



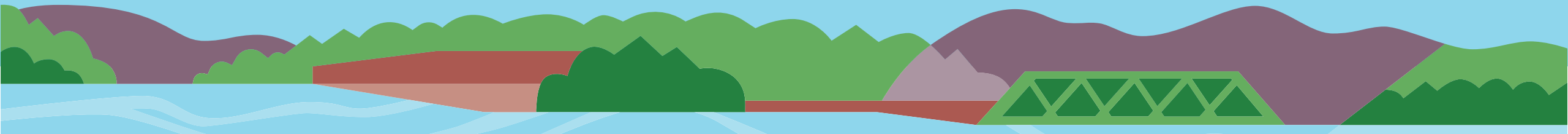
Your Library, Your Voice

Site Selection & Why

August 14, 2025

Today's Agenda:

What We Heard | Site Option 1 | Site Option 2 | Selected Site | Community Comments





What We Heard



Community Area

Multi-Purpose Space, Flexibility, Daily/Weekly Programs & Events,
Balance with Smaller Spaces



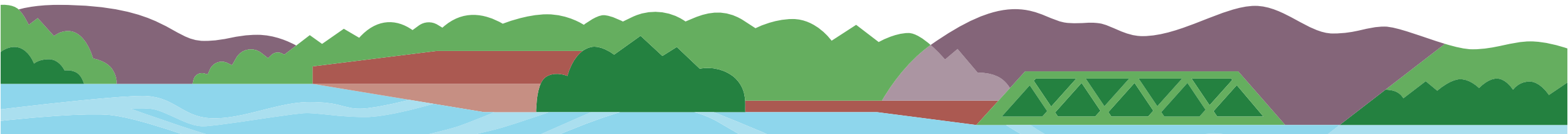
Sustainability / Resiliency / Emergency

Remains Cooling/Warming Center, Designed to LEED Principals,
Infrastructure Included for Future



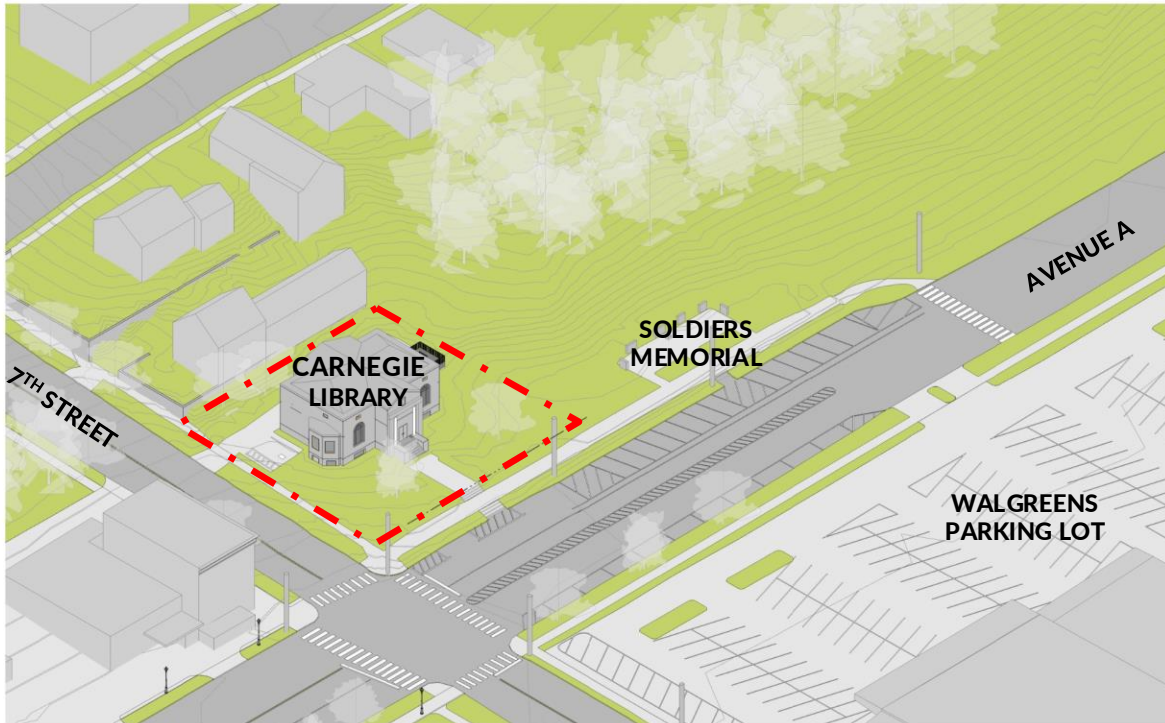
ADA & Accessibility

Completely ADA Accessible, Universal Access, Work with Advocates During
Design Development (2026) to Ensure Needs are Met

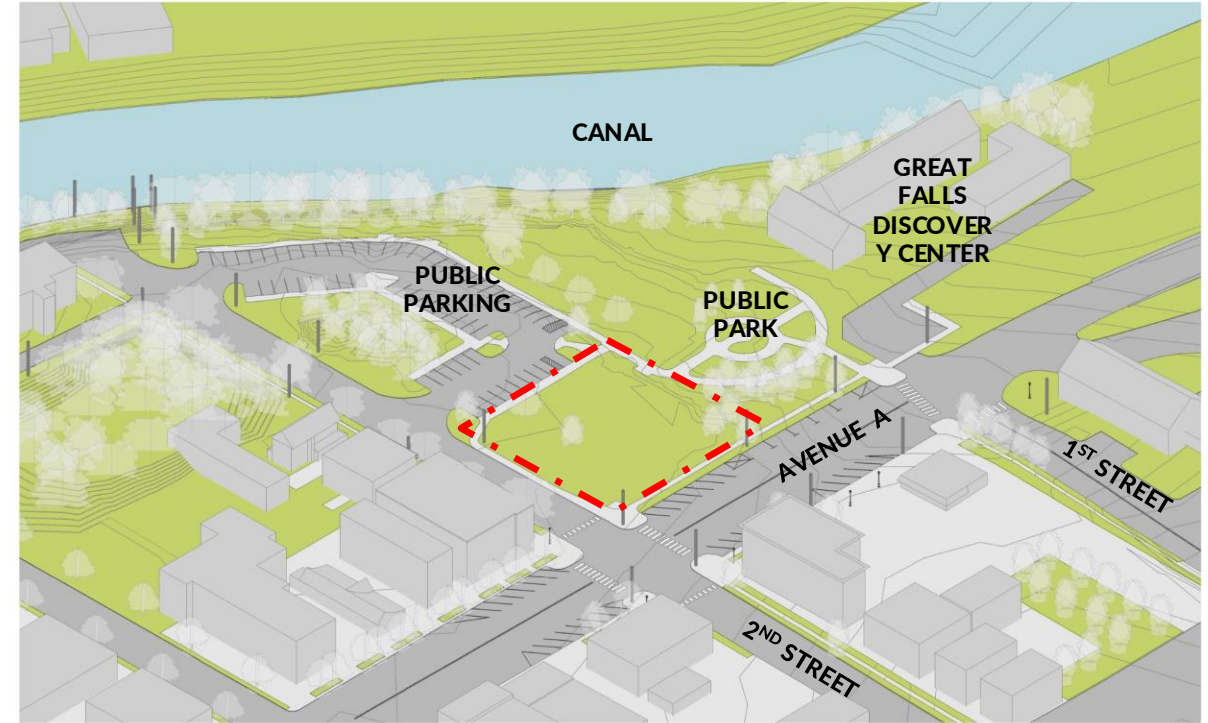




201 Avenue A

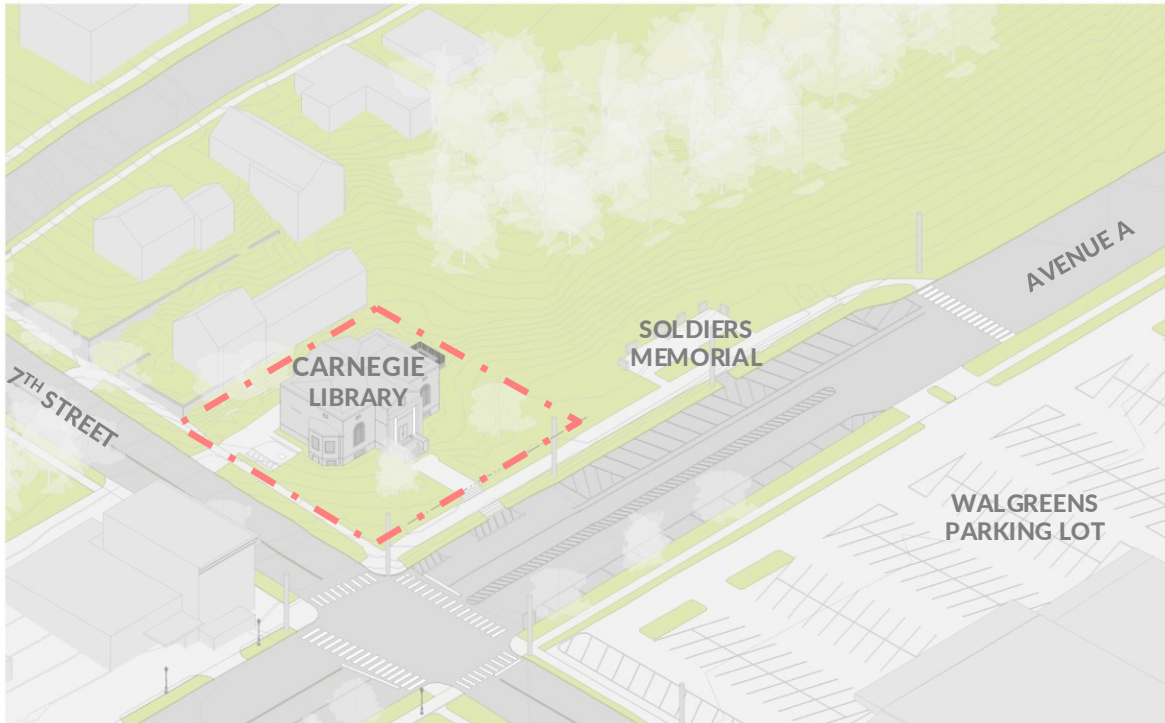


38 Avenue A

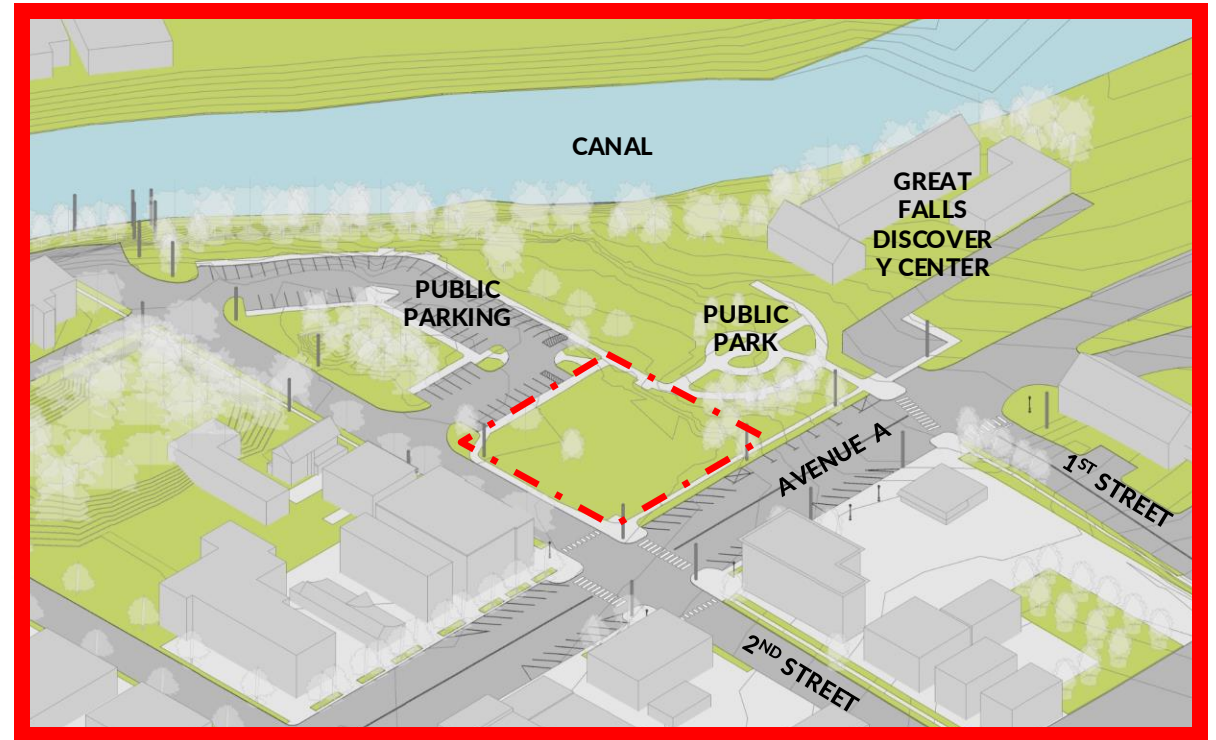




201 Avenue A



38 Avenue A





Building Program

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	2024 BUILDING PROGRAM													2025 PROGRAM CONFIRMATION / RIGHT-SIZING																
PROGRAM COMPONENT	COLL'N	STACKS				PATRON SEATS					STAFF	AREA (SF)			COLL'N	STACKS				PATRON SEATS					STAFF	AREA (SF)			COMMENTS	
	vols	lf	# sh	aisle	SFS	table	soft	comp	prgm	opacs	workstn	net	qty	total	vols	lf	# sh	aisle	SFS	table	soft	tech	prgm	opacs	workstn	net	qty	total		
PUBLIC SPACES																														
A WELCOME CENTER																														
1 Entry Vestibule												120	1	120												100	1	100		
2 Lobby										0		116	1	116												132	1	132	2 benches (not counted in seating)	
a Elevator												100	1	100												80	1	80	elevator machine room in Bldg Ops	
b Main Staircase												200	1	200												283	1	283		
c Art Display / Gallery Hall							4					46	1	46							4					46	1	46		
3 Circulation Area	90					1				3		518	1	518		90				1				3		476	1	476	includes service desk, copy, fax,	
a Book drop closet												20	1	20												20	1	20		
b Self Checkout Area												24	1	24												in circ	1	in circ		
4 Business Center	64											64	1	64		64										64	1	64		
5 Friends Book Sale Storage	2,000	200				1						200	1	200	2,000	200				1						200	1	200		
6 Gender Neutral Restroom												59	2	118												59	2	118		
7 Drinking Fountain												in GSF	1	in GSF												20	1	20	1 per floor	
SUBTOTAL	2,154						6			0	3			1,526	2,154						6			0	3			1,539		
B EVENT SPACES																														
1 Upper Lobby										0		116	0	0												132	1	132		
a Elevator												100	0	0												80	1	80	elevator machine room in Bldg Ops	
b Main Staircase												200	0	0												283	1	283		
2 Community / Multipurpose Room									100			969	1	969								100				1,102	1	1,102		
3 Community Room Storage												150	1	150												150	1	150		
4 Community Room Kitchen												80	1	80												80	1	80		
5 Gender Neutral Restroom												59	2	118												59	2	118		
6 Drinking Fountain												in GSF	1	in GSF												20	1	20	1 per floor	
SUBTOTAL	0						100			0	0			1,317							100			0	0			1,965		
C ADULT SERVICES																														
1 Adult Collections														0															0	
a New Books, Library of Things	500		4	48	14		2			1		419	1	419	500		4	48	0		2			1		475	1	475		
b LoT Storage Closet												120	1	120												120	1	120		
c DVDs	4,842	285	5	36	19	2						480	1	480	4,842	285	5	36	19	2						548	1	548		
d Audiobooks/CDs	1,511	89	3	36	10	2						231	1	231	1,511	89	3	36	10	2						293	1	293		
e Nonfiction	8,888	988	47	36	90	4	0			1		964	1	964	8,888	988	5	36	66	4	0			1		999	1	999		
f Fiction	12,312	1,368	47	36	124	0	4					1,313	1	1,313	12,312	1,368	5	36	91	0	4					1,107	1	1,107		
2 Internet Computers						2		8		1		324	1	324								8		1		432	1	432		
3 Adult Reading Room	500					16	6					594	1	594							16	6				649	1	649	includes current periodicals	
4 Local History Room	1,875					6		1				593	1	593	1,875						6		1			503	1	503		
5 Quiet Study Rooms						12						120	3	360							12					120	3	360		
SUBTOTAL	30,428	2,730			257		65			2	1			5,397	29,928	2,730			186		65			2	1			5,486		
D YOUTH SERVICES																														
1 Children's Room																														
a Children's Service Desk								1		1		196	1	196									1		1	206	1	206		
b Baby & Toddler Area	100					4	3	1				131	1	131	100					4	3	1				181	1	181		
c Preschool Area	1,090		4	42			8					297	1	297	1,090		4	42			8					297	1	297		
d School-Age Children	10,000		4	42		6		2				737	1	737	10,000		4	42			6		2			770	1	770		
e Tween Area	50		4			2	2	2				154	1	154	50		4				2	2	2			154	1	154		
2 Teen Area	1,800		4			8	4	2		1	2	486	1	486	1,800		4				8	4	2		1	2	495	1	495	
3 Youth Program Room									30			450	1	450									30			450	1	450	Story Hour, crafts (all ages)	
a Program Room Table/Chair Storage												80	1	80												80	1	80		
b Program Room Supplies												25	1	25												25	1	25		
5 Children's Librarian Office / Workroom	240									0		240	1	240	240									0		234	1	234		
6 Family Restroom												59	1	59												59	1	59		
SUBTOTAL	13,280				0		75			1	3			2,855	13,280						75			1	3			2,951		



	2024 BUILDING PROGRAM													
PROGRAM COMPONENT	COLL'N	STACKS				PATRON SEATS					STAFF	AREA (SF)		
	vols	If	# sh	aisle	SFS	table	soft	comp	prgm	opacs	workstn	net	qty	total
SUPPORT SPACES														
A STAFF AREAS														
1 Director's Office											1	250	1	250
2 Staff Workroom	30										4	462	1	462
3 Staff Break Room												180	1	180
4 Staff Restroom												59	1	59
5 Mail Delivery / Receiving Room											1	120	1	120
SUBTOTAL											6			1,071
B BUILDING OPERATIONS														
1 Mechanical Room												in GSF	0	in GSF
2 Main Electrical Room												in GSF	0	in GSF
3 Emergency Electrical Rm												in GSF	0	in GSF
4 Elevator Machine Room												in GSF	0	in GSF
5 Electrical Closet												in GSF	0	in GSF
6 Server Room											1	90	1	90
7 Data Closet												in GSF	0	in GSF
8 Custodian Office / Workroom											1	150	1	150
9 Custodian Closet												120	1	120
10 Supply Closet												in GSF	0	in GSF
11 General Storage												in GSF	0	in GSF
SUBTOTAL											2			360

	2025 PROGRAM CONFIRMATION / RIGHT-SIZING													
COLL'N	STACKS				PATRON SEATS					STAFF	AREA (SF)			
	vols	If	# sh	aisle	SFS	table	soft	tech	prgm	opacs	workstn	net	qty	total
											1	150	1	150
30											4	462	1	462
												285	1	285
												45	1	45
											1	120	1	120
											6			1,062
												600	1	600
												70	1	70
												0	1	0
												44	1	44
												42	1	42
											1	90	1	90
												42	1	42
												0	0	0
												72	2	144
												85	1	85
												300	1	300
											1			1,417

COMMENTS
includes kitchenette gender neutral
assumes firepump not req'd
assumes emerg generator not req'd
level 1
level 2

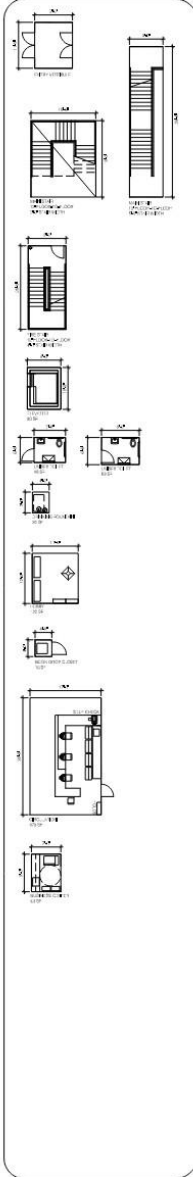
TOTALS	45,862	66	33	17	130	246 seats	3	15	NET SF	12,526	45,362	66	33	17	130	246 seats	3	14	14,420	interior net area (SF)
Total unassignable spaces (corridors, structure, shafts, etc.)										4,180									2,545	
efficiency (ratio of net SF listed above to total GSF)								(vs. 70% in program summary -- error)		75%		if staying in Carnegie, efficiency will be lower, resulting in a larger building						85%	Medford: 87% efficient / 45,000 GSF	
GROSS BUILDING AREA (SF)										16,706									16,965	1.18

efficiency ratio assumes a new building	NSF	GSF	2 STORIES (NO BASEMENT)
	8,026	9,442	1st floor (ADULTS)
	6,394	7,522	2nd floor (CHILDREN/EVENTS)
	0	0	basement
	14,420	16,965	total
efficiency ratio assumes a new building	NSF	GSF	2 STORIES + BASEMENT
	7,998	9,409	1st floor (ADULTS)
	6,050	7,118	2nd floor (CHILDREN/EVENTS)
	414	487	basement
	14,462	17,014	total

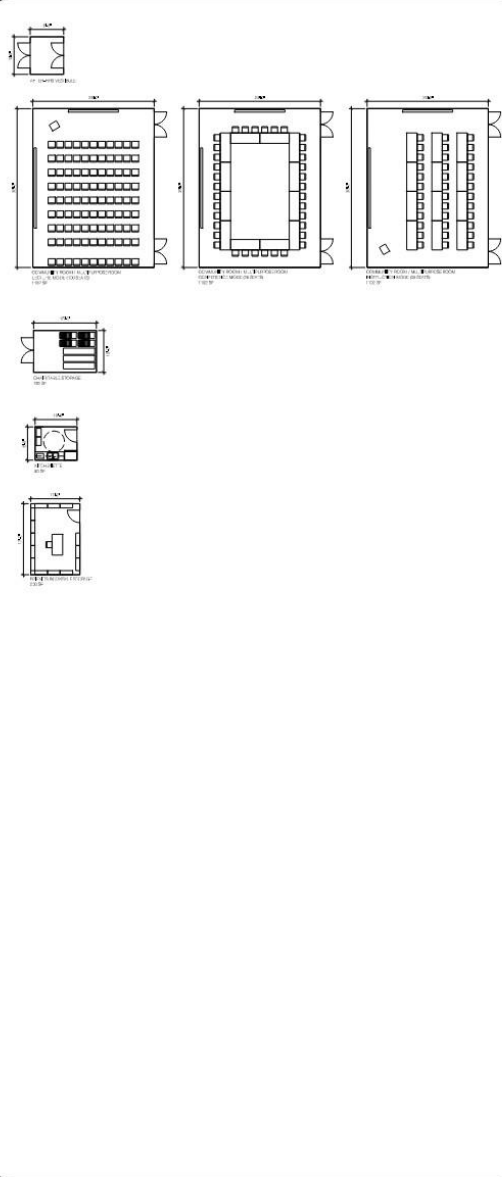


Room Diagrams

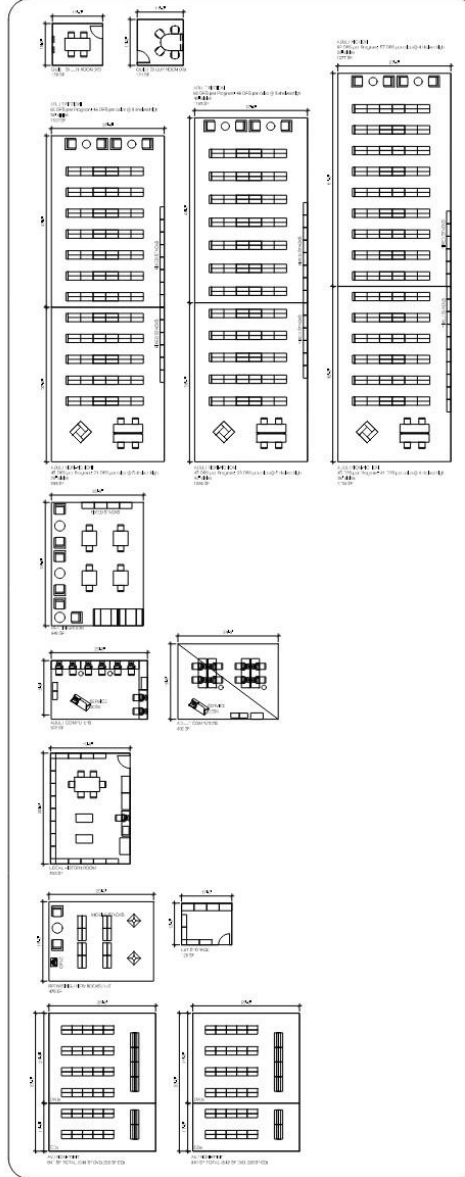
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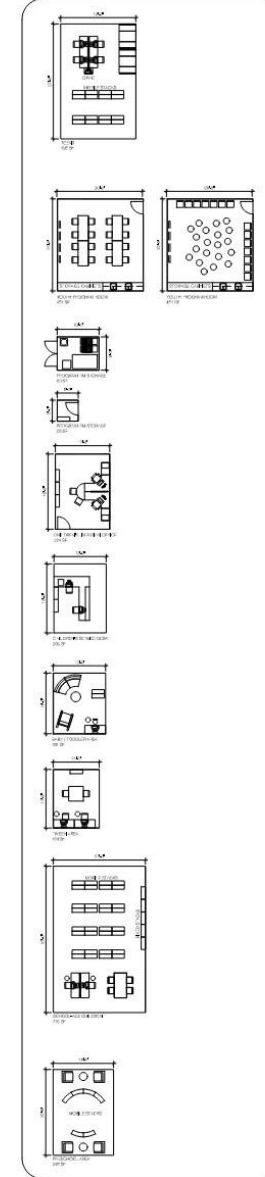
**WELCOME
CENTER**



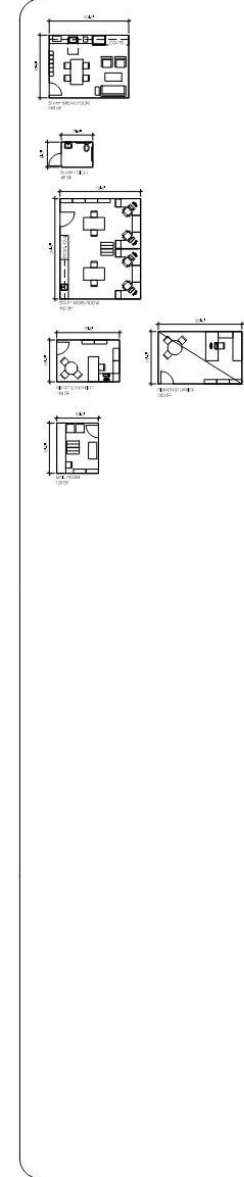
EVENT SPACES



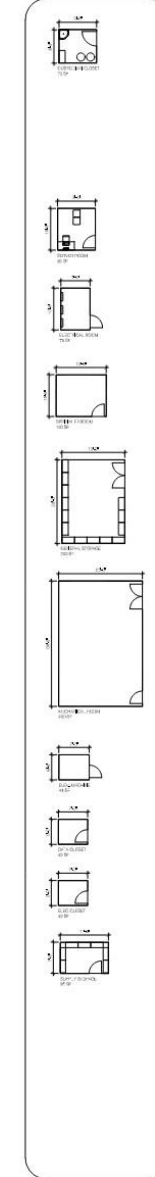
ADULT SERVICES



**YOUTH
SERVICES**



STAFF

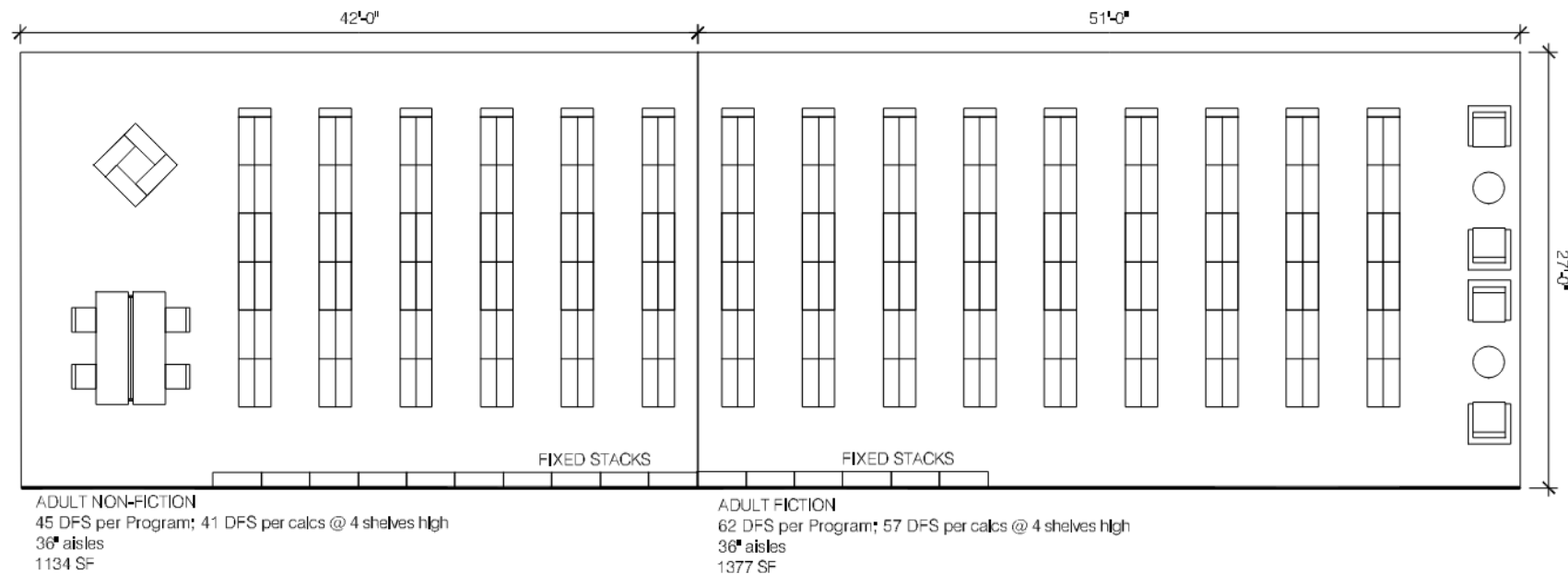
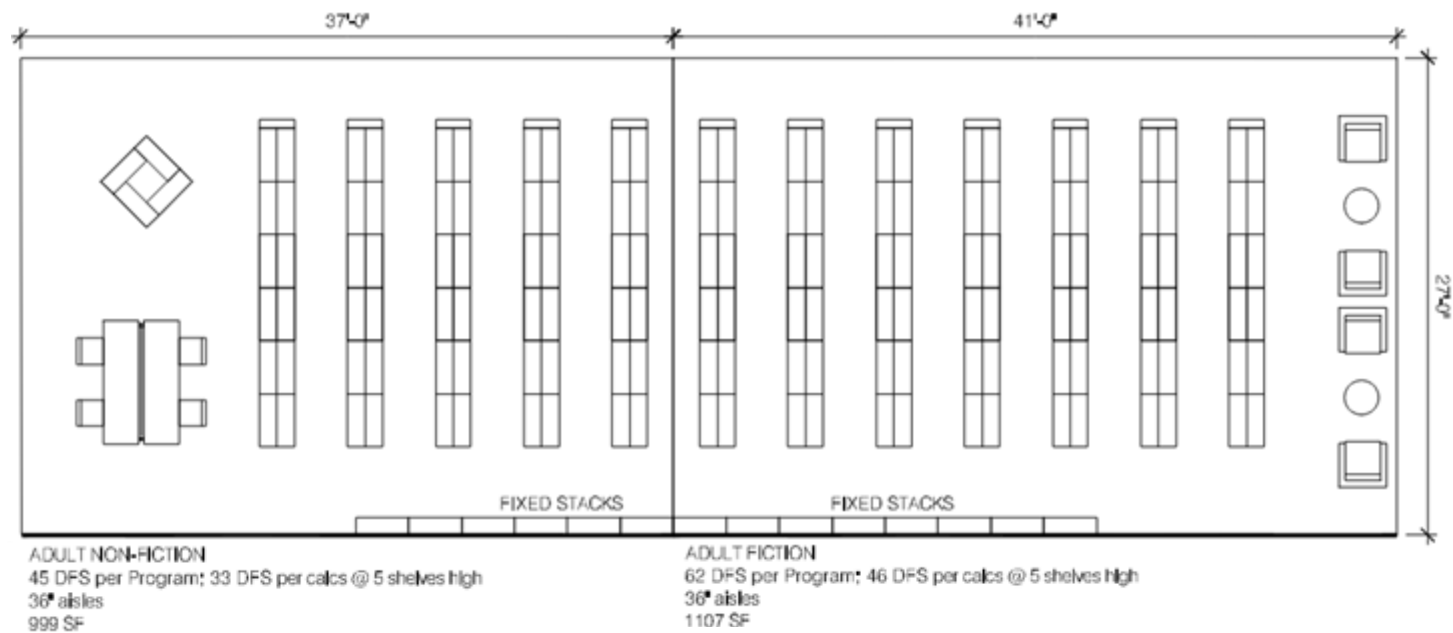


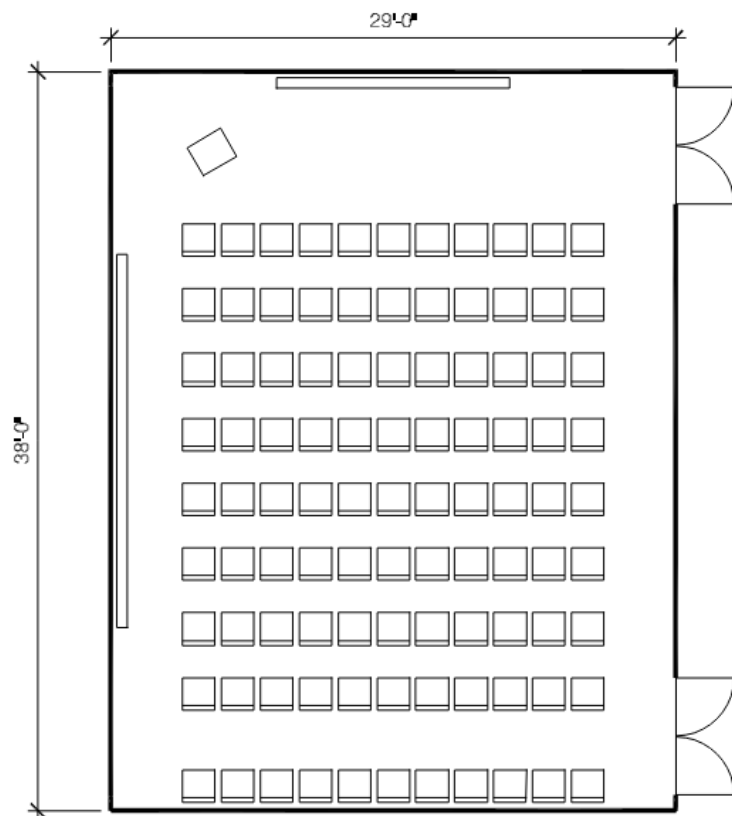
**BUILDING
OPS**



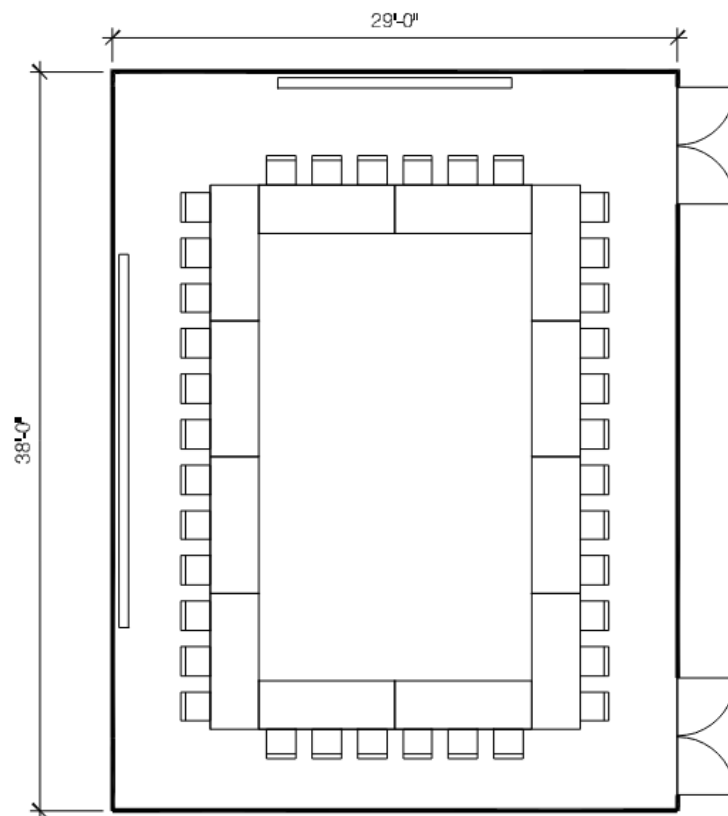
Room Diagrams

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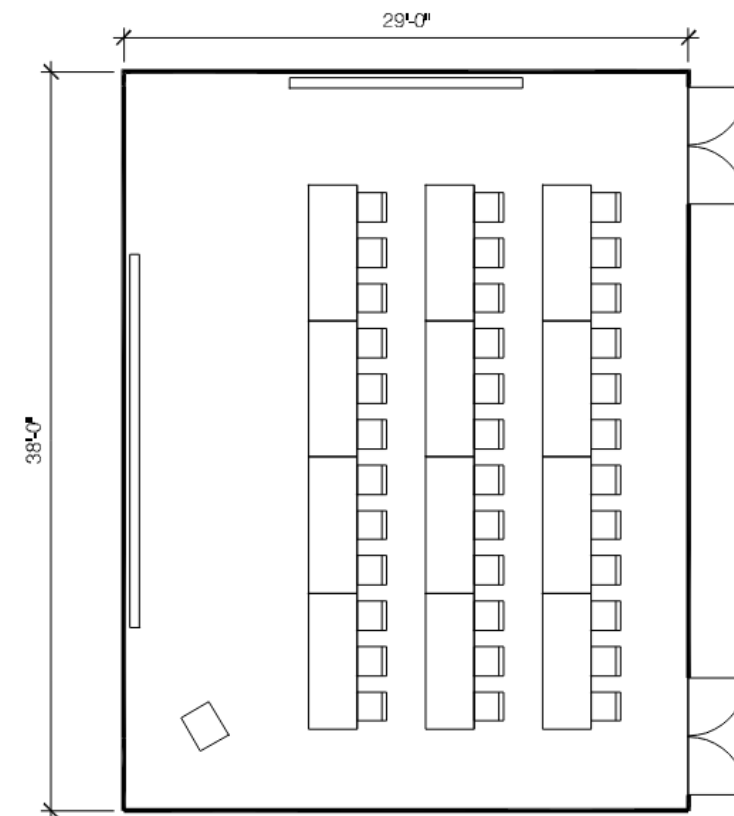




COMMUNITY ROOM / MULTIPURPOSE ROOM
LECTURE MODE (100 SEATS)
1102 SF



COMMUNITY ROOM / MULTIPURPOSE ROOM
CONFERENCE MODE (36 SEATS)
1102 SF



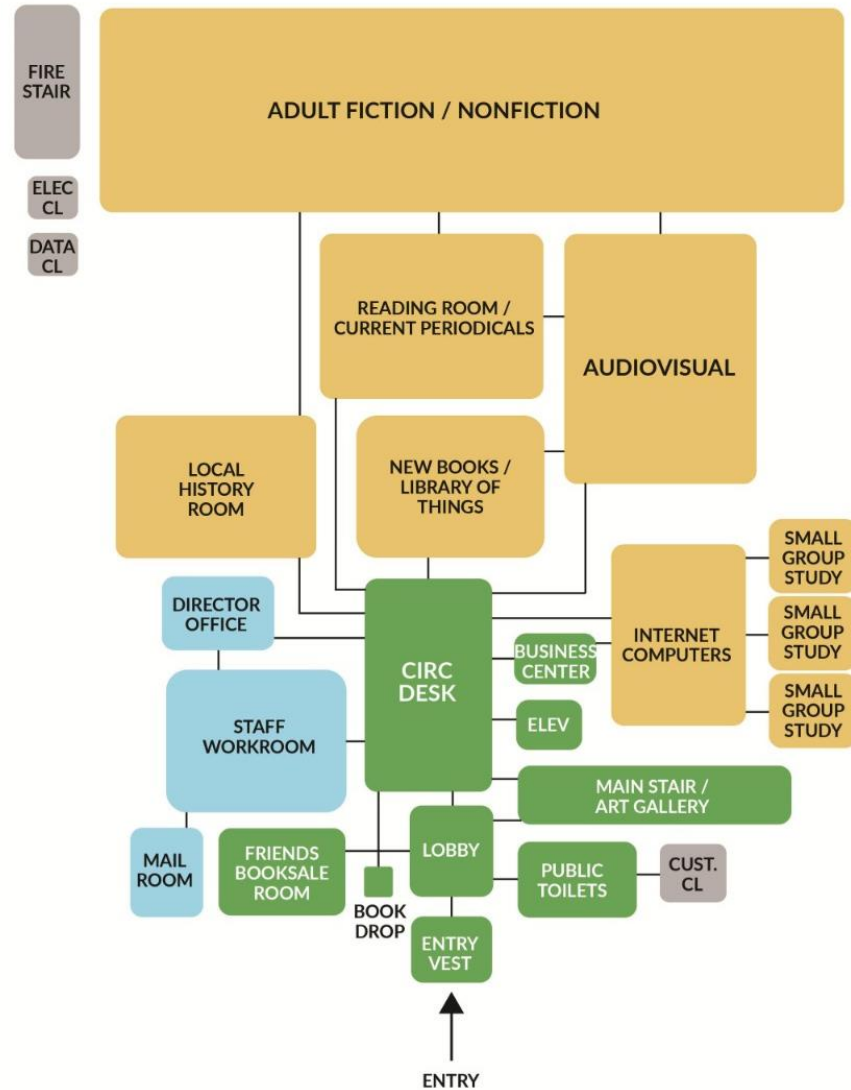
COMMUNITY ROOM / MULTIPURPOSE ROOM
INSTRUCTION MODE (36 SEATS)
1102 SF



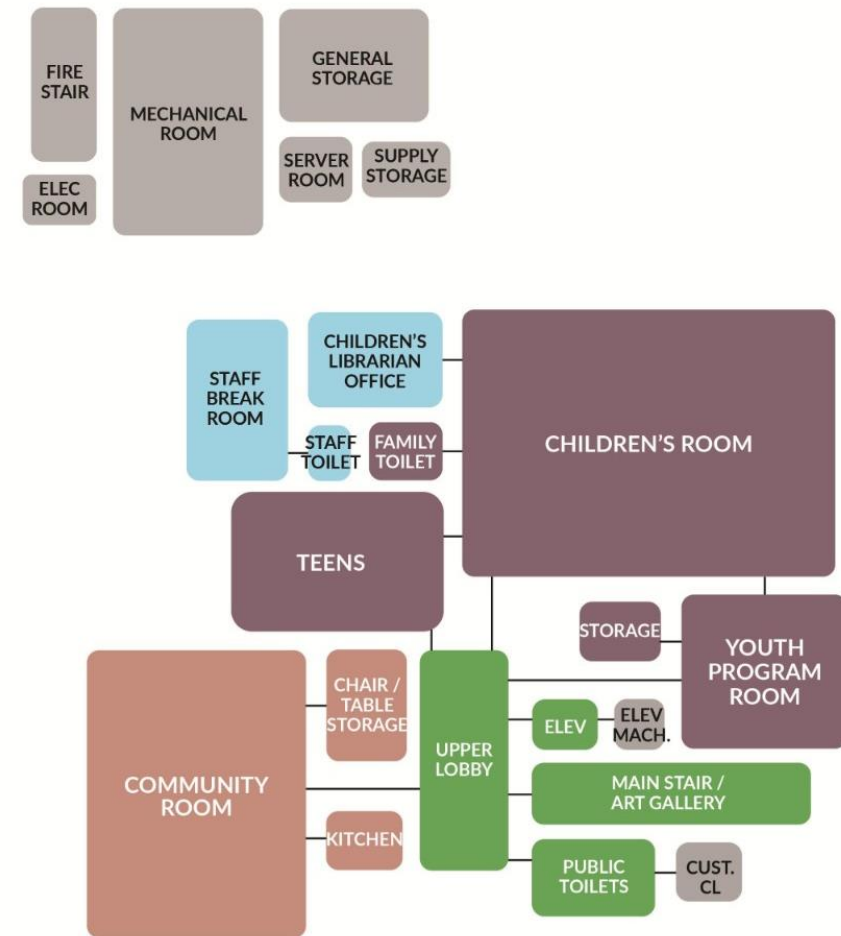
Room Adjacency Diagram

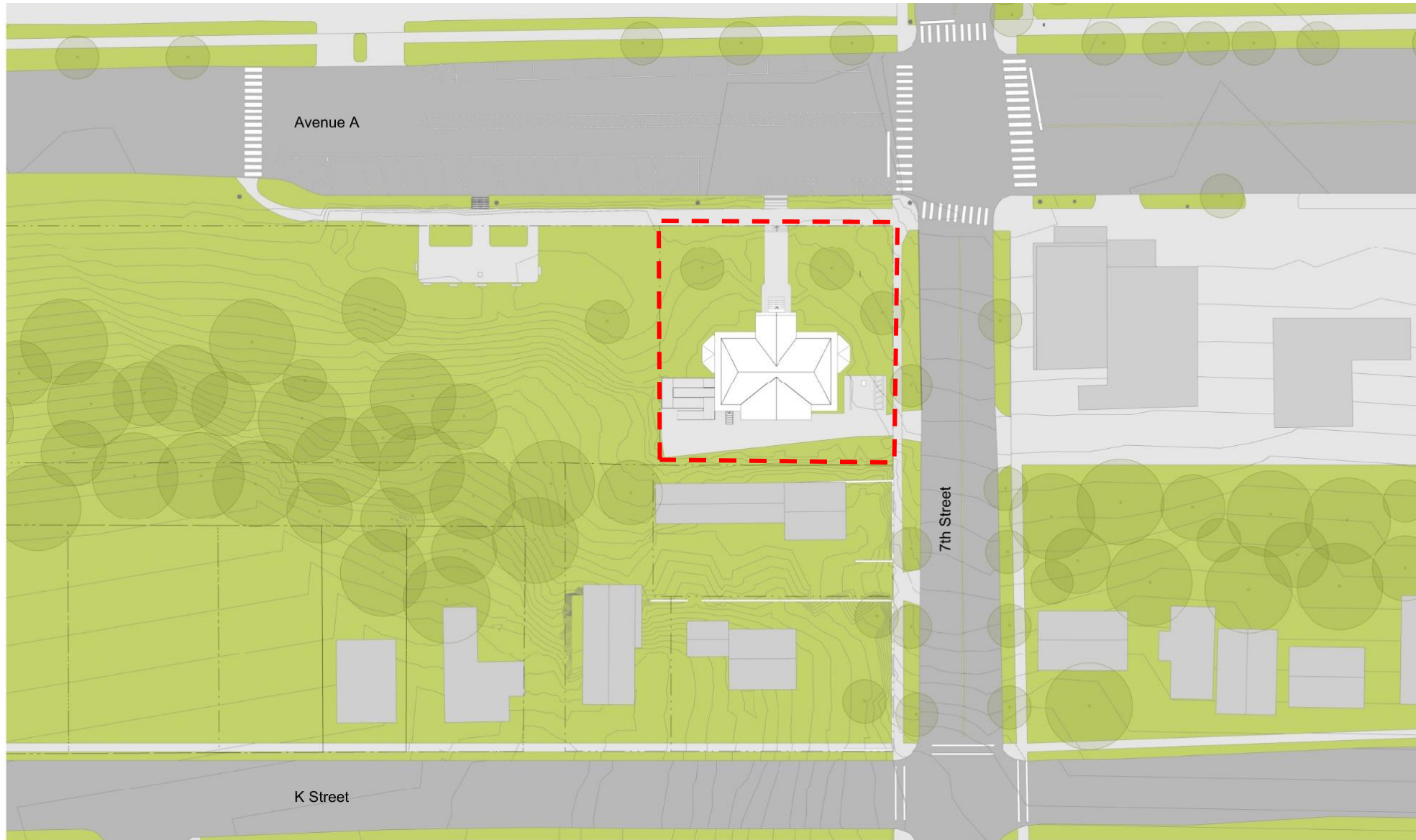
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Main Floor: +/- 10,000 SF



Upper Floor: +/- 7,000 SF

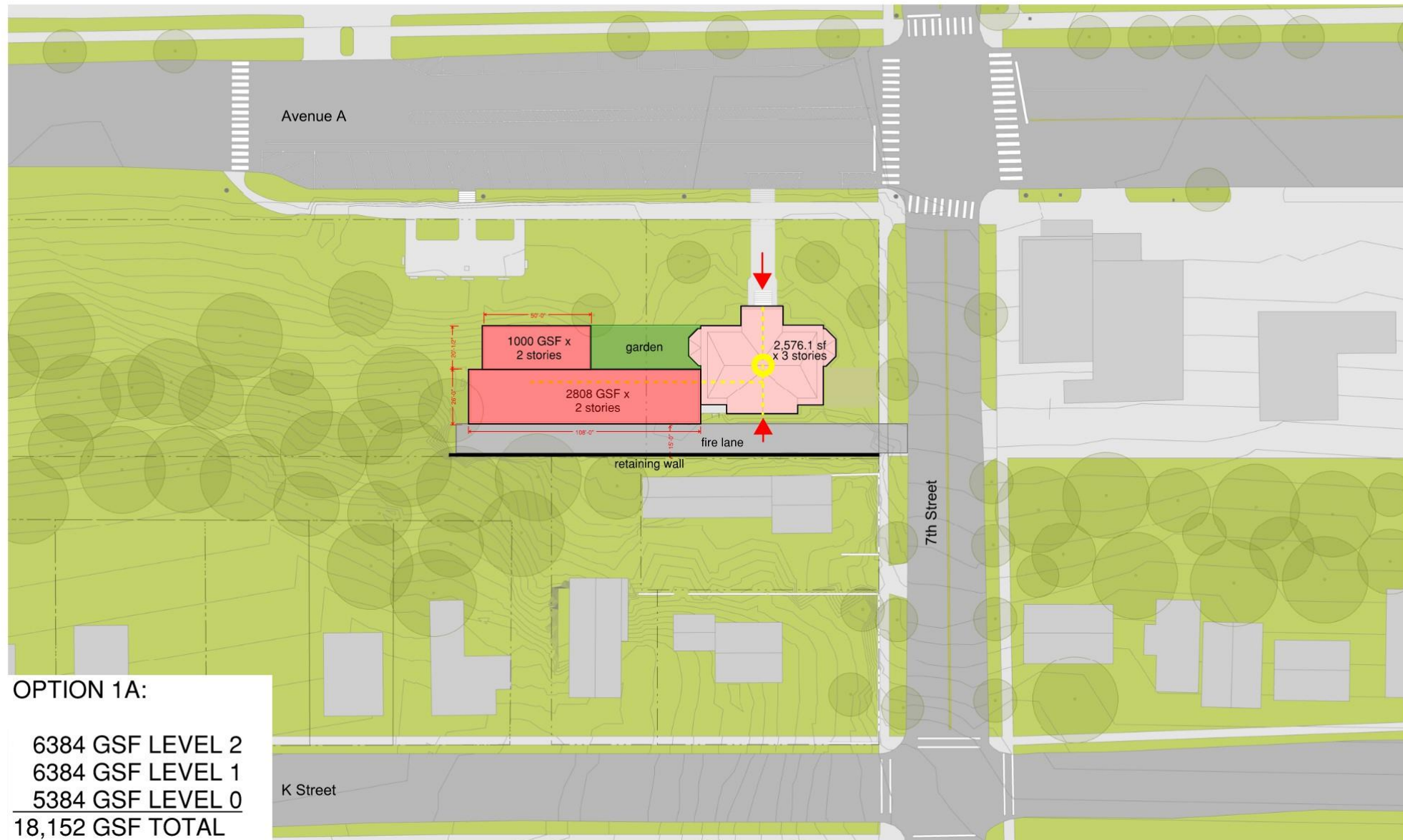






201 Avenue A – Option 1A

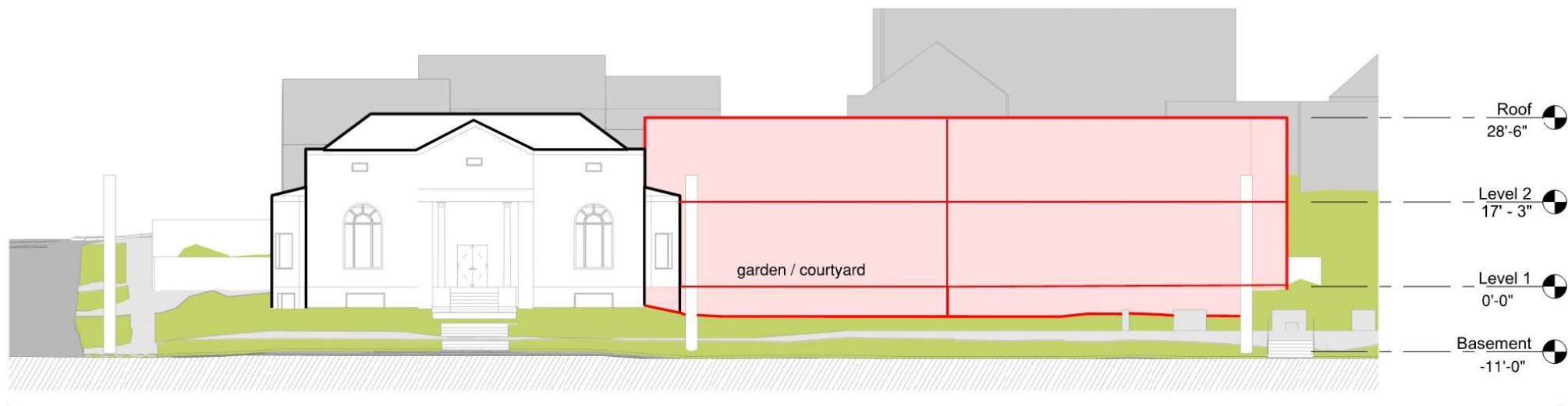
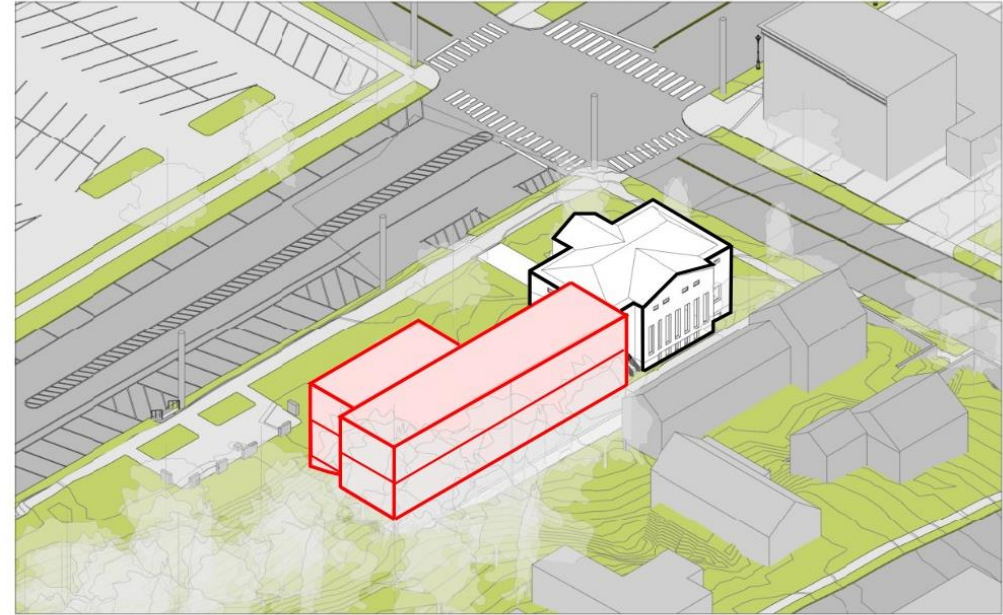
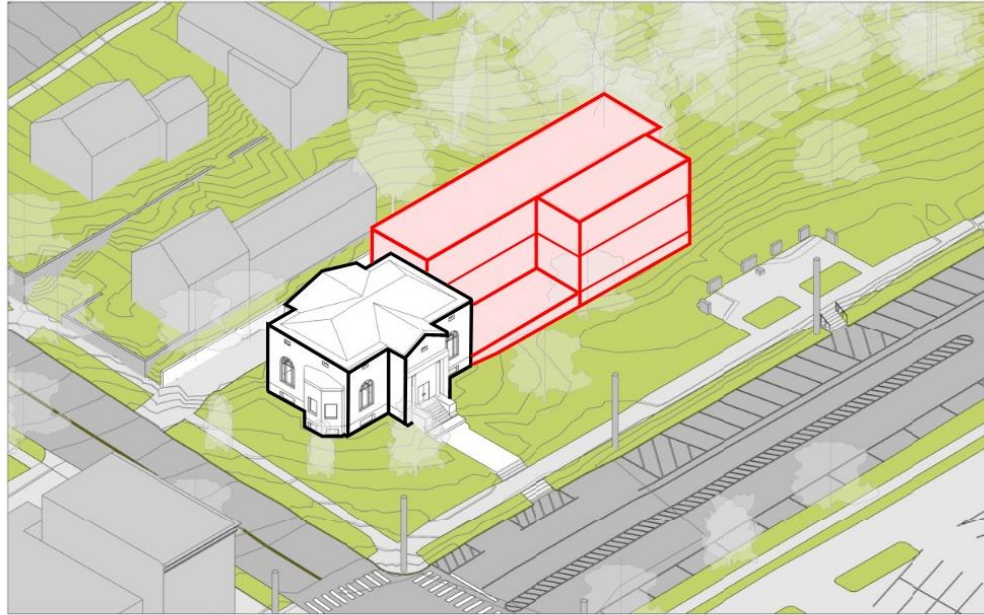
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201 Avenue A – Option 1A

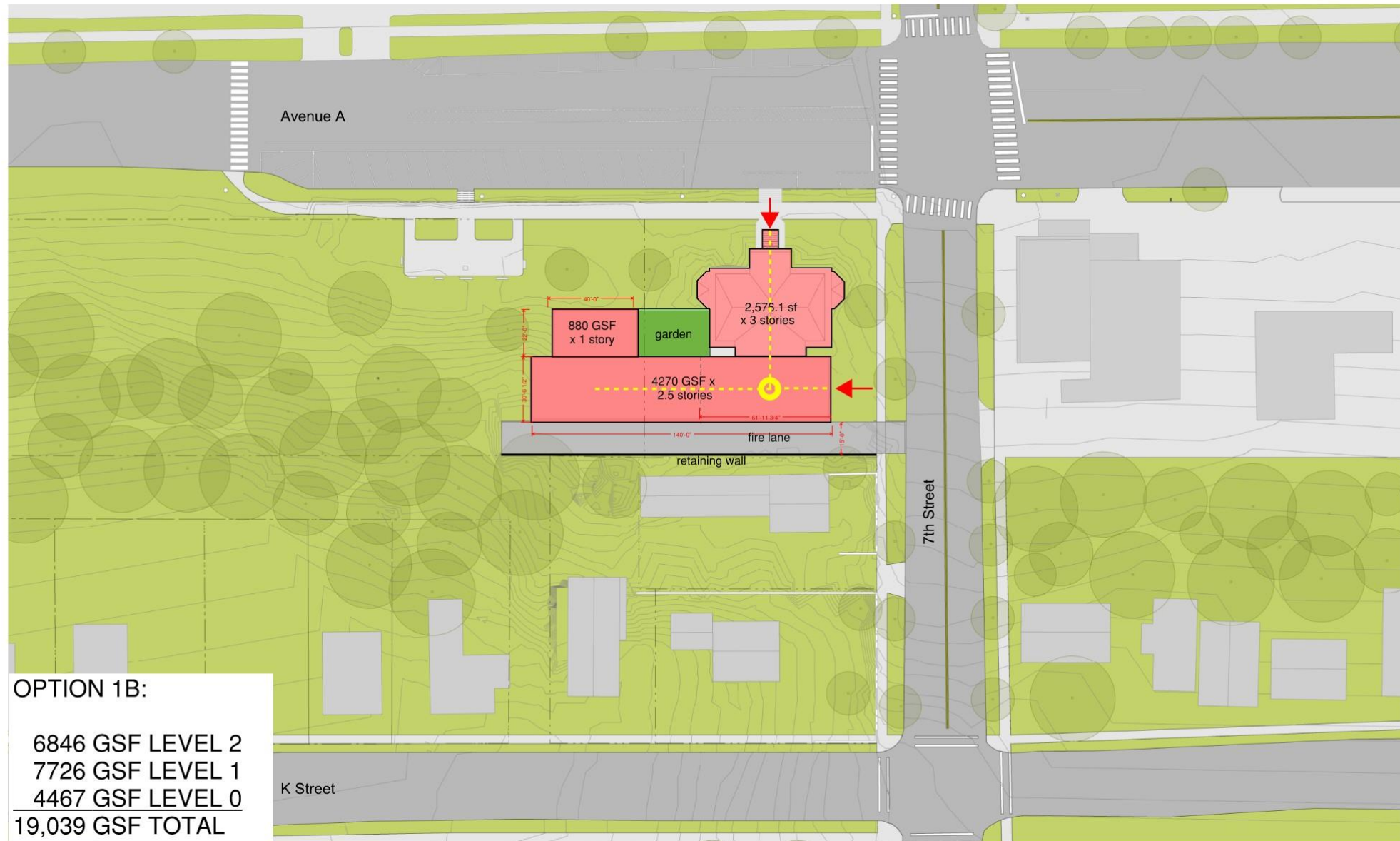
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201 Avenue A – Option 1B

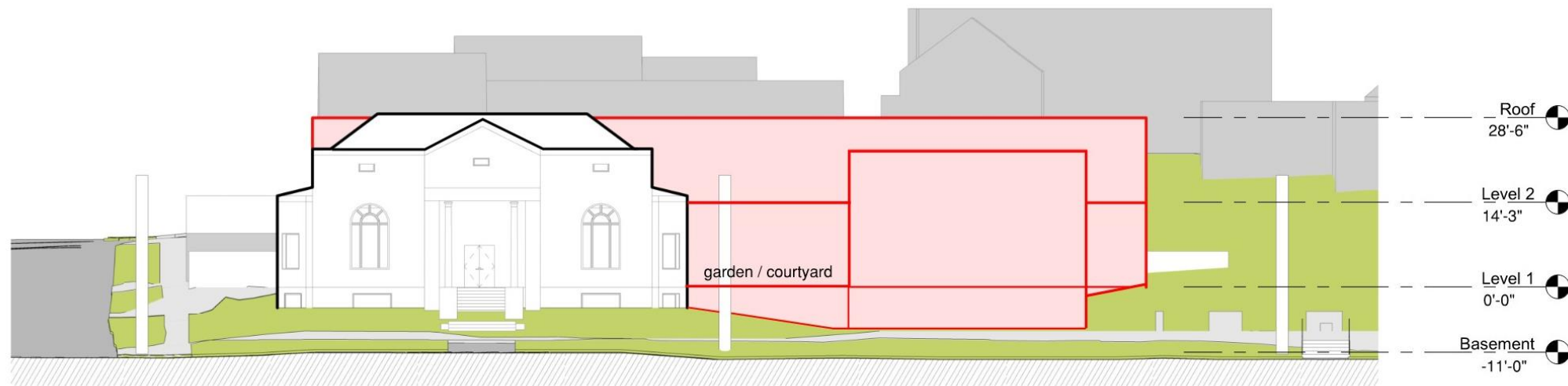
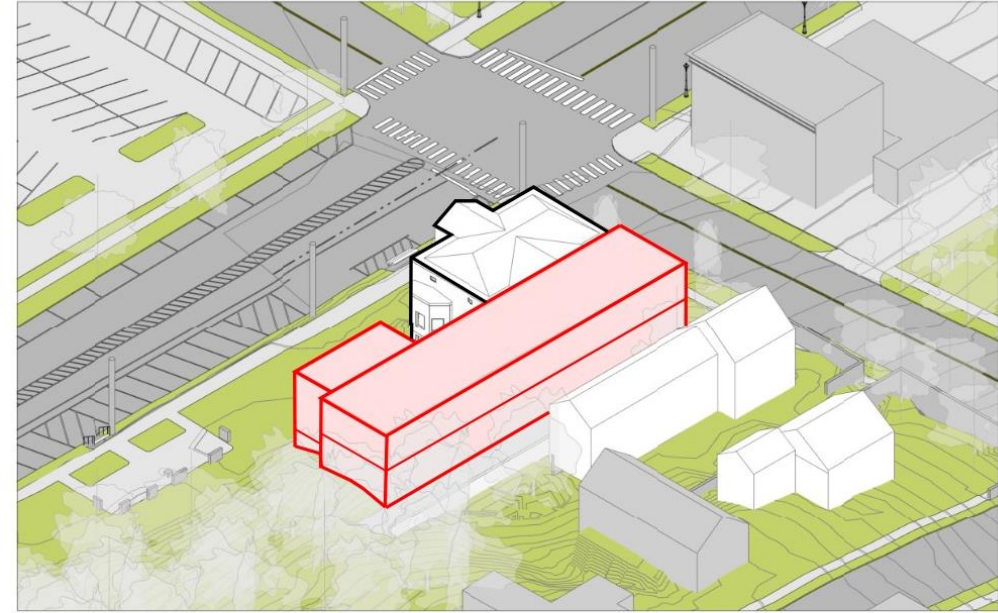
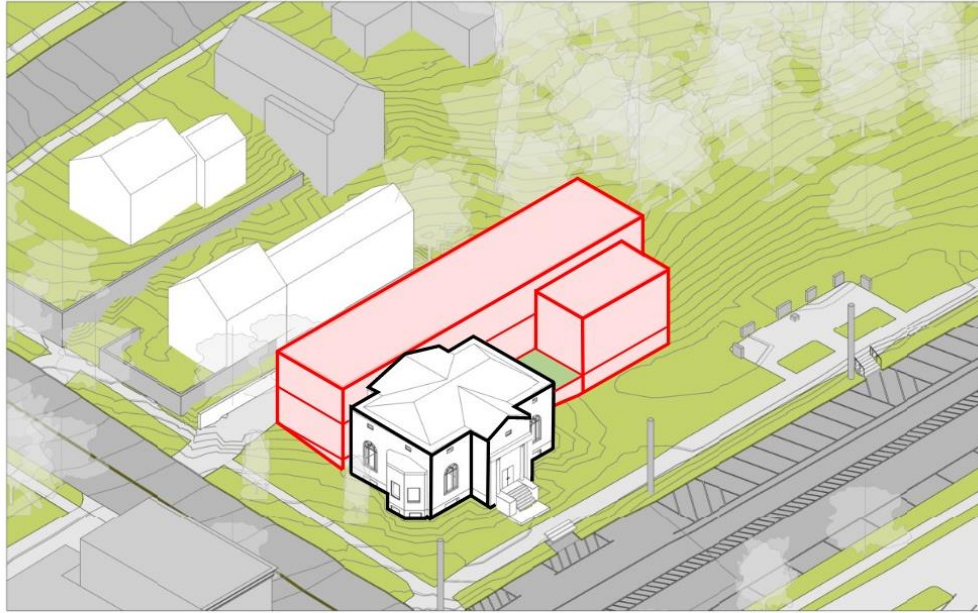
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201 Avenue A – Option 1B

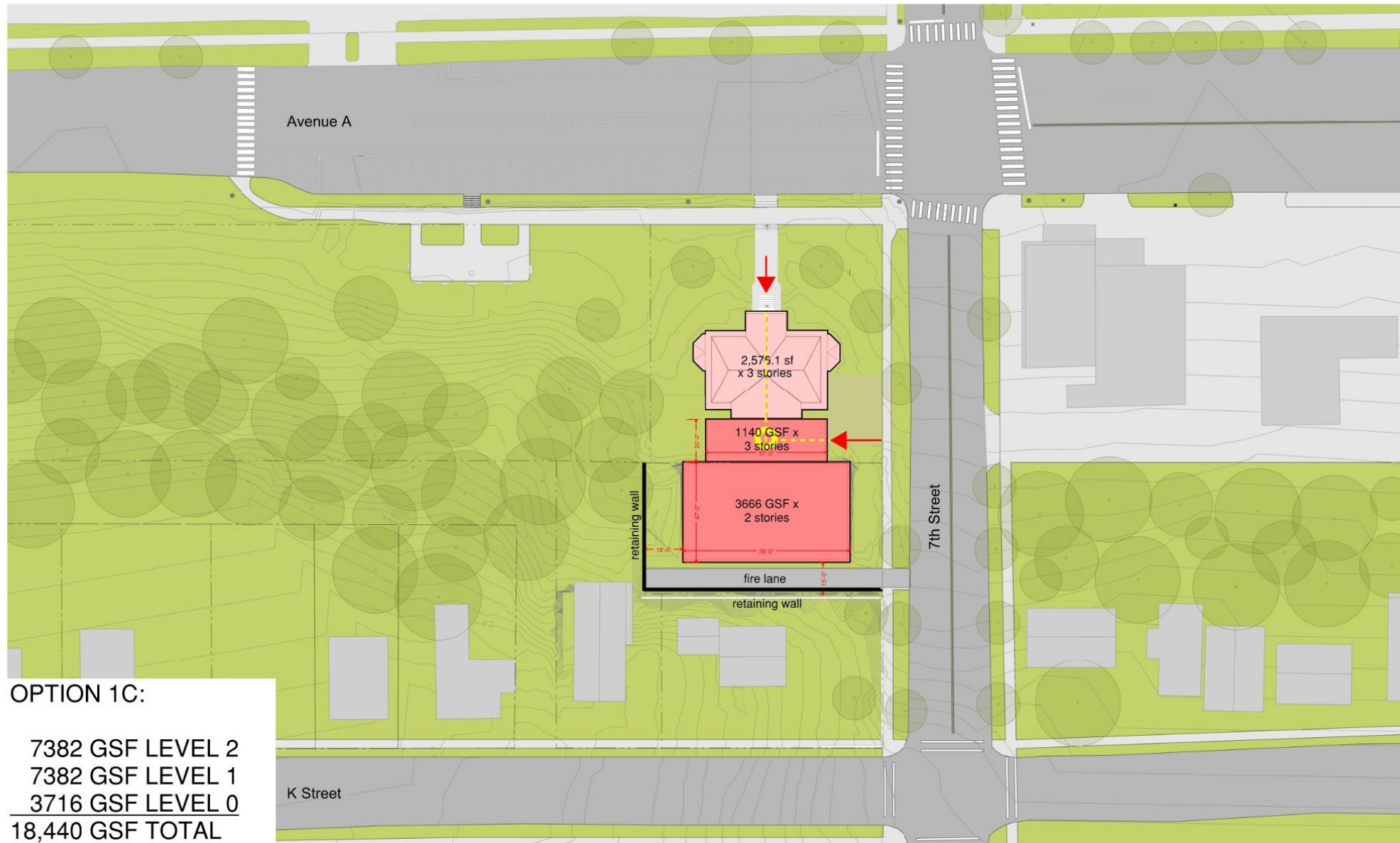
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201 Avenue A – Option 1C

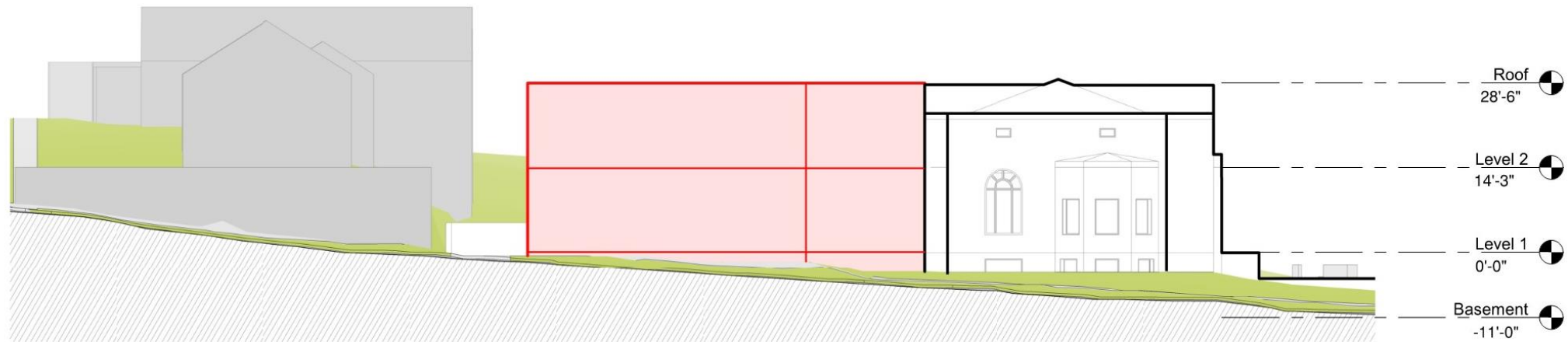
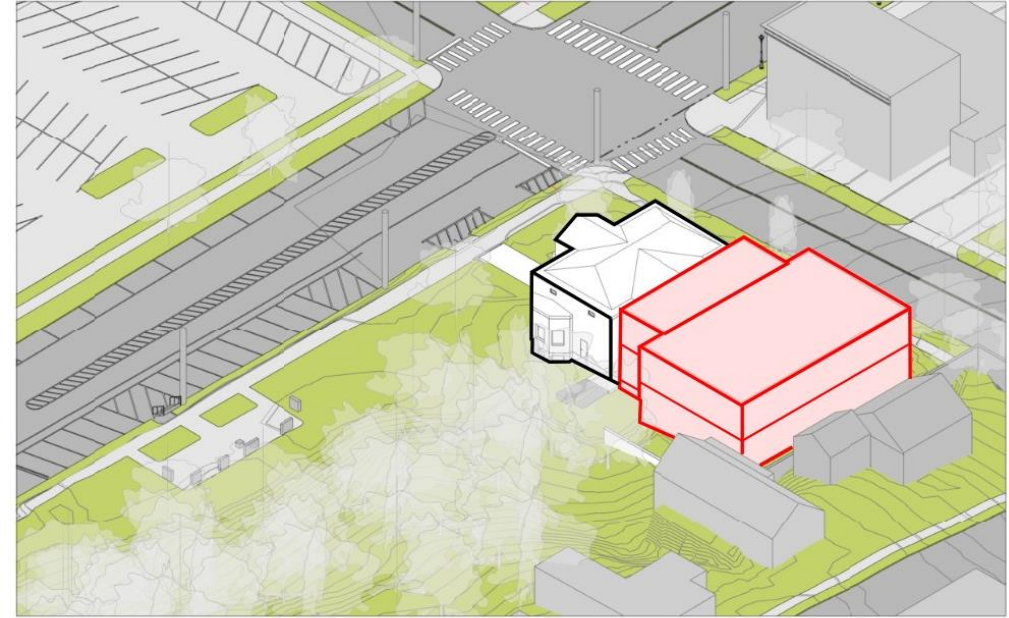
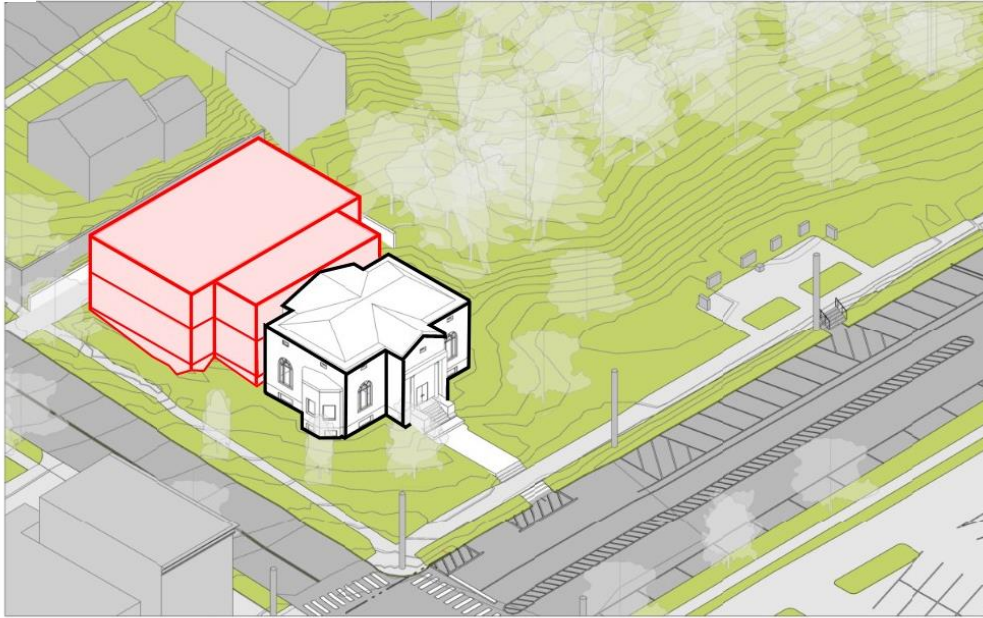
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201 Avenue A – Option 1C

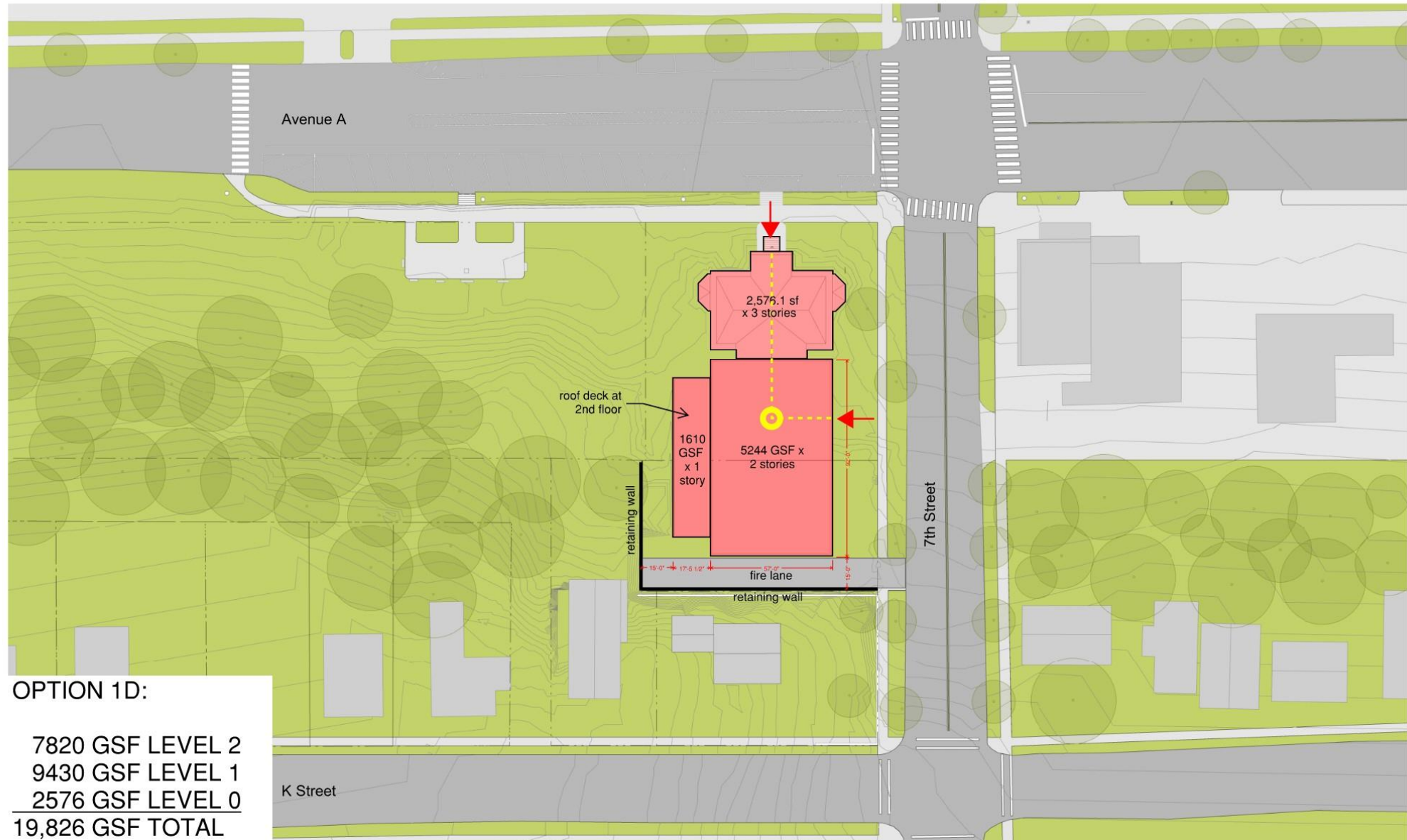
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201 Avenue A – Option 1D

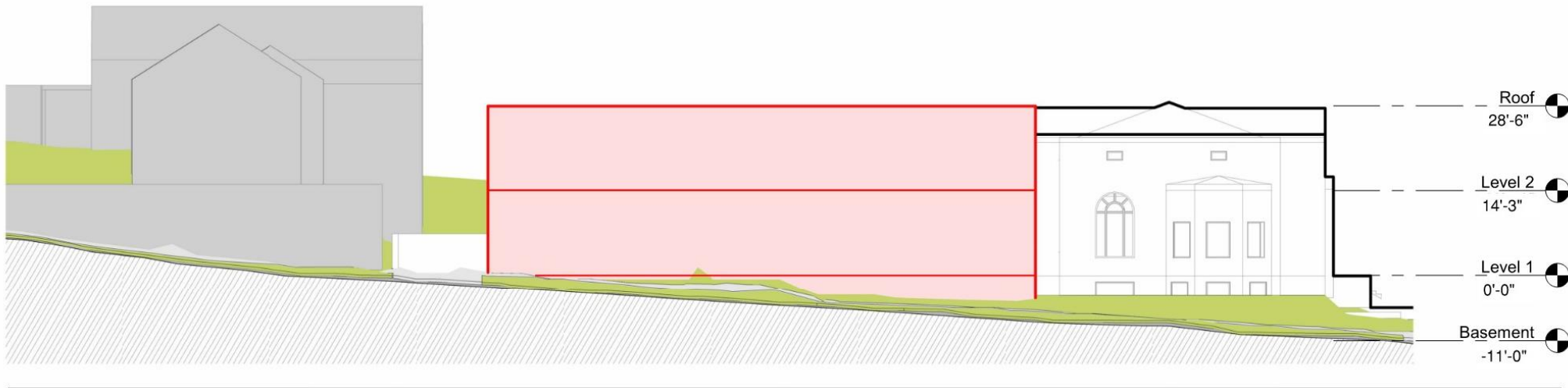
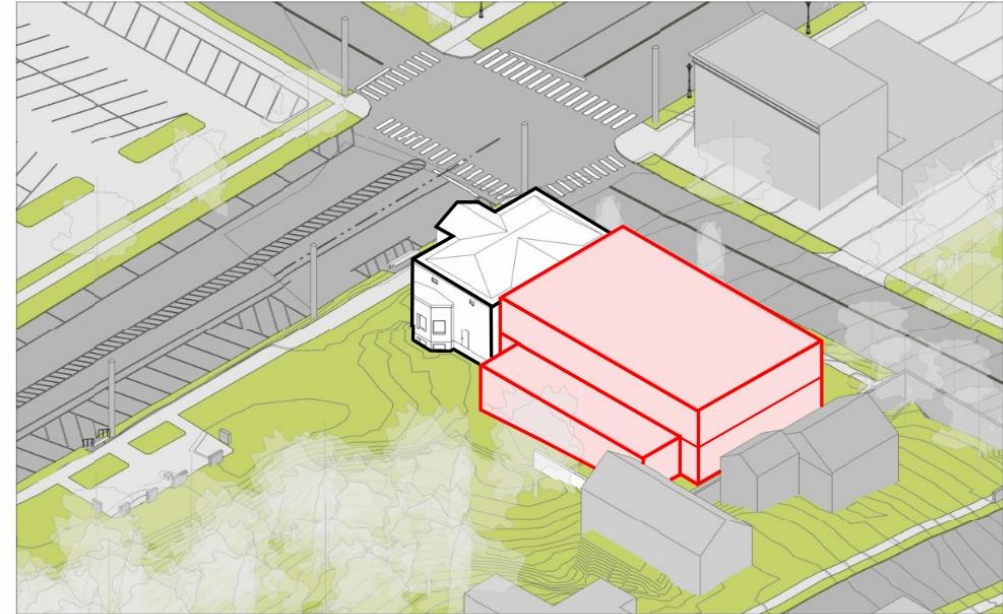
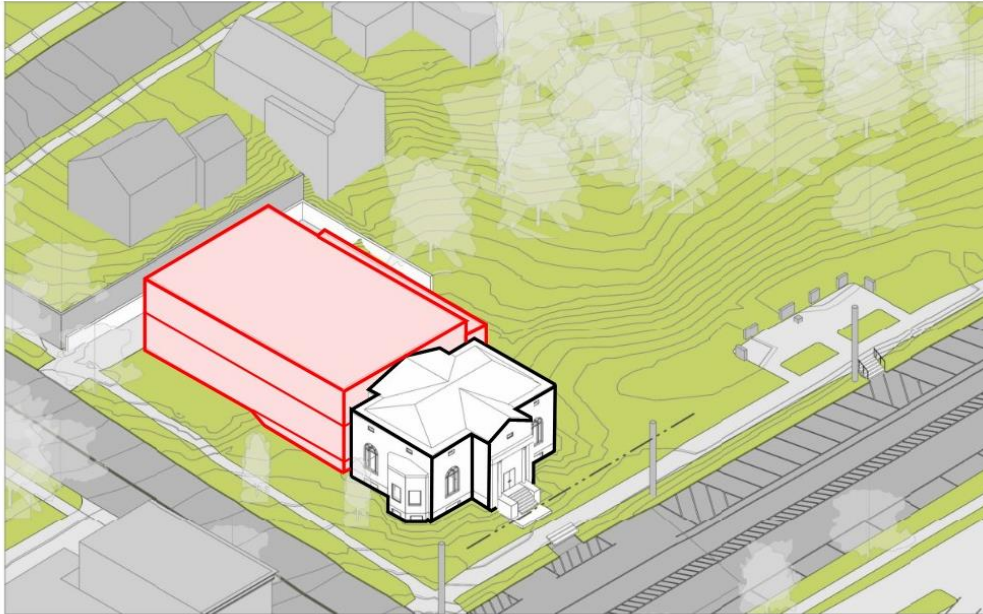
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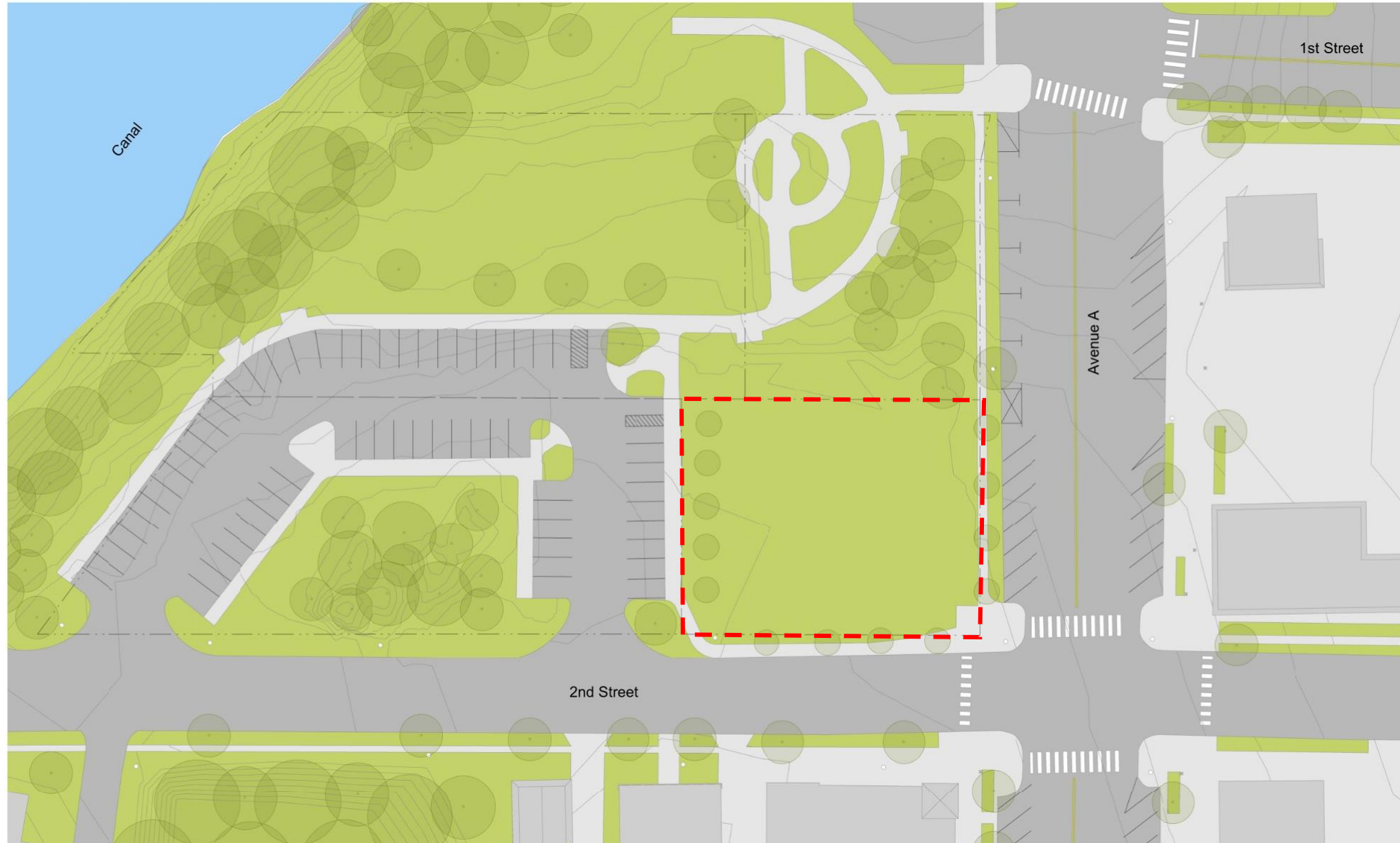




201 Avenue A – Option 1D

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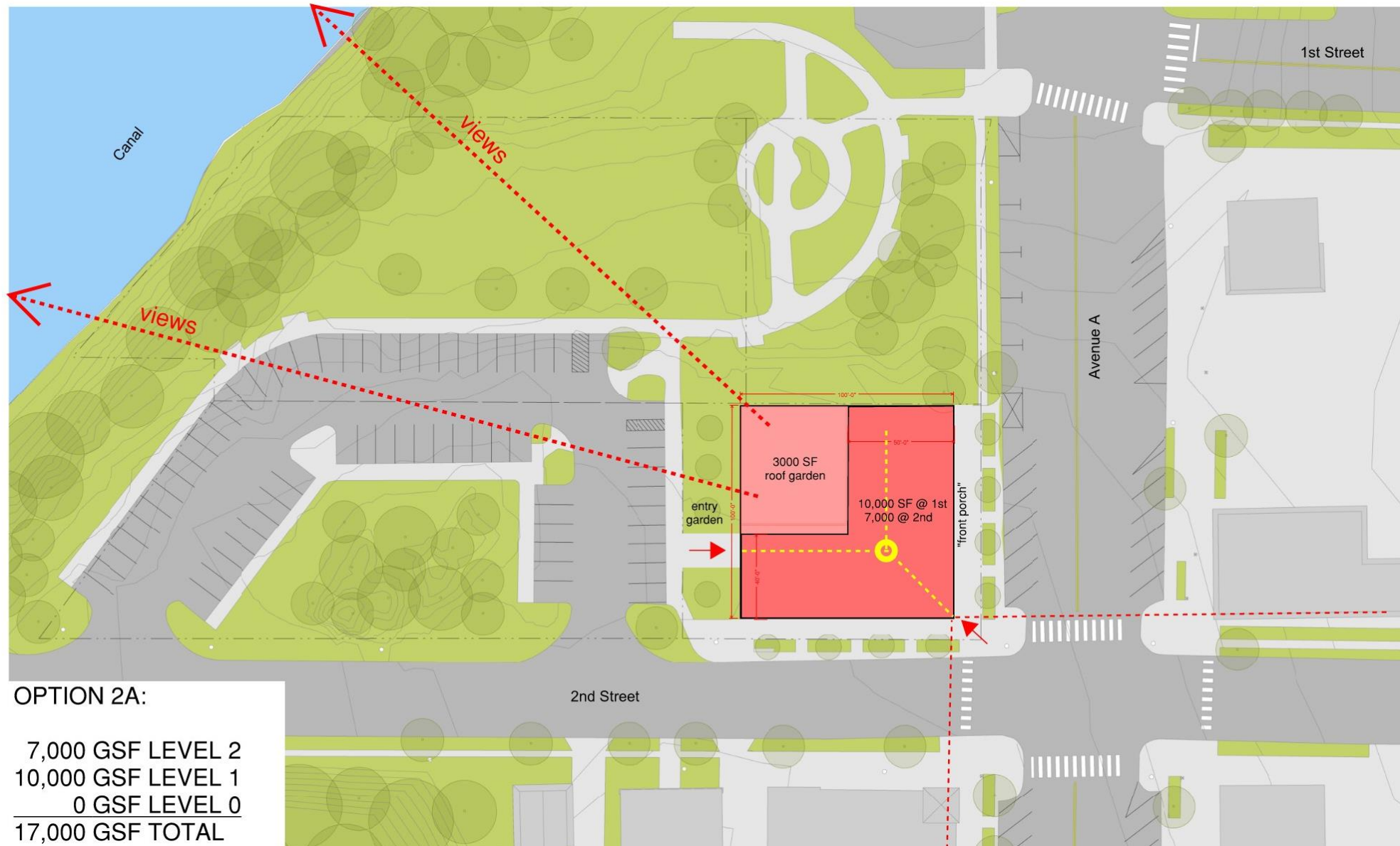






38 Avenue A – Option 2

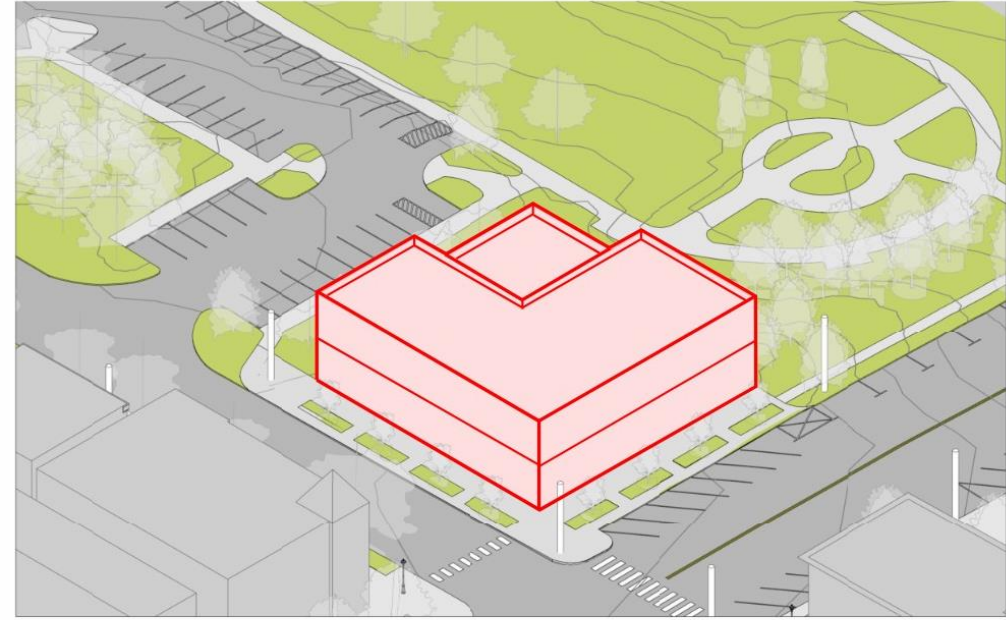
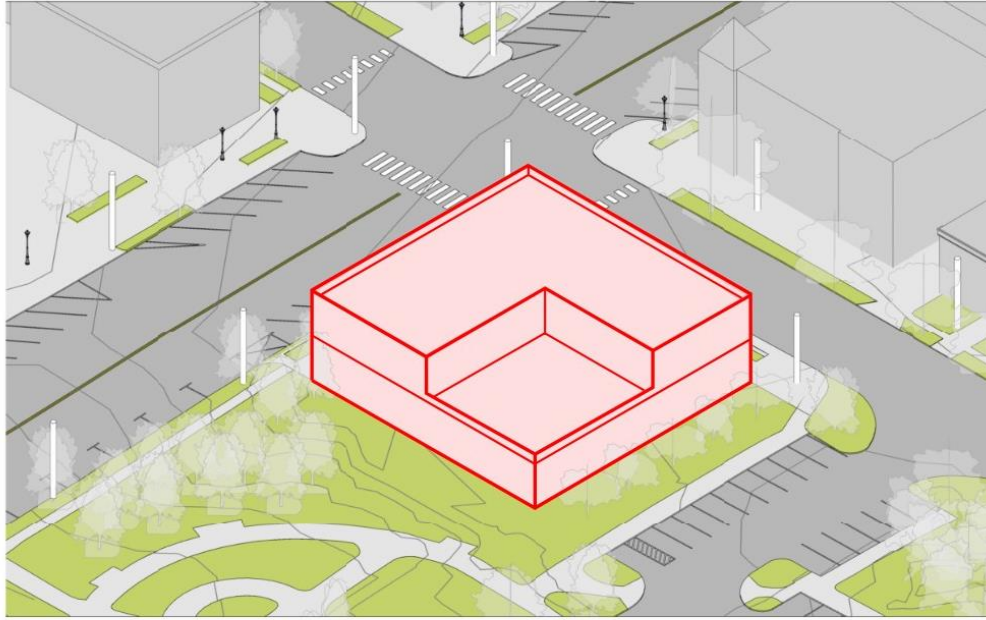
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38 Avenue A – Option 2

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Site Selection Matrix

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CRITERIA		SITE 1A	SITE 1B	SITE 1C	SITE 1D	SITE 2
Addition		Side	Rear/Side	Rear	Rear	New Building
Existing Building Footprint Moves		-	Move	-	Move	
Parcel Acquisitions		-	-	1	1	
SITE STATISTICS						
Location		201 Avenue A, Existing	201 Avenue A, Existing	201 Avenue A, Expanded	201 Avenue A, Expanded	38 Avenue A
Ownership		Town	Town	Town + Private	Town + Private	Town
Current Use		Library + Park	Library + Park	Library + Residential	Library + Residential	Vacant
Zoning		NB - Neighborhood Business	NB - Neighborhood Business	NB - Neighborhood Business RS-1 - Residential 1	NB - Neighborhood Business RS-1 - Residential 1	CB - Central Business
Assessed Value		\$1,979,200	\$1,979,200	\$2,147,700	\$2,147,700	\$71,700
SITE CONSIDERATIONS						
relative weight	Technical Criteria	score wtd scr notes	score wtd scr notes	score wtd scr notes	score wtd scr notes	score wtd scr notes
3	Site/Program Fit	-1 -3	-1 -3	-1 -3	0 0	1 3
3	Construction Cost Estimate	0 0 +\$1M	-1 -3 +\$4.5M, includes move	0 0 +\$1M	-1 -3 +\$5.5M, includes move	1 3 lowest cost
2	Property Acquisition Cost	0 0	0 0	-1 -2 \$400k est.	-1 -2 \$400k est.	0 0 potential sale of carnegie?
1	Time Delay Potential	0 0	0 0	-1 -1	-1 -1	-1 -1
1	Use of Carnegie	1 1	1 1	1 1	1 1	-1 -1
2	Availability	0 0	0 0	-1 -2	-1 -2	1 2
1	Temporary Operations	-1 -1	-1 -1	-1 -1	-1 -1	1 1
2	Demolition/Site Prep	0 0	-1 -2	-1 -2	-1 -2	1 2
3	Constructability	-1 -3	-1 -3	-1 -3	-1 -3	1 3
3	Environmental Remediation	-1 -3 abate Carnegie building	-1 -3 abate Carnegie building	-1 -3 abate Carnegie building	-1 -3 abate Carnegie building	-1 -3 contaminated soils?
3	MHC Support	-1 -3 side addition	-1 -3 side addition	1 3	1 3	0 0 n/a
2	Zoning Dimensions As Of Right	-1 -2 rear	-1 -2 rear	-1 -2 rear	-1 -2 rear	1 2
1	Zoning Parking As Of Right	-1 -1 none	-1 -1 none	-1 -1 none	-1 -1 none	1 1
3	Access to Parking	-1 -3	-1 -3	-1 -3	-1 -3	1 3
2	Fire Department Access	-1 -2	-1 -2	-1 -2	-1 -2	1 2
Technical Subtotal		-20	-25	-21	-21	17
rel wt	Subjective Criteria					
3	Visibility	0 0	1 3	0 0	1 3	1 3
2	Impact on Neighborhood	-1 -2	-1 -2	-1 -2	-1 -2	1 2
2	Historic Significance	1 2	1 2	1 2	1 2	0 0
1	Pedestrian Access	0 0	0 0	0 0	0 0	1 1
Subjective Subtotal		0	3	0	3	6
TOTAL SCORE		-20	-22	-21	-18	23



Selected Site Conclusion



Site / Program Fit



Constructability



Construction Cost



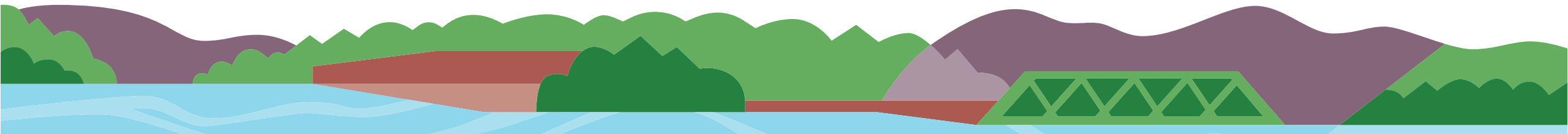
Zoning Restrictions



Parking Access

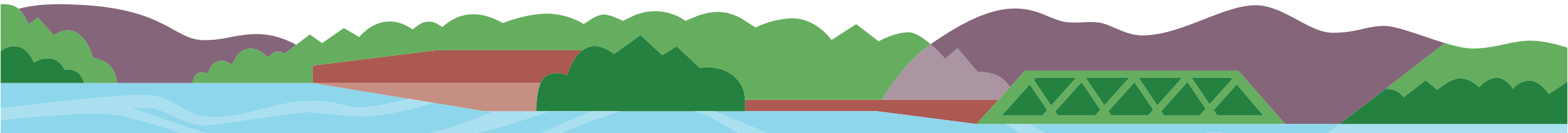


Mass Historic





Your
Thoughts?



Upcoming Community Meetings!

Concept Reveal
9/11/25 @ 6pm
Discovery Center

More meetings to be announced

Project Webpage & Social
Feeds

