AGENDA

1.0 INTRODUCTIONS

2.0 SCHEDULE
   REVIEW OF DRAFT SCHEDULE WITH PRESENTATION AND DELIVERY DATES

3.0 SITE REVIEW
   SUMMARY OF MECHANICAL, ELECTRICAL, PLUMBING, AND ARCHITECTURAL REVIEWS
   SITE ANALYSIS

4.0 DISCUSSION, FEEDBACK
   PRESENTATION OF DRAFT SURVEY
   DISCUSSION OF COMMUNITY GOALS AND VISION FOR THE PROJECT
   NEXT STEPS: COMMUNITY OUTREACH BY CAC MEMBERSHIP AND THROUGH ONLINE/PAPER
   SURVEY, CONTINUE EXISTING CONDITIONS DOCUMENTATION, DEVELOP BPL PROGRAM. NEXT CAC

NEXT MEETING: NEXT CAC MEETING TARGETED FOR EARLY SEPTEMBER TO DISCUSS DRAFT PROGRAM #1
BASED ON BPL REQUIREMENTS AND INITIAL FEEDBACK FROM COMMUNITY.
ADAMS BRANCH LIBRARY: STUDY SCHEDULE

<table>
<thead>
<tr>
<th>JUN</th>
<th>JUL</th>
<th>AUG</th>
<th>SEPT</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
<th>JAN</th>
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</table>

**PROJECT KICK-OFF**

**WORKING GROUP MEETINGS**

**CAC MEETINGS**

**PUBLIC PRESENTATION**

**EXISTING CONDITIONS ANALYSIS**

**COMMUNITY SURVEY**

**PROGRAM TEST FITS**

**DEVELOPMENT OF OPTIONS**

**COSTING**

**SUBMISSIONS**

- Submission
- Presentation
- Cost-Check
DESIGN TEAM

ARCHITECT - NADAAA

AMIN TADJ
PROJECT MANAGER

KATIE FAULKNER
PRINCIPAL IN CHARGE

TIM WONG
PROJECT DESIGNER

MEP
GARCIA CALUSKA DESOUS
DAVID PEREIRA
PRINCIPAL IN CHARGE

STRUCTURE
SOUZA TRUE & PARTNERS
JEROME A YURKOSKI
PRINCIPAL IN CHARGE

CODE CONSULTANT
R.W. SULLIVAN
KEVIN S. HASTINGS
PRINCIPAL IN CHARGE

COST CONSULTANT
VJ ASSOCIATES
CLIVE TYSOE
PROJECT MANAGER
BOSTON PUBLIC LIBRARY
DORCHESTER DEMOGRAPHY

DORCHESTER IS BY FAR THE LARGEST NEIGHBORHOOD, FOLLOWED BY ROXBURY AND BRIGHTON

<table>
<thead>
<tr>
<th>NEIGHBORHOOD</th>
<th>POPULATION (2010)</th>
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<tbody>
<tr>
<td>DORCHESTER</td>
<td>114,235</td>
</tr>
<tr>
<td>ROXBURY</td>
<td>48,454</td>
</tr>
<tr>
<td>BRIGHTON</td>
<td>45,801</td>
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<tr>
<td>EAST BOSTON</td>
<td>40,508</td>
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<tr>
<td>JAMAICA PLAIN</td>
<td>37,468</td>
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<tr>
<td>FENWAY</td>
<td>33,796</td>
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<tr>
<td>SOUTH BOSTON</td>
<td>33,311</td>
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<tr>
<td>HYDE PARK</td>
<td>30,637</td>
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<tr>
<td>WEST ROXBURY</td>
<td>30,446</td>
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<tr>
<td>Allston</td>
<td>29,196</td>
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<tr>
<td>POUSSINHAUSE</td>
<td>28,580</td>
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<tr>
<td>SOUTH END</td>
<td>24,577</td>
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<tr>
<td>MATTAPAN</td>
<td>22,600</td>
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<tr>
<td>BACK BAY</td>
<td>18,068</td>
</tr>
<tr>
<td>CHARLES TOWN</td>
<td>16,420</td>
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<tr>
<td>MISSION HILL</td>
<td>16,305</td>
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<tr>
<td>NORTH END</td>
<td>15,151</td>
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<tr>
<td>DOWNTOWN</td>
<td>9,872</td>
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<tr>
<td>BEACON HILL</td>
<td>9,023</td>
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<td>WEST END</td>
<td>5,423</td>
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<tr>
<td>CHINATOWN</td>
<td>4,444</td>
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<tr>
<td>LONGWOOD</td>
<td>3,785</td>
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<tr>
<td>SOUTH BOSTON WATERFRONT</td>
<td>1,889</td>
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<td>BAY VILLAGE</td>
<td>1,312</td>
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<tr>
<td>LEATHER DISTRICT</td>
<td>629</td>
</tr>
<tr>
<td>HARBOR ISLANDS</td>
<td>535</td>
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</table>

POPULATION SHARE BY NEIGHBORHOOD 2010:

DORCHESTER IS BY FAR THE LARGEST NEIGHBORHOOD, FOLLOWED BY ROXBURY AND BRIGHTON
DORCHESTER DEMOGRAPHY

2012 Population by Age for Dorchester, MA 02125

- 15% KIDS
- 8.5% TEENS
- 33% YOUNG ADULTS
- 61.5% ADULTS
- 5% SENIORS
ADAMS BRANCH

1951
EXTERIOR CONDITION
EXTERIOR CONDITION
LANDSCAPE
PROGRAM SPACES: KIDS AND TEENS
PROGRAM SPACES: MULTIPURPOSE HALL
PROGRAM SPACES: STAFF ROOMS
POINTS OF SERVICE
COMPUTER/IT
COLLECTION: 33,000 BOOKS
JAMAICA PLAN: 2.24 VOLUMES/SF

BRIGHTON: 2.05 VOLUMES/SF

HONAN ALLSTON: 2.50 VOLUMES/SF

EAST BOSTON: 1.79 VOLUMES/SF

MATTAPAN: 1.57 VOLUMES/SF

ADAMS: 4.58 VOLUMES/SF
PROJECT OBJECTIVES
ANALYSIS AND FEEDBACK

SURVEY:

1- HOW OFTEN DO YOU VISIT ADAMS STREET BRANCH

2- WHAT IS YOUR AGE RANGE?
   UNDER 12, 12-17, 18-34, 35-65, +65

3- WHAT ARE YOUR THREE MAIN REASONS FOR COMING TO ADAMS STREET BRANCH?

4- WHAT PROGRAM DO YOU WISH WERE OFFERED BY THE BRANCH?

5- WHAT DO YOU LIKE MOST ABOUT ADAMS STREET BRANCH

6- WHAT DO YOU LIKE LEAST ABOUT ADAMS STREET BRANCH

7- HOW WOULD YOU MODIFY THE BUILDING TO IMPROVE THE VISITOR EXPERIENCE?

8- THINK BIG: WHAT WOULD MAKE THE ADAMS STREET BRANCH THE STATE OF THE ART 21ST CENTURY BRANCH LIBRARY?

9- WHICH PART OF LIBRARY DO YOU USE MORE OFTEN?

10- HOW DO YOU USUALLY GET TO LIBRARY?
PROGRAM
## Two-Family Residential Subdistrict

<table>
<thead>
<tr>
<th>Lot Area, Minimum for Dwell. Unit(s) Specified (Sq. Ft.)</th>
<th>Additional Lot Area for Ea. Add'tl Dwell. Unit (Sq. Ft.)</th>
<th>Lot Width Minimum (Feet)</th>
<th>Lot Frontage Minimum (Feet)</th>
<th>Floor Area Ratio Maximum</th>
<th>Building Height Maximum (Stories)</th>
<th>Usable Open Space Minimum Sq. Ft. Per Dwelling Unit (Feet)</th>
<th>Front Yard Minimum Depth (Feet)</th>
<th>Side Yard Minimum Width (Feet)</th>
<th>Rear Yard Minimum by Accessory Depth (Feet)</th>
<th>Rear Yard Maximum Occupancy Building (Percent)</th>
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<tbody>
<tr>
<td>1 Family Detached or Semi-Attached or 2 family Detached</td>
<td>5,000 for 1 or 2 units</td>
<td>N/A</td>
<td>40</td>
<td>40</td>
<td>0.5</td>
<td>2½</td>
<td>35</td>
<td>750</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td>Any Other Dwelling or Use</td>
<td>5,000</td>
<td>N/A</td>
<td>50</td>
<td>50</td>
<td>0.5</td>
<td>2½</td>
<td>35</td>
<td>none</td>
<td>15</td>
<td>10</td>
</tr>
</tbody>
</table>

LOT SIZE: 23,833 SF
MAXIMUM FLOOR AREA: 11,916 SF

2F-5,000

ADAMS STREET BRANCH LIBRARY - NADAAA - 2016-06-28
ZONING CODE

OFF-STREET PARKING REQUIREMENT: 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

13 SPACES INCLUDING 2 ACCESSIBLE PARKING FOR 13,000 SF OF PROGRAM
RENOVATION WITHIN THE EXISTING ENVELOPE

REORGANIZATION OF SPACE TO GET MAXIMUM OUT OF EXISTING FOOTPRINT

PROGRAMMING OF OPEN SPACE AND NEW LANDSCAPE
RENOVATION + EXTENSION
NEW BUILDING
DIFFERENT AGE GROUPS’ REQUIREMENT
MAKERSPACES
CO-WORKING SPACE
NEXT STEPS:
1. MEET LIBRARY STAFF
2. GATHER USER FEEDBACK
3. REFINE THE EXISTING CONDITIONS REPORT
4. DEVELOP PROGRAM AND CONCEPT OPTIONS
5. PHASING ANALYSIS AND COST ESTIMATE