

L A R S O N

A R C H I T E C T S

L L C

K O E N I G

FEASIBILITY STUDY
for
EXPANSION
of
DUNCAN LIBRARY

SUMMARY PRESENTATION

MARCH 19, 2003

2107 MOUNT VERNON AVENUE, STUDIO 100, ALEXANDRIA, VA 22301 703.519.9592 (W) 703.519.5604 (F)

An OVERVIEW of the STUDY

• **INTENT**

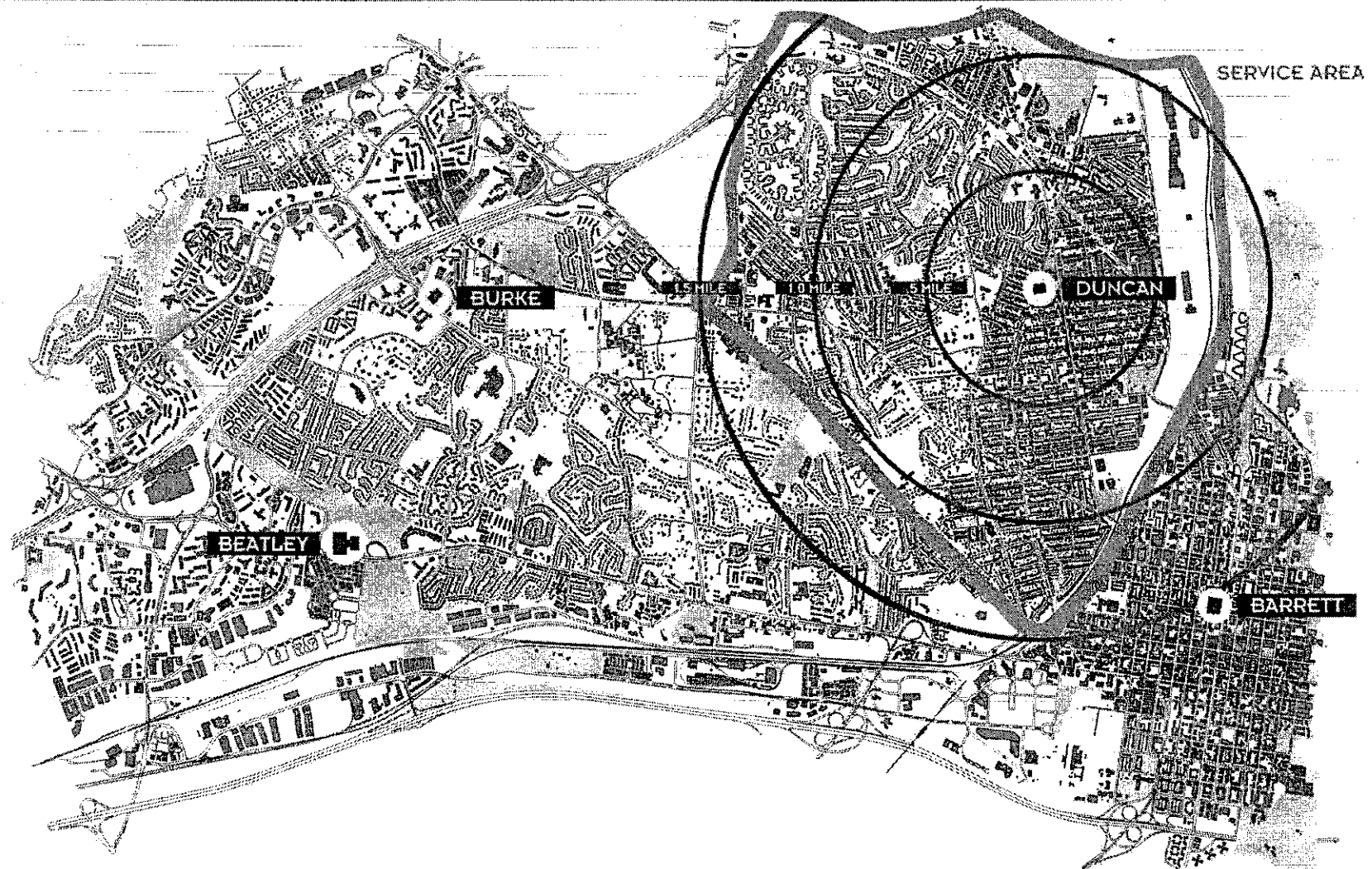
- › The goal of this study is to determine the feasibility of expanding Duncan Library on its existing site in order that it might continue to serve the needs of the community.

• **APPROACH**

- › The following aspects of the situation are addressed:
 - › **PLACE** ~ The site is analyzed in terms of the following issues:
 - › the position of the library in the city and within the larger system of which it is a part.
 - › the neighborhood context of the library and the character of its public realm.
 - › formal definition of the property and regulatory constraints upon it.
 - › access to the library in relation to the configuration and availability of parking.
 - › **PURPOSE** ~ A program is developed to integrate the following elements:
 - › a thorough comprehension of the pattern and detail of current library operations.
 - › a projection of desired space allocations and enhanced functional capabilities.
 - › an understanding of patron requirements for access, information and satisfaction.
 - › **FORM** ~ The existing building is evaluated in terms of the following fundamentals:
 - › architectural characteristics and structural capacity.
 - › potential capability to expand horizontally or vertically.
 - › expansion concepts and their relative advantages and disadvantages.
 - › **PROCESS** ~ A consensus is pursued through the following efforts:
 - › collaborating with Library leadership and staff to craft a pragmatic and creative vision for growth.
 - › working with City Departments to delineate a productive trajectory for the project to follow.
 - › consulting with Citizens to determine their perspectives on issues of import to them.

• **RESULT**

- › The outcome of this work is the following study, which endeavors to:
 - › dissect the significant issues and delineate the inherent challenges, tradeoffs and opportunities.
 - › establish a consensual point of departure for further progress of the project.
 - › inform the consideration of those whose decisions will direct the future of Duncan Library.



CITY RESIDENTS

Population of Alexandria in the 2000 Census	128,283
Population within 0.5 mile of Duncan Library	8,000
Population within 1.0 mile of Duncan Library	approximately 25,000
Population within 1.5 mile of Duncan Library	approximately 42,000

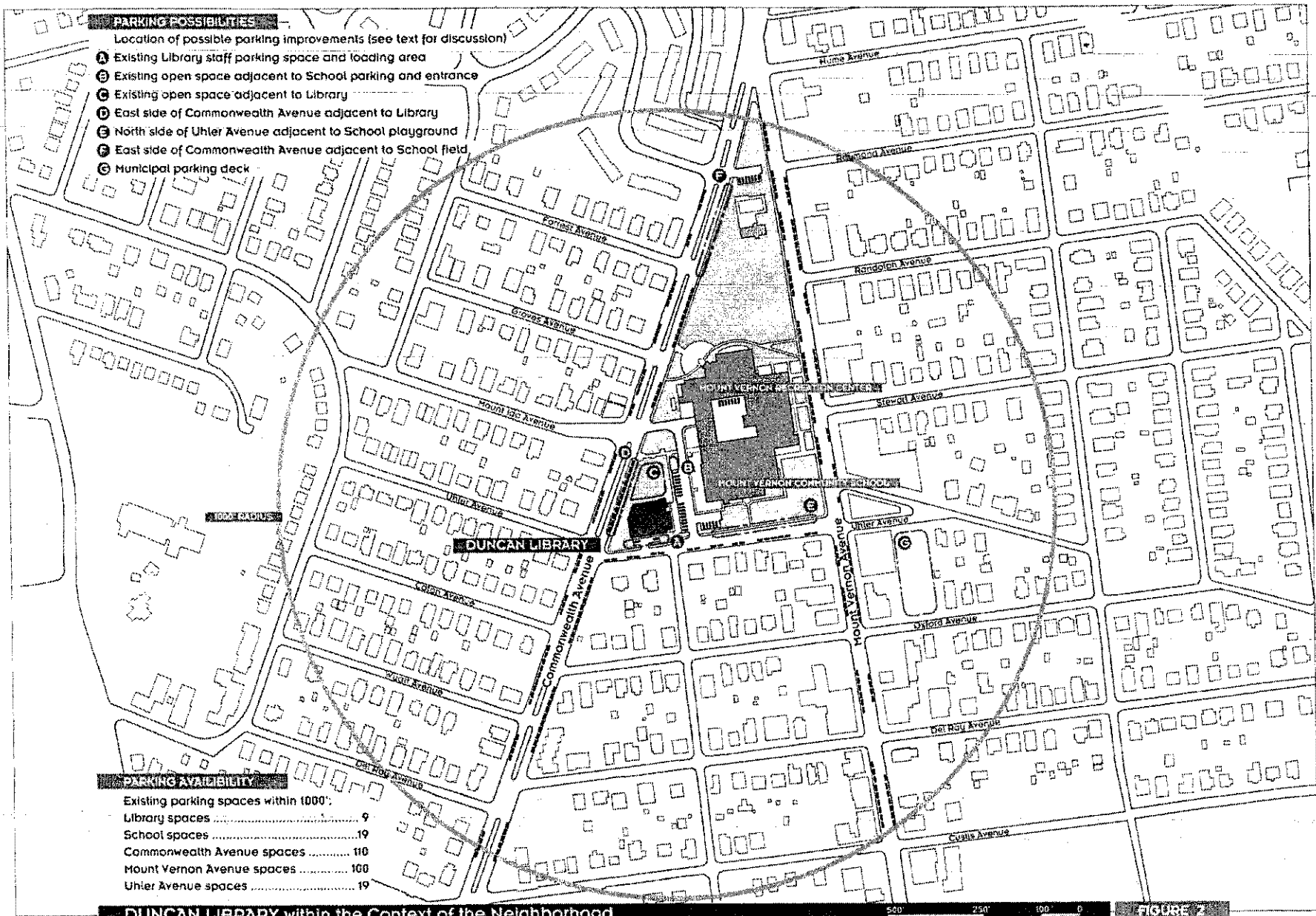
LIBRARY PATRONS

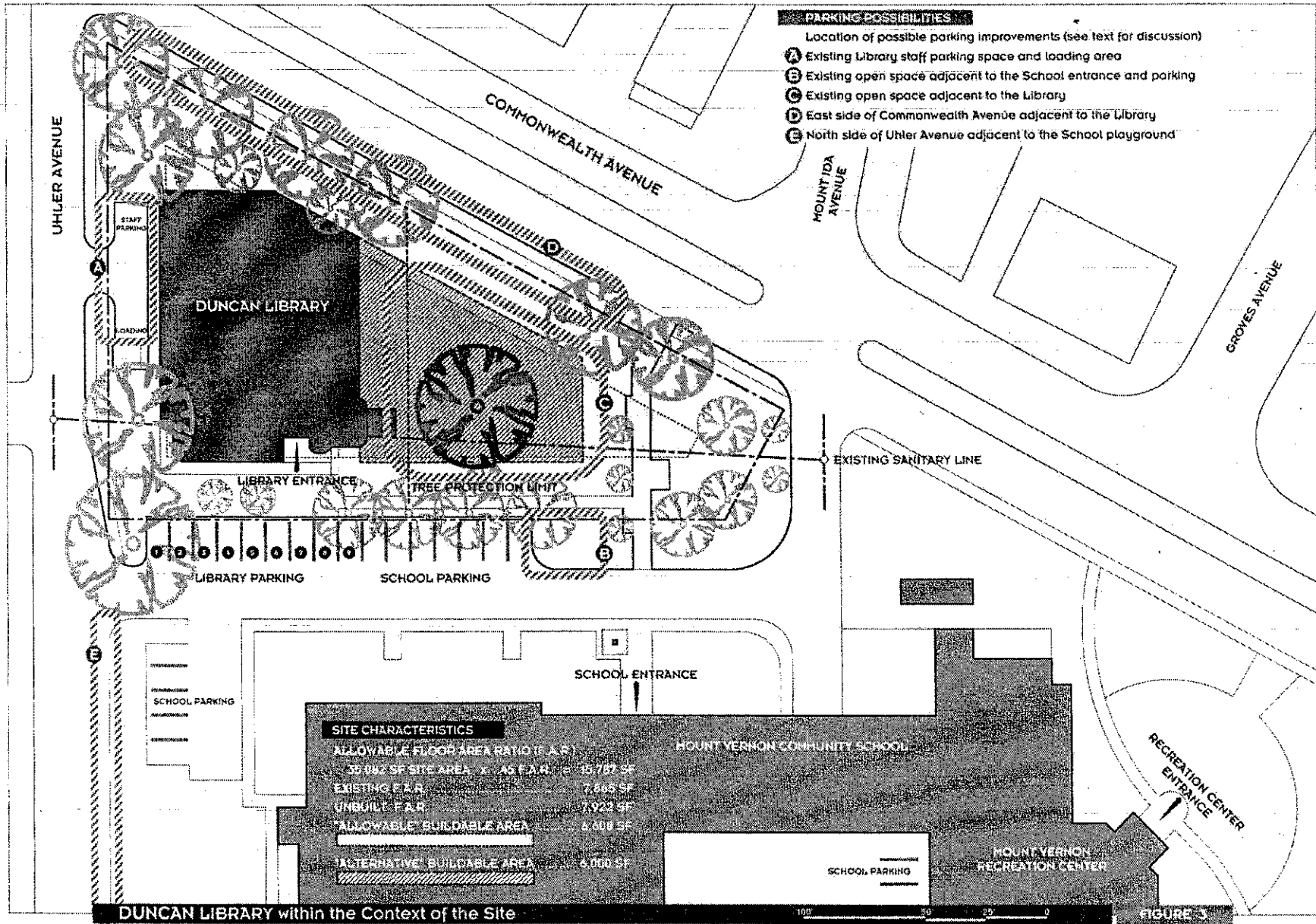
Total number of patrons registered in the Library System in 2001	105,946
Total number of Alexandria residents registered in the Library System in 2001	95,283
Total number of patron visits to Duncan Library in FY 2002	166,263
Average number of daily patron visits to Duncan Library in FY 2002	555

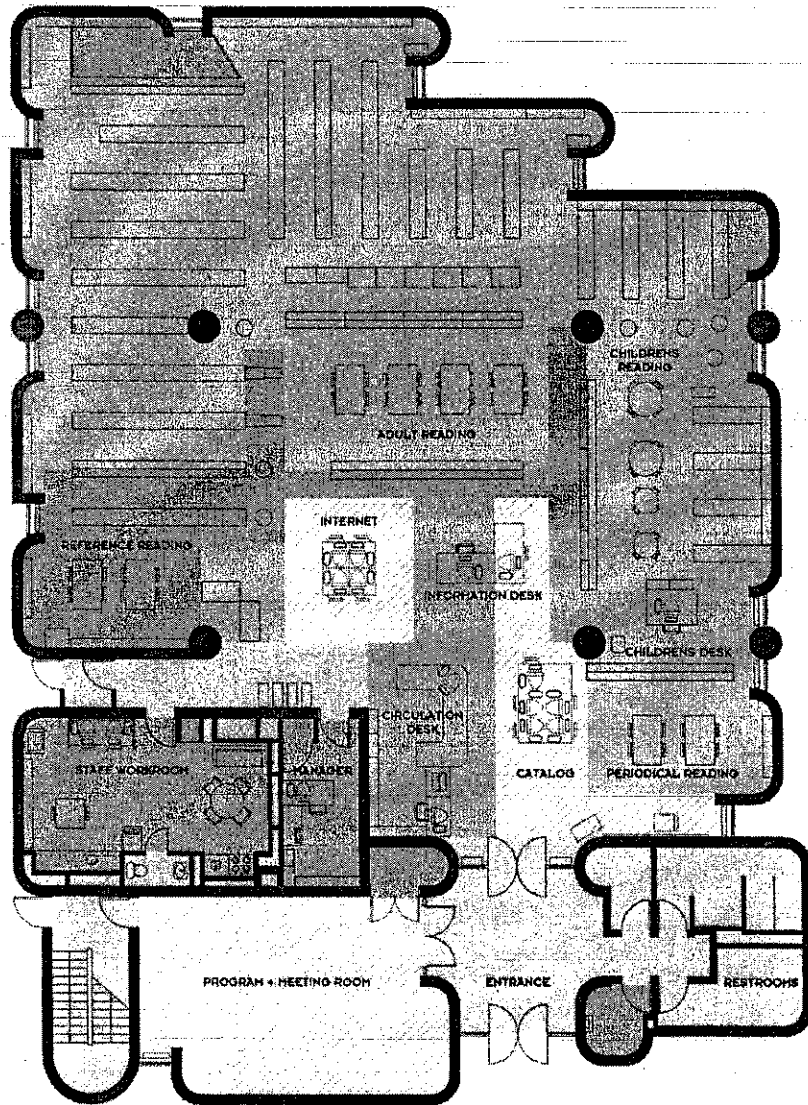
DUNCAN LIBRARY within the Context of the Library System and the Entire City 1.0 mile 0.5 mile 0.25 mile 0 **FIGURE**

EXPANSION OF DUNCAN LIBRARY FEASIBILITY STUDY

P L A N Analysis of the Site







EXISTING PROGRAM

ASSIGNABLE AREA

	PATRON ACTIVITY AREA	1,125 sf
	SERVICE DESKS	450 sf
	PERIODICALS + READING ROOM	230 sf
	CHILDRENS COLLECTION + READING ROOM	880 sf
	ADULT COLLECTION + READING ROOM	2,400 sf
	REFERENCE COLLECTION + READING ROOM	600 sf
	SUPPORT / STORAGE	715 sf
TOTAL ASSIGNABLE AREA (72%)		6,400 sf

UNASSIGNABLE AREA

	RESTROOMS / CIRCULATION	900 sf
	BASEMENT MECHANICAL ROOM / STAIR	875 sf
	COLUMNS + WALLS	725 sf
TOTAL UNASSIGNABLE AREA (28%)		2,500 sf
TOTAL GROSS AREA		8,900 sf

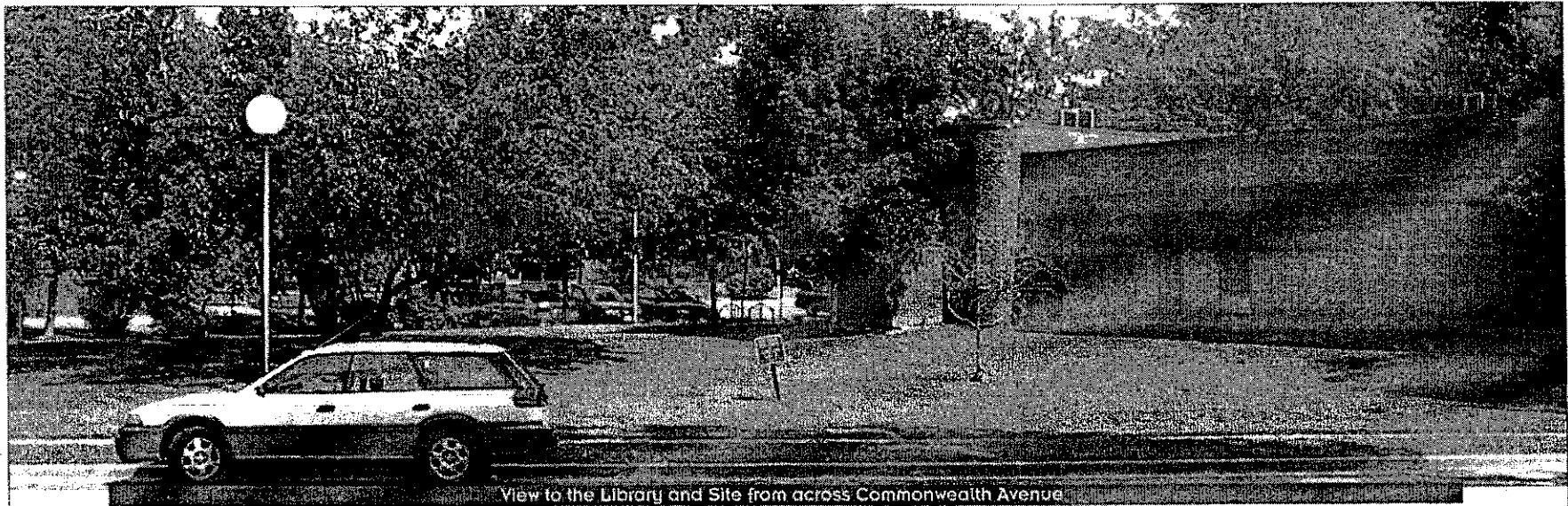
Current Space Utilization of the Existing LIBRARY



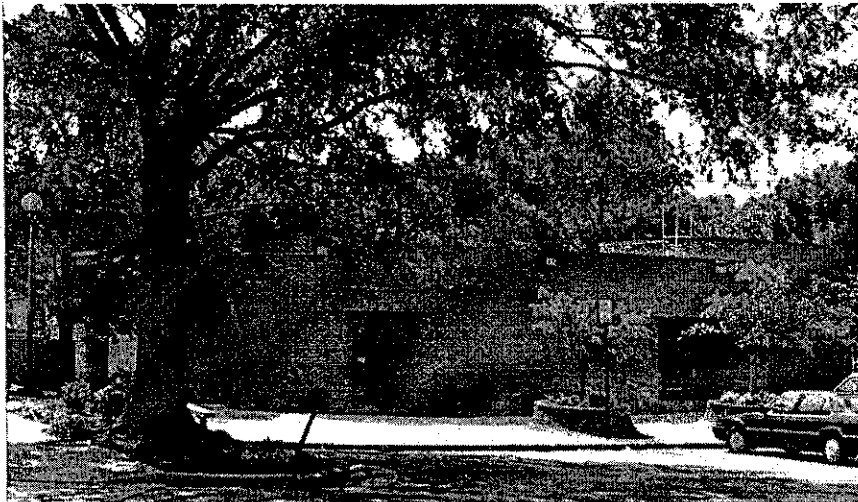
FIGURE 4

EXPANSION OF DUNCAN LIBRARY ■ F E A S I B I L I T Y S T U D Y

PURPOSE		Development of a Program for Expansion						
A PROPOSED PROGRAM for EXPANSION								
	EXISTING	%	+	INCREASE	%	=	COMBINED	%
	SQUARE FEET	OF TOTAL		SQUARE FEET	INCREASE		SQUARE FEET	OF TOTAL
ASSIGNABLE SPACE								
PATRON ACTIVITY	1,125 .	13%		575 .	51%		1,700 .	12%
SERVICE DESKS	450 .	5%		400 .	89%		850 .	6%
PERIODICALS COLLECTION	230 .	3%		120 .	52%		350 .	2%
CHILDRENS COLLECTION	880 .	10%		820 .	93%		1,700 .	12%
ADULT COLLECTION	2,400 .	27%		1,400 .	58%		3,800 .	26%
REFERENCE COLLECTION	600 .	7%		500 .	83%		1,100 .	8%
SUPPORT / STORAGE	715 .	8%		585 .	82%		1,300 .	9%
ASSIGNABLE SUBTOTAL	6,400 .	72%		4,400 .	69%		10,800 .	75%
INCREASE								
UNASSIGNABLE SPACE								
RESTROOM / CIRCULATION	900 .	10%		400 .	44%		1,300 .	9%
MECHANICAL ROOM / STAIRS	875 .	10%		400 .	46%		1,275 .	9%
COLUMNS / WALLS	725 .	8%		300 .	41%		1,025 .	7%
UNASSIGNABLE SUBTOTAL	2,500 .	28%		1,100 .	44%		3,600 .	25%
GROSS AREA TOTAL	8,900 .			5,500 .	62%		14,400 .	
	EXISTING	%	+	INCREASE	%	=	COMBINED	%
	SQUARE FEET	OF TOTAL		SQUARE FEET	INCREASE		SQUARE FEET	OF TOTAL



View to the Library and Site from across Commonwealth Avenue



View from Uhter Avenue, approaching the Entrance

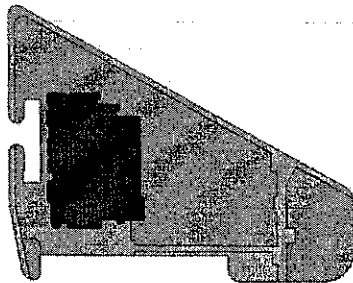
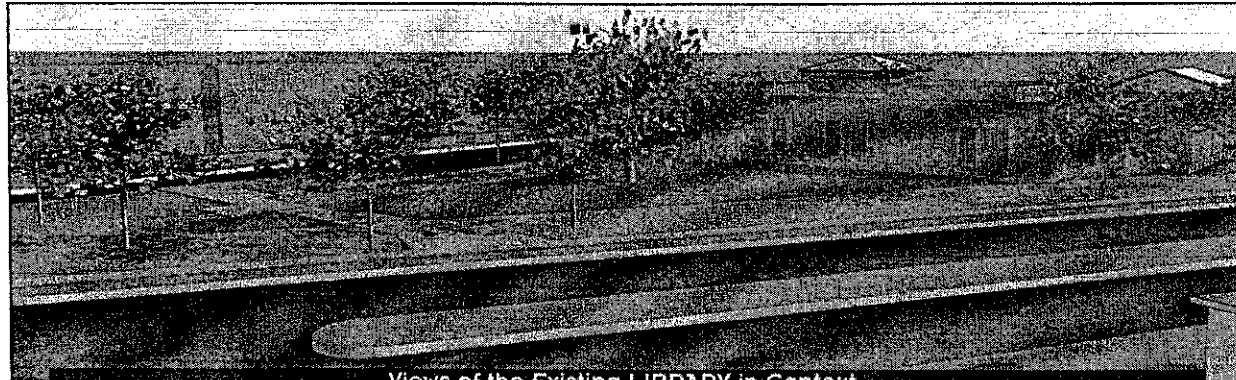


View of the Library Entrance

Views of the Exterior of the Existing LIBRARY

FIGURE 5

EXISTING



KEY PLAN

PROGRAM

EXISTING

ASSIGNABLE SPACE:	6,400
UNASSIGNABLE SPACE:	2,500
GROSS AREA TOTAL:	8,900

FIGURE 6

Views of the Existing LIBRARY in Context

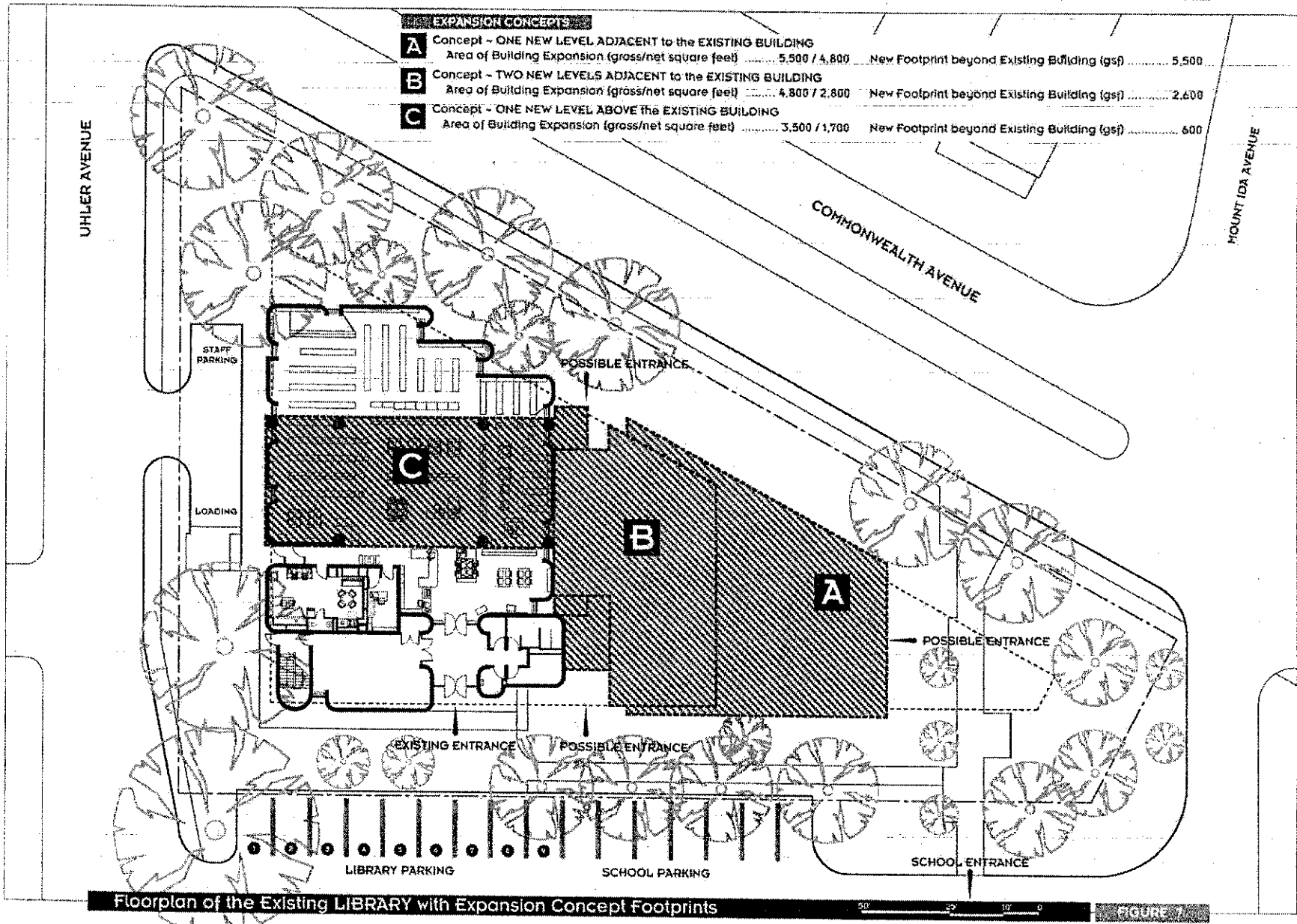
EXPANSION OF DUNCAN LIBRARY | FEASIBILITY STUDY

F O R M

Evaluation of the Existing Building and Expansion Concepts

EXPANSION CONCEPTS

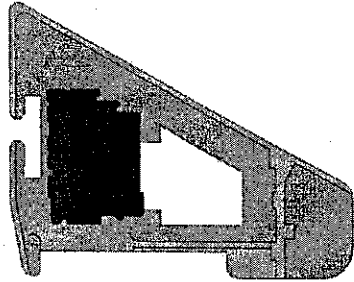
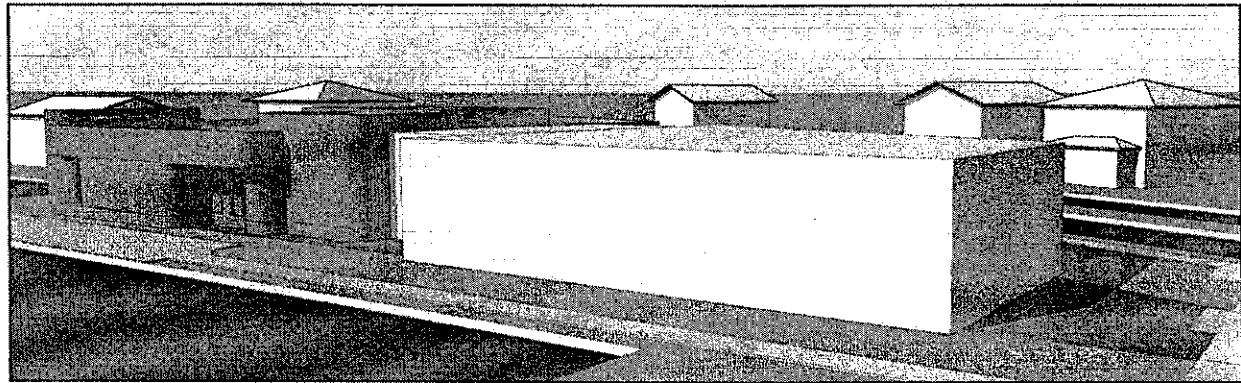
A	Concept - ONE NEW LEVEL ADJACENT to the EXISTING BUILDING	Area of Building Expansion (gross/net square feet) 5,500 / 4,800	New Footprint beyond Existing Building (gsf) 5,500
B	Concept - TWO NEW LEVELS ADJACENT to the EXISTING BUILDING	Area of Building Expansion (gross/net square feet) 4,800 / 2,800	New Footprint beyond Existing Building (gsf) 2,600
C	Concept - ONE NEW LEVEL ABOVE the EXISTING BUILDING	Area of Building Expansion (gross/net square feet) 3,500 / 1,700	New Footprint beyond Existing Building (gsf) 600



Floorplan of the Existing LIBRARY with Expansion Concept Footprints

FIGURE 7

CONCEPT
A
 ONE NEW LEVEL ADJACENT
 TO THE
 EXISTING BUILDING



FLOOR PLAN

PERFORMANCE

	EXISTING	INCREASE	TOTAL
ASSIGNABLE SPACE:	6,400	4,400 (69%)	10,800
UNASSIGNABLE SPACE:	2,500	1,100 (44%)	3,600
GROSS AREA TOTAL:	8,900	5,500 (62%)	14,400

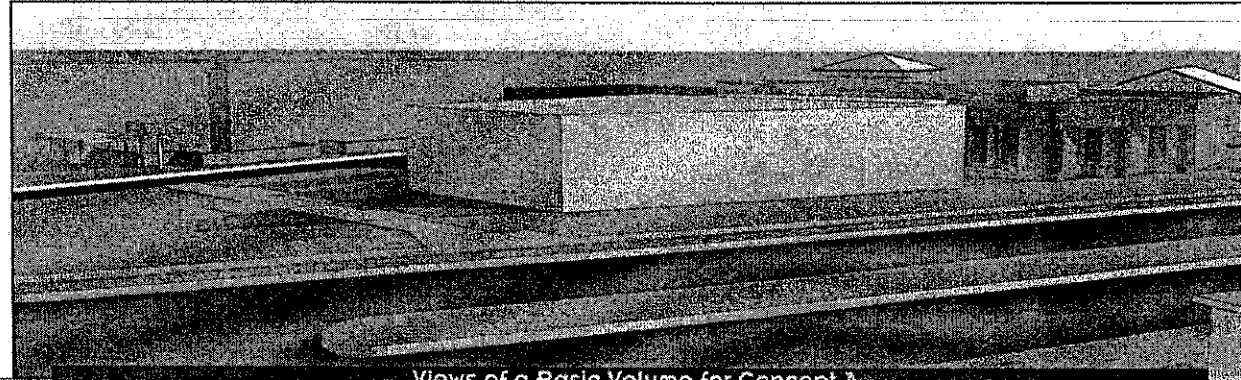
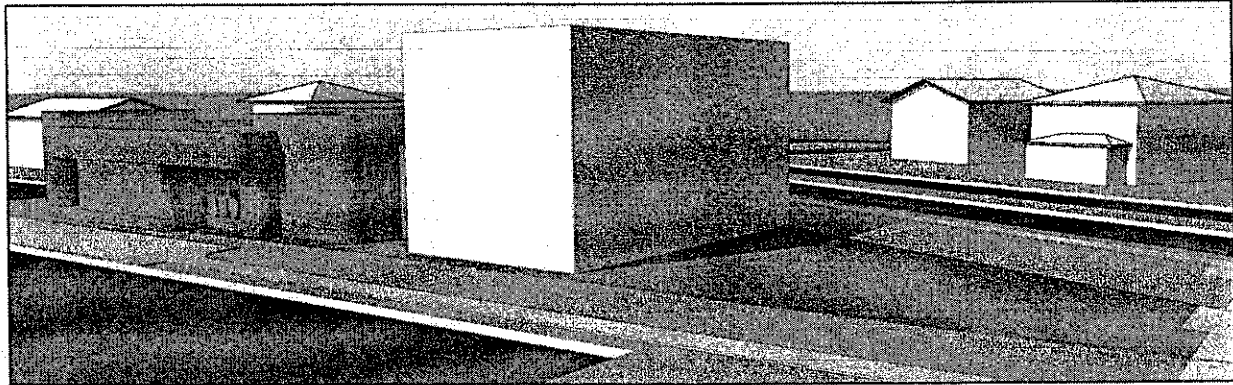
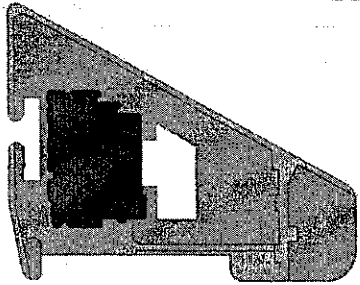
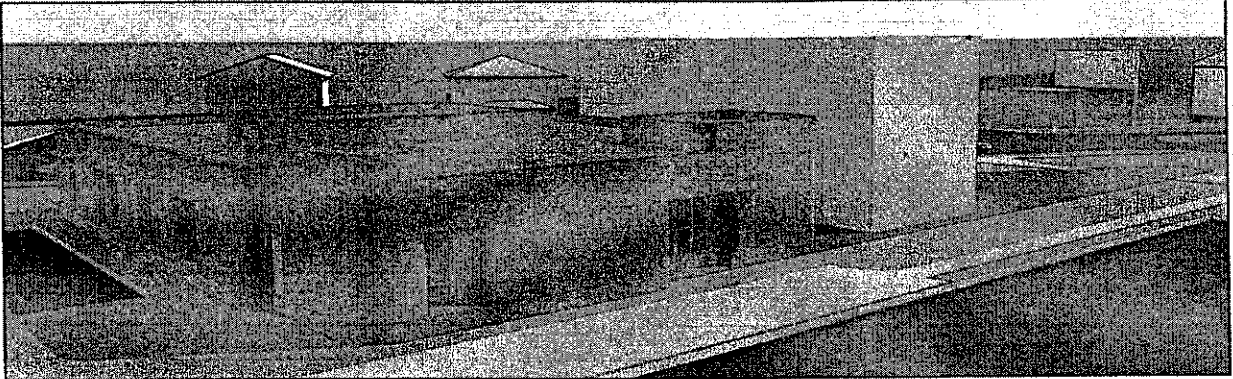


FIGURE 8

Views of a Basic Volume for Concept A

CONCEPT
B
 TWO NEW LEVELS ADJACENT
 to the
 EXISTING BUILDING



P R O G R A M

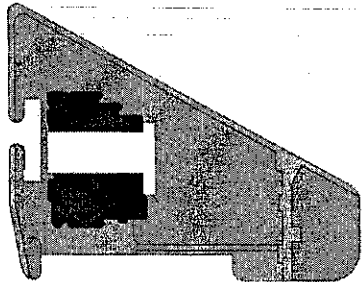
	EXISTING	INCREASE	TOTAL
ASSIGNABLE SPACE:	6,400	2,800 (44%)	9,200
UNASSIGNABLE SPACE:	2,500	2,000 (80%)	4,500
GROSS AREA TOTAL:	8,900	4,800 (54%)	13,700



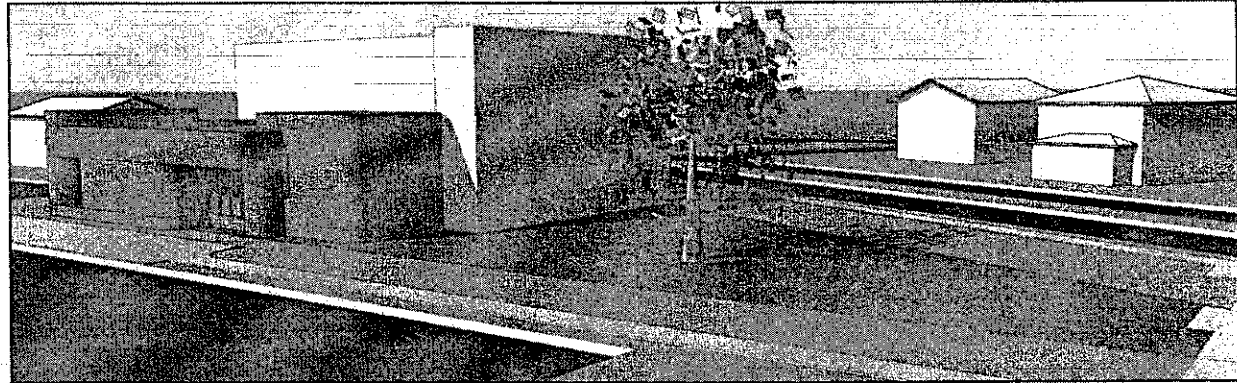
FIGURE 9

Views of a Basic Volume for Concept B

CONCEPT
C
 ONE NEW LEVEL ABOVE
 THE
 EXISTING BUILDING



LEVEL PLAN



PROGRAM

	EXISTING	INCREASE	TOTAL
ASSIGNABLE SPACE:	6,400	1,700 (27%)	8,100
UNASSIGNABLE SPACE:	2,500	1,800 (72%)	4,300
GROSS AREA TOTAL:	8,900	3,500 (39%)	12,400



FIGURE 10

Views of a Basic Volume for Concept C

COMPARATIVE EVALUATION of EXPANSION CONCEPTS

C O N C E P T		
A	B	C

<ul style="list-style-type: none"> • FUNCTIONALITY <ul style="list-style-type: none"> › What is the effect on the efficiency and utility of the expanded Library as a unified operation? › What is the effect on the Library as a place of learning, reading, research and leisure for patrons? › What is the effect on the Library as a daily working environment for staff? 	5	1	1
<ul style="list-style-type: none"> • AFFORDABILITY <ul style="list-style-type: none"> › What is the cost relative to the construction budget? › What is the potential impact on life cycle operating costs? 	5	4	4
<ul style="list-style-type: none"> • CONSTRUCTABILITY <ul style="list-style-type: none"> › How relatively simple or complex is the new construction? › What is the impact of the new construction on the existing building? 	5	3	1
<ul style="list-style-type: none"> • PUBLIC REALM <ul style="list-style-type: none"> › What are the effects on open space and the exterior environment in the neighborhood? › What is the impact on the entrance to the school? 	2	3	5
<ul style="list-style-type: none"> • ACCESS <ul style="list-style-type: none"> › What are the effects on the pattern of patron access to the Library and the parking situation in the neighborhood? 	2	2	3
<ul style="list-style-type: none"> • AESTHETICS <ul style="list-style-type: none"> › What is the potential relationship of mass and proportion between the new and existing elements of the architecture? › Will the expanded facility be comfortable in the scale of the neighborhood and inviting to library patrons? 	5	2	2

• **SCALE OF EVALUATION**
 5 VERY GOOD 4 GOOD 3 NEUTRAL 2 POOR 1 VERY POOR

COMMUNITY CONSULTATION**DISCUSSION of the ISSUES**

› The following exchanges of Information and perspective were conducted in the fall of 2002:

- MOUNT JEFFERSON CIVIC ASSOCIATION General Membership Meeting ... September 16, 2002
- ROSEMONT CITIZENS ASSOCIATION General Membership Meeting September 19, 2002
- FRIENDS OF DUNCAN LIBRARY General Membership Meeting October 1, 2002
- LYNHAVEN CIVIC ASSOCIATION General Membership Meeting October 7, 2002
- DEL RAY CITIZENS ASSOCIATION General Membership Meeting October 14, 2002
- MOUNT VERNON COMMUNITY SCHOOL Dr. Lopez October 15, 2002
- DEL RAY CITIZENS ASSOCIATION Land Use + Executive Committee Meeting October 23, 2002
- NORTH RIDGE CITIZENS ASSOCIATION General Membership Meeting November 11, 2002

EVALUATION of the CONCEPTS

› The following presentations and discussions were recently completed or are currently pending:

- ALEXANDRIA CITY PUBLIC SCHOOLS Superintendent Perry, Dr. Lopez February 6, 2003
- ALEXANDRIA CITY PUBLIC SCHOOL BOARD Facilities Committee Meeting February 14, 2003
- ALEXANDRIA CITY COUNCIL + SCHOOL BOARD Subcommittee Meeting February 24, 2003
- DEL RAY CITIZENS ASSOCIATION General Membership Meeting March 10, 2003
- DEL RAY CITIZENS ASSOCIATION Land Use Committee Meeting March 11, 2003
- MOUNT JEFFERSON CIVIC ASSOCIATION General Membership Meeting March 17, 2003
- MOUNT VERNON RECREATION CTR. ADVISORY BOARD.... General Membership Meeting March 19, 2003
- ROSEMONT CITIZENS ASSOCIATION General Membership Meeting March 20, 2003
- PTA ~ MOUNT VERNON COMMUNITY SCHOOL Board Meeting open to Membership March 24, 2003
- WARWICK VILLAGE CITIZENS ASSOCIATION Special Meeting open to Membership March 25, 2003
- LYNHAVEN CIVIC ASSOCIATION General Membership Meeting April 7, 2003
- NORTH RIDGE CITIZENS ASSOCIATION General Membership Meeting April 14, 2003