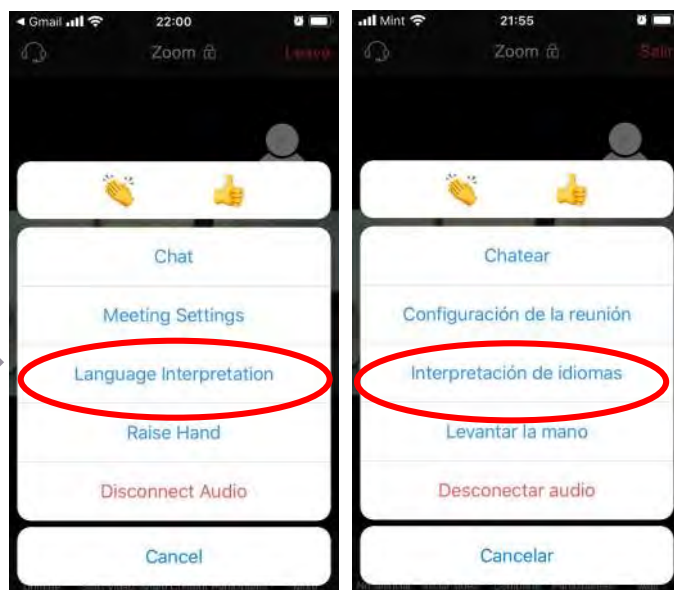
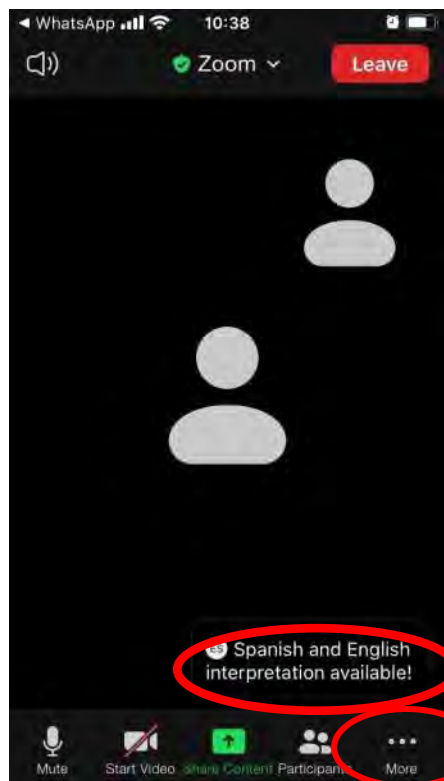




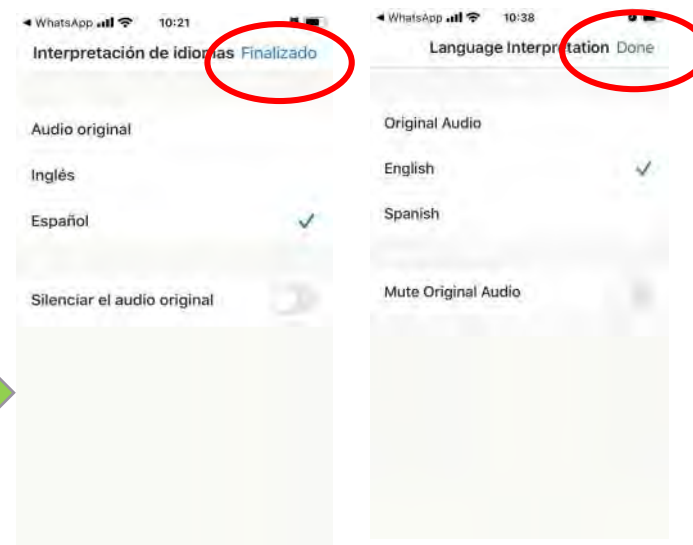
Getting On a Channel in Zoom for Interpretation

Seleccione un canal en Zoom para escuchar la interpretación

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.



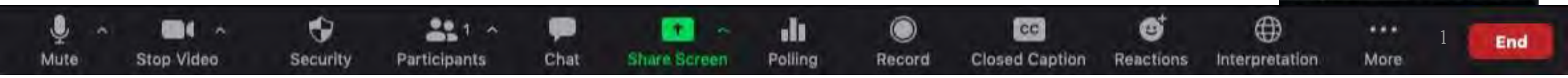
Smartphone
Celular



OR



Si tiene computador
busque el globo
terráqueo/mundo y escoja
Inglés o Español



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.

Have A Question?

JOINING BY WEB (Computer, Tablet, etc):



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

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.



City of Boston
Mayor Michelle Wu

Dion Irish, Chief of Operations
Kerrie Griffin, Director, Public Facilities Department
Sheila A. Dillon, Chief and Director of the Mayor's Office of Housing



David Leonard, President

CODMAN SQUARE BRANCH LIBRARY

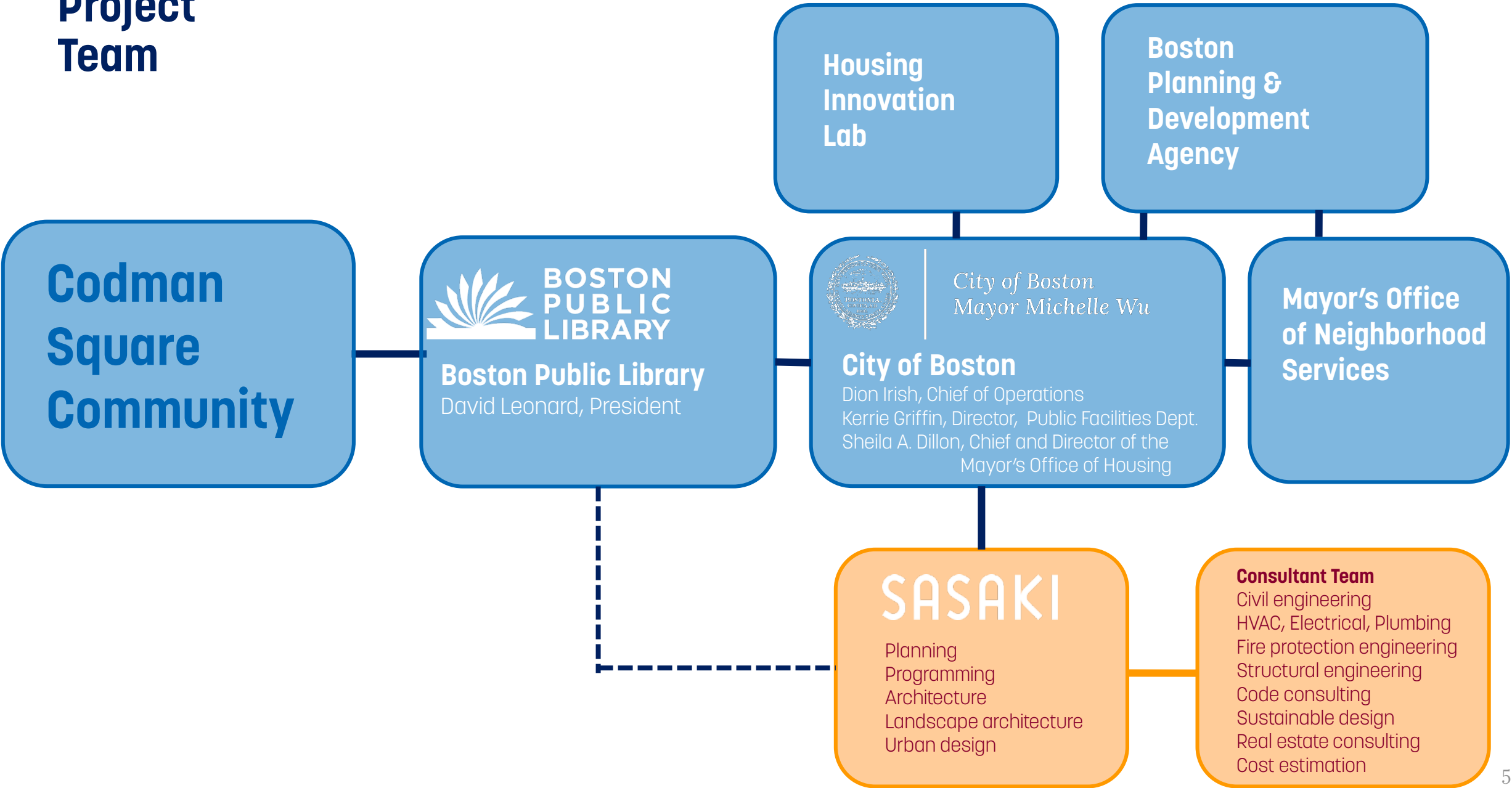
Programming Study

COMMUNITY MEETING #4
January 19, 2021

SASAKI

- 01 INTRODUCTION**
- 02 WHAT WE'VE HEARD**
- 03 LIBRARY PROGRAM + TEST FITS**
- 04 HOUSING RECAP**
- 05 SUSTAINABLE DESIGN**
- 06 DISCUSSION + NEXT STEPS**

Project Team



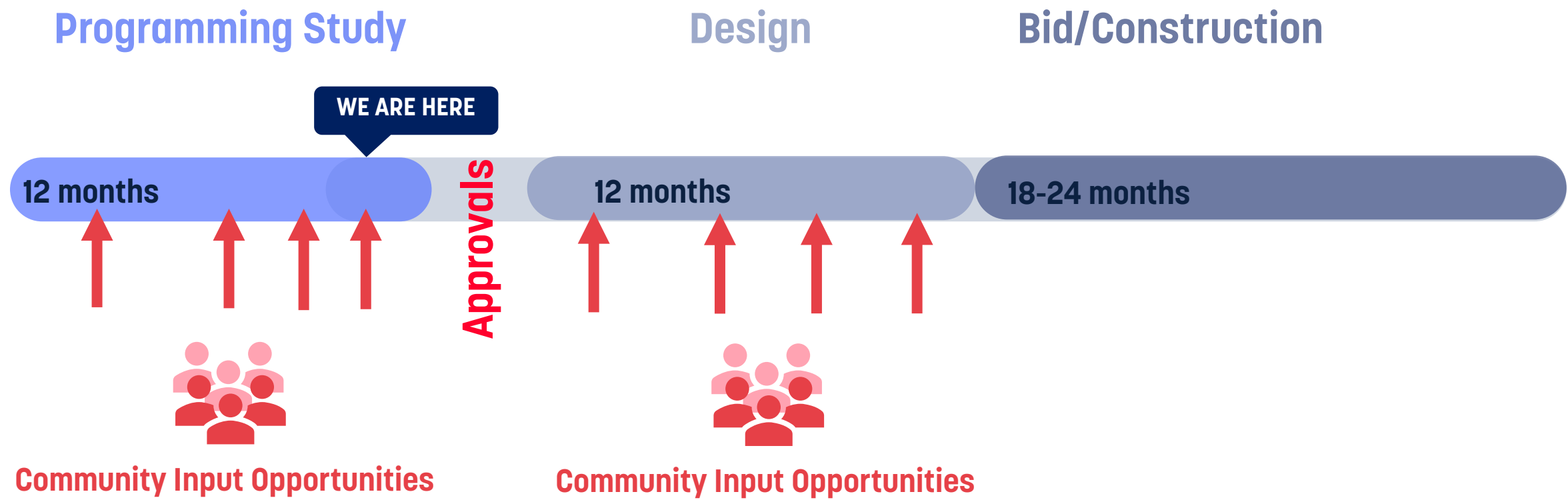
Project Scope

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.

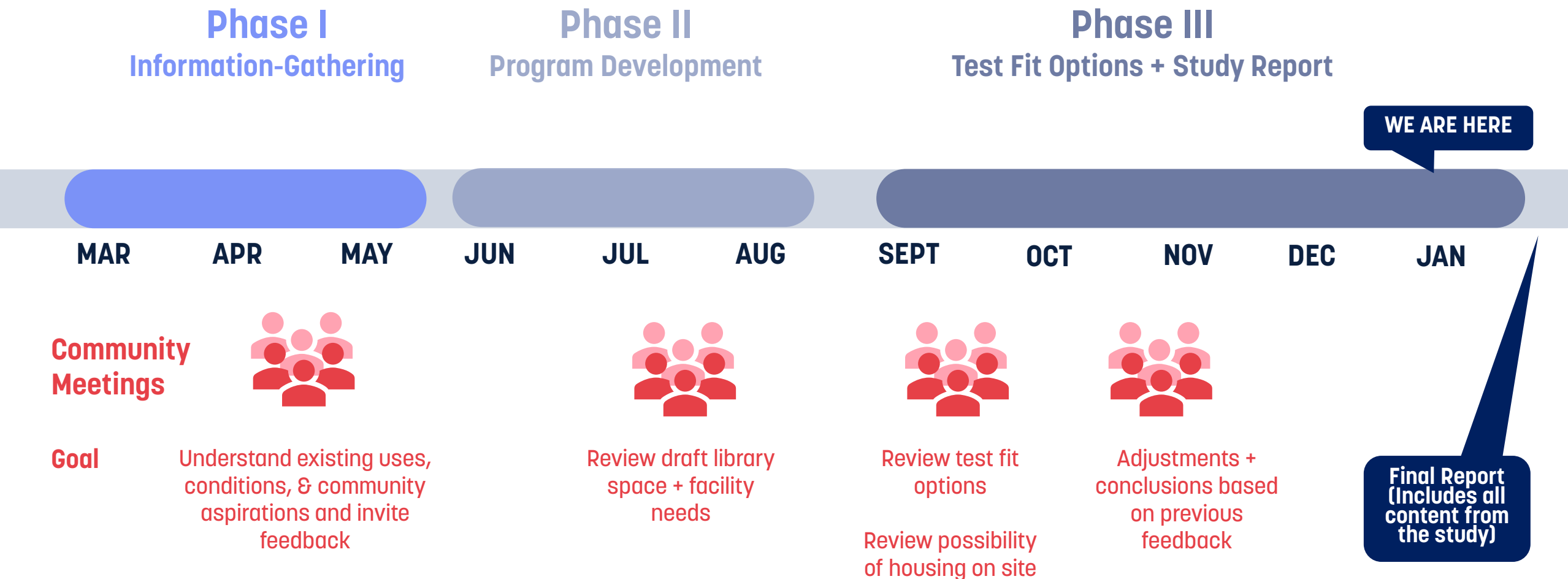
Goals of the Study

- 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



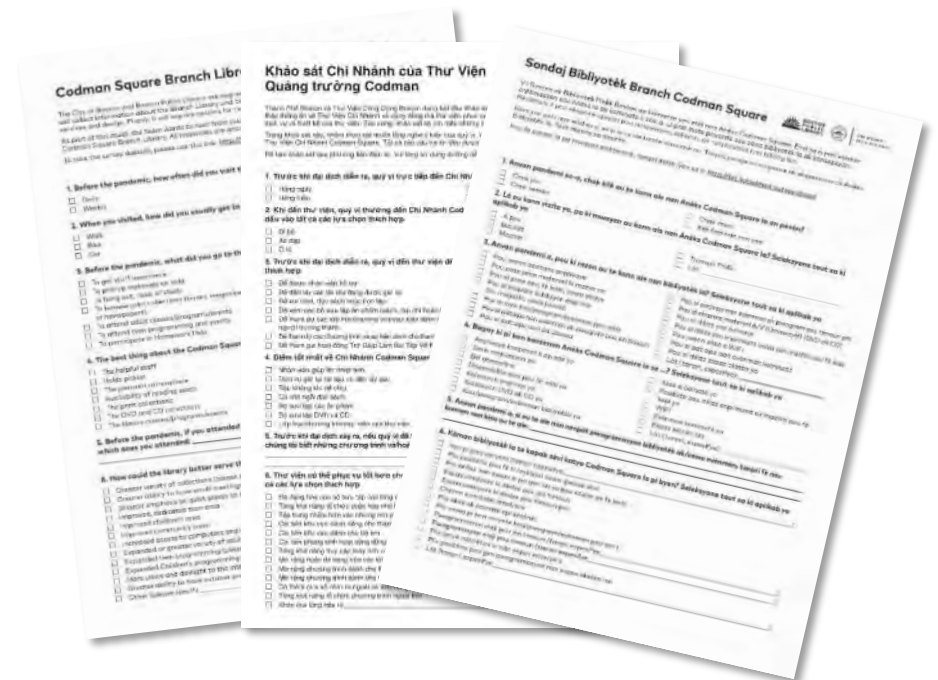
Study Schedule



- 01 INTRODUCTION**
- 02 WHAT WE'VE HEARD**
- 03 LIBRARY PROGRAM + TEST FITS**
- 04 HOUSING RECAP**
- 05 SUSTAINABLE DESIGN**
- 06 DISCUSSION + NEXT STEPS**

What we've heard

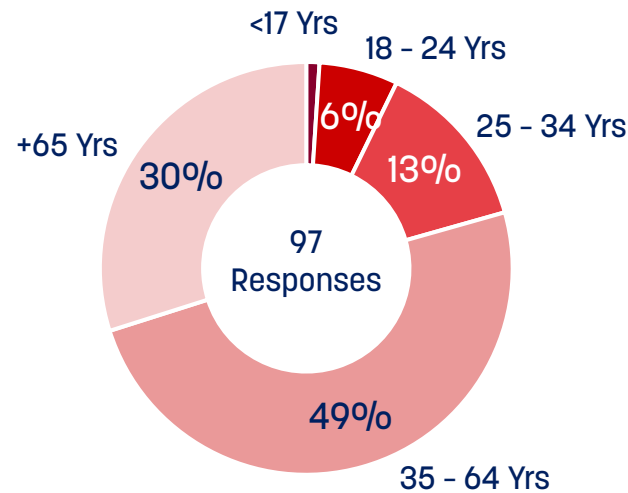
- 3 community meetings with the project team
- 1 housing-focused workshop with DND (11/17)
- 1 survey (still open until 1/31/2022)
- Many comments submitted to <https://www.bpl.org/codman-square-project/> or emailed to Priscilla Foley, Director of Neighborhood Services, Boston Public Library, at pfoley@bpl.org



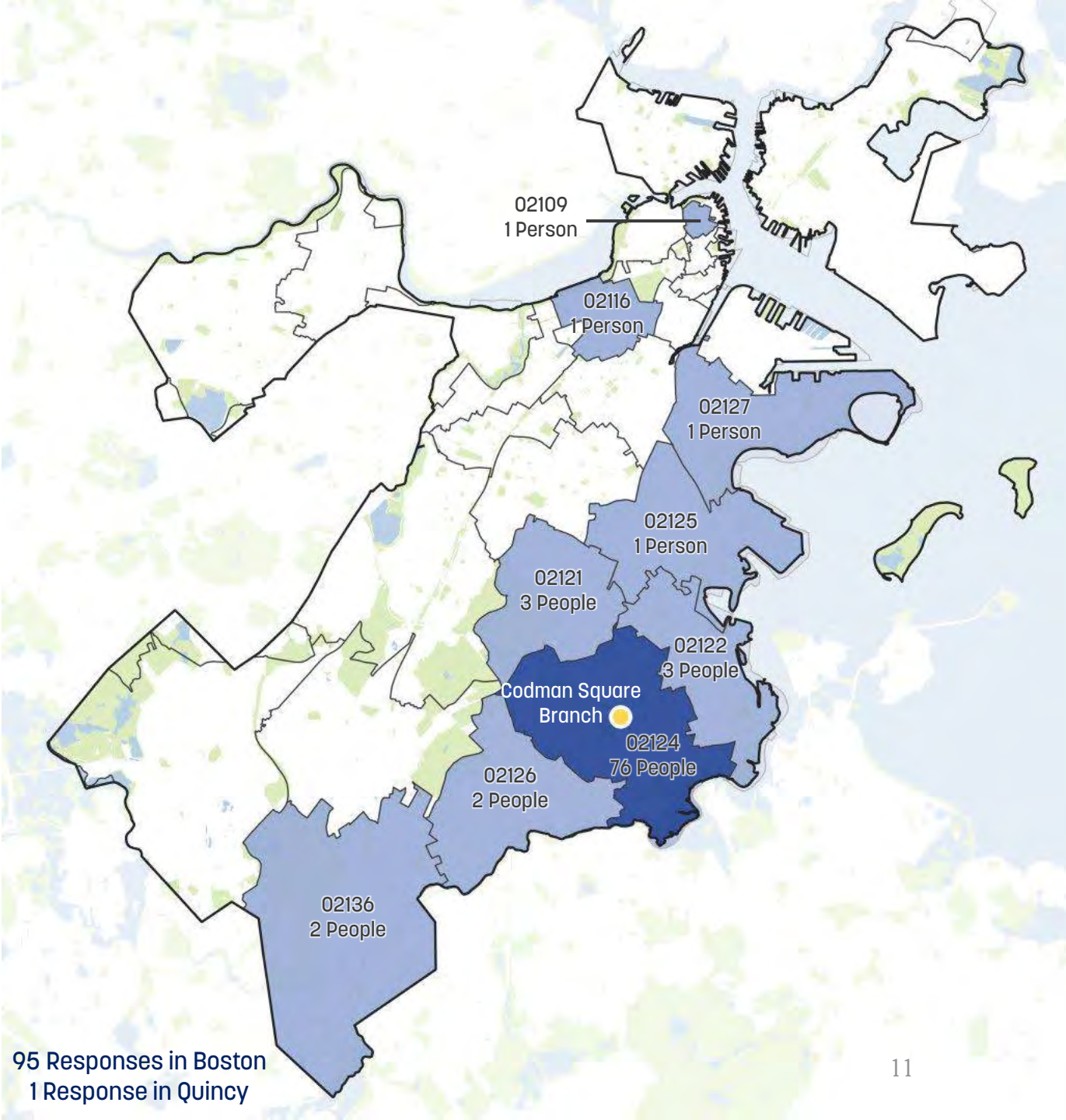
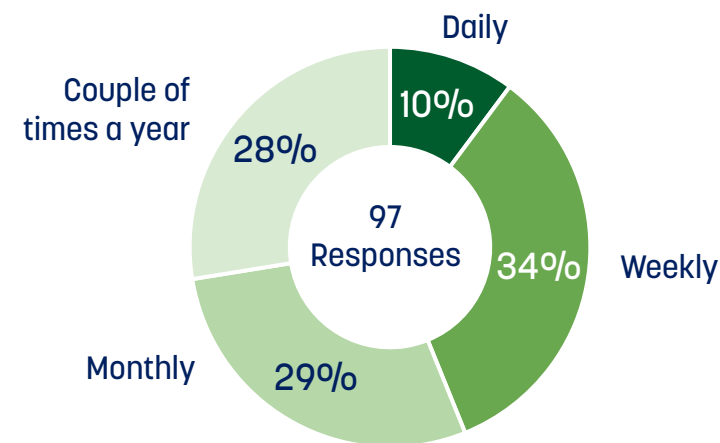
What we've heard

Survey: Total Respondents: 98 (12/21/2021)

What is your age range?



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



95 Responses in Boston
1 Response in Quincy

Feedback on the Library

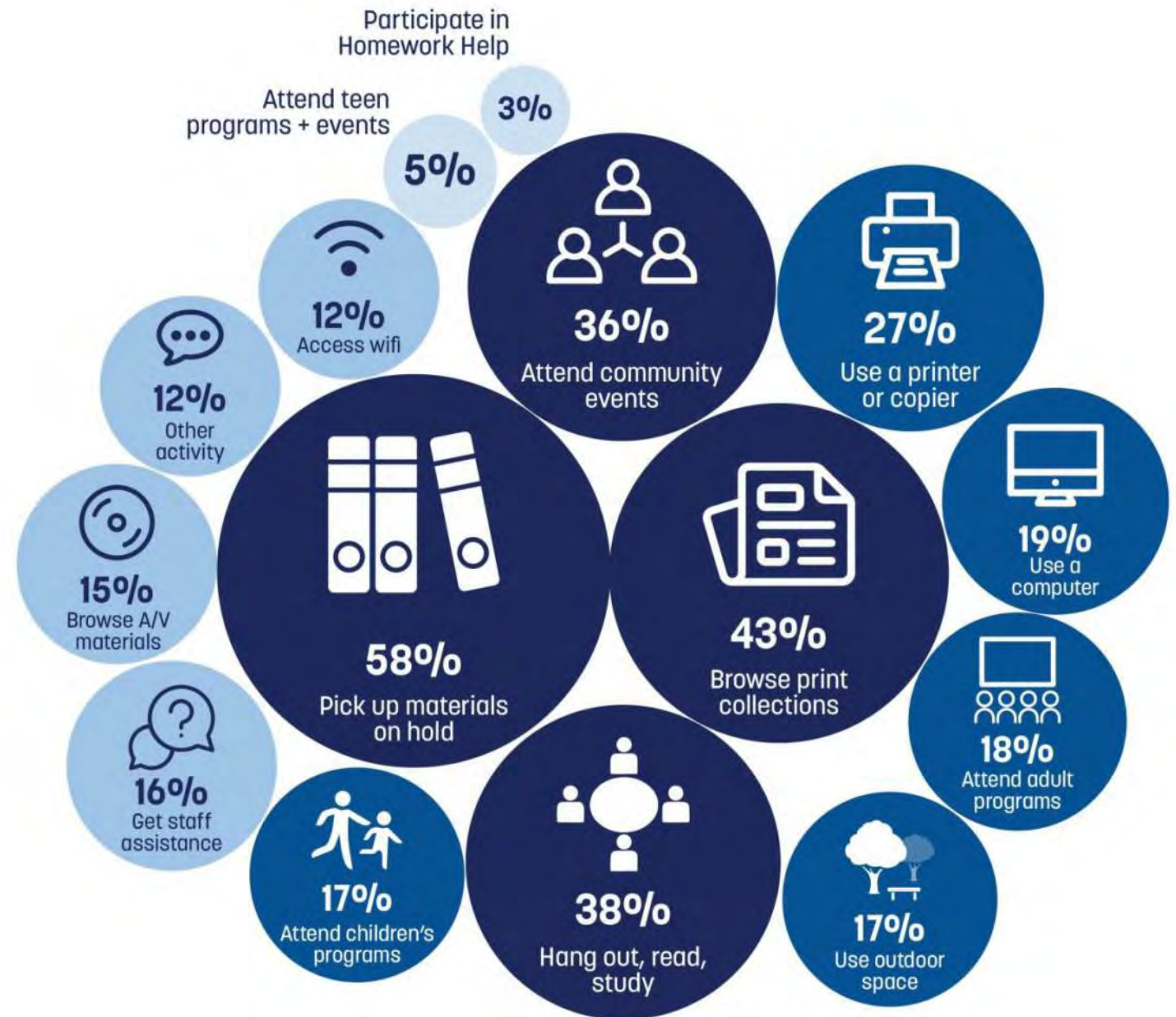
Before the pandemic, what did you go to the library for?

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

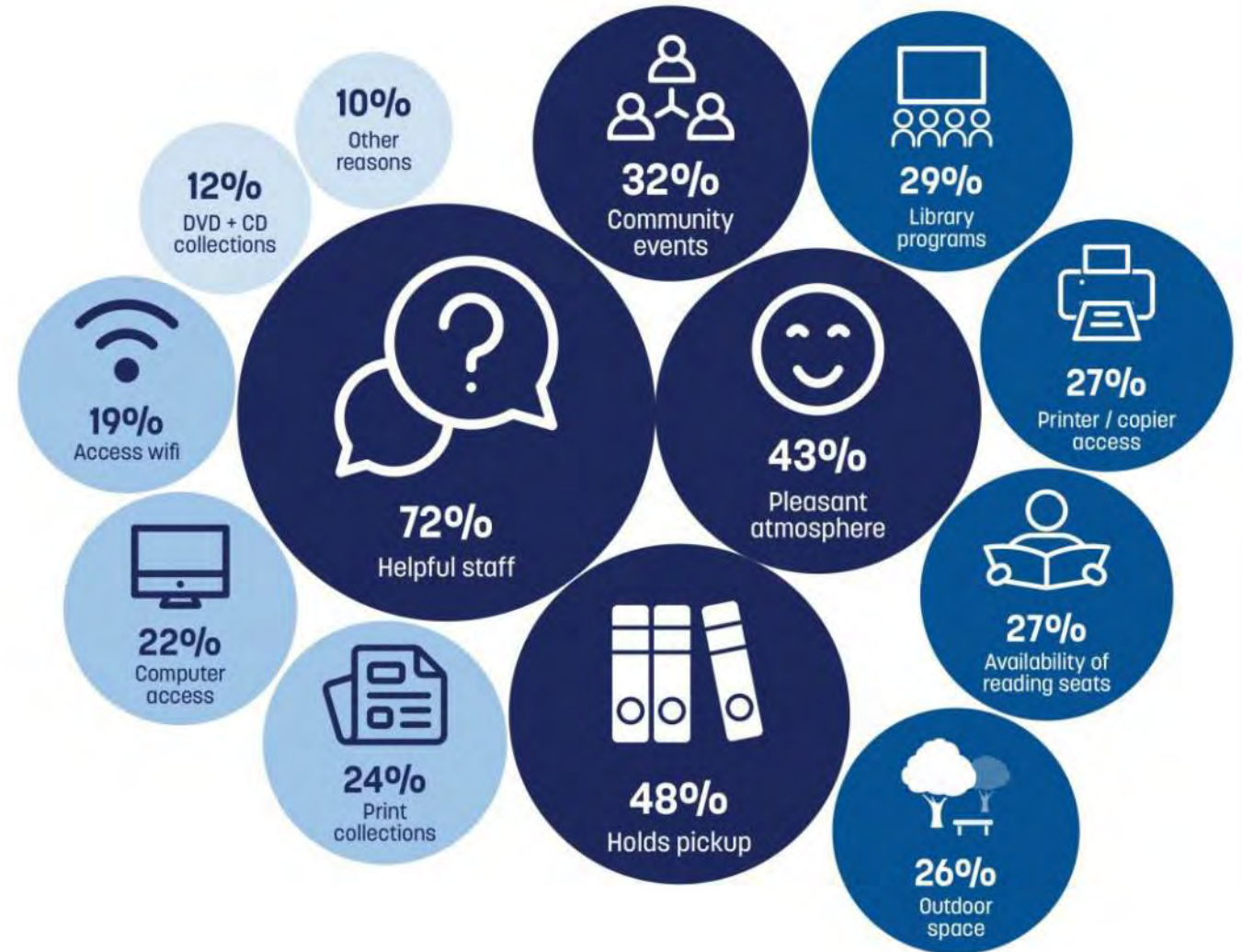
The best thing about the Codman Square Branch is...

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

Booksale and Baby Wearing International Group

Events related to Dorchester history, food coop, etc.

Programas para adultos

Children Events (Winter/Spring Break programs) ARL Trivia, LAPS Recitals

Reading for kids.

Children's programming, African American history/Black culture events

history or music

Children's events, view quilt collection, voting

Programas y actividades para nuestros ancianos

Crochet, painting, computer classes

Writing events via grubstreet

Quilt group

Voting

Community meetings, senior arts, children's reading time

Help with using my laptop.

Community garden meeting

Feedback on Neighborhood + Site

Tell use 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

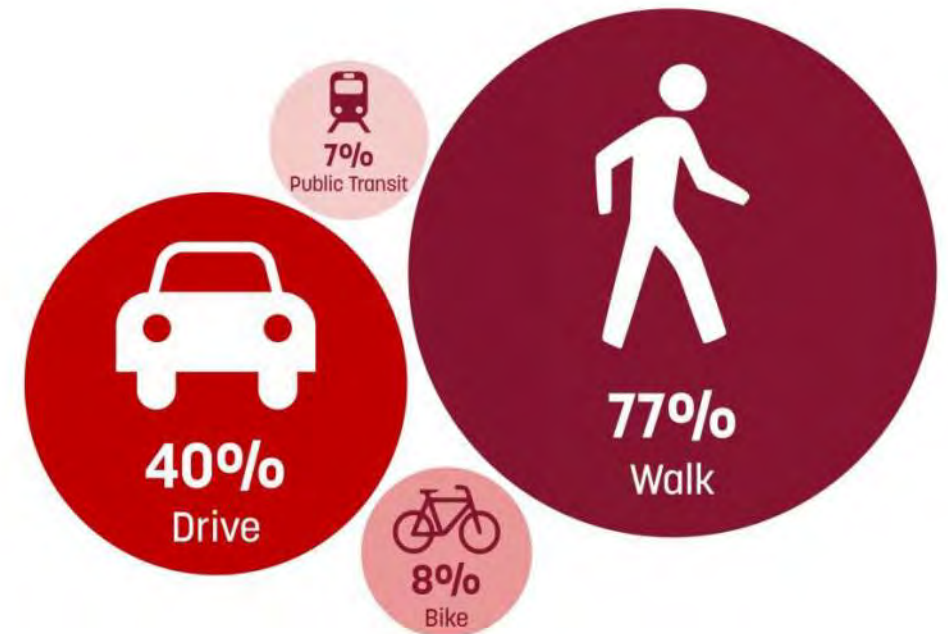
Green space, trees, garden, and sustainable landscapes are desirable

Washington Street sidewalk and façade need improvement

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

"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

Entry +
Service

Adult +
Collections

Program + Event
Spaces

Teens

Children

Staff Spaces

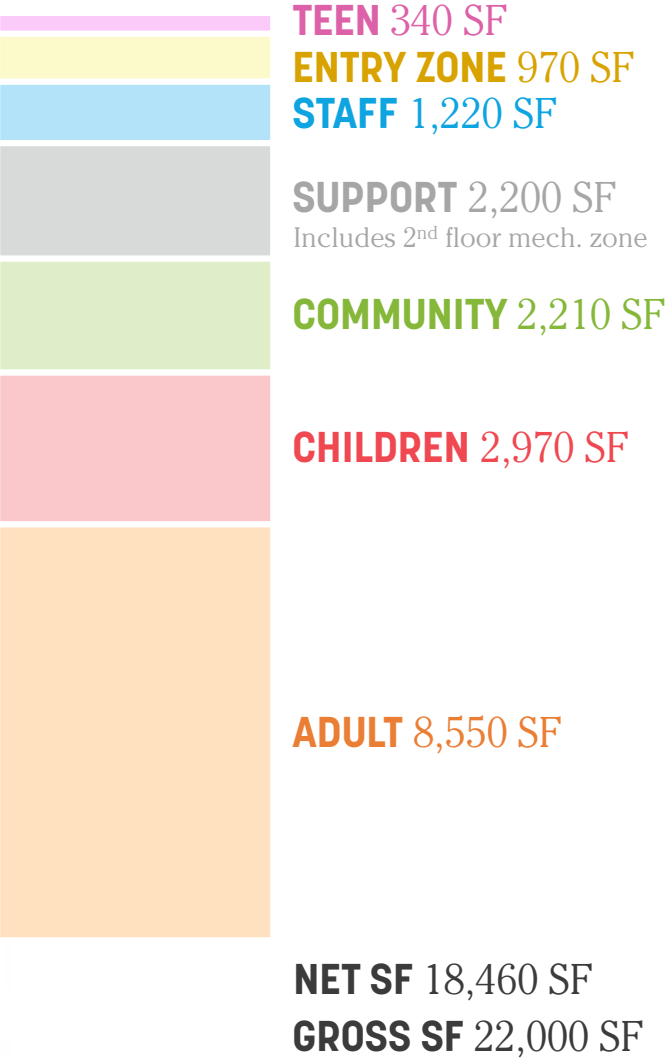
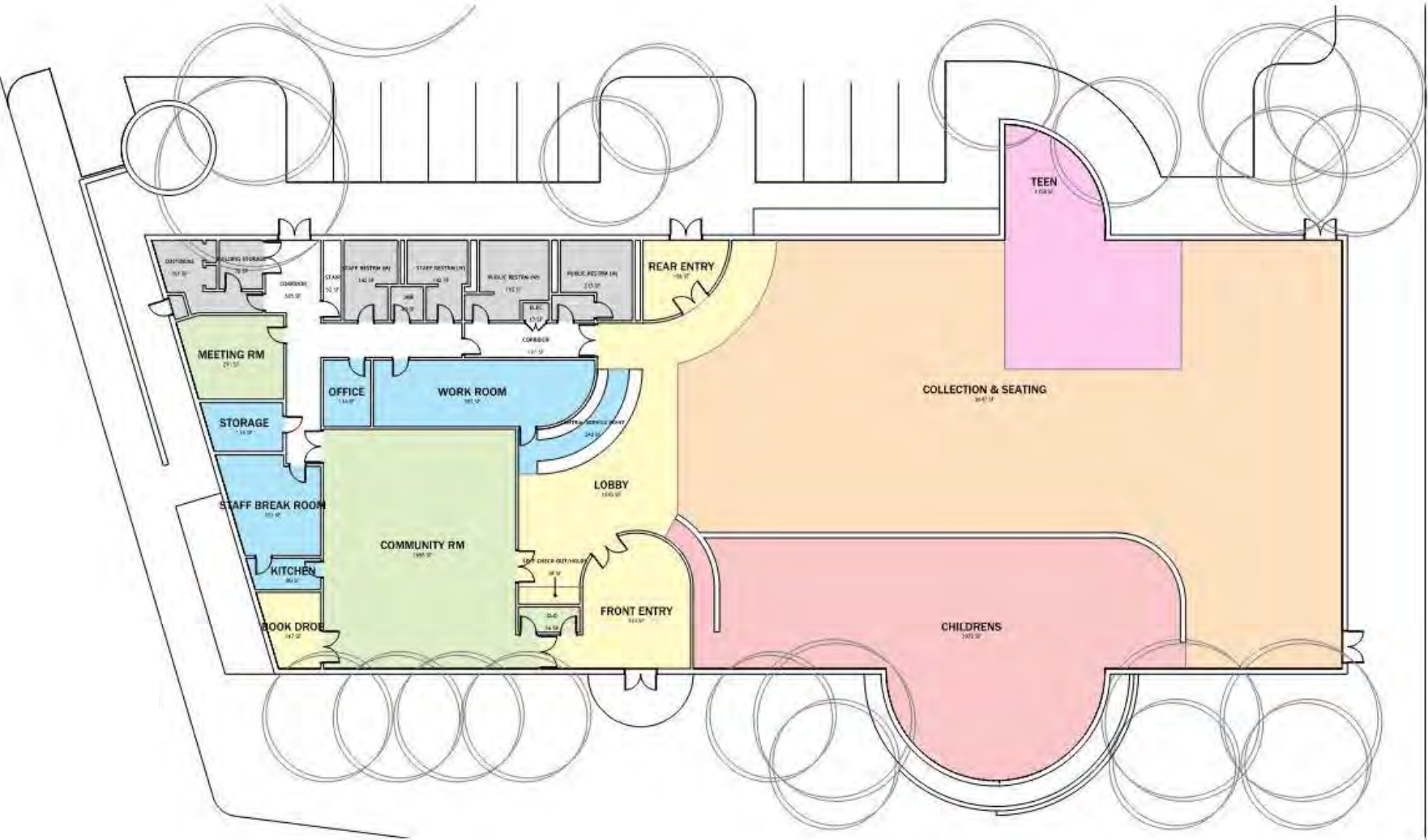
State of the Building

- 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



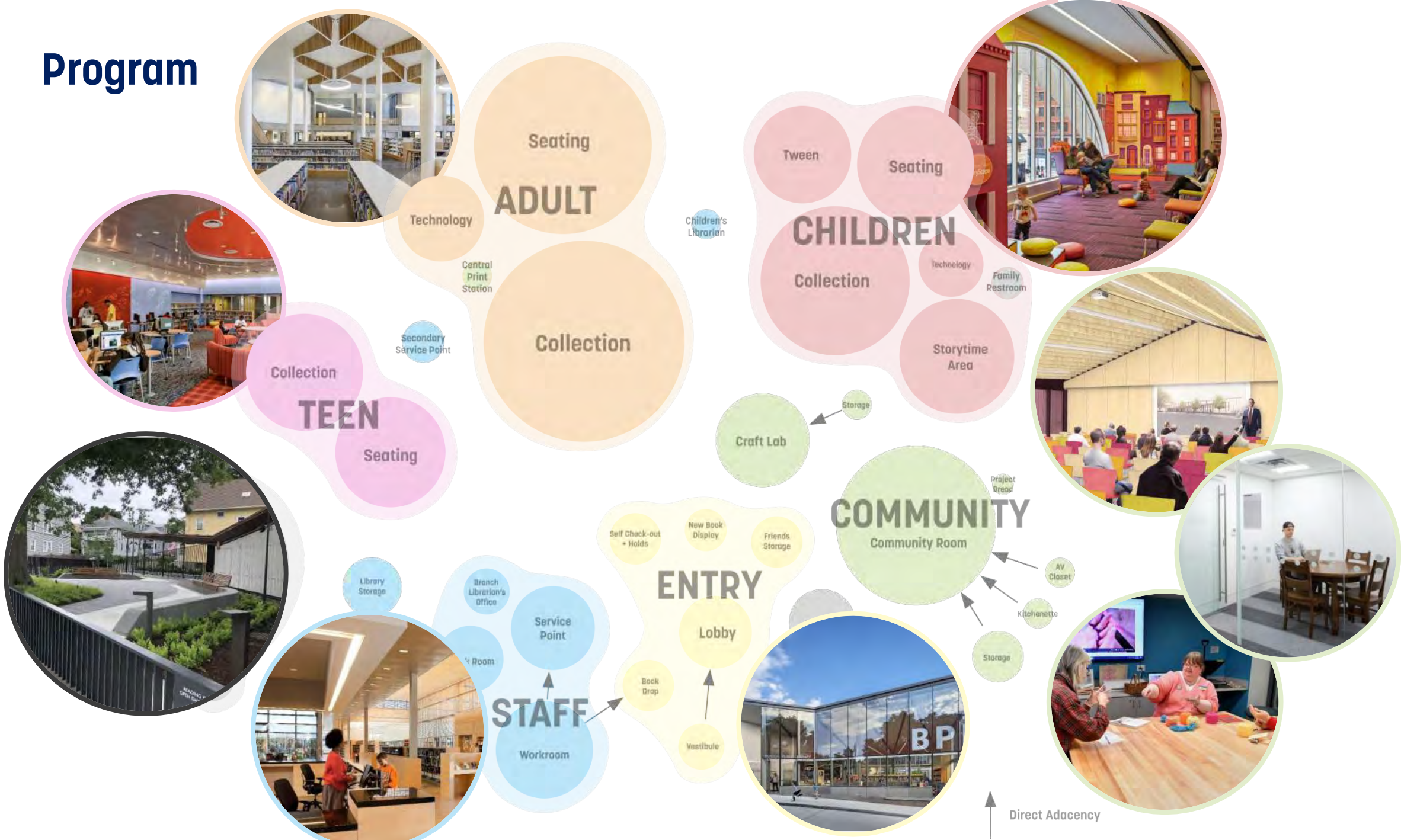
Existing Use Distribution



Proposed Uses

<div>ENTRY</div> <div>LOBBY SELF CHECKOUT + HOLDS NEW BOOK DISPLAY EXHIBITION/GALLERY WALL</div> <div>1,400 SF</div>	<div>ADULT</div> <div>COLLECTION SEATING TECHNOLOGY W/ PRINT STATION</div> <div>4,435 SF</div>	<div>TEEN</div> <div>COLLECTION SEATING</div> <div>1,310 SF</div>	<div>CHILDREN</div> <div>COLLECTION SEATING TECHNOLOGY TWEEN AREA STORYTIME AREA FAMILY RESTROOM</div> <div>3,665 SF</div>
<div>COMMUNITY</div> <div>COMMUNITY ROOM W/ KITCHENETTE CRAFT LAB MEETING ROOMS</div> <div>2,955 SF</div>	<div>STAFF</div> <div>SERVICE DESK(S) WORK ROOM OFFICE BREAK ROOM</div> <div>1,130 SF</div>	<div>SERVICE</div> <div>PUBLIC RESTROOMS ALL-GENDER RESTROOM CUSTODIAL SPACES OUTDOOR EQUIPMENT STOR. TRASH & RECYCLING ROOM OTHER BLDG SUPPORT SPACES FRIENDS STORAGE</div> <div>2,780 SF</div>	<div>TOTAL NET SF</div> <div>17,675 SF</div>

Program



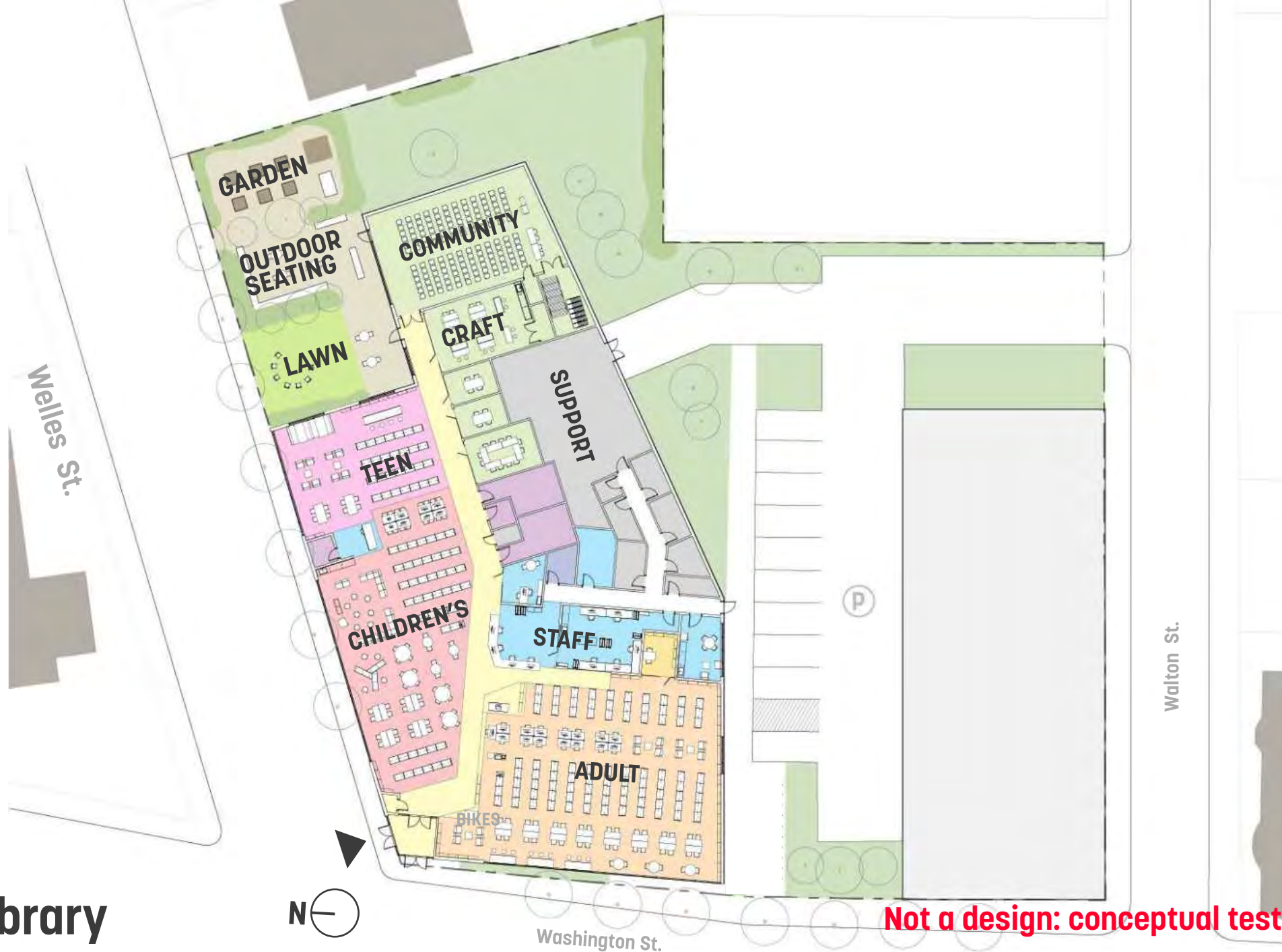


A. Renovated Library

Not a design: conceptual test fit

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

B. New Library



Not a design: conceptual test fit

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Housing Workshop

November 17, 2021

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.

Housing Workshop

November 17, 2021

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

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

Priorities for Housing

City services need to keep pace with increased development

Don't exacerbate traffic issues

Senior Housing

Family Housing with a variety of unit types

Fits with neighborhood character

Universal design + accessibility

Affordable or Mixed Income

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

Safe, clean, maintained

Don't contribute to displacement

Sustainable design + climate resilience

- 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

"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

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

"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."

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

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

"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?"

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

- 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

A. Renovated Library + Housing

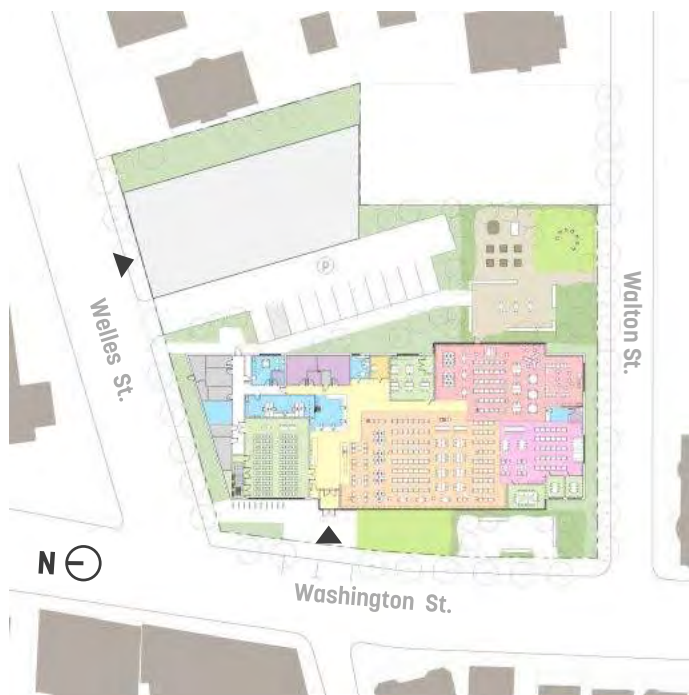
Library	22,000 SF	Subject to Zoning Relief
Parking	10 spaces	
Housing	35-40 units	
Parking	up to 30	
FAR	.98	
Stories	5	
Height	55'	

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

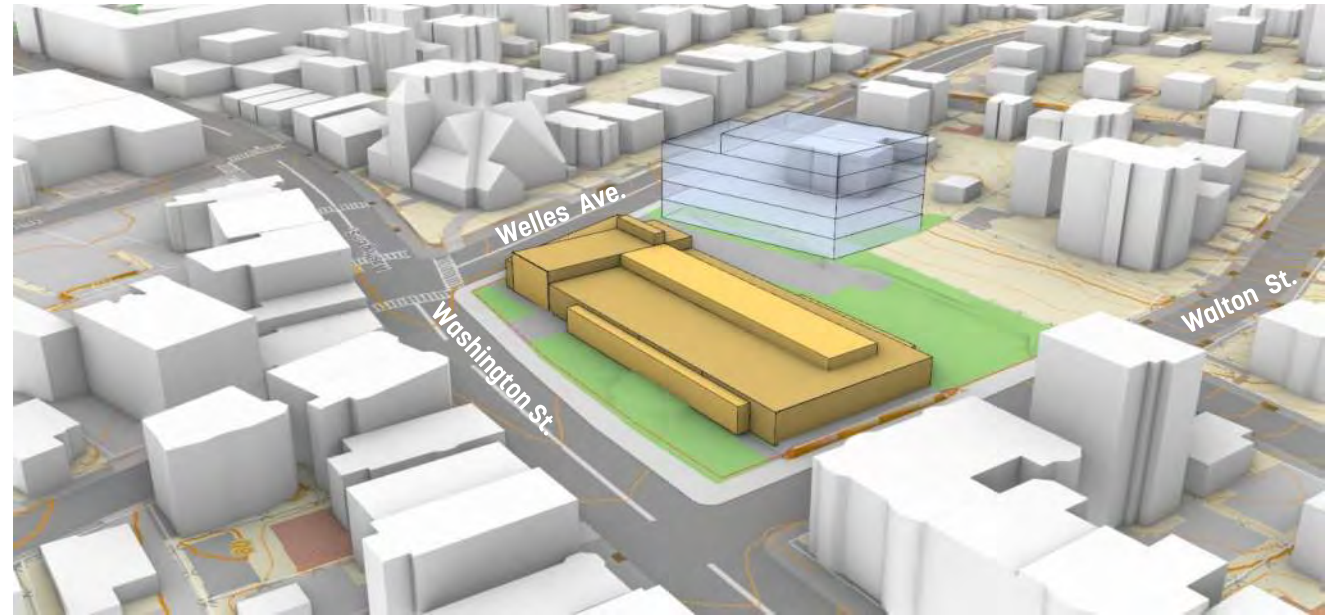
Not a design: conceptual test fit



A. Renovated Library + Housing alt. massing

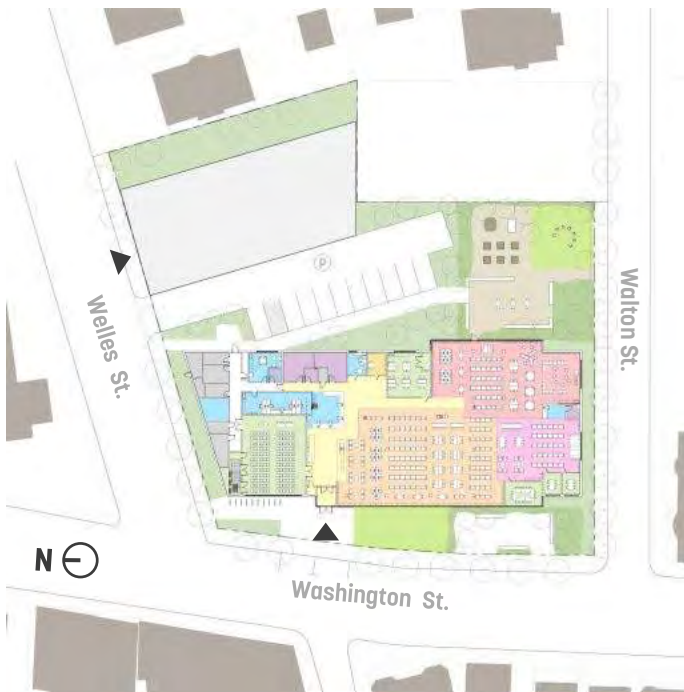
Library	22,000 SF	Subject to Zoning Relief
Parking	10 spaces	
Housing	35-40 units	
Parking	0	
FAR	1.03	
Stories	5	
Height	55'	

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



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

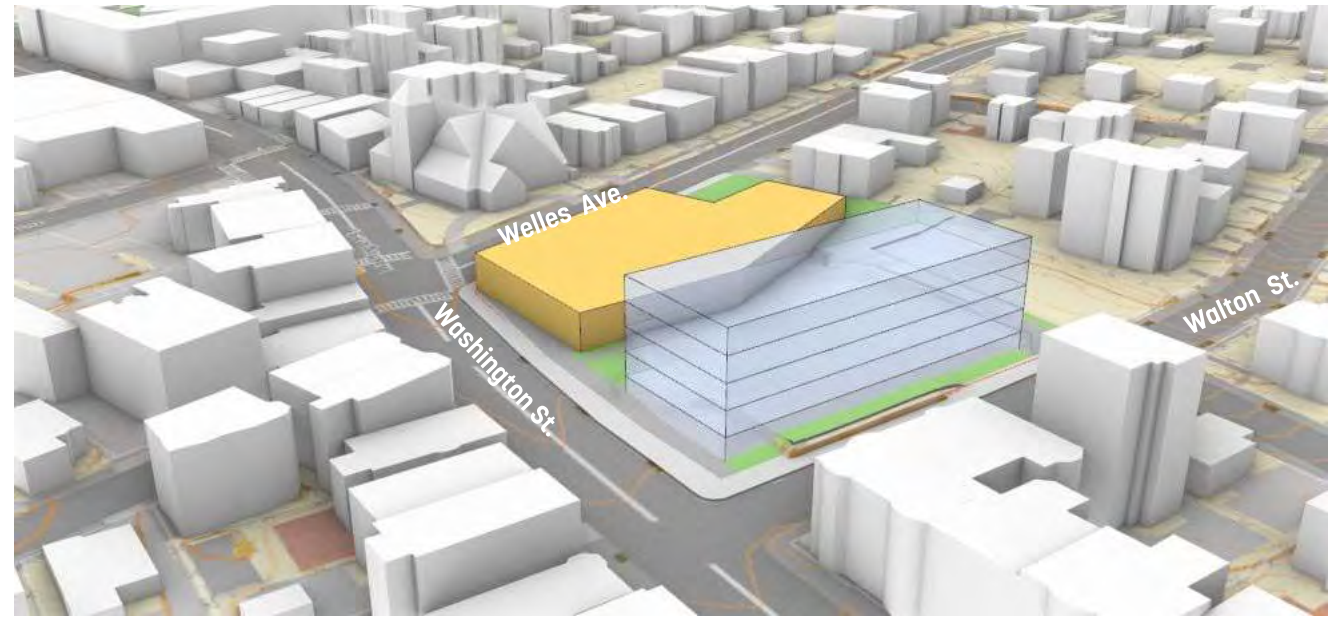
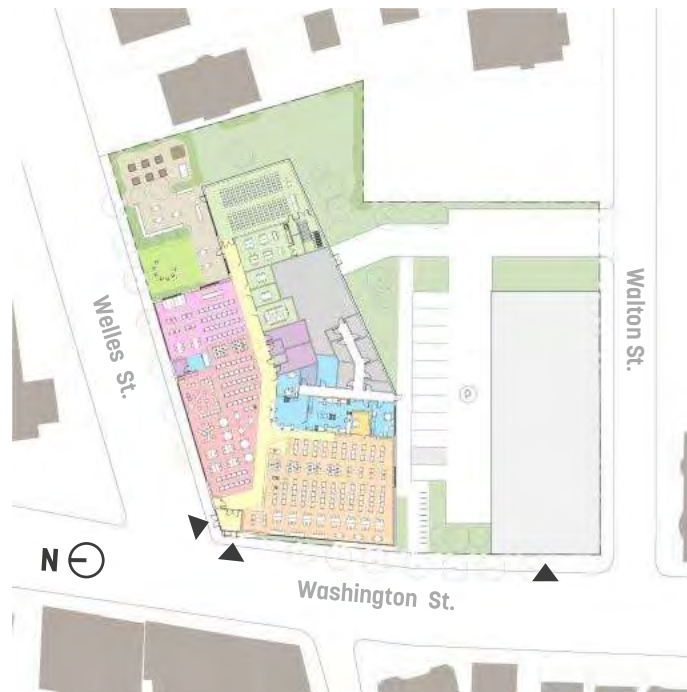
Not a design: conceptual test fit



B. New Library + Housing

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

Library open space	9,000 SF
Housing open space	1,700 SF*
Total open space	10,700 SF



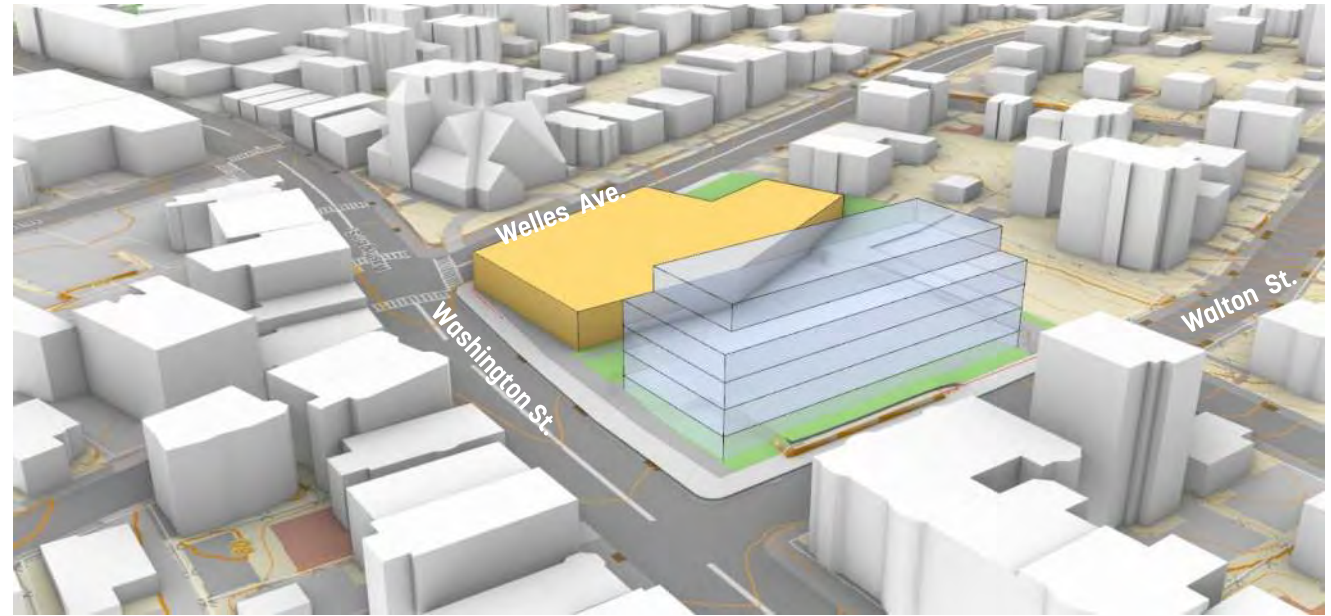
*Housing open space does not include any balconies/roof decks

Not a design: conceptual test fit

B. New Library + Housing alt. massing

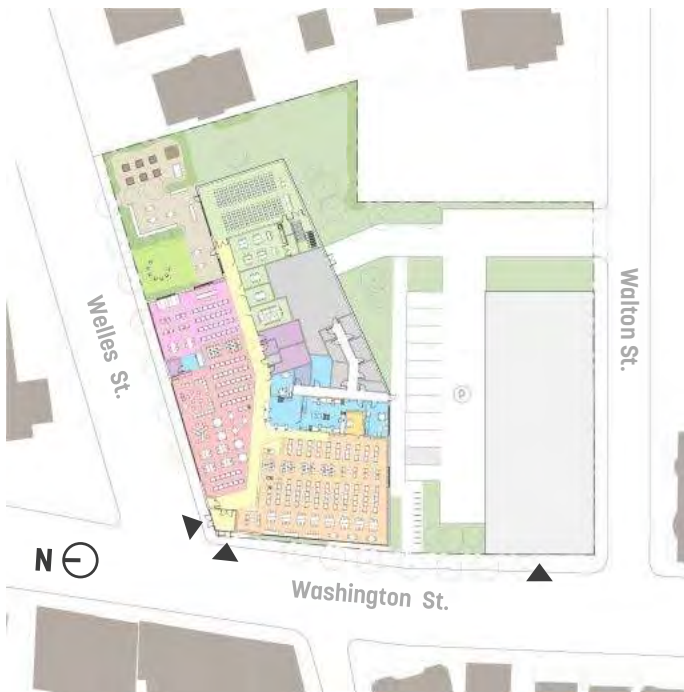
Library	22,000 SF	Subject to Zoning Relief
Parking	10 spaces	
Housing	40-50 units	
Parking	0	
FAR	1.28	
Stories	5	
Height	55'	

Library open space	9,000 SF
Housing open space	1,700 SF*
Total open space	10,700 SF



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

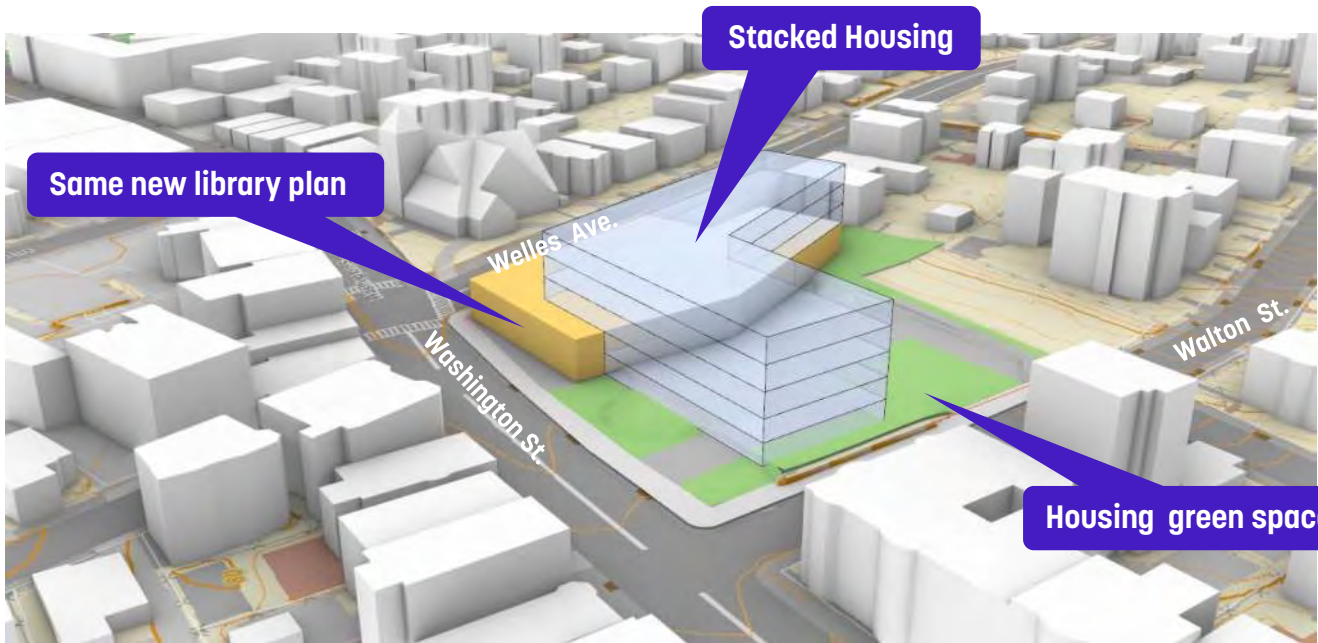
Not a design: conceptual test fit



C. Mixed-Use Housing Maximized

Library	22,000 SF	Subject to Zoning Relief
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

Not a design: conceptual test fit

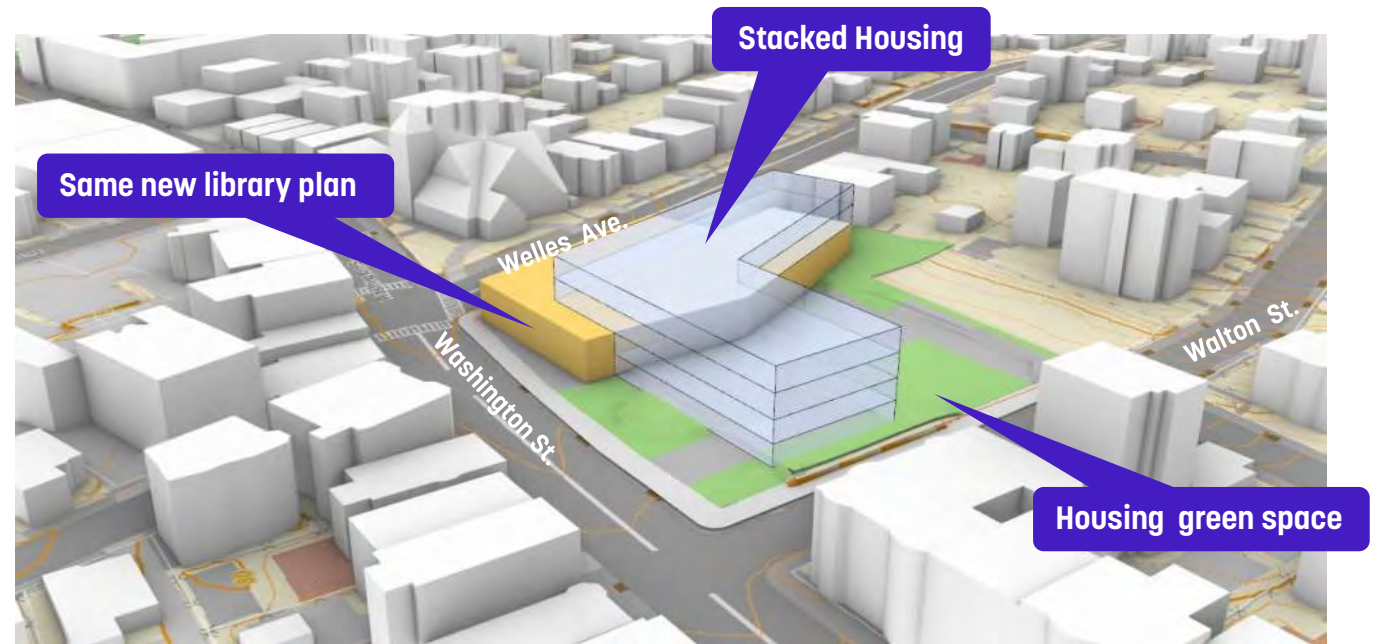


C. Mixed-Use

Housing Reduced - alt. massing

Library	22,000 SF	Subject to Zoning Relief
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



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

Not a design: conceptual test fit



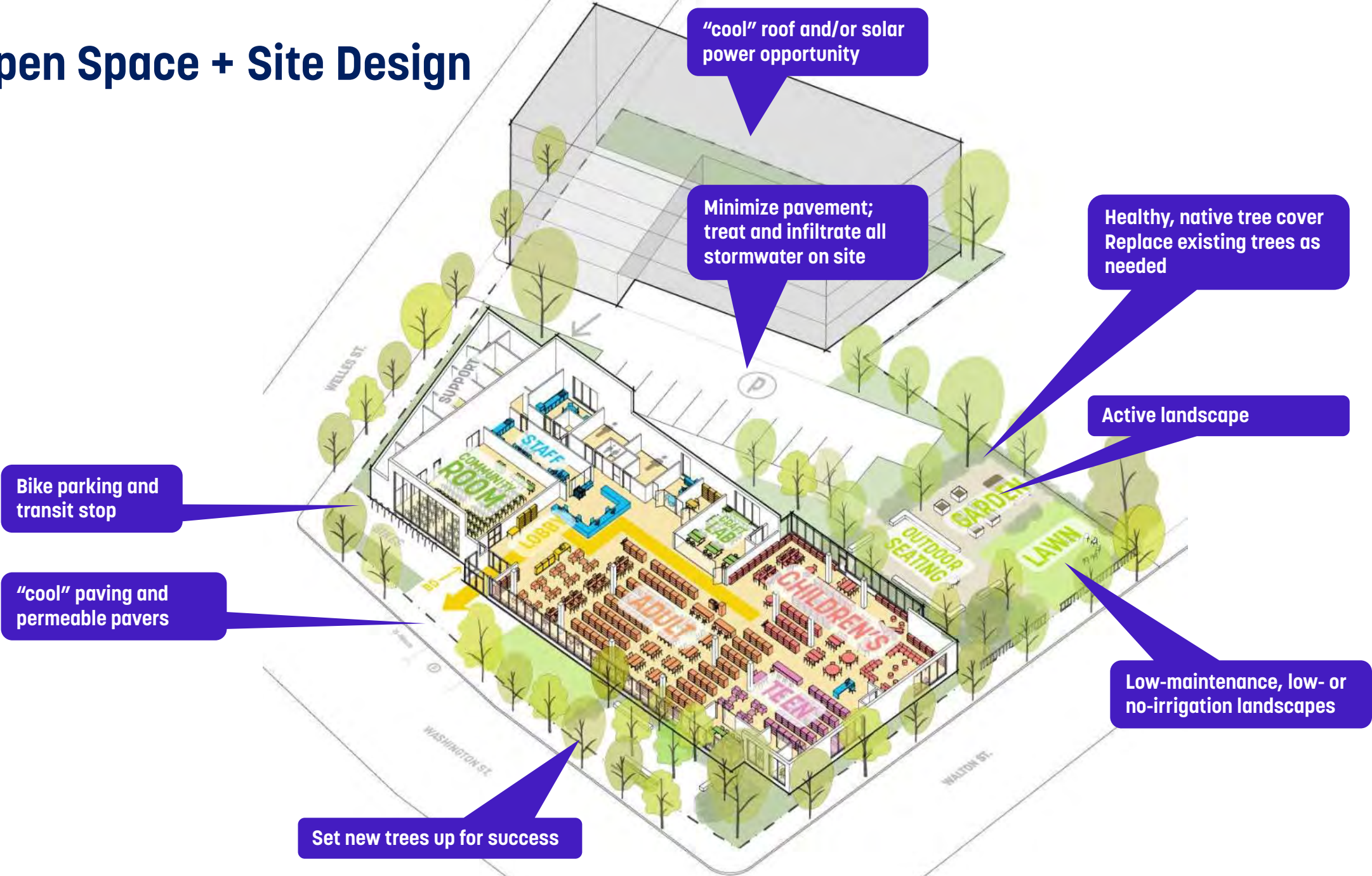
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Sustainable Design Approach:

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



Healthy Indoor Environment

Efficient, pleasant lighting

High-quality indoor air systems

Natural light and views to open space

Renewable materials

Acoustic materials



Furniture for all

Durable, low-emitting, healthy materials

Roxbury Branch

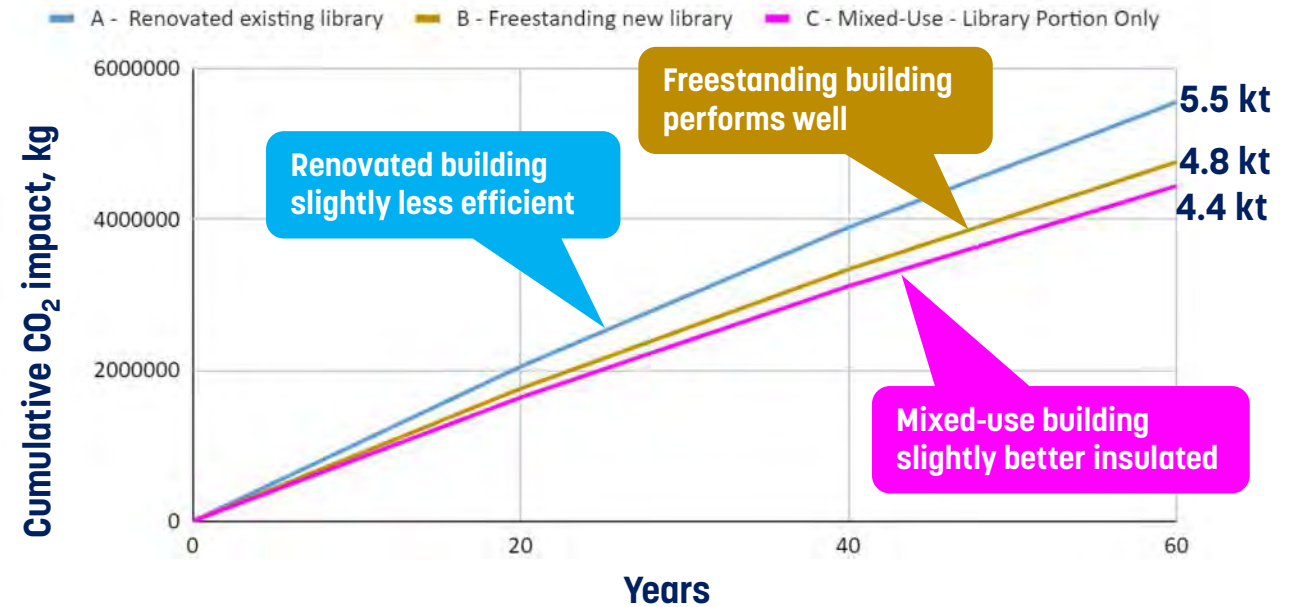
Operational Carbon

i.e. Energy Efficiency

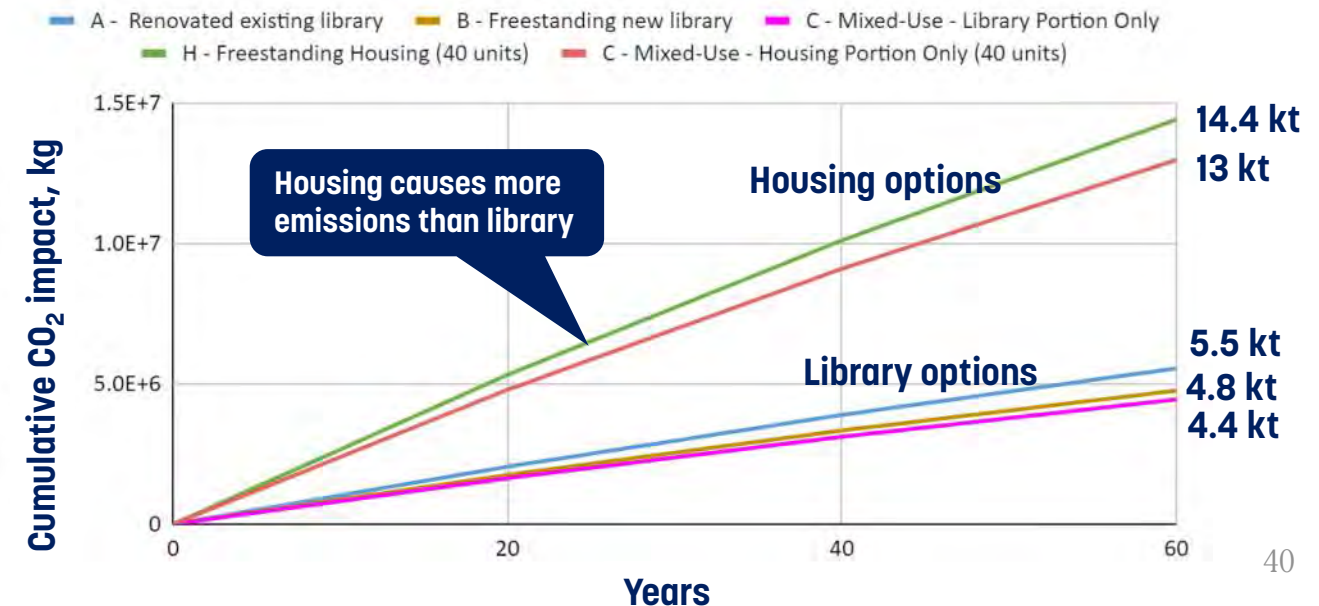
- Strategy for meeting the City's zero-net-carbon goals includes using electricity, not gas, to power all systems
- All systems will be highly energy-efficient. Baseline calculations based on other high-performing libraries
- New construction will have a highly-efficient envelope. Renovation of the existing 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.

Operational CO₂ impact over building life cycle: Libraries

1kt = 1M kg



Operational CO₂ impact over building life cycle: Libraries + Housing

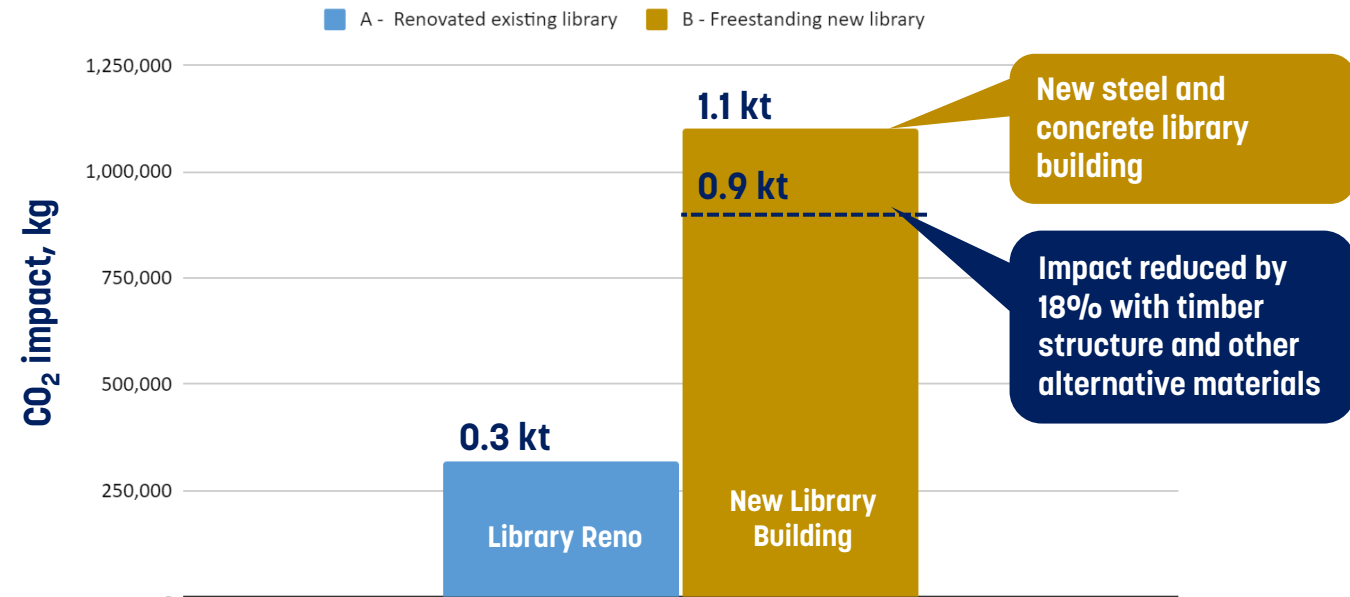


Embodied Carbon

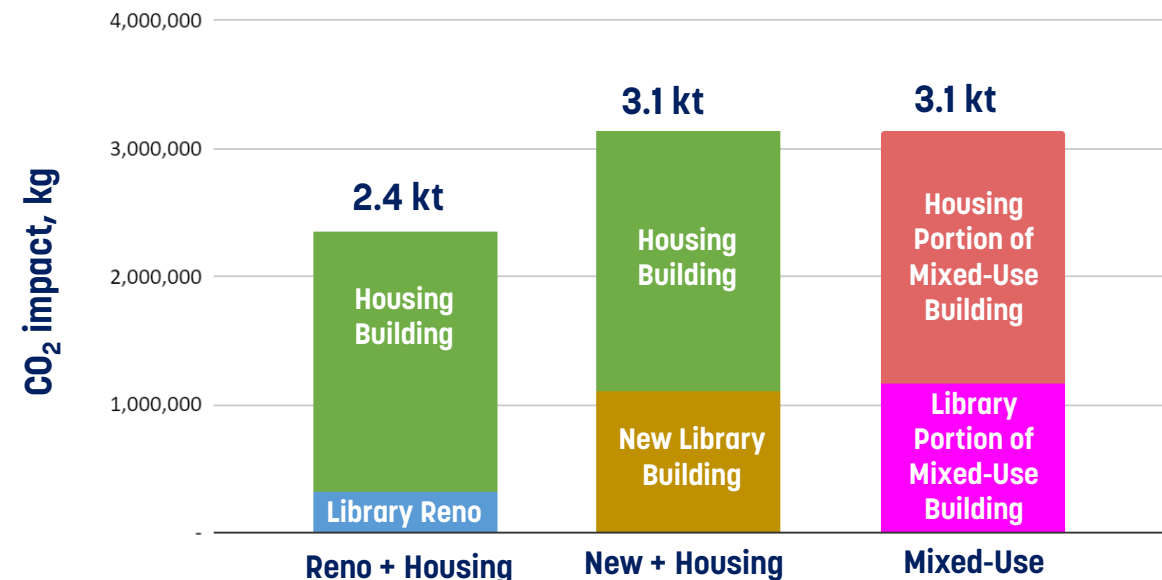
- “Embodied Carbon” refers to the CO₂ emitted in the production of building materials, the construction of the building, and eventual demolition
- Concrete and steel are major sources of CO₂ emissions. New construction using more timber and less steel produces less impact
- The mixed-use option “shares”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

Embodied CO₂ impact, Libraries

1kt = 1M kg

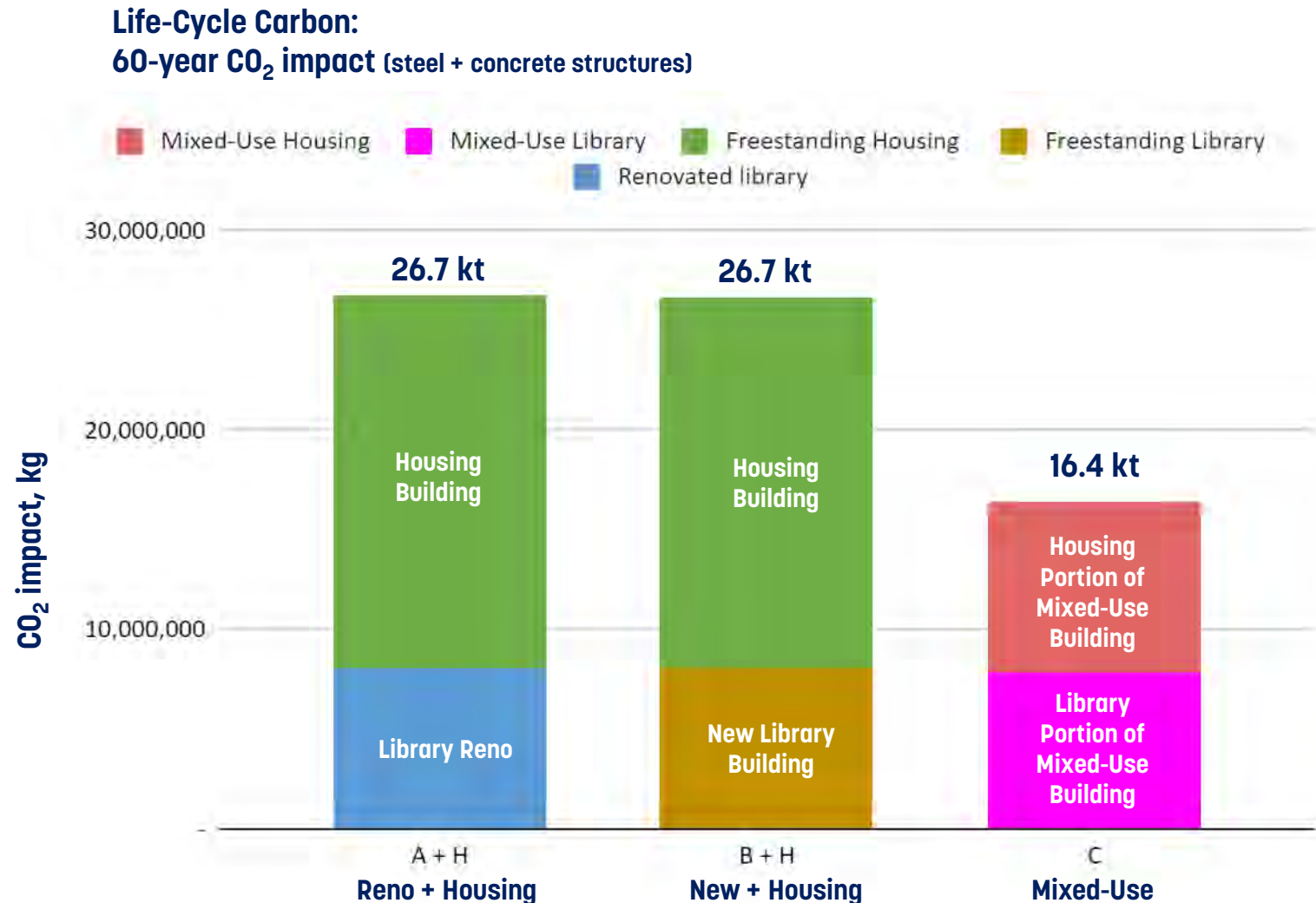


Embodied CO₂ impact, Libraries + Housing (steel + concrete)



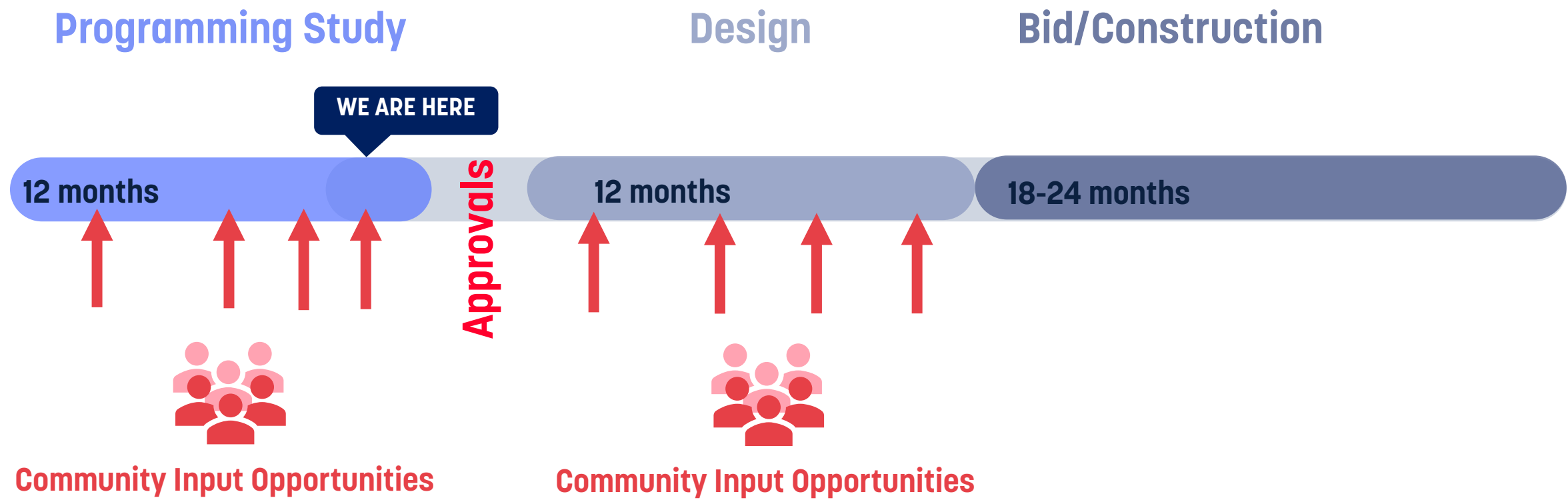
Life-Cycle Carbon

- 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



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Typical Project Schedule



More to say? Couldn't make the meeting?

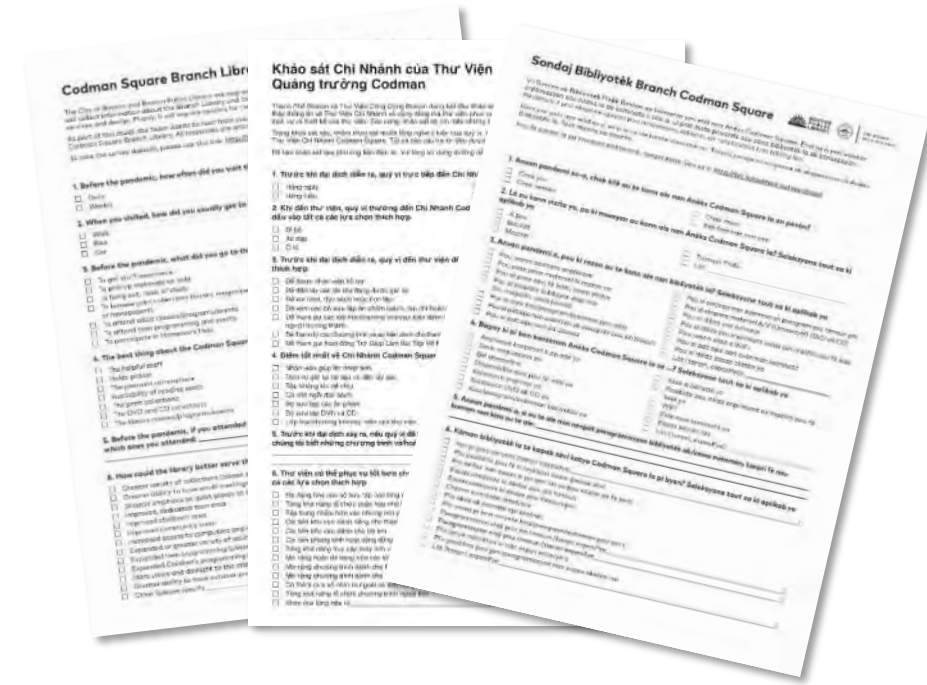
We want to hear from you! Please visit

<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