

Study Scenario 1

2 stories (single partner)

Floor 1 : 11,400 SF
Floor 2 : 9,600 SF
Total : 21,000 SF

Parking Summary

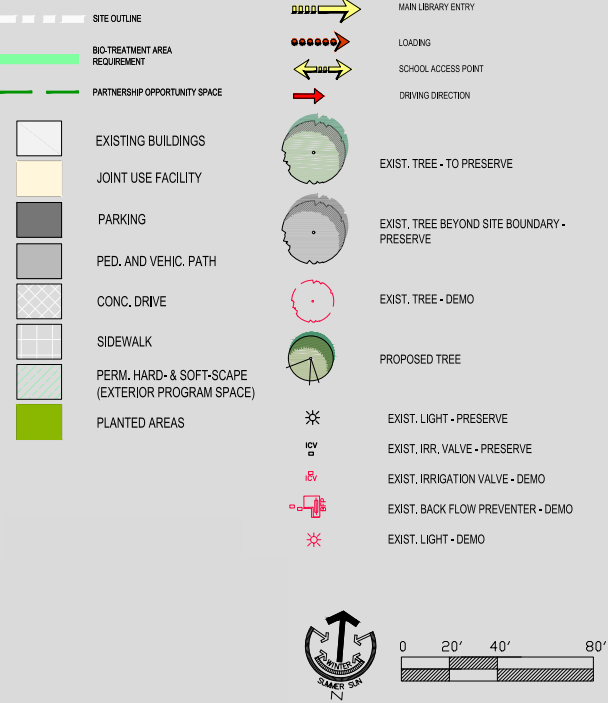
Existing	52 spaces
Req. for New Building	55 spaces
Provided	55 spaces
Parking Shortfall	52 spaces

Optional 2nd partner:

- additional 2,400 sf
- 6 more parking spaces

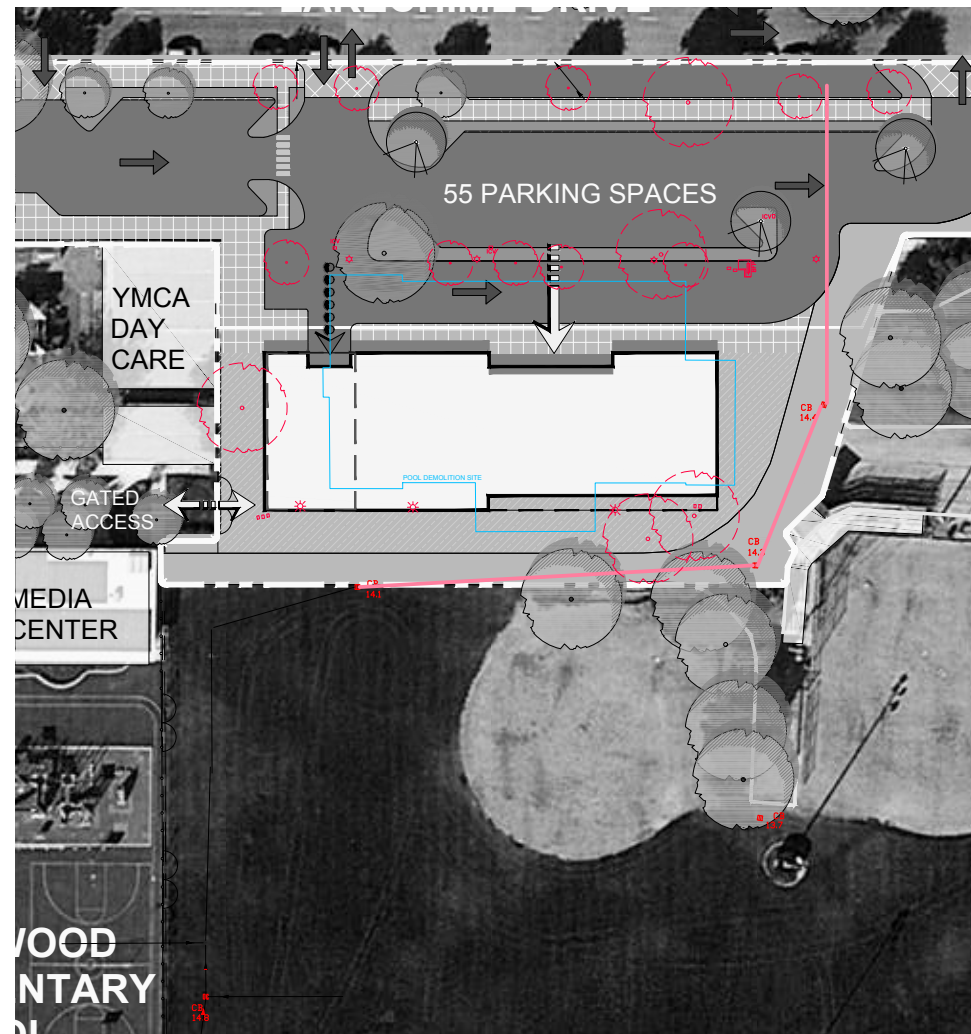
THESE STUDIES ARE THE RESULTS OF CAREFUL SPATIAL ANALYSIS. THEY ARE FEASIBILITY SITE PLAN STUDIES, NOT ARCHITECTURAL OR LANDSCAPE ARCHITECTURAL PLANS.

LEGEND

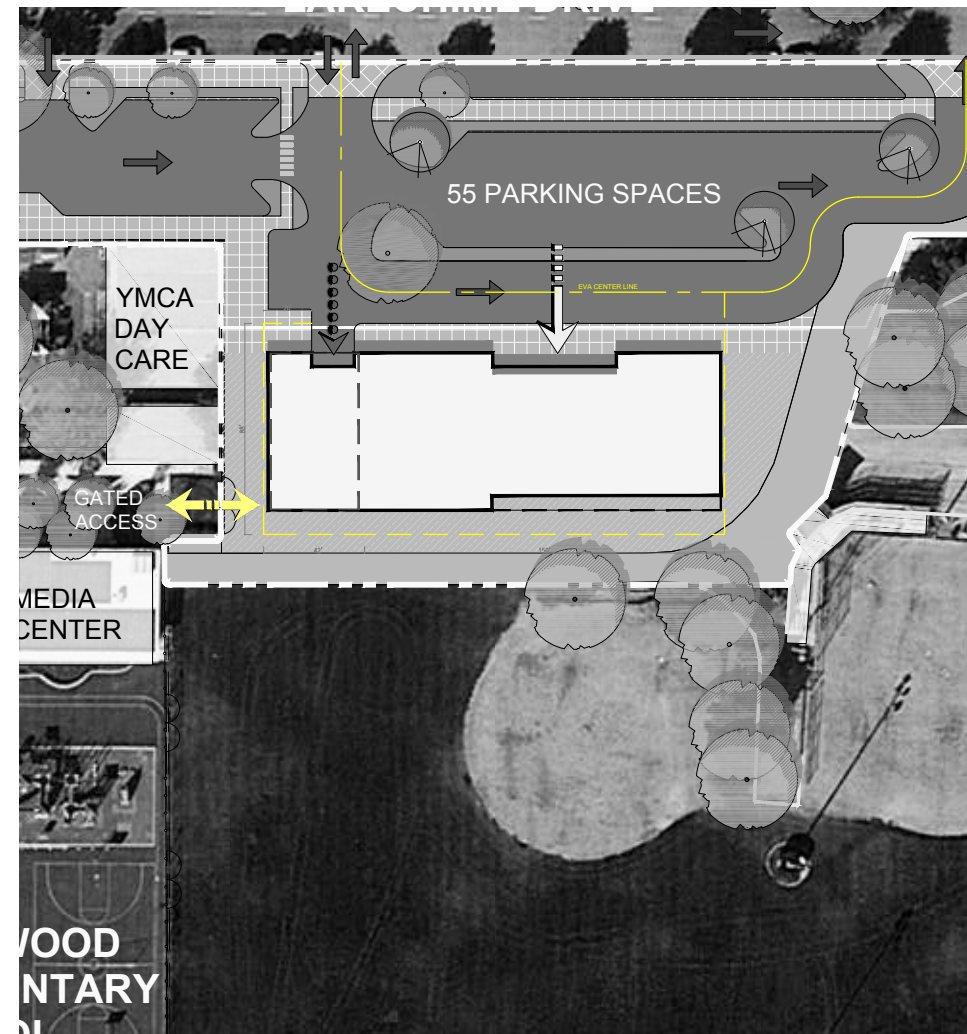


BIO-RETENTION REQUIREMENTS

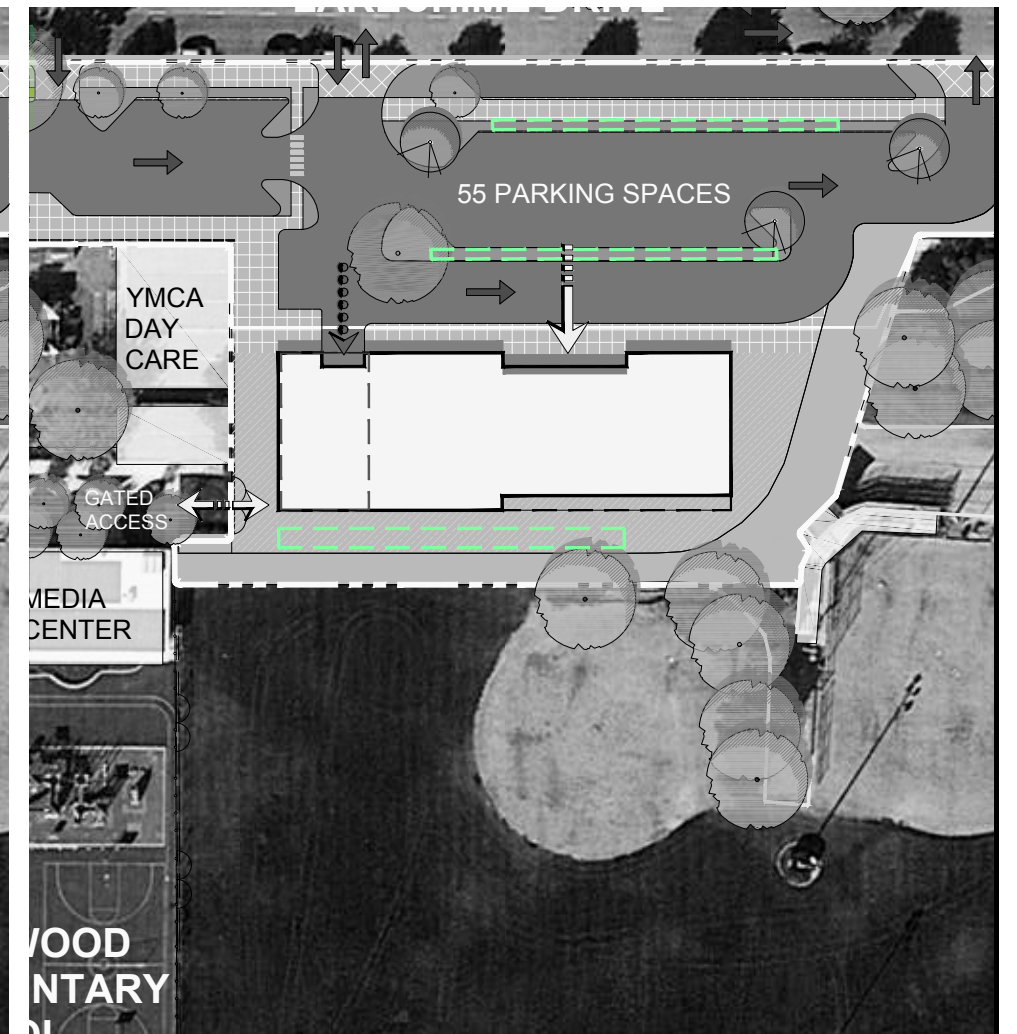
PARKING FOOTPRINT	27,670 SQ. FT.
PED & VEHIC PATH	7,346 SQ. FT.
CONC DRIVE	1,524 SQ. FT.
CONC PATH	7,346 SQ. FT.
BLDG FOOTPRINT	11,393 SQ. FT.
TOTAL IMPERVIOUS	55,279 SQ. FT.
BIO RETENTION REQ.	2,211 SQ. FT.



Site Impact



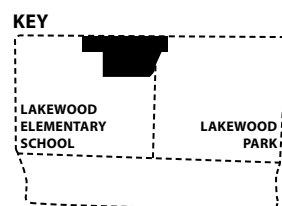
Emergency Vehicle Access



Bio-treatment

1 SCENARIO 1

Site Study Scenario #1 condenses the building footprint, creating a two-story Library and Learning Center. The parking area is contained within the existing pool site area only, minimizing impact to the existing softball field.



OPPORTUNITIES AND CONSTRAINTS

- / Maintains location of existing softball field
- / Requires 69,700 sf (including public sidewalk and sidewalk planting) of site area, of which, 60,900 sf* is the existing pool and parking lot and sidewalk,
- / Underparked by 52 spaces
- / Requires a two story solution to minimize footprint and maintain existing softball field
- / Building location more proximate/visible to Lakechime Dr.
- / Provides a narrow building footprint allowing for strong

natural daylighting opportunities, but slightly more challenging interior spatial adjacencies
Provides opportunity for drop-off or plaza that ties into existing park circulation and for back entry to connect to media center plaza.



Study Scenario 2

2 stories (single partner)

Floor 1 : 11,400 SF
Floor 2 : 9,600 SF
Total : 21,000 SF

Parking Summary

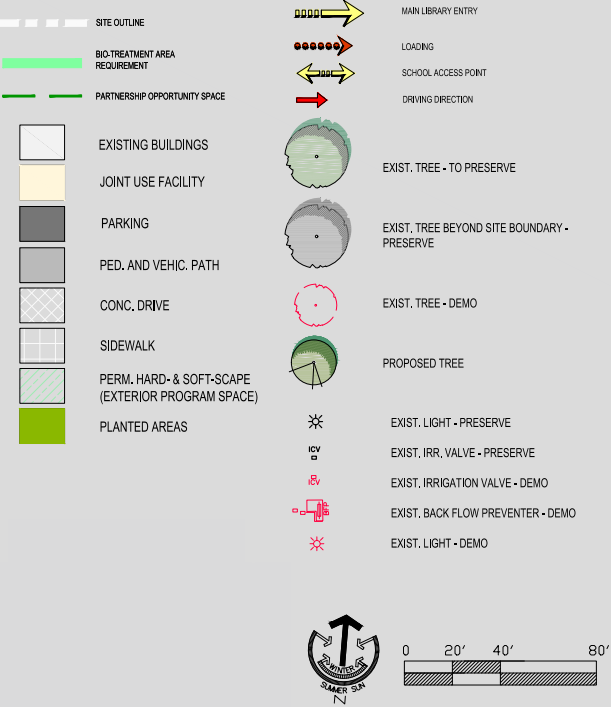
Existing	52 spaces
Req. for New Building	55 spaces
Provided	64 spaces
Parking Shortfall	43 spaces

Optional 2nd partner:

- additional 2,400 sf
- 6 more parking spaces

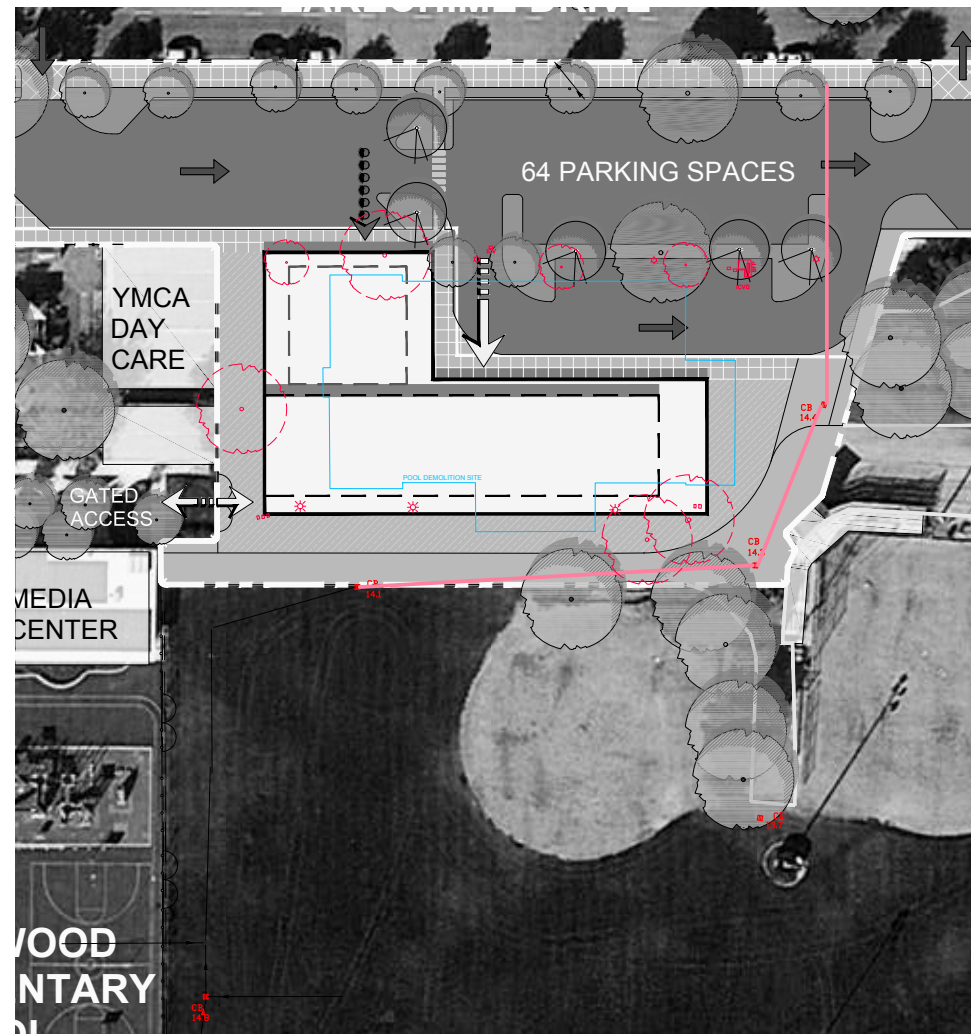
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LEGEND



BIO-RETENTION REQUIREMENTS

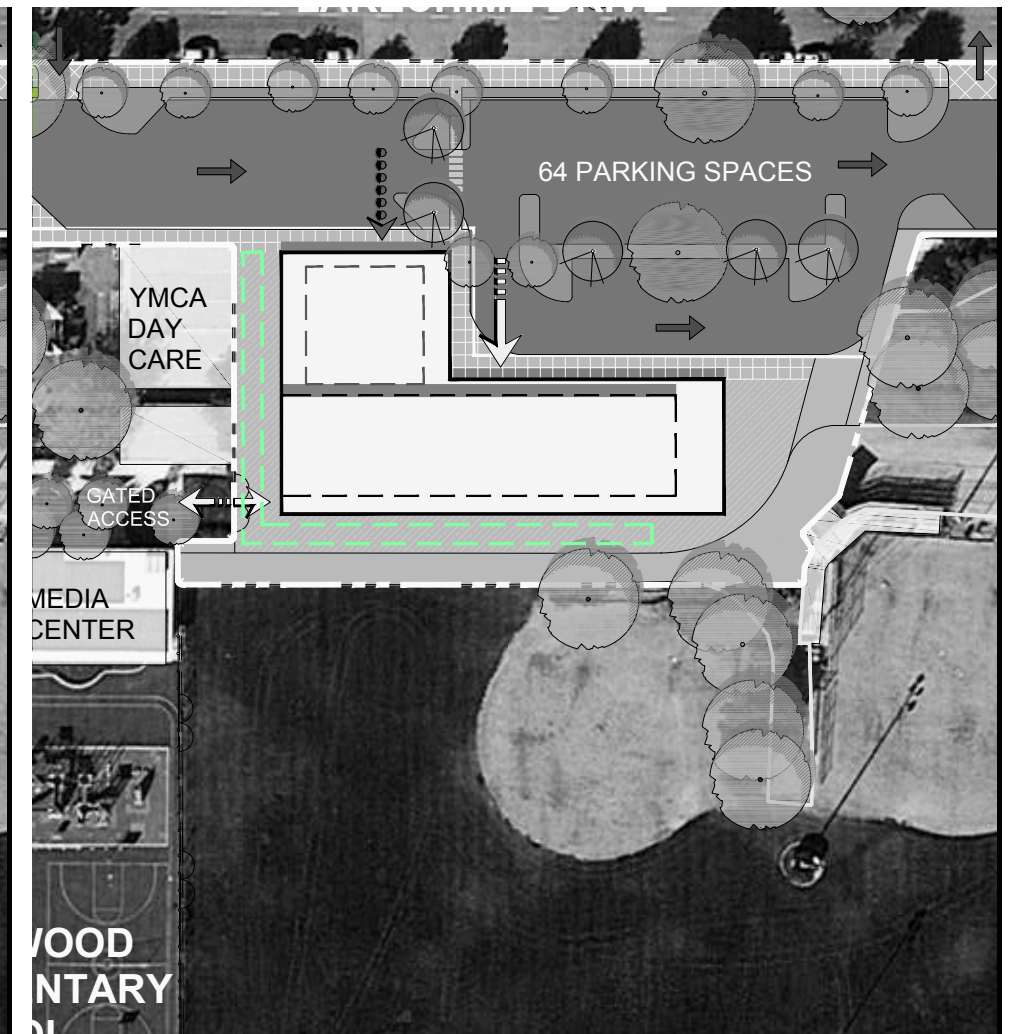
PARKING FOOTPRINT	27,618 SQ. FT.
PED & VEHIC PATH	5,582 SQ. FT.
CONC DRIVE	1,139 SQ. FT.
CONC PATH	8,420 SQ. FT.
BLDG FOOTPRINT	14,063 SQ. FT.
TOTAL IMPERVIOUS	56,821 SQ. FT.
BIO RETENTION REQ.	2,273 SQ. FT.



Site Impact



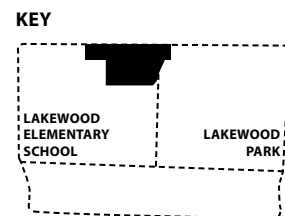
Emergency Vehicle Access



Bio-treatment

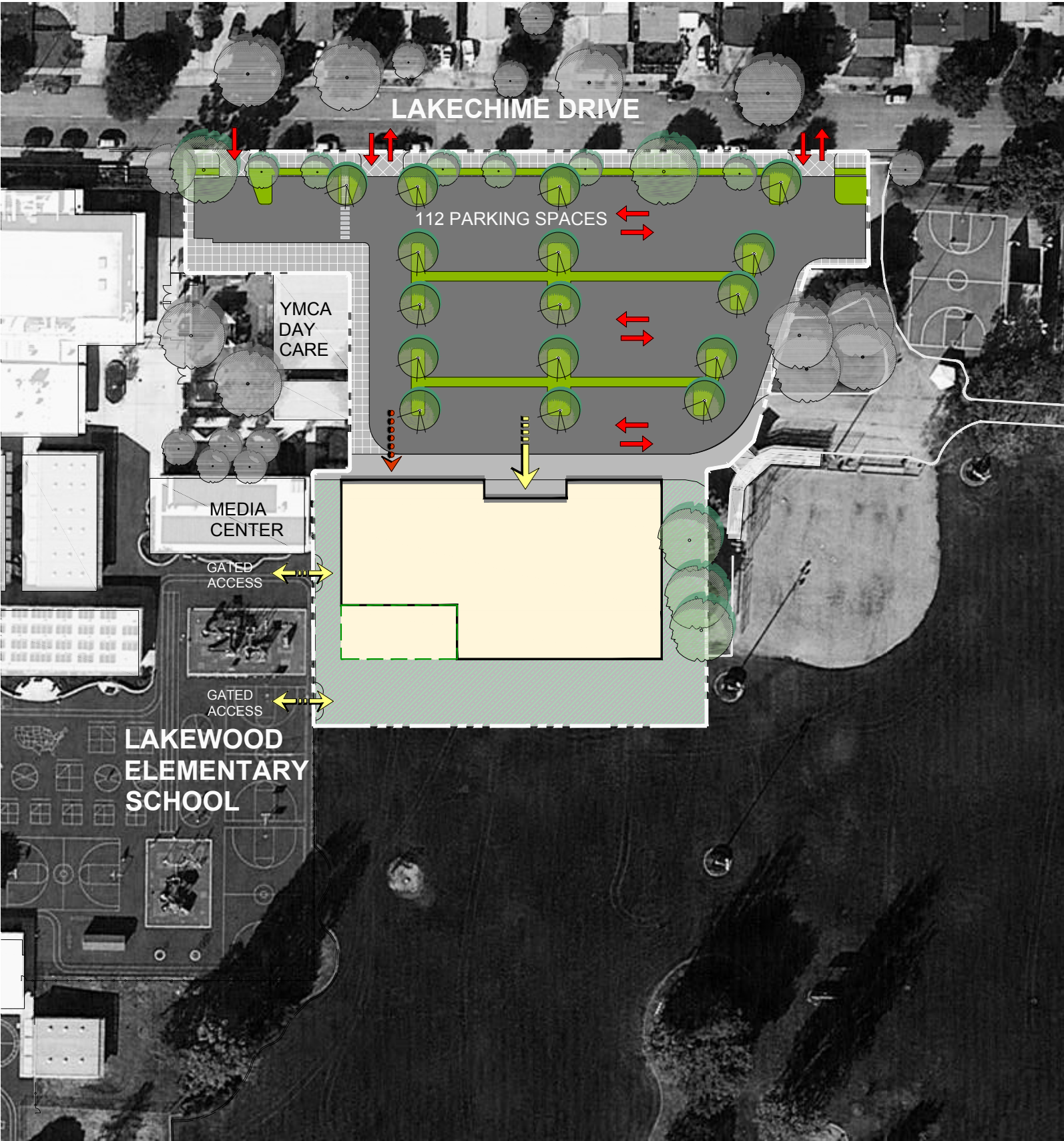
2 SCENARIO 2

Site Study Scenario #2 is similar to Option #1 and explores a different building footprint which creates more public entry/plaza space at the front of building.



OPPORTUNITIES AND CONSTRAINTS

- / Maintains location of existing softball field
- / Requires 69,700 sf (including public sidewalk and sidewalk planting) of site area, of which, 60,900 sf is the existing pool and parking lot and sidewalk
- / Underparked by 43 spaces
- / Requires a two story solution to minimize footprint and maintain existing softball field
- / Building location more proximate/visible to Lakechime Dr.
- / Provides a narrow building footprint allowing for strong natural daylighting opportunities, with somewhat challenging interior adjacencies but more variations in adjacency and access due to L-shape.
- / Provides opportunity for drop-off or plaza that ties into existing park circulation and for back entry to connect to media center plaza.



Study Scenario 3

1 story (single partner)

Floor 1 : 19,200 SF
Total : 19,200 SF*

* Single story study results in less gross square footage since vertical circulation is not required.

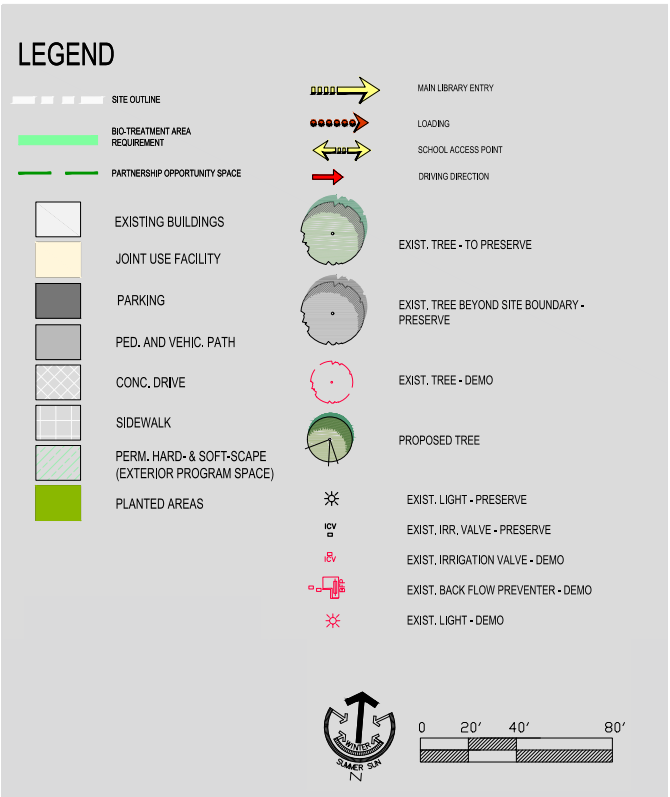
Parking Summary

Existing	52 spaces
Req. for New Building	55 spaces
Provided	112 spaces
Parking Overage	5 spaces

Optional 2nd partner:

- additional 2,400 sf
- 6 more parking spaces

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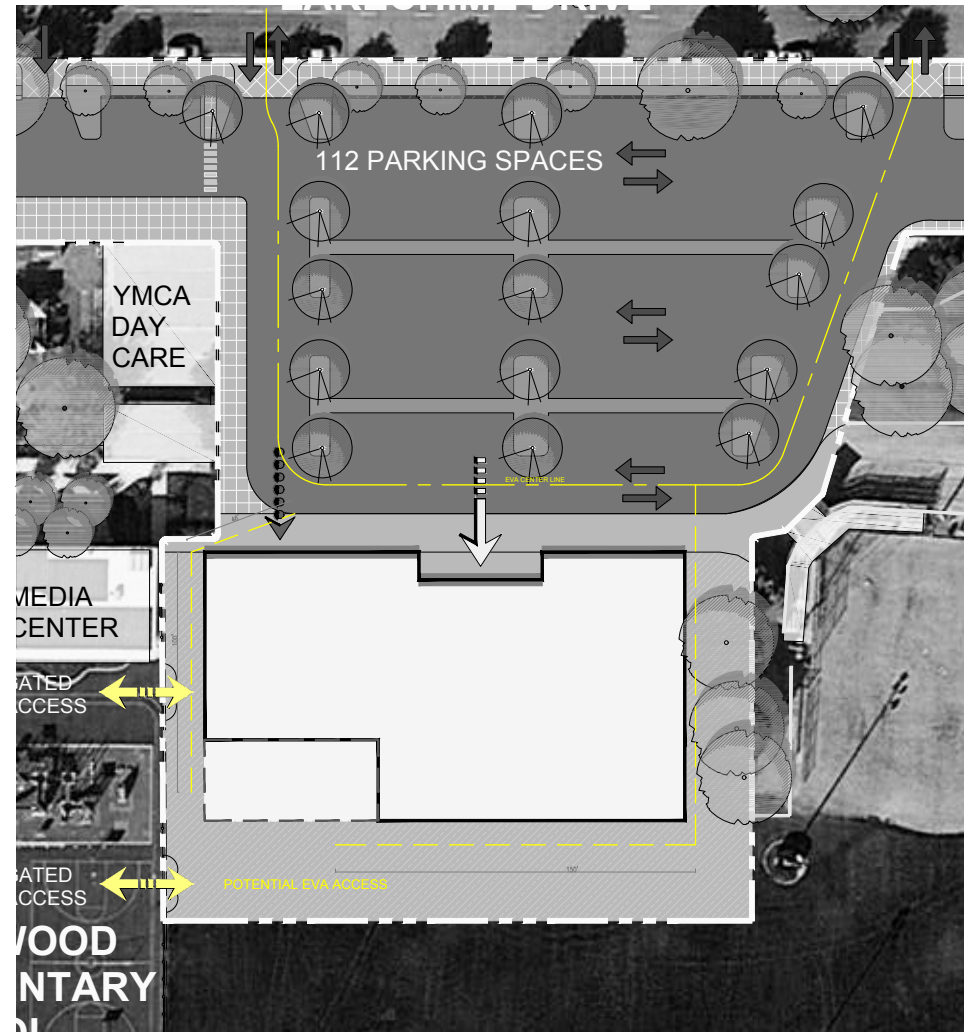
BIO-RETENTION REQUIREMENTS

PARKING FOOTPRINT	44,327 SQ. FT.
PED & VEHIC PATH	4,904 SQ. FT.
CONC DRIVE	1,654 SQ. FT.
CONC PATH	8,394 SQ. FT.
BLDG FOOTPRINT	21,807 SQ. FT.
TOTAL IMPERVIOUS	81,087 SQ. FT.
BIO RETENTION REQ.	3,243 SQ. FT.

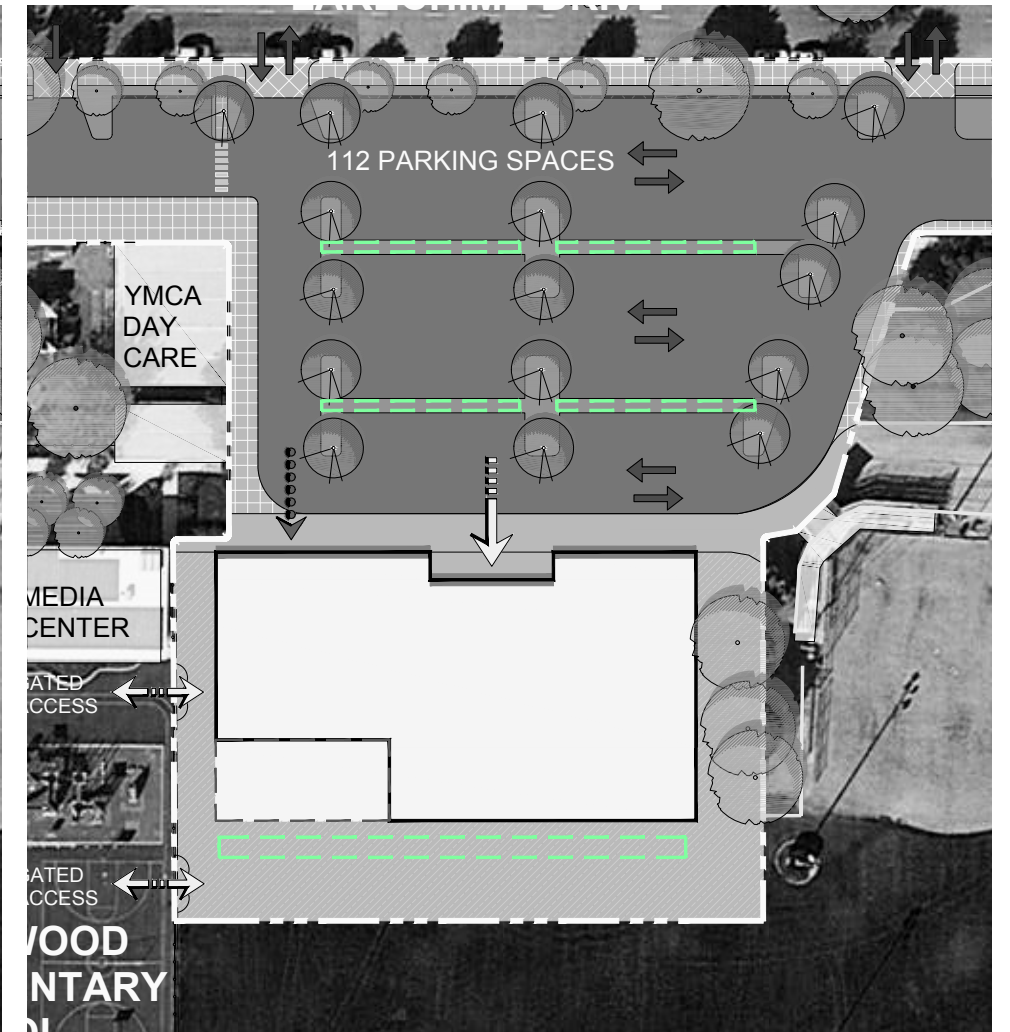
* POTENTIAL RELOCATION OF EXISTING SOFTBALL FIELD TO BE STUDIED IN PARK MASTER PLAN PROCESS



Site Impact



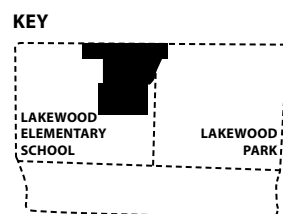
Emergency Vehicle Access



Bio-treatment

3 SCENARIO 3

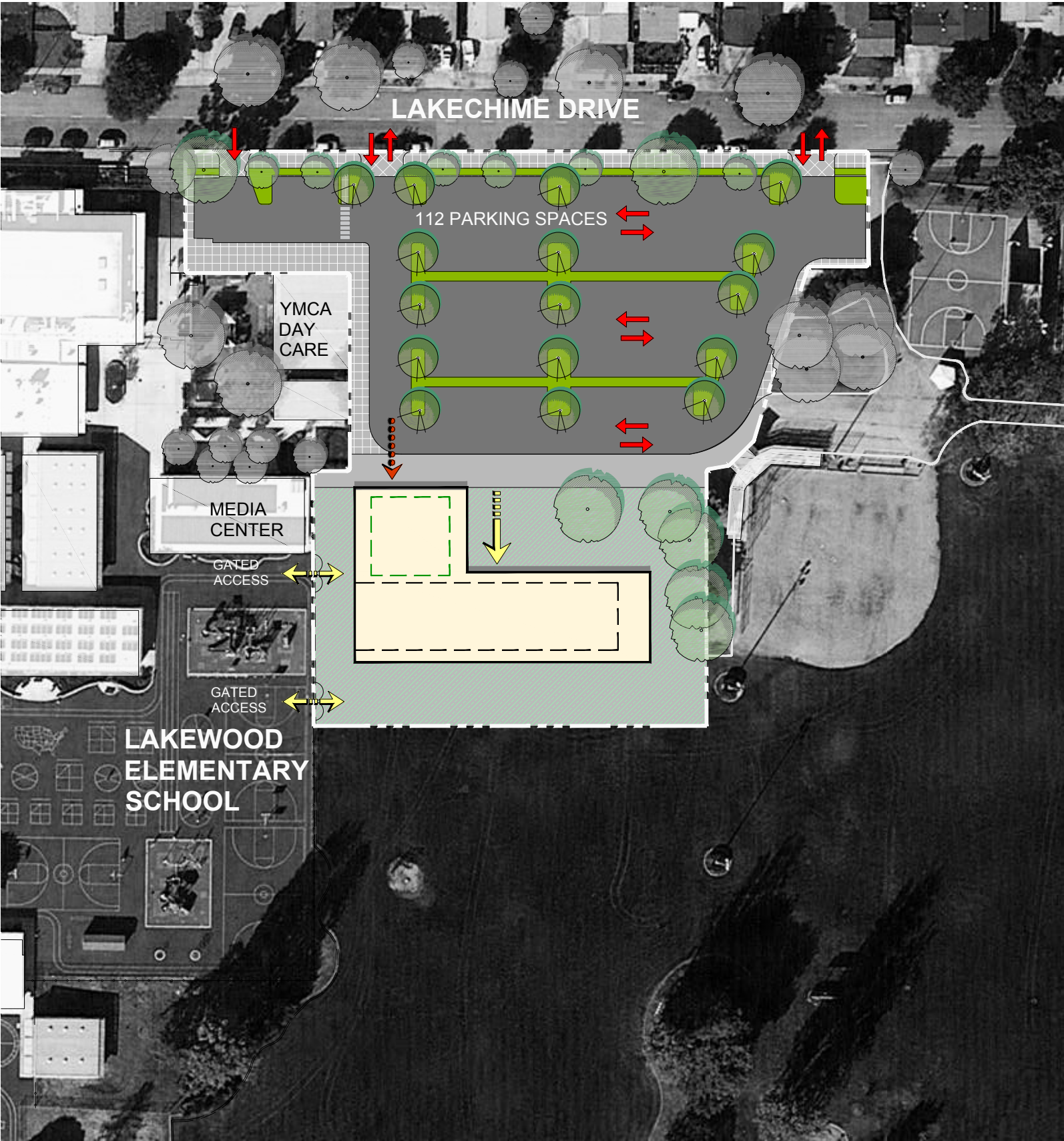
Site Study Scenario #3 explores a single-story solution on a larger site area to create ample parking.



OPPORTUNITIES AND CONSTRAINTS

- / Requires relocation of the existing softball field
- / Requires 103,900 sf (including public sidewalk and sidewalk planting) of site area, of which 39,050 sf is existing field area
- / Meets parking requirements
- / Provides a single story solution saving initial costs in ver-

- tical circulation and possible operational costs in staff oversight
- / Building location is less proximate/visible to Lakechime Dr.
- / Single story offers great flexibility in agencies.
- / Provides opportunity to connect to school playground and possibly connected Emergency Vehicle Access.



Study Scenario 4

2 stories (single partner)

Floor 1 : 14,100 SF
Floor 2 : 6,900 SF
Total : 21,000 SF

Parking Summary

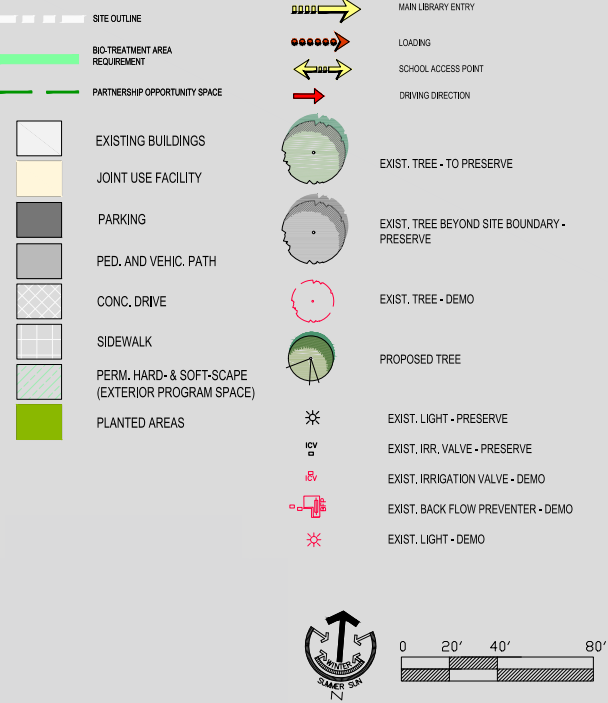
Existing	52 spaces
Req. for New Building	55 spaces
Provided	112 spaces
Parking Overage	5 spaces

Optional 2nd partner:

- additional 2,400 sf
- 6 more parking spaces

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LEGEND



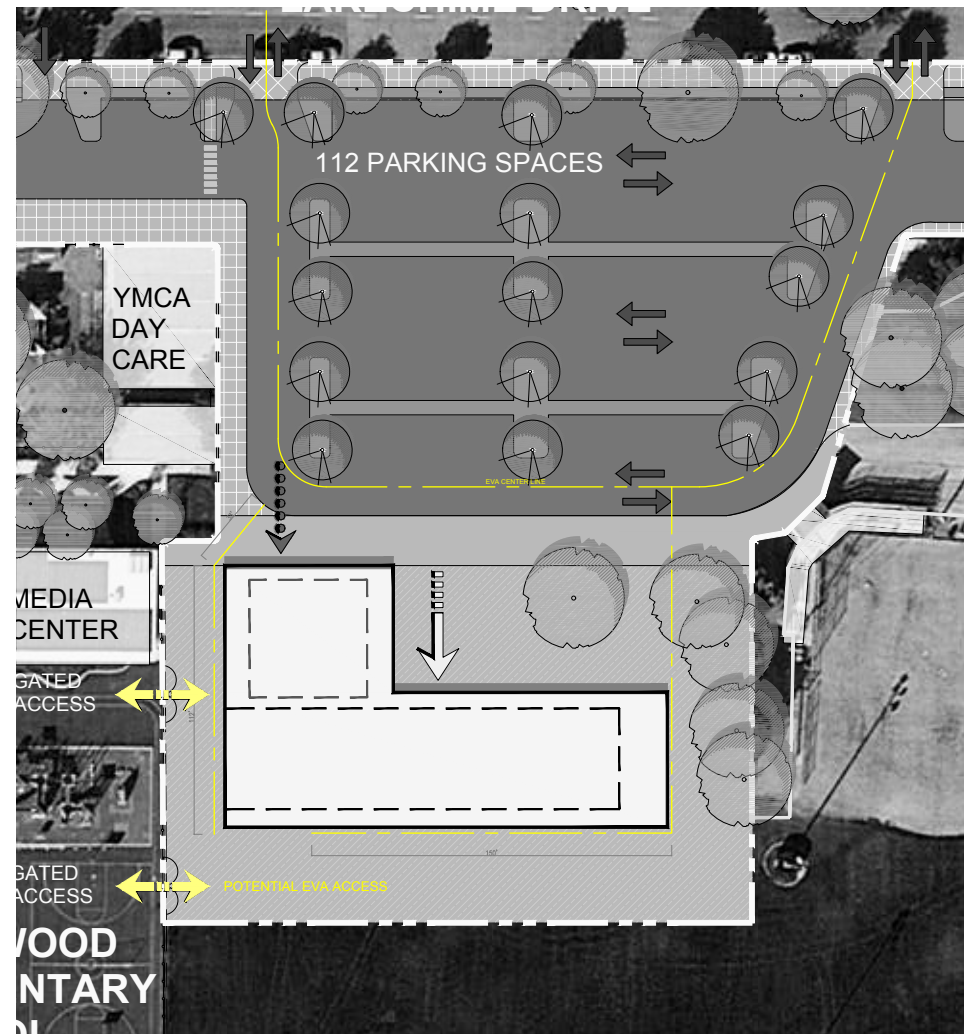
BIO-RETENTION REQUIREMENTS

PARKING FOOTPRINT	44,327 SQ. FT.
PED & VEHIC PATH	5,439 SQ. FT.
CONC DRIVE	1,654 SQ. FT.
CONC PATH	8,394 SQ. FT.
BLDG FOOTPRINT	14,063 SQ. FT.
TOTAL IMPERVIOUS	73,878 SQ. FT.
BIO RETENTION REQ.	2,955 SQ. FT.

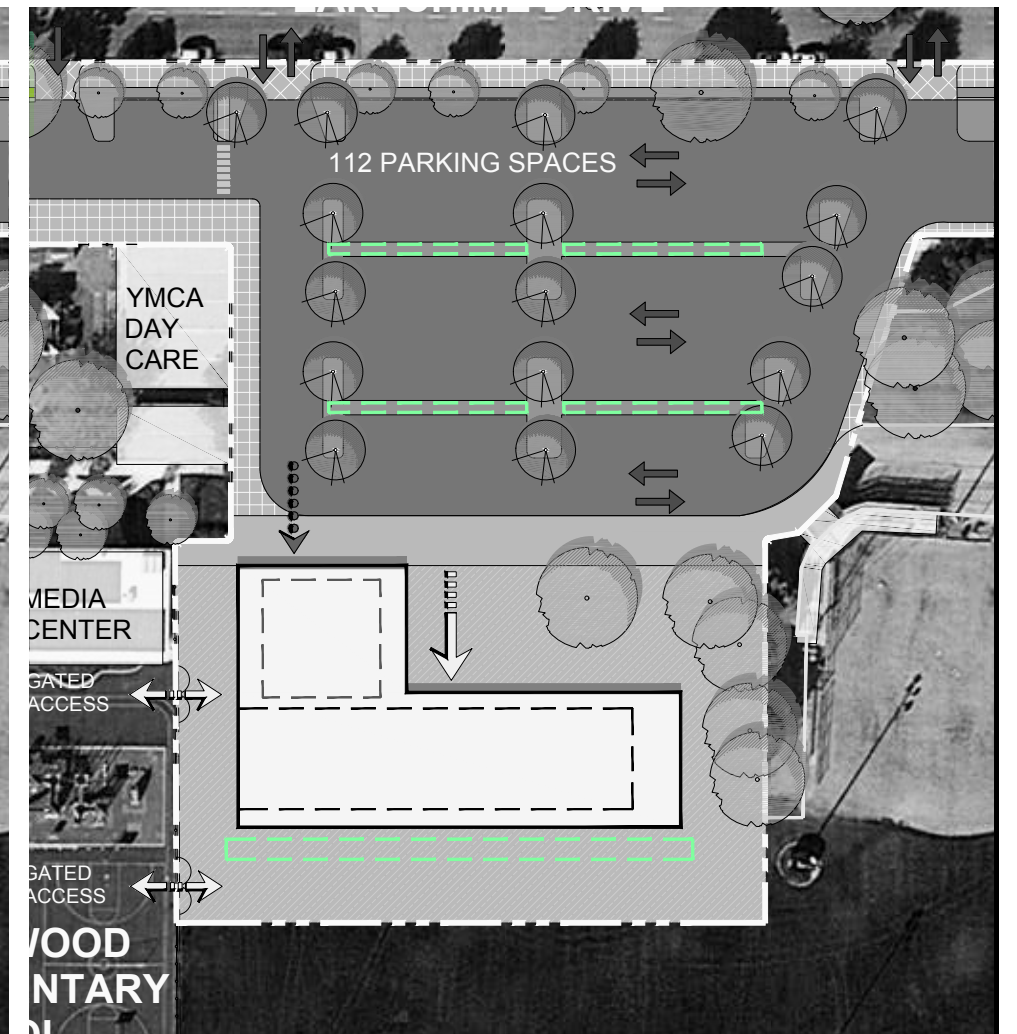
* POTENTIAL RELOCATION OF EXISTING SOFTBALL
FIELD TO BE STUDIED IN PARK MASTER PLAN
PROCESS



Site Impact



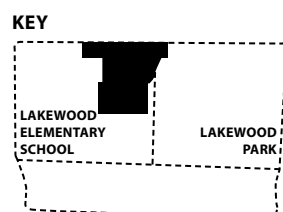
Emergency Vehicle Access



Bio-treatment

4 SCENARIO 4

Site Study Scenario #4, like Scenario #3, explores a larger site area that extends into the existing softball field and a two-story solution to create ample parking and additional useable exterior space.



OPPORTUNITIES AND CONSTRAINTS

- / Requires relocation of the existing softball field
- / Requires 103,900 sf (including public sidewalk and sidewalk planting) of site area, of which 39,050 sf is existing field area
- / Meets parking requirements
- / Provides a two story solution with more exterior open space for outside library activities and programming
- / Building location is less proximate/visible to Lakechime Dr.
- / Provides a narrow building footprint allowing for strong natural daylighting opportunities, with somewhat challenging interior adjacencies but more variations in adjacency and access due to L-shape.
- / Provides opportunity to connect to school playground and possibly connected Emergency Vehicle Access.