

An aerial photograph of the Belmont Public Library and its surroundings. The library building is a large, multi-story structure with a flat roof, situated in the center-right of the image. To its left is a large, open parking lot filled with cars. Further left is a multi-lane road with a median, also filled with cars. In the top left corner, there is a large, open area that appears to be a sports field or a large parking lot. The background is filled with dense trees. The entire image is overlaid with a semi-transparent dark grey filter.

Belmont Public Library

LBC Meeting #3 January 8, 2019

Oudens Ello Architecture

An aerial photograph of a campus, likely a university or school. The image shows a large, light-colored building with a flat roof, a swimming pool, and a parking lot. A road with several cars is visible in the foreground. The background is filled with dense green trees. The text "Interview Presentation" is overlaid in white, bold, sans-serif font, centered horizontally and partially overlapping the building and trees.

Interview Presentation

October 17, 2018

Site Opportunities

ENGAGE THE UNDERWOOD PROPERTY

The existing town-owned open space provides a point of relief on an otherwise constrained site. There is an opportunity to develop a symbiotic relationship between the field and public pool by way of views, access and programming.

CREATE A WELCOMING CIVIC PRESENCE

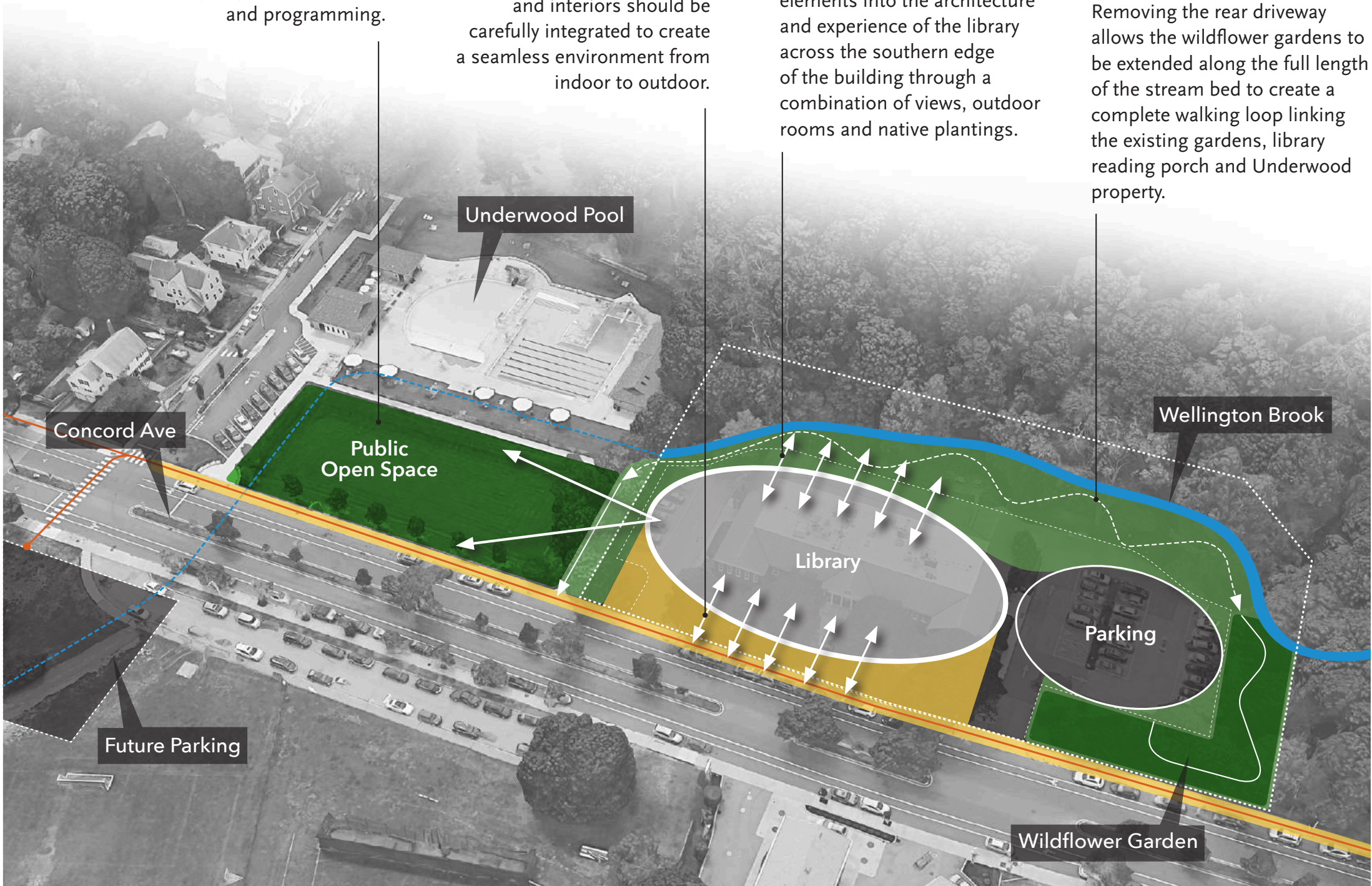
Visually, the face of the library along Concord Avenue should be civically-scaled, transparent and inviting. Experientially, the exterior public realm, entrance, and interiors should be carefully integrated to create a seamless environment from indoor to outdoor.

CULTIVATE A GARDEN EDGE

The library site is unique in its natural features. There are opportunities to knit these elements into the architecture and experience of the library across the southern edge of the building through a combination of views, outdoor rooms and native plantings.

EXTEND THE WILDFLOWER GARDEN INTO A NATURE WALK

Removing the rear driveway allows the wildflower gardens to be extended along the full length of the stream bed to create a complete walking loop linking the existing gardens, library reading porch and Underwood property.



LEGEND

Existing green space

 New green space

Public realm

— Pedestrian routes

 Open waterway

----- Culverted waterway



Underwood Pool

Shaded outdoor space links patrons to the expanded garden along Wellington Brook and creates a counterpoint to the more civic Concord Avenue facade

View to Park

Upper Level Adult Reading Terrace

Multi-Purpose Room

Wellington Brook

Wetland Garden

"Active" programs prominently located in corner glass volume

Community Terrace

Civic-scaled front facade and entry plaza with covered entry porch facing Concord Avenue

Parking

Concord Avenue

Wildflower Garden

Site Response



Underwood Pool

Underwood Lawn

Wellington Brook

Central Rain Garden

Entry Porch

Access from Parking

Drop Off

Concord Avenue

Vehicular Circulation

Wildflower Garden



Underwood Pool

Underwood Lawn

Green Terrace

Outdoor Classroom

Wellington Brook

Community Terrace

Parking

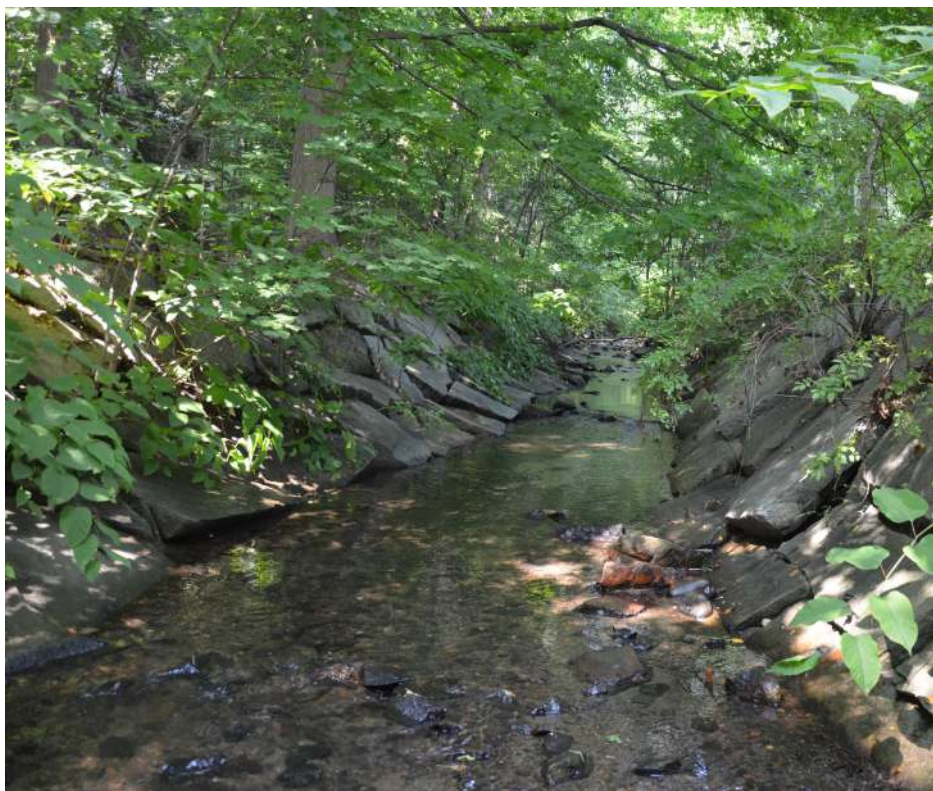
Concord Avenue

Wildflower Garden

Pedestrian Circulation



Underwood Lawn



Wellington Brook



Concord Avenue



Underwood
Pool

Underwood Lawn

Wellington Brook

Green Terrace

Outdoor
Classroom

Community
Terrace

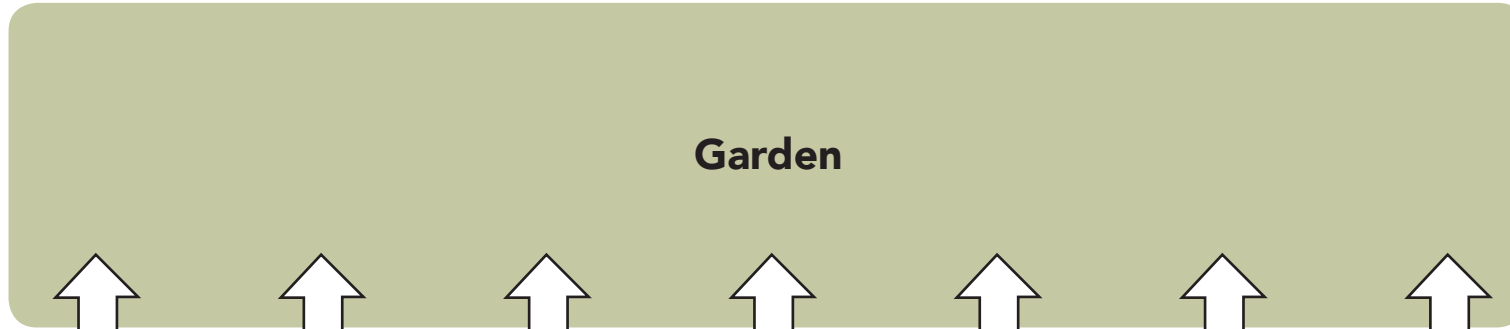
Central
Rain Garden

Wildflower Garden

Concord Avenue

Wellington Brook

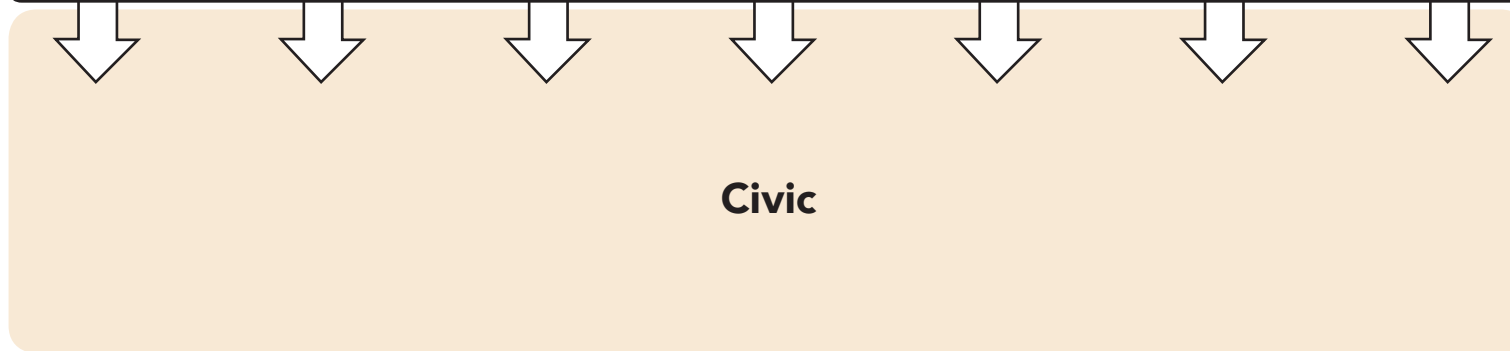
Garden



Library

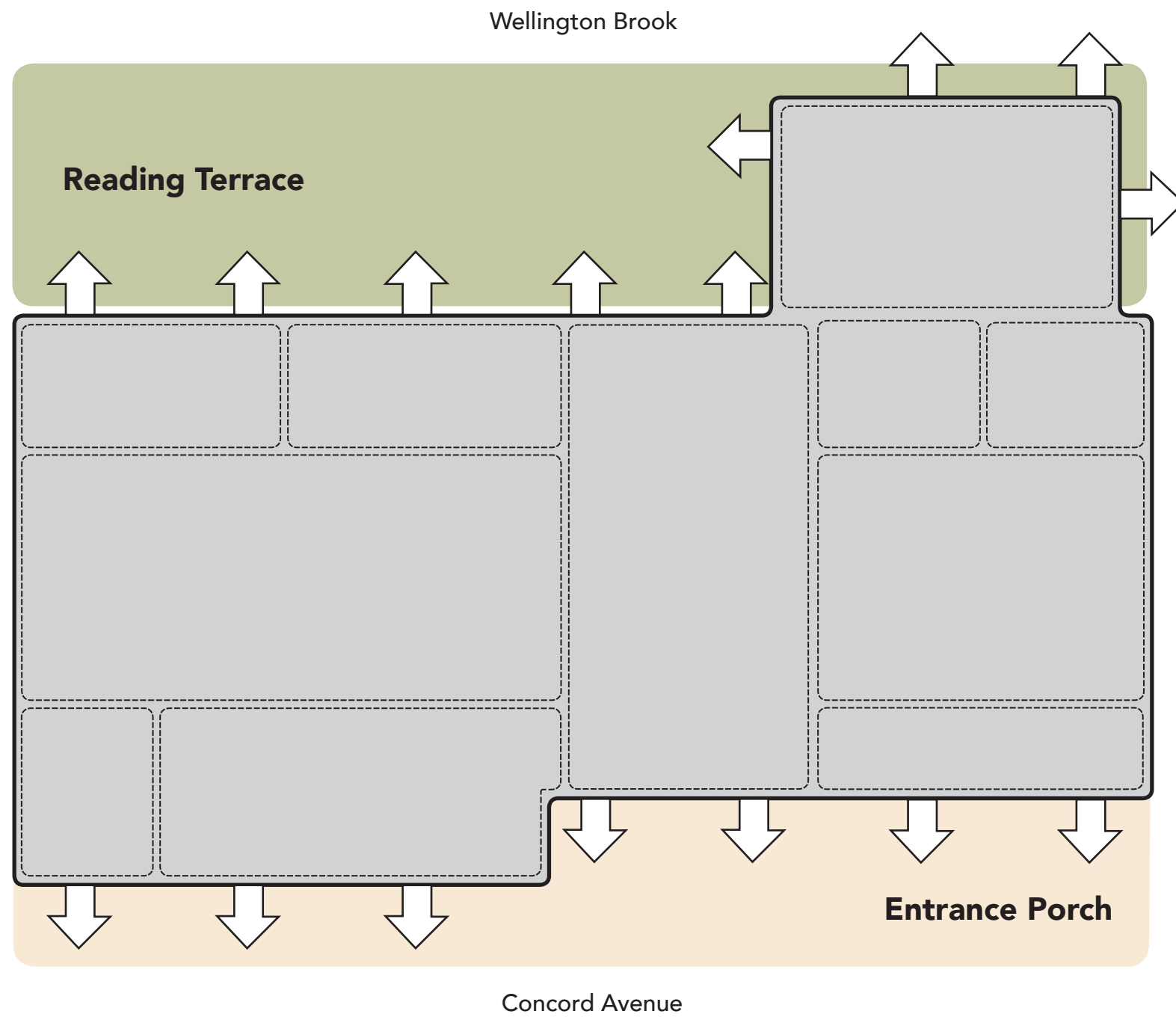


Civic

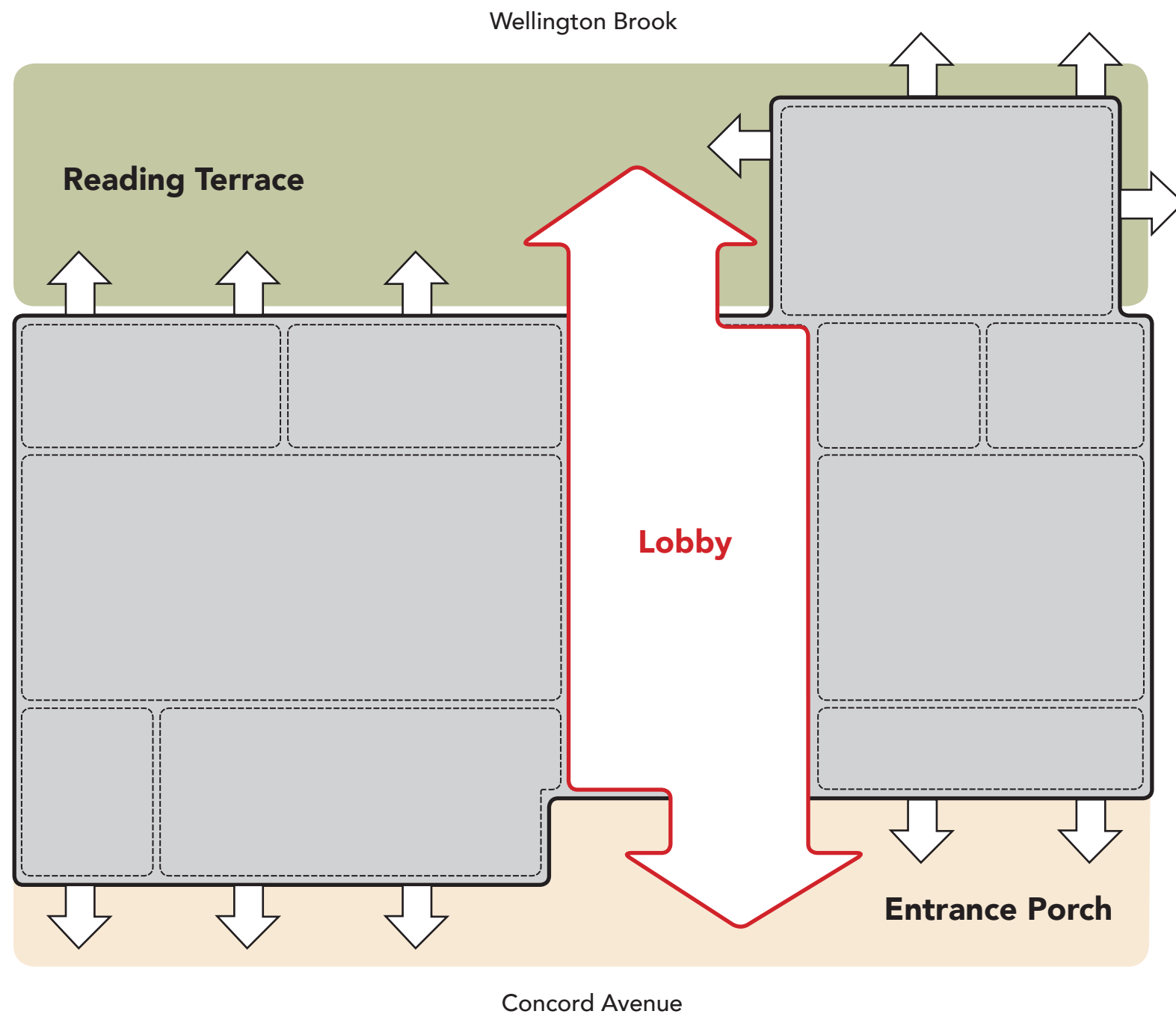


Concord Avenue

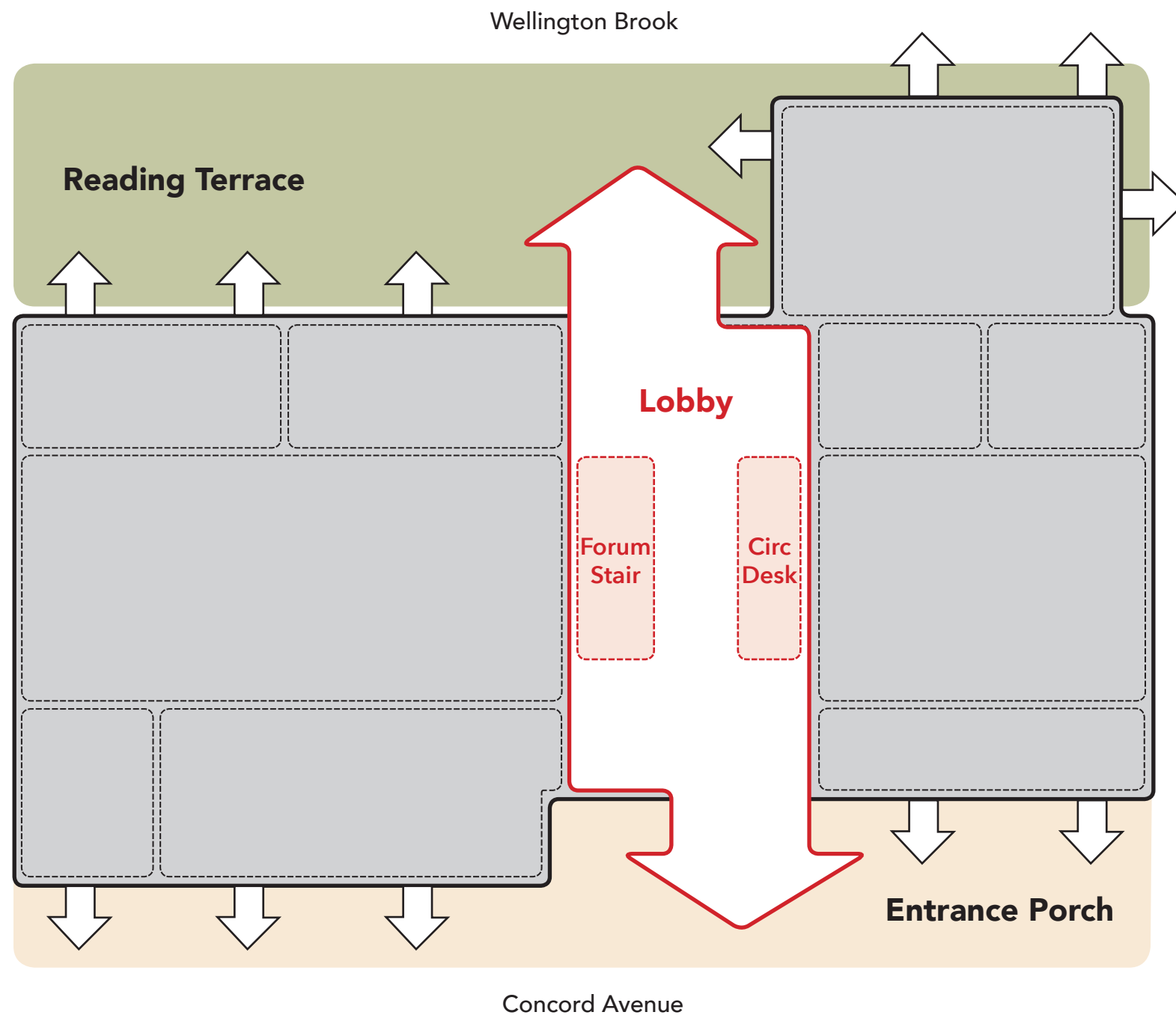
Conceptual Planning



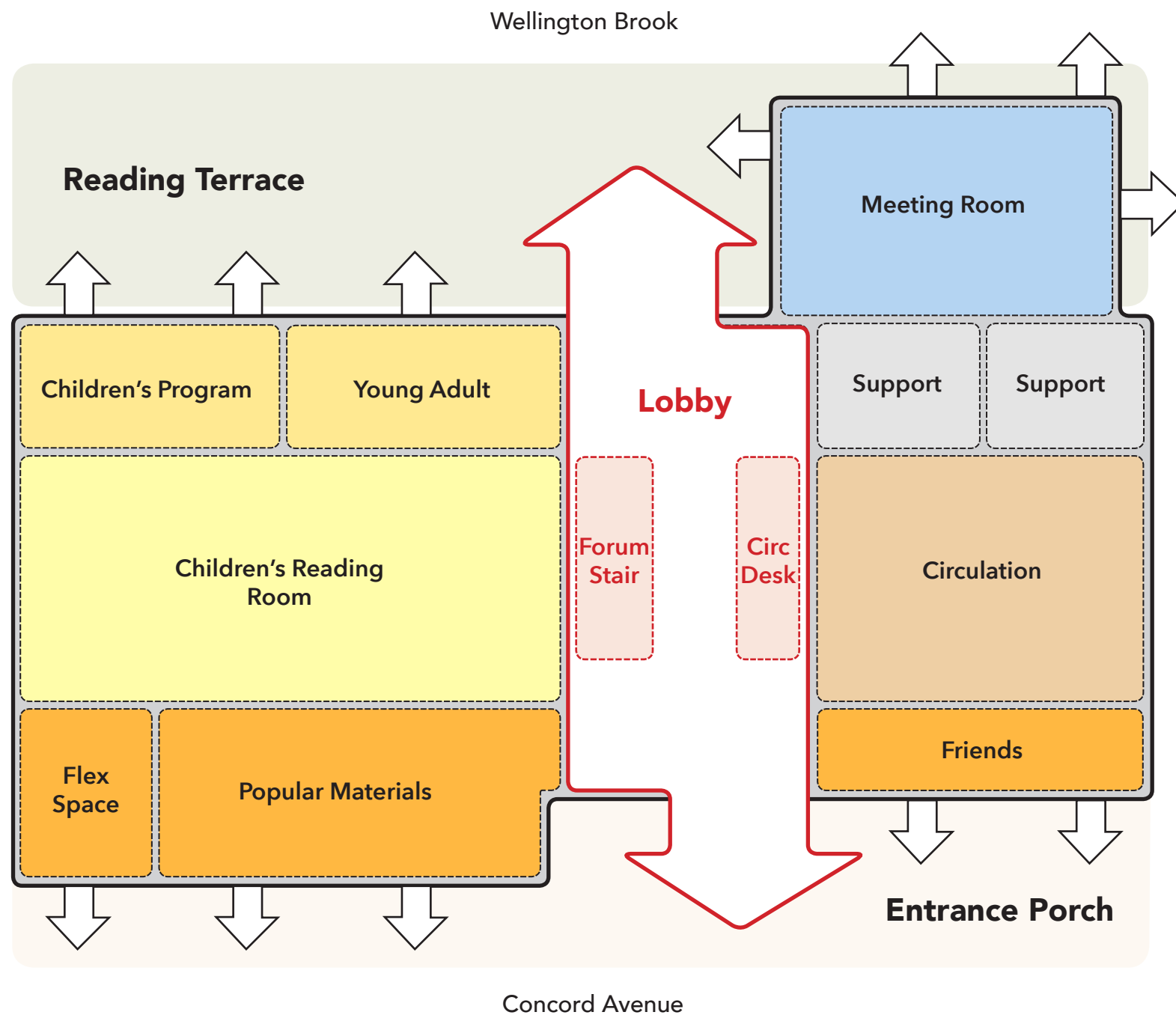
Conceptual Planning



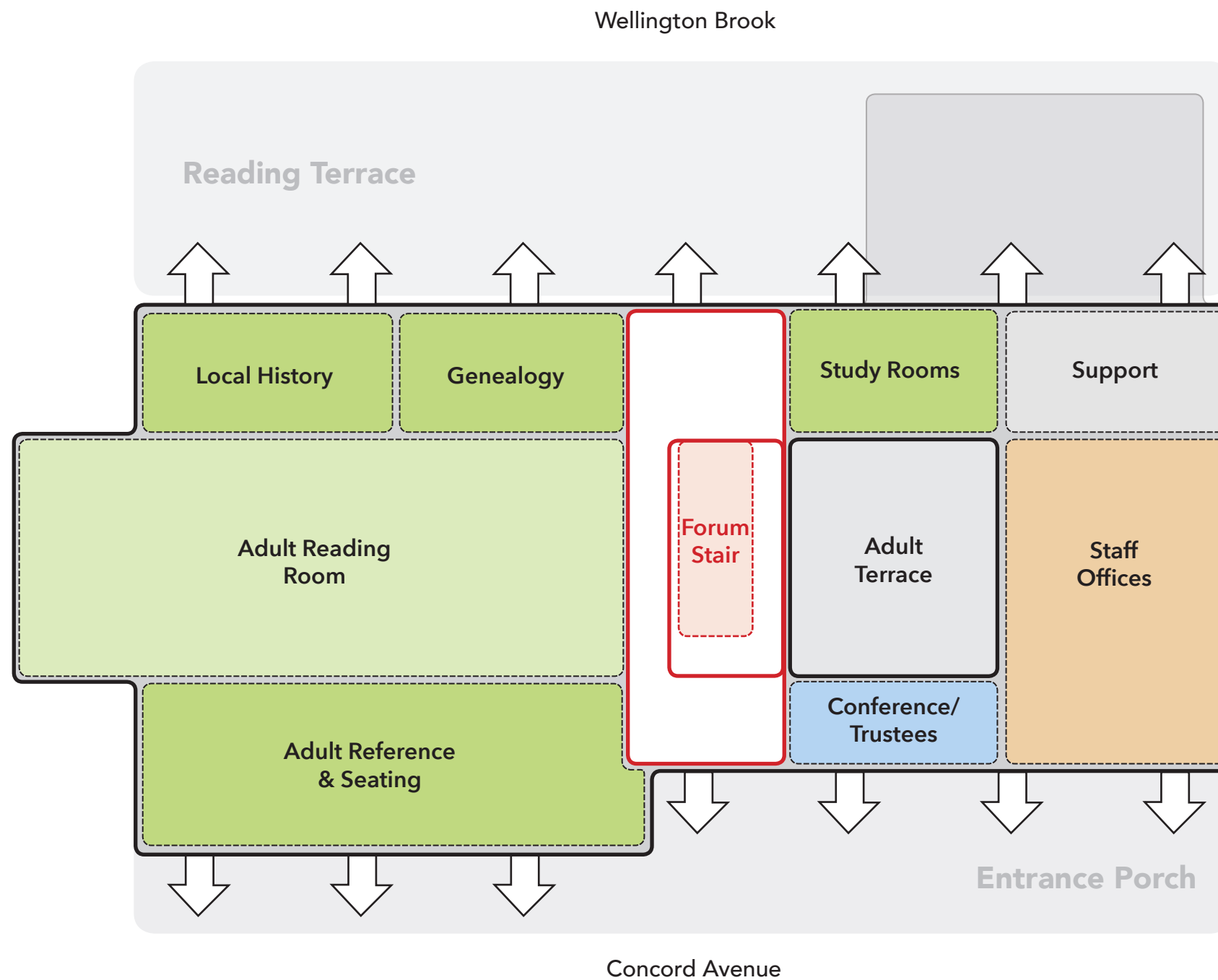
Conceptual Planning



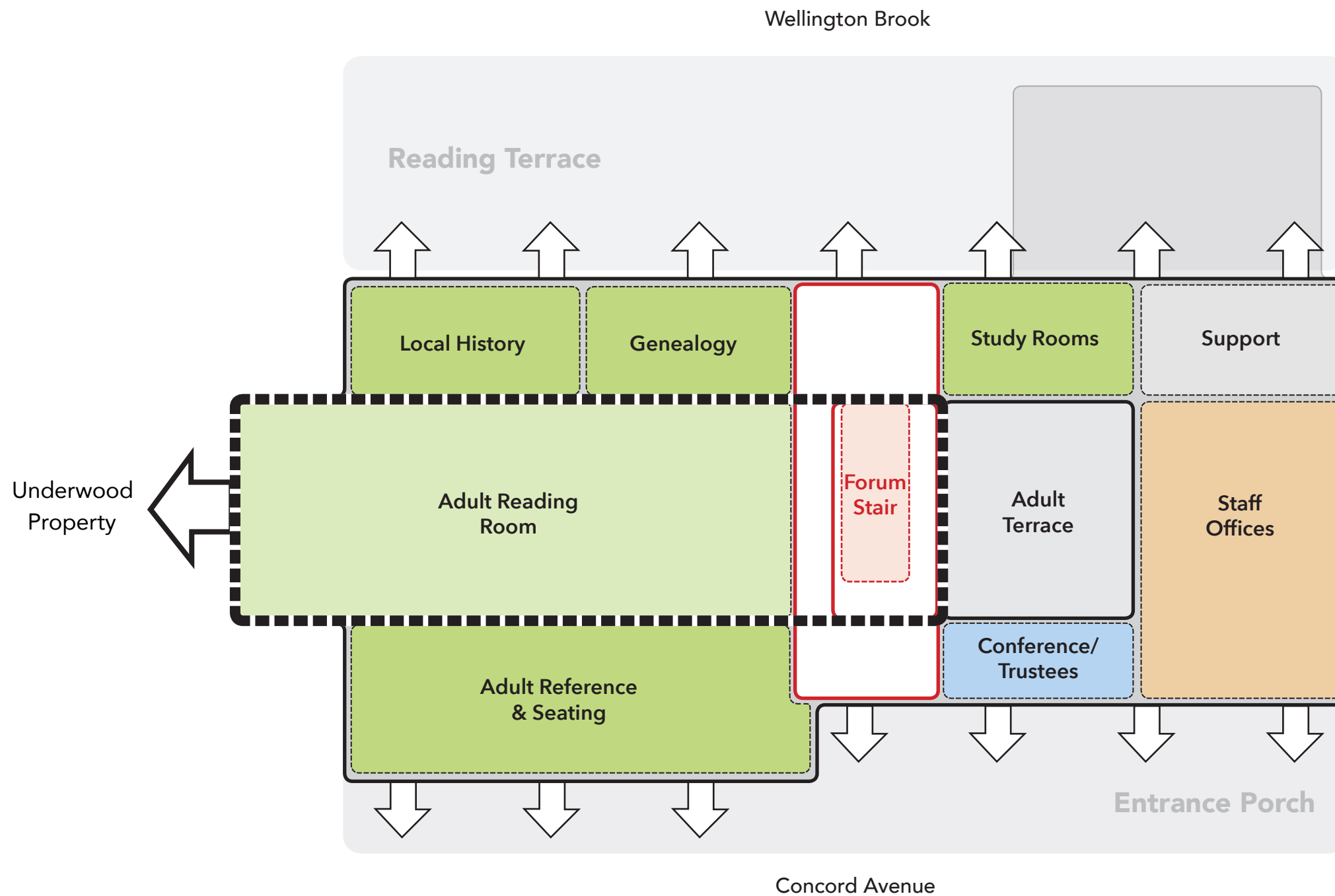
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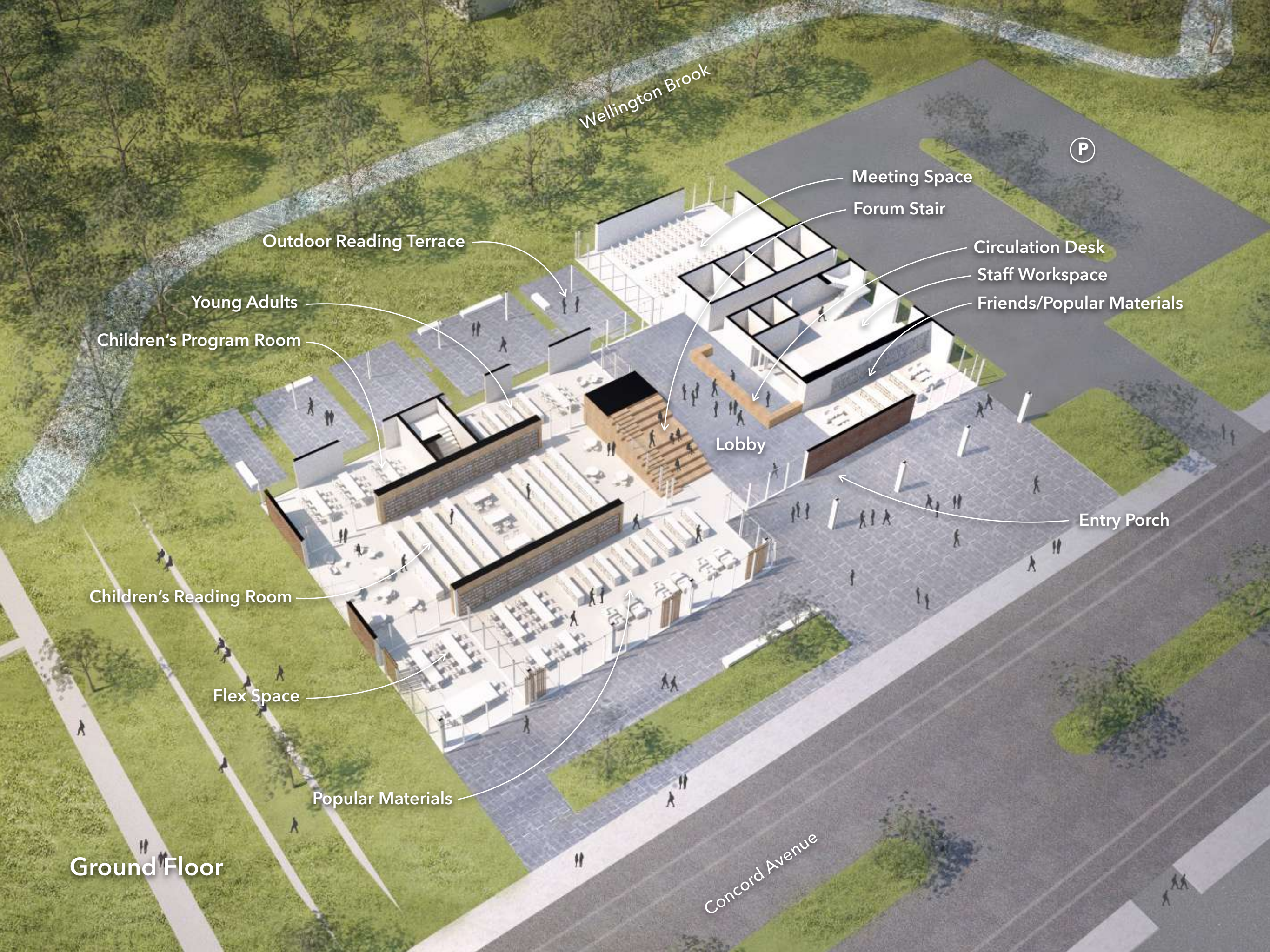
Conceptual Planning



Conceptual Planning



Conceptual Planning



Wellington Brook

P

Meeting Space

Forum Stair

Circulation Desk

Staff Workspace

Friends/Popular Materials

Outdoor Reading Terrace

Young Adults

Children's Program Room

Lobby

Entry Porch

Children's Reading Room

Flex Space

Popular Materials

Ground Floor

Concord Avenue



Wellington Brook

Meeting Space
Green Roof

P

Forum Stair

Adult Reading Terrace

Staff Offices

Genealogy

Local History

Adult Reading Room

Conference &
Trustees Room

Balcony

Adult Seating
& Reference

Upper Floor

Concord Avenue



Wellington Brook

Meeting Space
Green Roof

P

Adult Reading Terrace

Trellis Roof over
Outdoor Reading Terrace

Entry Porch

Adult Reading
Room Balcony

Civic Facing
Seating and Activity Spaces

Concord Avenue

Roof Plan





Community Terrace

Entry Porch

Adult Reading Room

Genealogy

Local History

Concord Avenue

Main Entrance

Forum Stair

Outdoor reading /
activity terrace

Outdoor Classroom /
educational garden

Wellington Brook



Green Terrace

Balcony

Adult Reading Room

Adult Reading Terrace

Staff Offices

Underwood Lawn

Children's Room

Forum Stair

Central
Circulation

Staff Workroom

Parking
and Vehicular
Drop-off



An aerial photograph of a school campus, featuring a large central building, several parking lots filled with cars, and a multi-lane road running diagonally across the frame. The image is overlaid with a semi-transparent dark grey filter.

Program Update

CLAFLIN
ROOM

NT
CAL
Y

December 20th Working Meeting





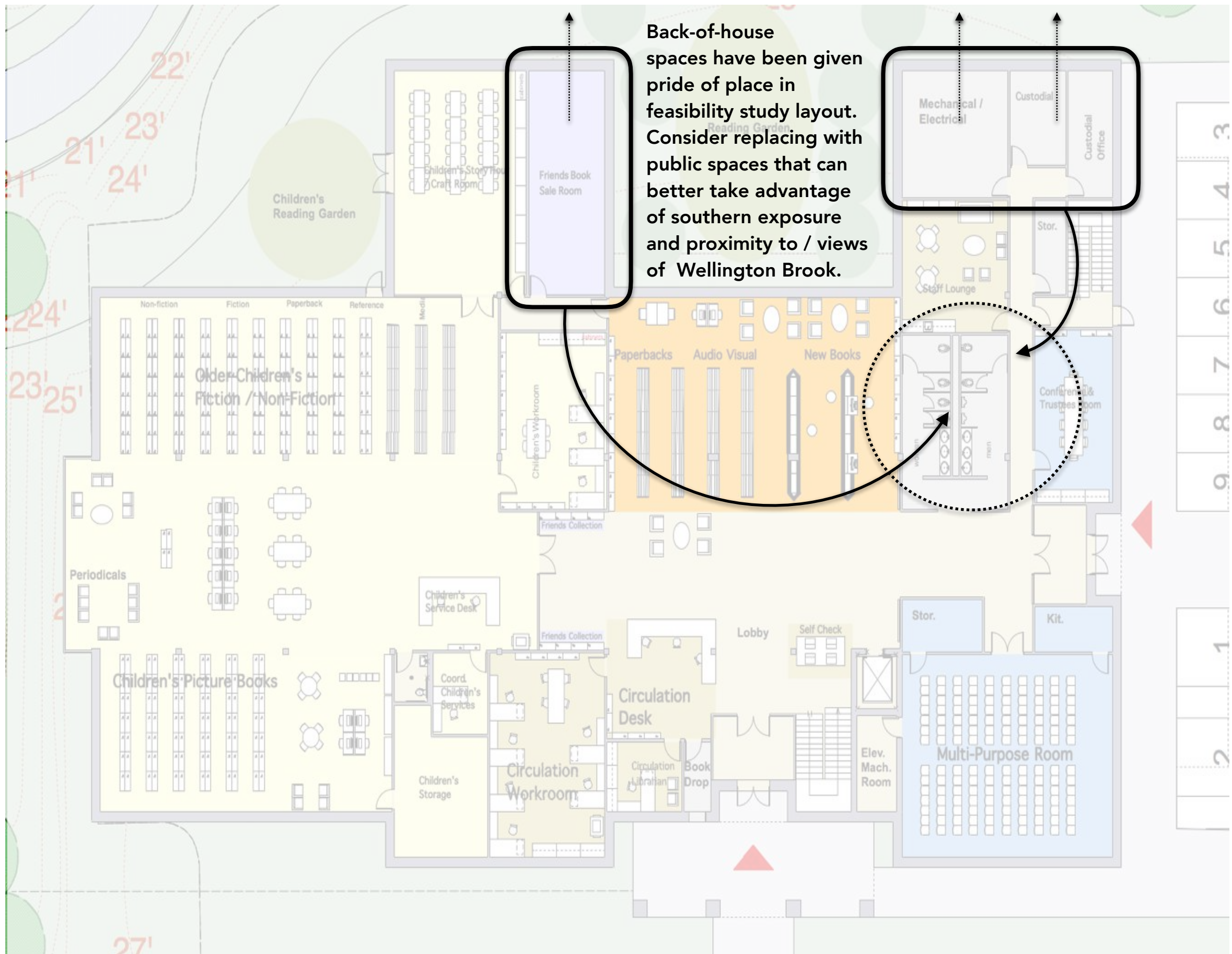
December 20th Working Meeting



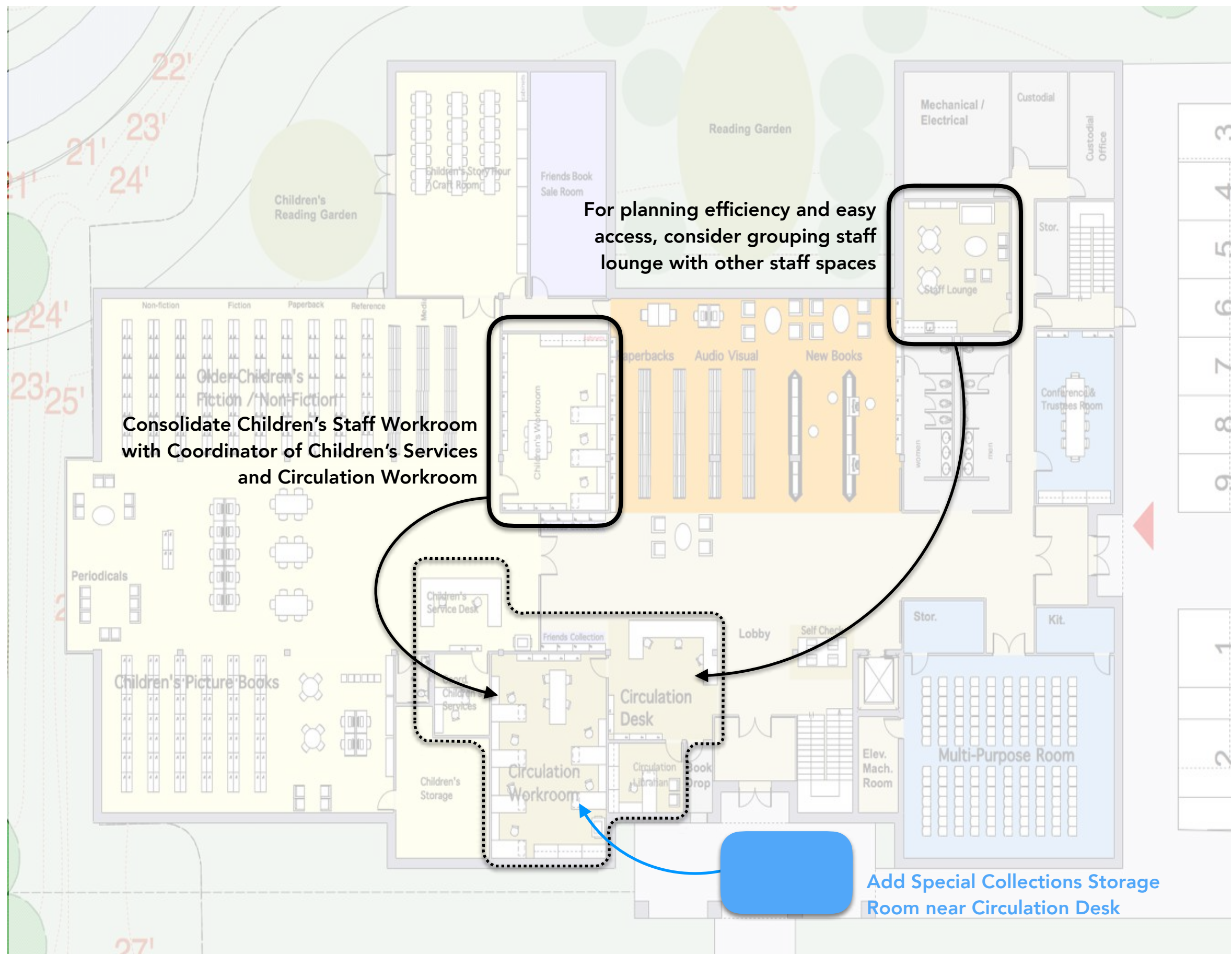
December 20th Working Meeting



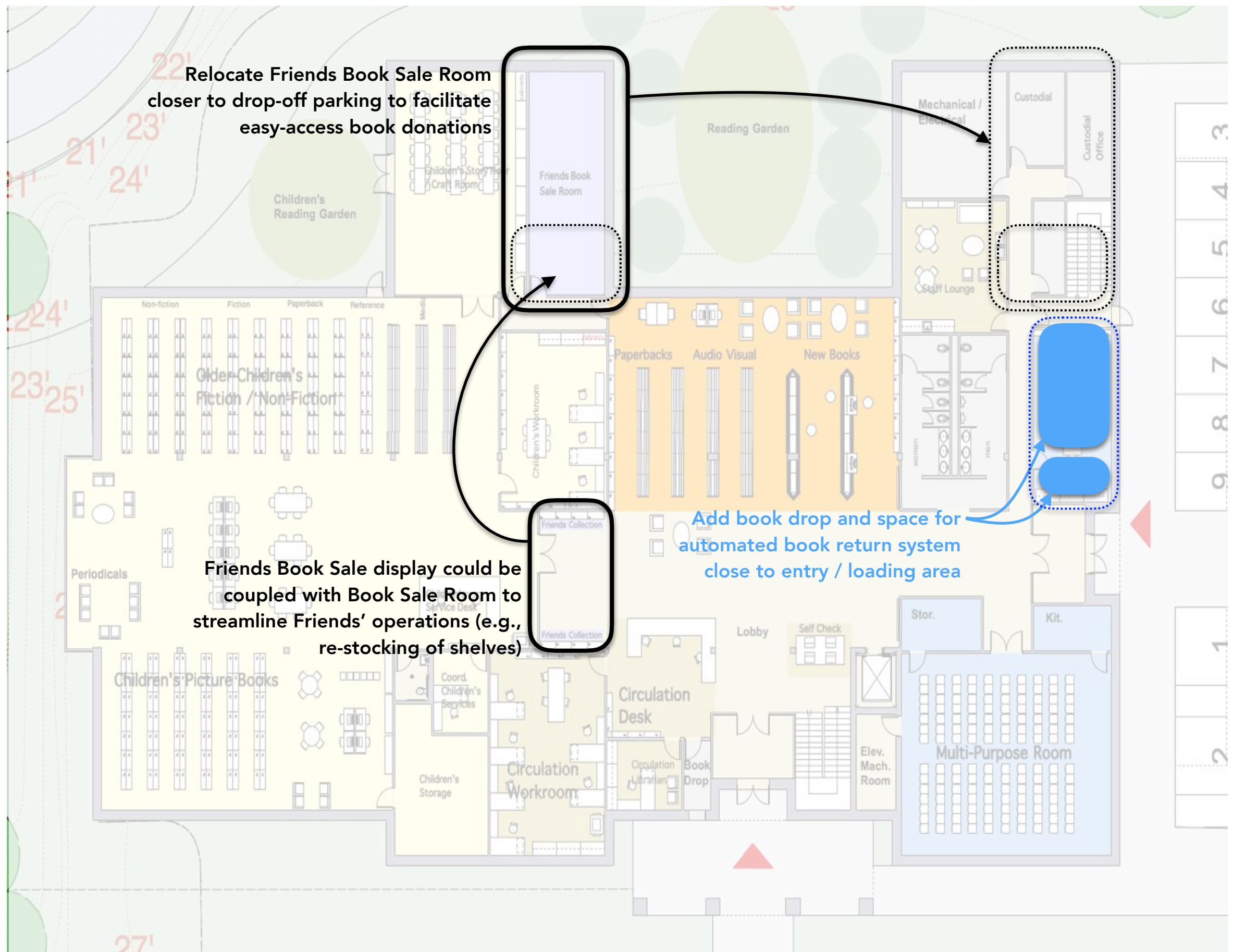
2017 Feasibility Study - First Floor Level



Back of House Spaces



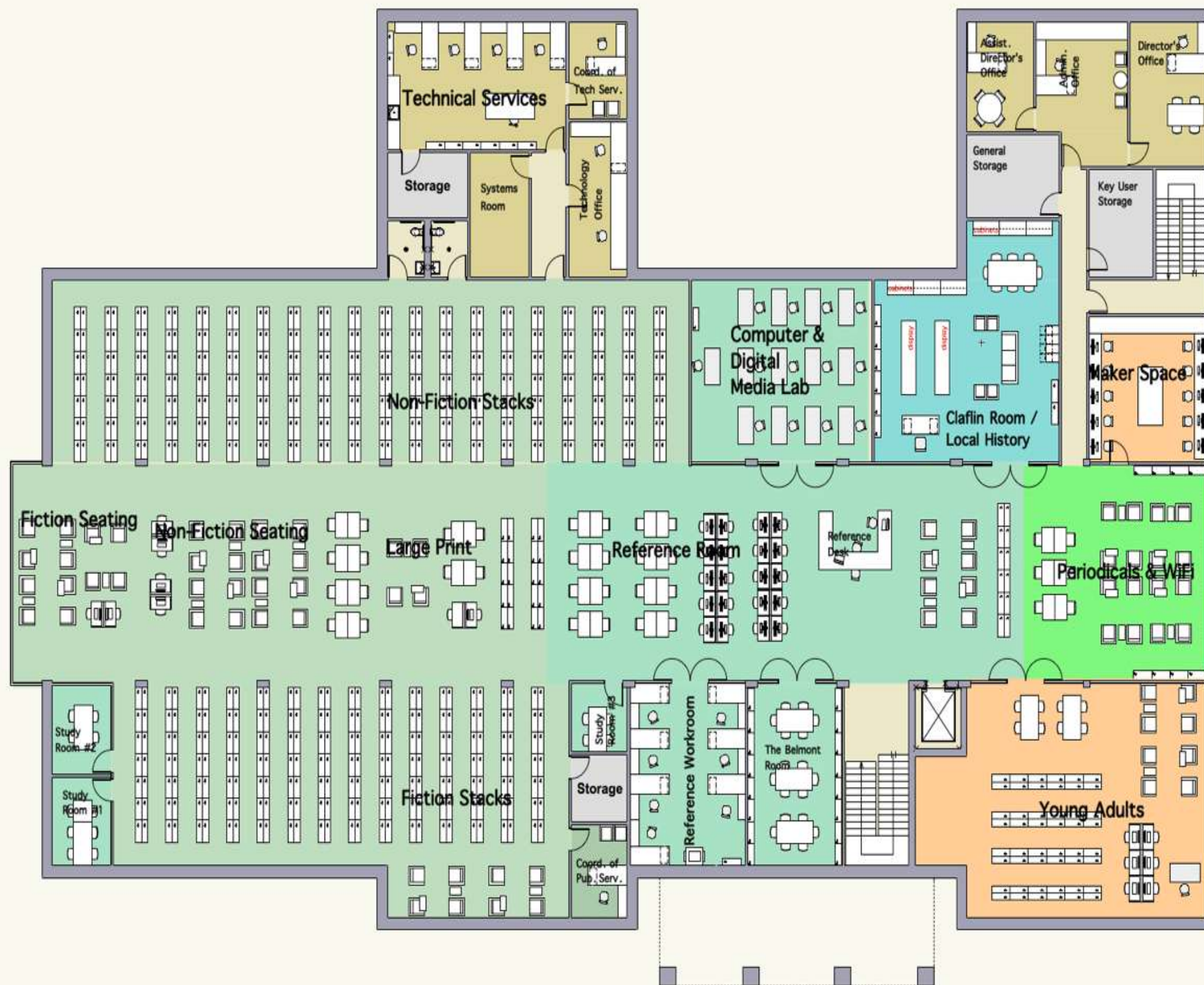
Centralized Circulation and Related Staff Spaces



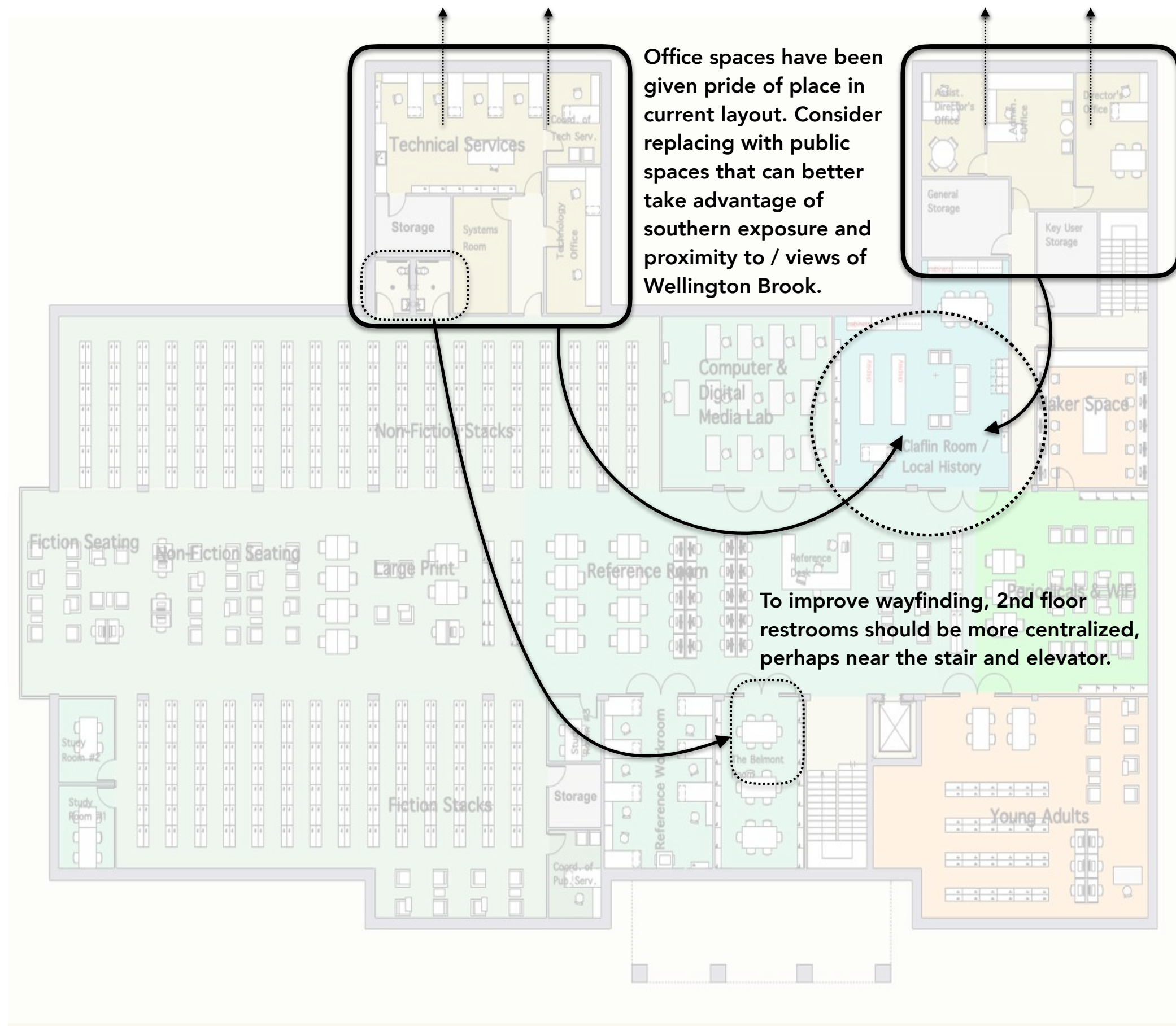
Spaces Requiring Delivery / Drop-off Access



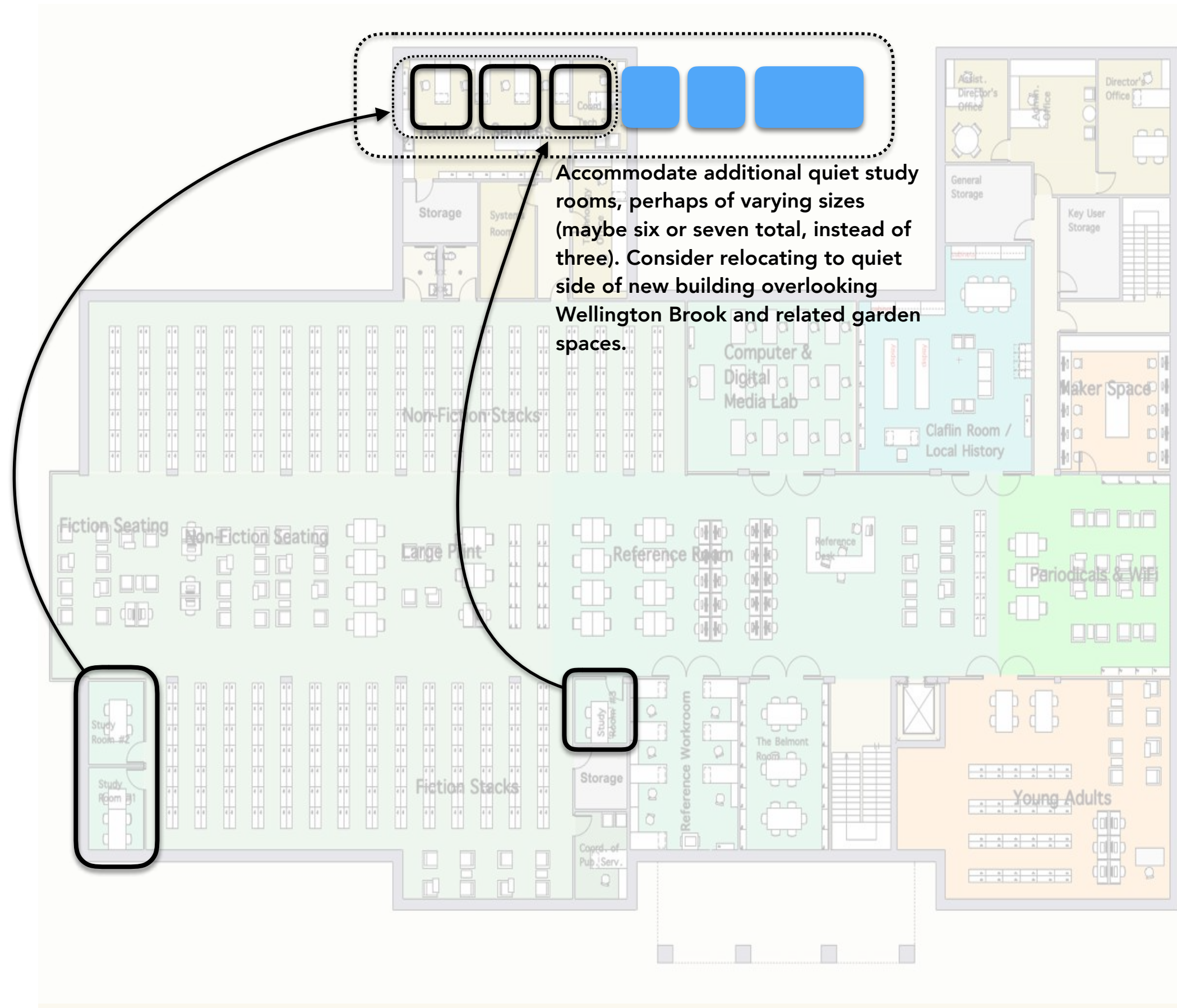
Patron Amenities



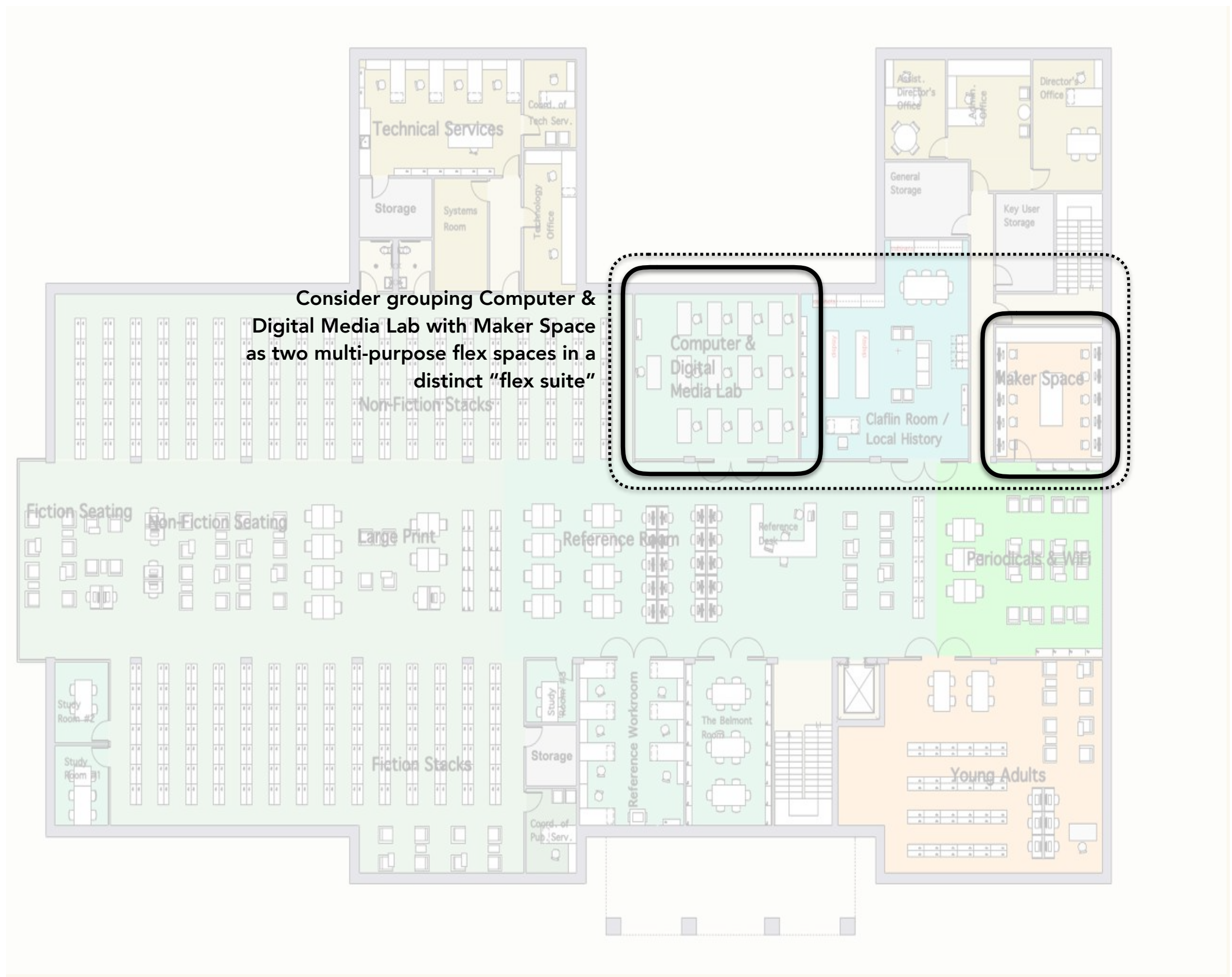
2017 Feasibility Study - Second Floor Level



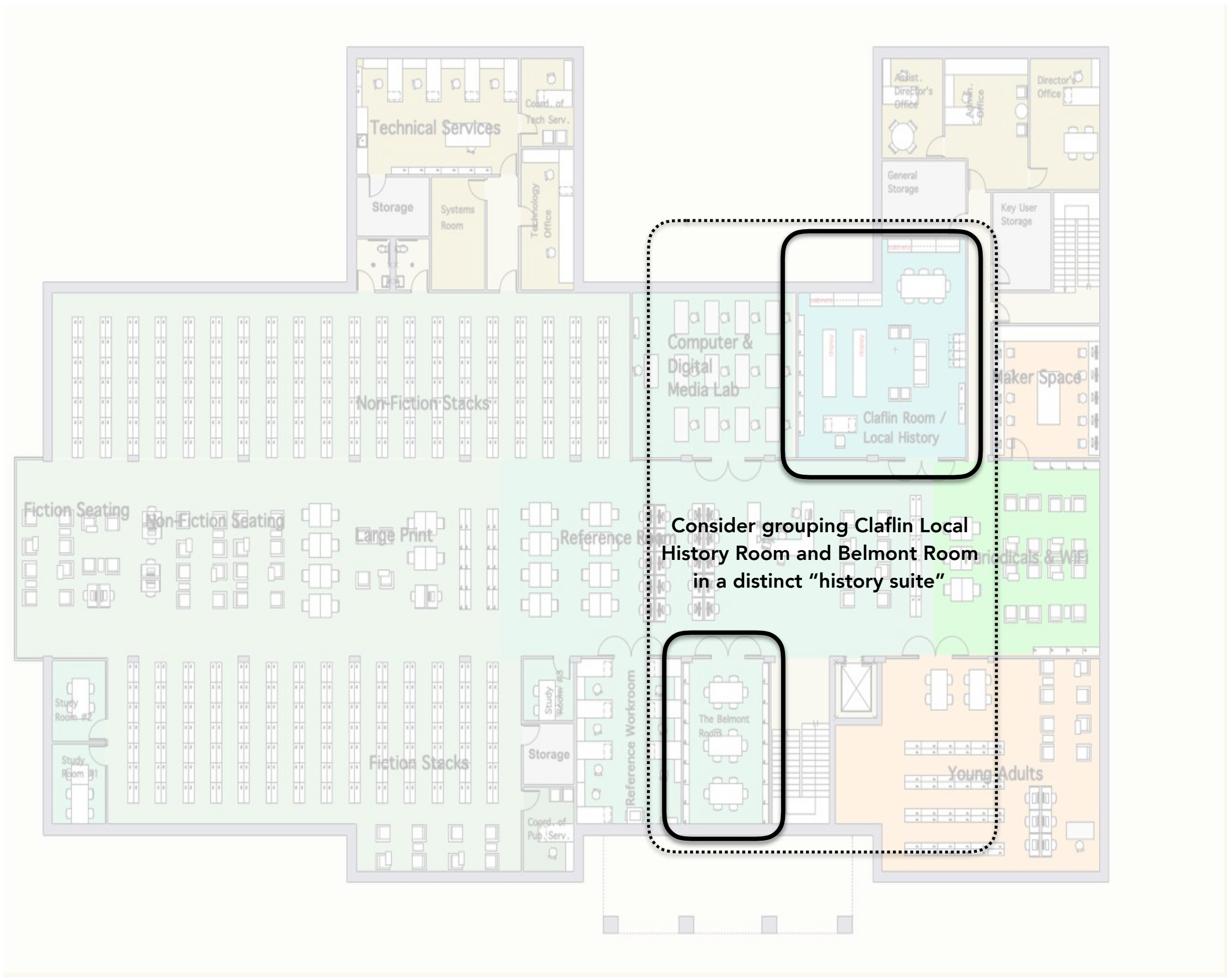
Second Level Staff Spaces



Quiet Study Suite



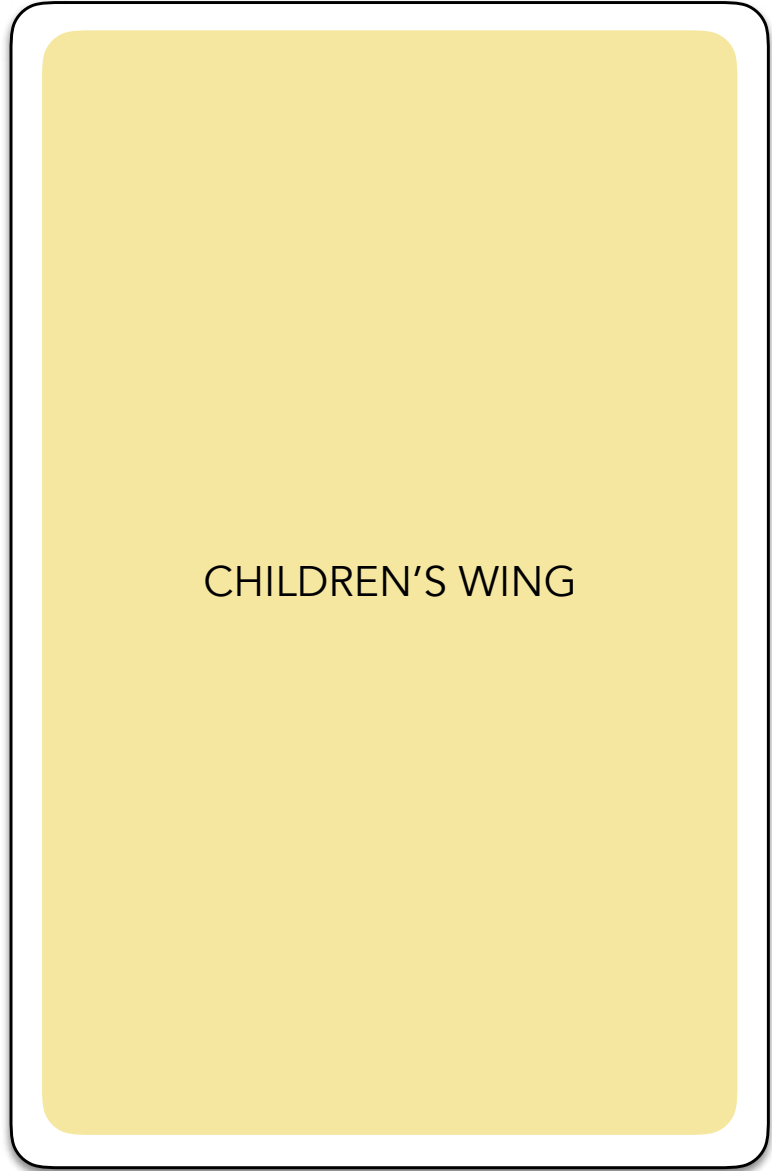
Flex Suite





History Suite

AREA COMPARISON	Existing Area	2017 Feasibility Study	2018 Adjustments	Notes:
CIRCULATION & STAFF AREAS	3,324 SF	3,200 SF	3,725 SF	Addition of Automated Return, Book Drop, Patrons Hold, Special Collections Storage
POPULAR MATERIALS	500 SF	2,000 SF	2,100 SF	Section for Special Collections 'Rentable' Items
MEETING ROOMS	1,637 SF	2,200 SF		
MAKER SPACE		350 SF		
ADULT COLLECTIONS & READING	7,200 SF	7,330 SF		
INFORMATION SERVICES	2,000 SF	4,100 SF	4,400 SF	Addition of (3) Study Rooms
LOCAL HISTORY ROOM (CLAFLIN ROOM)	740 SF	755 SF		
PERIODICALS		825 SF		
FRIENDS		500 SF	600 SF	Addition of Storage / Donation Space
YOUNG ADULT / TEEN	700 SF	1,400 SF		
CHILDREN'S DEPARTMENT	2,870 SF	6,625 SF	6,650 SF	Addition of Self Check-out at desk
CUSTODIAL & STORAGE	1,760 SF	725 SF		
Total Program Area	20,731 SF	30,010 SF	31,060 SF	
Non Assigned	8,919 SF	(27%) 8,183 SF	(42%) 13,311 SF*	*Assumes 70% Net to Growth Efficiency
Gross Building Area	29,650 SF	38,492 SF	44,371 SF	

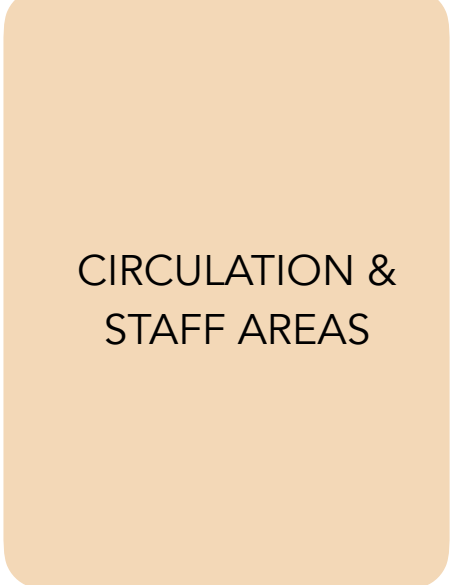
Program Summary



POPULAR MATERIALS



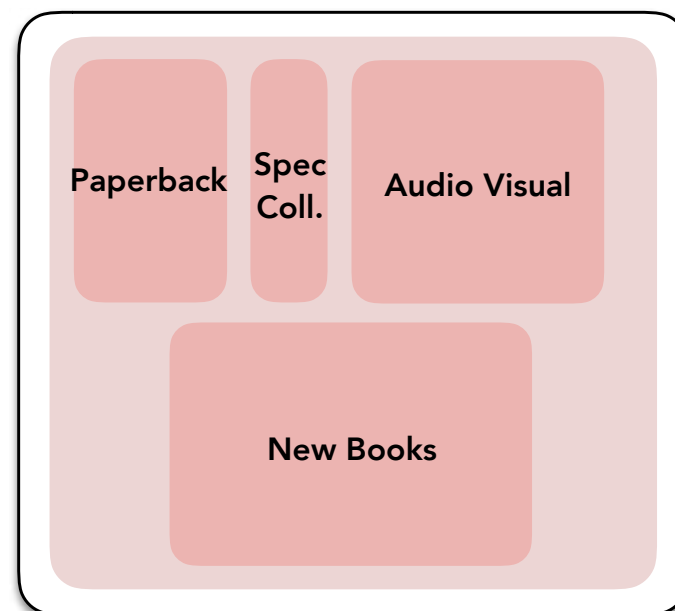
AFTER HOURS
MEETING ROOM
WING; DROP-OFF &
DELIVERY ACCESS
SPACES



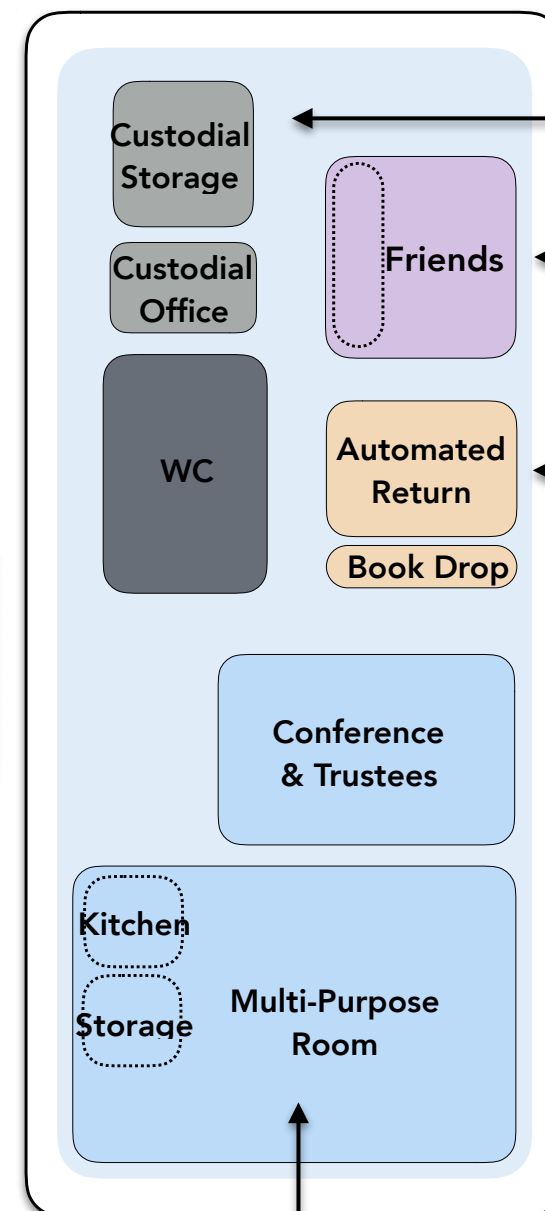
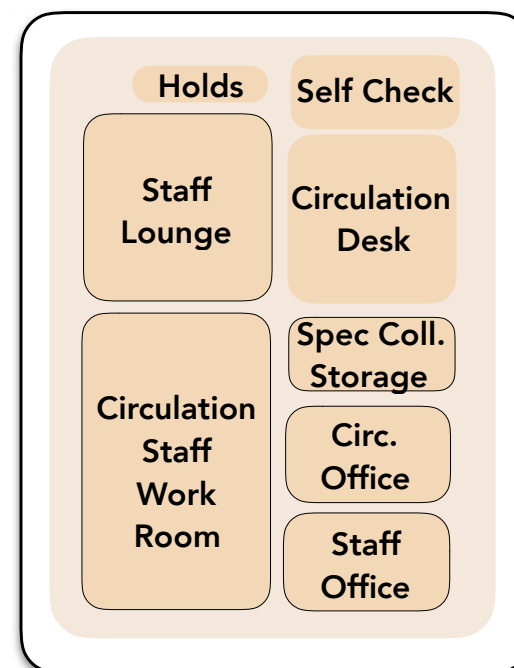
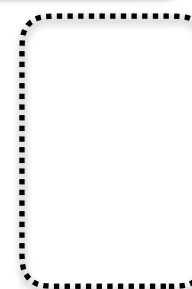
CIRCULATION &
STAFF AREAS

Visitor
Arrival
From Parking
and Drop-off

Program Diagram - First Floor Level



Vertical
Circulation
Core



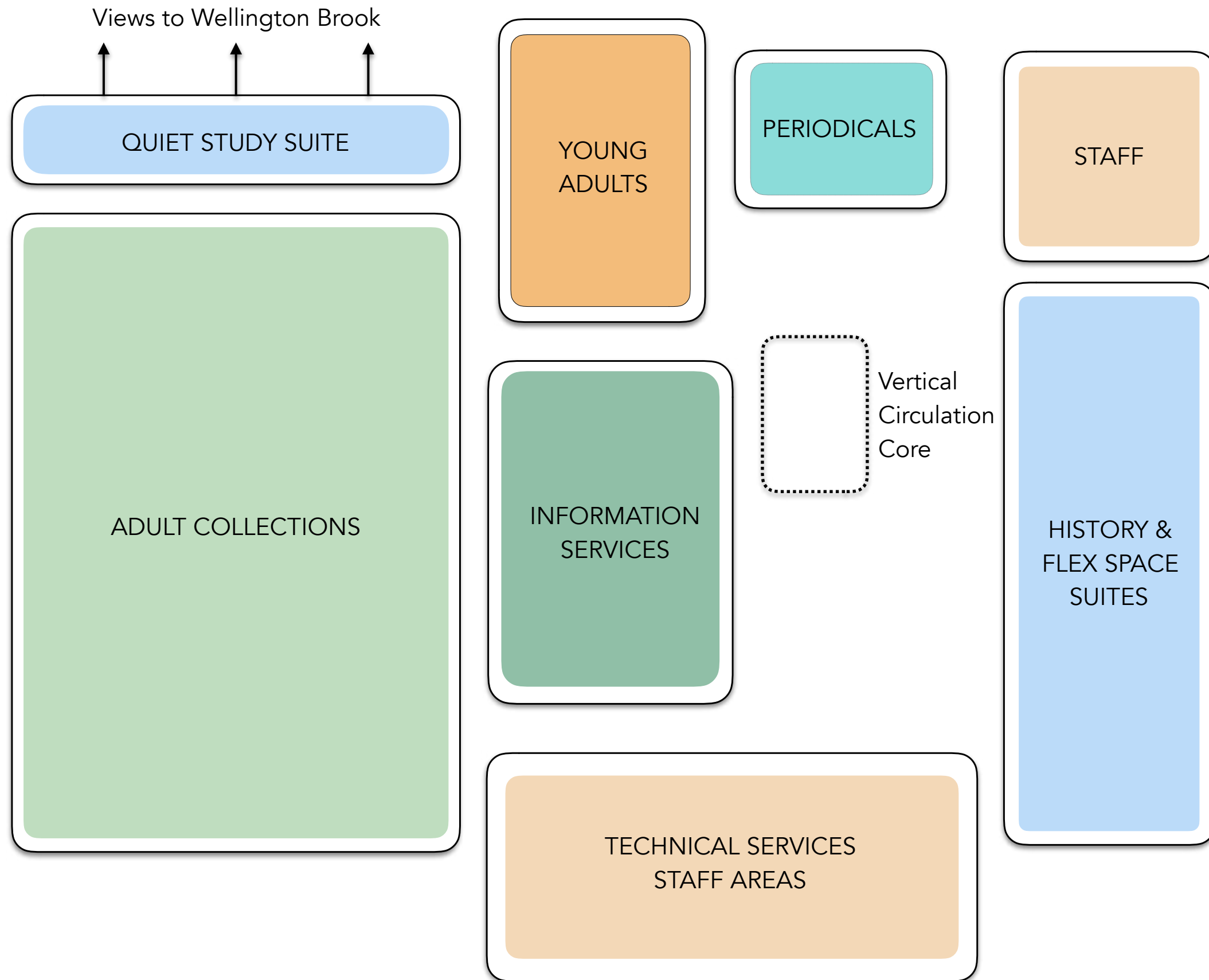
Deliveries & Service

Donations

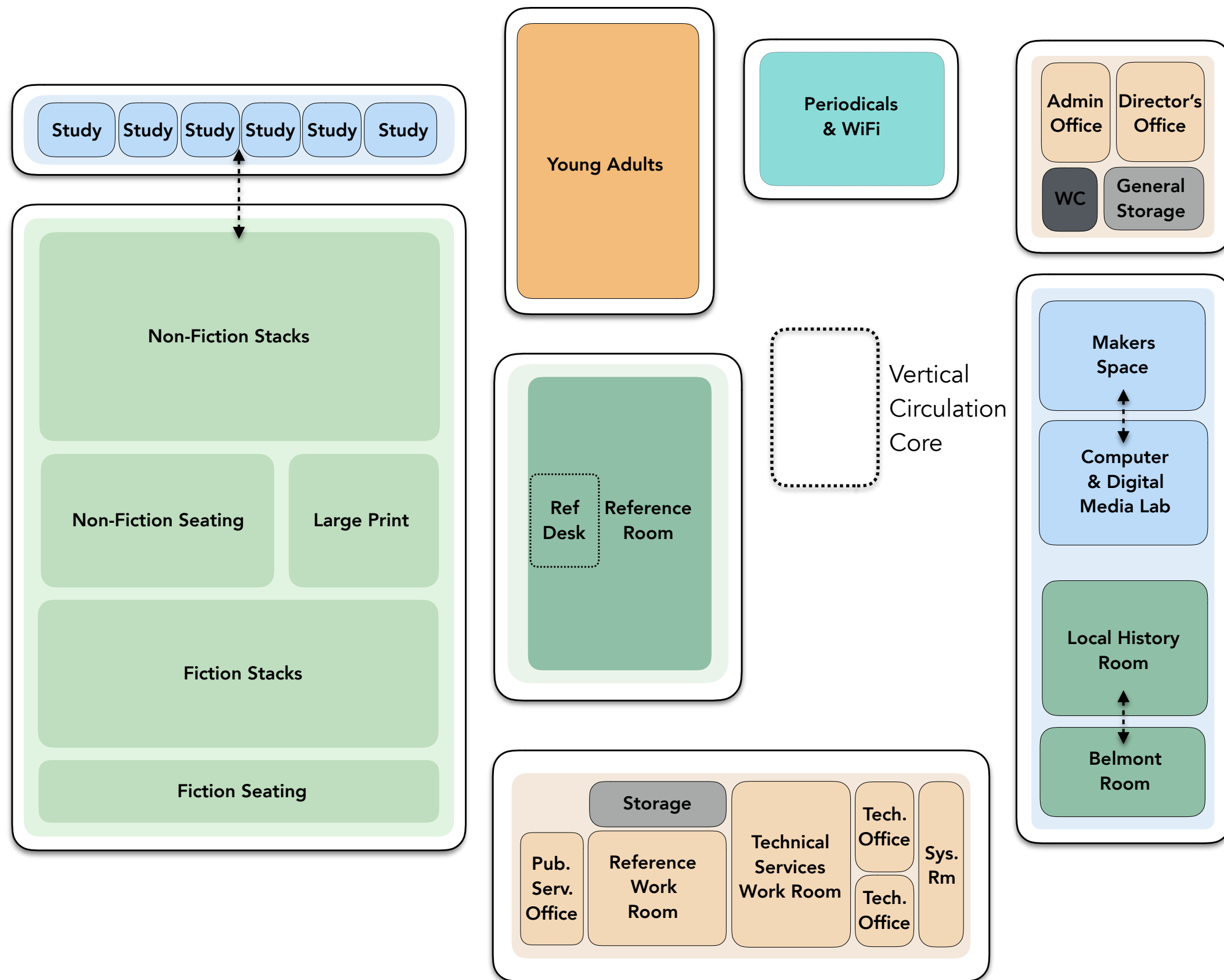
Returns

Visitor Arrival
From Parking
and Drop-off

Program Diagram - First Floor Level



Program Diagram - Second Floor Level

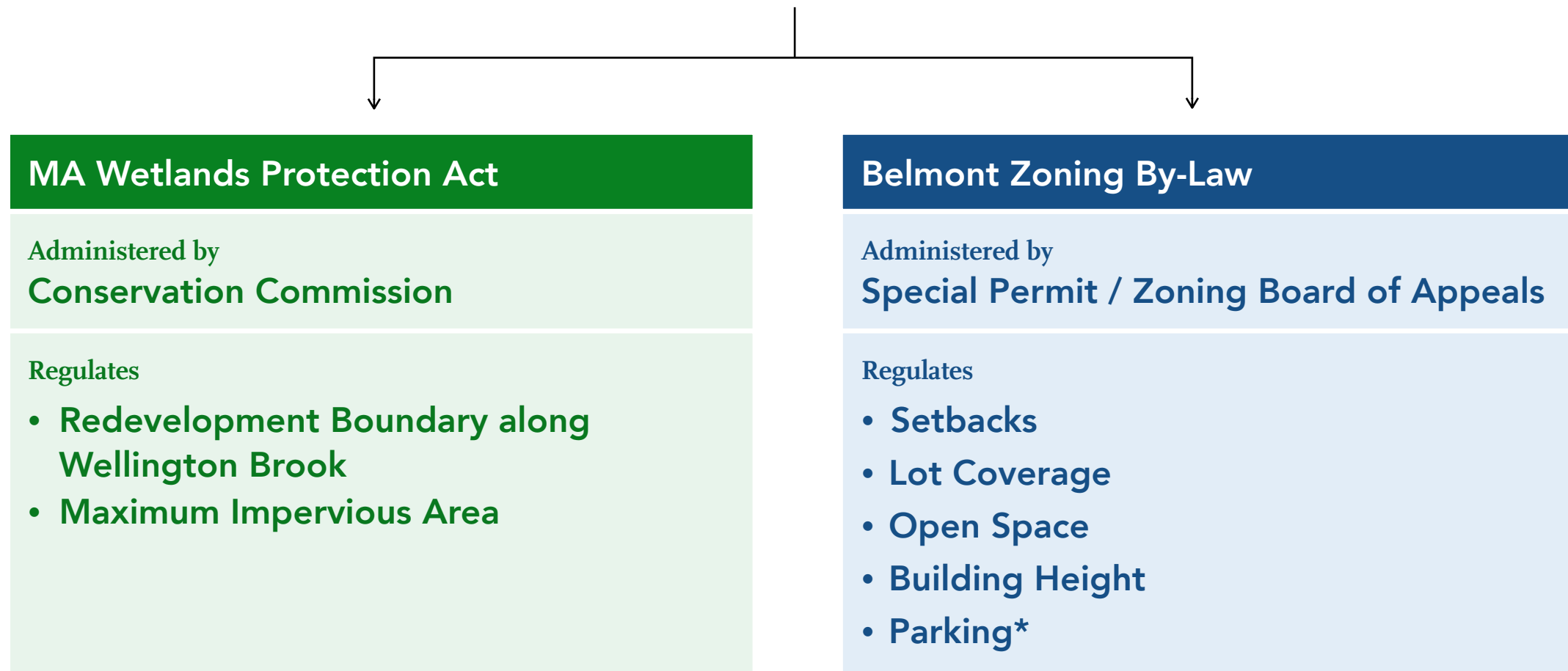


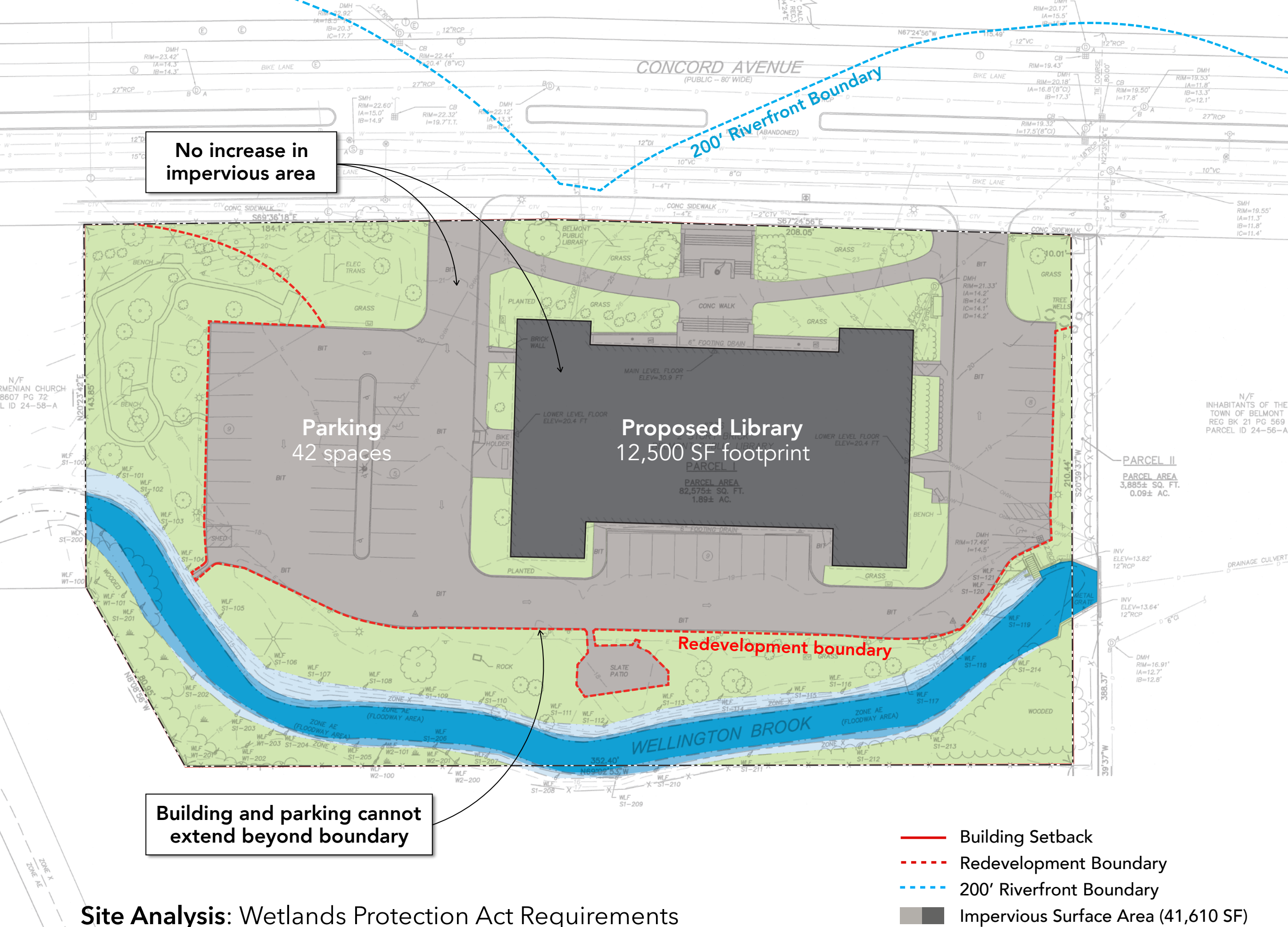
Program Diagram - Second Floor Level

An aerial photograph of a campus or industrial area, overlaid with a semi-transparent dark grey filter. The image shows a large, multi-story building with a complex roofline in the center. To the left of the building is a wide, multi-lane road with several cars parked along the side. To the right of the building is a large parking lot filled with cars. In the background, there are more buildings and a dense forest. The text "Site Analysis" is centered over the image in a large, white, sans-serif font.

Site Analysis

Development Regulations

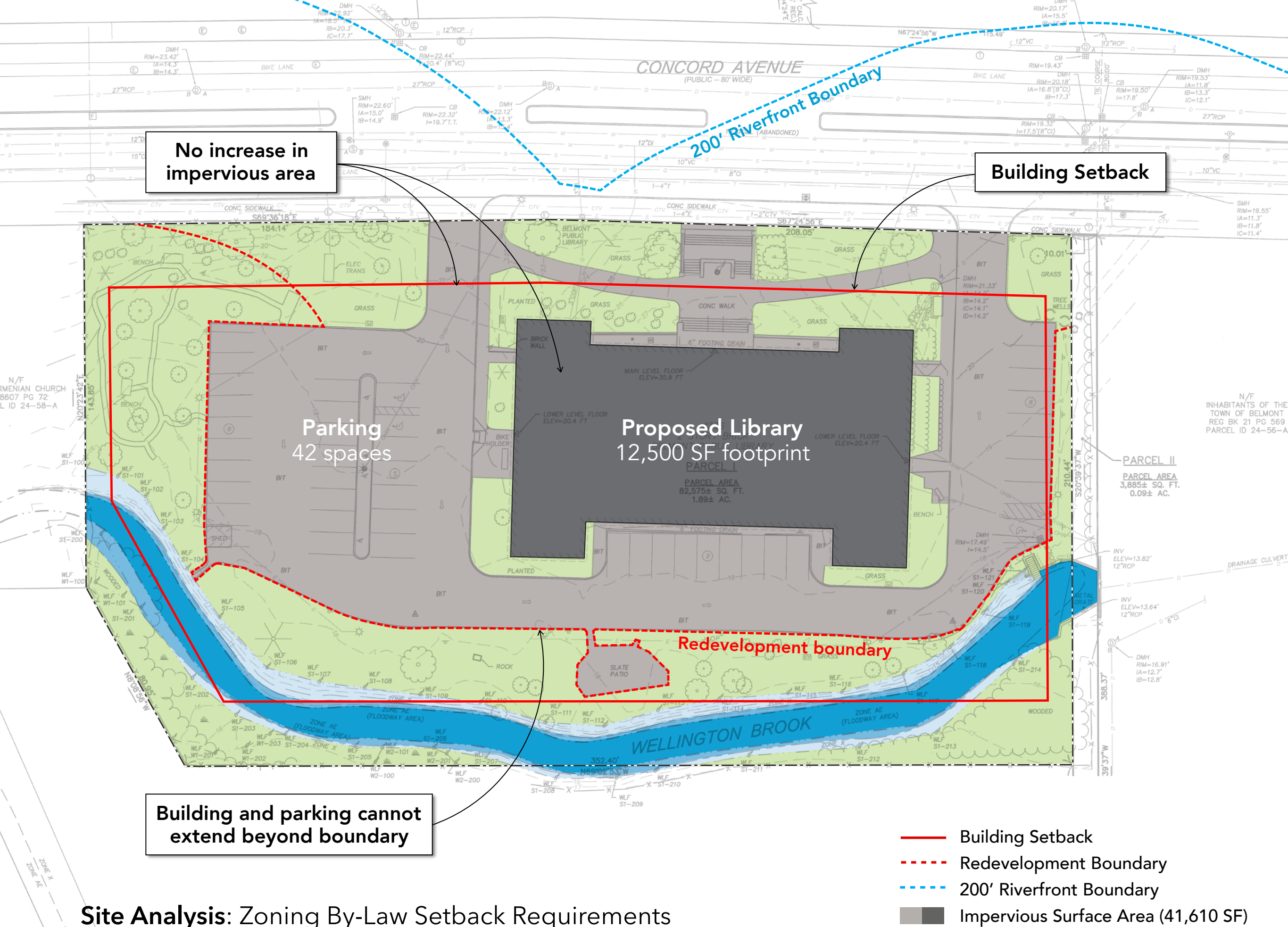




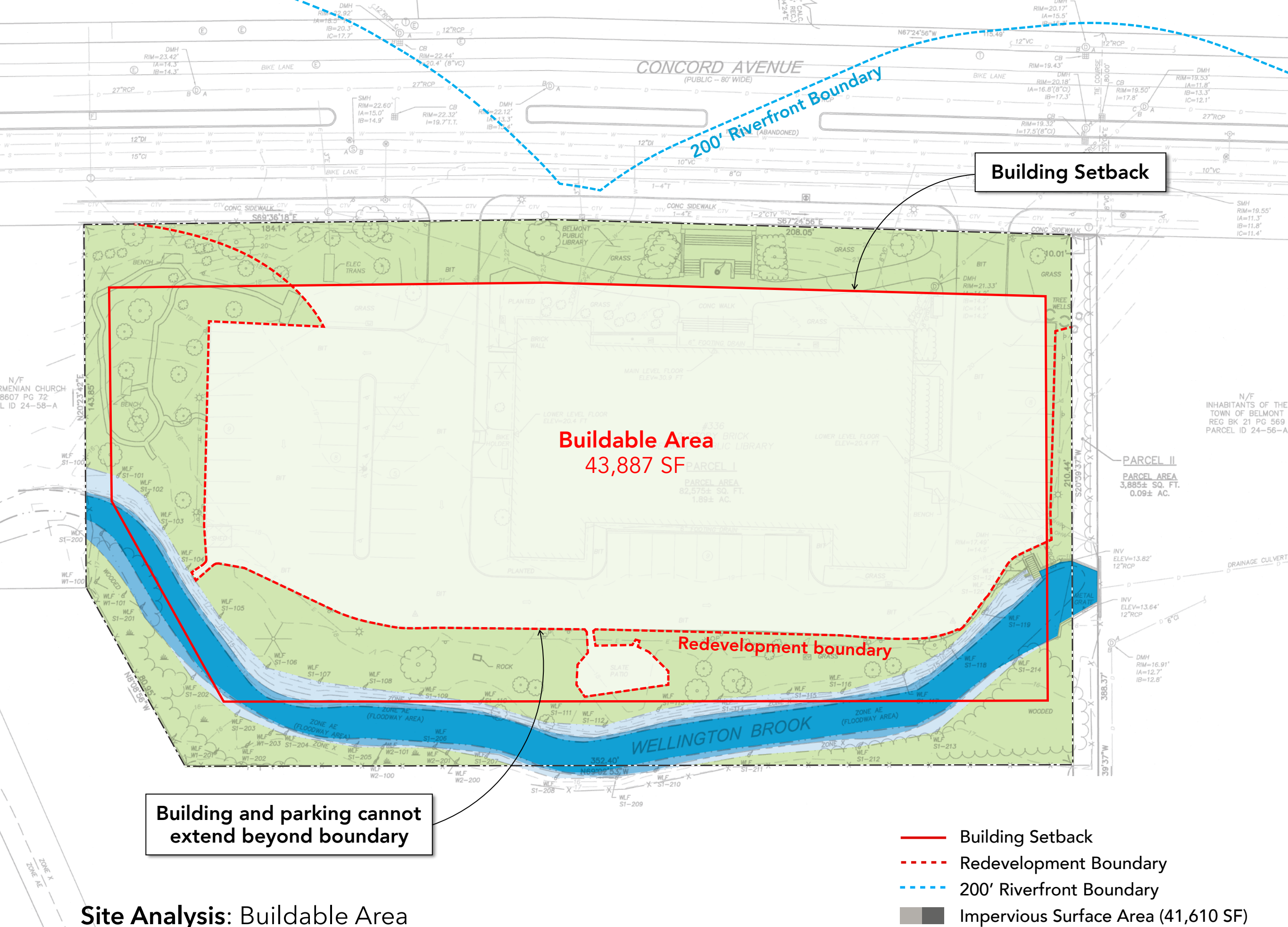
No increase in impervious area

Building and parking cannot extend beyond boundary

Site Analysis: Wetlands Protection Act Requirements



Site Analysis: Zoning By-Law Setback Requirements



Footprint Exceeds Allowable Lot Coverage for SR-C District

Building Setback

Proposed Parking
45 spaces
(TBC)

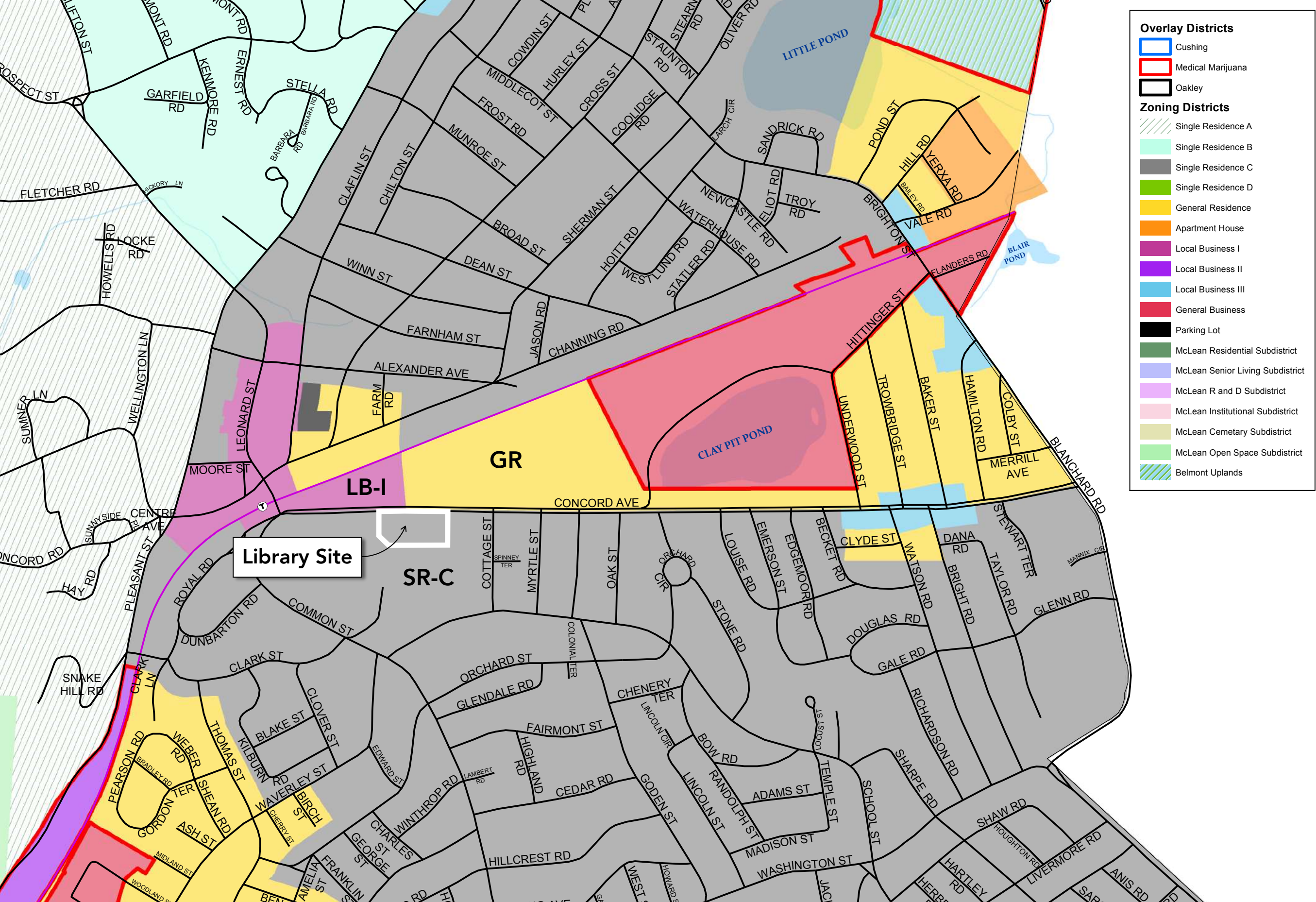
Proposed Library
22,186 SF footprint
(TBC)

Redevelopment boundary

Building and parking cannot extend beyond boundary

- Building Setback
- Redevelopment Boundary
- 200' Riverfront Boundary
- Impervious Surface Area (41,610 SF)

Site Analysis: Provisional Test Fit



Belmont Zoning By-Law: Zoning Map

SR-C District

Complies

Parcel Area = 82,575 SF

Max. Lot Coverage	20,668 SF (25%)	NO	Lot coverage for proposed building must be 22,186 SF min
Min. Open Space	41,336 SF (50%)	MAYBE	Limited tolerance for change to parking count and driveway
Building Height	30 feet / 2.5 stories	NO	Assuming high ceilings and possible mechanical penthouse
Parking*	17,000 SF (45 spaces)	TBC	Need to review with town; adding spaces impacts open space

Notes Regarding Parking

- Requirements for library/municipal uses are not specified in the by laws. Number of spaces to be determined by the Building Inspector (or the Planning Board in cases referred to it for Design and Site Plan Review), based upon evidence from similar uses under similar circumstances.
- The Feasibility Study proposes increasing parking from 42 to 45 spaces but requires further review with municipal staff.

Belmont Zoning By-Law: Dimensional Constraints

SR-C District		Complies		Parcel Area = 82,575 SF
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Min. Open Space	41,336 SF (50%)	MAYBE	Limited tolerance for change to parking count and driveway	
Building Height	30 feet / 2.5 stories	NO	Assuming high ceilings and possible mechanical penthouse	
Parking*	17,000 SF (45 spaces)	TBC	Need to review with town; adding spaces impacts open space	

GR District		Complies	
Max. Lot Coverage	24,802 SF (30%)	YES	Allows small degree of flexibility for bldg footprint/overhangs
Min. Open Space	33,069 SF (40%)	YES	Complies even if parking count increases
Building Height	33 feet / 2.5 stories	NO	Assuming high ceilings and possible mechanical penthouse
Parking*	17,000 SF (45 spaces)	TBC	Need to review with town; adding spaces impacts open space

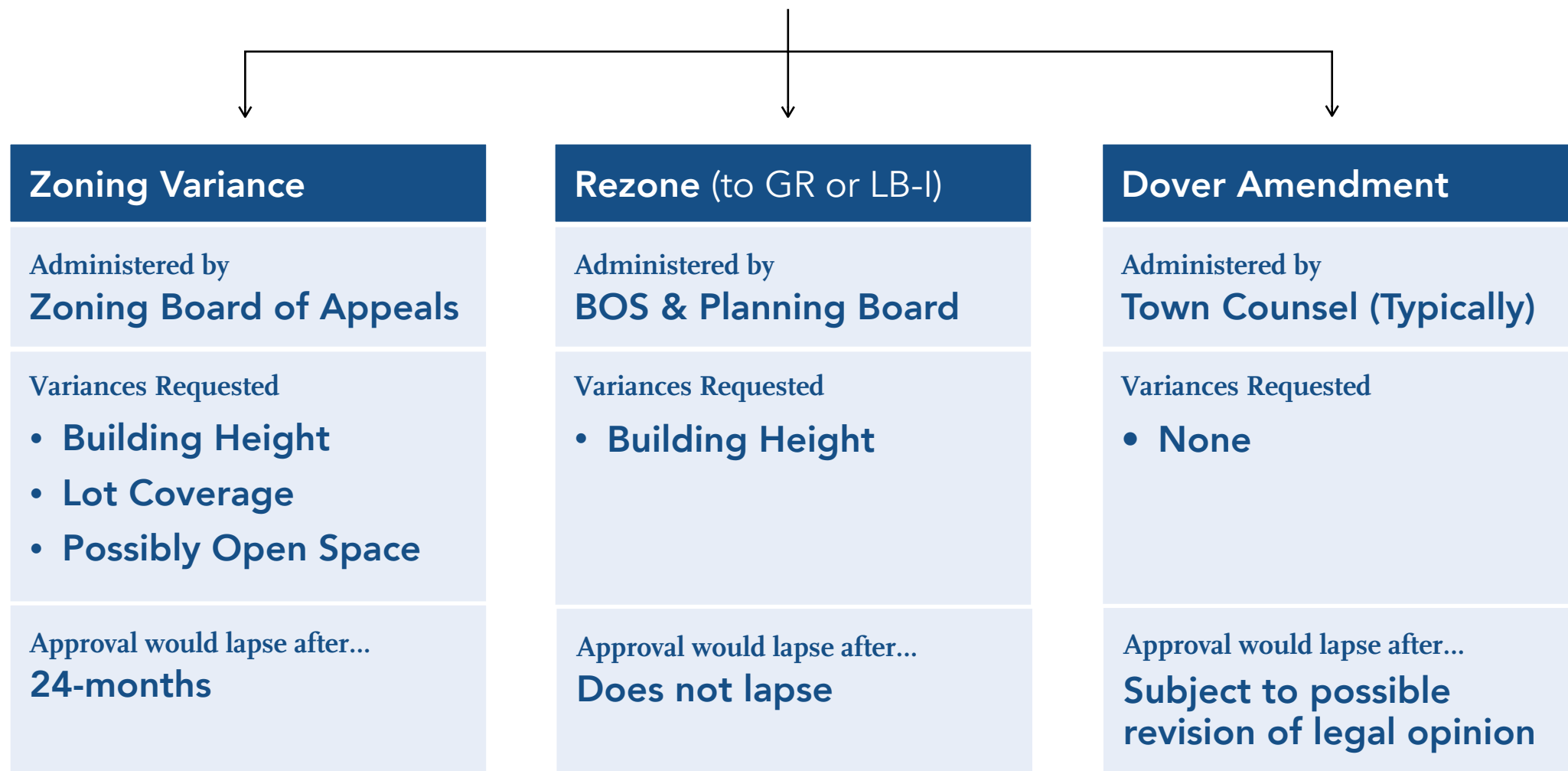
LB-I Zoning Requirements		Complies	
Max. Lot Coverage	n/a	YES	Development limited by FAR of 1.25, library will be <0.60
Min. Open Space	n/a	YES	Development limited by FAR of 1.25, library will be <0.60
Building Height	28 feet / 2 stories	NO	Assuming high ceilings and possible mechanical penthouse
Parking*	17,000 SF (45 spaces)	TBC	Need to review with town; adding spaces impacts open space

Notes Regarding Parking

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Belmont Zoning By-Law: Dimensional Constraints

3 Paths for Zoning Relief



An aerial photograph of a school campus, overlaid with a semi-transparent dark grey filter. The image shows a large, multi-story school building with a complex roofline, several parking lots filled with cars, and a multi-lane road with traffic. A large, curved building with a flat roof is visible in the upper left, possibly a gymnasium or sports hall. The surrounding area includes trees and other smaller structures.

Benchmarking

BELMONT PUBLIC LIBRARY BENCHMARKING

Project	Year	Size	Architect	Link	Reasons to Visit	Benchmarking Visit
Boston Public Library, Johnson Building	2016	156,000 reno	William Rawn Associates	http://rawnarch.com/BPLJohnson	Yes - Bright and inviting public spaces, connection to public realm	Yes
Cambridge Public Library	2009	76,700 reno 27,200 addition	William Rawn Associates	http://rawnarch.com/cambridge_public_library	Yes - Casual study/gathering space on ground level, café, Yes self checkout Teens room is flexible, good precedent	
Scituate Public Library	2017	25,000 reno 7,000 addition	Oudens Ello Architecture	https://www.oudens-ello.com/project/scituate-town-library	Yes	Yes
Eastham Public Library	2016	300 reno 18,000 addition	Oudens Ello Architecture	https://www.oudens-ello.com/project/eastham-public-library	Small, but possible option for daylight; connections to outdoors.	Possible
Gladys E Kelly Public Library, Webster	2018	20,000 new	Oudens Ello Architecture	https://www.oudens-ello.com/project/webster-public-library	Small, but possible option to see civic-scaled atrium, interior finishes and FF+E, connections to Town.	Possible
BPL - Jamaica Plain Branch	2017	8,000 reno 2,500 addition	Utile	https://www.utiledesign.com/work/jamaica-plain-branch-of-the-boston-public-library/	Very small, but possible option to look at reading space and maker space	Possible
BPL - East Boston Branch	2016	15,000 new	William Rawn Associates	http://www.rawnarch.com/east_boston_public_library?t=2	Possible option	Possible
Holyoke Public Library	2013	40,000 reno/ addition	Finegold Alexander Architects	http://faainc.com/projects/holyoke-public-library/	Possible option - renovation / addition, but similar scale	Possible
Hopkinton Public Library	2017	5,783 reno 8,000 addition	Johnson & Roberts	http://johnson-roberts.com/hopkinton-public-library/	Possible option - renovation / addition	Possible
Stoughton Public Library	2019	31,000 new	Finegold Alexander Architects	http://faainc.com/projects/stoughton-public-library/	Possible option - just finished, renovation / addition	Possible
Reading Public Library	2016	38,500 reno 9,000 addition	CBT Architects	https://www.cbtarchitects.com/project/reading-public-library	No - Renovation-expansion	No
McAuliffe Library	2016	17,000 new	Finegold Alexander Architects	http://faainc.com/projects/framingham-mcauliffe-library/	No - too small?	No
Athol Public Library	2017	20,000 new	Tappe	https://tappe.com/project-item/athol-public-library/	No - Too small and a renovation-addition.	No
Franklin Public Library	2017	22,000 reno 6,000 addition	LLB	http://llbarch.com/projects/libraries/franklin-public-library/	No - Small addition to an historic building	No
Watertown Free Public Library	2006	6,000 reno 38,000 addition	LLB	http://llbarch.com/projects/libraries/watertown-free-public-library/	No - Completed in 2006 (outmoded already)	No
Milton Public Library	2009	20,000 reno 20,000 addition	Schwartz/Silver	https://www.grconstruction.net/index.php/milton-library	No - renovation-addition; completed in 2009 (outmoded already)	No
Grove Hall Branch Library, Boston (connected to Burke High School)	2009	16,000 new	Schwartz/Silver	https://www.schwartzsilver.com/projects/burke-high	No - too small; completed in 2009 (outmoded already)	No
Hyde Park Branch Library	2000	14,000 reno 14,000 addition	Schwartz/Silver	https://www.schwartzsilver.com/projects/hyde-park-library	No - Completed in 2000 (outmoded already)	No
Needham Free Public Library	2006	8,000 reno 40,000 addition	Ann Beha Associates	http://annbeha.com/needham-free-public-library	No - It's the right size, but nothing we wouldn't see at BPL or Cambridge. It's also 2006 (outmoded already)	No
Newton Free Library	1991	91,000 new	Tappe and KMW	https://www.t2architecture.com/newton-public-library http://www.newtonfreelibrary.net/about/renovation.php	No - "Busiest" library in Commonwealth, self checkout, but from a different era. (outmoded already)	No
Cary Memorial Library, Lexington	2004 2016	62,500 reno + add Minor interior reno	Stephen Hale Colin Smith Architects	http://www.halearc.com/Libraries/Libraries.html http://www.colinsmitharch.com/commercial/cary-library-internal-reconfiguration	No - existing building renovation not applicable. Atrium transformed into flexible "living room" space, Teens Room also renovated	No

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Milton Public Library	2009	20,000 reno 20,000 addition	Schwartz/Silver	https://www.grconstruction.net/index.php/milton-library	No - renovation-addition; completed in 2009 (outmoded already)	No
Grove Hall Branch Library, Boston (connected to Burke High School)	2009	16,000 new	Schwartz/Silver	https://www.schwartzsilver.com/projects/burke-high	No - too small; completed in 2009 (outmoded already)	No
Hyde Park Branch Library	2000	14,000 reno 14,000 addition	Schwartz/Silver	https://www.schwartzsilver.com/projects/hyde-park-library	No - Completed in 2000 (outmoded already)	No
Needham Free Public Library	2006	8,000 reno 40,000 addition	Ann Beha Associates	http://annbeha.com/needham-free-public-library	No - It's the right size, but nothing we wouldn't see at BPL or Cambridge. It's also 2006 (outmoded already)	No
Newton Free Library	1991	91,000 new	Tappe and KMW	https://www.t2architecture.com/newton-public-library http://www.newtonfreelibrary.net/about/renovation.php	No - "Busiest" library in Commonwealth, self checkout, but from a different era. (outmoded already)	No
Cary Memorial Library, Lexington	2004 2016	62,500 reno + add Minor interior reno	Stephen Hale Colin Smith Architects	http://www.halearc.com/Libraries/Libraries.html http://www.colinsmitharch.com/commercial/cary-library-internal-reconfiguration	No - existing building renovation not applicable. Atrium transformed into flexible "living room" space, Teens Room also renovated	No

Benchmarking



Boston Public Library - Johnson Wing



Cambridge Public Library



Scituate Town Library



Computers

Research Desk

Scituate Town Library



Eastham Public Library



Eastham Public Library



Gladys E. Kelly Public Library, Webster, MA



Gladys E. Kelly Public Library, Webster, MA



Gladys E. Kelly Public Library, Webster, MA



Boston Public Library - Jamaica Plain Branch



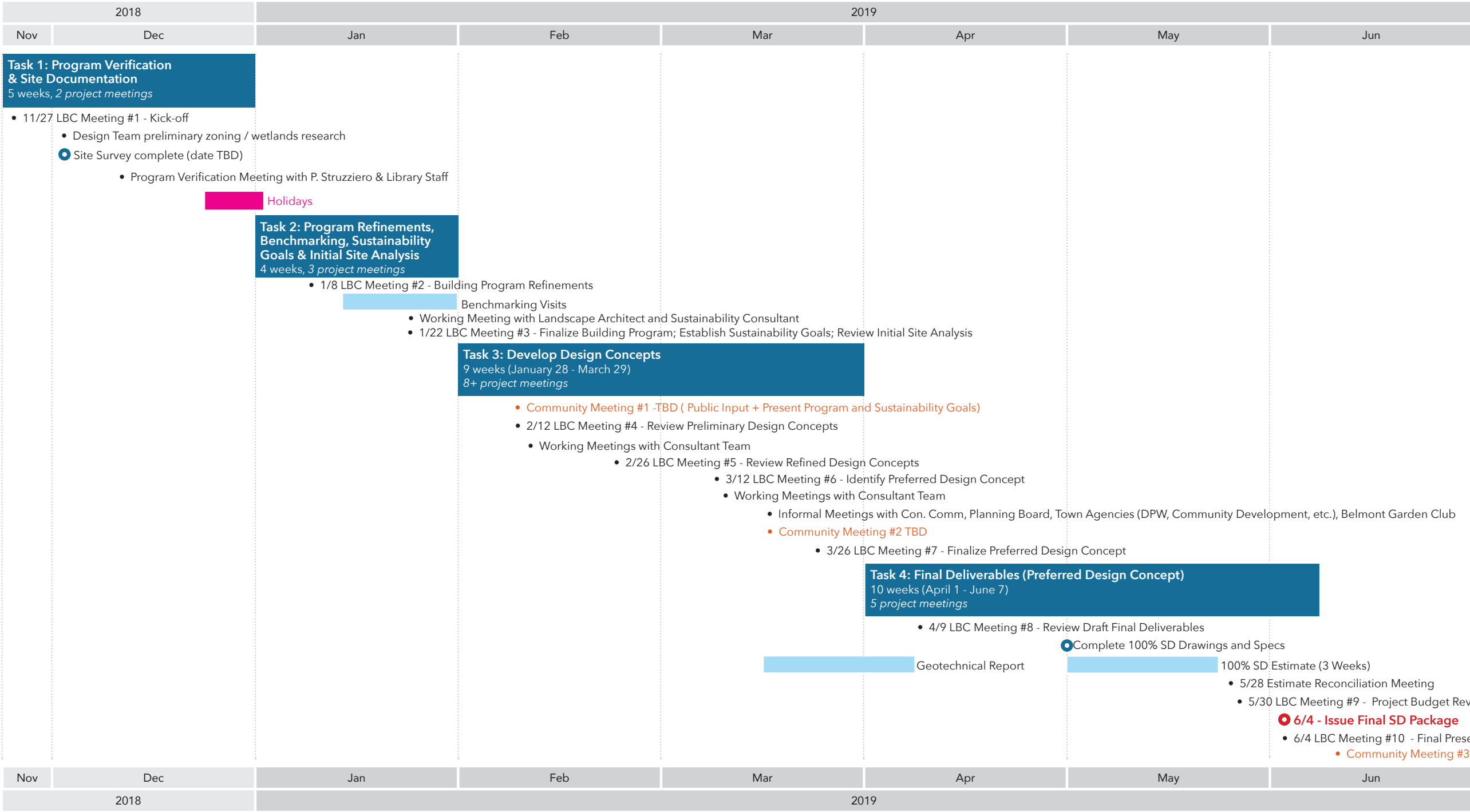
Boston Public Library - Jamaica Plain Branch

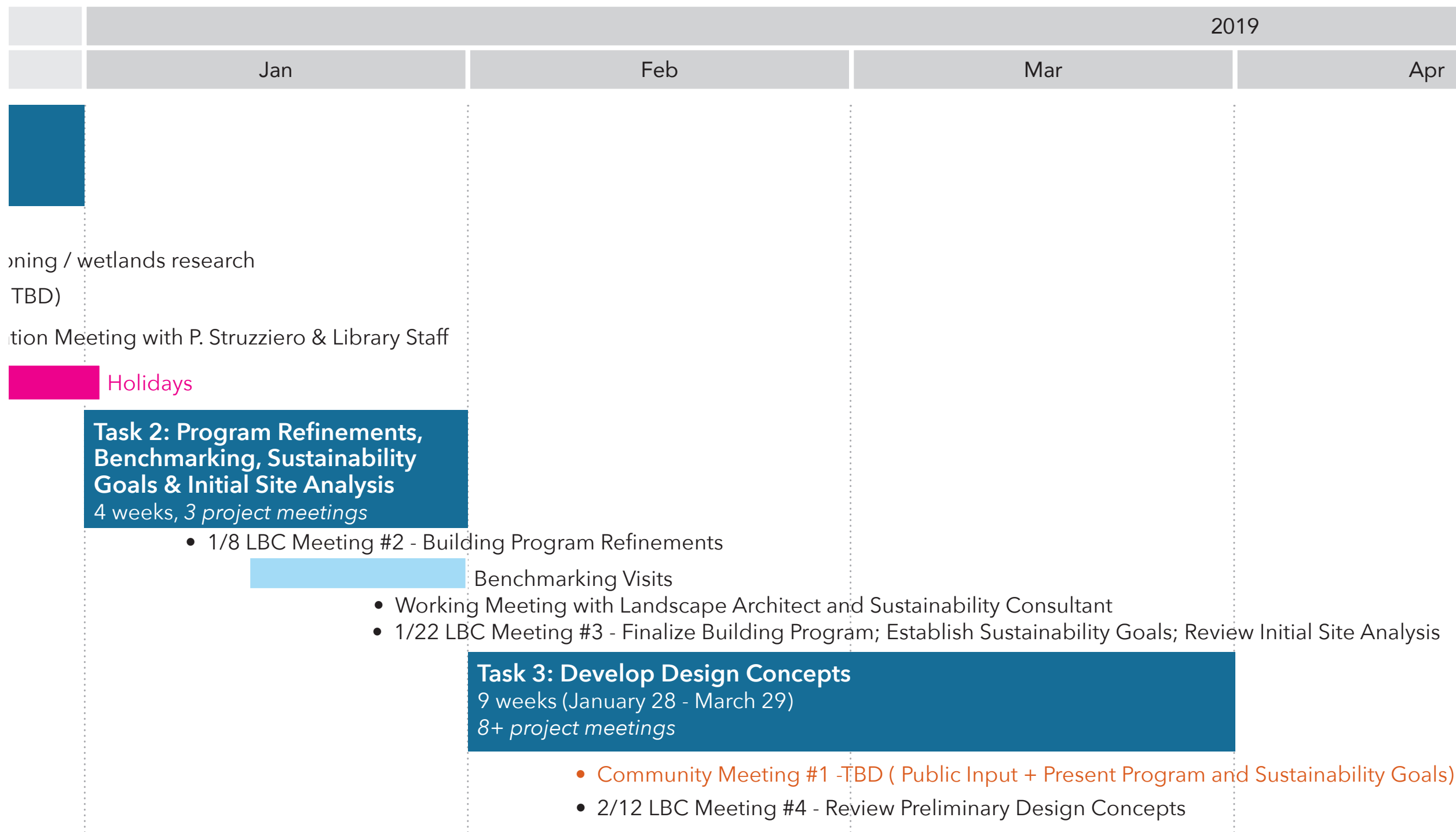


Boston Public Library - East Boston Branch



Holyoke Public Library





Project Schedule



Oudens Ello Architecture