FAVOR SELECCIONAR LA TRADUCCIÓN A ESPAÑOL CON EL ICONO DE GLOBO DE LA PARTE INFERIOR A LA DERECHA

Instrucciones para escuchar la interpretación en Español: Seleccione un canal en zoom para escuchar. Si tiene computador, busque el globo terráqueo/mundo y escoja Español.
Favor de poner en mudo su microfono durante la sesión.
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.

JOINING BY WEB (Computer, Tablet, etc):
- Click to raise your hand
- Click to type your questions
- Raise Hand
- Q+A
- Click to mute or unmute
- Microphone
- Video

JOINING BY PHONE (Dial): 267 831 0333 + use Meeting ID 913 7263 1510
- Press *9 to raise your hand
- Press *6 to unmute/mute yourself

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COMMUNITY MEETING #4
January 19, 2021

CODMAN SQUARE BRANCH LIBRARY
Programming Study

SASAKI
01 INTRODUCTION
02 WHAT WE’VE HEARD
03 LIBRARY PROGRAM + TEST FITS
04 HOUSING RECAP
05 SUSTAINABLE DESIGN
06 DISCUSSION + NEXT STEPS
Project Scope

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; document all options and feedback that were part of the study*
Typical Project Schedule

Programming Study

Design

Bid/Construction

12 months

12 months

18-24 months

Approvals

Community Input Opportunities

Community Input Opportunities
**Study Schedule**

**Phase I**  
Information-Gathering

**Phase II**  
Program Development

**Phase III**  
Test Fit Options + Study Report

**MAR**  
**APR**  
**MAY**  
**JUN**  
**JUL**  
**AUG**  
**SEPT**  
**OCT**  
**NOV**  
**DEC**  
**JAN**

**Community Meetings**

**Goal**  
Understand existing uses, conditions, & community aspirations and invite feedback

Review draft library space + facility needs

Review test fit options

Review possibility of housing on site

Adjustments + conclusions based on previous feedback

Final Report (Includes all content from the study)
01 INTRODUCTION
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06 DISCUSSION + NEXT STEPS
What we’ve heard

- 3 community meetings with the project team
- 1 housing-focused workshop with DND (11/17)
- 1 survey (still open until 1/31/2022)
- Many comments submitted to https://www.bpl.org/codman-square-project/ or emailed to Priscilla Foley, Director of Neighborhood Services, Boston Public Library, at pfoley@bpl.org
What we’ve heard
Survey: Total Respondents: 98 (12/21/2021)

What is your age range?

- <17 Yrs: 6%
- 18 - 24 Yrs: 13%
- 25 - 34 Yrs: 49%
- 35 - 64 Yrs: 30%
- +65 Yrs: 13%

97 Responses

Before the pandemic, how often did you visit the Codman Square Branch in person?

- Daily: 10%
- Weekly: 34%
- Monthly: 29%
- Couple of times a year: 28%

97 Responses

What we’ve heard

Responses in Codman Square Branch: 95
Responses in Boston: 97
Responses in Quincy: 1
Before the pandemic, what did you go to the library for?

The top 3 reasons why someone would go to the library are:
• Picking up materials on hold
• Browsing print collections
• Hanging out/reading/studying

Other reasons why someone would go to the library are:
• Borrow museum passes
• To work remotely
• To vote
• Use the restroom
• Host annual student orientation + conference
• Volunteer
Feedback on the Library

The best thing about the Codman Square Branch is...

The top 3 things respondents liked most about the library include:
• The helpful staff
• Holds pickup
• The pleasant atmosphere

Other things respondents liked most about the library include:
• The convenient location
• The children’s room
• Kids books
• Parking for people with disabilities
• The common space
Feedback on the Library

Before the pandemic, what library programming and/or events did you attend?

- Children’s events and programming such as winter/spring break programs and children’s reading time seem to be popular among the respondents.
- Computer classes, community meetings, history-related events, art/craft events, and adult/elderly programs are also popular programs.

- Children’s events and programming
- Computer classes, community meetings, history-related events, art/craft events, and adult/elderly programs are also popular programs.

- Booksale and Baby Wearing International Group
- Events related to Dorchester history, food coop, etc.
- Children’s programming, African American history/Black culture events
- Crochet, painting, computer classes
- Children's events, view quilt collection, voting
- Children Events (Winter/Spring Break programs) ARL Trivia, LAPS Recitals
- Programas para adultos
- Programas y actividades para nuestros ancianos
- Help with using my laptop.
- Writing events via grubstreet
- Community meetings, senior arts, children's reading time
- Voting
- Quilt group
- Reading for kids.
Tell us more about the character of the Codman Square neighborhood

- A diverse, tightknit, community that speaks many languages
- Vibrant and active with a mix of uses
- Under-appreciated, under-resourced, and overlooked neighborhood that is in some places under-maintained, changing and gentrifying.
Feedback on Neighborhood + Site

The library is an important center of the community.

Mixed feelings on parking.

Green space, trees, garden, and sustainable landscapes are desirable.

Washington Street sidewalk and façade need improvement.

The library is conveniently located near transit, businesses, churches, and services.

“How the community deserves an improved library and more... we’ve seen the disparities for our children in COVID - the library can help us access resources that will help our community thrive.”

How do you usually get to the Codman Square Branch?

Most people walk to the Codman Square Branch Library, with driving coming up as a second most popular mode of transport.
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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
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
- **STAFF** 1,220 SF
- **ENTRY ZONE** 970 SF
- **TEEN** 340 SF
- **ENTRY ZONE** includes 2nd floor mech. zone

**NET SF** 18,460 SF
**GROSS SF** 22,000 SF
<table>
<thead>
<tr>
<th>Proposed Uses</th>
<th>ENTRY</th>
<th>ADULT</th>
<th>TEEN</th>
<th>CHILDREN</th>
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<tbody>
<tr>
<td>LOBBY</td>
<td></td>
<td>COLLECTION</td>
<td>COLLECTION</td>
<td>COLLECTION</td>
</tr>
<tr>
<td>SELF CHECKOUT + HOLDS</td>
<td></td>
<td>SEATING</td>
<td>SEATING</td>
<td>SEATING</td>
</tr>
<tr>
<td>NEW BOOK DISPLAY</td>
<td></td>
<td>TECHNOLOGY W/ PRINT STATION</td>
<td>TECHNOLOGY</td>
<td>TECHNOLOGY</td>
</tr>
<tr>
<td>EXHIBITION/GALLERY WALL</td>
<td>1,400 SF</td>
<td></td>
<td>1,310 SF</td>
<td>3,665 SF</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL NET SF</td>
<td>17,675 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
A. Renovated Library

- Entry
- Adult
- Teen
- Children
- Community
- Staff
- Service/Support
- Friends

Not a design: conceptual test fit
B. New Library

Not a design: conceptual test fit
Major takeaways:
• Codman Square is home to residents with many different racial and ethnic identities as well as familial arrangements.
• BIPOC households represent almost 85% of Codman’s population
• Roughly 60% rent and 40% own homes
• A large portion of Codman Square residents are "housing cost burdened"
  • Pay more than 30% of their income for housing costs
  • Households with income < $50,000 per year typically are housing cost burdened
• Nearly half of new housing built in the neighborhood since 2011 is income-restricted affordable housing
  • Only 11% of all housing in Codman Square is income-restricted affordable housing.
• There is very high demand for quality, affordable, predictable housing
• The Department of Neighborhood Development works to create and preserve affordable housing in many different ways to address these issues and meet the demand that exists -- including studying the feasibility of housing at library sites across Boston.
Themes of feedback from participants:
- Affordable housing is badly needed in Boston and in Codman Square
- Variety of income levels needed
- Library needs are paramount
- Neighborhood context important for any mixed-use design
  - Traffic impact
  - Size
  - Character
- Sustainable design
- Open space, green space, tree canopy are important
Feedback on Housing
Survey, Letters, Community Meetings

Priorities for Housing

City services need to keep pace with increased development

Don’t exacerbate traffic issues

Senior Housing

Fits with neighborhood character

Universal design + accessibility

Safe, clean, maintained

Family Housing with a variety of unit types

Don’t compromise open space, tree canopy, and sunshine

Don’t contribute to displacement

Affordable or Mixed Income

Sustainable design + climate resilience

We have received over 90 written comments, letters, and survey responses specific to this topic

• 3 community meetings with the project team
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• Many comments submitted to https://www.bpl.org/codman-square-project/ or emailed to Priscilla Foley, Director of Neighborhood Services, Boston Public Library, at pfoley@bpl.org

“This is a single/two-family neighborhood on both sides of Washington Street and anything built should be in scale with the surrounding neighborhood.”
Feedback on Housing
Survey, Letters, Community Meetings

We have received over 90 written comments, letters, and survey responses specific to this topic.

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Relationship of Library and Housing

Library needs attention; be careful not to focus all the attention on the housing

Housing and an updated library could have mutual benefit

“Given the density of the community and location of housing in the library, would there be an opportunity to go higher than one story? Or a rooftop garden?”

Library and housing open spaces, entrances, parking, etc. must be separate

Will adding housing (and residents) to the site overburden the library?

“The housing should be above the library footprint along Washington street which takes the height. Welles and Walton Street are residential and should not be burdened with a 5 story building!”

“I don’t use the services of the library often but live in the neighborhood. The times I have been in the library or around, it seems that it is underutilized and adding mixed housing is a smart idea.”
A. Renovated Library + Housing

- Library: 22,000 SF
- Parking: 10 spaces
- Housing: 35-40 units
- Parking: up to 30
- FAR: 0.98
- Stories: 5
- Height: 55’

Subject to Zoning Relief

Library open space: 5,500 SF
Housing open space: 3,400 SF*
Total open space: 8,900 SF

*Housing open space does not include any balconies/roof decks

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

Library  22,000 SF
Parking  10 spaces
Housing  35-40 units
Parking  0
FAR  1.03
Stories  5
Height  55'

Library open space  5,500 SF
Housing open space  3,400 SF*
Total open space  8,900 SF

Subject to Zoning Relief

*Housing open space does not include any balconies/roof decks

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

Library  22,000 SF
Parking  10 spaces
Housing  40-45 units
Parking  up to 29
FAR  1.16
Stories  5
Height  55’

<table>
<thead>
<tr>
<th>Library open space</th>
<th>9,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing open space</td>
<td>1,700 SF*</td>
</tr>
<tr>
<td>Total open space</td>
<td>10,700 SF</td>
</tr>
</tbody>
</table>

*Housing open space does not include any balconies/roof decks

Subject to Zoning Relief

Not a design: conceptual test fit
B. New Library + Housing \textit{alt. massing}

- Library: 22,000 SF
- Housing: 40-50 units
- Parking (Library): 10 spaces
- Parking (Housing): 0
- FAR: 1.28
- Stories: 5
- Height: 55'

<table>
<thead>
<tr>
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<td>Housing open space</td>
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<td>Total open space</td>
<td>10,700 SF</td>
</tr>
</tbody>
</table>

Subject to Zoning Relief

*Housing open space does not include any balconies/roof decks

\textit{Not a design: conceptual test fit}
C. Mixed-Use

Housing Maximized

Library 22,000 SF
Parking 10 spaces
Housing up to 70 units
Parking up to 32
FAR 1.61
Stories 5
Height 55’

Library open space 9,000 SF
Housing open space 7,000 SF*
Total open space 16,000 SF

*Housing open space does not include any balconies/roof decks

Subject to Zoning Relief

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

Housing Reduced - alt. massing

Library 22,000 SF
Parking 10 spaces
Housing 40-50 units
Parking up to 32
FAR 1.27
Stories 4
Height 45'

Library open space 9,000 SF
Housing open space 7,000 SF*
Total open space 16,000 SF

Subject to Zoning Relief

*Housing open space does not include any balconies/roof decks

Not a design: conceptual test fit
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Sustainable Design Approach:
Meeting Boston’s New Goals for Net Zero Carbon

• **A renovated library building** will be as energy-efficient and green as possible.
  • Embodied carbon advantage to reusing existing structure
  • Envelope and building systems will be upgraded

• **A new library building** will meet ambitious new energy goals
  • Zero net operating carbon, using on- or off-site renewable energy sources
  • LEED Silver minimum

• **Housing**, if included, will meet DND goals for sustainability
  • Zero net operating carbon, using on- or off-site renewable energy sources

• **All options include:**
  • Highly efficient HVAC systems
  • Meeting the city’s stringent climate-resiliency and stormwater-management requirements
  • Space for possible rooftop solar panels
  • Green space
  • Bike parking and a bus stop
Open Space + Site Design

- Bike parking and transit stop
- "cool" paving and permeable pavers
- Set new trees up for success
- "cool" roof and solar power opportunity
- Minimize pavement; treat and infiltrate all stormwater on site
- Healthy, native tree cover: Replace existing trees as needed
- Active landscape
- Low-maintenance, low- or no-irrigation landscapes
Healthy Indoor Environment

- Natural light and views to open space
- Renewable materials
- Efficient, pleasant lighting
- High-quality indoor air systems
- Acoustic materials
- Furniture for all
- Durable, low-emitting, healthy materials

Roxbury Branch
Operational Carbon
i.e. Energy Efficiency

• Strategy for meeting the City’s zero-net-carbon goals includes using electricity, not gas, to power all systems

• All systems will be highly energy-efficient. Baseline calculations based on other high-performing libraries

• New construction will have a highly-efficient envelope. Renovation of the existing building will include additional insulation of the windows, walls, and roof.

• The more efficient, the less costly to operate

• Third-party solar power may be added to the roof. Renewable energy may be purchased from other sites and sources. Not yet part of this analysis.
Embodied Carbon

- “Embodied Carbon” refers to the CO₂ emitted in the production of building materials, the construction of the building, and eventual demolition.
- Concrete and steel are major sources of CO₂ emissions. New construction using more timber and less steel produces less impact.
- The mixed-use option “shares” the carbon burden of the foundation between the library and the housing.
Life-Cycle Carbon

- Adding operational and embodied carbon allows us to track the overall impact of the building over its life cycle
- Life-Cycle Carbon = Embodied + Operational
- Over the life of the building, the embodied carbon “cost” of a new library is balanced out by improved operational performance
- Solar energy and other renewables are not yet part of this analysis
Typical Project Schedule

Programming Study

- 12 months

Design

- 12 months

Bid/Construction

- 18-24 months

Community Input Opportunities

Approvals

WE ARE HERE
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 or leave a comment. Or, visit the branch to fill out a survey on paper! The survey is open until 1/31/2022.

Further Feedback?

Please contact Priscilla Foley, Director of Neighborhood Services, Boston Public Library
pfoley@bpl.org