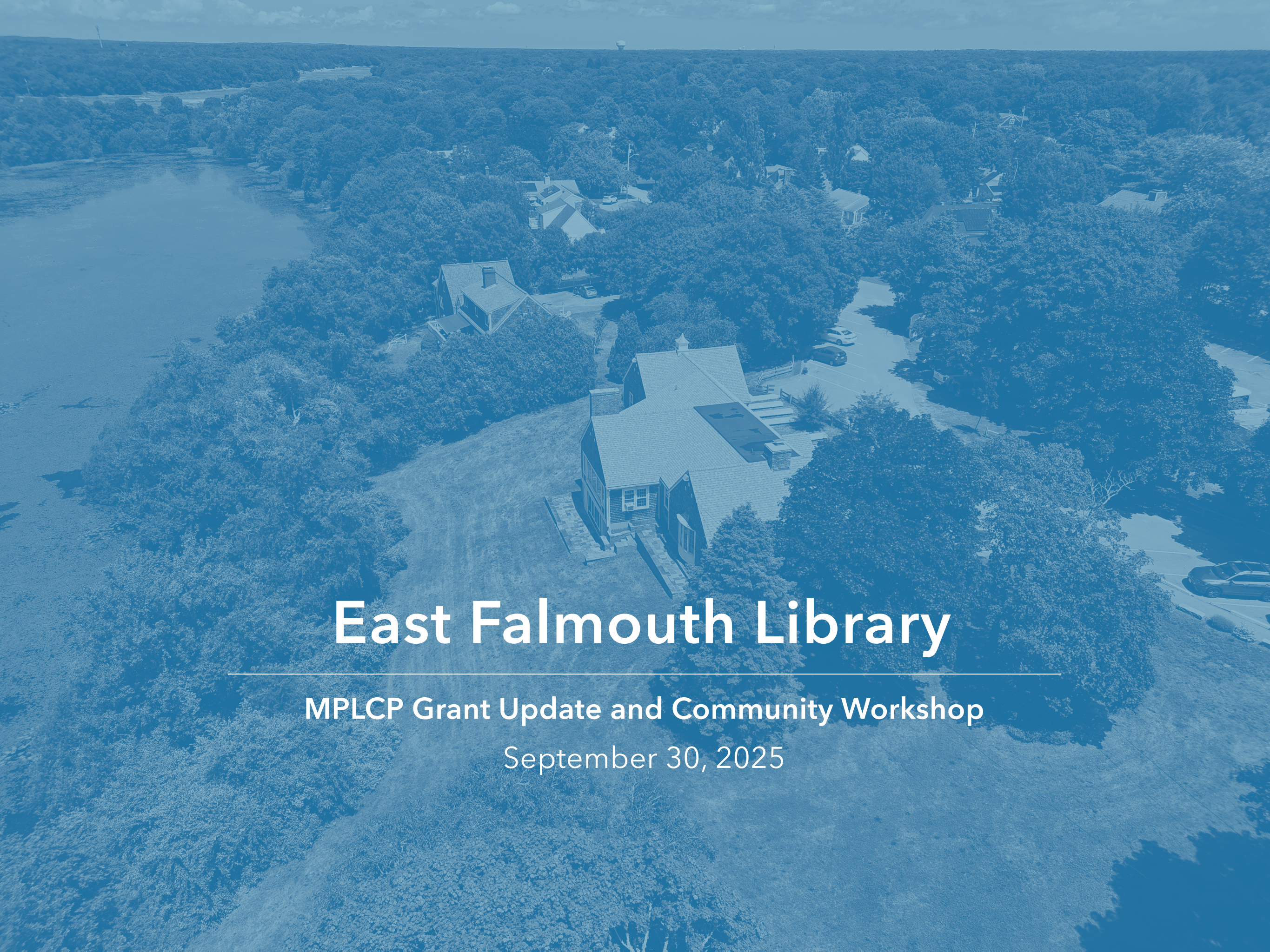




# East Falmouth Library

---

MPLCP Grant Update and Community Workshop

September 30, 2025



**Brian Stokes**

Director  
Falmouth Public Library



**Conrad Ello**

Principal  
Oudens Ello Architecture



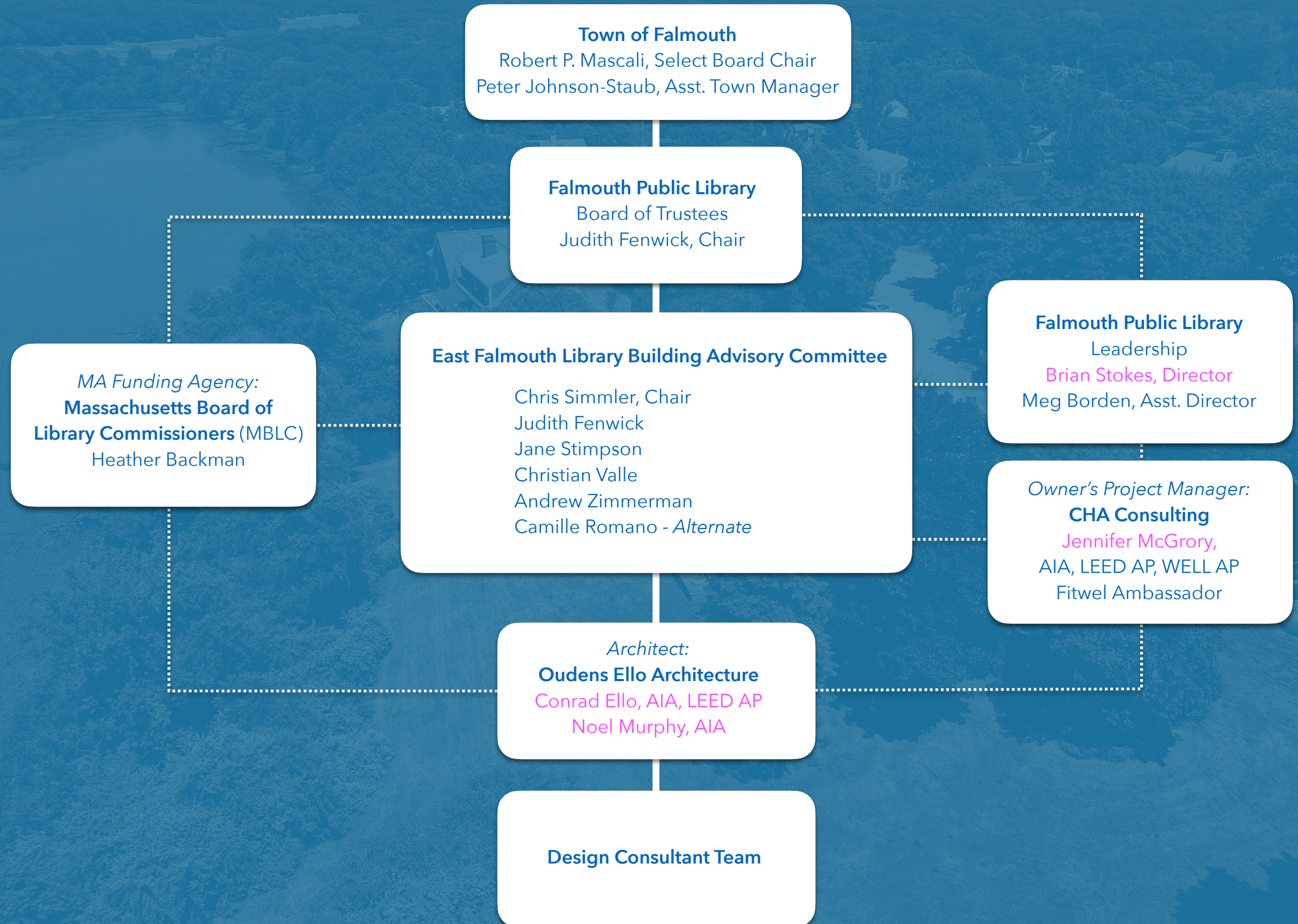
**Noel Murphy**

Senior Associate / Project Manager  
Oudens Ello Architecture



**Jennifer McGrory**

Owner's Project Manager  
CHA Consulting



## 25+ Library Projects

20+ Years Experience with MBLC

35+ Local Project Managers &  
On-site Representatives

\*MBLC Funding

**Shute Memorial Library\***  
Everett



**J. V. Fletcher Library\***  
Westford



**Sharon Public Library\***  
Sharon



**Belmont Public Library**  
Belmont



**Abbot Public Library**  
Marblehead



**Sherborn Public Library\***  
Sherborn



**Marlborough Public Library\***  
Marlborough



**Haverhill Public Library**  
Haverhill



# LIBRARY EXPERIENCE



## PUBLIC LIBRARY EXPERIENCE

- 25** Public library projects since 2009
- 21** in the Commonwealth of Massachusetts
- 13** with Massachusetts Board of Library Commissioners (MBLC)
- 10** completed public library projects in MA
- 8** assisted with pursuit of MPLCP grant
- 5** LEED-certified public libraries
- 1** first net-zero energy public library in the Commonwealth



*Eastham Public Library*



*Norwell Public Library*





## Building Assessment

East Falmouth Branch Library  
310 East Falmouth Highway  
East Falmouth, MA 02536

Gale JN 842280  
January 30, 2024



## Condition Assessment Report



### Prepared For:

Mr. Brian Stokes  
Falmouth Public Library  
300 Main Street  
Falmouth, MA 02540

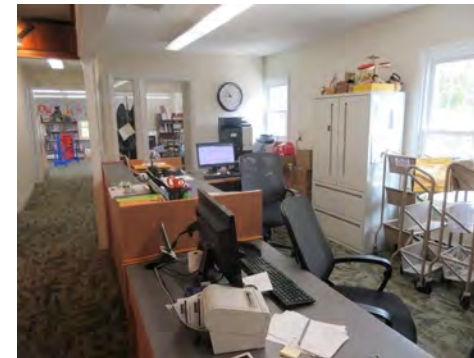


Image 15: Overall image of the reception area and office.



Image 16: Open storage is visible on the floor behind the reception desk.

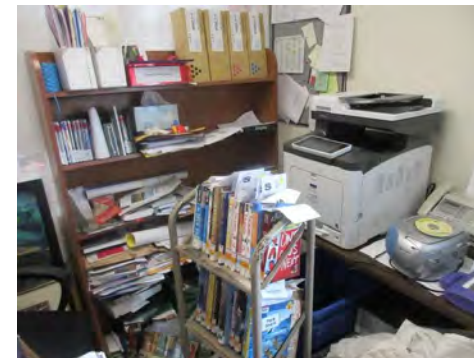
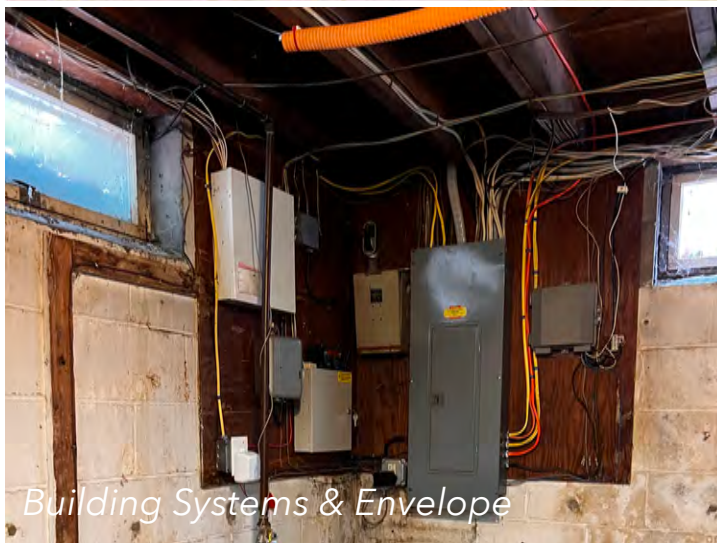


Image 17: Storage within the office results in difficulty with maneuvering within the space.



Image 18: The office space appears to be utilized for employees as a break room space with a sink installed within the office.





# EAST FALMOUTH BRANCH LIBRARY BUILDING PROGRAM

## HISTORY OF COMMUNITY

Concise history of the community, including a brief discussion of demographics, industry/economic drivers, and overall composition/identity:

### THE TOWN OF FALMOUTH

The Town of Falmouth was incorporated in 1686 under its original name, Suckanesset, and its name changed to Falmouth in 1694.

Between 1660 and 1704, white settlers purchased property from the Wampanoag tribe ("People of the First Light"). From 1686 to 2024 generations of Falmouth families including the Wampanoag and immigrants from the British Isles, Europe, Iberia, Africa, and many far flung islands have cleared the land, tended sheep, hunted whales and fished the sea, harvested cranberries and strawberries, explored oceans, built churches, schools, libraries, and houses, laboratories, and businesses. For almost 340 years, the people of Falmouth have lived together, creating a Town with a rich diversity of ethnic groups and varied traditions.

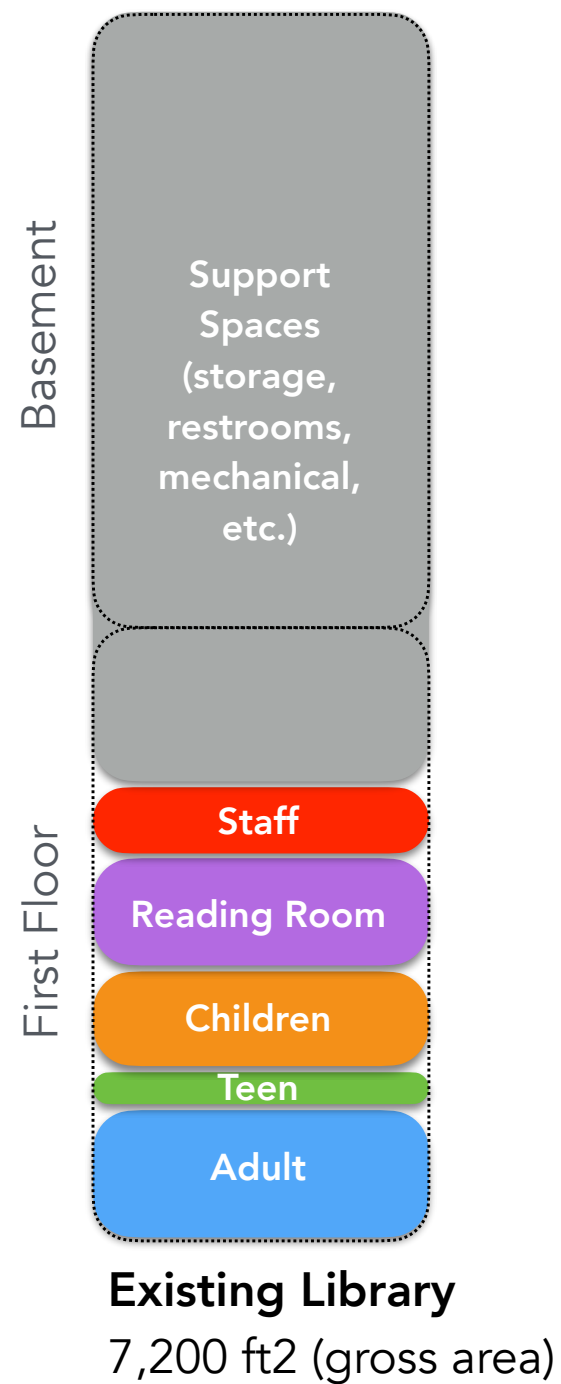
Falmouth is the second-largest town on Cape Cod with 68 miles of shoreline. An economically diverse community, its largest employers are the Woods Hole Oceanographic Institution, Falmouth Hospital, the Steamship Authority, the Town of Falmouth, and the Marine Biological Laboratory. In addition to the scientific, medical, educational, services, and business fields, the Town's economy is also hospitality-based. The year-round population of Falmouth hovers at 32,500, and increases in the summer to almost 100,000.

The Town operates under a Home Rule Charter with a five-member, elected Select Board, a Town Manager, Assistant Town Manager, and Representative Town Meeting with nine precincts. Falmouth is comprised of eight villages, each with its own character and traditions: Woods Hole, Falmouth Village, West Falmouth, North Falmouth, East Falmouth, Teaticket, Hatchville, and Waquoit. In addition to the Main Library in the center of town, two branches of the public library are located in East Falmouth and North Falmouth. Two of the other village centers, Woods Hole and West Falmouth, have small independent libraries.

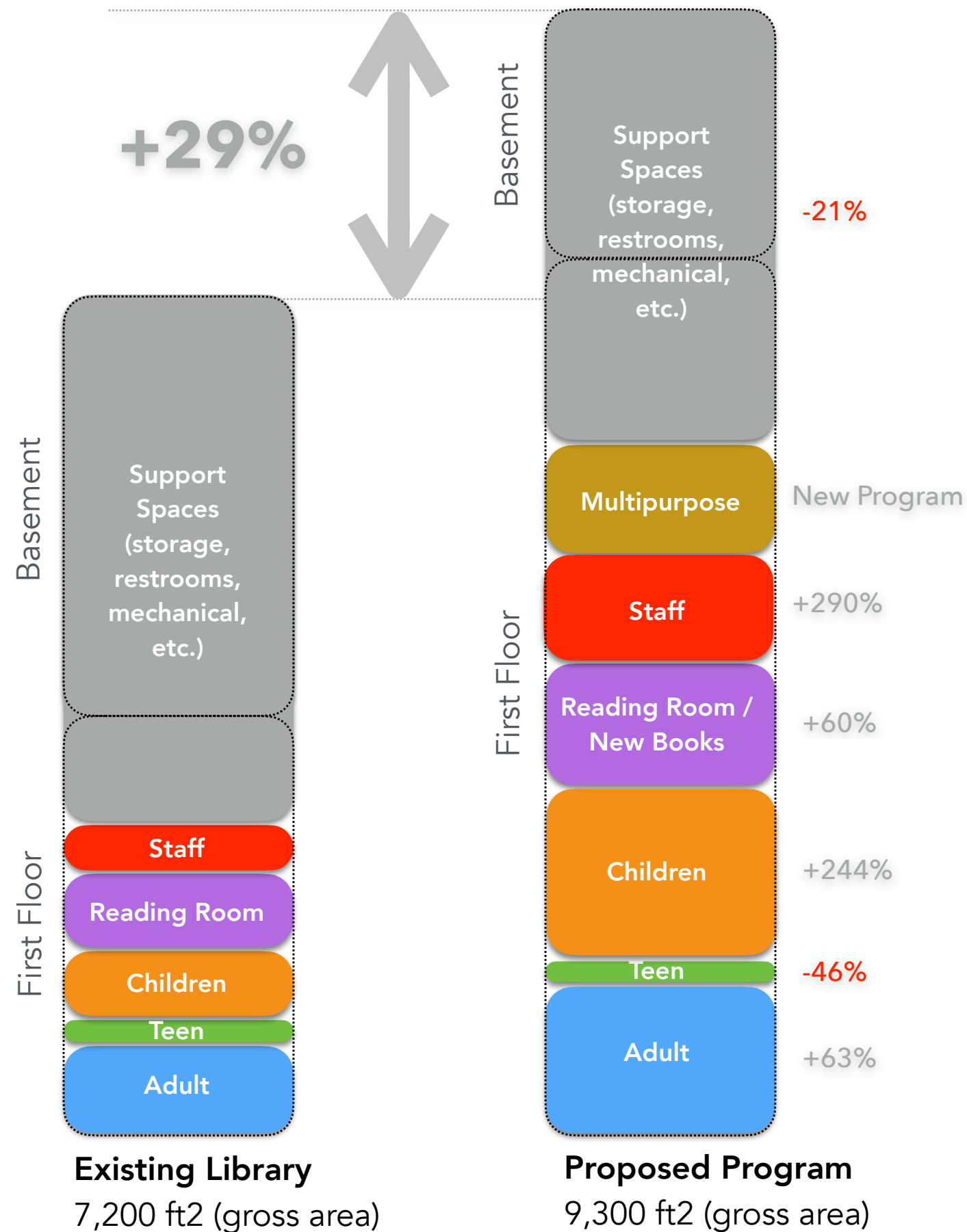
### EAST FALMOUTH VILLAGE

Situated between the Coonamessett and Childs Rivers, this thriving village, originally home to the fledgling but short-lived mill industry has been the agricultural heartland of Falmouth. It was settled by a large influx of immigrants from Portugal, the Azores, and Cape Verde Islands, who, by the 1920s, were the driving force behind making East Falmouth the largest producer of strawberries per acre in the nation. Although much of the farmland has been converted into residential and commercial properties, East Falmouth is still agriculturally focused. Today, the village of East Falmouth has a noticeably lower median household income (\$67,964 in 2022 dollars) than the whole of Falmouth (\$89,809 in 2022 dollars).

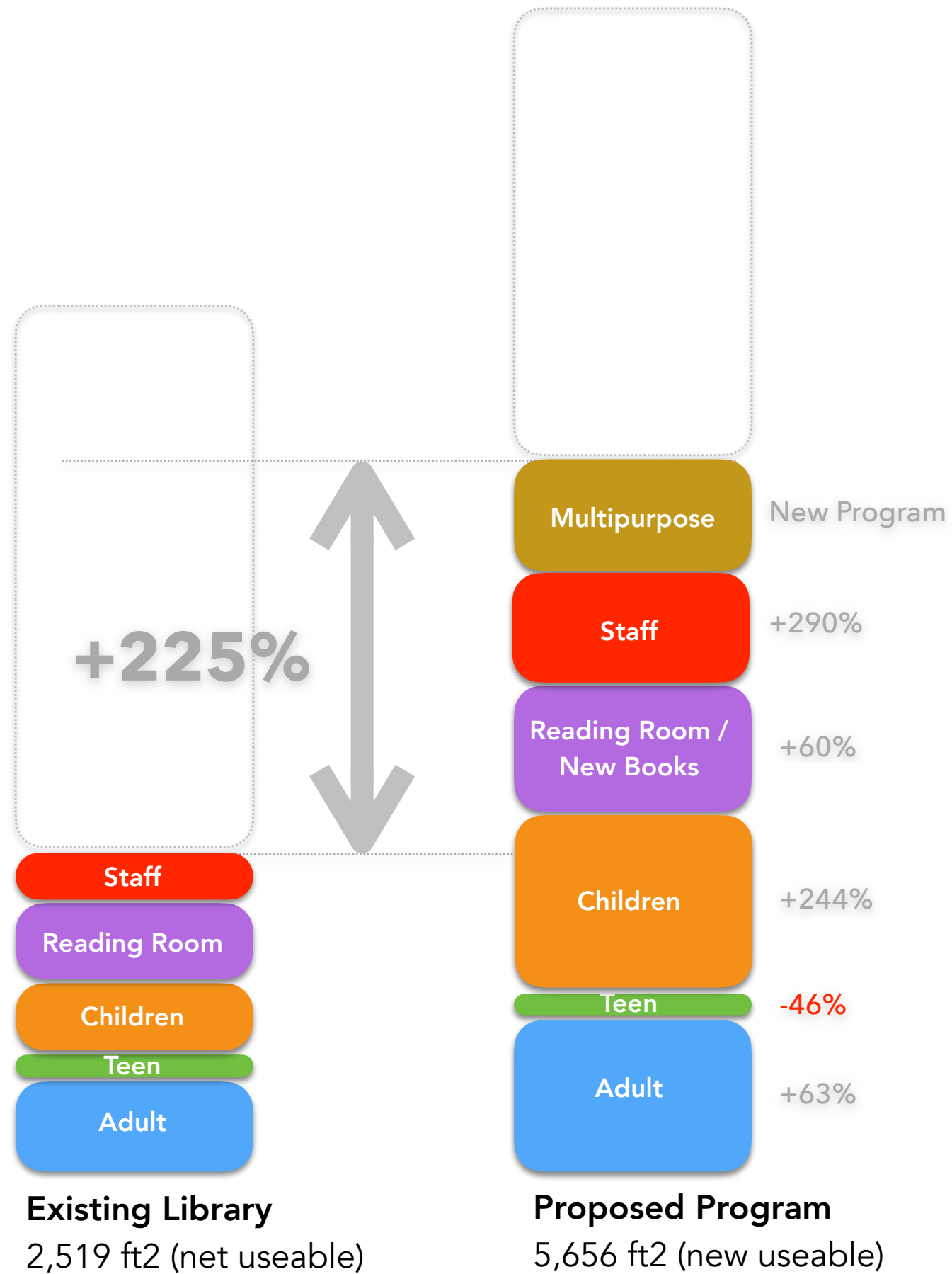
| Area Designation      | Browsing and New Book/Collections                                                                                                                                                                                                                                            |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Functions Performed   | This space will be used for browsing the new book collection and for display.                                                                                                                                                                                                |
| Occupancy             | 8                                                                                                                                                                                                                                                                            |
| Number of Staff       | 0                                                                                                                                                                                                                                                                            |
| Public Service Desk   | 0                                                                                                                                                                                                                                                                            |
| User Seating          | 8                                                                                                                                                                                                                                                                            |
| Furnishings           | Comfortable upholstered seating each with a side table shared by eight chairs.                                                                                                                                                                                               |
| Shelving              | Unique shelving layout, 80 linear feet<br>New Fiction: 540<br>New Non-fiction: 240<br>New Large Print: 20                                                                                                                                                                    |
| Book Capacity         | 800                                                                                                                                                                                                                                                                          |
| Equipment             |                                                                                                                                                                                                                                                                              |
| Close Proximity To    | Library entrance. Public catalog, self-checkout, collection space                                                                                                                                                                                                            |
| Distant from          | Children's room and all active areas                                                                                                                                                                                                                                         |
| Area Required         | 900 sq ft                                                                                                                                                                                                                                                                    |
| Architectural Details | This should be a very appealing and comfortable browsing. Display book stacks with integrated lighting. Stacks may be used to define New Book and Display area. Wider than usual space between stacks. Carpeting. Light colored upholstered furniture. Medium height stacks. |



## Library Building Program Comparison



## Library Building Program Comparison

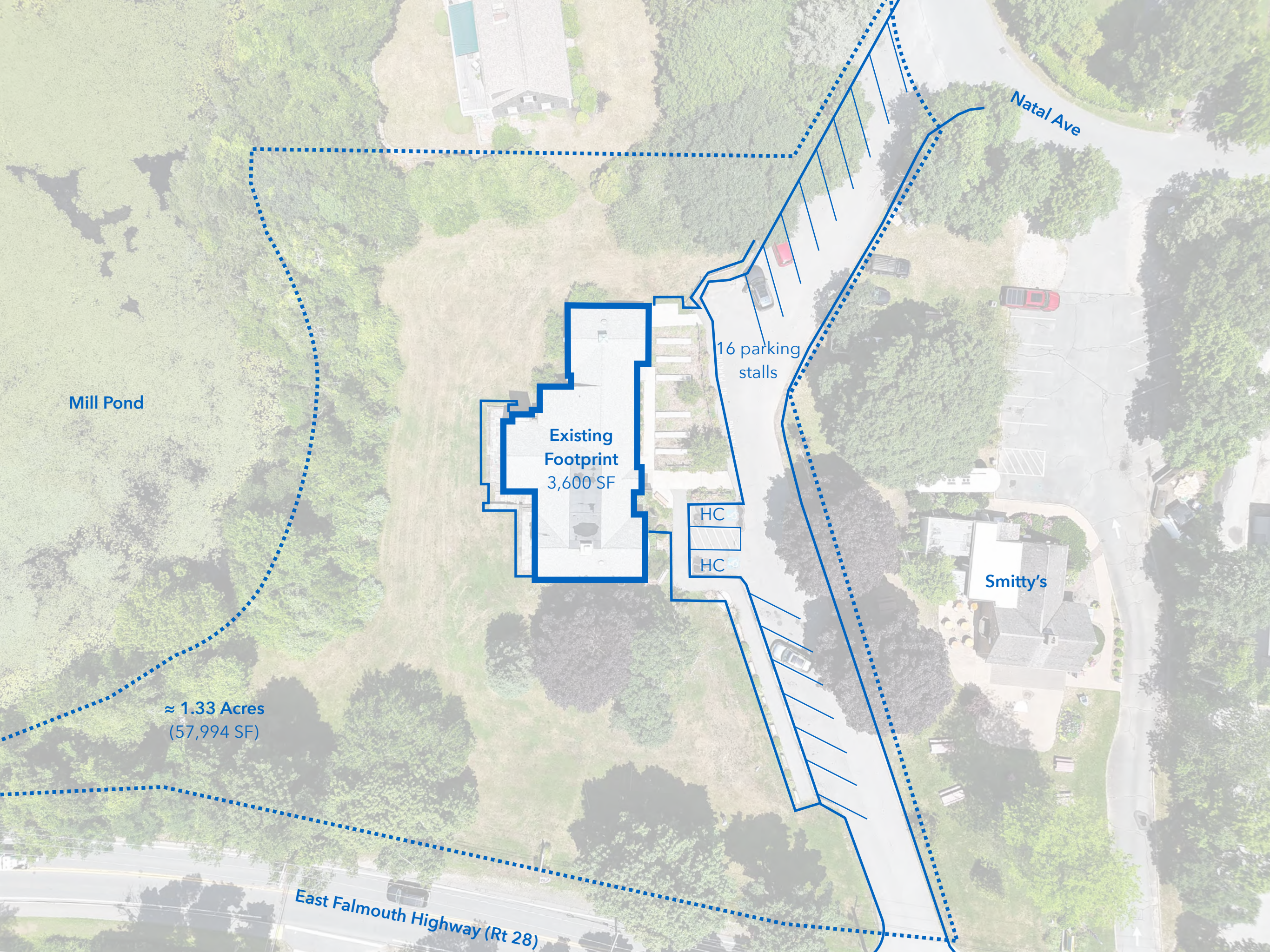


## Library Building Program Comparison



Aerial View Existing Conditions

East Palmdale Highway



Natal Ave

Mill Pond

16 parking stalls

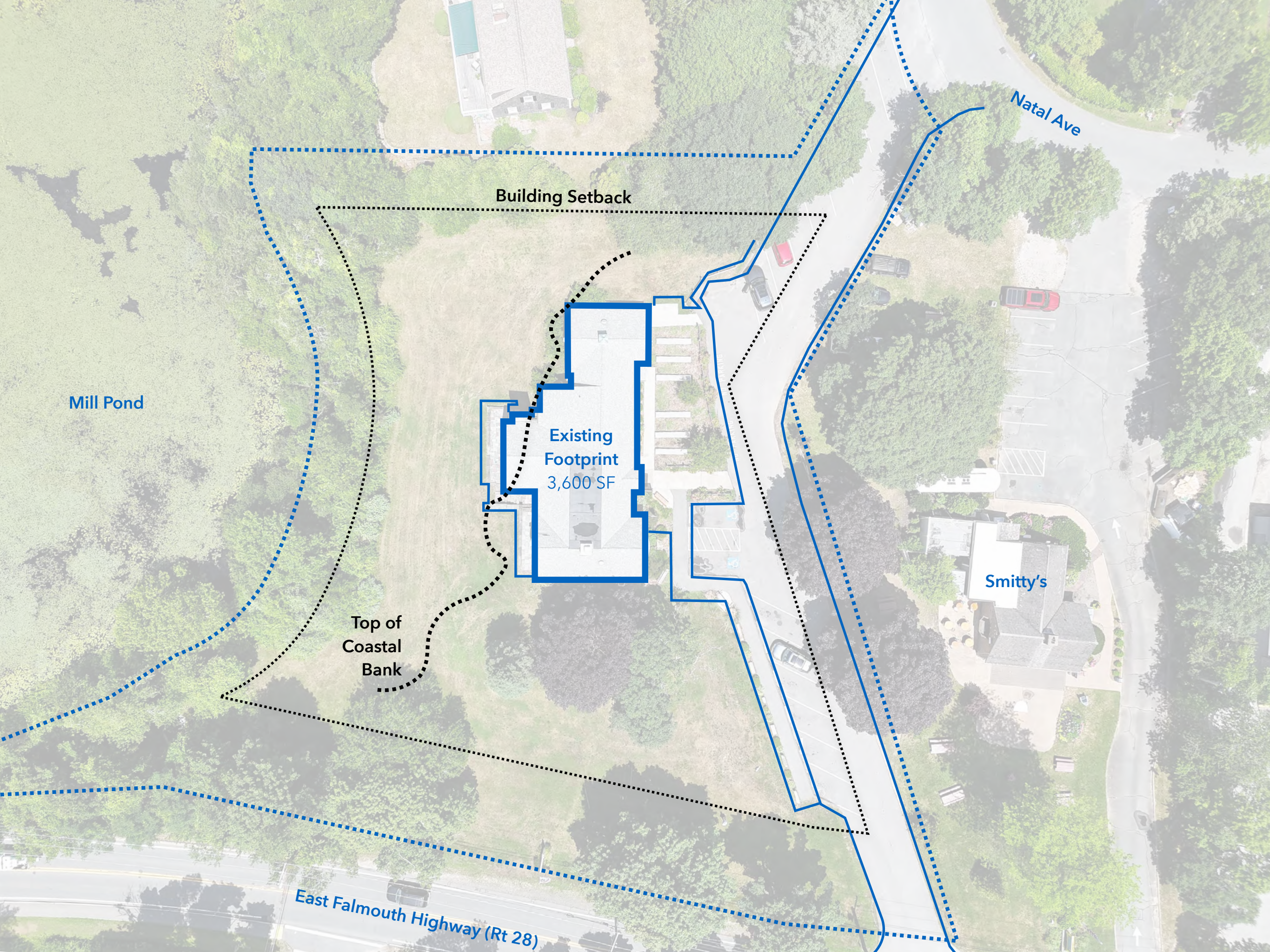
Existing Footprint  
3,600 SF

HC  
HC

Smitty's

≈ 1.33 Acres  
(57,994 SF)

East Falmouth Highway (Rt 28)



Natal Ave

Building Setback

Mill Pond

Existing  
Footprint  
3,600 SF

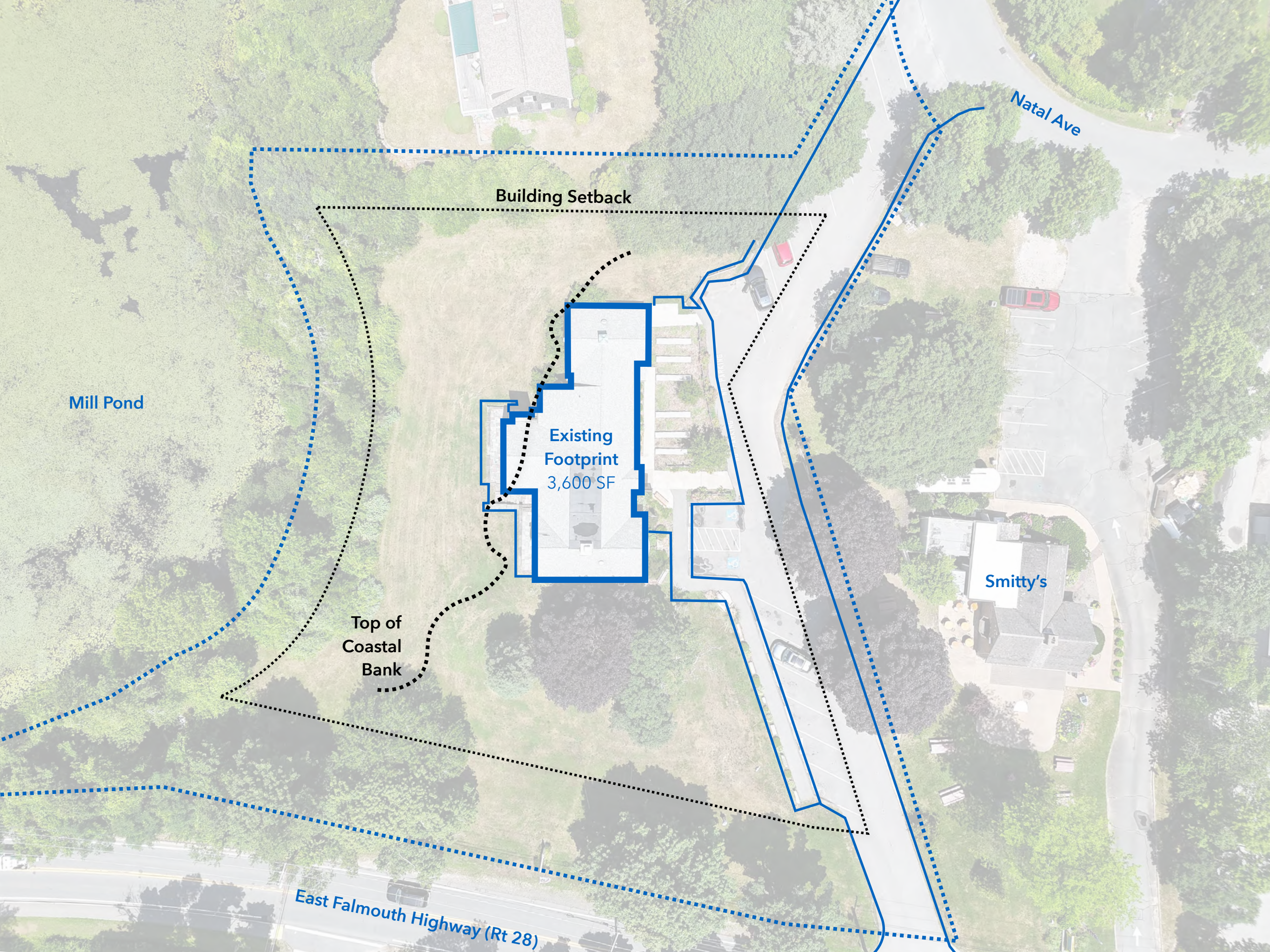
Top of  
Coastal  
Bank

Smitty's

East Falmouth Highway (Rt 28)



Top of  
Coastal  
Bank



Natal Ave

Building Setback

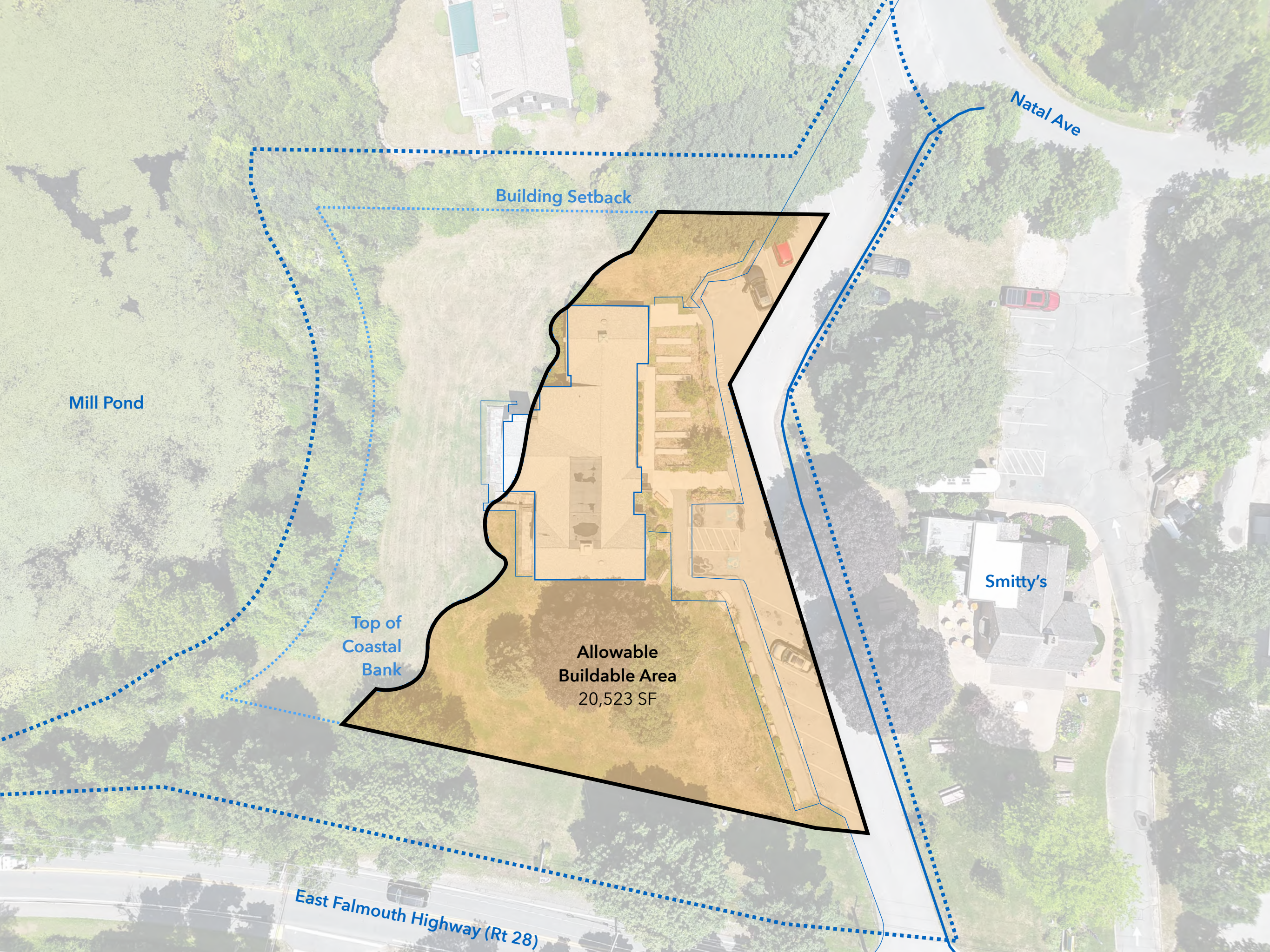
Existing  
Footprint  
3,600 SF

Mill Pond

Top of  
Coastal  
Bank

Smitty's

East Falmouth Highway (Rt 28)



Natal Ave

Building Setback

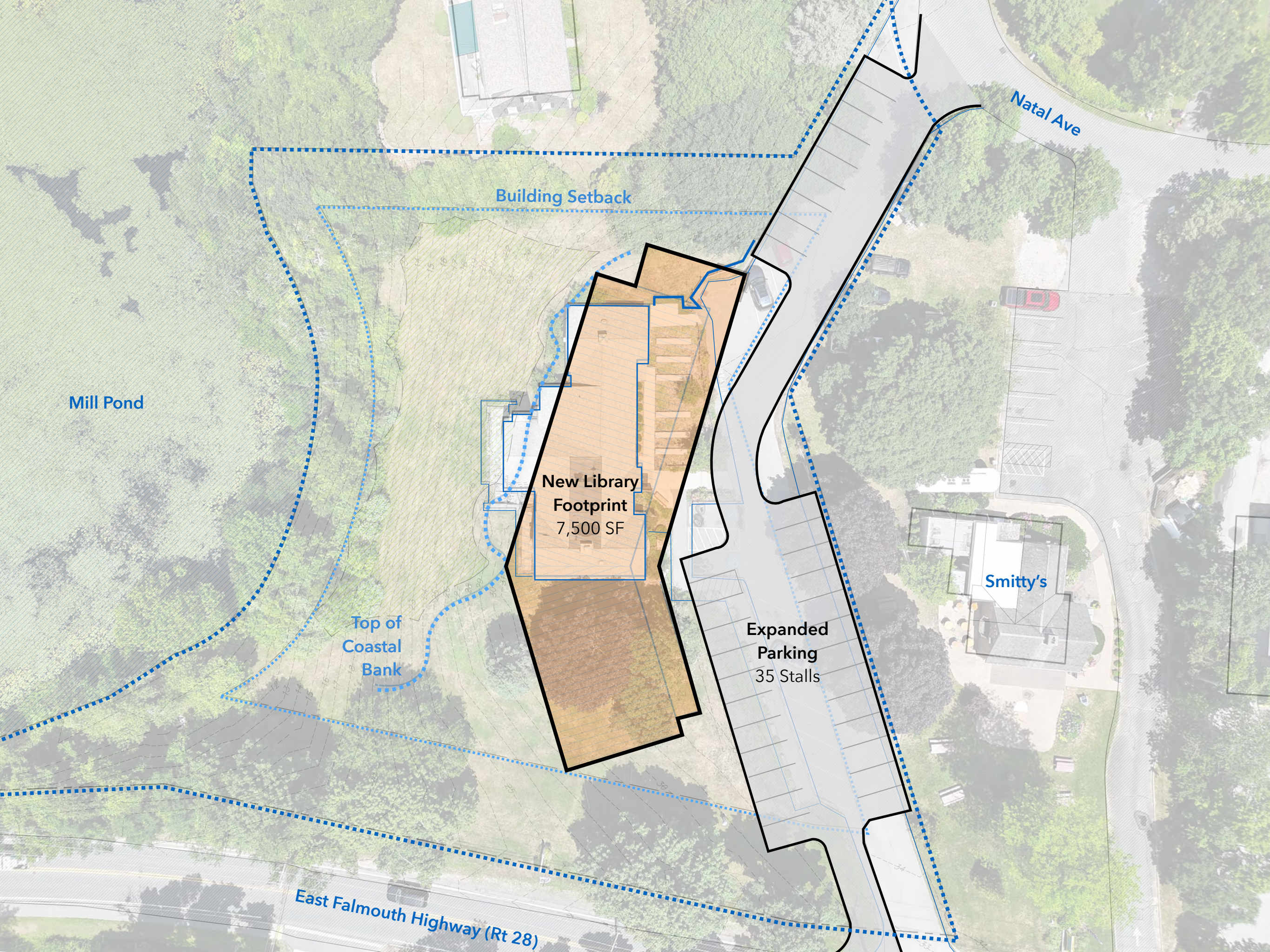
Mill Pond

Top of  
Coastal  
Bank

Allowable  
Buildable Area  
20,523 SF

Smitty's

East Falmouth Highway (Rt 28)



Mill Pond

Natal Ave

Building Setback

New Library  
Footprint  
7,500 SF

Top of  
Coastal  
Bank

Expanded  
Parking  
35 Stalls

Smitty's

East Falmouth Highway (Rt 28)





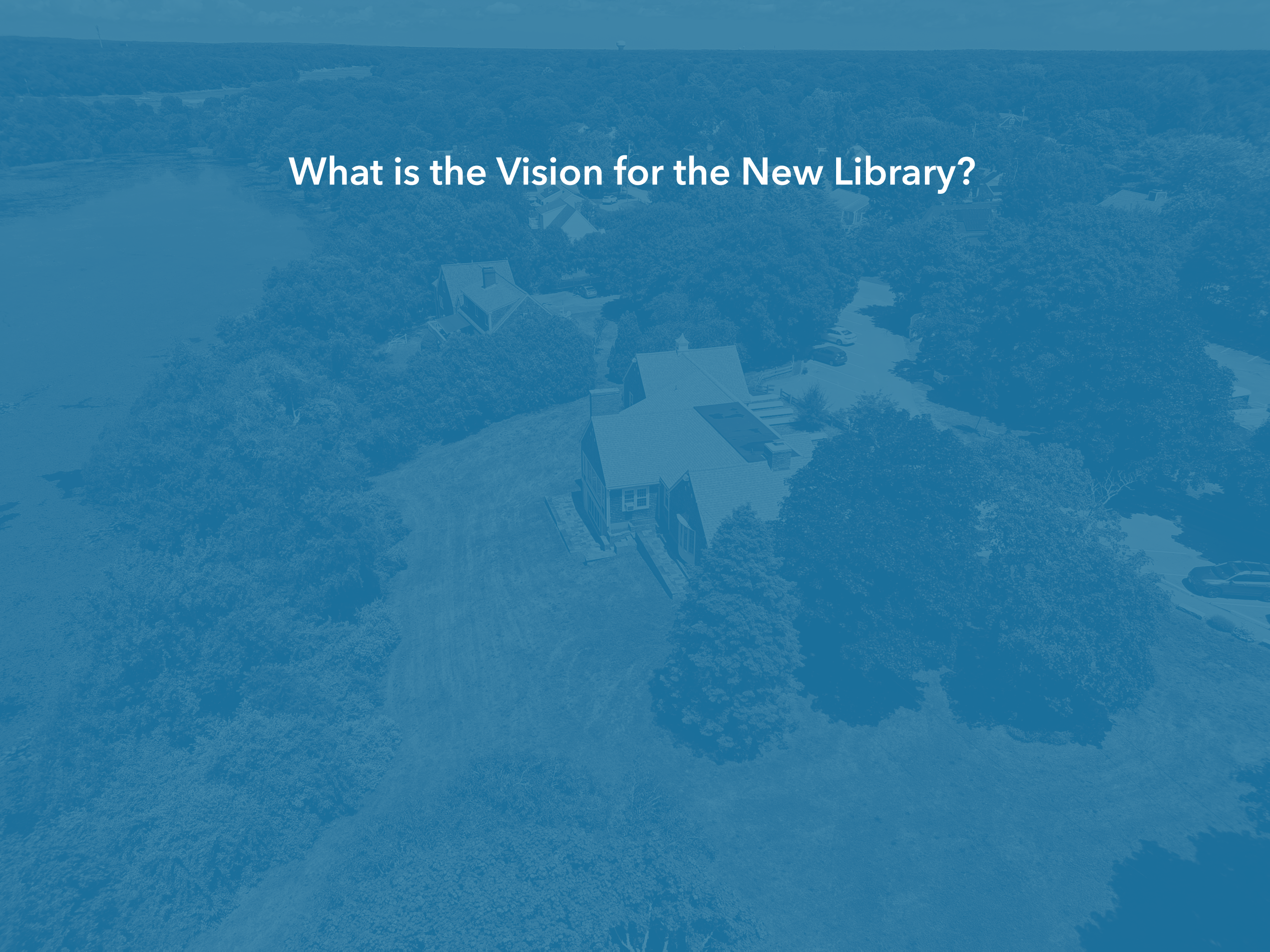


An aerial photograph of a suburban neighborhood, overlaid with a semi-transparent blue filter. In the center, a large, two-story house with a gabled roof and a chimney is visible. The house is surrounded by lush green trees and a well-maintained lawn. To the left, a body of water, possibly a lake or a large pond, stretches across the frame. In the background, other houses and more trees are visible, creating a sense of a quiet, established community. The overall tone is peaceful and scenic.

Why do we need a new library?

## Why do we need a new library?

The existing structure isn't purpose-built as a library. It lacks quality, useable square footage across all program areas. It has numerous accessibility deficiencies. It has failing building systems that are past their service life. It has indoor air quality issues. It uses fossil fuels.

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. In the foreground, a large, two-story house with a gabled roof and a chimney is visible, surrounded by lush green trees. To the left of the house, a body of water, possibly a lake or a large pond, stretches across the frame. In the background, other houses and more trees are visible, creating a dense suburban landscape. The overall scene is peaceful and scenic.

What is the Vision for the New Library?

## What is the Vision for the New Library?

The residents of East Falmouth have long awaited a new state-of-the art branch that will replace the existing library. Through a 2022 user survey, as well as ongoing conversations with patrons, we've found there's a clear desire and need for a community meeting room, additional space for adult programs, more comfortable seating and a greater use of outdoor space.

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. In the center foreground, a large, two-story house with a gabled roof and a chimney is visible. The house is surrounded by lush green trees and a well-maintained lawn. To the left of the house, a body of water, possibly a lake or a large pond, stretches towards the background. In the background, other houses and more trees are visible, creating a sense of a suburban or rural setting. The overall tone of the image is calm and serene, with the blue overlay adding a layer of depth and focus to the central house.

Why did we apply for the State Grant?

## Why did we apply for the State Grant?

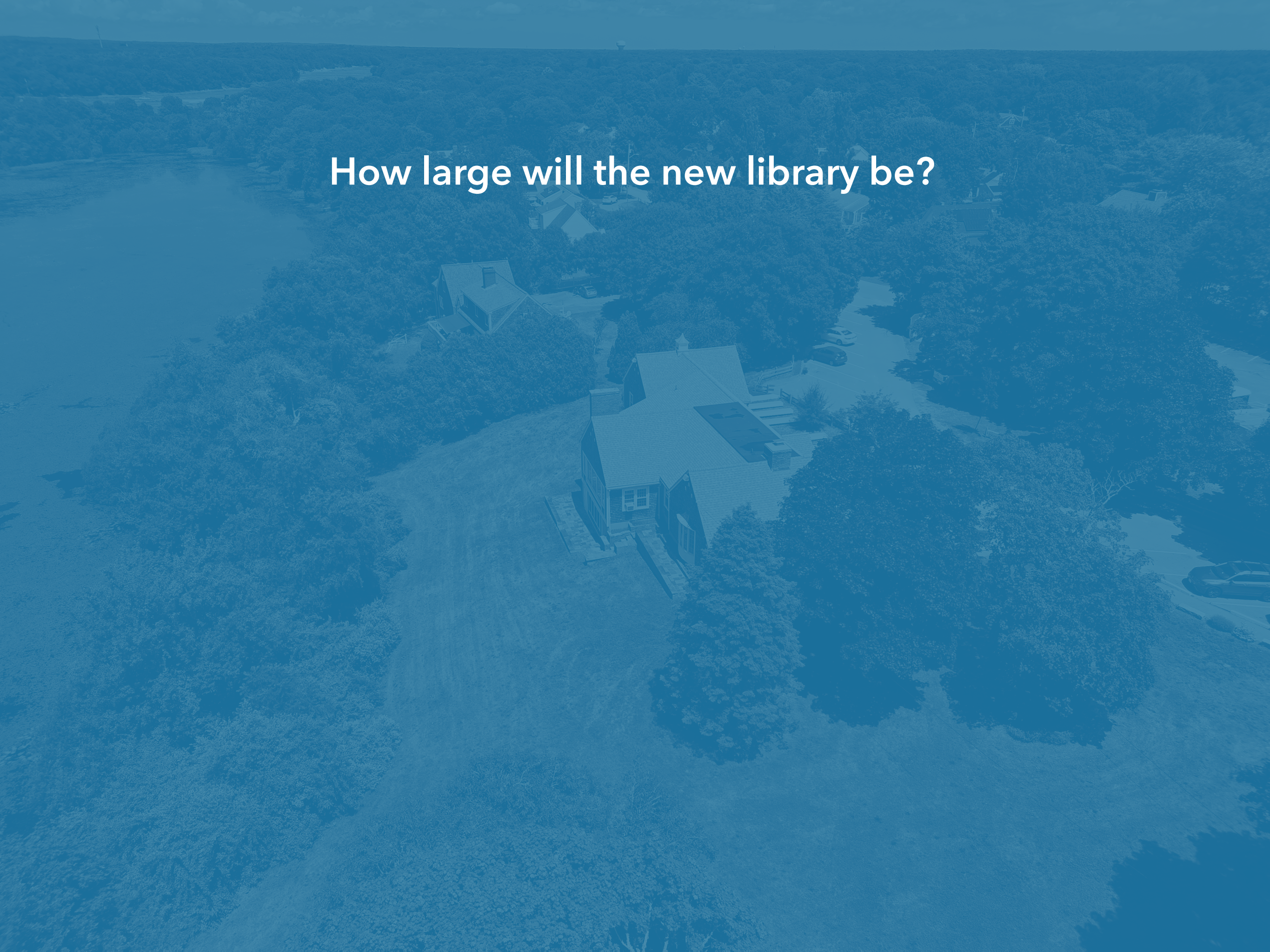
In January 2025, Falmouth was awarded funding by the Massachusetts Public Library Construction Program (MPLCP). This competitive state grant will pay for a portion of eligible project costs to construct a new branch library in East Falmouth. The Town can reasonably expect to receive roughly half of the cost of the new library from the State.



What is the MPLCP?

## What is the MPLCP?

The Massachusetts Public Library Construction Program (MPLCP) is a grant program managed by the Massachusetts Board of Library Commissioners (MBLC). It was first funded by a state bond authorization in 1987. Since then, the MPLCP has helped build 62 new library buildings and 169 addition, renovation, and conversion projects. Grants are awarded based on the needs of the community, the current state of the library being added to or replaced, and the local economy.

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. The image shows a large, two-story house with a gabled roof and a chimney, situated on a grassy lot. To the left of the house is a large, calm body of water, likely a lake or a wide river. The surrounding area is densely populated with trees and other houses, some of which are partially visible through the foliage. The overall scene is peaceful and suburban.

How large will the new library be?

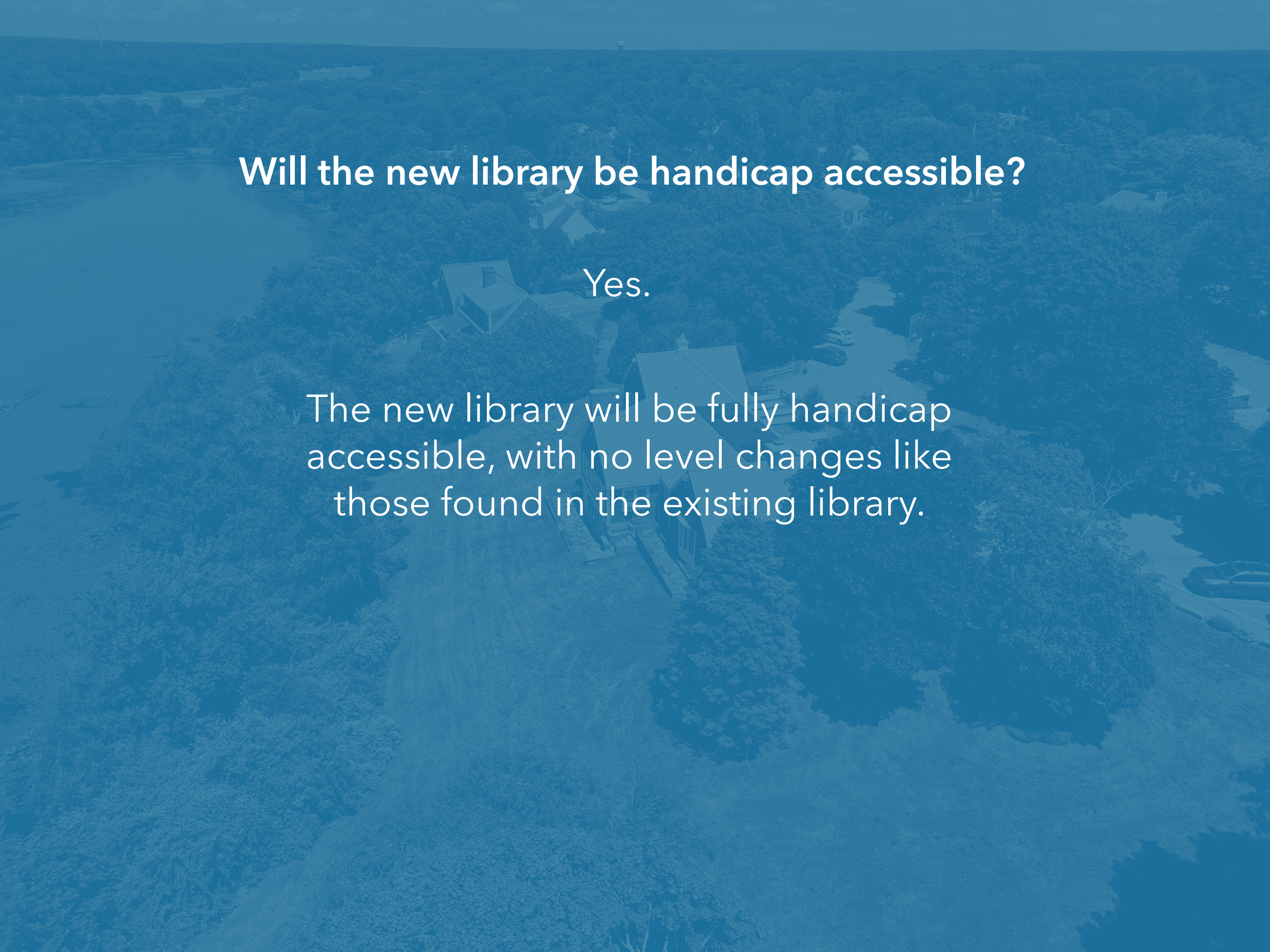
An aerial photograph of a suburban neighborhood, showing houses, trees, and a road. The entire image is covered with a semi-transparent blue filter. The text is overlaid on this background.

## How large will the new library be?

The new library will be roughly 9,000 square feet in total. This compares to the current, 7,200 square foot library. More meaningful is the increase in the net useable square footage, which almost triples from 2,500 SF to 6,500 SF.

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. In the center, a large, two-story house with a gabled roof and a chimney is visible. The house is surrounded by dense green trees. To the left of the house, there is a body of water, possibly a lake or a large pond. In the background, other houses and more trees are visible. The overall scene is peaceful and suburban.

Will the new library be handicap accessible?

An aerial photograph of a residential neighborhood, featuring several houses with gabled roofs and a large, leafy tree in the foreground. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper portion of the image.

**Will the new library be handicap accessible?**

Yes.

The new library will be fully handicap accessible, with no level changes like those found in the existing library.

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. In the foreground, a large, two-story house with a gabled roof and a chimney is visible, surrounded by dense trees. To the left of the house, there is a body of water, possibly a lake or a large pond. In the background, other houses and more trees are visible, along with a distant water tower on the horizon. The text "Will the new library include meeting space?" is written in white, sans-serif font across the upper middle portion of the image.

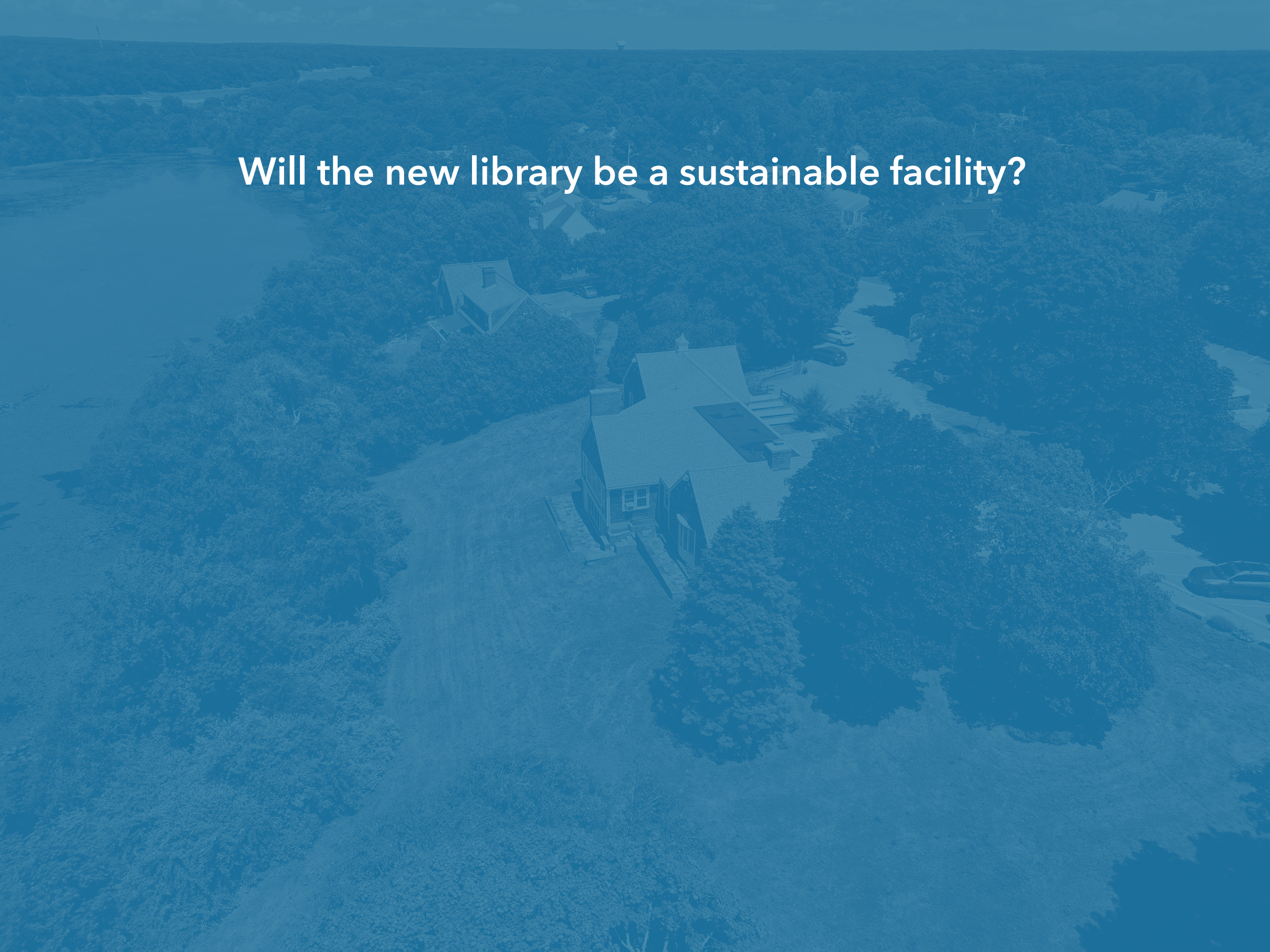
Will the new library include meeting space?

An aerial photograph of a suburban neighborhood with several houses and a large body of water on the left. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

**Will the new library include meeting space?**

Yes.

The new library will accommodate two private study rooms and a flexible 50-person multipurpose room, with a dedicated kitchen and storage room.

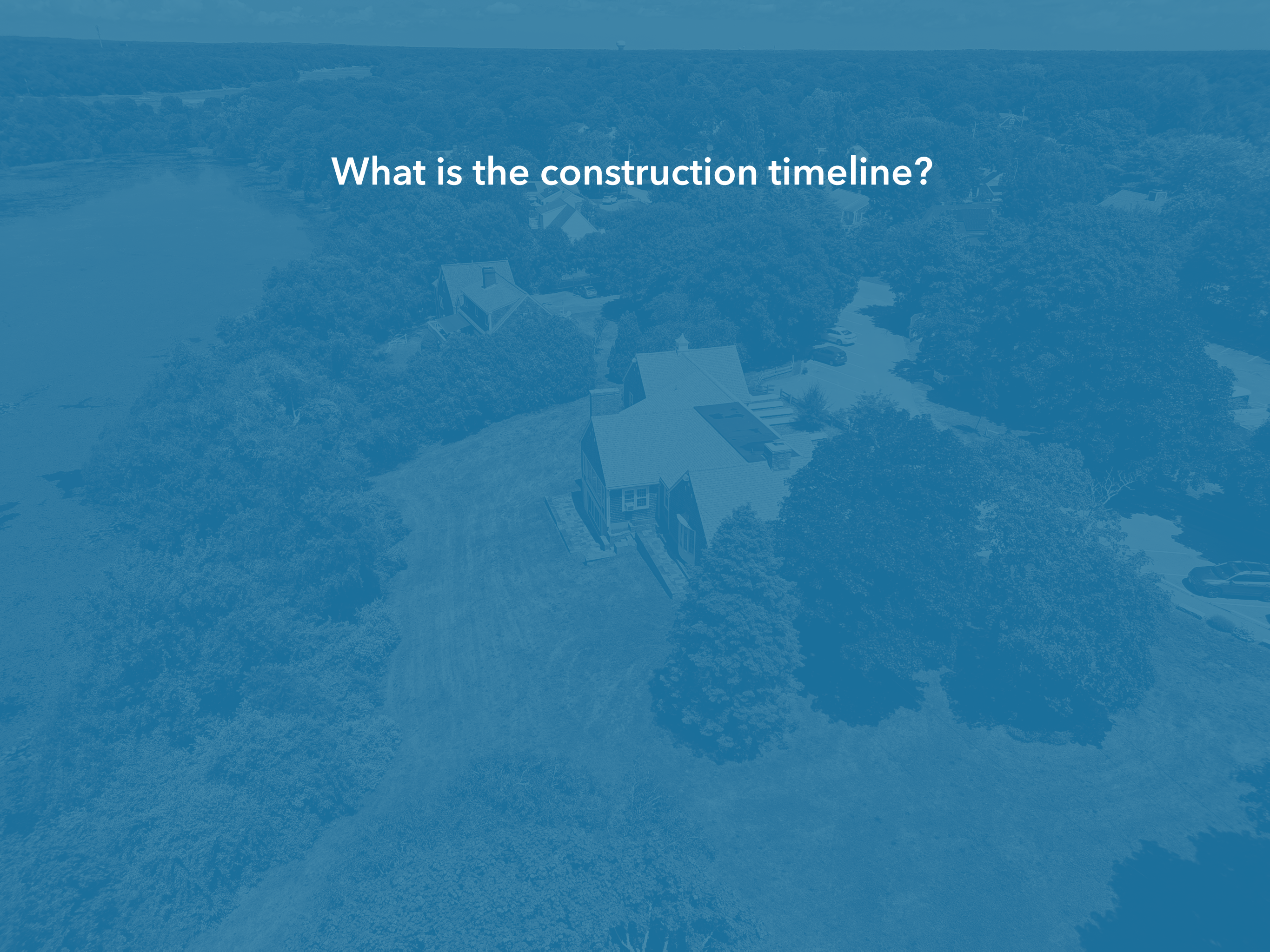
An aerial photograph of a residential area, overlaid with a semi-transparent blue filter. The image shows a large, two-story house with a gabled roof and a chimney, situated on a grassy lot. To the left of the house is a large, calm pond. The surrounding area is filled with dense trees and other smaller houses in the background. The text "Will the new library be a sustainable facility?" is centered in the upper half of the image in a white, sans-serif font.

Will the new library be a sustainable facility?

## Will the new library be a sustainable facility?

Yes.

The new library will aspire to be net-zero or net-zero ready. It will meet Falmouth's Green Community regulations and current energy code requirements. It will be a fossil fuel free facility, incorporating energy-efficient, all-electric building systems. Increased building ventilation and air filtration will make this a healthier building. We will explore opportunities to incorporate on-site renewable energy, such as solar. The use of natural materials and views of the pond that will connect the library and its patrons to the library's natural surroundings (biophillic).



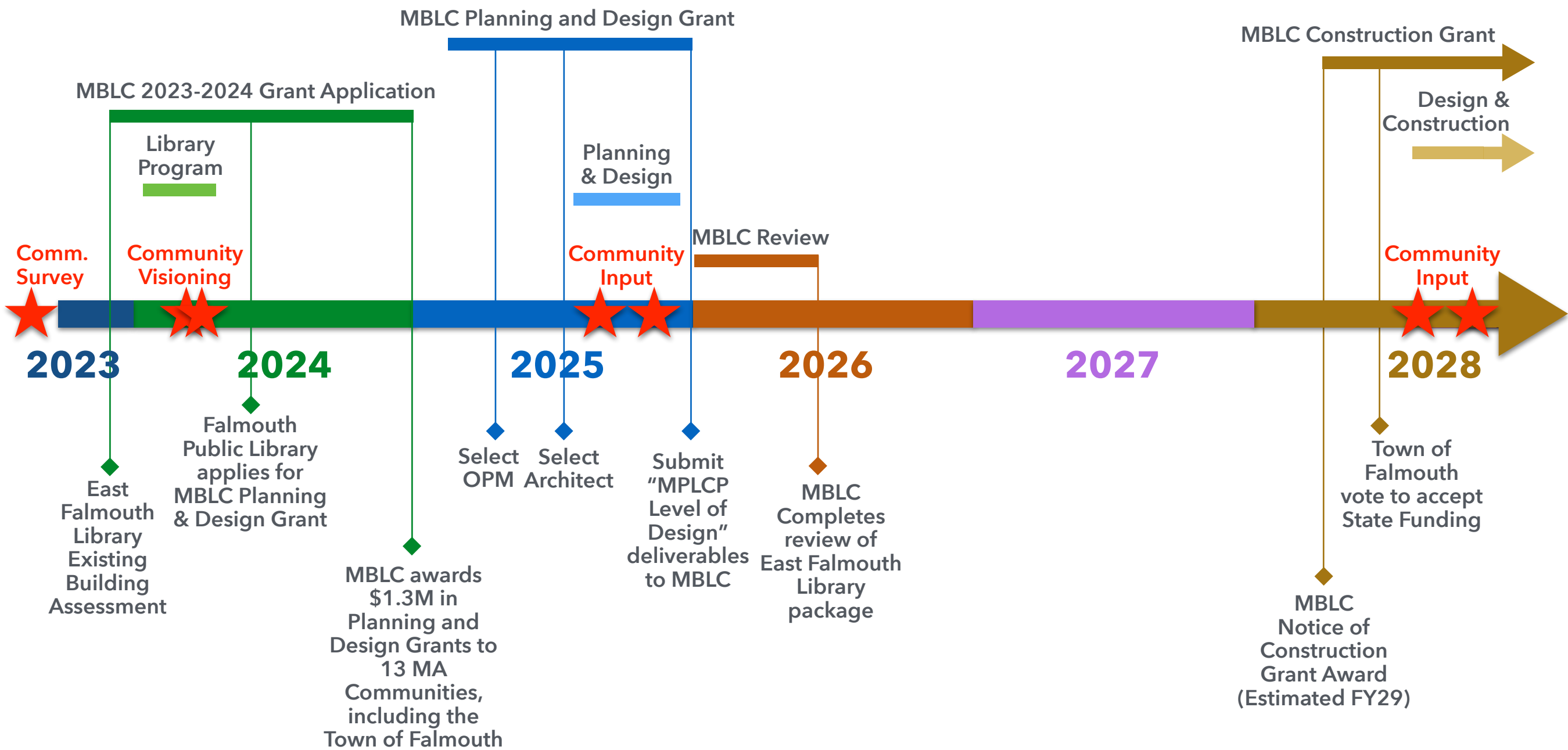
What is the construction timeline?

## What is the construction timeline?

It will take between 18 and 20 months to construct a new library on the existing site. The start of construction depends on when State funding becomes available and on a Town vote accepting State funding. MPLCP grant funding most likely would come on line in 2028, with construction in 2029 and the grand opening of the new library in 2030.

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. In the center, a large, two-story house with a gabled roof and a chimney is visible. The house is surrounded by lush green trees and a well-maintained lawn. To the left, a body of water, possibly a lake or a large pond, stretches across the frame. In the background, other houses and more trees are visible, creating a sense of a suburban setting. The overall tone is calm and serene.

What is the project timeline?



Project Timeline East Falmouth Library

An aerial photograph of a residential neighborhood, heavily filtered with a blue color. The image shows several houses with gabled roofs, surrounded by dense trees and greenery. A body of water is visible on the left side of the frame. The overall scene is peaceful and suburban.

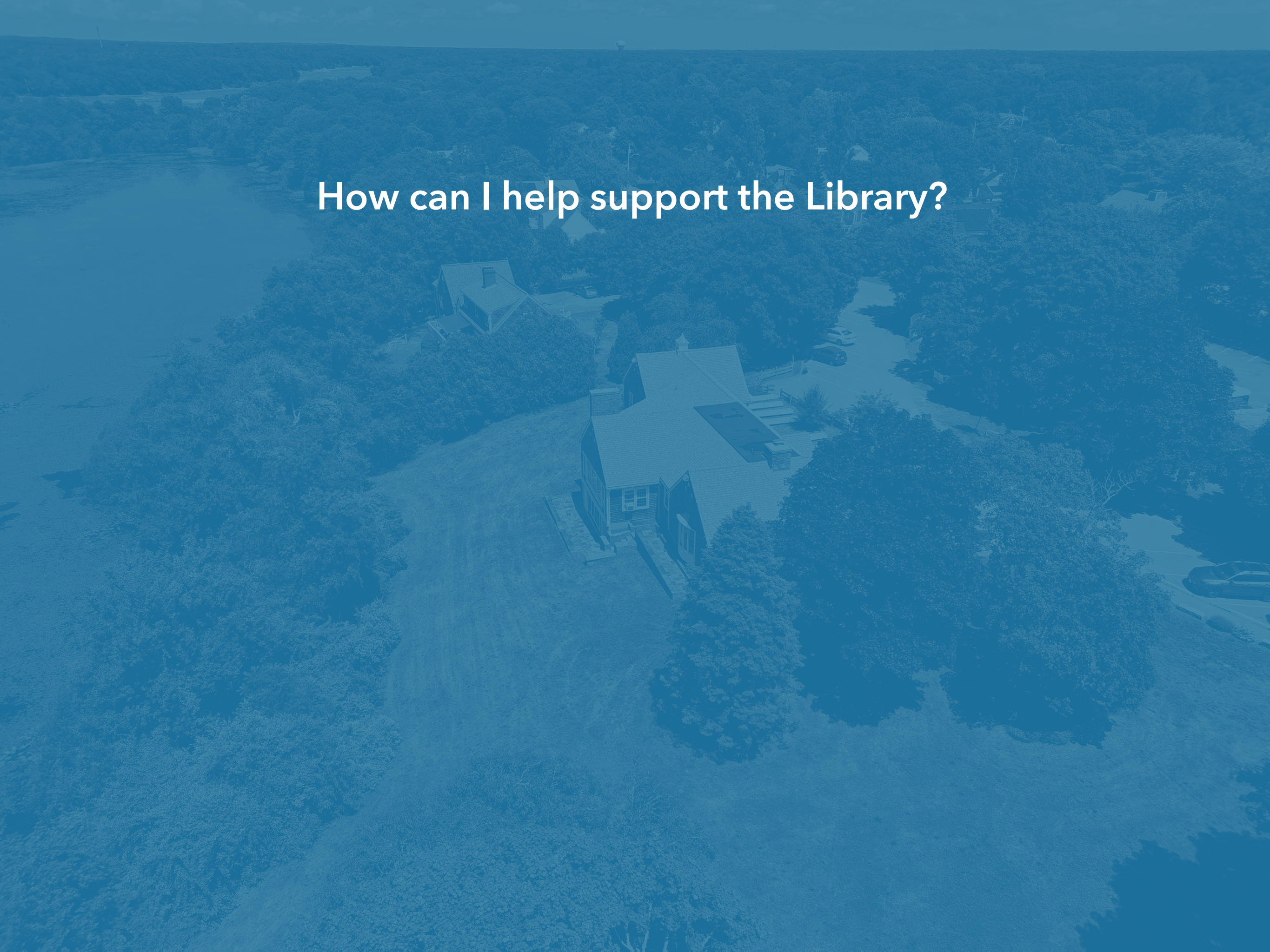
Will there be more opportunities for public  
discussion and feedback?



**Will there be more opportunities for public discussion and feedback?**

Yes.

We plan to meet again in November. And there will be ample opportunities to get involved in future design phases after grant funding and town approval are secured.

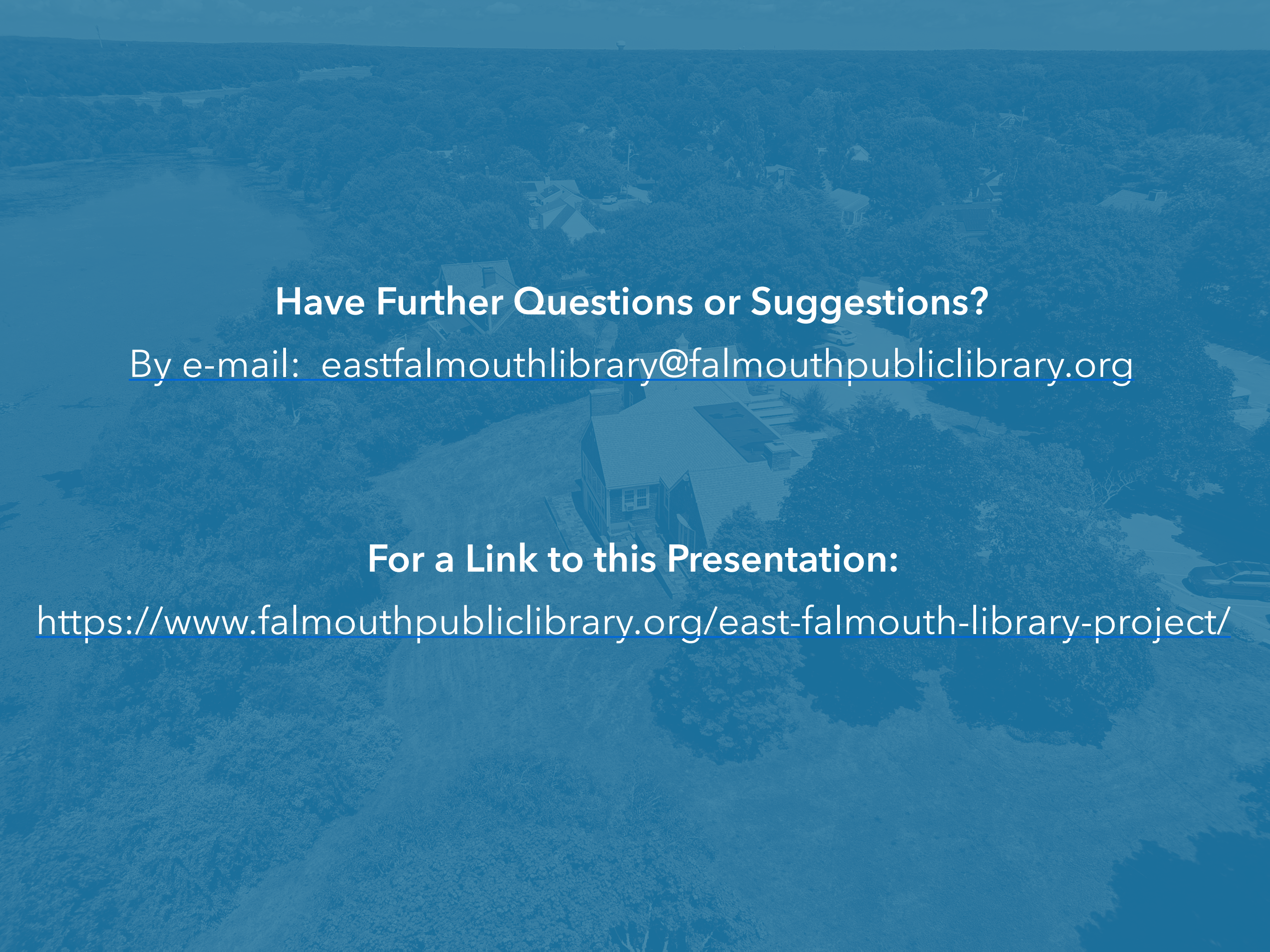
An aerial photograph of a large, two-story building with a gabled roof, likely a library, situated on a grassy hill. The building is surrounded by dense trees and a body of water is visible to the left. The entire image is overlaid with a semi-transparent blue filter.

How can I help support the Library?

An aerial photograph of a library building, which is a two-story structure with a gabled roof and a small porch. The building is surrounded by lush green trees and a body of water is visible in the background. The entire image is covered with a semi-transparent blue overlay.

## How can I help support the Library?

- Share your support of the project with friends, neighbors, community leaders and town meeting members.
- Make a donation.
- Consider joining the Friends of the Falmouth Public Library.



**Have Further Questions or Suggestions?**

By e-mail: [eastfalmouthlibrary@falmouthpubliclibrary.org](mailto:eastfalmouthlibrary@falmouthpubliclibrary.org)

**For a Link to this Presentation:**

<https://www.falmouthpubliclibrary.org/east-falmouth-library-project/>