Agenda

- Project Goals
- Project Process and Community Engagement
- Challenges and Opportunities
- Recommendations
Project Scope
McKim Building & Dartmouth St. Plaza

Aerial View

View towards Copley Square
Project Process

Master Plan
Project Authorized: July 2018
Planning Team Engaged: 2020

Review & Strategy
Funding Strategy & Campaign
Design
Construction
Community Engagement
Community Advisory Committee, External Stakeholder Groups, and Community Meetings

Community Advisory Committee

- Back Bay Association, Meg Mainzer-Cohen
- Neighborhood Association of Back Bay, Jackie Yessian
- Boston Chamber of Commerce, Beyazmin Jimenez
- Tourism Industry, Martha Sheridan
- Boston University Dean of Libraries, K. Matthew Dames
- Boston Arts Academy Librarian, Rose Marz
- Company One Theatre, Summer L. Williams

External Stakeholder Groups

- Now and There, Kate Gilbert
- Mayor’s Youth Council, Minh Mai and Deborah Adebanjo
- SPARK Boston, Sarah Abkowitz
- Historic Boston, Derek Lumpkins
- Boston Preservation Alliance
- Project Place, Aaryn Manning
- Accessibility Advocate, Carol Steinberg

Supplemental Meetings

- Boston Preservation Alliance
- Boston Landmarks Commission
- Neighborhood Association of Back Bay
Community Engagement
CAC, External Stakeholder Groups, and Community Meetings

1. Presentation

2. Optional Break-Out Group Q&A Sessions

3. Paper & Digital Surveys

---

**Topic #2 Free to All**

1. Do you currently visit the McKim building? Why or why not?
   - Lunch at the cafe, courtyard, favorite place in back bay, listen to live music
   - Self tour of Art and Architecture Galleries
   - Giving tours, business with staff or catered affairs
   - Rarely enter that way—thought it was a "private entrance"
   - Way in heading to Johnson Building
   - Events reveal that it is an active building
   - Visited the courtyard as a student

2. What do you love about the McKim building? Is there anything you would change?
   - Courtyard is a hidden gem
   - Architecture specific library collection - Learning resource to understand architecture in the city of Boston and the architecture of the McKim building. McKim story. Very rich architectural archive collections
   - Make the building "accessible to all"
   - Improve accessibility and wayfinding. One of first elevators put in a public building - in poor repair. Chevers Room - not accessible
   - Make Plaza more welcoming.
   - Entrance looks like a castle - not public
   - Not where you go to get your books/materials/resources. It is a place to study/ponder them, but not to obtain them.
   - Scanner at front door is off-putting.
   - Too formal, not homey, doesn’t feel comfortable.
   - Are we allowed to come in?
   - Where are the books?
McKim Master Plan
Project Focus
McKim Master Plan
Community Priorities

- Accessibility: Justice, Equity, Diversity & Inclusion
- Improve Wayfinding
- Stewardship & Scholarship
Challenges

- Accessibility limitations
- Confusing way-finding
- Outdated building systems
- Poor climate control
- Preservation of historic art and architecture - including water infiltration
- Third Floor closed to public, except for Sargent Gallery
McKim Proposed Strategies

- Improve **accessibility** and **way-finding** inside and outside
- **Connect** to Dartmouth Street Plaza + Copley Square
- Restore and renovate to **improve** the **public experience**
- Utilize the courtyard to support **preservation**, **circulation**, and increase space use by **enclosing** it
- Update Infrastructure for **resiliency** and **sustainability**
- Support **modern library services**
Third Floor Renewal
One-Stop Reference and Reading Room

Original

Current Condition

West Gallery Sketch
Third Floor Renewal
Cushman Room: Engage and Collaborate

Current Condition

Cushman Room Sketch
Second Floor Renewal
Gather and Connect

WASHINGTON ROOM
MULTI USE

WASHINGTON ROOM
NEW ELEVATOR

ELLIOTT ROOM
PATRON SEATING

BOYLSTON ROOM
MULTIPURPOSE CLASSROOM

NORTHWEST CORRIDOR

NEW STAFF ELEVATOR

STAFF

ABBEEY ROOM

BOYLSTON ROOM

STAFF

BATES HALL

CHAVANNES GALLERY
First Floor Renewal
Convene and Explore

COMMONWEALTH SALON
CURRENT CONDITION

COMMONWEALTH SALON
MULTI USE
PROPOSED

GUASTAVINO ROOM
FLEXIBLE PATRON SEATING

UPGRADE MCKIM
EXHIBITION HALL

NEW ELEVATORS

LEARNING CENTER

STAFF

NEW STAFF ELEVATOR

NEW ELEVATOR

STAFF

GUASTAVINO ROOM

MCKIM EXHIBITION HALL

NEW ELEVATOR

ORIENTATION ROOM

NEW ELEVATOR

GUASTAVINO ROOM
Dartmouth Street Lobby
Welcome and Reveal

Showroom & Corridor, 2020
Current Lobby

New Connector/Elevator Lobby Concept
Preliminary Sketch of Dartmouth Street Lobby Renewal
Courtyard Enclosure

- Preservation
- Circulation
- Year-round usage

Connections at Roof Ridge Line

McKim Building Section
Courtyard Enclosure
Protect Courtyard Facades

Exterior Facades (710 LF)

Courtyard Facades (515 LF)

58% of perimeter envelope

42% of perimeter envelope
Courtyard Enclosure

Year-round usage

June - August
[13 weeks]
40 Events

2019 Statistics
Courtyard Enclosure

Precedents

Boston Public Library
Boston, MA
120ft x 154ft
Roof completed in 2007

Smithsonian American Art Museum
Washington, DC
130ft x 280ft

Isabella Stewart Gardner Museum
Boston, MA
43ft x 70ft
Roof completed in 1903

Museum of Fine Arts
Boston, MA
270ft x 105ft
Roof completed in 2010
Dartmouth Street Plaza
Accessible and Inviting

View from Dartmouth Street
Dartmouth Street Plaza
Accessible and Inviting

Existing Temporary Ramp

Proposed Sloped Walkways, Tree Grove, and Seating Area
Dartmouth Street Plaza
Community Connection and Programming

Draft concept design for the reimagined Copley Square Plaza, courtesy of BPRD and Sasaki

- Extension of the Farmer’s Market
- Outdoor Reading Room
- Outdoor Concerts
- Seating and lighting
Building Updates
Sustainable and Resilient Future

- Stable climate to protect collections
- Meet new climate resiliency standards
- Improved stormwater management
- Healthy materials
- Local and recycled materials
- Improved indoor air quality
- Potential for geothermal heat source
- Potential for all-electric HVAC systems
- Energy efficient LED lighting
- Low-flow fixtures
Implementation Options

• Option to keep McKim operational during construction
• A series of phased projects from $40-$100m
• Estimated budget to complete all recommendations: $325m if completed all at once in today’s dollars
• Funding Sources TBD
Thank you

- Preserve Civic, Democratic and Architectural Masterpiece at one of the premier cultural destinations in the country
- Return the closed off third of the building to public service
- Expand and modernize library services