

West End Library Site Development

November 2025 Community Meeting

Preservation of Affordable Housing | CASTE CAPITAL | MASS. | tat | G2

Agenda

- Opening Statements
- Design and Streetscape Overview
- Draft Security Plan



How We Got Here

2023

- **June**
  - RFP Submitted
- **December**
  - RFP Awarded to POAH and Caste Capital
- **Ongoing**
  - Stakeholder and Community Meetings

2024

- **January – May**
  - BPDA Article 80 Kick-Off Meetings
  - Pre-File Meetings
- **August**
  - LOI Submission to BPDA
- **September**
  - BFD Coordination Meeting
- **Ongoing**
  - Stakeholder and Community Meetings

2025

- **January**
  - PNF Submission to BPDA
- **Feb – March**
  - BPDA Process Meetings
- **April – September**
  - City Agency Design Coordination Meetings
- **Ongoing**
  - Stakeholder and Community Meetings

Development Program

- **22,195** SF Lot Area
- **176,520** SF Gross Floor Area
- **165'** building height
- **14** stories
  - 12 stories for residential
  - 2 stories for the library
- Approx. **119** residential rental units
- Approx. **19,000** SF of community space for the West End Branch
- Outdoor plaza
- No vehicle parking
- Approx. **160** bicycle parking spaces
  - 128 long-term
  - 32 short-term

Bedroom	Total	% of Total
Studio	12	10%
One	29	24%
Two	70	59%
Three	8	7%
Total	119	100%

Affordable to Households at:	Total	% of Total
30% AMI	40	34%
60% AMI	49	41%
80% AMI	30	25%
Total	119	100%

** Rents for 60% units are underwritten to 55% AMI affordability to provide flexibility to rent to household making between 50% and 60% AMI.*


BPL
BOSTON PUBLIC LIBRARY
WEST END BRANCH
151


BPL

Community and Public Benefits

Increase affordability in the West End

Affordable to Households at:	Units	% of Total
30% AMI	40	34%
60% AMI	49	41%
80% AMI	30	25%
Total	**119**	**100%**

Strengthen reliance on transportation



Enhance neighborhood development



Generate economic benefits



Achieve sustainability goals



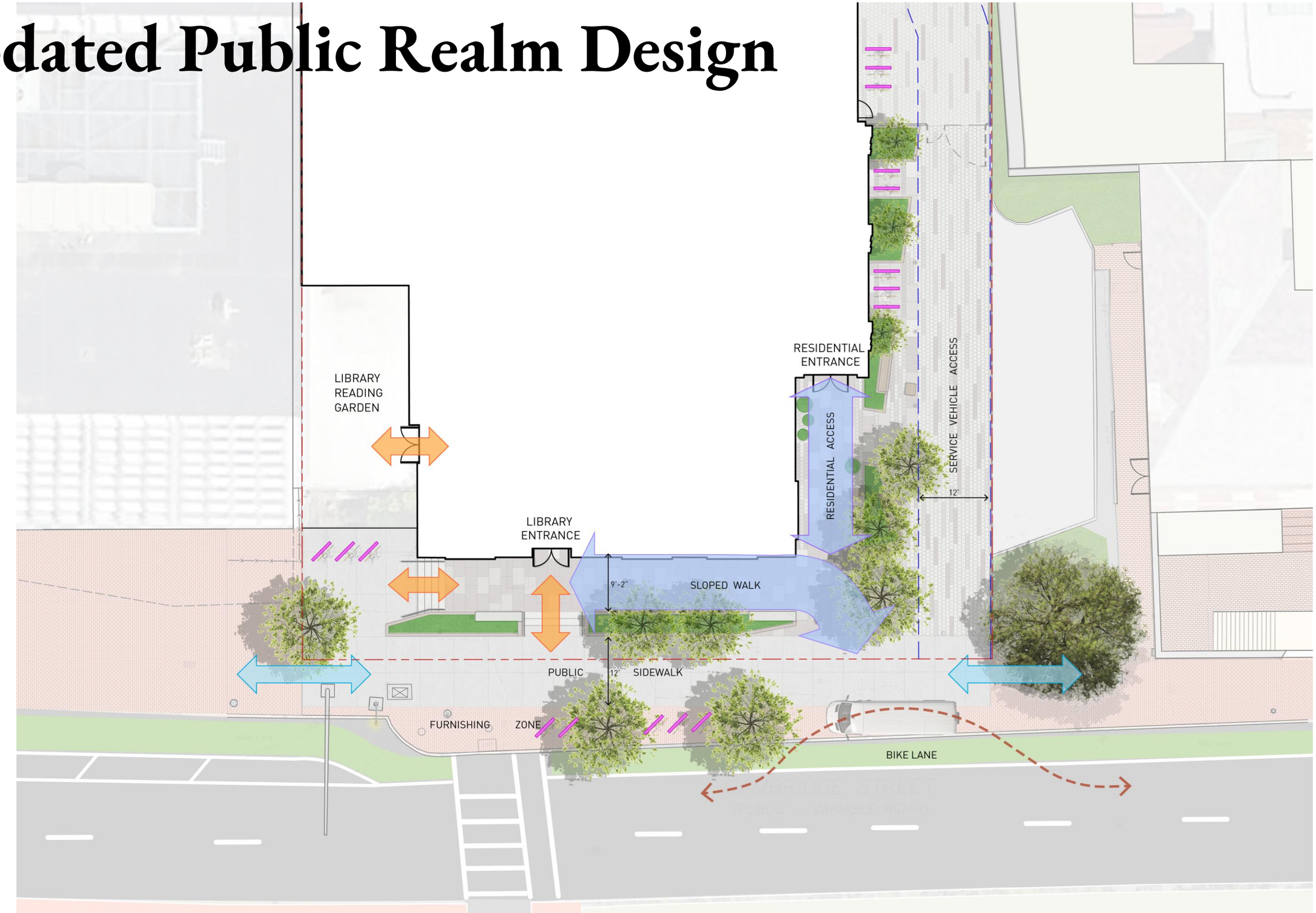


Design Overview

1. Façade & color
2. Entrances
3. Open Space



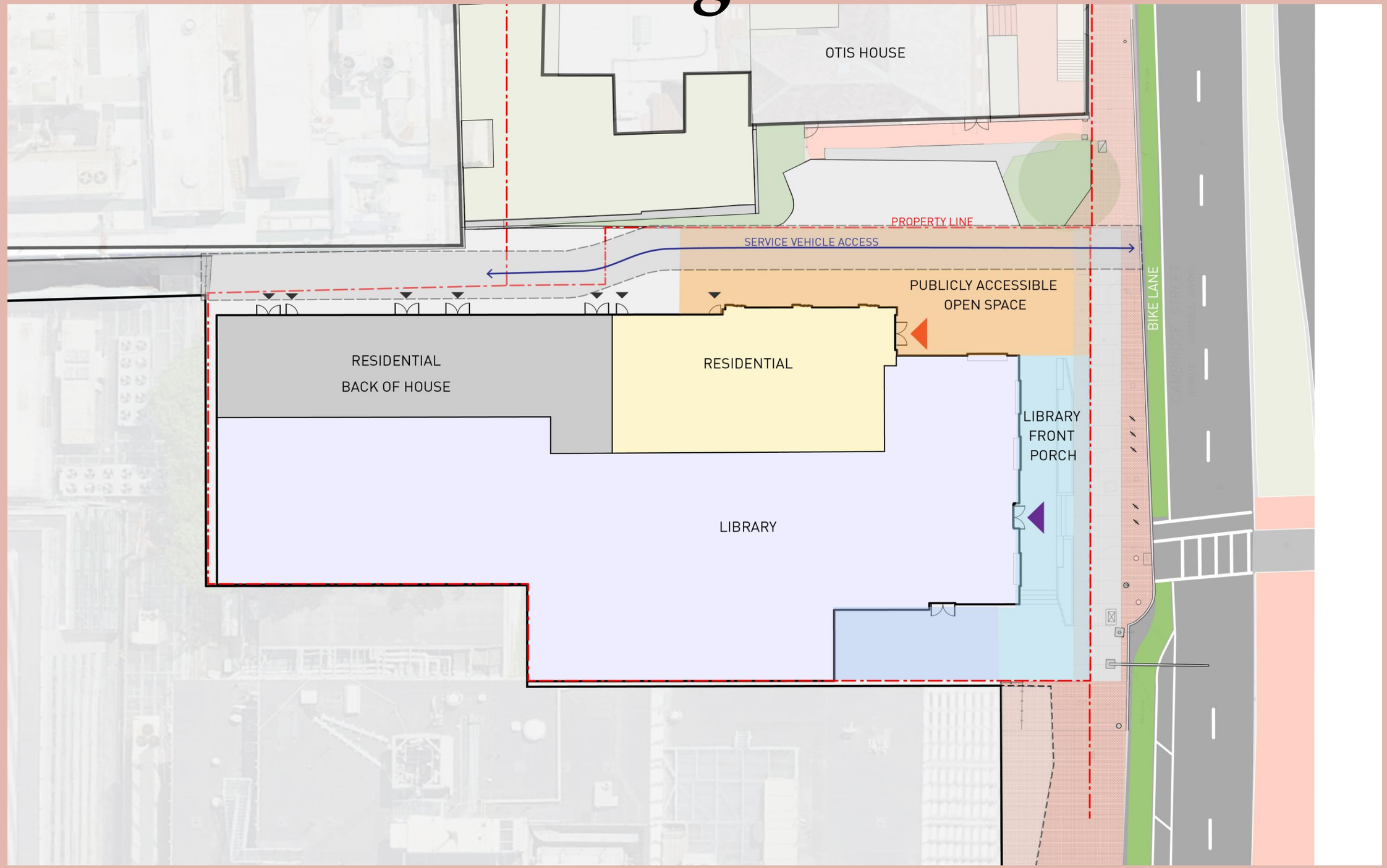
Updated Public Realm Design



Updated Public Realm



Ground Level Site Diagram



Street Level Design

Draft Security Plan - Purpose

This purpose of the plan is to create a safe environment that ensures **security for residents, staff, guests, vendors, property, and equipment.**

The plan details the security measures to be implemented during **construction** and once the building is **operational.**

The plan will be **reviewed periodically** and **updated as needed.**

Draft Security Plan – Construction Phase

Access Control

- Perimeter fencing will be provided & managed by GC

Exterior Lighting

- GC will provide exterior lighting

Security Systems

- GC will provide a video surveillance system

Third-Party Security Company

- GC will provide physical or virtual security, if warranted, at any point during construction.

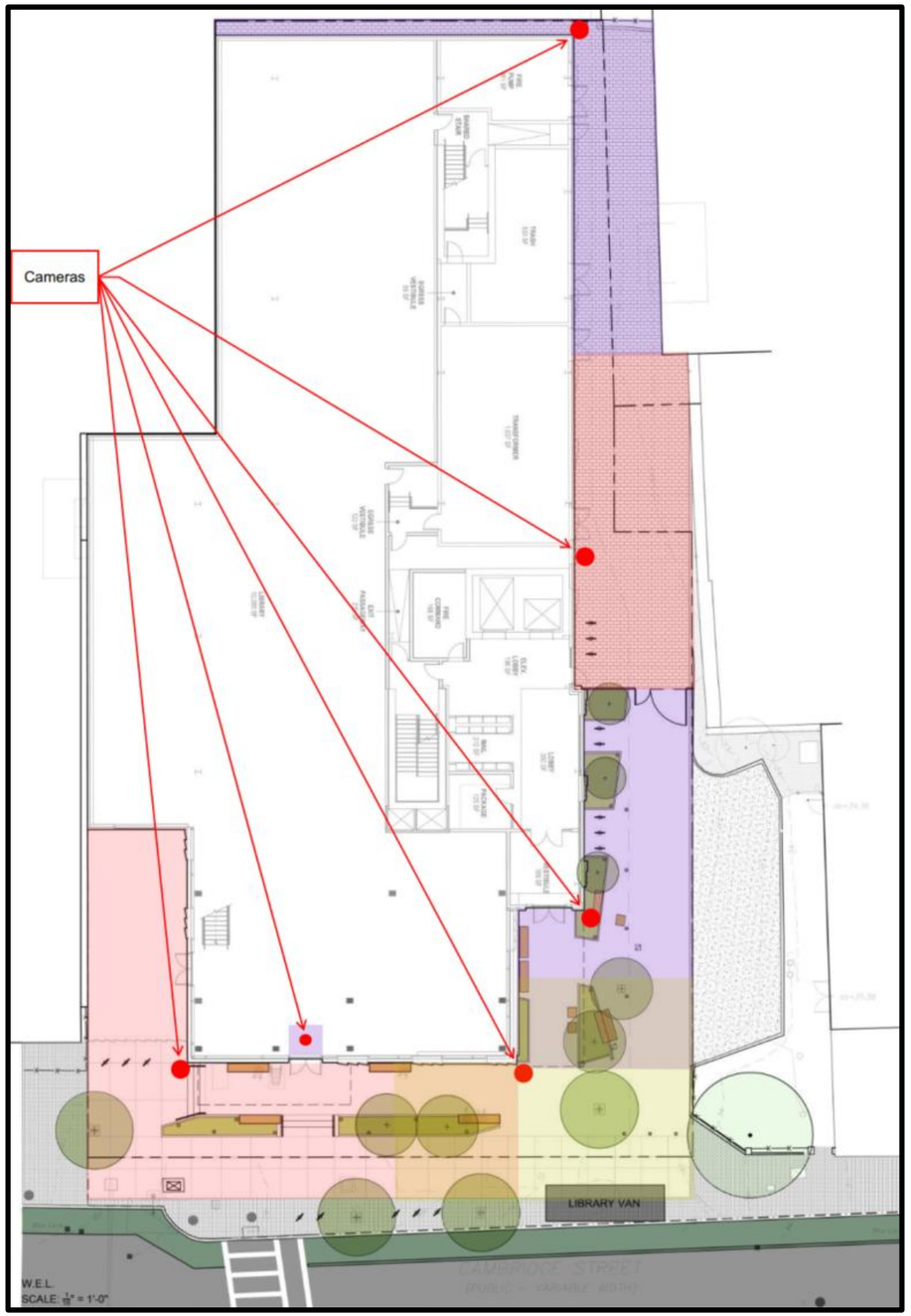
Draft Security Plan – Operations Phase

- Access Controls
- Lighting
- Security Systems
- Third Party Security Company

Third-Party Security Officer Utilization	Yes
Number of Security Officers	One
Designated Security Uniform	Yes
Unarmed Officer	Yes

Unarmed Security Officer Schedule

Day of Week	Shift	Hours
Monday	12 AM – 6 AM 6 PM – 6 AM	18
Tuesday	6 PM – 6 AM	12
Wednesday	6 PM – 6 AM	12
Thursday	6 PM – 6 AM	12
Friday	6 PM – 6 AM	12
Saturday	12 AM – 12 AM	24
Sunday	12 AM – 12 AM	24



Draft Security Plan – Operations Phase (contd.)

Management Practices



Vendors and Deliveries



Visitors



Resident Education



THANK YOU