

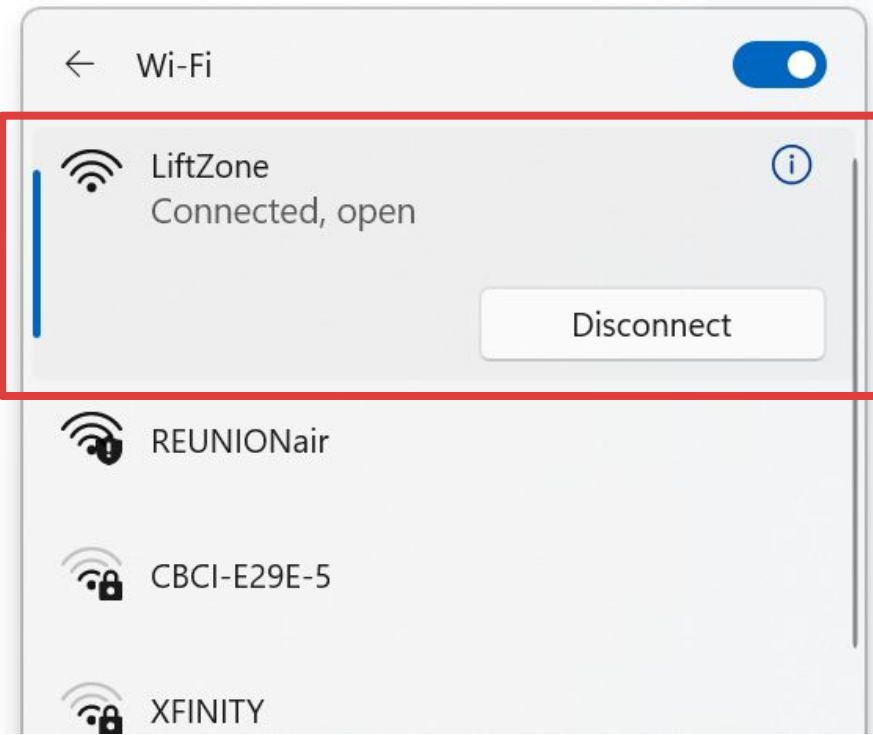


SOUTH END BRANCH LIBRARY

Community Meeting #3

June 12, 2024

For in-person wi-fi:

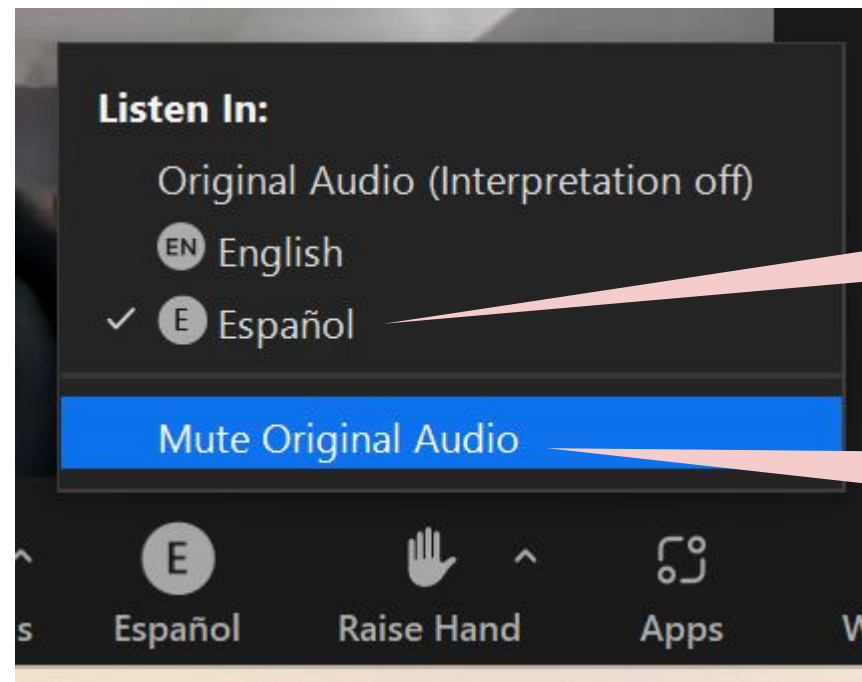


TRANSLATIONS

Translations for this meeting are available live, via Zoom, in the following languages:

- Chinese (Cantonese)
- Spanish (Español)

If you need access to translation services **in person**, please use a BPL provided laptop and headphones, or use your device to scan the QR code below to access the Zoom call:



Select the language you would like to hear the presentation in

Select mute original audio to only hear your selected language channel

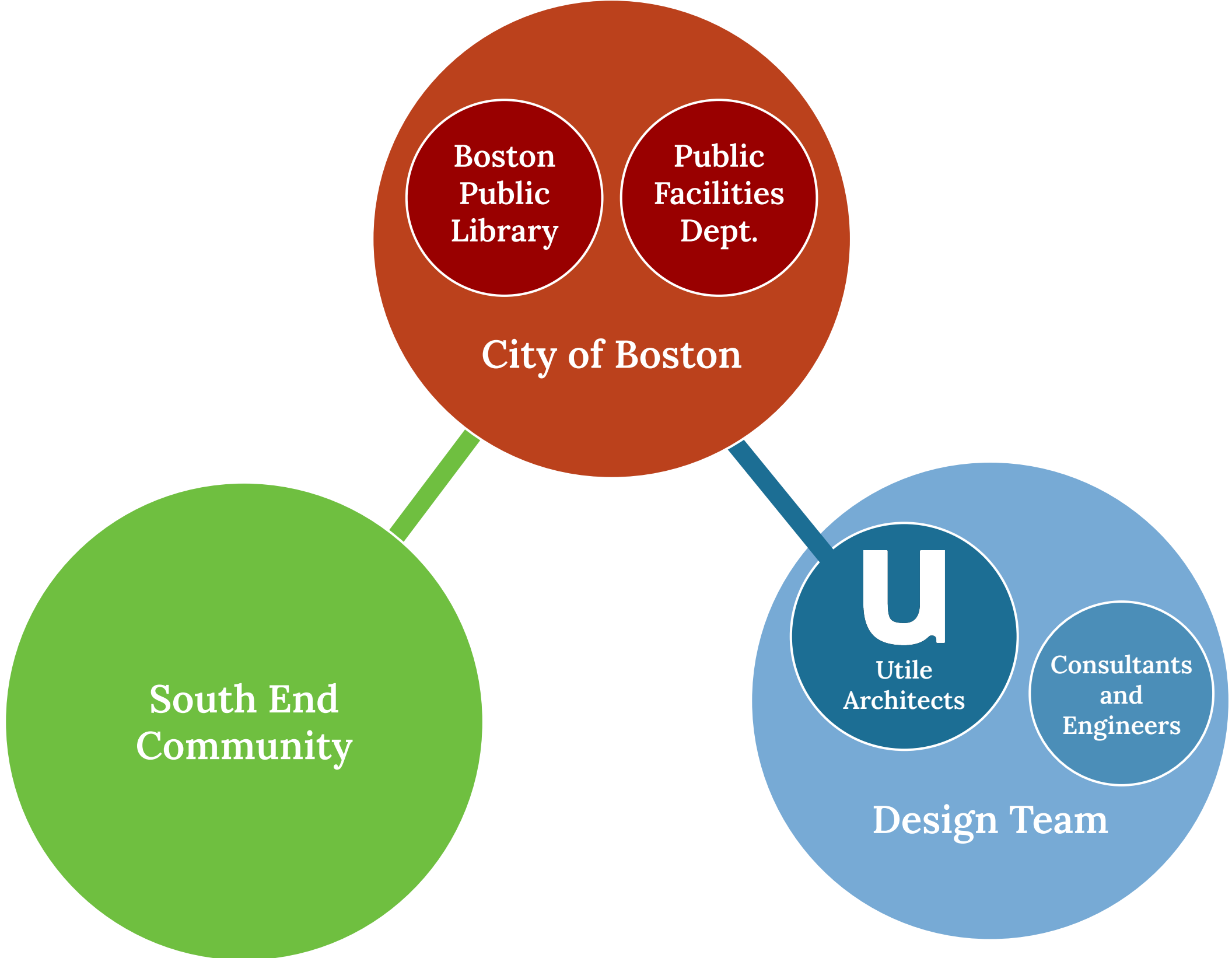


AGENDA

Community Meeting #3
June 12, 2024

1. Introductions
2. Schedule and Process
3. Branch Service Area & Demographics
4. Community Feedback
5. Building Program
6. Feasibility Study Summary and Recommendations
7. Multi Story New Construction Floor Plans
8. Next Steps
9. Q&A Discussion

PROJECT TEAM



ACCELERATED PROJECT SCHEDULE

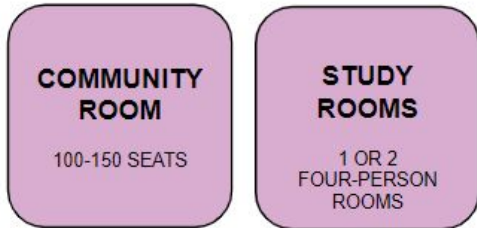


Community Input

- Community Meeting #1
Jan 8, 2024
- Community Meeting #2
Feb 12, 2024
- Community Meeting #3
June 12, 2024
- Future Community Meeting
TBD in 2024
- Future Community Meeting
TBD in 2024

COMMUNITY MEETING #1 SUMMARY

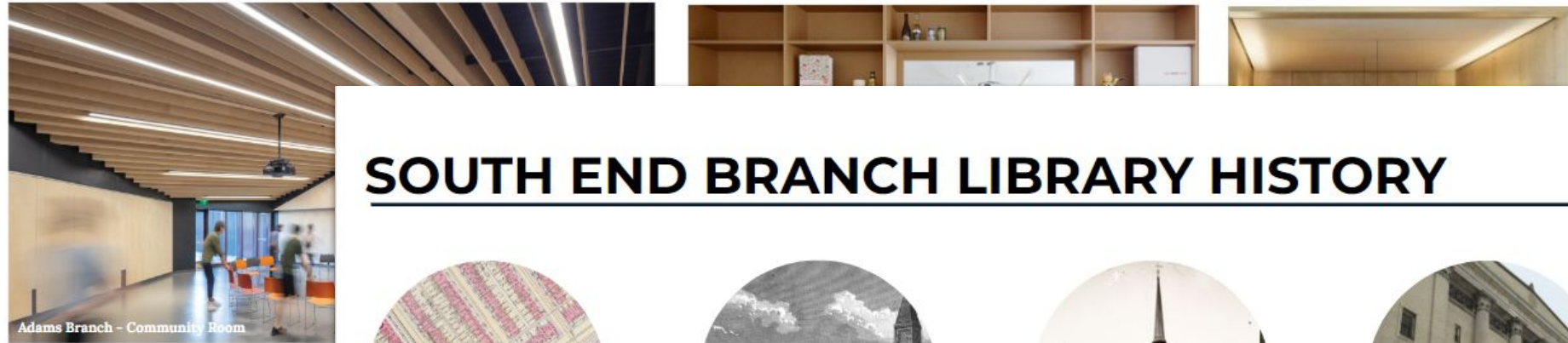
CORE BRANCH LIBRARY BUILDING PROGRAM



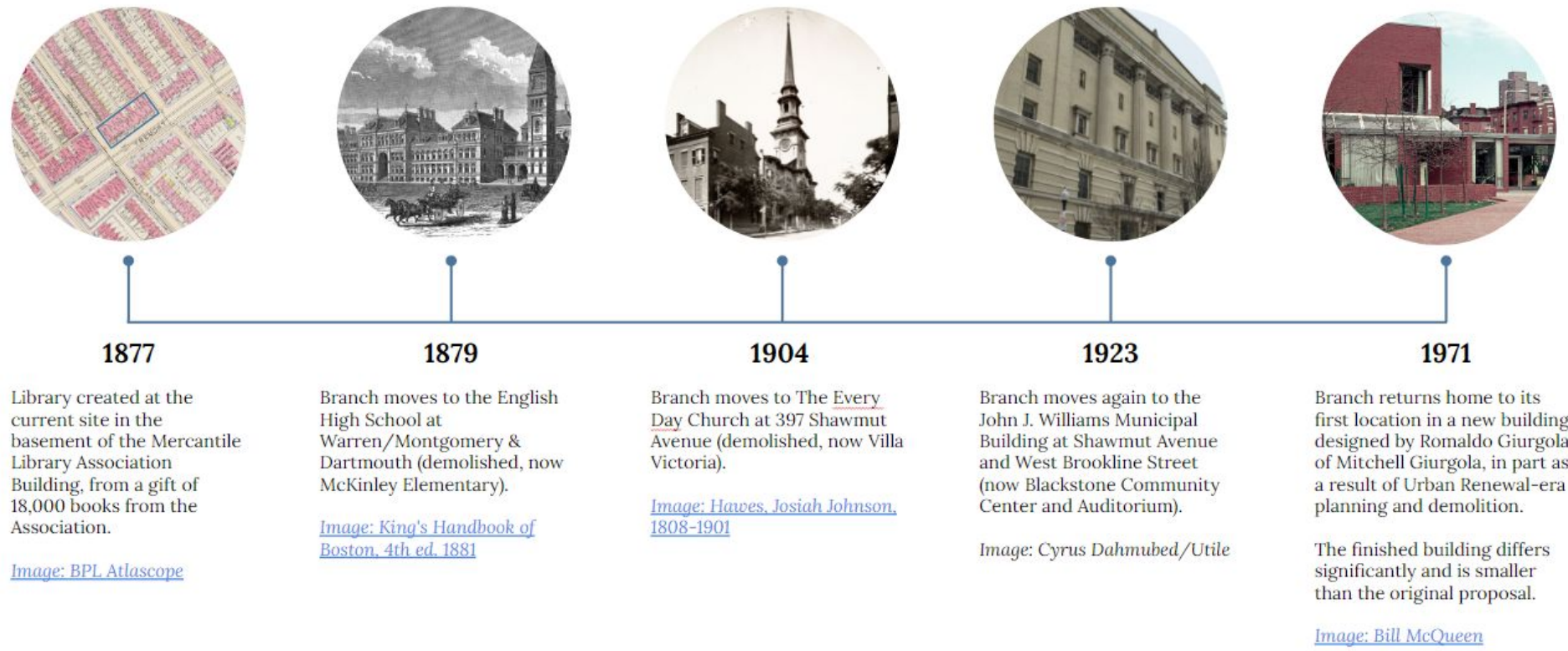
Meeting and Study Spaces



- Overview of engagement process and timeline
- History of the branch location and current building design
- Core branch library program review



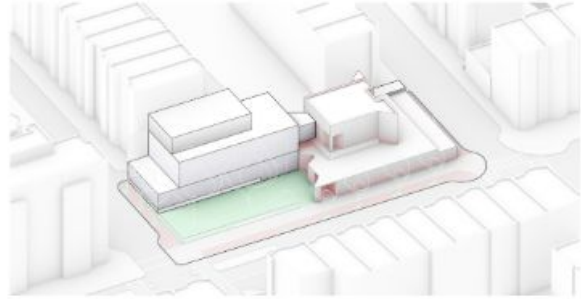
SOUTH END BRANCH LIBRARY HISTORY



COMMUNITY MEETING #2 SUMMARY

SUMMARY

Renovation + Addition - 17,100 SF



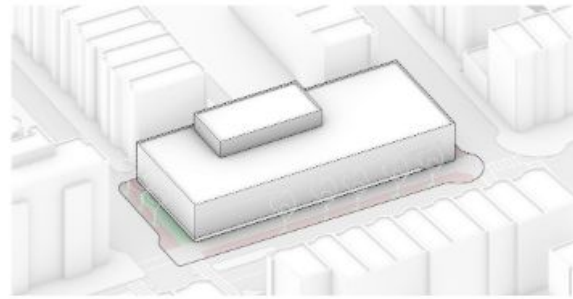
Opportunities:

- Preserves the existing building shape and facades along Tremont and West Newton Street
- Locates most (but not all) new construction above the floodplain

Constraints:

- The existing building and some new construction are in the floodplain
- Headroom in the first floor of the addition is limited (approximately 8 feet ceilings); ceilings in the existing building
- Costly interventions when adding onto existing building
- Approximately half of Library Park is lost, including several mature trees
- Entrance is set back from Tremont Street
- Preserves the blank facades along Tremont and West Newton Street
- May require a second elevator in addition to a motorized lift
- Ground floor is oversized for Adult collection to accommodate other programs

New Construction One Story - 15,050 SF

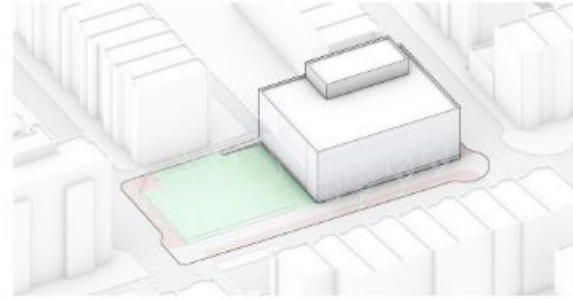


Opportunities:

- The main entrance is directly off of Tremont Street and West Newton Street
- All program areas are located above the floodplain
- All program areas are on one floor

Constraints:

New Construction Two Story - 15,845 SF



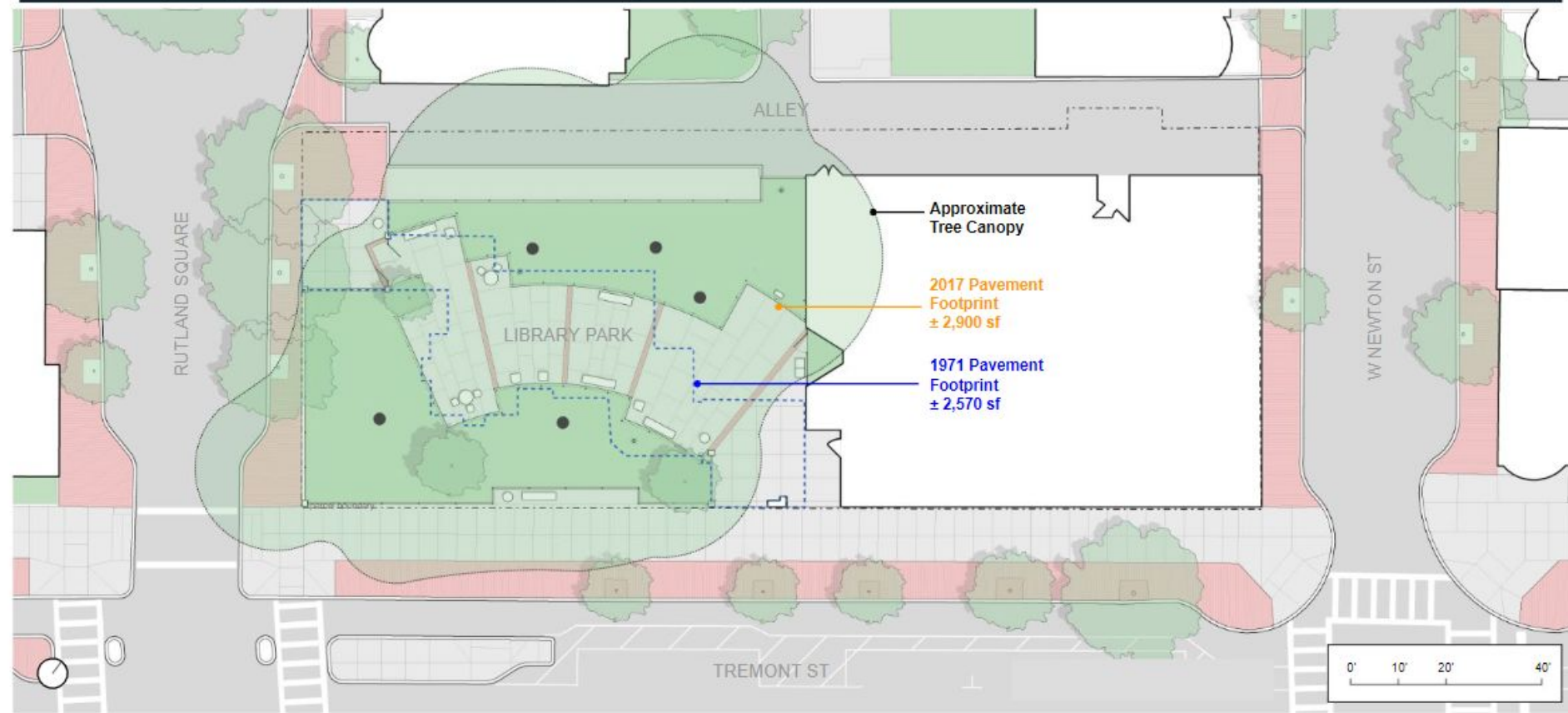
Opportunities:

- Maintains the majority of Library Park
- The main entrance is directly off of Tremont Street and Library Park
- All program areas are located above the floodplain

Constraints:

- Proposed South End Library building program
- Site Observations
- Test Fits

IMPACTS TO THE ADJACENT PARK AND TREES



BRANCH SERVICE AREA & DEMOGRAPHICS

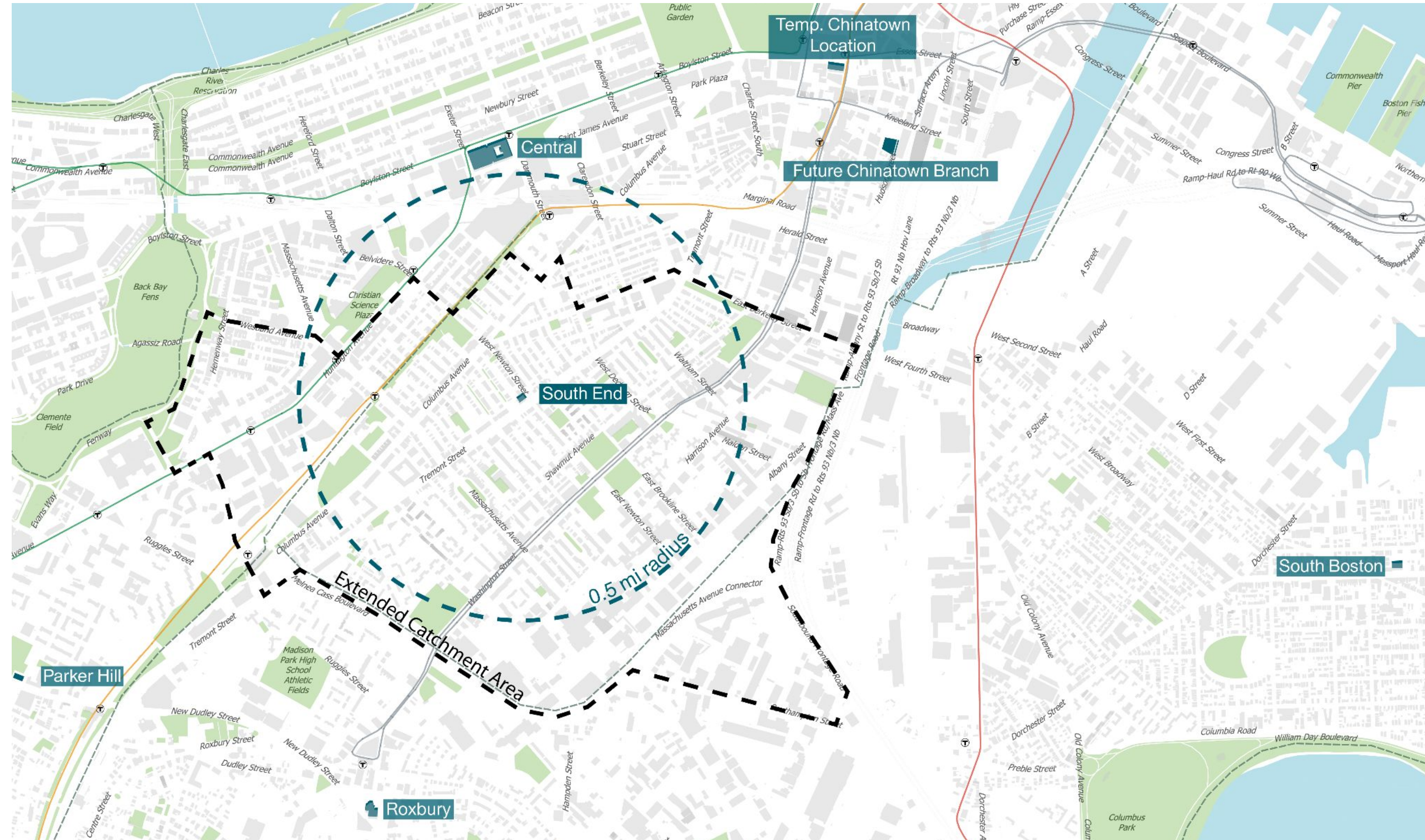


EXTENDED CATCHMENT AREA

Extended Catchment Area
Population: **47,388**

South End Neighborhood
Population: **30,904**

BPDA Neighborhoods are a combination of zoning neighborhood boundaries, zip code boundaries and 2010 census tract boundaries. These boundaries are used in the broad sense for visualization purposes, research analysis and planning studies. However these boundaries are not official neighborhood boundaries for the City of Boston. The BPDA is not responsible for any districts or boundaries within the City of Boston except for the districts we use for planning purposes.



CATCHMENT AREA DEMOGRAPHICS

Languages Spoken

English (only): 23.9%

Spanish (only, and in addition to another language): 7.8%

29% increase in Spanish speakers since 2010

Age Groups

Largest: 35-64 years-old (30.6% of total)

Fastest growing: 65+ years-old (57% increase)

Racial Demographics

White: 49.3%

Black/African American: 13.7% (21% decrease)

Asian/Pacific Islander: 16.5% (30% increase)

Hispanic or Latino: 15.5% (8% decrease)

45.7% of total pop.

Greatest decrease since 2010: White (-6.3%)

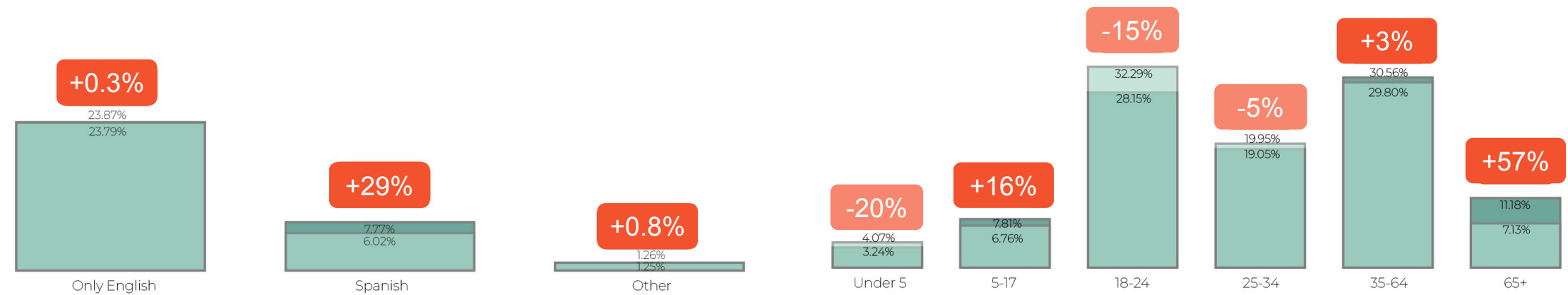
Greatest increase since 2010: Asian/Pacific Islander (+3.8%)

Median Household Income (2022)

\$78,970

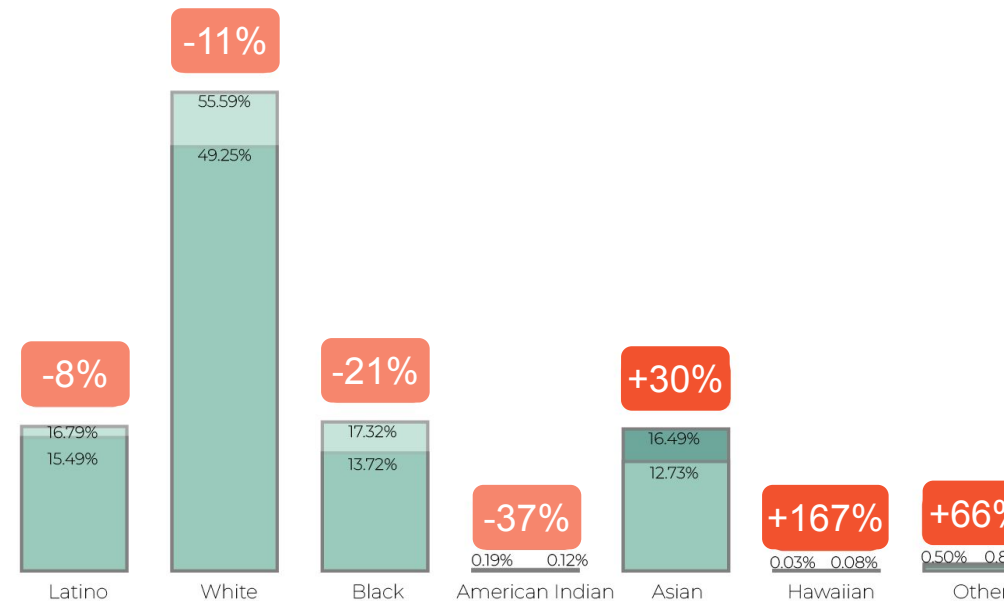
*All demographic information is based on the South End Library Extended Catchment Area and comparing either an increase or decrease from 2010 to 2022 census data.

Demographic Changes since 2010

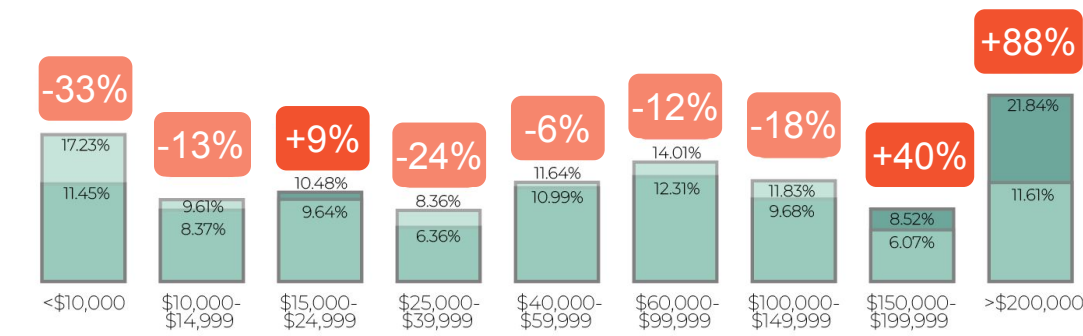


Languages Spoken

Age Groups



Racial Demographics



Income Brackets

COMMUNITY FEEDBACK



COMMUNITY FEEDBACK PROCESS DURING CONCEPT PHASE

Community provides feedback on what collections, services, and programs they would like to see at the local branch

BPL identifies the feedback that aligns with the library's mission and determines what can be provided within the existing operating model, or what changes BPL is able to take on

BPL consolidates the community's requests and BPL's goals for the branch into an outline of the services, programs and collection targets

The Architects use this information to determine the required space, footprint, infrastructure, and equipment needs that inform the size of the building

The Architects develop test fits to understand key adjacencies between spaces on the site, which are then priced to determine the cost of the overall project

The City of Boston takes the cost estimate, recommended program, and broader capital project considerations to approve a budget for the branch construction

FEEDBACK SO FAR

General

- a. Overall support for scheme that preserves as much of Library Park and the alley as possible
- b. Support for sustainability initiatives, including LEED certification to be studied at the branch
- c. Desire for the building to embrace the park and create visual connections between indoors and outdoors
- d. Support for entrance off of Tremont St and at grade. Suggestion to incorporate a ramp as well as the elevator to provide accessible paths into the library
- e. Concern over potential shading impacts on park from a taller building



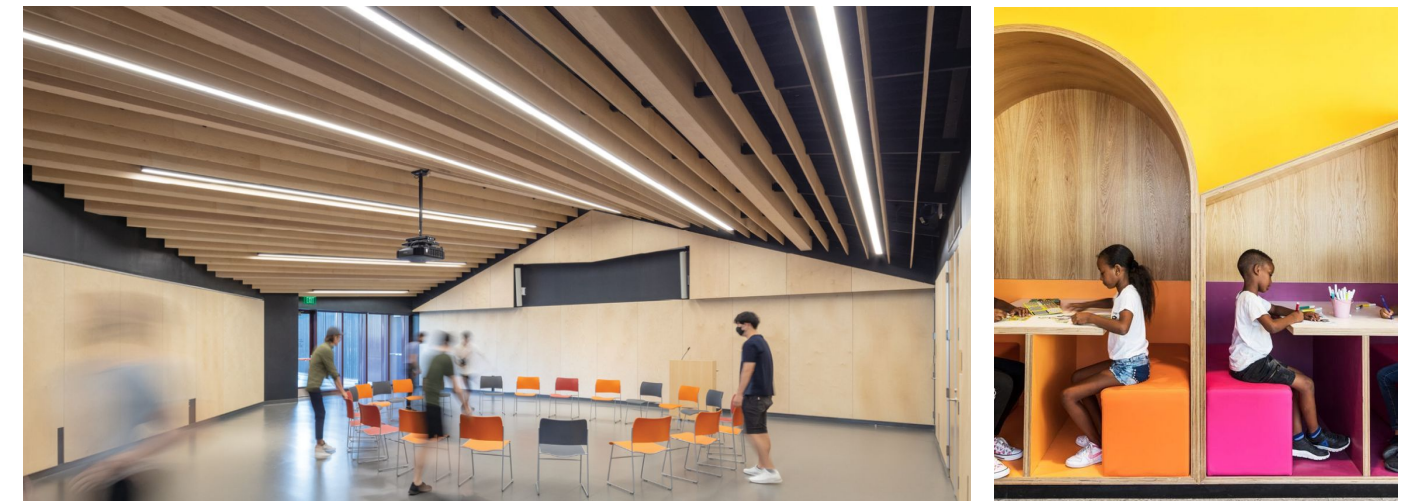
FEEDBACK SO FAR

Collections and seating

- a. Support for a dedicated SE Local History Collection in the Adult area
- b. Desire for services for seniors and Latino/a patrons featuring collections and relevant resources
- c. Request for generous collections at the Teen and Children's areas, as well as toy and art materials on the latter

Community Spaces

- d. Support for a variety of community spaces ranging in size from smaller meeting rooms to larger community spaces hosting over 100 people
- e. Desire for a dedicated food focused program at the branch



BUILDING PROGRAM



PROPOSED SOUTH END BUILDING PROGRAM

SUPPORT

*Custodian Nook
Custodian Closet
Friend's Storage
Facilities Storage
Stairs/Elevators
Mechanical
Server
Electrical*

COMMUNITY

*Community Room
Storage Closet(s)
Multi-Purpose Room
Special Program
Study Rooms
Phone Booths*

ADULT AREA

*Adult Collections
Adult Seating
Librarian's Desk
Local History*

TEEN AREA

*Teen Collections
Teen Seating*

CHILDREN AREA

*Children's Collections
Children's Seating
Early Literacy Area
Librarian's Desk
Tween Area
Stroller Parking
Family Restroom*

STAFF

*Workroom
Librarian's Office
Staff Break Room
Staff Restroom
Storage*

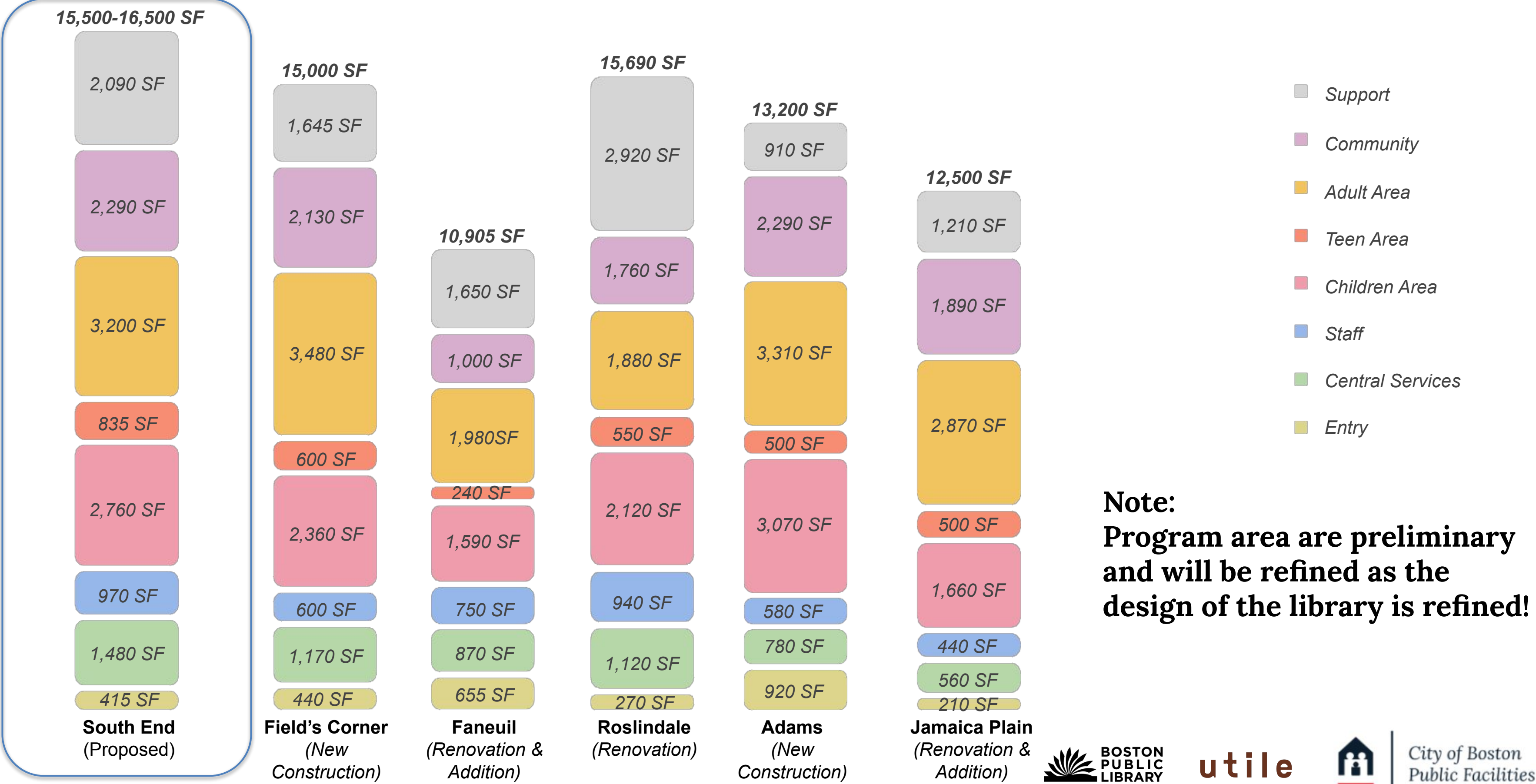
CENTRAL SERVICES

*Borrower's Desk
Satellite Desk
Centrally Located Services
Men's/Women's RR
All Gender Restroom*

ENTRY

*Vestibule
Lobby
Exterior Book Drop*

PROGRAM COMPARISON AMONG RECENT BRANCHES



Note:
Program area are preliminary and will be refined as the design of the library is refined!



City of Boston
Public Facilities

PROPOSED SOUTH END BUILDING PROGRAM

15,500-16,500 SF

2,090 SF

2,290 SF

3,200 SF

835 SF

2,760 SF

970 SF

1,480 SF

415 SF

**South End
(Proposed)**

**Approximately
40%
increase in
space**

9,400 SF

1,910 SF

600 SF

2,810 SF

190 SF

1,630 SF

960 SF

520 SF

500 SF

**South End
(Existing)**

Community - 2,290 SF

- Community Meeting Room, seating capacity of +/- 100
- Multi-purpose meeting room, 8-10 seats
- (2) Study rooms, 4-6 seats
- (1) "Phone room" nook, 1-2 person capacity

Adult Area - 3,200 SF

- 12,500 - 13,000 volumes
- 36 seats (33% increase)
- 12 computer stations
- Includes Local History

Teen Area - 835 SF

- 3,000 volumes
- 12 seats (200% increase)
- 4 computer stations

Children Area - 2,760 SF

- 13,250 - 13,750 volumes
- 36 seats (12.5% increase)
- 3 AWE computer stations
- Includes tweens area, story time area and crafts

Staff - 970 SF

- Work room, break room, staff restroom and storage
- Branch librarian's office

Central Services - 1,480 SF

- Borrower's desk
- Holds shelving, Friend's book sale, community bulletin board and display areas
- Restrooms

Entry - 415 SF

- Vestibule, lobby and book drop

Support - 2,090 SF

- Friend's and facilities storage
- Mechanical and electrical rooms

Grossing Factor (+/- 15%)

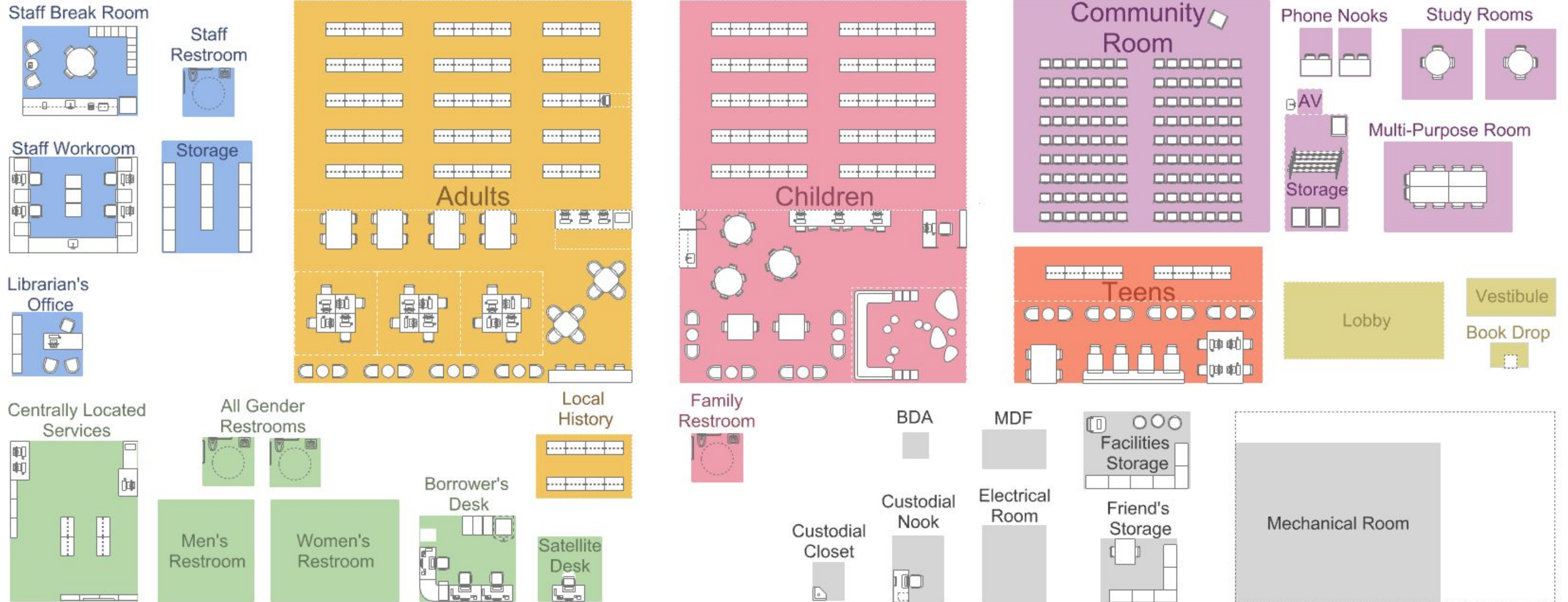
- Circulation between program areas and shaft spaces

TOTAL - 15,500-16,500 SF



City of Boston
Public Facilities

PROPOSED SOUTH END BUILDING PROGRAM



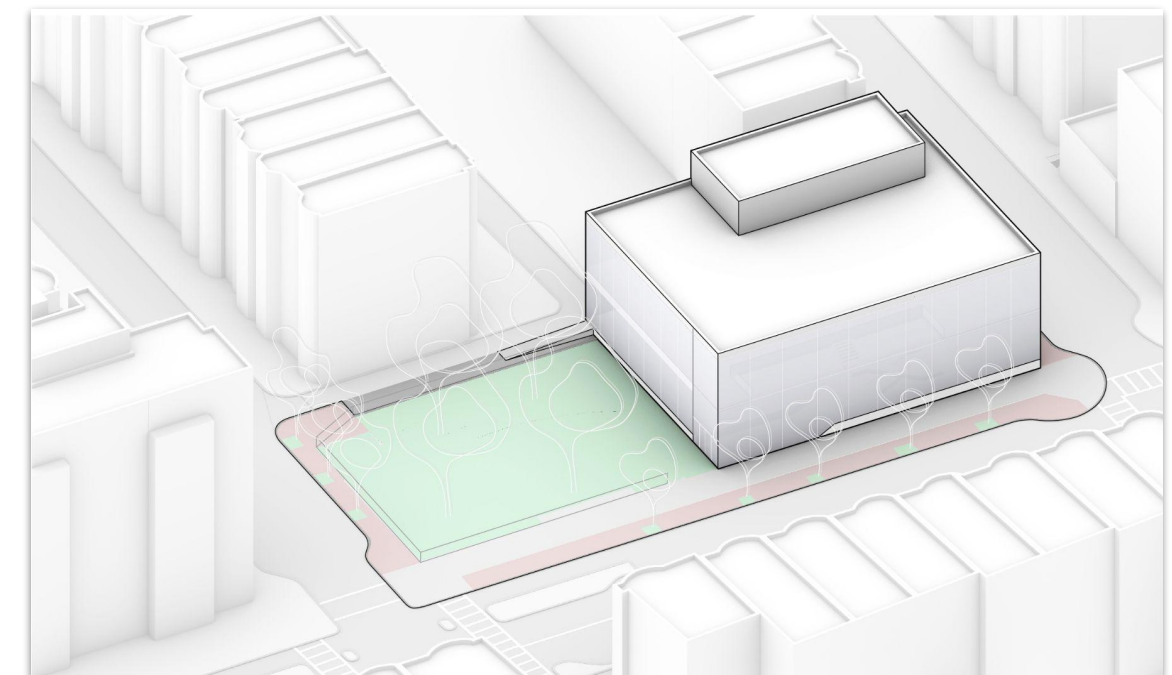
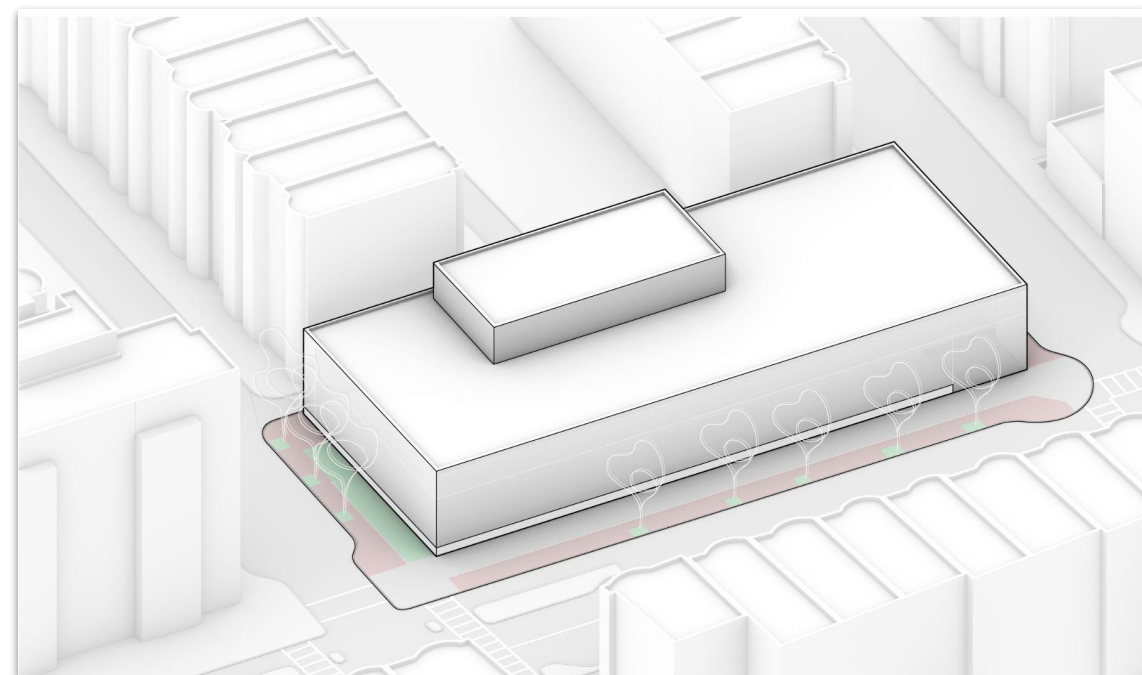
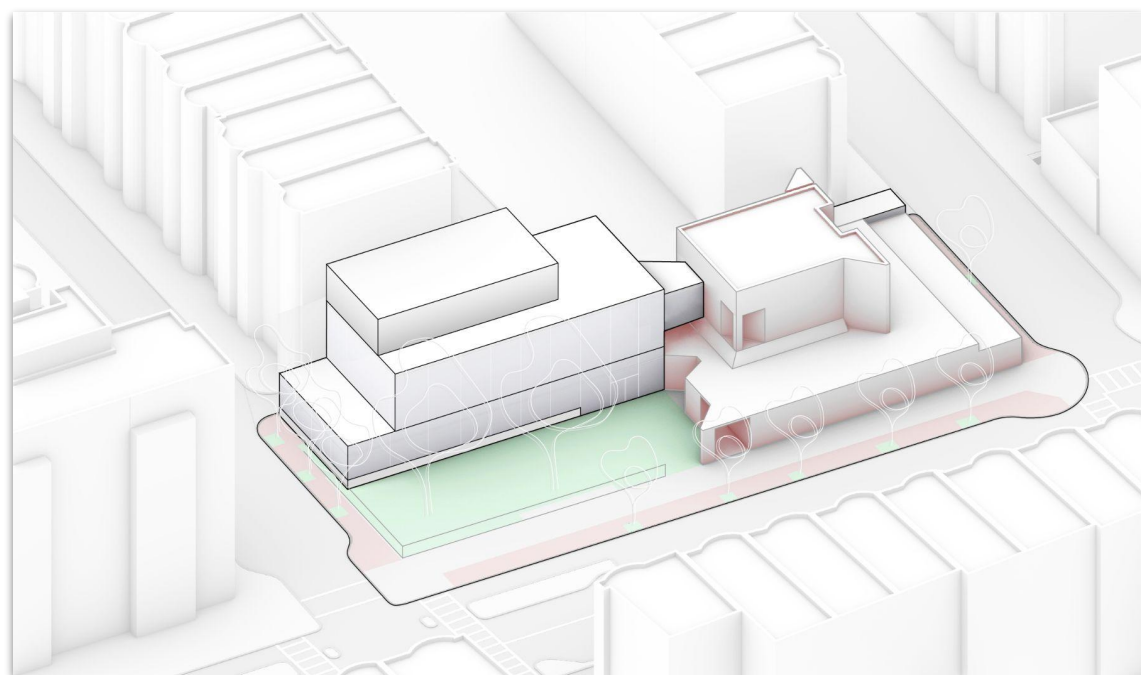
FEASIBILITY STUDY SUMMARY AND RECOMMENDATIONS



WHAT WE LEARNED

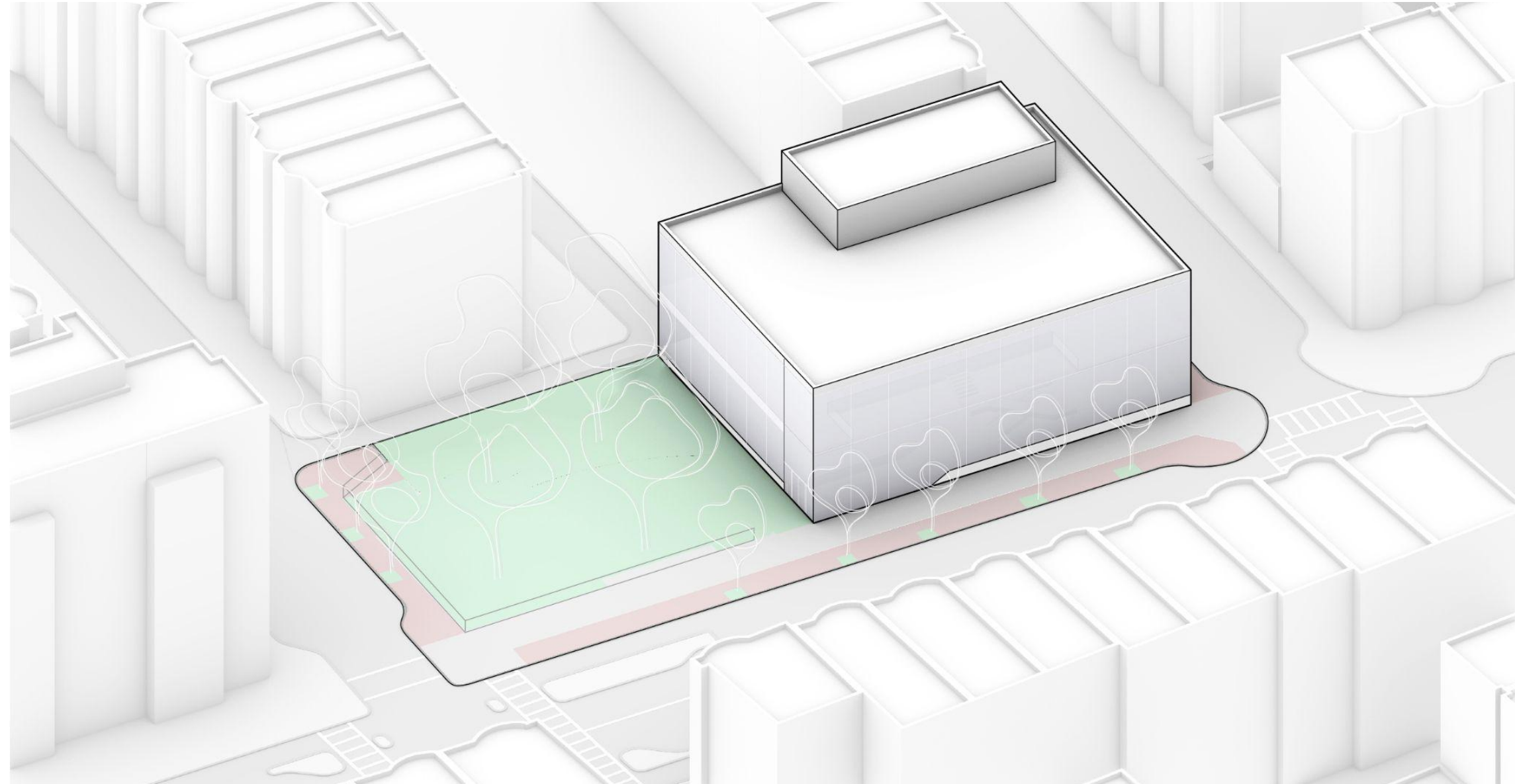
4 Key Findings

- Area is at risk of flooding, now and in the future
- Existing building is not well suited for vertical expansion or space reconfiguration
- Limited opportunities for expansion into Library Park and alley
- Prioritize sustainability in the library design approach



RECOMMENDATIONS FOR SCHEMATIC DESIGN

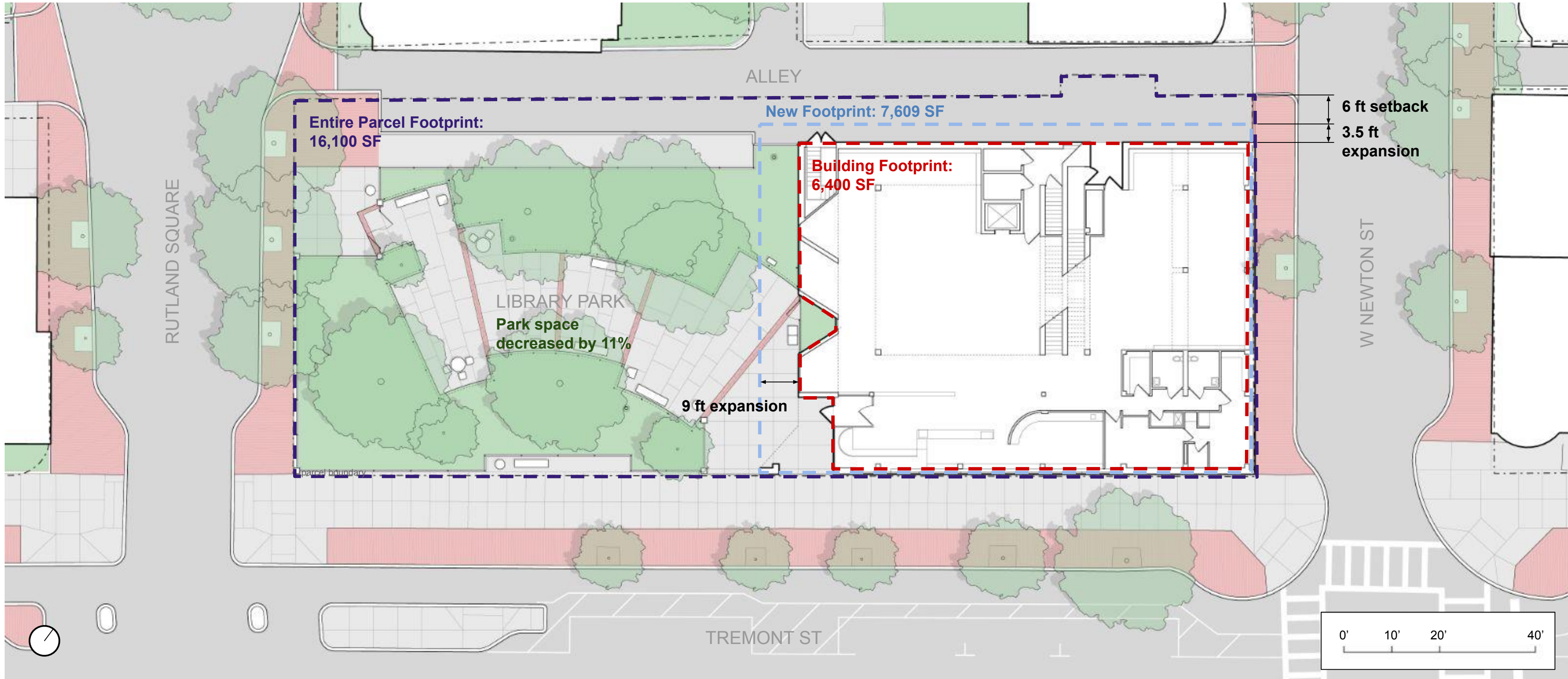
Proceed with a multi story new construction scheme, with minimal footprint expansion into Library Park and alley



MULTI STORY NEW CONSTRUCTION FLOOR PLANS



MULTI STORY OPTION - OVERALL FOOTPRINT



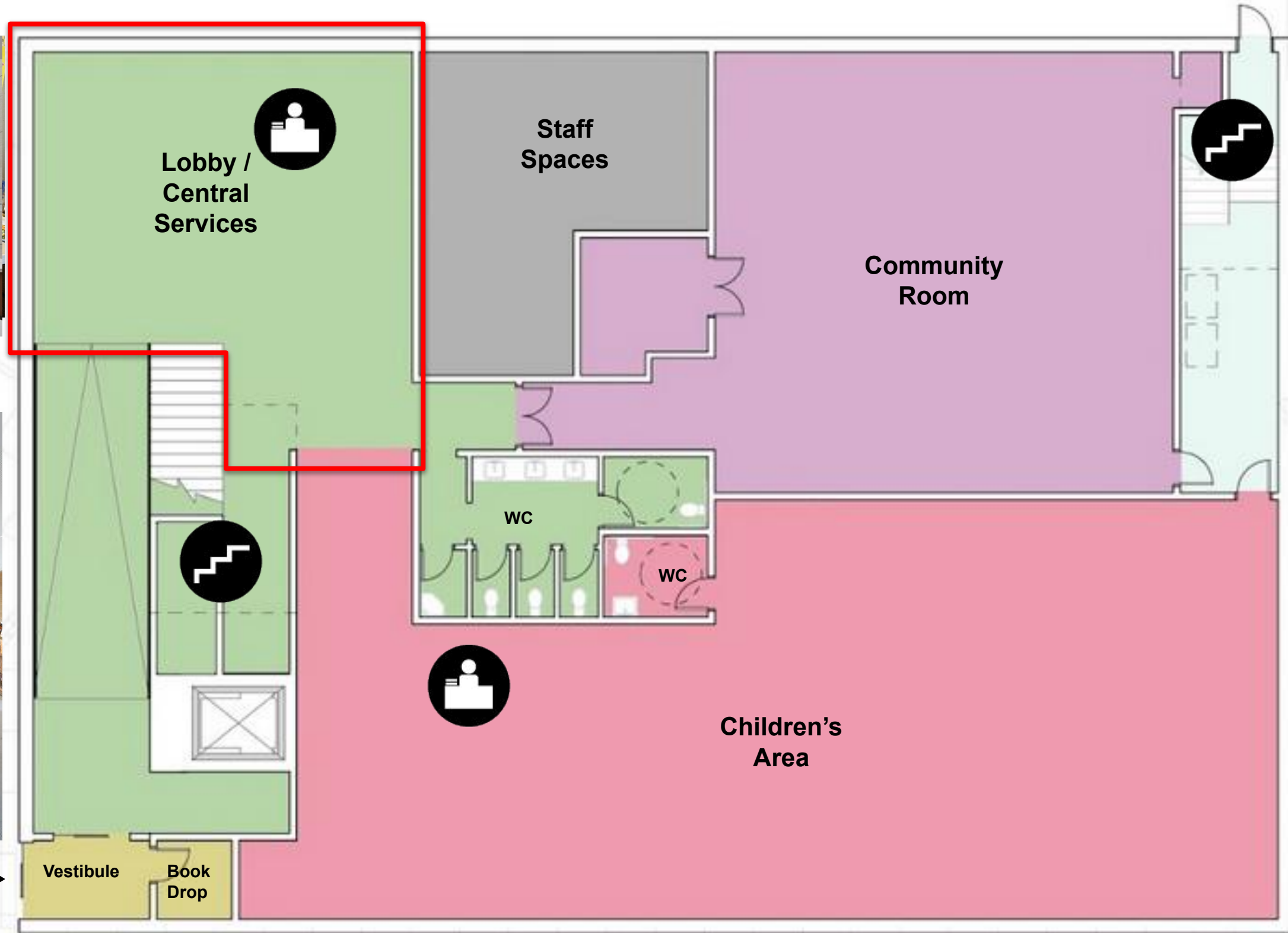
MULTI STORY OPTION - FIRST FLOOR CENTRAL SERVICES



Views to the Park



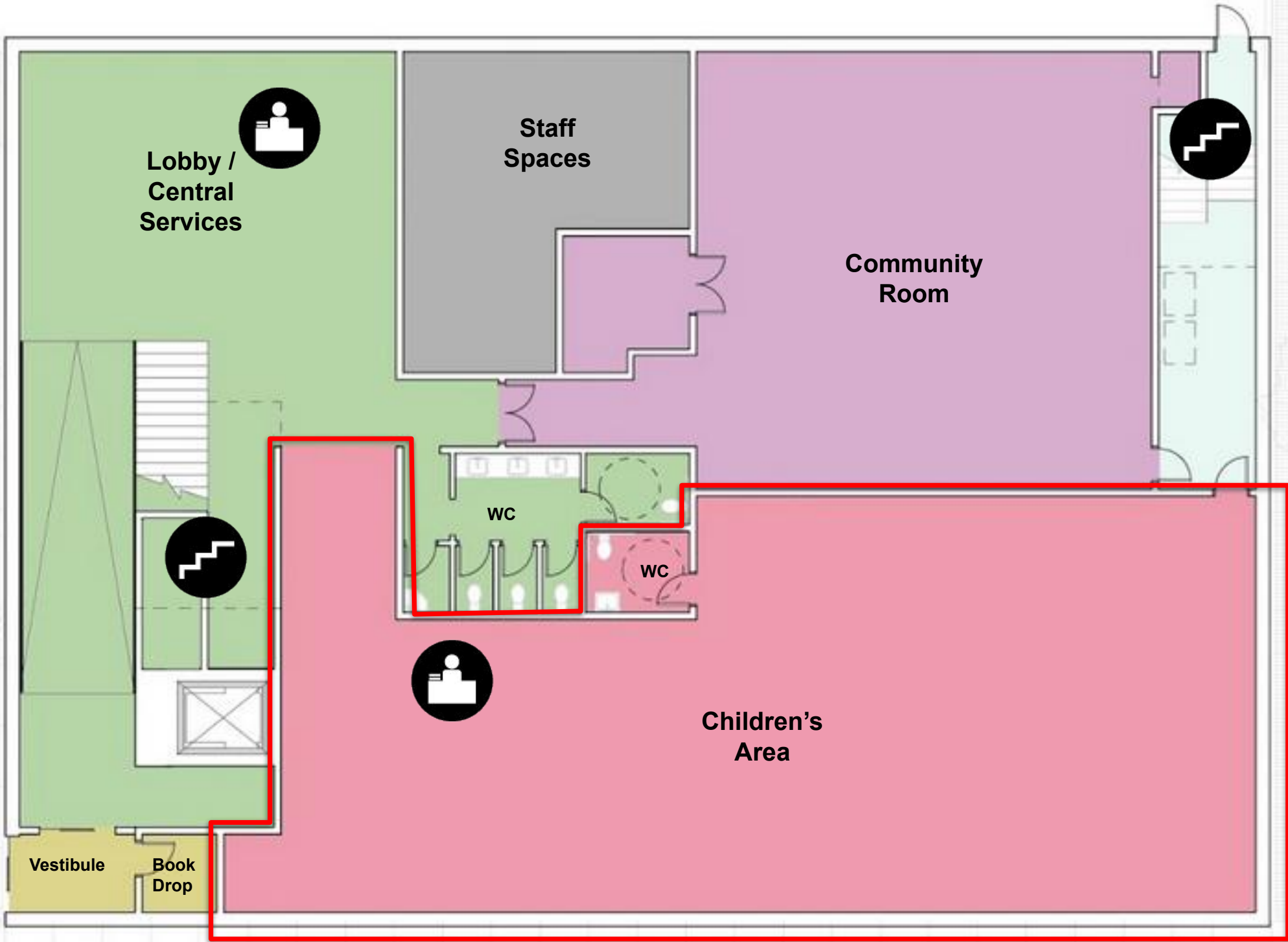
Visible Service Points



MULTI STORY OPTION - FIRST FLOOR CHILDREN'S AREA



Playful Spaces



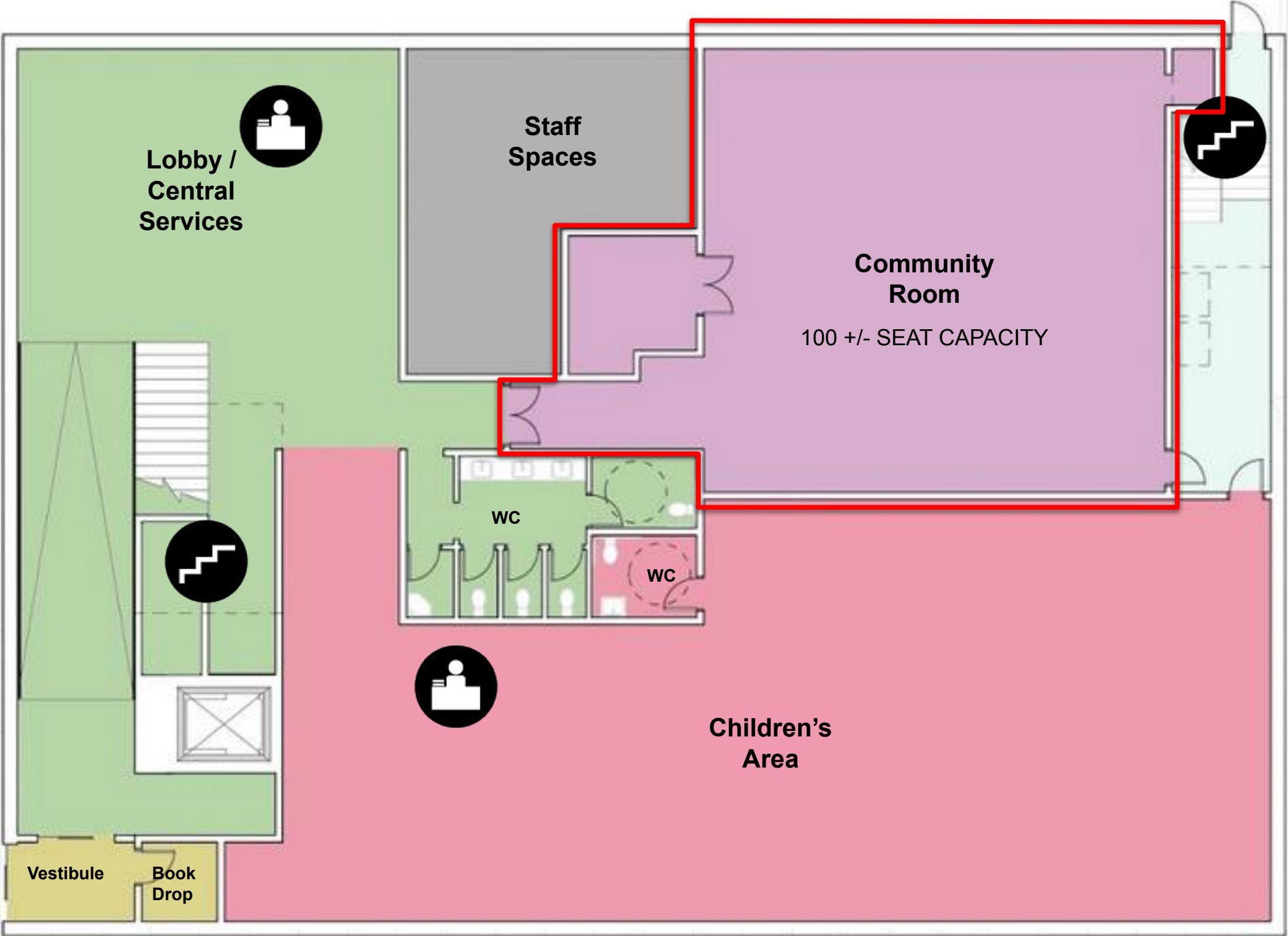
MULTI STORY OPTION - FIRST FLOOR COMMUNITY ROOM



Cooking Classes - Kitchen Programming



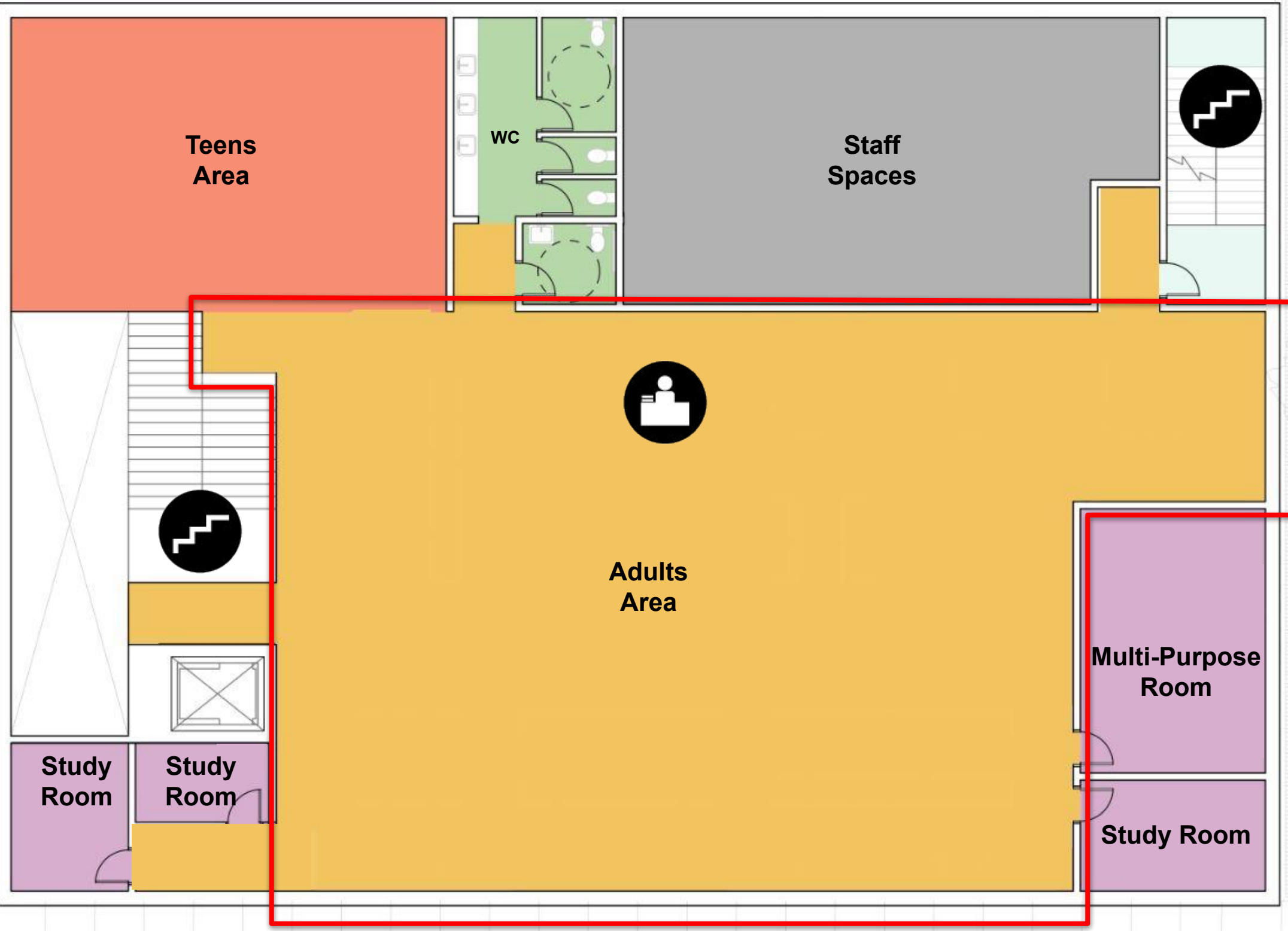
Gatherings & Events



MULTI STORY OPTION - SECOND FLOOR ADULTS AREA



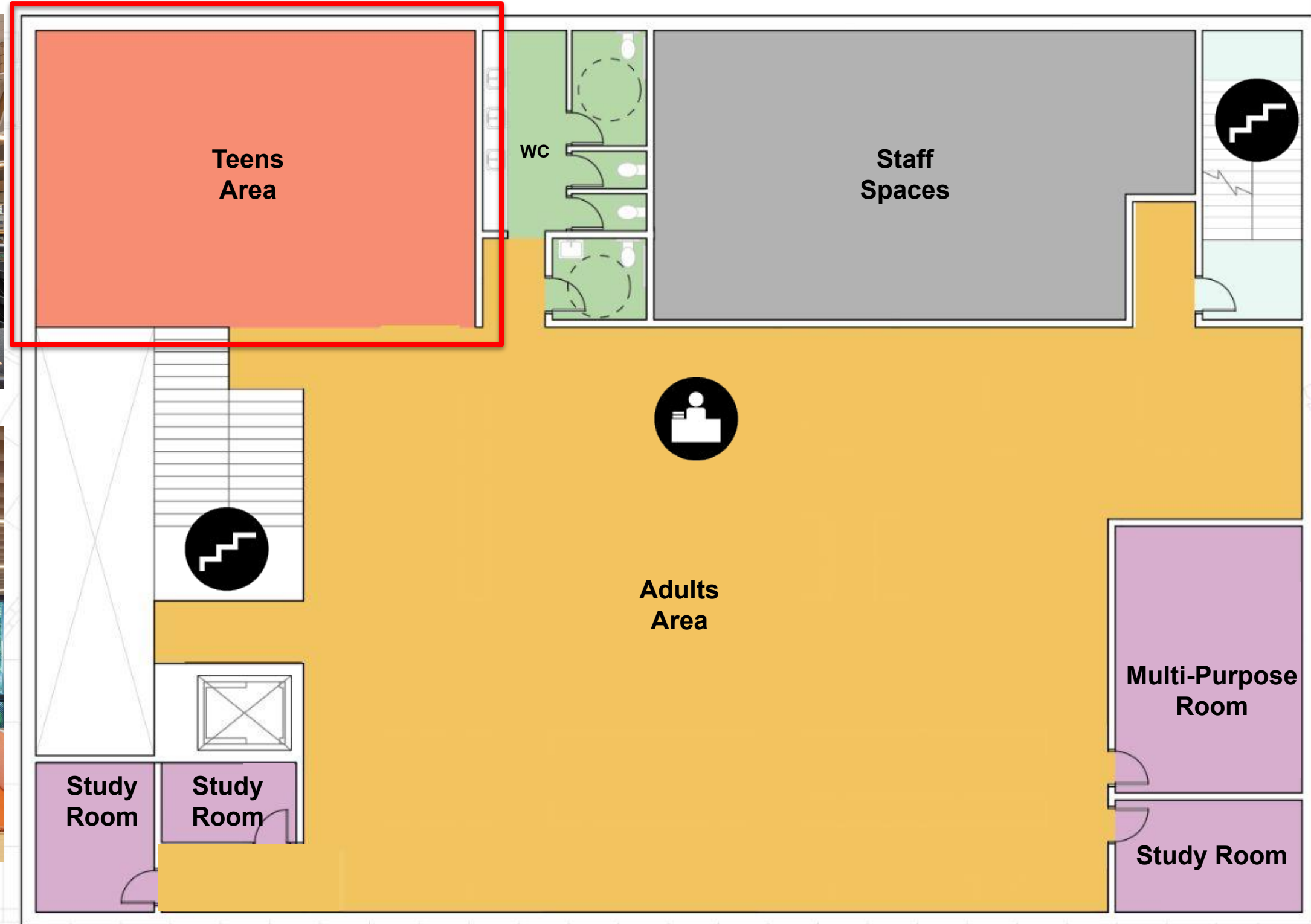
Natural Light for Reading & Browsing



MULTI STORY OPTION - SECOND FLOOR TEENS AREA



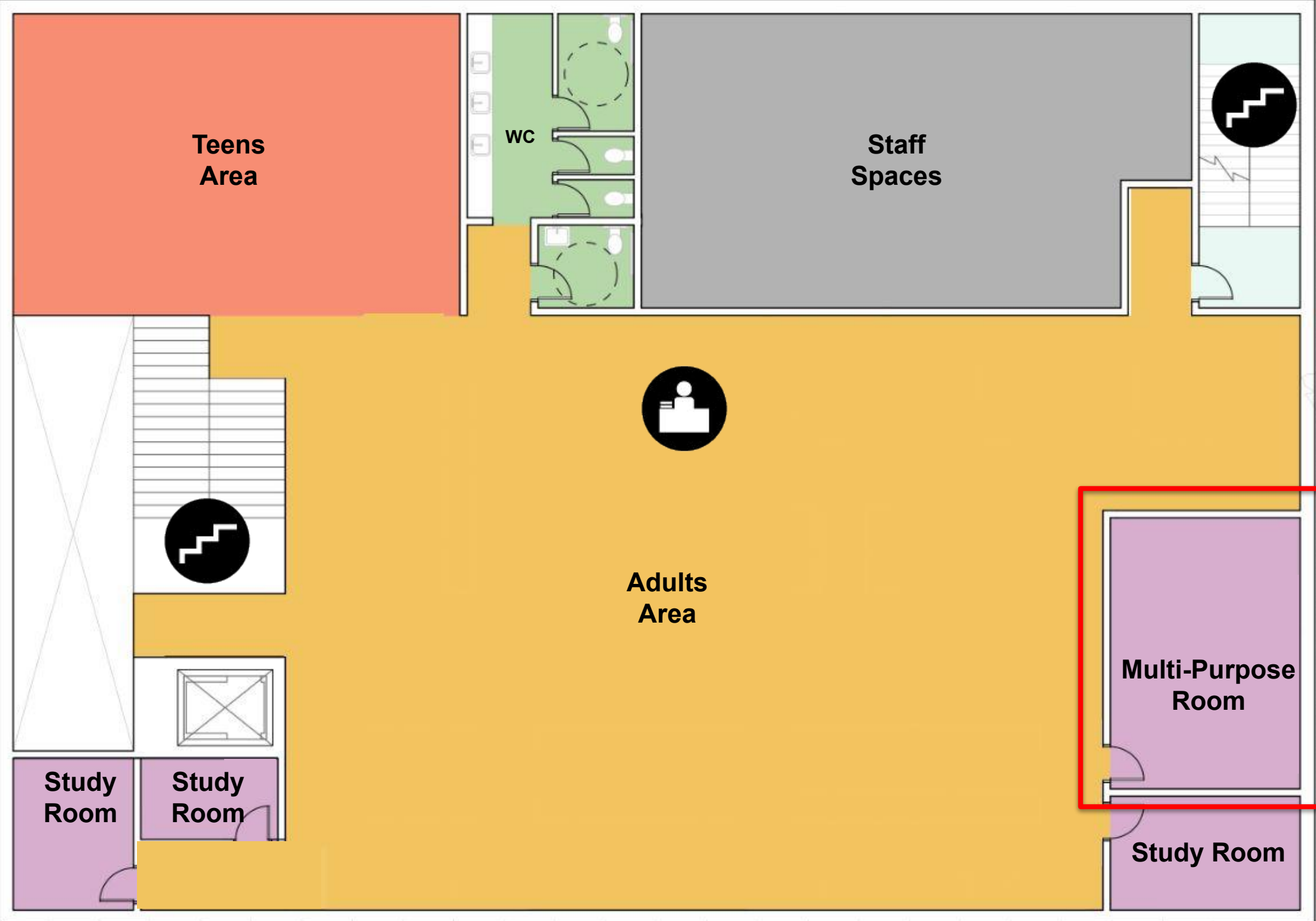
Dedicated Space for Teen Collections & Seating



MULTI STORY OPTION - SECOND FLOOR MULTI PURPOSE ROOM



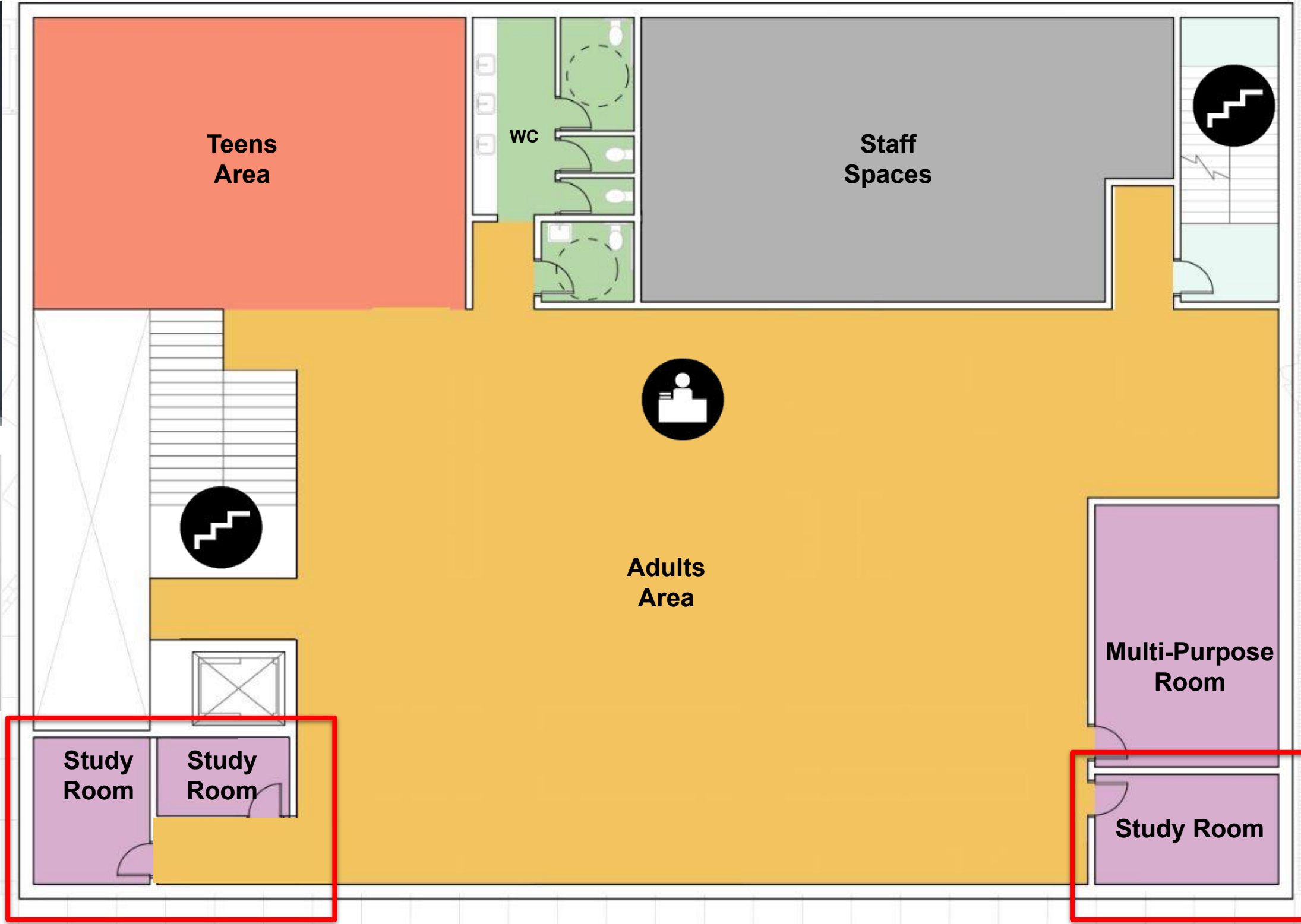
Reconfigurable Furniture to Adapt to Different Programs



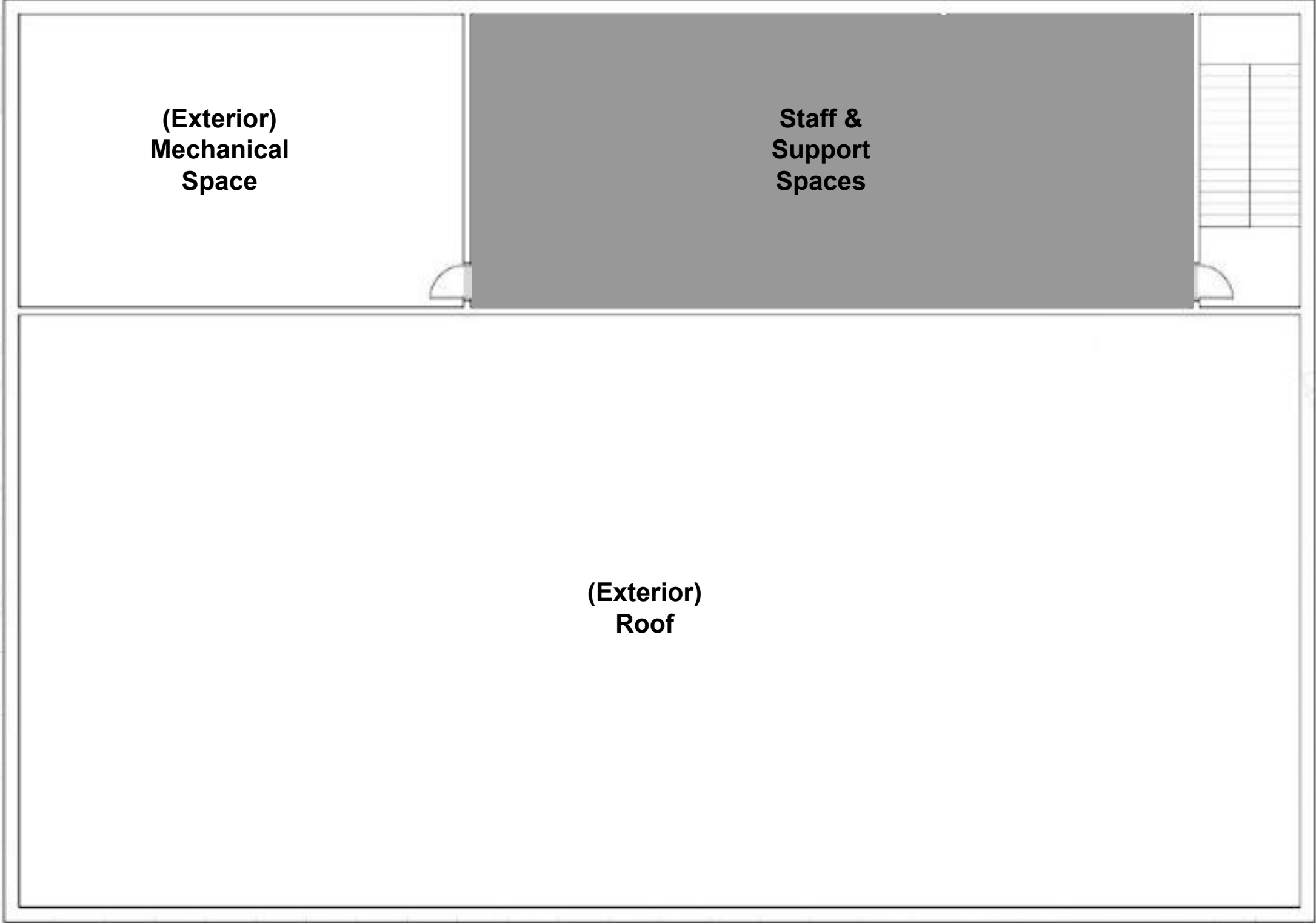
MULTI STORY OPTION - SECOND FLOOR STUDY ROOMS



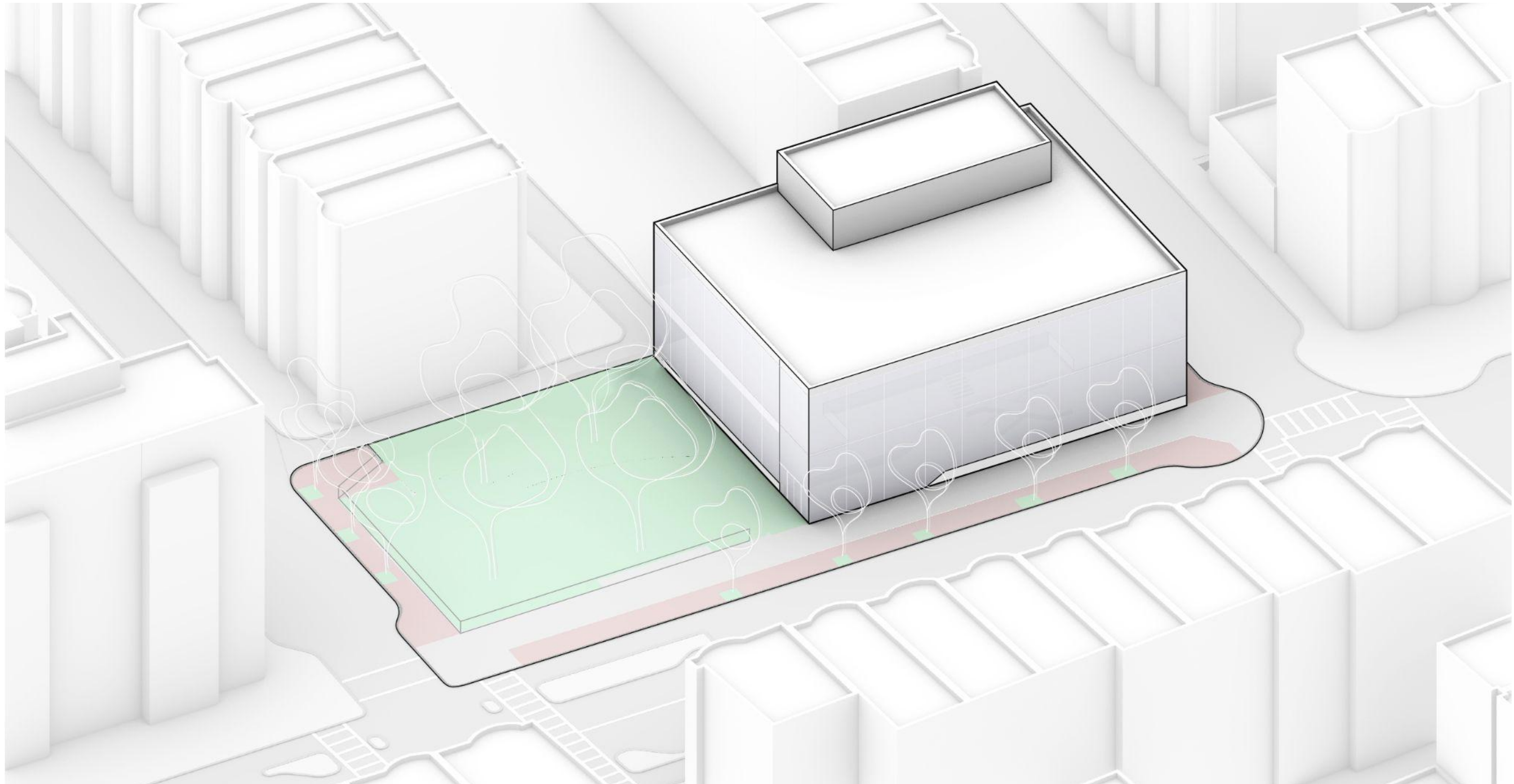
Multiple Sizes for Various Needs



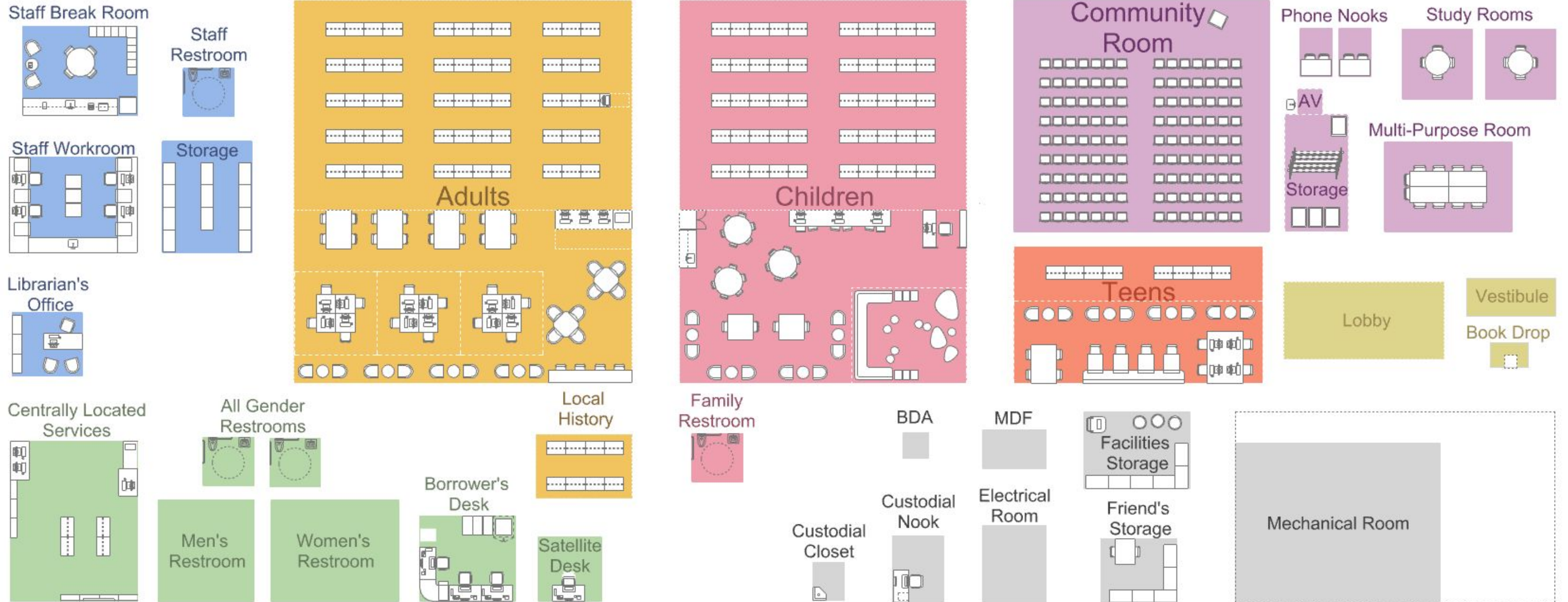
MULTI STORY OPTION - THIRD FLOOR



MULTI STORY OPTION - MASSING



PROPOSED SOUTH END BUILDING PROGRAM



NEXT STEPS



COMMUNITY INPUT

We are here



Community Meeting #1
Jan 8, 2024
Preliminary existing conditions report
Present typical BPL Branch Library building program
Understand community needs for South End Branch

Community Meeting #2
Feb 12, 2024
Update on existing conditions findings
Develop preliminary South End Branch building program
Present preliminary test-fits of program in renovation and new construction options

Community Meeting #3
Jun 12, 2024
Finalize Branch building program
Update test-fits based on feedback and study findings
Develop recommendation scheme for further design

Future Community Meetings
Late Summer 2024
More developed floor plans (with furniture)
Landscape Developments
Sustainability Initiatives

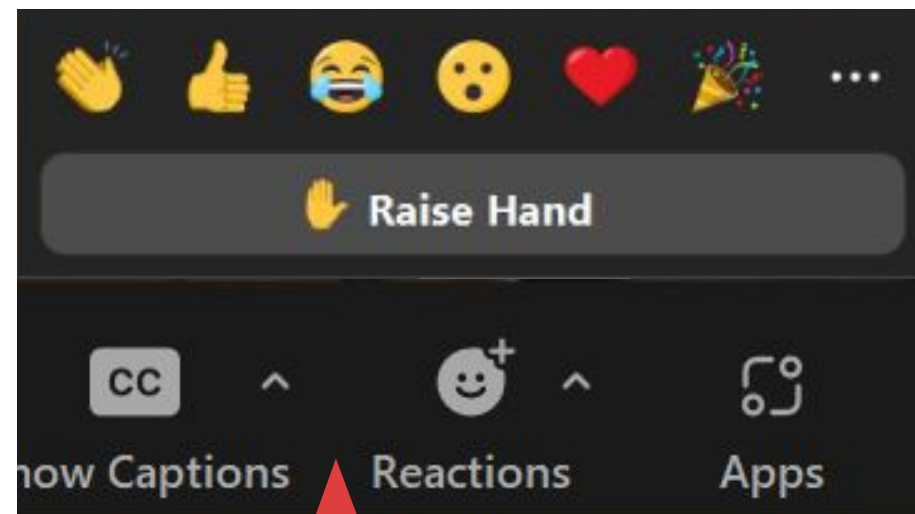
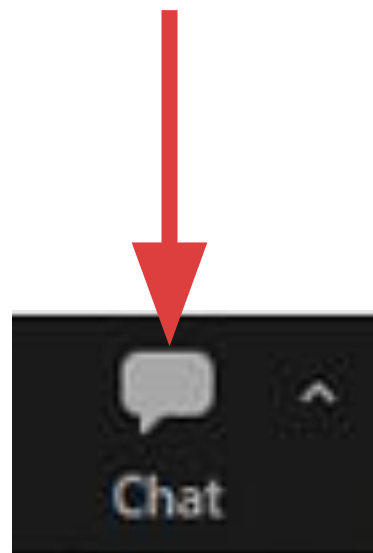
Future Community Meetings
TBD in 2024

QUESTIONS & COMMENTS?



QUESTIONS & COMMENTS

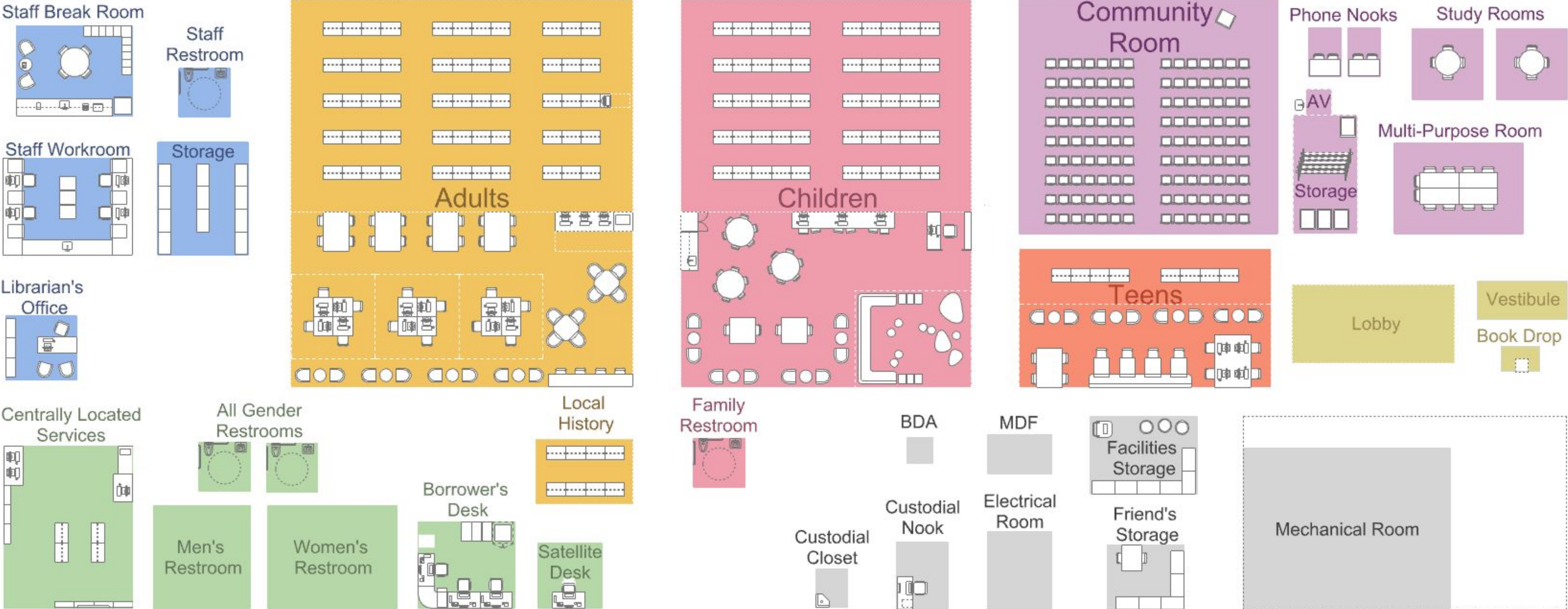
For written comments or questions:
Use the chat dialog box



To ask a question (in person):
Proceed to the bottom of the stairs
and wait to be called on

To ask a question (virtually):
Raise hand and wait to be called on

PROPOSED SOUTH END BUILDING PROGRAM



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15,500-16,500 SF

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Grossing Factor (+/- 15%)

- Circulation between program areas and shaft spaces

TOTAL - 15,500-16,500 SF



City of Boston
Public Facilities

QUESTIONS & COMMENTS

The screenshot shows the top navigation bar of the Boston Public Library website with links for Hours & Locations, Help, and Log In / My BPL. Below is the search bar with the BPL logo and a search button. A red navigation bar contains links for About, Visit, Books & More, Services, Learning & Research, Events, Support the BPL, and Work at the BPL. The main content area is titled "South End Branch Project" and has two buttons: "Hours & Location" and "About the South End Branch". Below this is the "Branch Improvement Feedback" section, which includes a short message and a note that asterisks indicate required fields. The form has three main sections: "Name" with "First" and "Last" input fields, "Email" with one input field, and "Feedback" with a large text area. A red arrow points to the "Feedback" text area.

Written comments or questions can also be directed to:
Priscilla Foley
Director of Neighborhood Services
617-859-2233
pfoley@bpl.org

Feedback can be issued through the project page:

<https://www.bpl.org/south-end-project/>



THANK YOU!

