

CITY OF CLEARWATER

DOWNTOWN MAIN LIBRARY FEASIBILITY STUDY

6-17-19



FEASIBILITY

The feasibility study was commissioned to consider how the Library Spaces can be enhanced and integrated with the proposed Imagine Clearwater Plan. The study's objective was to balance aesthetic and programming potential to enhance the Library operations.

STAKEHOLDERS

- Friends of the Library
- Library Foundation
- Library Advisory Board
- Library Staff
- City Leadership
- Imagine Clearwater Design Team

FINDINGS

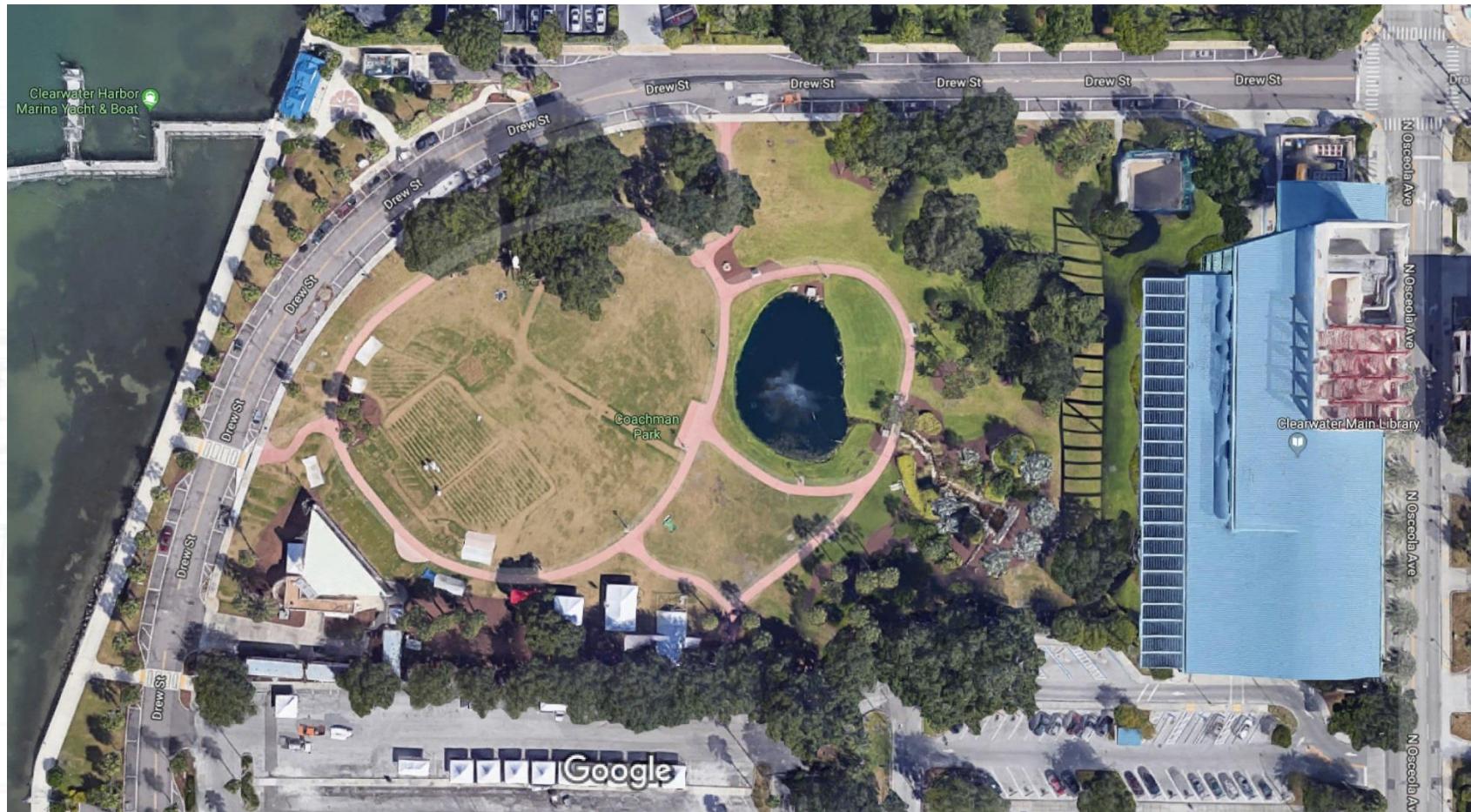
KEY STAKEHOLDER TOPICS:

- The library access is limited by large events at Coachman Park.
- The rooftop terrace is limited in its use due to weather.
- Access to the rooftop terrace is only available through the library.
- The Café seating area is a large under-utilized space.
- The large meeting room on the 1st level is only accessible from inside the library.
- The Art Gallery is in a limited accessible area.
- The Café has limited hours of operation.
- There is a lot of unused space in the entry lobby and 1st floor circulation areas.
- There is a need for collaboration/meeting rooms.

FINDINGS

STAKEHOLDERS PRIORITIES:

- Connect Café to exterior
- The library to have a “museum” aspect as a draw
- Attract traveling exhibits
- Make the library a destination icon
- Market to promote programs
- Improve internal signage - “Digital” signage
- Do not eliminate parking



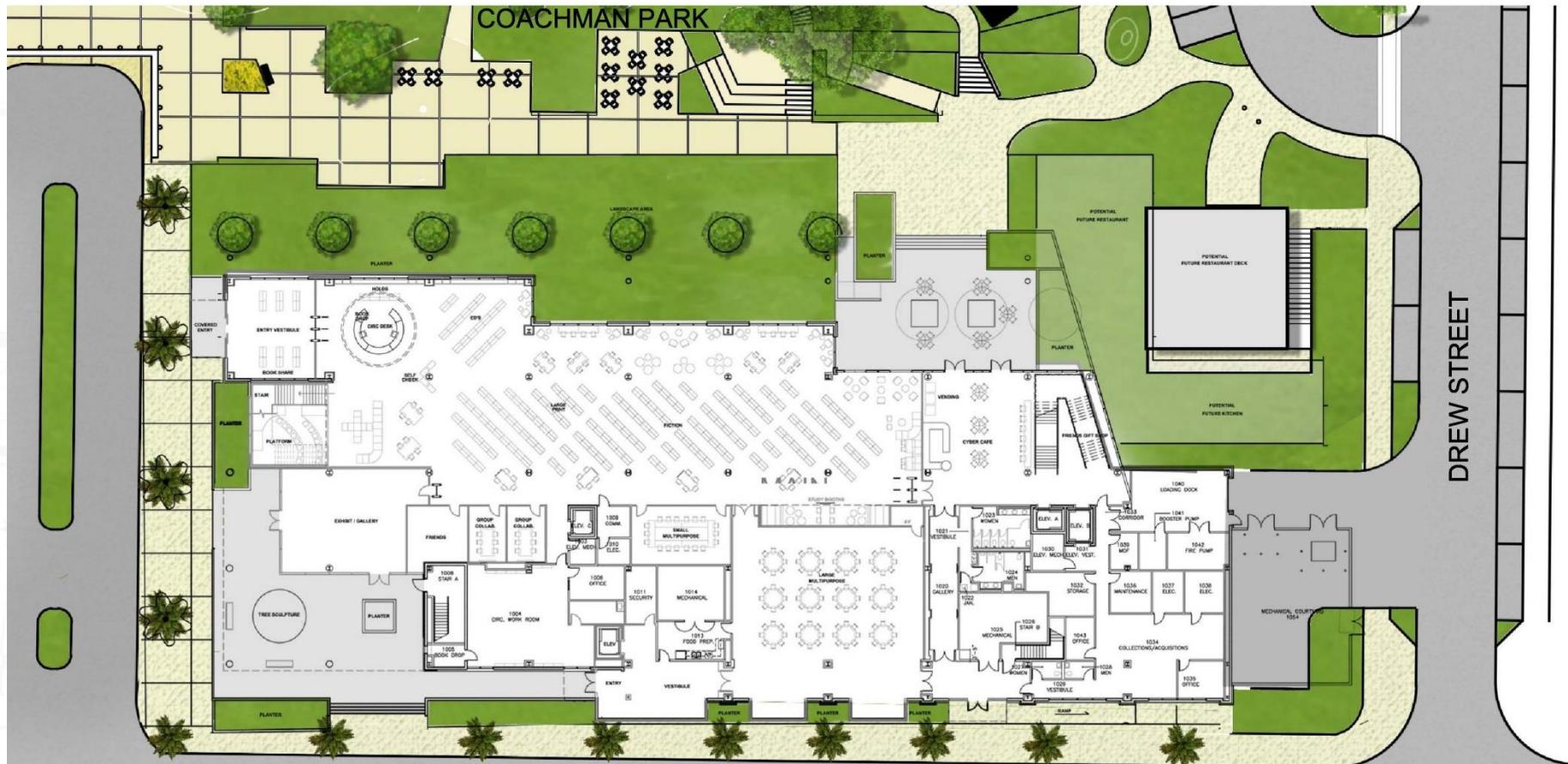
EXISTING SITE

DOWNTOWN MAIN LIBRARY FEASIBILITY STUDY



NEW SITE

DOWNTOWN MAIN LIBRARY FEASIBILITY STUDY



N. OSCEOLA AVENUE

NEW SITE PLAN

1st Floor Library Renovations

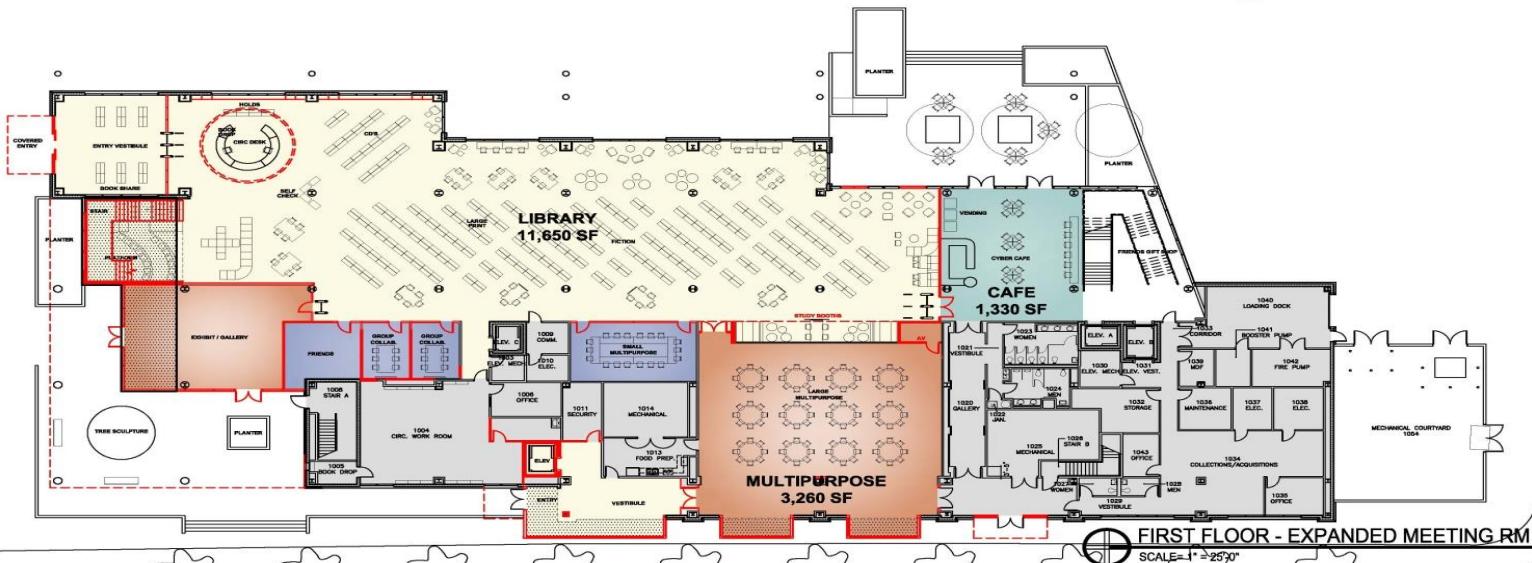
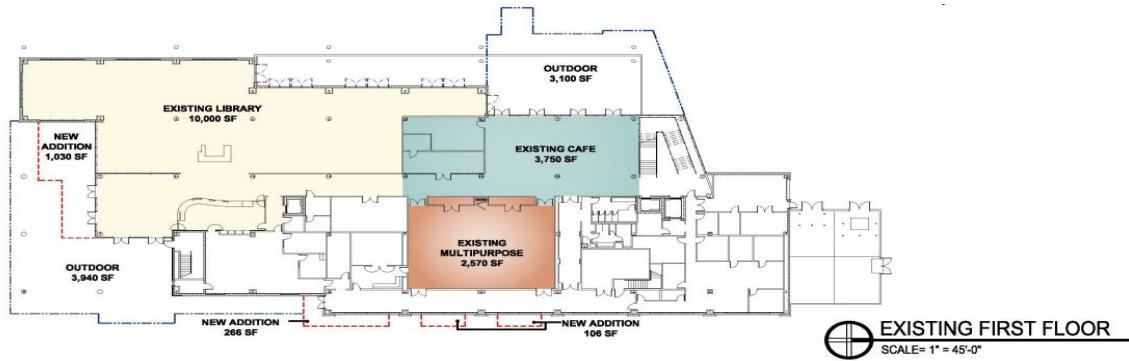
- Move the library entry to the southwest corner to integrate the entry with the Imagine Clearwater Bluff Walk.
- Add a vertical circulation stair from the first to the third level adjacent to the relocated southwest main entry.
- Relocate the Gallery to a new enclosed space at the southeast corner of the building.
- Add collaboration and meeting space to the first level.

FIRST FLOOR PLAN

1st Floor Library Renovations

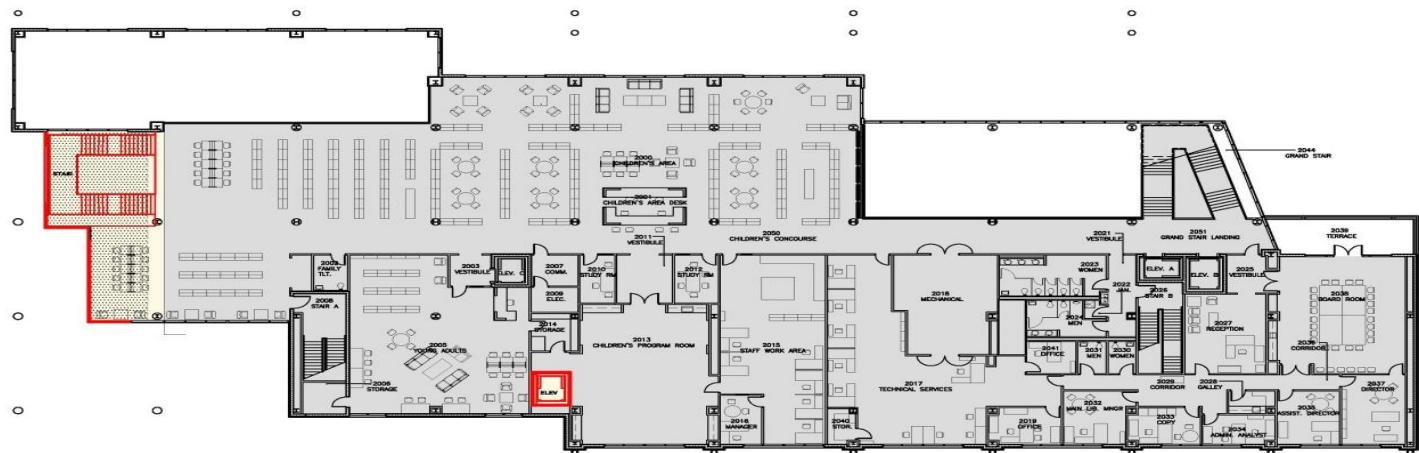
- Reduce the space for the Café and Café seating area. Utilize this area for the Collection and seating areas.
- Remove the concrete wall and fence around the exterior of the library and open the landscape up around the building to limit hiding spaces.
- Reduce the circulation desk area and provide easier interaction of staff with patrons.
- Provide informal areas for readings or music performances.
- Open up Café to exterior deck/walk.
- Provide space for future food service/restaurant connected to the library.

FIRST FLOOR PLAN



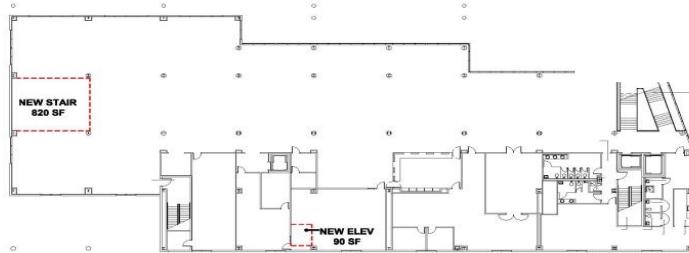
FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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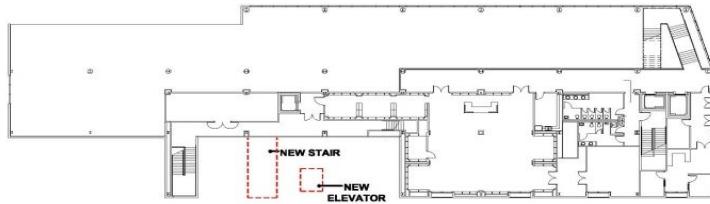


 EXISTING THIRD FLOOR PLAN
SCALE= 1" = 45'-0"

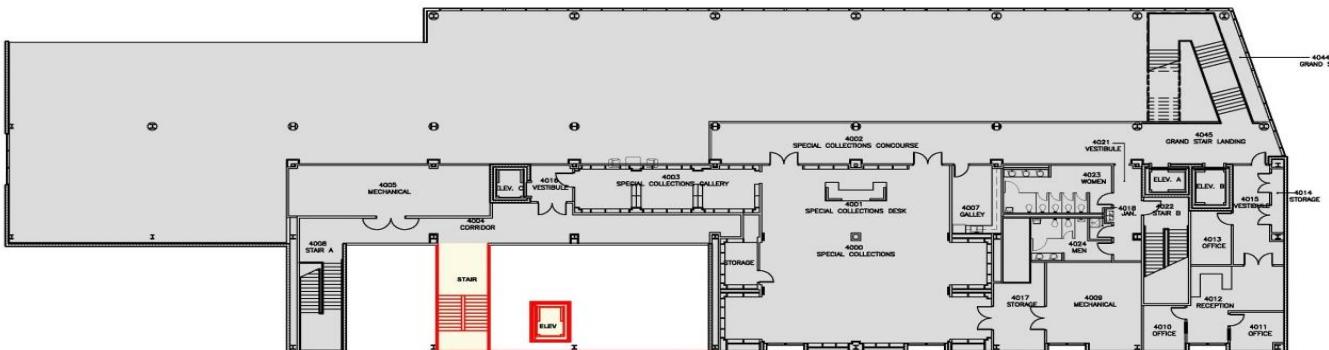


 PROPOSED THIRD FLOOR PLAN
SCALE= 1" = 25'-0"

THIRD FLOOR PLAN



 EXISTING FOURTH FLOOR PLAN
SCALE = 1" = 45'-0"



 PROPOSED FOURTH FLOOR PLAN
SCALE = 1" = 25'-0"

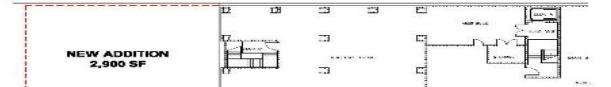
FOURTH FLOOR PLAN

Rooftop Terrace

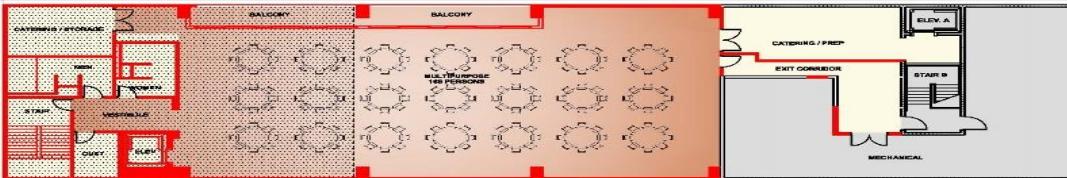
- Enclose the terrace to permit use that is not dependent on the weather.
- Provide access to the rooftop terrace without going through the library.
- Add restrooms
- Add a warming area for catering of events.

FIRST FLOOR PLAN

MARK	DE
LH	ML
ML	C/
C/	SA
SA	EX
EX	BL
BL	NE
NE	ST



 EXISTING ROOF TERRACE
SCALE = 1" = 45'-0"



 PROPOSED ROOF TERRACE
SCALE = 1" = 25'-0"

ROOF TERRACE

LEGEND	
MARK	DESCRIPTION
LH	LIBRARY / CIRCULATION
ML	MULTI-PURPOSE / GALLERY
C/	CAFE
SA	SMALL GROUP
EX	EXISTING / NO WORK
BL	BUILDING ADDITION
NE	NEW WALL
ST	STOREFRONT WINDOW





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BUDGET

First Floor Renovations

\$1,974,683.00

This work includes the following scope of work:

- Addition of 1,000 s.f. of enclosed space at the south side of the library below the existing 3rd floor.
- Addition of a new stair to the first 3 levels at the south entry
- Reduction in area of the existing café and café seating area
- Remodel/re-organize the 1st floor public areas of the library.

BUDGET

West Exterior Patio

\$ 136,325.00

The work at the west patio includes:

- Removal of the existing fence and concrete wall
- Extension of the patio out to the bluff walk
- Addition of planters surrounding the patio
- Addition of steps and a ramp down to the bluff walk
- Re-landscaping along the west face of the library with low plantings.

BUDGET

East Façade Extension & Meeting Room Expansion \$ 401,432.00

This work includes the following scope:

- Extension of the library façade on the east to engage the public on Osceola Avenue
- Removal of the gallery space and expanding the meeting room area into this area.
- Entry to the meeting room from Osceola Avenue.

BUDGET

Rooftop

\$3,629,193.00

Terrace

The rooftop terrace includes enclosing the existing 3,000 s.f. roof area and the addition of 3,000 s.f. area including restrooms and storage areas. This work also includes the addition of the 1st floor lobby and elevator to the rooftop terrace.