Astoria Public Library Renovation Study: Building Program Preview

Ruth Metz Associates

September 10, 2013

Liberty Theater and McTavish Room

Study Purpose

Is the Astor Library Building large enough to accommodate a contemporary library program to meet the needs of the population to 2035?

Purpose of Meeting

- Review the building program recommendations
- Get feedback and additional input on the building program

Findings: The Astor Library Building

- 1967 Building systems are obsolete
- Severely limits library service now
- Bones of the building are good
- Adjacent opportunity: Waldorf Hotel

Community Needs

Places for children and families to engage in activities that develop the language and literacy skills of young children so that they can be ready for school.

Community Needs

Positive options for teens that will spark and nurture their self-development, creativity, and self-esteem.

Community Needs

Life-long learning opportunities for all ages.

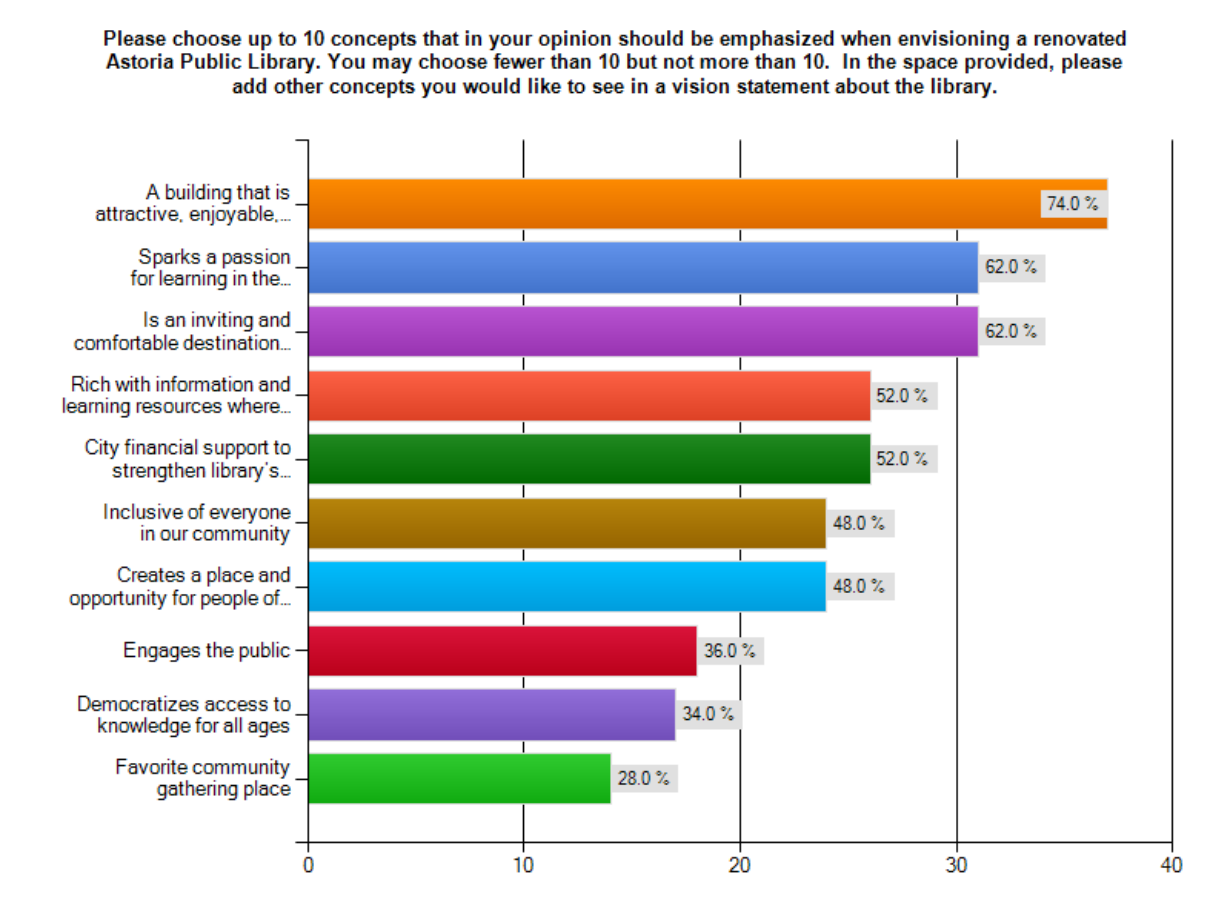
Community Needs

Beauty, light, spaces, and activities to help residents counter the negative side of the prevailing climate.

Community Needs

Spaces and activities that bring people together to help break their isolation.

Community Vision for the Library



Top Service Picks!

- The right space in "Place”
- Collections
- Good children’s room
- Up-dated technology

Building Program

- Translates needs assessment – tries to capture community vision + specific space needs
- Detailed descriptions of building requirements
- Guides architectural design

Building Program

- Identifies each space in building - the furniture, equipment + other components
- Describes purpose, special needs
- How spaces relate – adjacencies, zones, layout sequence

Building Program

- Qualities of building – natural light, good acoustics, welcoming
- Building wide issues – security, visibility, efficiency, functionality, building systems, maintenance, wayfinding, electrical/data

Building Program

- Reflects needs assessment findings
- Reflects library planning service levels – collection size, seating capacity, computers, programming space, bldg SF

Service Levels

Population served	10,000	10,000
	in 2013	in 2035
Books + AV Media		
Physical collection	48,748	55,025
	4.8 volumes/capita	5.5 volumes/capita
		13% increase
Digital collection	0 items owned	TBD
	Access to 46,800 downloadable audiobooks, videos + ebooks thru statewide consortium	
Seating capacity	44	101
	4.4 seats/1,000 people	10.1 seats/1,000 people
		120% increase
Conference room seats	0	14
Meeting room seating	35 - 40	125
Children's programming seats	0	60 (floor seating)
	(use Flag Room or open public space while closed)	

Service Levels

Public computers	11	36
	1.1 computer/1,000 people	3.6 computers/1,000 people
		mix of desktop/laptop/tablets

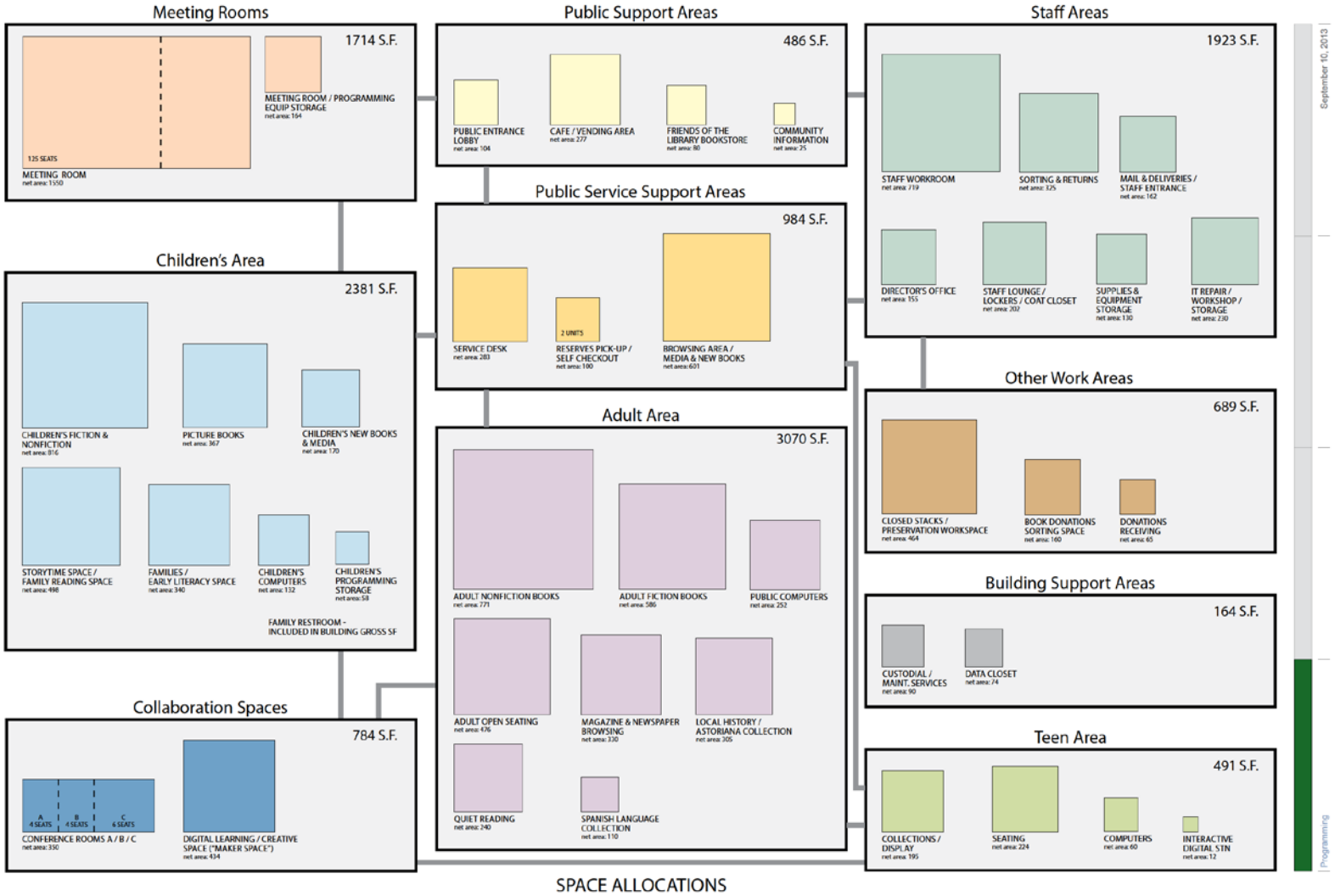
Square Feet of Building Space	17,900 SF TOTAL		18,100 SF
	(8,919 SF in basement used only		1.8 SF/capita
	for mechanical systems + storage)		
	11,710 SF IN USE		
	1.2 SF/capita in use		
	1.8 SF/capita possible		

Recommended Program

		Square Feet	
1.1	Public Entrance/Lobby	104	
1.2	Public Restrooms	IN GSF	
1.3	Meeting Room	1,550	
1.4	Meeting Room / Programming Equipment Storage	164	
1.5	Café / Vending Area	277	
1.6	Friends of the Library Book Store	80	
1.7	Book Donations Sorting Space	160	
1.8	Community Information	25	2,360
2.1	Service Desk	283	
2.2	Reserves Pickup/Self Checkout Area	100	
2.3	Browsing Area / Media + New Books	601	
			701
3.1	Public Computers	252	
3.2	Adult Fiction Books	586	
3.3	Adult Nonfiction Books	771	
3.4	Spanish Language Collection	110	
3.5	Quiet Reading	240	
3.6	Magazine + Newspaper Browsing	330	
3.7	Local History/ Astoriana Collection	305	
3.8	Adult Open Seating	476	
3.9	Conference/Collaboration/Tutoring Rooms A/B	200	
3.10	Conference/Collaboration/Tutoring Room C	150	
3.11	Teen Space	491	
3.12	Digital Learning / Creative Space ("Makerspace")	434	
			4,345

4.1	Children's New Books + Media	170	
4.2	Children's Computers	132	
4.3	Children's Fiction + Nonfiction	816	
4.4	Picture Books	367	
4.5	Families / Early Literacy Space	340	
4.6	Storytime Space / Family Reading Space	498	
4.7	Children's Programming Storage	58	
4.8	Family Restroom	IN GSF	2,381
5.1	Director's Office	155	
5.2	Staff Workroom	719	
5.3	Sorting and Returns	325	
5.4	IT Repair / Workshop / Storage	230	
5.5	Mail and Deliveries / Staff Entrance	162	
5.6	Donations Receiving	65	
5.7	Supplies and Equipment Storage	130	
5.8	Data Closet	74	
5.9	Staff Lounge / Lockers / Coat Closet	202	
5.10	Staff Restroom	IN GSF	
5.11	Custodial / Maintenance Services	90	
5.12	Closed Stacks / Preservation Workspace	464	
			2,616

Library Net Assignable Square Feet:	12,686
Library Gross Square Feet @ 70% Efficiency:	18,122



SPACE ALLOCATIONS

Wall Thickness, Pathways, Elevator, Stairways, Restrooms
(30% of Programmed area) = 5,436 S.F.
TOTAL BUILDING AREA = 18,122 S.F.

Ruth Metz Associates
Kathryn Page Associates
FFA Architecture and Interiors
Kress Consulting

Space Calc Assumptions

- Renovated building 70% efficient – 70% of total space usable
- Minimize # of floor levels
- Mezzanine not retained

Assumptions

- Keep current space for parking
- If Waldorf site used, site will be clear, 1 story only

One or Two Floors?

- Square feet available
- Building efficiency
- Operating efficiency
- Security / staff oversight

One or Two Floors?

- Two-floor layout – Astor Bldg only
- One-floor layout (with limited use of Astor Bldg basement) – Astor/Waldorf

Astor Bldg Only

+ More space overall - 17,900 SF
+ Opportunity to include partners, amenities (local history, gallery space, food + drink)
+ Renovation could be phased

Astor Bldg Only

- Public use of basement triggers life/safety + space quality upgrades - elevator, more stairs, windows - adds cost
- Public space on 2 levels will eventually lead to increased staff costs

Astor/Waldorf

+ Can operate with no increase in staff, if self service incorporated
+ Simpler layout, may be easier for public to use
+ Renovation could be phased

Astor/Waldorf

- Less space available overall - 8,980 SF on main floor + 1,000 in basement; 15,000 SF with Waldorf
- Can accommodate 85% of program – loss of 2,000 assignable SF

Astor/Waldorf

- Limited use of basement still triggers life/safety upgrades - elevator, more stairs + adds cost
- Construction costs related to Waldorf site higher (excavation, shoring, etc.)

September - October 2013

- Complete survey, interviews; building program
- Prepare cost estimate and report
- Review w/Library Advisory Board
- Present to City Council

Questions? Comments?

Thank you!

Sq Feet Comparison

Library Now Uses 11,710 SF

(includes mezzanine)

Program Recommends 18,100 SF

Astor-Bldg-only = 17,900 SF

Astor/Waldorf layout = 15,000 SF

(only main floor of Waldorf)