Agenda

1. Introduction and Team
2. Schedule and Process
3. What We Heard
4. Proposed Library Program
   a. Library Improvements
   b. Proposed Program Summary
   c. Review of Proposed Program Spaces
5. Site Analysis and Building Massing
6. Next steps
7. Comments
8. Feedback Contact
History of Project

- Branch opened in 1969
- Programming Study added to the fiscal year 2017 City Capital Budget
- Programming Study given cash flow to start in fiscal year 2018
- Notice to proceed to Architect on October 25, 2018
Capital Project Process

• Programming Study c. 12 months (followed by period of review c. 12 months)
• Design c. 12 months (after possible gap for review)
• Bidding & Construction 14-24 months
Community Process

- 3-4 Public meetings for programming study
- 3-4 Public meetings for design
- Named CAC appointed via ONS, approximately 10 members
- CAC members representative the diversity of the community
- CAC members agree to attend all the public meetings to ensure attendance by the community and provide continuity between the meetings
- For all recent branches projects: JP, Adams, Roslindale, Dudley – CAC did not meet separately from the published community meetings
- CAC Meetings are organized and run by the Architecture Firm, and minutes are supplied to BPL & PFD, then published on bpl.org
Project Team

Fields Corner Community

Boston Public Library

City of Boston
Public Facilities Department

Dept. of Neighborhood Development

Mayor’s Office of Neighborhood Services

RODE Architects

 Mixed Use Architects

Oudens Ello Architecture

Consultants & Engineers

Cheryl Bryan
Library Consultant

Mayor’s Office of Neighborhood Services

Dept. of Neighborhood Development

Boston Planning & Development Agency

Fields Corner Branch Library Study
City and Consultant Team

MAYOR’S OFFICE:
PATRICK BROPHY, CHIEF OF OPERATIONS

CITY OF BOSTON, PUBLIC FACILITIES DEPARTMENT:
PATRICIA M. LYONS, DIRECTOR
PAUL DONNELLY, ASSISTANT DIRECTOR
MAUREEN ANDERSON, SENIOR PROJECT MANAGER

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT:
MARGUERITE CRAMER, ADVISOR

BOSTON PUBLIC LIBRARY:
DAVID LEONARD, PRESIDENT
EAMON SHELTON, DIRECTOR OF OPERATIONS
PRISCILLA FOLEY, DIRECTOR OF NEIGHBORHOOD SERVICES
LAURA IRMSCHER, CHIEF OF COLLECTIONS
ALISON FORD, MAJOR PROJECTS PROGRAM MANAGER
MICHAEL COLFORD, DIRECTOR OF LIBRARY SERVICES
LISSA SCHWAB, MAJOR PROJECTS COORDINATOR

MAYOR’S OFFICE OF NEIGHBORHOOD SERVICES:
KHOA PHAM, DORCHESTER LIAISON

OFFICE OF BUDGET MANAGEMENT:
ERA KAPLAN, MANAGEMENT ANALYST

OUDENS ELLO ARCHITECTURE
MATTHEW OUDENS, PRINCIPAL
CONRAD ELLO, PRINCIPAL
CHRIS GENTER, SENIOR ASSOCIATE

RODE ARCHITECTS, MIXED USE
ERIC ROBINSON, PRINCIPAL

LIBRARY CONSULTANT:
CHERYL BRYAN

STRUCTURAL ENGINEER:
RSE ASSOCIATES

MEP/FP ENGINEER:
WSP

CIVIL ENGINEER:
NITSCH ENGINEERING

LANDSCAPE:
G2 COLLABORATIVE

CODE:
CODE RED CONSULTANTS
The Process
What We’ve Been Up To

- Current library building **existing facility conditions assessment**
- Working with Library Consultant and BPL Staff to develop **Library Building Program**
- Study of **library program adjacencies** and **program distribution** over two levels
- **Analysis of existing site** and its ability to accommodate a larger library facility
- **Urban analysis** of neighborhood by mixed-use consultant to inform building massing and mixed-use opportunities
- Initial **massing studies** for a stand-alone library building and a mixed-use facility
Community Feedback

**Bigger library** with a second floor to accommodate additional programs

**More and better meeting space**: public meeting room and private tutoring and conference space

Explore opportunities for **indoor-outdoor connections**

**Improved bathrooms**, including a dedicated family restroom

Improved children and **youth spaces**

Functional through-wall **book drop**

**More and better technology**, with more outlets for charging

**Diversify collection** to include special collections that represent immigrant communities (Vietnamese, Cape Verdean, Bengali, Somali...)

Upgraded windows
Program Goals

Improved Entry
Daylighting and Improved Lighting
Improved Visibility and Sight-lines
Flexibility
Sustainability
Accessibility
Enhanced Multimedia
Improved Technology Access
Opportunities for Rotating Art Display
More Seating
The final size will fall between 8,557 - 14,970 ft²
Program Summary

Community Program
2,140 ft² (17%)

Adult
3,195 ft² (26%)

Children
2,375 ft² (19%)

Entry
1,309 ft² (10%)

Staff
849 ft² (7%)

Teen
767 ft² (6%)

Service
1,840 ft² (15%)

Community Room
Classroom
Study
Study

Adult Collections
Fiction, Non-Fiction, Media, Periodicals

Adult Seating
Tech

Children’s Collection
and Service Desk

Tweens
Children’s Seating
Early Literacy

Craft Area
Tech
Family Restrm.

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Entry

Friends Book Sale Shelves
40 ft²

Self Checkout and Reserves
150 ft²

Service Point
325 ft²

Book Drop
60 ft²

Vestibule
130 ft²

Lobby
300 ft²
Community

Community Room
1,100 ft² + 50 ft² Kitchenette + 150 ft² Storage

Study Rooms
120 ft² each

Classroom
600 ft²
Adult

| Fiction | 510 ft² |
| Non-Fiction | 654 ft² |
| Media | 250 ft² |

Seating | 1,190 ft²

Adult Technology | 450 ft²

Periodicals | 40 ft²

New Materials and Lucky Day | 40 ft²

Immigration Materials Display | 20 ft²

Print Release Station | 50 ft²
Children

Children’s Collection
798 ft²

- Tweens
220 ft²

- Children’s Seating
300 ft²

- Craft Alcove
250 ft²

- Early Literacy
220 ft²

- Children’s Technology
225 ft²

- Service Point
45 ft²

- Family Restroom
60 ft²

Fields Corner Branch Library Study

Oudens Ello Architecture | RODE Architects | City of Boston | Boston Public Library
Teen Collection
385 ft²

Teen Seating
382 ft²

Workroom
300 ft²

Branch Librarian Office
120 ft²

Break Room
253 ft²

Staff Workroom
300 ft²

Staff Break Room
253 ft²

Staff Restroom
56 ft²
Program Adjacencies

Building Entry

- Staff Work Room
- Friends
- Staff Work Room
- Primary Service Point
- Self Check/Reserves
- Book Drop
- Vestibule

Community Room
- Public Restrooms
- Comm. Stor.
- Kit.
- AV

Adult Fiction
- Adult Media
- Periodicals
- Adult Non-Fiction
- New Mat./Lucky Day
- Immigration Materials

Adult Non-Fiction
- Staff Break Room
- Branch Librarian
- Staff T.

Study Room

Study Room

Classroom

Teen Collection & Seating

Children's Collection and Service Desk
- Early Literacy
- Craft Area
- Family Restrm.
- Tweens
- Tech
- Children's Seating

Branch Librarian

Lobby

Vestibule

Building Entry

Self Check/Reserves

Book Drop

Primary Service Point

Tweens

Tech

Children's Seating

Family Restrm.

Craft Area

Early Literacy

Tweens

Tech

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Craft Area

Early Literacy

Tweens

Tech

Children's Seating

Family Restrm.
Site Analysis and Building Massing
Fields Corner Building Heights
Fields Corner Transportation

Fields Corner Library / Dorchester / Feb 14, 2019

Site Analysis - Transportation

- Fields Corner MBTA Station
- Fields Corner MBTA Bus Stop
- Hubway Bike Location
- Zip Car Location
- Primary Car Circulation
- Walking Radius

To Ashmont
To Downtown

Adams St
Dorchester Ave
Lincoln St
Park St
Gibson St
Fields Corner Nodes
Branch Library Site
Branch Library Site
Existing Branch Library

Current Building
8,557 ft²
Available Building Lot

Lot 1
9,172 ft²

Lot 2
600 ft²

Lot 3
1,800 ft²

Lot 1+2
Current Building

Lot Size
11,572 ft²

Lot 3
Staff Parking

Private Lot
2 Story Branch Library

New Branch Library
14,970 ft²*

*maximum program area used for test-fit
Mixed-Use Branch Library

- **Non-Library Program**: +/- 30,000 ft²
- **Mixed Use Entrance**
- **New Branch Library**: 14,970 ft²*
- **Staff Parking and Delivery Access**

*maximum program area used for test-fit
Next Steps

1. Comments on Programming and Building Massing
2. Development of Library Layout Options and Mixed Use Component
Next Steps

Task 1: Facility Assessment/4 months

Task 2: Development of Planning Options
6 months

Task 3: Final Report
2 months

Public Meeting

WE ARE HERE

Public Meeting

Public Meeting

Public Meeting

2018

2019
Thank You
Feedback?

Please contact:

**Priscilla Foley, Director of Neighborhood Services**
pfoley@bpl.org