

# 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

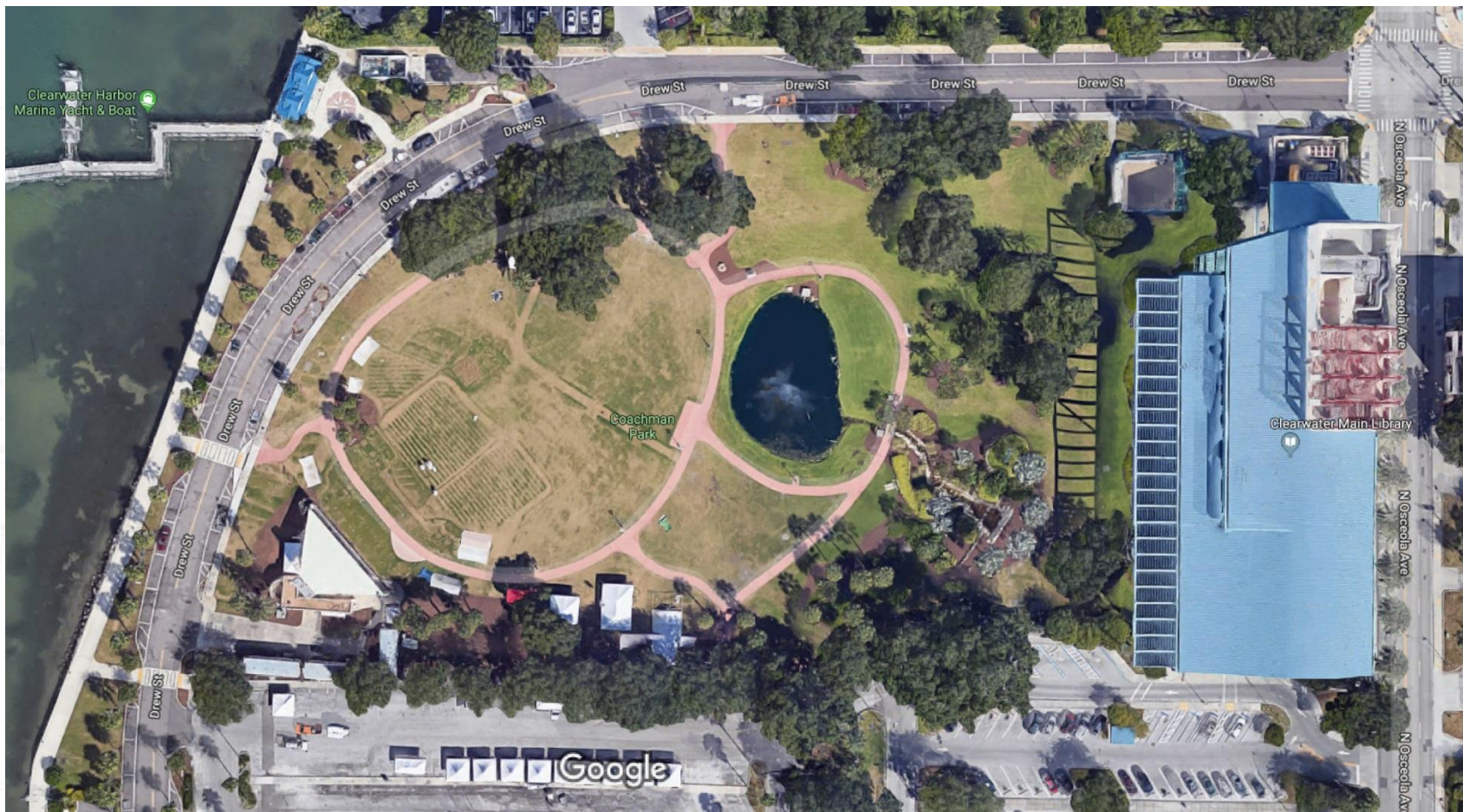
## KEY STAKEHOLDER TOPICS:

- 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 1<sup>st</sup> 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 1<sup>st</sup> 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



## DOWNTOWN MAIN LIBRARY FEASIBILITY STUDY



## 1<sup>st</sup> Floor Library Renovations

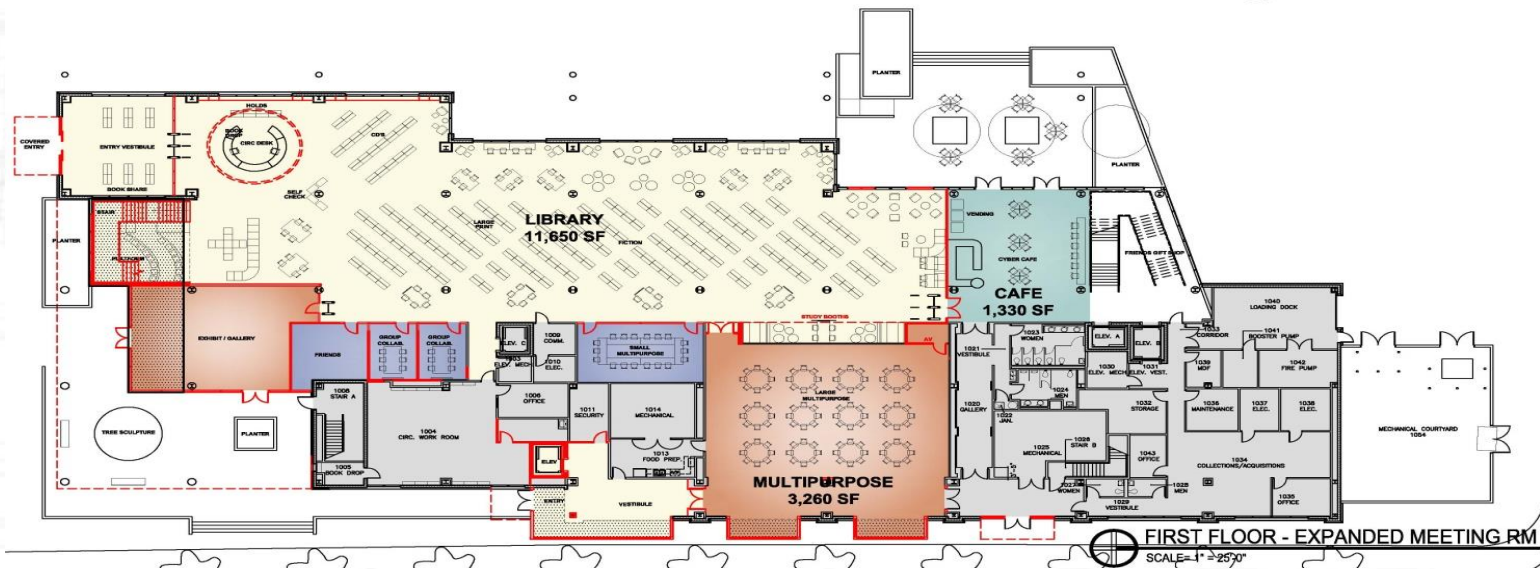
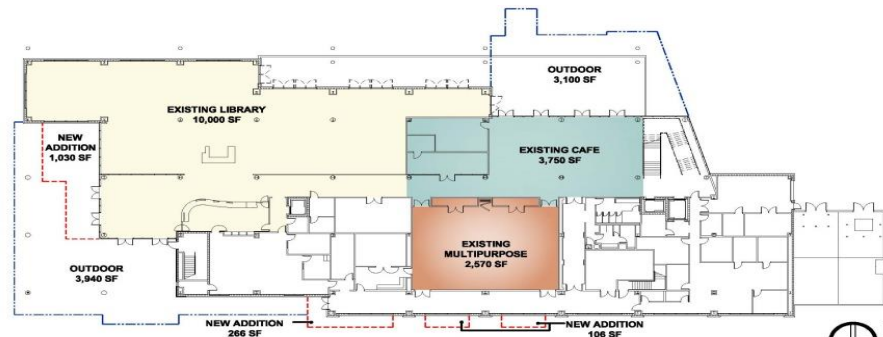
- Move the library entry to the southwest corner to integrate the entry with the Imagine Clearwater Bluff Walk.
- Add a vertical circulation stair from the first to the third level adjacent to the relocated southwest main entry.
- Relocate the Gallery to a new enclosed space at the southeast corner of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

## FIRST FLOOR PLAN

## 1<sup>st</sup> 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

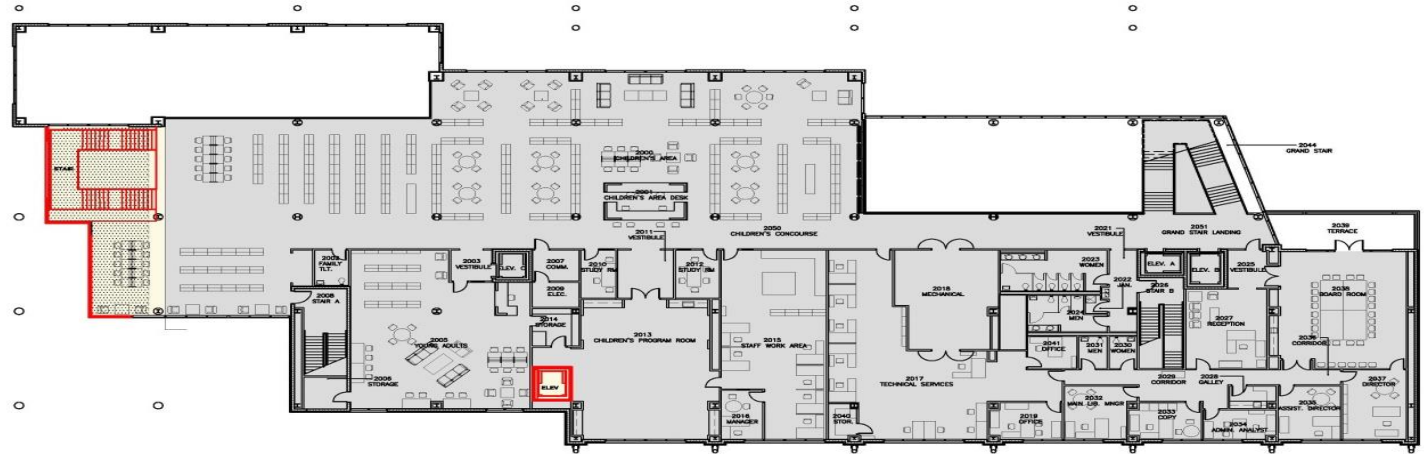


LEGEND	
MARK	DESCRIPTION
<span style="display:inline-block; width:20px; height:10px; background-color:yellow; border:1px solid black;"></span>	LIBRARY / CIRCULATION
<span style="display:inline-block; width:20px; height:10px; background-color:orange; border:1px solid black;"></span>	MULTI-PURPOSE / GALLERY
<span style="display:inline-block; width:20px; height:10px; background-color:teal; border:1px solid black;"></span>	CAFE
<span style="display:inline-block; width:20px; height:10px; background-color:blue; border:1px solid black;"></span>	SMALL GROUP
<span style="display:inline-block; width:20px; height:10px; background-color:grey; border:1px solid black;"></span>	EXISTING / NO WORK
<span style="display:inline-block; width:20px; height:10px; background-color:lightgrey; border:1px solid black;"></span>	BUILDING ADDITION
<span style="display:inline-block; width:20px; height:10px; background-color:lightgrey; border-top:2px solid red; border-bottom:2px solid red;"></span>	NEW WALL
<span style="display:inline-block; width:20px; height:10px; background-color:lightgrey; border-left:2px solid red; border-right:2px solid red;"></span>	STOREFRONT WINDOW

## FIRST FLOOR PLAN











 **EXISTING SECOND FLOOR**  
SCALE= 1" = 45'-0"

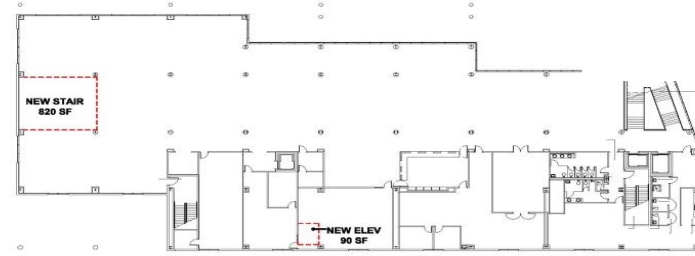


 **PROPOSED SECOND FLOOR**  
SCALE= 1" = 25'-0"

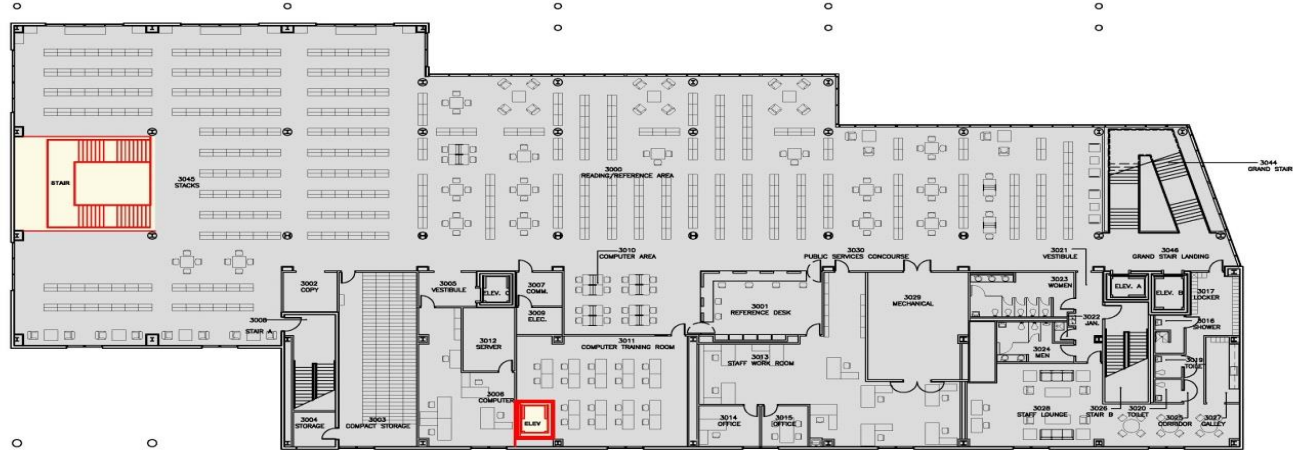
## SECOND FLOOR PLAN

### LEGEND

MARK	DESCRIPTION
	LIBRARY / CIRCULATION
	MULTI-PURPOSE / GALLERY
	CAFE
	SMALL GROUP
	EXISTING / NO WORK
	BUILDING ADDITION
	NEW WALL
	STOREFRONT WINDOW











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

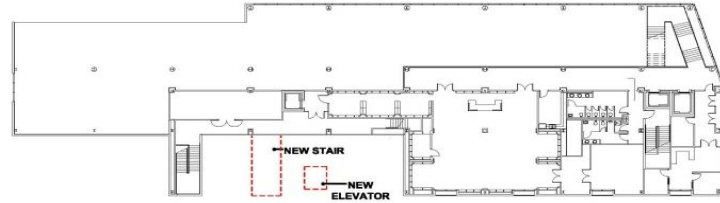


 **PROPOSED THIRD FLOOR PLAN**  
SCALE= 1" = 25'-0"

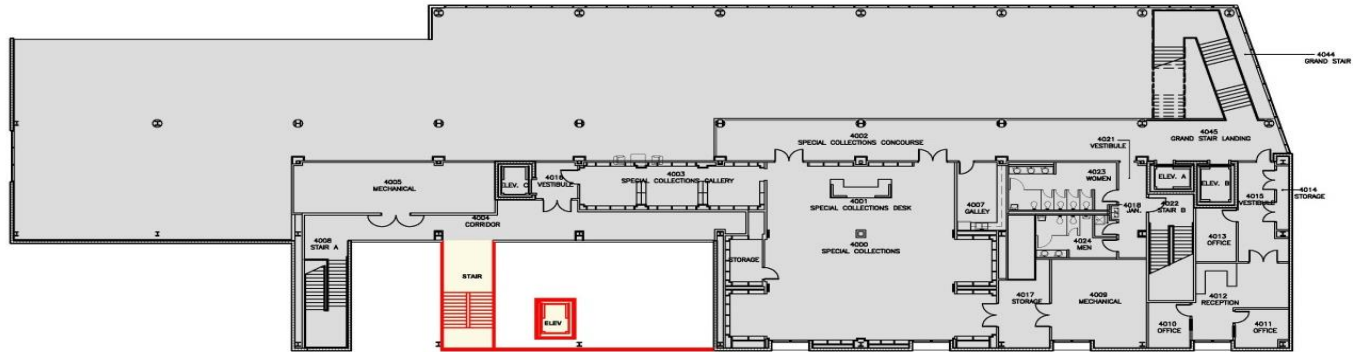
## LEGEND

MARK	DESCRIPTION
	LIBRARY / CIRCULATION
	MULTI-PURPOSE / GALLERY
	CAFE
	SMALL GROUP
	EXISTING / NO WORK
	BUILDING ADDITION
	NEW WALL
	STOREFRONT WINDOW

# THIRD FLOOR PLAN



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



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

## FOURTH FLOOR PLAN

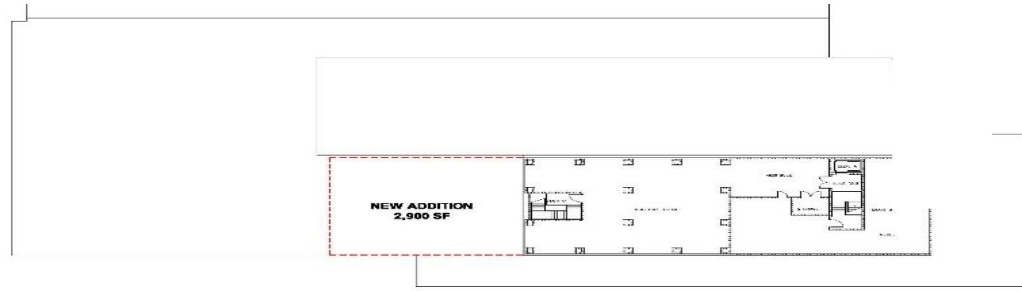
### LEGEND

MARK	DESCRIPTION
	LIBRARY / CIRCULATION
	MULTI-PURPOSE / GALLERY
	CAFE
	SMALL GROUP
	EXISTING / NO WORK
	BUILDING ADDITION
	NEW WALL
	STOREFRONT WINDOW

## Rooftop Terrace

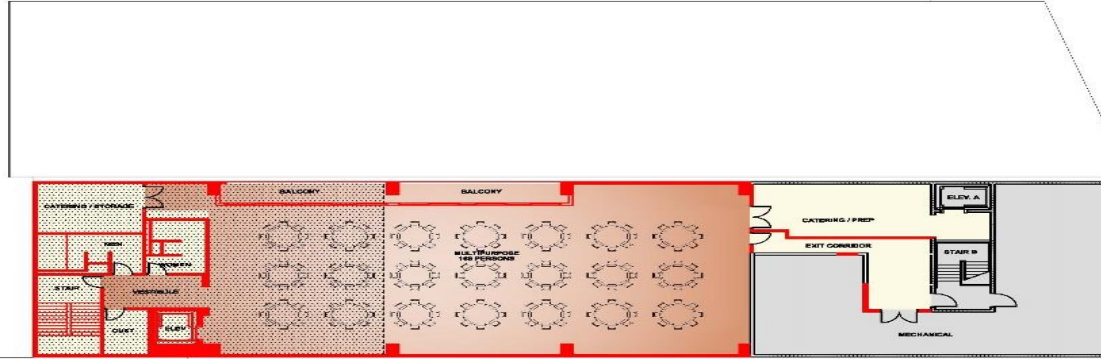
- Enclose the terrace to permit use that is not dependent on the weather.
- Provide access to the rooftop terrace without going through the library.
- Add restrooms
- Add a warming area for catering of events.

## FIRST FLOOR PLAN



MARK	DE
LI	LI
ML	ML
CA	CA
SA	SA
EX	EX
BL	BL
NE	NE
ST	ST

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



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

## ROOF TERRACE

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















# 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 3<sup>rd</sup> 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 1<sup>st</sup> 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

### Terrace

**\$3,629,193.00**

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.