak up during Q+A.

If you would like to use the chat, please wait until the Q+A.

We ask that you keep each comment to 2 minutes.
COMMUNITY MEETING #3
October 4, 2021
01 INTRODUCTION
02 WHAT WE’VE HEARD FROM YOU
03 STATE OF THE BUILDING
04 TEST FIT OPTIONS
05 HOUSING
06 TEST-FIT OPTIONS WITH HOUSING
07 DISCUSSION
Project Team

Codman Square Community

Boston Public Library
David Leonard, President

City of Boston
Dion Irish, Chief of Operations
Kerrie Griffin, Director, PFD
Sheila A. Dillon, Chief of HDND

Housing Innovation Lab

Boston Planning & Development Agency

Consultant Team
Sasaki
Planning
Programming
Architecture
Landscape architecture
Urban design

City of Boston
Mayor Kim Janey

Mayor’s Office of Neighborhood Services

Boston Public Library

Civil engineering
HVAC, Electrical, Plumbing
Fire protection engineering
Structural engineering
Code consulting
Sustainable design
Real estate consulting
Cost estimation

Boston Planning & Development Agency
Project Introduction

The City of Boston and Boston Public Library are beginning a study of the Codman Square Branch. This study will collect information about the Branch Library and the community it serves. It will set priorities for library services and design. Finally, it will explore options for renovation, addition, and replacement of the building.

Goals of the Study

- Collect information about the Codman Square branch and the community it serves
- Work with the community to establish program and design priorities
- Assess the existing building and site
- Develop a library building program
- Explore options for renovation, addition, and replacement of the building
- Establish building systems and cost parameters for each option
- After establishing library needs, determine whether it is possible to add housing to the site while meeting all of the library’s needs
- Provide recommendations to the City for moving forward with the project
Typical Project Schedule

Programming Study

12 months

Approvals

Design

12 months

Community Input Opportunities

Bid/Construction

18-24 months

Community Input Opportunities
Study Schedule

Phase I
Information-Gathering

- Community Meetings
  - Goal: Understand existing uses, conditions, & community aspirations and invite feedback

Phase II
Program Development

- Review draft library space + facility needs

Phase III
Test Fit Options + Study Report

- Review test fit options
- Review possibility of housing on site
- Adjustments + conclusions based on previous feedback

Final Report
(Includes all content from the study)
02 WHAT WE’VE HEARD FROM YOU
Program + Design Goals

1. Welcoming building, inside and out; plenty of windows
2. Appropriate space for collections, computers, and study seats
3. More functional large community room
4. Additional, acoustically enclosed meeting spaces of different sizes
5. Better definition between adult, children’s, and teen spaces
6. Improved acoustics
7. Improved daylighting and finishes
8. Sight lines and staff spaces that function well
9. A very sustainable, energy-efficient building
10. Outdoor space, including garden beds and space for reading and programs
03 STATE OF THE BUILDING
State of the Building

- The building is the right size to accommodate library needs
- The building’s interior and exterior do not meet design goals
- Building systems need to be upgraded or replaced. Equipment is not efficient and has reached the end of its life
- The outdoor site area could be used more effectively. It is not accessible and (except for the raised beds) does not accommodate library programs

CONCLUSION: Both an ambitious renovation and a new construction are valid options for testing and study
Existing Use Distribution

- **Adult** 8,550 SF
- **Children** 2,970 SF
- **Support** 2,200 SF
- **Community** 2,210 SF
- **Teens** 340 SF
- **Entry Zone** 970 SF
- **Staff** 1,220 SF

**Total**
- **Net SF** 18,460 SF
- **Gross SF** 22,000 SF
## Proposed Uses

<table>
<thead>
<tr>
<th>Proposed Uses</th>
<th>ENTRY</th>
<th>ADULT</th>
<th>TEEN</th>
<th>CHILDREN</th>
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<tr>
<td>LOBBY</td>
<td>1,400 SF</td>
<td>COLLECTION</td>
<td>COLLECTION</td>
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<tr>
<td>SELF CHECKOUT + HOLDS</td>
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<td>SEATING</td>
<td>SEATING</td>
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<td>NEW BOOK DISPLAY</td>
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<td>TECHNOLOGY W/ PRINT STATION</td>
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<td>EXHIBITION/GALLERY WALL</td>
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<td>Tween Area</td>
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<td>STORYTIME AREA</td>
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<td>FAMILY RESTROOM</td>
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<tr>
<td>COMMUNITY</td>
<td>2,955 SF</td>
<td>STAFF</td>
<td>SERVICE</td>
<td>TOTAL NET SF</td>
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<tr>
<td>COMMUNITY ROOM W/ KITCHENETTE</td>
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<td>17,675 SF</td>
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<td>CRAFT LAB</td>
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<td>MEETING ROOMS</td>
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<td>STAFF</td>
<td>1,130 SF</td>
<td>SERVICE</td>
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<td>SERVICE DESK(S)</td>
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<td>WORK ROOM</td>
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<tr>
<td>SERVICE</td>
<td>2,780 SF</td>
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<td>PUBLIC RESTROOMS</td>
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<td>ALL-GENDER RESTROOM</td>
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<td>CUSTODIAL SPACES</td>
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<td>OUTDOOR EQUIPMENT STOR.</td>
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<td>TRASH &amp; RECYCLING ROOM</td>
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<td>OTHER BLDG SUPPORT SPACES</td>
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<td>FRIENDS STORAGE</td>
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04 TEST FIT OPTIONS
A. Renovated Library

Not a design: conceptual test fit
A. Renovated Library

Not a design: conceptual test fit
Sustainable Design Approach

• A renovated building will include highly-efficient HVAC systems and upgrades to windows and insulation

• A new building will meet net-zero-carbon per the city’s goals, using on- or offsite renewable energy sources

• New-construction and renovation options both allow space for possible rooftop solar panels

• LEED Silver minimum

• Meet city’s climate resiliency requirements

• Housing, if included, will meet DND goals for sustainability

• Comparison of renovation and new construction options will consider embodied CO₂ as well as operational

**CONCLUSION:** Either a renovation or a new building will set ambitious sustainability goals
05  HOUSING
Library + Housing Site Partnership Possibilities

• The first half of the study focused on identifying and meeting library needs – space program and design goals

• In either the renovation or new-construction scenario, there is space on site to meet library’s space needs and leave room for possible housing site

• The city has explored the possibility of housing at 5 other branches in support of the city’s goal of developing affordable housing where appropriate and desired by the community

**CONCLUSION:** Library program can be met with a renovation or a new building, and both options leave room for potential housing
### Housing With Public Assets Guiding Values + Mission

**Mission:** Housing with Public Assets works to promote the thoughtful co-location of housing and city assets. This effort brings together different city departments and community stakeholders to deepen the public benefit of our city assets. It focuses on increasing affordability in a city committed to growing inclusively.

<table>
<thead>
<tr>
<th>Creativity</th>
<th>Collaboration</th>
<th>Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Different Models + Methods</strong></td>
<td><strong>Meaningful engagement</strong></td>
<td><strong>Public Benefit + Value</strong></td>
</tr>
<tr>
<td><em>Taking a different approach to the development of housing</em></td>
<td><em>Bringing together city departments and community stakeholders</em></td>
<td><em>Leveraging our resources in the current ecosystem of housing + land</em></td>
</tr>
</tbody>
</table>
Library + Housing

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.

Sunset Park Library, Brooklyn NY
Co-Location: Public Buildings & Housing Edition

**Northtown Branch (Chicago IL):** CPL branch opened in March 2019 with 3 stories of senior affordable housing.

**Children’s area of Independence Branch Library (Chicago, IL):** Includes residential development with 44 units for seniors: 30 residences reserved for Chicago Housing Authority, and 14 apartments for low-income individuals.

Photos by James Florio
Washington, DC: West End Square 50
How do we identify potential opportunities for co-location?

As we consider supporting additional uses at some of our public institutions, like libraries, there are a number of factors to consider and weigh.

<table>
<thead>
<tr>
<th>Community need</th>
<th>Neighborhood vision</th>
<th>Feasibility (Financial &amp; Social)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increased affordability + transit oriented</td>
<td>Neighborhood priorities + future vision</td>
<td>Parcel size + housing affordability</td>
</tr>
<tr>
<td>Is this an opportunity to develop affordable housing in neighborhood with a range of transit options?</td>
<td>Does a co-location project align with priorities and future vision for the neighborhood?</td>
<td>Does the size of parcel present an opportunity to thoughtfully bring together housing + public asset?</td>
</tr>
</tbody>
</table>
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
06 TEST-FIT OPTIONS WITH HOUSING
A. Renovated Library

Key Metrics
Library 22,000 SF
Open Space 27,500 SF

Not a design: conceptual test fit
A.1 Renovated Library + Housing

Key Metrics
- Library: 22,000 SF
- Open Space: 16,000 SF
- Housing: 34 units
- Parking: 35
- FAR: 0.98
- Stories: 5
- Height: 55’

Subject to Zoning Relief

Not a design: conceptual test fit
A. Renovated Library

Not a design: conceptual test fit
A. Renovated Library

Not a design: conceptual test fit
B. New Library + Housing

Key Metrics
- Library 22,000 SF
- Open Space 12,000 SF
- Housing 44 units
- Parking 33
- FAR 1.16
- Stories 5
- Height 55’

Not a design: conceptual test fit
B. New Library

Not a design: conceptual test fit
C. Stacked Mixed-Use
HOUSING MAXIMIZED

Key Metrics
Library  22,000 SF
Open Space 11,500 SF
Housing  69 units
Parking  37
FAR  1.61
Stories  4
Height  44’

Not a design: conceptual test fit
Next Steps

Our next community meeting in the fall will incorporate your feedback into the conceptual test fit options for the library and development of the site.

Goals of the Study

- Collect information about the Codman Square branch and the community it serves
- Work with the community to establish program and design priorities
- Assess the existing building and site
- Develop a library building program
- Explore options for renovation, addition, and replacement of the building
- Establish building systems and cost parameters for each option
- After establishing library needs, determine whether it is possible to add housing to the site while meeting all of the library’s needs
- Provide recommendations to the City for moving forward with the project
The renovation option keeps the building the same size, and reorganizes the interior and site. What is your reaction to this renovation approach?

What are your thoughts on adding housing to this site?
More to say? Couldn’t make the meeting?

We want to hear from you!

Please visit

https://www.bpl.org/codman-square-project/

and fill out a survey online.

Or, visit the branch to fill out a survey on paper!

Further Feedback?

Please contact Priscilla Foley, Director of Neighborhood Services, Boston Public Library

pfoley@bpl.org