

Comparative Site Analysis for the Normal Public Library



The Normal Public Library

Brian Chase, Director
206 West College Ave
Normal, IL 61761

April 30, 2014

© 2014 StudioGC Inc.

MISSION AND VISION STATEMENTS	3
INTRODUCTION	4
INITIAL INFORMATION	4
BUILDING SIZE	4
CONCEPTUAL FLOOR PLATE ANALYSIS – PUBLIC LIBRARY ONLY	5
PARTNERING WITH OTHER USES	5
CONCEPTUAL ADJACENCY DIAGRAMS	6
SITE EVALUATION	7
SITE EVALUATION CRITERIA	7
SITE KEY PLAN	10
MASS TRANSIT PLAN	11
BIKE PATHS	12
POPULATION DENSITY	13
TRAFFIC IMPACT	14
SITE ANALYSES	15
SITE #1 – EXISTING LIBRARY SITE	15
SITE #2 CITY HALL ANNEX SITES	20
SITE #3 UPTOWN SITE	22
SITE #4 – ONE NORMAL PLAZA	27
SITE # 5 RAAB AND TOWANDA	31
EVALUATION CRITERIA – RELATIVE IMPORTANCE AND SCORES	35
EVALUATION CRITERIA SUMMARY	36
EXECUTIVE SUMMARY	37

Mission and Vision Statements

The Normal Public Library's Vision Statement

The mission of the Normal Public Library is to be an educational, informational, recreational and cultural community resource.

The Normal Public Library's Mission Statement

The Normal Public Library is a vital public resource that serves the community as a gateway to an expanding world of knowledge. The library is committed to being a welcoming and safe environment for everyone. As a resource center, its professional and dedicated staff offers helpful services and access to technology. As a community center, it provides educational and cultural opportunities for lifelong learning.

Introduction

The Normal Public Library is embarking on a program to provide library services that embody what a 21st century library should offer its community. Libraries and the ways in which we use them are changing quickly; it is incumbent upon those in the profession and those who are charged with library governance to respond to the community's changing needs and evolving expectations if the library is to remain a relevant, useful, vibrant and convenient community institution.



Determining the optimum location for the library is an essential part of this program. We at StudioGC are pleased to present this comparative site analysis. This document offers an analysis of several potential library sites: new sites as well as the site of the existing Normal Public Library.

Initial Information

Building Size

The existing Normal Public Library has an area of approximately 45,700 square feet. A study commissioned by the Library in 2008 projected that a new library would require an area of approximately 67,000 square feet. A recent conceptual study predicts a slightly smaller library with a total gross area of approximately 62,000 square feet. As there are a number of unknowns at this point and the building program has not yet been updated, we shall assume that the new library will be between 62,000 and 70,000 square feet.

There are many different potential building plans; some placing the library on one floor, others on multiple floors. The StudioGC team evaluated a number of the most promising combinations and determined that the most efficient library layout is likely to be a two-story option or a two-story option with a partial third floor. Given a large enough site, a single story library is always an option. None of the options are likely to have a ground floor area smaller than approximately 33,000 square feet. To account for unknowns we will take 33,000 square feet as a minimum ground floor area but will target 37,500 square feet as a preferred goal. We are utilizing the following conceptual floor plate analysis that places the children's library, community room and circulation services at grade level and the adult library, teen library and staff areas on the second floor.

Conceptual Floor Plate Analysis – Public Library Only

Functional Area			First Floor	Second Floor	Third Floor
ADMINISTRATION				2219 SF	
ADULT FICTION				2775 SF	
ADULT NON-FICTION 10,693				7253 SF	
ADULT PERIODICALS COLLECTION				1000 SF	
ADULT SERVICES				2071 SF	
AUDIO-VISUAL LIBRARY			2100 SF		
BROWSING			300 SF	300 SF	
CHILDREN'S COLLECTION & SEATING			8000 SF		
CHILDREN'S PROGRAM AREA			1120 SF		
JUVENILE COLLECTION & SEATING			5357 SF		
CIRCULATION OFFICE			2000 SF		
FRIENDS' BOOK STORAGE & WORKROOM			2115 SF		
INFORMATION TECHNOLOGY				1151 SF	
LIBRARY ENTRANCE, CAFÉ, DISPLAY & EXHIBIT			4000 SF		
COMMUNITY ROOM			4000 SF		
STAFF SERVICES				884 SF	
TECHNICAL SERVICES			900 SF		
TEEN/TWEEN SERVICES				3481 SF	
MAKER LAB / CREATIVE SPACE				1000 SF	
Net Area/Floor			29,892	22,134	
Gross Area/Floor			37,365	27,668	
First Floor Gross		37365 SF			
Second Floor Gross		27668 SF			
Third Floor Gross		0 SF			
Total Gross Area		65033 SF			

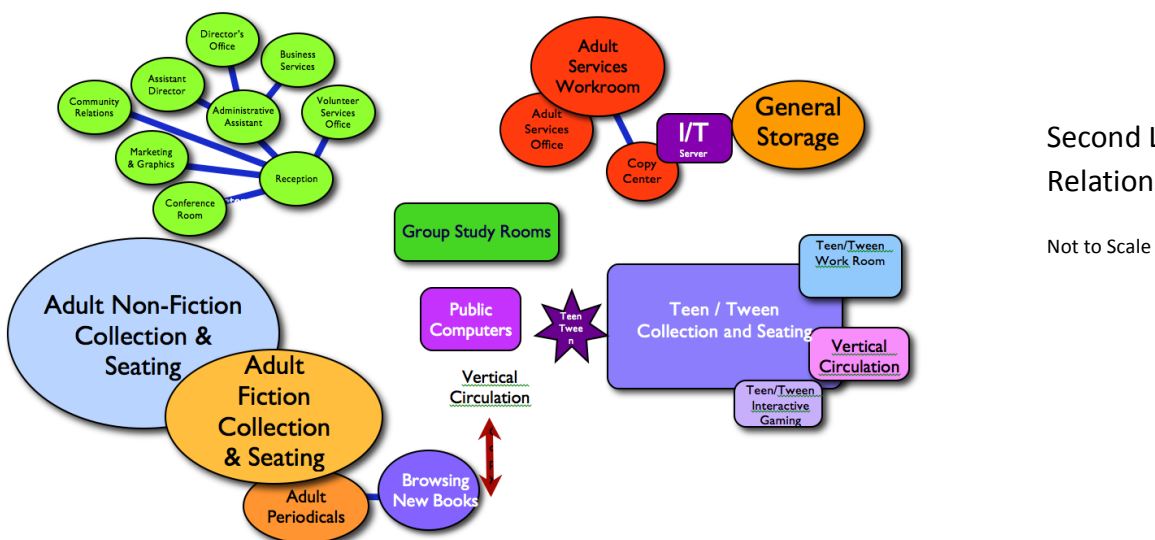
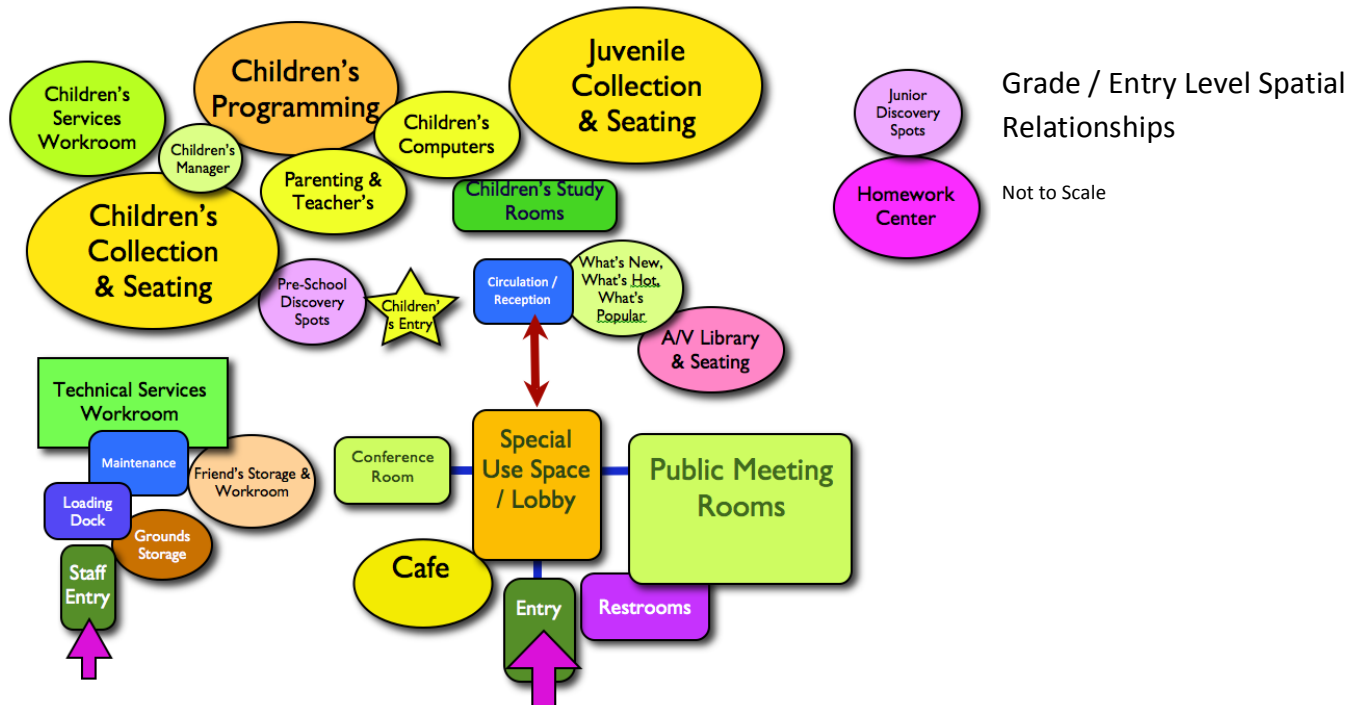
Partnering with other uses

There are other local public and private community entities that could potentially partner with the Normal Public Library to create synergies, share resources and meet an even wider range of public needs in a single project. For the purpose of this study, and only for sites that can support a larger floor plate, we shall assume that potential partners would utilize space on grade level and that the area of the space would be in the range of 10,000 square feet to 30,000 square feet. We will also assume that any partner space could be accessed when the library was closed although a primary entry could be via a shared lobby.

We will also assume that the library and any potential partner may not be funded and built at the same time - while spaces may be ultimately shared, each entity must be able to function on a stand-alone basis. Lastly, we shall also assume that the partner entity would require dedicated parking at approximately the same rate as is required for the library.

Conceptual Adjacency Diagrams

The interior arrangement of spaces in the proposed library will have an impact on the design of the building site. The following adjacency diagrams were used for the purposes of this report and represent a ground floor size in the 33,000 Square Feet to 37,500 Square Feet range previously discussed.



Site Evaluation

There are a number of qualities that we will consider while evaluating the potential sites. Some of them are qualitative with degrees of being more or less suitable for a library. An example might be topography; nearly any site could be made to work if we were willing to spend more and make certain compromises. Other factors like floodplains represent go/no-go criteria – we cannot build in a floodplain.

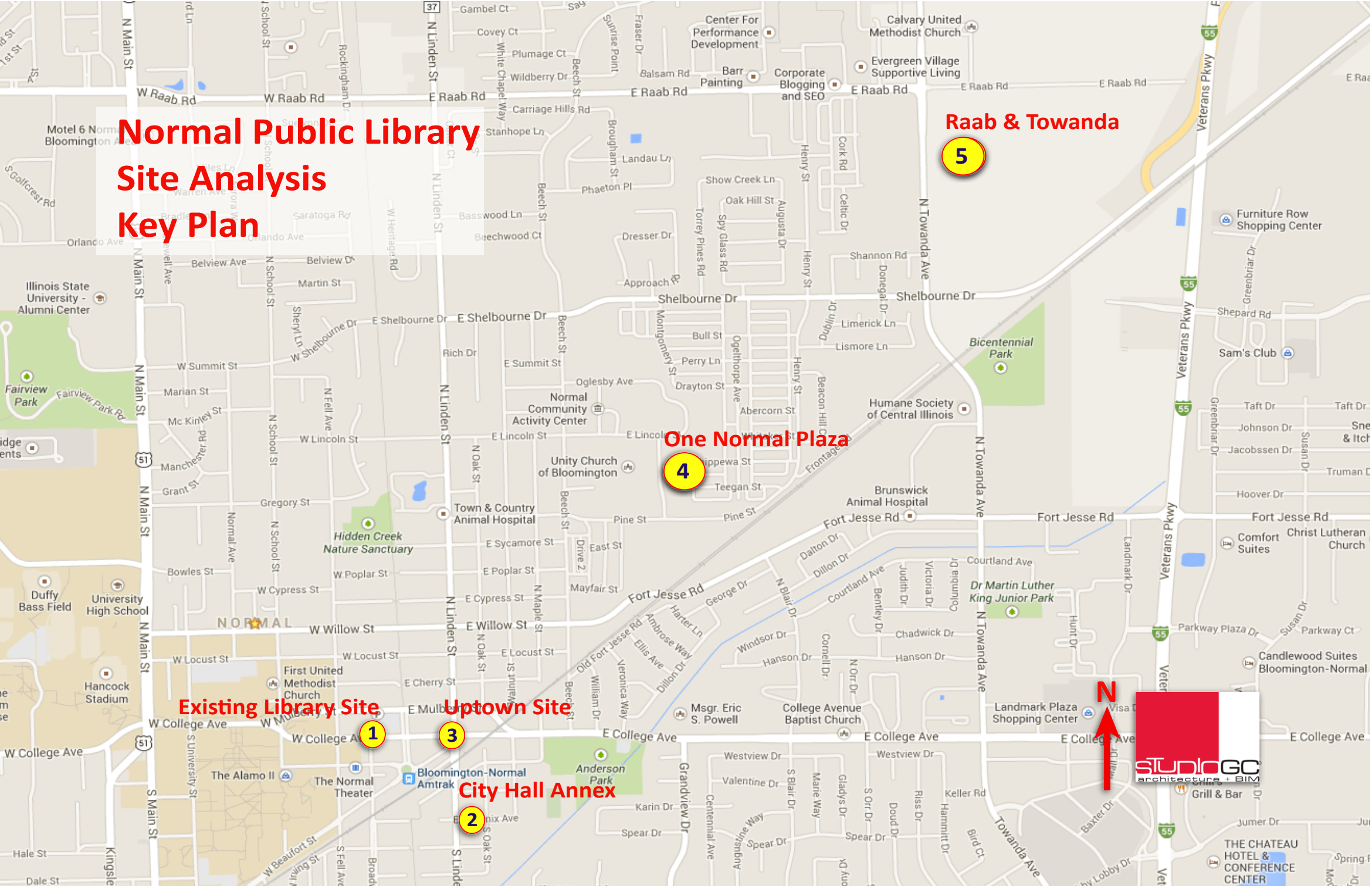
Site Evaluation Criteria

Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)
Site Size and Geometry			
Flood plain / Floodway	No part of the developed area shall be in a flood plain or floodway	Critical	10
Adequate size for library	Is the site of adequate size for a library with a minimum footprint of 33,000 square feet and a preferred footprint of 37,500 square feet?	Critical	10
Suitable site geometry	Is the geometry of the site appropriate for a library?	Critical – this will have an impact on the staffing efficiency and hence the operating cost of the library. Critical – this will have an impact on the staffing efficiency and hence the operating cost of the library.	10
Site Topography	Are there any topographic features that hinder site developments?	Important but can be addressed by building design	3
Site Location	Is the site located either in Uptown or in the general area of Normal's future expansion?	Not critical but preferable. Future growth is anticipated to be northeast of the existing town center.	5
Adequate on-site parking	Code requires that one parking space is provided for each 400 square feet of built area. Can the site accommodate this without the expense of structured parking?	Critical – location of parking depends upon urban context.	10
Flexibility	Does the site offer flexibility for future expansion, potential partnering with other entities?	This is an important criterion with respect to "future-proofing" the library against unanticipated future changes.	10

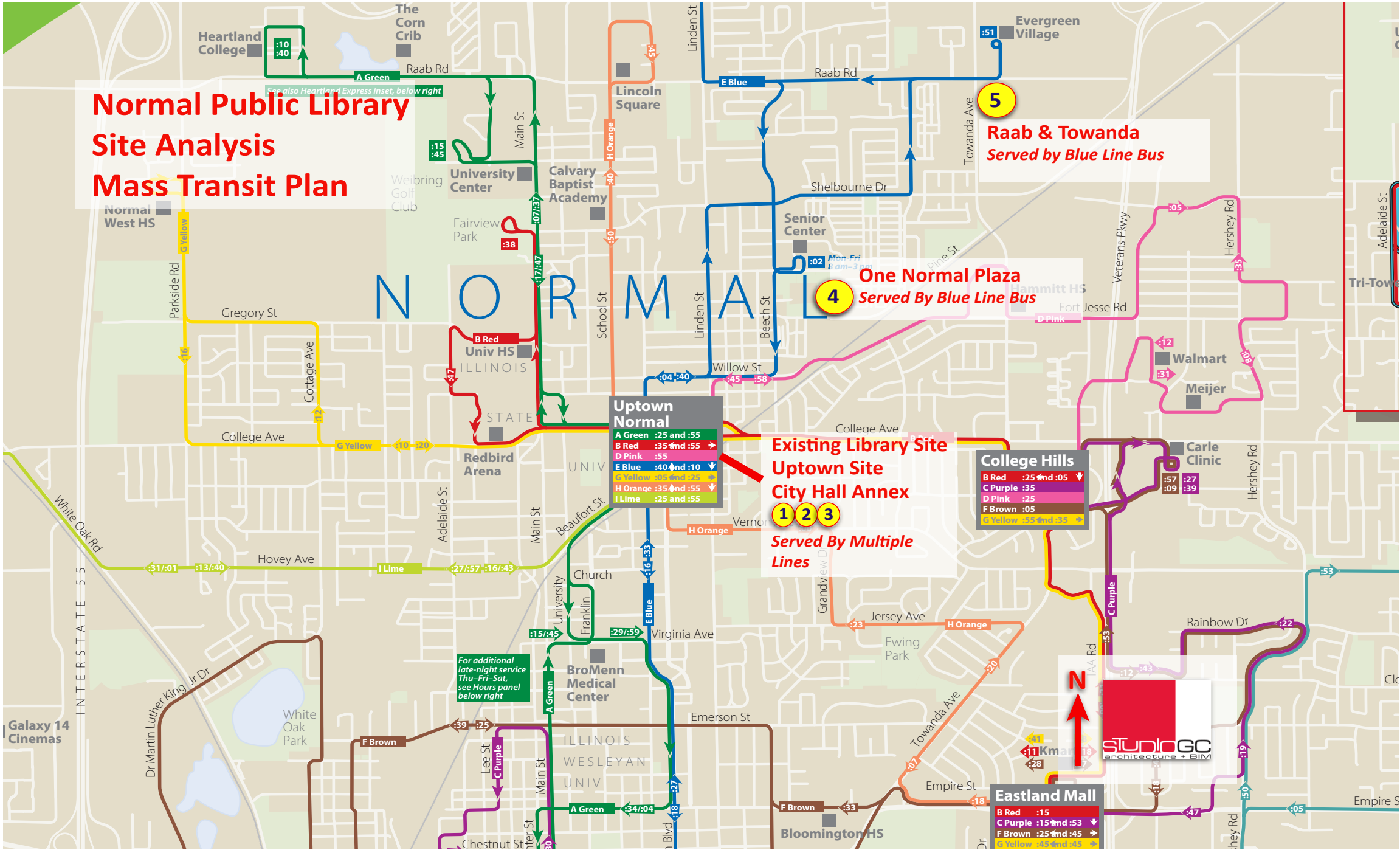
Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)
Infrastructure and zoning			
Access to Utilities	Is there access to Electrical, Natural Gas, Water and Sewer service without a major extension of existing lines?	Not critical but cost of potential extension of utilities if required must be folded into the project cost	3
Zoning suitability	Are libraries an allowed use within the site's zoning? If not, the site will likely be a planned unit development	Not critical but preferable. Zoning can be addressed as part of a Planned Unit Development	3
Current ownership	Is/are the site(s) currently owned by the Town of Normal?	Not critical but preferable	3
Access			
Ease of Access	Is the site easily accessible by all forms of transit?	Critical	10
Proximity to public transportation	Is the site now, or can it be easily served by public transportation?	Critical	10
Traffic Impact	Are the surrounding streets capable of accommodating library traffic	Less impact is better	3
Number of residents within walking distance	How many residents are within one quarter of a mile of the site?	More is better although the percentage of people walking to the library will be relatively low.	1
Proximity to bike paths	Is the site near to any of Normal's established bike paths?	More is better although the percentage of people biking to the library will be relatively low.	2
Bus Access	Can public and school busses easily serve the site and safely drop off passengers?		5
Sustainability			
Sustainable Design Potential	Is the site suitable for sustainable features like geothermal heating & cooling?	Not critical but preferable	4
Sustainable Design – Brownfield Development	Is it a brownfield site that will benefit from redevelopment?	Not critical but preferable	6
Brownfield Remediation	How likely is the site free of contaminants that will require remediation? Higher Score means less likely.	Not critical but preferable	3

Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)
Solar orientation	Does the site have an orientation that lends itself to natural lighting without excessive heat gain?	Not critical but preferable	4
Miscellaneous			
Noise	Is the site subject to excessive noise from traffic, railways or other external sources?	Could have an impact on the potential for natural ventilation and operable windows	3
Context - aesthetics	Is the surrounding context aesthetically desirable as a library location?	This is a subjective criterion but it will have an impact on people's willingness to use the library	5
Context - scale	Does the scale of the surrounding context harmonize with a ~70,000 Square Foot Library?		5
Visibility	Is the site in a visually prominent, intuitive location?	A civic landmark should be in a prominent location.	5
Phasing	Would the use of this site require complex phasing or the use of a temporary facility?	Temporary facilities represent significant and non-recoverable project costs	6

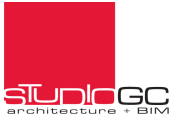
Site Key Plan



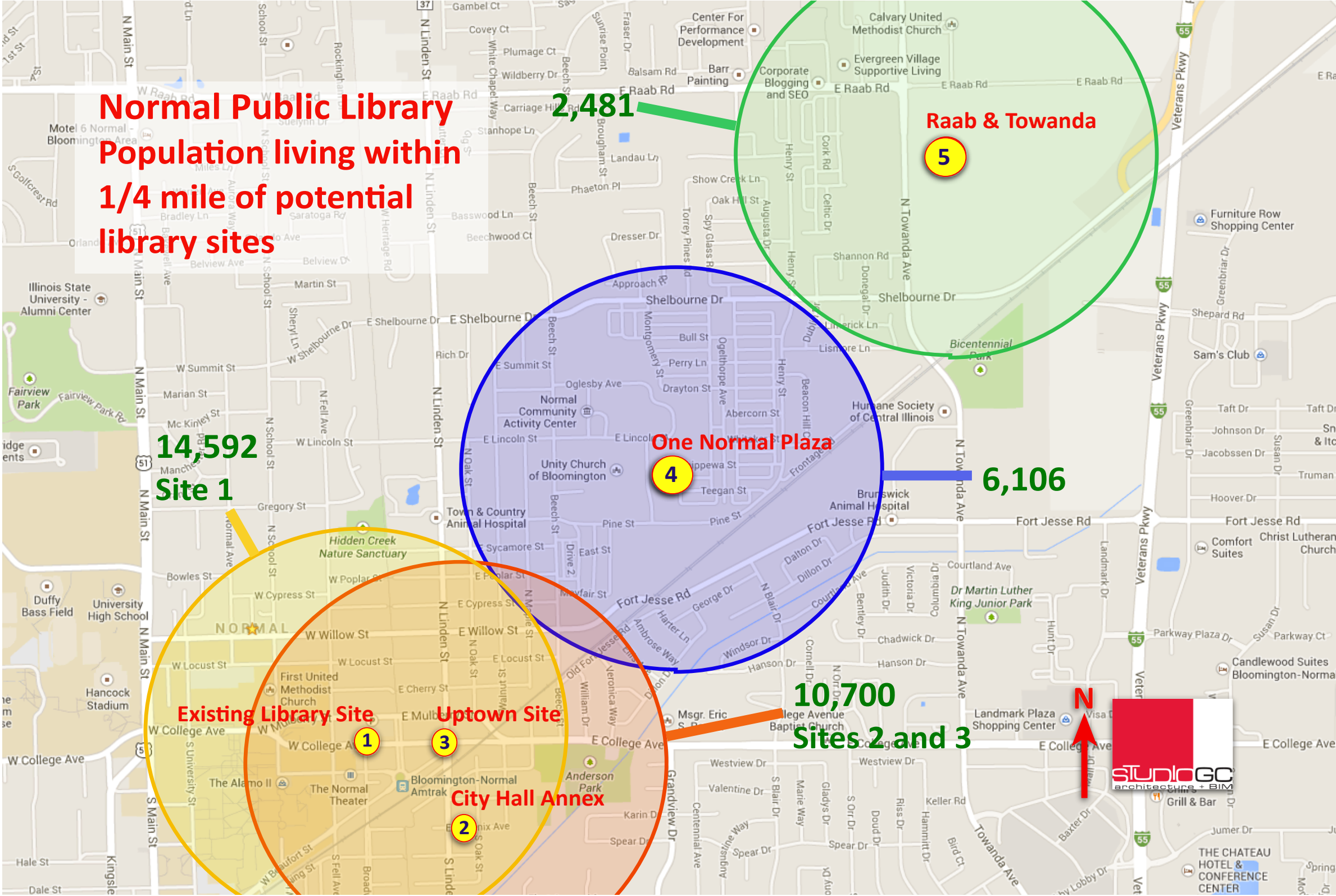
Mass Transit Plan



Bike Paths



Population Density



Traffic Impact

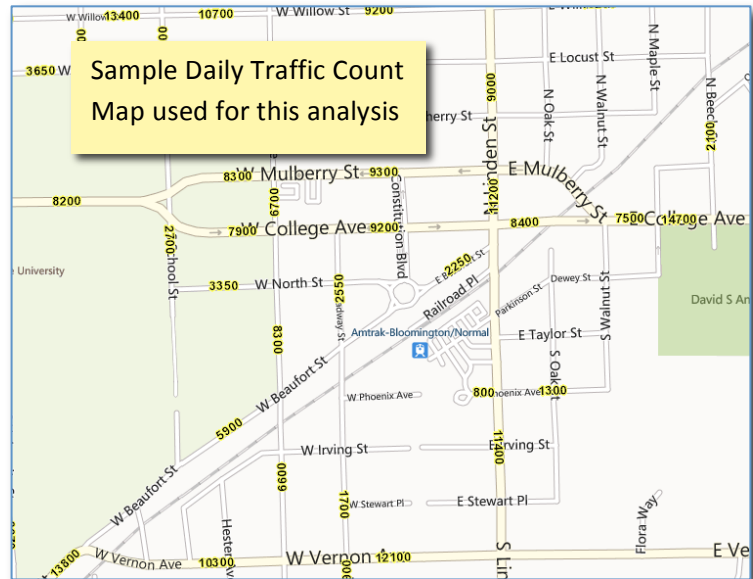
Over 300,000 customers visited the Normal Public Library in 2013. We can anticipate a significant increase in usage when the library is modernized and expanded. For the purposes of this analysis we will conservatively assume a 30% immediate increase in the number of people driving to the library. This equates to an average daily gate count of approximately 1,083 users per day.

According to the Vehicle Technologies Office of the US Department of Energy, the average automobile in the United States carries 1.59 people. We calculate the expanded library will generate just under 700 cars per day on average – more when there are special library events.

The street plan shows the Illinois Department of Transportation's traffic counts for the Uptown area.

Similar maps were consulted for the One Normal Plaza and Raab & Towanda sites. The adjacent spreadsheet shows the expected daily impact on the streets bordering each site.

This analysis is not adjusted for time of day but the overall change in traffic load is still a telling figure. Of particular note is the potential impact to the neighborhoods around the One Normal Plaza site which would experience anywhere from a 25% to over 62% increase in the amount of daily traffic.



Site	Street(s)	Current Daily Total	Expected Future Daily Total	% Increase in Daily Traffic
Existing Library Site	College Avenue	9,200	9,881	7%
Uptown Site	College Avenue	9,200	9,881	7%
City Hall Annex	Linden	11,400	12,081	6%
One Normal Plaza - Option 1	Lincoln	1,100	1,373	25%
	Pine	1,650	2,059	25%
One Normal Plaza - Option 2	Lincoln	1,100	1,781	62%
Raab & Towanda	Raab	7,500	7,784	4%
	Towanda	10,500	10,897	4%

Site Analyses

Site #1 – Existing Library Site

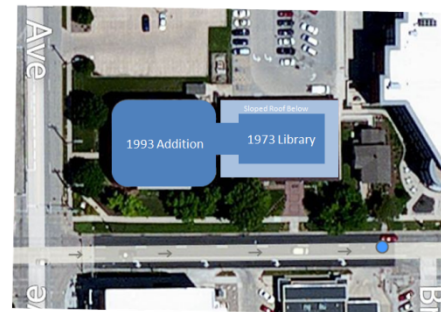


In a prior study dating from 2008 and in our recent visioning study, the design team evaluated the potential of placing one or more additions to the existing library building. Options 2 and 3 from that analysis are reprised herein.

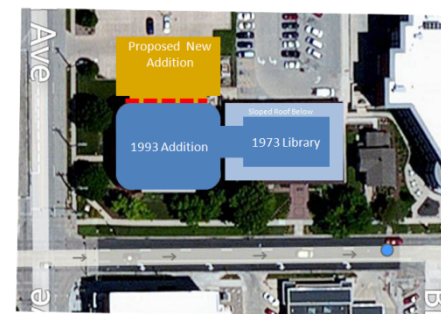
In the design of contemporary libraries there is one overriding rule: the building must be designed to be as flexible as possible. The increasing rate of change in the use of libraries is requiring them to first re-invent themselves and then to constantly evolve to keep up with new developments. To achieve this flexibility, libraries need to have a minimum number of interior bearing walls, as open a plan as possible and options for power & data access liberally spread throughout.

The library is already divided into two parts due to the geometry of the addition that was added to the original 1972 structure in 1993. The current building plan takes the form of an hourglass shape that minimizes the connection between the new and original portions of the library – the lobes of the hourglass shape being on an east-west axis.

Within the constraints of the available site there are few options available for additions to the existing library. The 2008 study indicated potential additions to the south, north and west of the existing library as options. Option 2 shown at right is an example. Due to the structural system of the existing library, each of the addition options would leave a number of interior bearing walls or column lines within the structure that would tend to divide the interior space into a number of smaller spaces. Portions of the existing



Existing Library



2009 Proposal – Option 2

Interior Bearing Wall
and/or Column Line

exterior walls could be removed and replaced with columns and beams to support the existing building. This would be relatively costly and would leave the library with ceilings that are too low, a number of awkwardly placed columns, structural elements that interfere with mechanical duct runs and a generally over-complex structure. The functional shortcomings of the existing library building would remain unresolved and a mixture of 40+ year-old and 20 year-old infrastructure would continue to complicate maintenance and limit flexibility. Lastly, the ultimate flexibility offered by space for future expansion would not be provided.



2009 Proposal – Option 3

Considering the above, StudioGC does not recommend any design solution that expands the existing library. A library addition could conceivably come with the lowest first cost but the community would be left with a library that is inefficient and inflexible.

Option 3 of the 2008 study looked at the potential of an entirely new library on the site, with adjacent surface parking. It is our opinion the Option 3 represents the only viable option in terms of providing proper library service on the existing site as the limitations imposed by the existing library structure are resolved by demolition. Considering this, the evaluation of this site is based upon option #3.

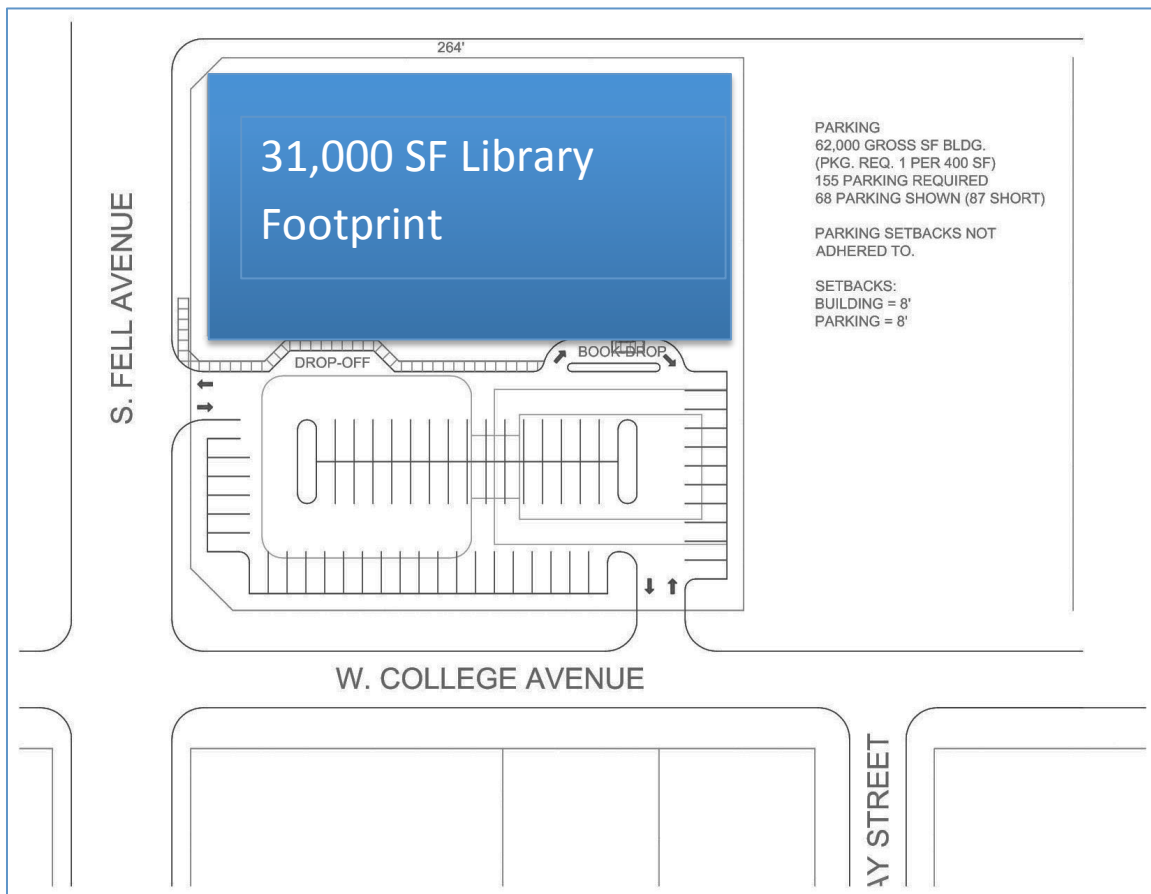
Option 3 does come with limitations of its own: during the 2 year construction duration, the existing surface parking serving the library would be removed, thus forcing most library users to utilize the parking deck and exacerbating the already contentious parking situation. Dissatisfaction with the existing parking arrangement was a consistent theme in public input solicited for the 2008 reports and was the most consistently criticized aspect of the current library. This option also requires the purchase of additional land on the southeast corner of Mulberry Street and Fell Avenue.

Site #1 (existing library site; new build option)

Code and Existing Conditions Summary

Site Parcel ID	14-28-279-016
Zoning District	S-2
Computed Acres	1.12
Flood Zone	None
Wetlands	None
Downtown Redevelopment Project Area (TIF District)	
Community Design Standards (Div14)	
Use Allowance	Libraries are a permitted use.
Setback Requirements	None specific to zoning district. 15.4-5 General requirements apply. Front – Average of adjoining buildings (Having 50% Frontage) Side – None Rear – None Corner – Triangle Zone (15'-0" from both corners.)
Lot Size	No minimum.
Floor Area Ratio Requirements	None
Height Limitations	No maximum.
Parking Requirements	1 per 400sf
Existing Easements	
Existing Utilities	Sanitary – Existing Connection Storm – Existing Connection Gas – Existing Connection Electric – Existing Connection Telecommunications - Existing Connection

Conceptual Site Plan



Commentary

Pros:

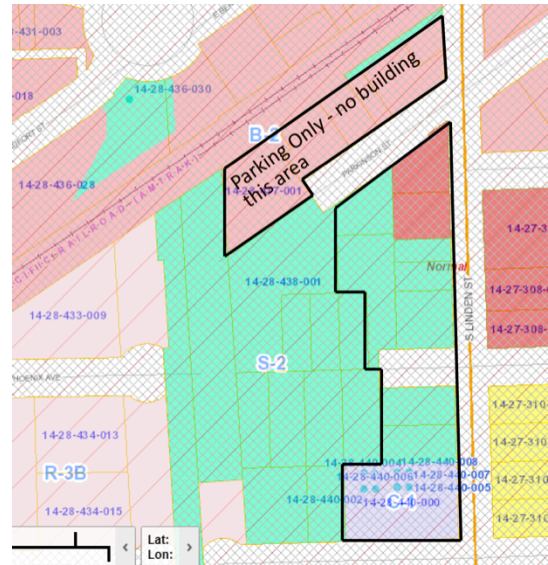
- Library centrally located in Uptown
- Prominent urban location familiar to Normal residents
- Additional parking is available at nearby parking deck
- Book drop / drive-up service possible
- Relatively good orientation for natural illumination
- Relatively large number of potential customers within walking distance of ¼ mile
- The library would be part of Uptown's civic center
- The impact on the existing traffic volume on College Avenue is not severe

Cons:

- On-site parking for library patrons is 87 spaces short of goal
- No dedicated bus parking for groups visiting the library without further reducing parking count
- Complaints regarding the inconvenience of the existing parking situation are not addressed
- No room for expansion on grade

- Additional land along Fell Ave. would have to be purchased which would reduce the local parking count.
- Limited potential for partnering with other uses due to tight site
- Maximum floor plate is less than the minimum of 33,000 SF
- Maximum floor plate size is less than the targeted area of 37,500 SF
- Most of the potential customers who could walk to the library are students representing only one of the many demographic groups that use the library and are already served by the Milner library.
- There is a potential need for environmental remediation due to brownfield site.
- Requires off-site parking during construction and demolition phases
- Limited long-term flexibility – not “future-proof”

Site #2 City Hall Annex Sites



Site Parcel IDs				
14-28-437-001, -003, -004, 005 -006, -007 (North)				
Zoning District			B-2	
14-28-438-007, -008				
Zoning District			B-1	
14-28-438-002, -006, -010, -013, -014				
14-28-439-007, -008				
Zoning District			S-2	
14-28-440-000 (South)				
Zoning District			C-1	
Computed Acres			Determined based on total parcels used.	
Flood Zone			None	
Wetlands			None	
Downtown Redevelopment Project Area (TIF District)				
Community Design Standards (Div14) (B-1, S-2, C-1)				
*Uptown Design Ordinance (Div17) (B-2 Zoning Districts)				
Use Allowance			Libraries are a permitted use in B-2 and S-2. Libraries are not a permitted use in B-1 and C-1	
Setback Requirements:	B-1	B-2	S-2	C-1
Front	25'-0"	None	Avg.	20'-0"
Side –	15'-0"(5' Min)	None	None	Combined 15'-0"(5' Min)
Rear –	20'-0"	None	None	20'-0"
Corner	25'-0"	15'-0"	15'-0"	20'-0"
Lot Size	None	None	None	None
FAR Requirements:	None	None	None	40%
Height Limitations:	65'-0"; 6	Div 17.	None	65'-0"; 6 Stories
Parking Requirements			1 per 400sf	

Existing Easements	
Existing Utilities	This site is served by Sanitary, Storm, Gas, Electric, Telecommunications

City Hall Annex Context: Urban & Civic, primarily 1 and 2 story structures



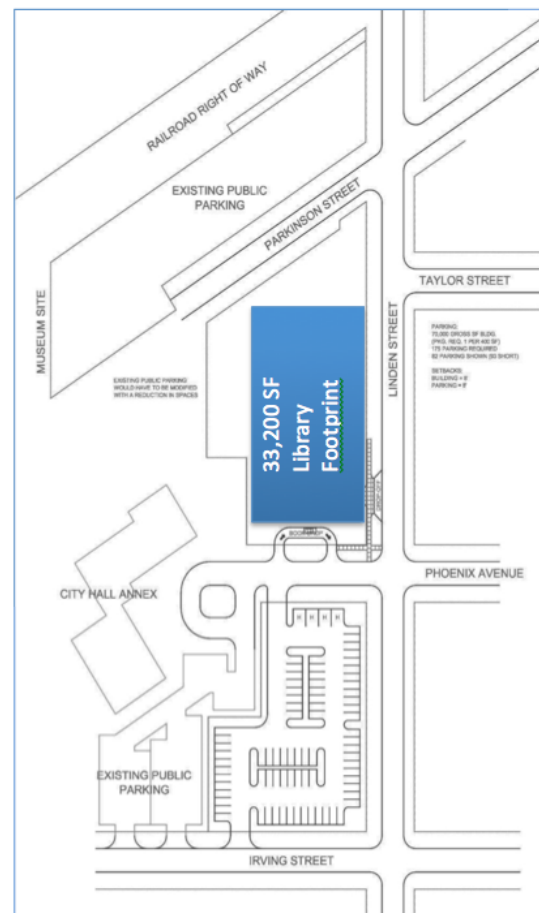
Conceptual Site Plan

Pros:

- Library located in Uptown area
- Additional parking is available on adjacent lots
- Book drop / drive-up service possible
- Relatively large number of potential customers within walking distance of ¼ mile
- The library would be near to Uptown's civic center
- The impact on the existing traffic volume on Linden Street is not severe

Cons:

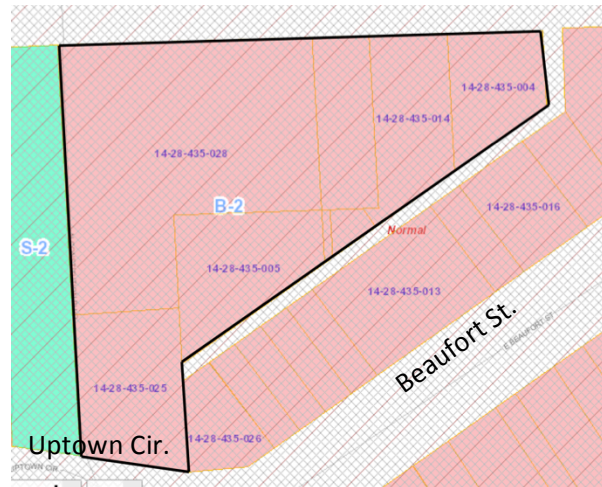
- On-site parking for library patrons is 93 spaces short of goal
- No dedicated bus parking for groups visiting the library without further reducing parking count
- The site is not a visually prominent location
- Poor orientation for natural illumination
- Limited room for expansion on grade
- Limited potential for partnering with other uses due to tight site
- Floor plate size is less than the targeted area of 37,500 SF
- Most of the potential customers who could walk to the library are students representing only one of the many demographic groups that use the library and are already served by the Milner library
- There is a potential need for environmental remediation due to brownfield site.
- Noise from nearby train tracks and station



Site #3 Uptown Site



E. College Ave



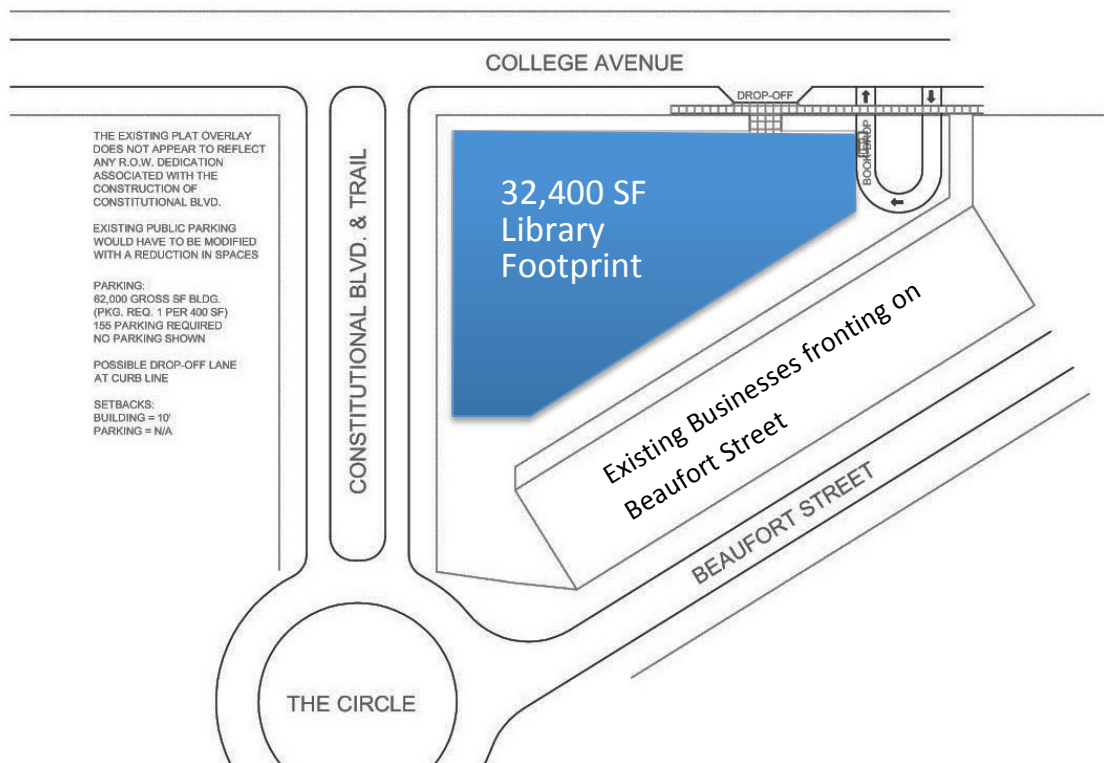
Site Parcel IDs	14-28-430-014, -015, -016, -019, -020, -022, -006 (West) 14-28-435-004, -005, -014, -025, -026, -027, -028, -029, -030 (East)
Zoning District	B-2
Computed Acres	Determined based on total parcels used.
Flood Zone	None
Wetlands	None
*Uptown Design Ordinance (Div17) (B-2 Zoning Districts)	
Downtown Redevelopment Project Area (TIF District)	
Setback Requirements	Front – None Side – None Rear – None Corner – 15'-0"
Lot Size	None
FAR Requirements	None
Height Limitations	Div 17.
Parking Requirements	1 per 400sf
Existing Easements	
Existing Utilities	This site is served by Sanitary, Storm, Gas, Electric, Telecommunications

Context: Primarily urban, 3 to 5 story residential, civic and mercantile uses.



Conceptual Site Plans

Uptown Option #1 – Library at grade, no surface parking.



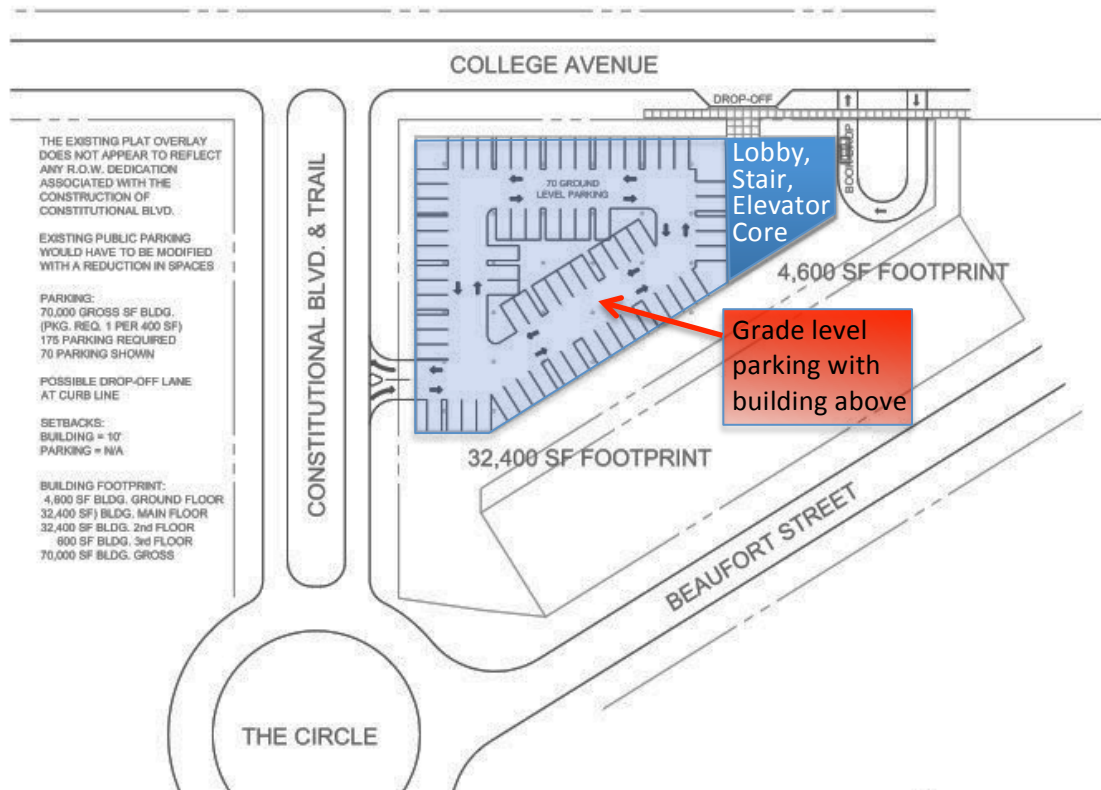
Pros:

- Library centrally located in Uptown
- Prominent urban location
- Bookdrop / drive-up service possible
- Relatively good orientation for natural illumination
- Relatively large number of potential customers within walking distance of ¼ mile
- The library would be part of Uptown's civic center

Cons:

- No on-site parking for library patrons without utilizing structured parking
- Even if structured parking is utilized, there is no bus parking for groups visiting the library
- No room for expansion on grade
- Limited potential for partnering with other uses
- Maximum floor plate size is less than the minimum of 33,000 SF
- Maximum floor plate that the site can accommodate is less than the targeted area of 37,500 SF
- Limited floor plate size will likely increase staffing costs due to having more levels utilized by the public
- Although many people can walk to the library, most of the potential customers who could walk to the library are students representing only one of the many demographic groups that use the library and who are already served by the Milner library.
- Prominent views from the library face toward the backs of businesses on Beaufort Street
- Potential for need for environmental remediation due to brownfield site.
- Library deliveries are complicated by the tight site
- Possible drop off lane on College Avenue may not be achievable and is not in an optimum location
- Removes popular surface parking for Uptown merchants and Children's Discovery Museum
- Limited long-term flexibility – not "future-proof"

Uptown Option #2 –Surface Level Parking With Library Above



Commentary - Surface Level Parking With Library Above

Pros:

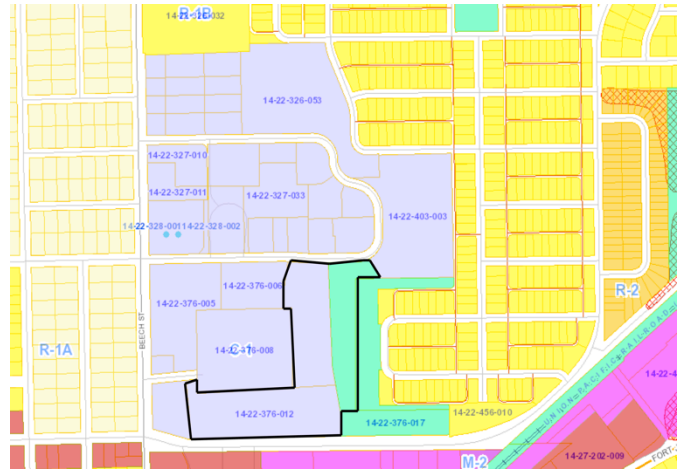
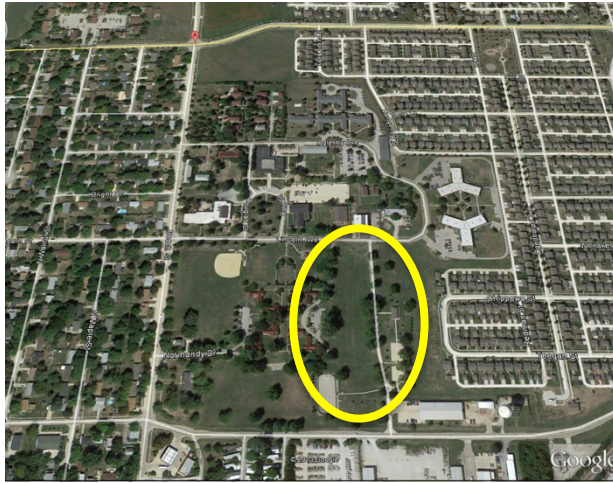
- Library centrally located in Uptown
- Prominent urban location
- Bookdrop / drive-up service possible
- Relatively good orientation for natural illumination
- Relatively large number of potential customers within walking distance of ¼ mile
- The library would be part of Uptown's civic center

Cons:

- Limited on-site parking for library patrons
- No bus parking for groups visiting the library
- Maximum parking capacity would be approximately 70 automobiles per level of parking, and would increase project cost by approximately \$2,000,000 for below grade parking
- No room for expansion on grade
- Limited potential for partnering with other allied uses
- Entry to main library is via stairs or elevator

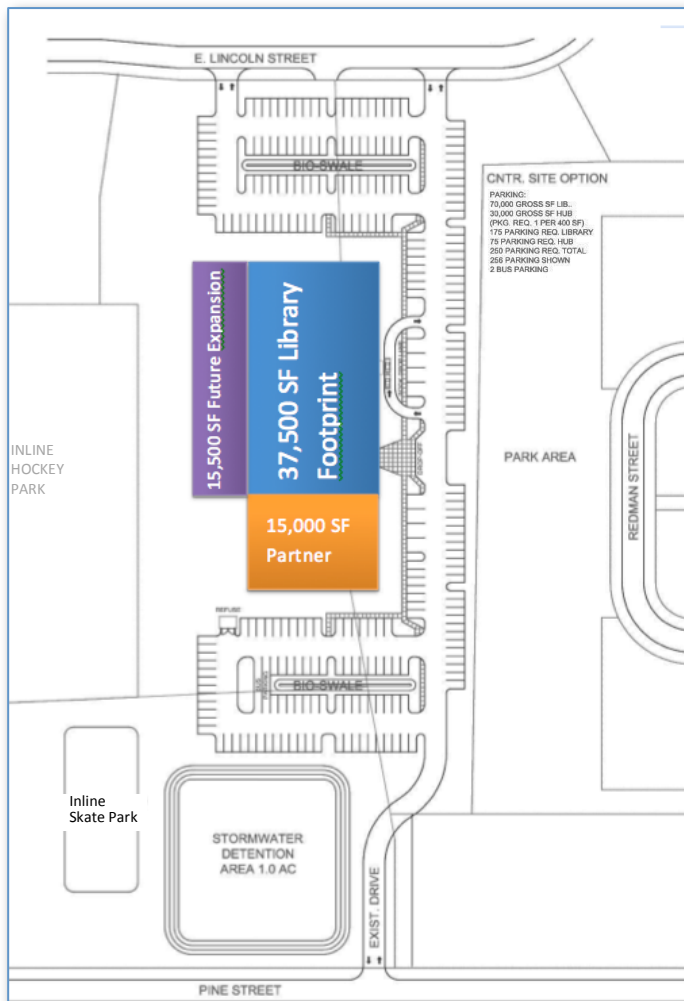
- Grade level entry area would be limited to less than 5,000 SF with very limited space after stairs elevators and utilities are accounted for
- Maximum building floor plate is less than the minimum of 33,000 SF
- Maximum building floor plate is less than the targeted area of 37,500 SF
- Most of the potential customers who could walk to the library are students, they represent only one of the many groups that use the library and are already served by the Milner library.
- Prominent views from the library face toward the backs of businesses on Beaufort Street
- Potential for need for environmental remediation due to brownfield site.
- Library deliveries are complicated by the tight site
- Site entry sequence is complex if entry is off Constitution Boulevard
- If entry is off of College Avenue, multiple curb cuts are required
- Possible drop off lane on College Avenue may not be achievable and is not in an optimum location
- Removes popular surface parking for Uptown merchants and Children's Discovery Museum
- Limited long-term flexibility – not "future-proof"

Site #4 – One Normal Plaza



Site Parcel IDs:		14-22-326-053 (North)	
Zoning District: C-1		14-22-327-010, -011, -014, -019, -020, -024, -028, -031 thru -037 (Central) 14-22-328-000, -001, -002 (Central) 14-22-403-003 (East)	
Zoning District: S-2		14-22-376-005, -006, -007, -008, -009, -012, -013 (South) 14-22-376-016	
Computed Acres:		Varies, based on specific parcel.	
Flood Zone:		None	
Wetlands:		None	
Community Design Standards (Div14) (C-1, S-2)		Use Allowance: Libraries are not a permitted or special use in C-1.	
Setback Requirements:	C-1	S-2	
	Front –	20'-0"	Avg.
	Side –	Combined 15'-0" (5'-0 Min)	None
	Rear –	20'-0"	None
	Corner –	20'-0"	15'-0"
Lot Size:	None	None	
FAR Requirements:	40%	None	
Height Limitations:	65'-0"; 6 Stories		None
Parking Requirements:		1 per 400sf	
Existing Easements:			
Existing Utilities:		Gas, Electric, Telecommunications This site is not currently served by a sanitary sewer	

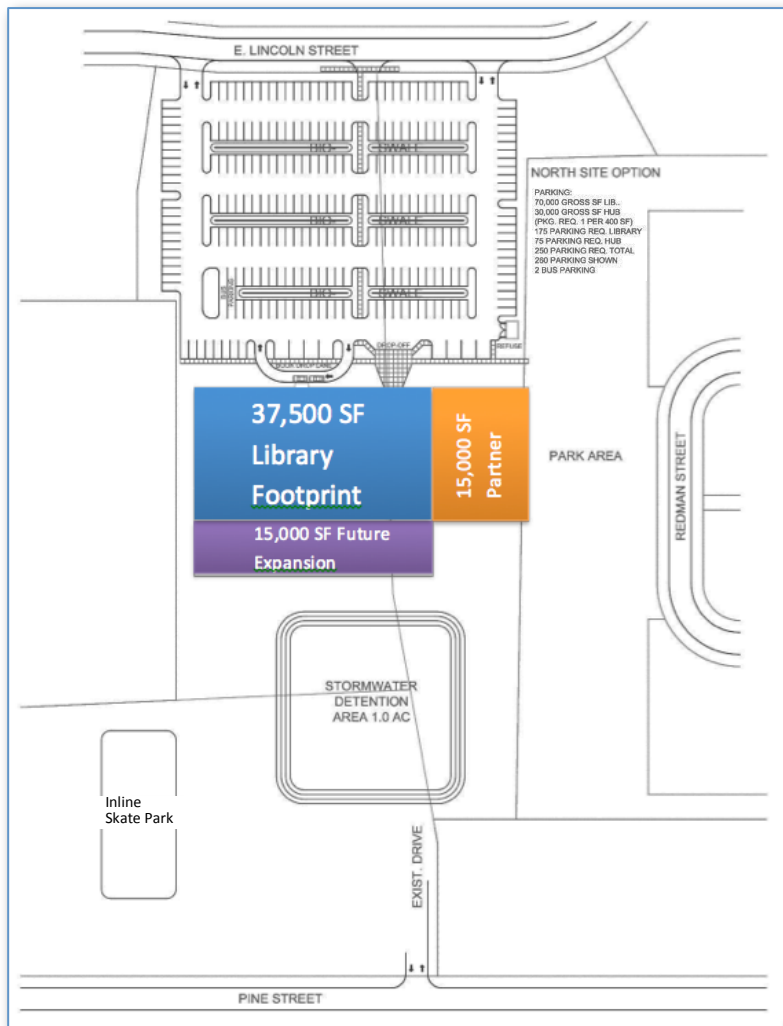
One Normal Plaza Context – Light industrial, institutional, residential & park space



Conceptual Site Plans – One Normal Plaza

Plan Option #1

Plan option #1 gives the option for separate parking lots for the library and any potential partner uses. Expansion is possible to the south and to the west. In this solution, site access is split between Lincoln Street and street. The parking lot would need to be designed to make it unattractive as a cut-through between Lincoln and Pine. The advantages to this option are that more users are able to park near the front entry and that the scale of the parking lot is reduced.



Conceptual Site Plan – One Normal Plaza

Plan Option #2

Plan option #2 concentrates the parking at one end of the site while maintaining room for potential expansion to the south and east. In this solution, all site access is via Lincoln Street.

Sanitary Sewer Extension – One Normal Plaza

Plan Options #1 and #2



There are several options for tying into the sanitary sewer; one to the north and one to the east. Without a formal civil engineering report a detailed estimate is unavailable. Considering the unknowns we are using an estimated cost of \$250 per linear foot for sewer extension. This yields a projected cost of \$87,500 which would be considered a part of the project cost.

Commentary – One Normal Plaza, options #1 and #2

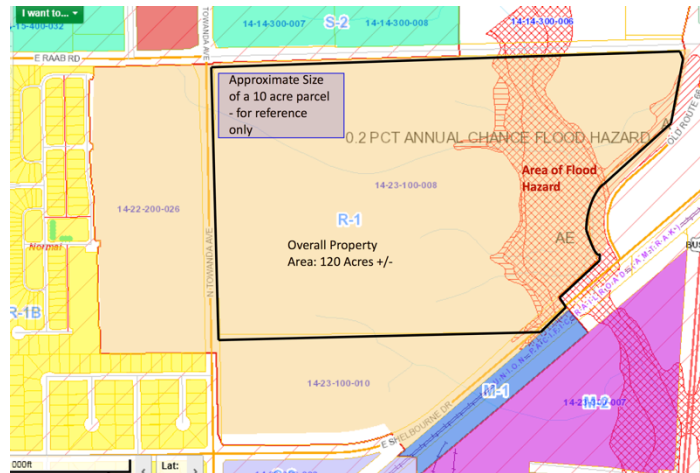
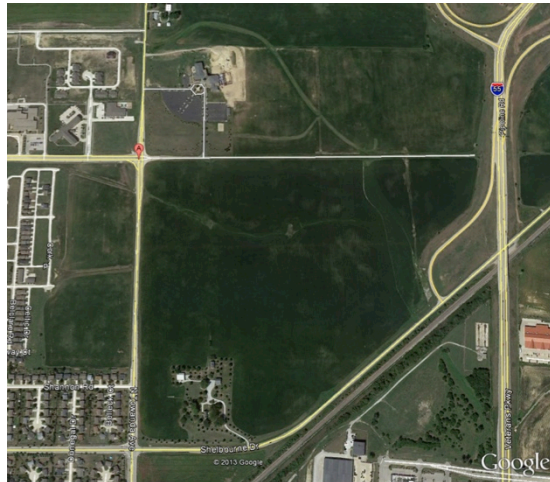
Pros:

- Size of site meets targets for the minimum floor plate size of 37,500 SF
- Book drop / drive-up service possible
- There is room for expansion and partnering with other potential entities
- Adequate parking available including bus parking
- Potentially good building orientation for natural illumination
- Reasonable number of potential customers within walking distance of ¼ mile
- The library would be located along the axis connecting Uptown with anticipated urban expansion to the northeast.

Cons:

- Location has low civic presence and visibility, it is not an intuitive location for a public building
- The increase in traffic due to the library could adversely impact surrounding streets
- The One Normal Plaza site has been in use since the mid 1800's and must be thoroughly evaluated for the potential of environmental hazards
- Due to the suburban location of this site, the library may be overly identified as a part of the surrounding neighborhood rather than as a neutral, civic entity
- Some of the surrounding uses are in poor condition and/or relatively unattractive as neighbors for an important public building
- An extension to nearby sanitary sewer lines would be required to connect the library to the town sewer system
- The library and its associated parking would take up a significant amount of park space

Site # 5 Raab and Towanda

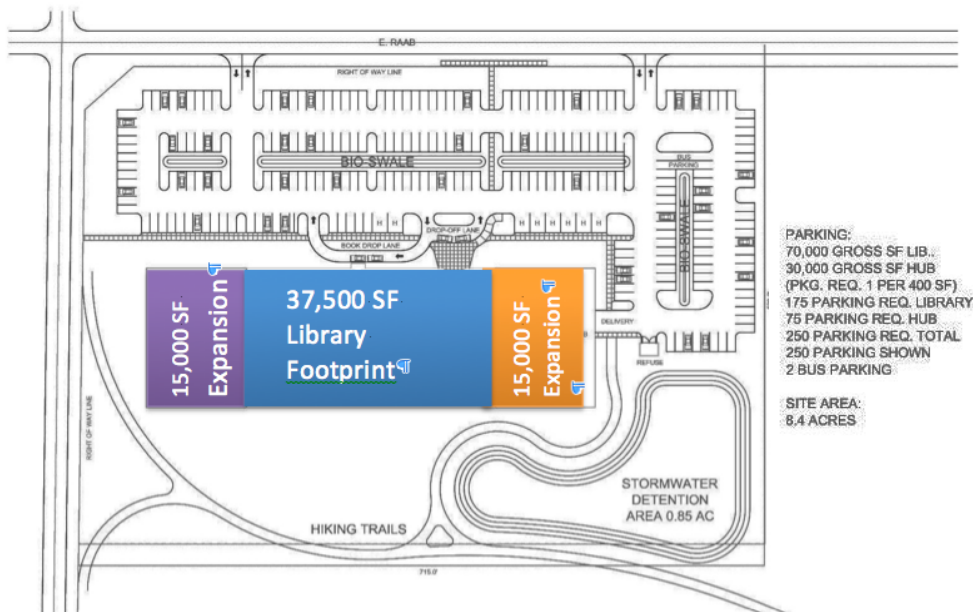


Site Parcel ID	14-23-100-008
Zoning District	R-1
Computed Acres	107.73
Flood Zone	Present on Site
Wetlands	Adjacent to Site
Community Design Standards (Div14)	
Use Allowance	Libraries are not a permitted or special use in any R category.
Setback Requirements	All to be determined based on rezoning or approved PUD.
Lot Size	TBD (Assuming 10 acres)
FAR Requirements	TBD
Height Limitations	TBD
Parking Requirements	1 per 400
Existing Easements	
Existing Utilities	Storm, Gas, Electric, Telecommunications This site is not currently served by a sanitary sewer

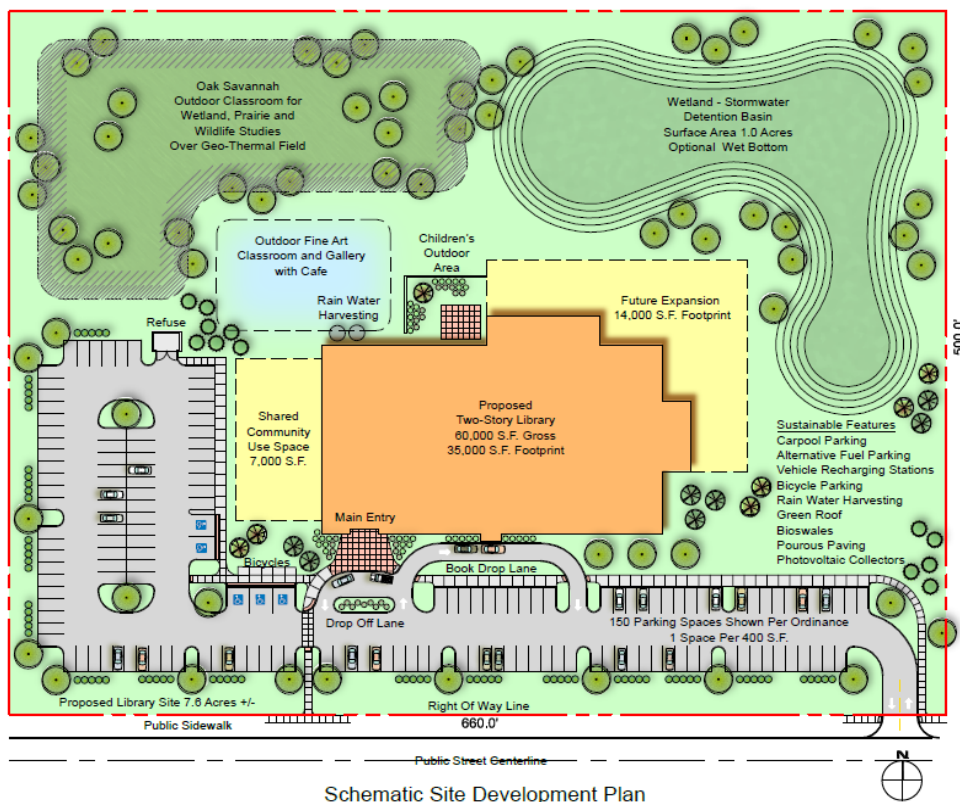
Raab & Towanda Context – Greenfield site at the intersection of busy connector streets



Conceptual Site Plans – Raab and Towanda

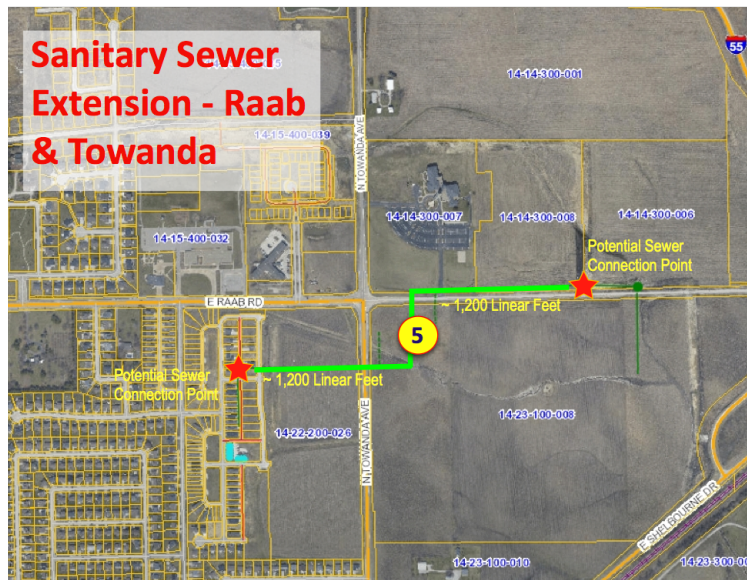


Conceptual site plan placing the library on the southeast corner of Raab and Towanda. The library could be placed further east or south on the site as well. Both of the conceptual designs shown assume that the library site would have dedicated storm water detention. As the surrounding sites are developed, storm water detention could be combined with that of the larger site.



This conceptual site plan was prepared for a previous report and showed how the library might be placed on a hypothetical site. All of the features indicated on this plan could be incorporated on the Raab & Towanda site. The design accommodates room for expansion as well as sustainable design and educational features.

Sanitary Sewer Extension – Raab and Towanda



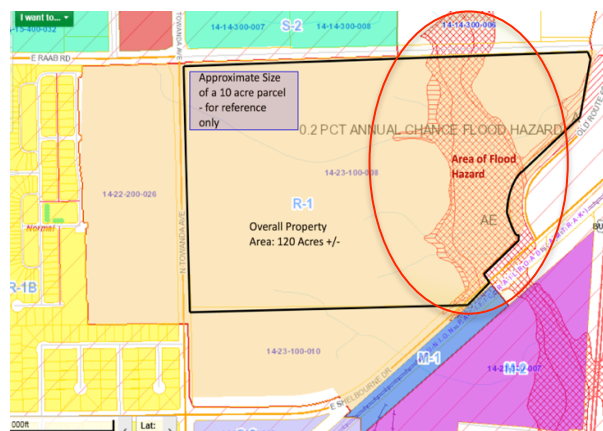
This site is currently unserved by sanitary sewer, there are several possible points for a future connection, each would require a connection with run of approximately 1,200 linear feet. At our assumed cost of \$250 per linear foot, the cost for this connection could be up to \$300,000.

Ultimately, the cost for this sanitary extension would likely be shared and a portion of the initial investment would be recaptured when adjacent

properties are developed. Depending upon the design of the extension, the recapture amount might approach 50% or more of the initial cost. If this site is selected, there should be detailed agreements in place beforehand to set the terms of future recapture agreements.

Flood Hazard – Raab and Towanda

The Raab and Towanda site is the only one of the sites that has an unbuildable flood hazard area. This area is on the eastern side of the site and should be reserved for storm water detention or green space. There is sufficient buildable space on the site for both a library and private development.



Pros:

- Size of site meets targets for the minimum floor plate size of 37,500 SF
- Good visibility and civic presence
- Intuitive location
- Book drop / drive-up service possible
- There is room for expansion and partnering with other potential entities
- Adequate parking is available including bus parking
- Potentially good building orientation for natural illumination
- The site has good vehicular and bike access

- Site has never been developed and is unlikely to require environmental remediation
- The open site provides the most flexibility of any of the sites examined in this study, more flexibility equates to better “future-proofing”

Cons:

- Fewer users could walk to the library compared to the other sites
- Use of a green grass site is not as environmentally sustainable as an urban infill / brownfield site
- A sewer extension would be required to connect the library to the town sewer system
- Site is not currently owned by the Town of Normal or the Library

Evaluation Criteria – relative importance and scores

	B	C	D	E	F	H	J	L	N	P
	Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)	On a score from 1 to 5, how well does the site meet the established criteria?					
2										
3	Site Size and Geometry				Existing Library Site Score	City Hall Annex Score	Uptown Score	One Normal Plaza Score	Raab & Towanda Score	
4	Flood plain / Floodway	No part of the developed area shall be in a flood plain or floodway	Critical	10	5	5	5	5	5	
5	Adequate size for library	Is the site of adequate size for a library with a minimum footprint of 33,000 square feet and a preferred footprint of 37,500 square feet?	Critical	10	2	4	2	5	5	
6	Suitable site geometry	Is the geometry of the site appropriate for a library?	Critical – this will have an impact on the staffing efficiency and hence the operating cost of the library. Critical – this will have an impact on the staffing efficiency and hence the operating cost of the library.	10	4	3	3	3	5	
7	Site Topography	Are there any topographic features that hinder site developments?	Important but can be addressed by building design	3	5	5	5	5	5	
8	Site Location	Is the site located either in uptown or in the general area of Normal's future expansion?	Not critical but preferable. Future growth is anticipated to be northeast of the existing town center.	5	5	2	5	3	5	
9	Adequate on-site parking	Code requires that one parking space is provided for each 400 square feet of built area. Can the site accommodate this without structured parking?	Critical – location of parking depends upon urban context.	10	2	2	1	5	5	
10	Flexibility	Does the site offer flexibility for future expansion, potential partnering with other entities?	This is an important criterion with respect to "future-proofing" the library against unanticipated future changes.	10	2	2	1	5	5	
11										
12	Infrastructure and zoning									
13	Access to Utilities	Is there access to Electrical, Natural Gas, Water and Sewer service without a major extension of existing lines?	Not critical but cost of potential extension of utilities if required must be folded into the project cost	3	5	5	5	3	2	
14	Zoning suitability	Are libraries an allowed use within the site's zoning? If not, the site will likely be a planned unit development	Not critical but preferable. Zoning can be addressed as part of a Planned Unit Development	3	5	5	5	3	5	
15	Current ownership	Is/are the site(s) currently owned by the Town of Normal?	Not critical but preferable	3	2	5	5	5	2	
16										
17	Access									
18	Ease of Access	Is the site easily accessible by all forms of transit?	Critical	10	5	4	5	2	5	
19	Proximity to public transportation	Is the site now, or can it be easily served by public transportation?	Critical	10	5	5	5	3	3	
20	Traffic Impact	Are the surrounding streets capable of accommodating library traffic	Less impact is better	3	5	5	5	1	5	
21	Number of residents within walking distance	How many residents are within one quarter of a mile of the site?	More is better although the percentage of people walking to the library will be relatively low.	1	3	3	4	4	2	
22	Proximity to bike paths	Is the site near to any of Normal's established bike paths?	More is better although the percentage of people biking to the library will be relatively low.	2	5	5	5	5	4	
23	Bus Access	Can public and school busses easily serve the site and safely drop off passengers?		5	5	4	0	5	5	
24										
25	Sustainability									
26	Sustainable Design Potential	Is the site suitable for sustainable features like geothermal heating & cooling?	Not critical but preferable	4	3	3	2	5	5	
27	Sustainable Design – Brownfield Development	Is it a brownfield site that will benefit from redevelopment?	Not critical but preferable	6	3	3	3	3	0	
28	Brownfield Remediation	How likely is the site free of contaminants that will require remediation? Higher Score means less likely.	Not critical but preferable	3	3	3	3	2	5	
29	Solar orientation	Does the site have an orientation that lends itself to natural lighting without excessive heat gain?	Not critical but preferable	4	4	1	2	5	5	
30										
31	Miscellaneous									
32	Noise	Is the site subject to excessive noise from traffic, railways or other external sources?	Could have an impact on the potential for natural ventilation and operable windows	3	3	2	3	5	4	
33	Context - aesthetics	Is the surrounding context aesthetically desirable as a library location?	This is a subjective criterion but it will have an impact on people's willingness to use the library	5	4	3	4	2	5	
34	Context - scale	Does the scale of the surrounding context harmonize with a ~70,000 Square Foot Library?		5	5	5	5	2	5	
35	Visibility	Is the site in a visually prominent, intuitive location?	A civic landmark should be in a prominent location.	5	5	2	5	1	5	
36	Phasing	Would the use of this site require complex phasing or the use of a temporary facility?	Temporary facilities represent significant and non-recoverable project costs	6	0	5	5	5	5	

Evaluation Criteria Summary

The following table is a summary of the weighted scores for each site presented in heat chart format. Green fill indicates a relatively better score, yellow is neutral and red indicates a relatively poorer score.

	Existing Library Site Weighted Score	City Hall Annex Weighted Score	Uptown Weighted Score	One Normal Plaza Weighted Score	Raab & Towanda Weighted Score
Site Size and Geometry					
Flood plain / Floodway	50	50	50	50	50
Adequate size for library	20	40	20	50	50
Suitable site geometry	40	30	30	30	50
Site Topography	15	15	15	15	15
Site Location	25	10	25	15	25
Adequate on-site parking	20	20	10	50	50
Flexibility	20	20	10	50	50
Infrastructure and zoning					
Access to Utilities	15	15	15	9	6
Zoning suitability	15	15	15	9	15
Current ownership	6	15	15	15	6
Access					
Ease of Access	50	40	50	20	50
Proximity to public transportation	50	50	50	30	30
Traffic Impact	15	15	15	3	15
Number of residents within walking distance	3	3	4	4	2
Proximity to bike paths	10	10	10	10	8
Bus Access	25	20	0	25	25
Sustainability					
Sustainable Design Potential	12	12	8	20	20
Sustainable Design – Brownfield Development	18	18	18	18	0
Brownfield Remediation	9	9	9	6	15
Solar orientation	16	4	8	20	20
Miscellaneous					
Noise	9	6	9	15	12
Context - aesthetics	20	15	20	10	25
Context - scale	25	25	25	10	25
Visibility	25	10	25	5	25
Phasing	0	30	30	30	30
Total	513	497	486	519	619

Executive Summary

This study indicates that the new Normal Public Library *could* be placed on any of the 5 sites that were evaluated in this report. Each site comes with its own set of limitations and opportunities. The question is where the library *should* be placed.

Due to the rapid changes in the mission of the public library, flexibility is the single most important criteria in contemporary library design. If the library is to be truly “future-proof”, a flexible design is the arguably the most essential project goal. The overriding importance of flexibility applies equally to library’s site. All of the urban sites that were examined come with varying limitations with respect to access, parking, floor plate size and especially, future growth. One Normal Plaza offers flexibility but is a relatively unintuitive and otherwise flawed location. The intersection of Raab and Towanda offers flexibility, prominence and good access. The Raab and Towanda site is not owned by the town of Normal and requires a sanitary sewer extension. In our estimation however, the positives outweigh the negatives as is indicated by the scoring totals.

This exercise is required because the existing library site lacks the flexibility that would allow the library to expand in an efficient manner. Our goal is to ensure that in years hence, the Normal Public Library does not find itself in the same position.

We at StudioGC look forward to working with you to bring your project to reality and giving the residents of Normal the best possible library.

We remain, as always, at your service.



Rick McCarthy AIA NCARB LEED AP
Library Studio Leader- StudioGC Inc

