



**ARCHITECTURAL MASTER PLAN
FOR THE PUBLIC MAIN LIBRARY**
CITY OF RICHMOND, VIRGINIA
MAY 6, 2022 (REV NOVEMBER 1, 2022)

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01

INTRODUCTION

Foreward

Beginning in February 2021, Steinberg Hart and KEI Architects developed a master plan and conceptual design for the future of the Richmond Public Main Library. The plan illustrates a major transformation of the existing facility and helps the community envision what the Library's future can be.

The Master Plan is an exciting way forward - reflecting the best in building and environmentally sustainable design. Created with input from the Richmond community, representatives from the Library staff, and Library boards, this "Palace of the People" represents a bold vision for the future.

A renovated Main Library is envisioned as one that:

- Welcomes more patrons with
 - an inviting entrance
 - natural, light-filled spaces
 - better way-finding
 - green spaces
- Operates a healthy, energy efficient, and accessible building through
 - Net Zero design
 - Sustainable design throughout
- Offers an inclusive community resource
- Tells the story of Richmond's history and future

From the Architect's Desk

Steinberg Hart and KEi Architects set out in February 2021 to create a master plan for the Main Library of the Richmond Public Library. The intent was to generate a plan that guided the Library for the next 40+ years and to plan a major transformation of the existing facility located in downtown Richmond. The existing building comprises two major buildings: one that was built in 1930 and the other, a 1972 renovation and expansion that encapsulated the original building.

When these projects were completed, there was no internet; no computers, no online job applications, no iPhones. Reference books still existed. In 1929, people of color were not allowed in the building and only later allowed in through basement access from a side street.

With the dramatic changes that have taken place in our society and in the Richmond community specifically, the Richmond Public Library has seen tremendous growth and use of its facilities. The existing building is out of date and unable to meet the needs of the 21st century community. Infrastructure challenges impact daily use, and the structure does not respond to the needs of current customers. In 2004, another library renovation was completed to address a number of building deficiencies. An August 2015 study by Commonwealth Architects outlined 80+ exterior safety issues on the site.

This Master Plan attempts to chart a plan for moving forward. The Library Facilities Committee requested that the design team “think big” and “plan for the future.” We believe the future of the Richmond Main Public Library poses a tremendous opportunity. Libraries today across the country are being used more than ever. People are accessing on-line data and using technology to lead their lives. Many people in the Richmond community don’t have high-speed internet access and rely on the library to provide these connections to the world. The downtown community is also growing and an expanded Children's department is critical to support

not only neighborhood children but to provide services and programs that the eight other branches are not able to provide in their constricted space.

Unlike the branch libraries, the Main Library is designated to house large, unique special collections such as the Law Library and the City’s government documents. A better organized space will allow those collections to be accessed more effectively. The Main Library also currently serves as the City’s Emergency Operations Center, which requires an auditorium and technological standards. Parking is one of the most vocalized challenges for bringing people to the library and a solution has been proposed as part of this plan. Though the circulating book collection is still critical to the institution, its current collection (size and titles) are not appropriate to a modern and progressive community asset. All of these things (and many more) have been considered as part of this master plan and are included in this document.

At the conclusion of this Master Plan, a concept was created to help the community imagine the potential transformation of the library. It represents a bold vision of solving problems; welcoming more patrons; providing a healthy and efficient building to operate; and being a community resource for every member of the population.

The vision that has been created supports making the library an even stronger resource for the community. It will be used by a much broader population and will help tell the story of Richmond.

We are excited to share this study and its vision. It includes the culmination of a comprehensive look at the current operation and how to make it better. We encourage you to read the proposal, envision the new concept design, and to imagine a Richmond without this project. The implementation of this master plan will bolster the goal to create a Richmond for all people.

Signed,

The Architects - Steinberg Hart and KEI Architects

Concept Narrative

Rather than the book being the centerpiece around which the building was designed and constructed, Richmond's 21st-century library must be able to accommodate the five learning styles - reading, writing, visual, auditory, kinesthetic, and teaching.

We heard in community conversations that the Main Library is perceived as uninviting and difficult to navigate, with a disconnected and confusing flow between spaces. This effect results from wrapping the 1972 building around the 1928 building without bringing the buildings into harmony.

Significant modifications and upgrades are required. Significant concerns identified include:

- The 1930 building's inability to meet ADA requirements, poor lighting levels, and ventilation concerns
- The exterior envelope with engineering flaws and inefficiencies
- The mechanical systems are obsolete, challenging, and expensive to maintain
- The imposing facade is uninviting and menacing
- Significant fire safety concerns existed in the 1930s Dooley building
- Stormwater routinely floods the basement

We have responsibly considered the above concerns, and this document reflects our progress to date. We have evaluated and suggested how to address these deficiencies.

The programming phase is a process in which we assessed space allocation and library program needs. It began by analyzing the existing building and how those elements function within the existing floor plan. The architects extensively surveyed the existing building, located and reviewed available drawings and blueprints, and quantified existing programmatic components. Over several months,

we conducted surveys and interviews to assess user patterns, needs, and wants. The architects have benefited from years of thinking by current and former RPL Main Library staff, volunteers, friends, board members, and trustees about how to best utilize the facility. This research led us to these conceptual conclusions.

In modern library design, there is general agreement that flexible areas, cafes, and even retail components (FOL bookstore), elements ancillary to traditional library building programs, can enhance the patron experience. A public auditorium space available for use when the library is open and after-hours is a high priority. One concept that has generated spirited discussion is the rooftop addition. In Richmond, rooftop spaces are desirable yet primarily limited to private spaces. A library rooftop would present opportunities for creative programming as well as a potential revenue-generating space.

Three tasks were from the 2009 Facilities Master Plan for the Main Library:

- “Reduce the collection from 800,000 items to 570,000 items. The intent of this effort supports the case that a smaller, higher quality collection is more accessible and cost-effective to maintain.”
- “Take a comprehensive look at the organization of the building... When you take into account two different building philosophies, different architectural concepts, significant reductions in collections, and the fact that library service expectations have changed and evolved, an extensive planning process must take place.”
- “Circumstances surrounding the collection reduction and the changes in library service expectations, is that a new vision be created for the Main Library.”



List of Master Plan Study Participants

The number of participants involved in this study is spectacular. We know that over 700 citizens participated in the survey questionnaire. We know the names of participants that were involved in the Library Committee; staff interviews; and public forums. We tried hard to get everyone's name that participated in these events but if we left you off, we apologize. This type of participation helps create a strong and community-based vision which is presented in this document.

This study was completed with the assistance of multiple design and engineering firms. It could not have been so comprehensive without the involvement of each of these firms and the individual team members listed:

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02

THE CURRENT RICHMOND PUBLIC LIBRARY

History

In 1930 the Richmond Public Library opened on Franklin Street in an art deco style building named the Dooley Library, after Mrs. Sallie May Dooley. The building was the work of the local firm Baskervill & Son. The exterior cladding, known as George Washington Stone, was taken from a quarry in Aquia Creek, Virginia. The interior lobby is a mix of Montanella marble and Travertine, both imported from Italy.

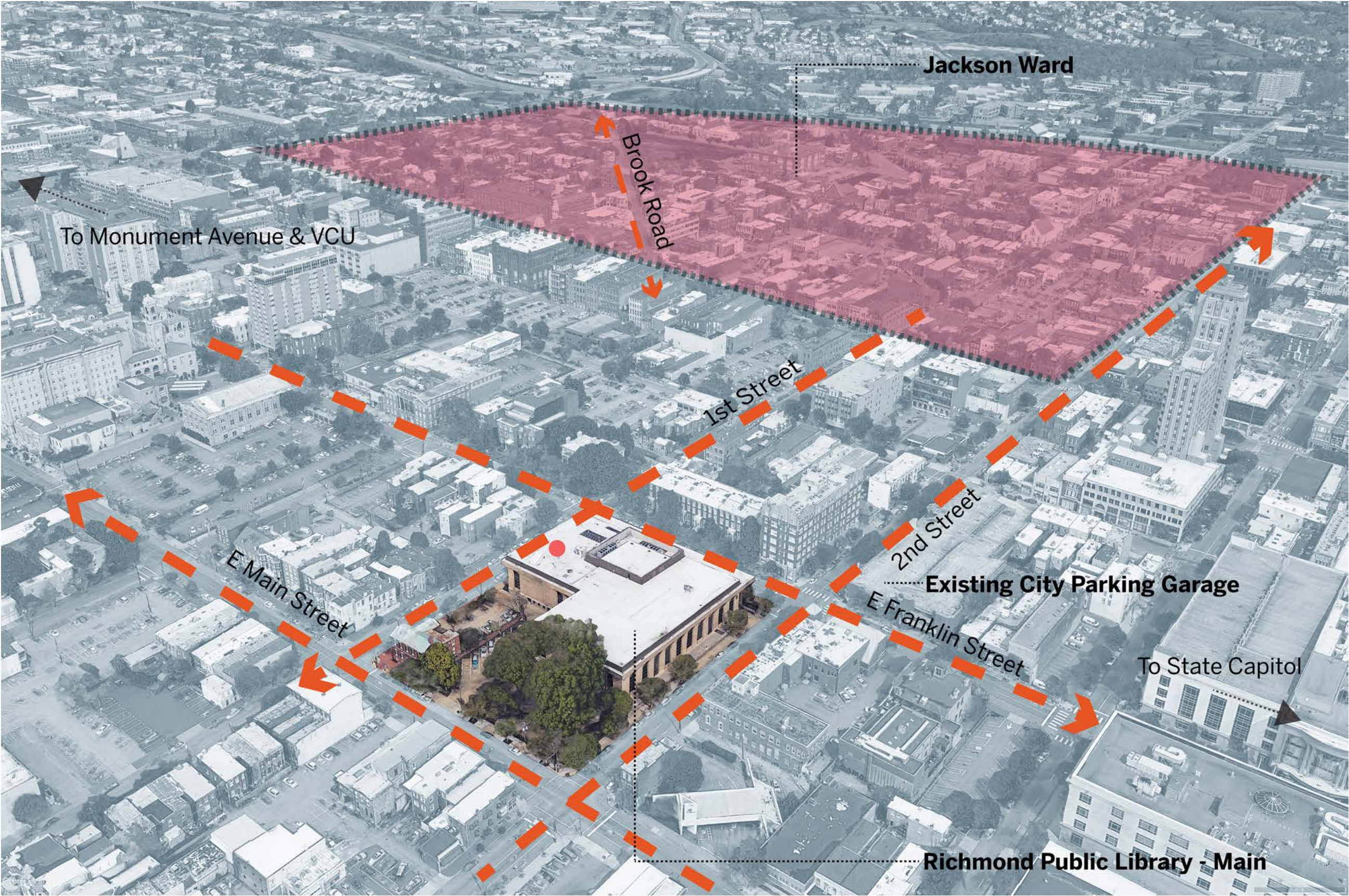
In 1972, Baskervill & Son was selected to expand the library at its existing location. The current building spans the entire north side of the block between 1st and 2nd Streets and totals more than 140,000 square feet. The original 1920 Library is invisible from the exterior, but its lobby forms the focus of what is now the Dooley wing.

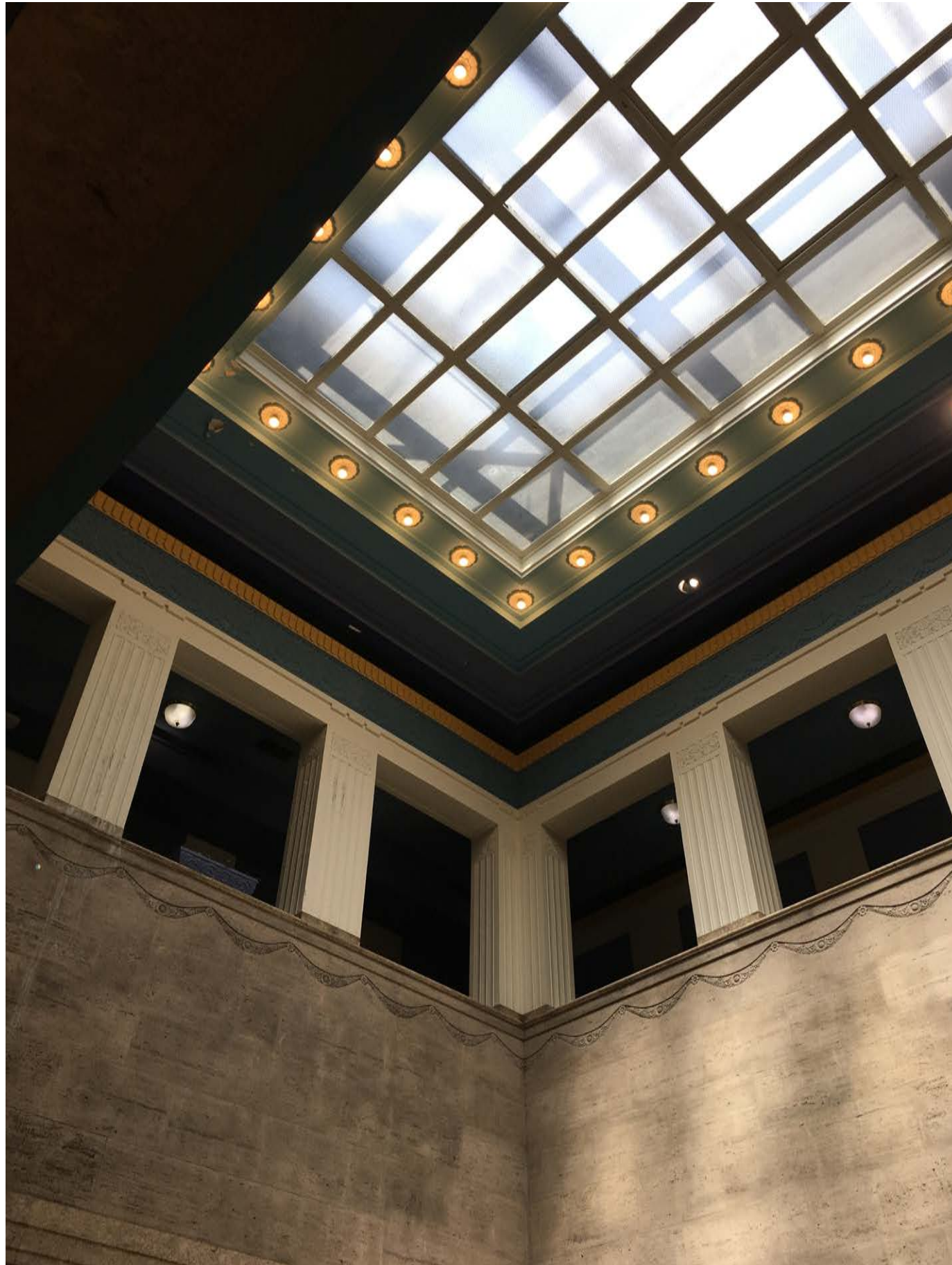
Existing Site Conditions

The site is a unique location and collection of open space and civic buildings. The diagrams in the Appendix outline the physical components of the 2.4 acre site. These diagrams include overall ownership boundaries, acreage, green space, building sizes, and parking spaces, highlighting the improvement opportunities.

The prominent and central location in the City of Richmond's Monroe Ward makes this site highly valuable for a range of uses including its current civic uses. Jackson Ward, once the center for black commerce and entertainment, divided decades ago by I-95, is just north of the site. Studies are underway to reunite this richly historic and cultural neighborhood. The Richmond Public Library has the potential to be a strong central focal point for citizens, including park land, improved conference facilities, and other city-wide requirements.

SITE DIAGRAM





Existing Building Conditions

The Main Library is significant and plays an essential role in the system's well-being. The current building configuration results from two phases, which were designed and constructed during two different periods that characterized library design.

The 1920s Building: The original building constructed in the 1920's has a more traditional concept of library design and planning. The appearance of the original building has been altered along East Franklin with the addition of the arcade that runs the length of the building.

The interior architecture of the original building has been preserved, and the entry sequence has a beautiful sense of scale and ambiance - a space that was designed to inspire by its presence. The building was designed in a period when the collections were contained in "back areas" primarily accessible to the staff.

A multilevel, self-supported range of shelving is located in the library's center. This shelving is efficient at holding a large quantity of material but is not "public" friendly.

Significant concerns include its inability to meet ADA requirements, inappropriate lighting levels, and ventilation concerns.

1960's Addition: The 1960's addition is consistent with best practices of good library planning and architecture for its time. The current building entrance and lobby are the starting point for this addition. The elevators and stairwells are located within this addition and provide the vertical circulation that links the old and new. The interior characteristics of the addition are in complete opposition to the original building. While the original structure has a more traditional organization and was

designed around a centralized space, the addition has decentralized the building volume by moving it toward the exterior walls. The central portion of the addition is program space with two stories of height located at the perimeter. Both approaches were meant to bring natural light into the heart of the building and to create spaces that inspire.

The building has been modified throughout the years with upgrades to ADA restrooms, altered mechanical systems, book conveyance systems, and other single-planned adjustments. Though these modifications addressed individual challenges, there has yet to be a holistic approach to the overall library building.

The library is a confusing mix of interior spaces with minimal efficiency. Upon entering the building, one does not get a sense of place and wayfinding is difficult. The library has done an excellent job programming what they have, though the building feels like it could be more inviting, with usable spaces. The 1972 addition boasts natural light and expansive spaces, which we hope to provide throughout a newly designed space.

The following images and plan diagrams illustrate outdated interiors, inefficiencies, and underutilized spaces. The layout of the Dooley building is problematic and not suitable for the library of the future.

A detailed mechanical, electrical, plumbing, and structural report has been conducted to provide an indication of the buildings' infrastructure and its condition. These reports and their summaries are included in the Appendix of this report.its condition. These reports and their summaries are included in the Appendix of this report.

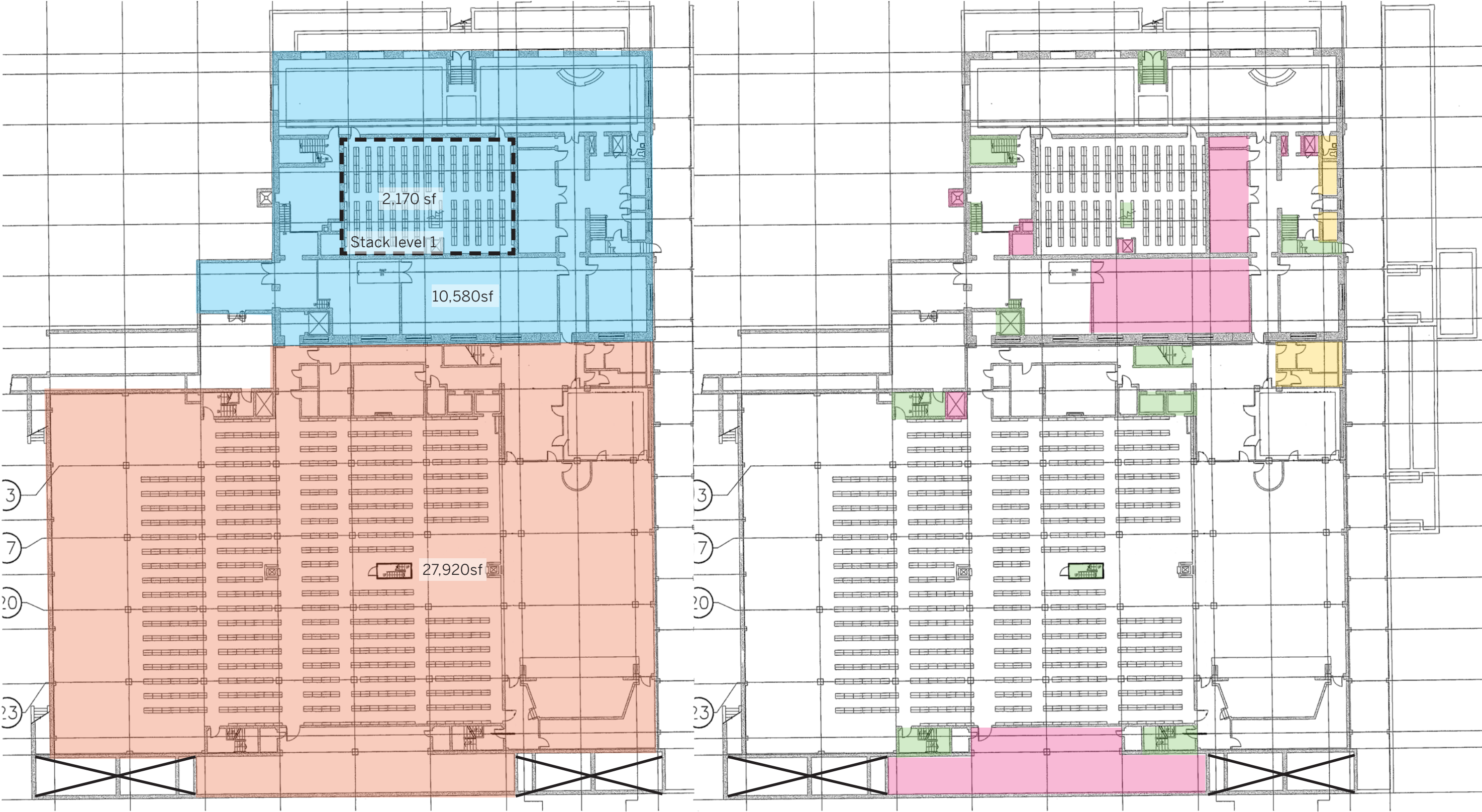
IMAGES OF EXISTING BUILDING



BASEMENT FLOOR

1930 Building
1972 Building

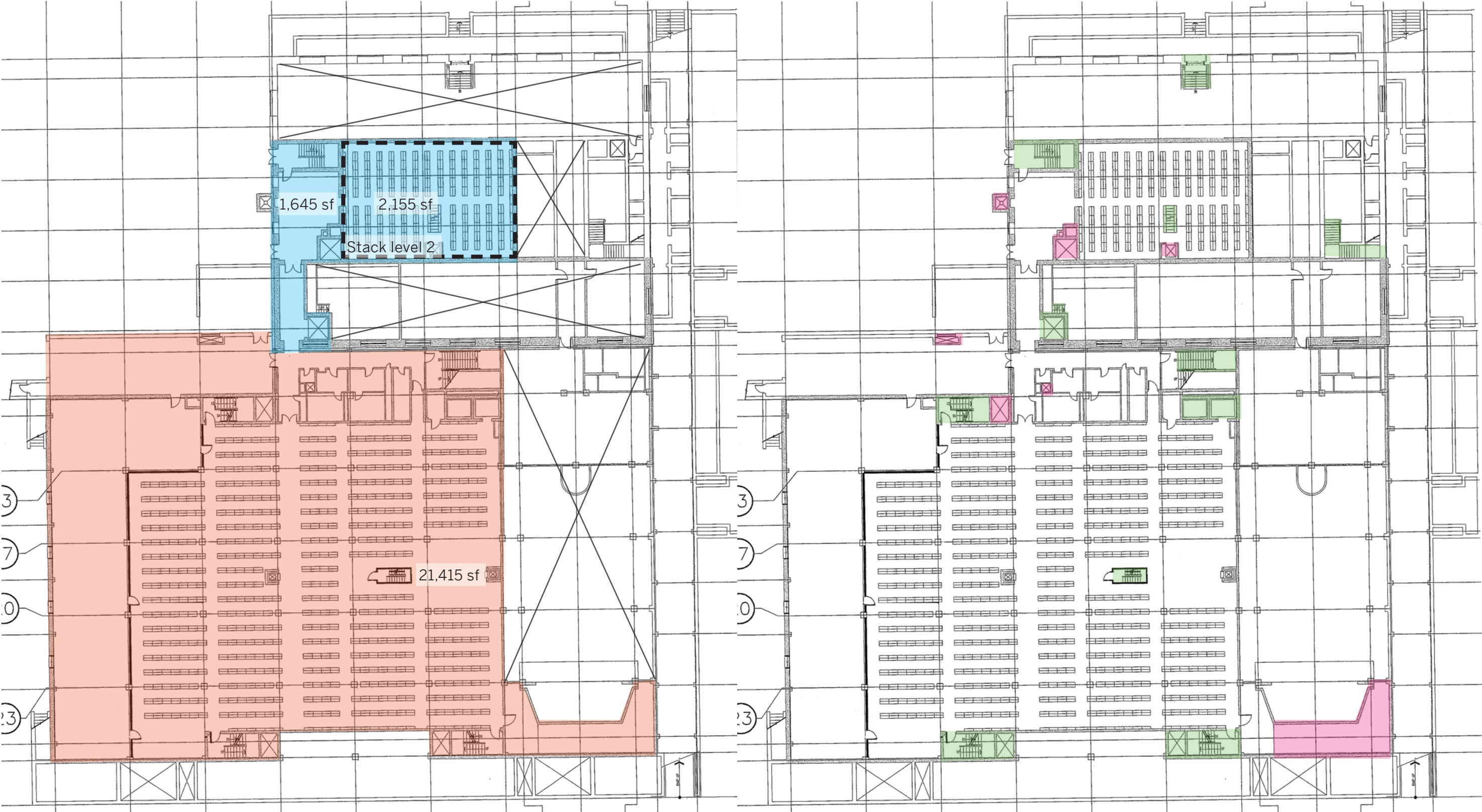
Infrastructure (Mechanical, Electrical, Shafts)
 Restrooms
 Vertical Circulation(Stairs & Elevators)



BASEMENT MEZZANINE FLOOR

1930 Building
1972 Building

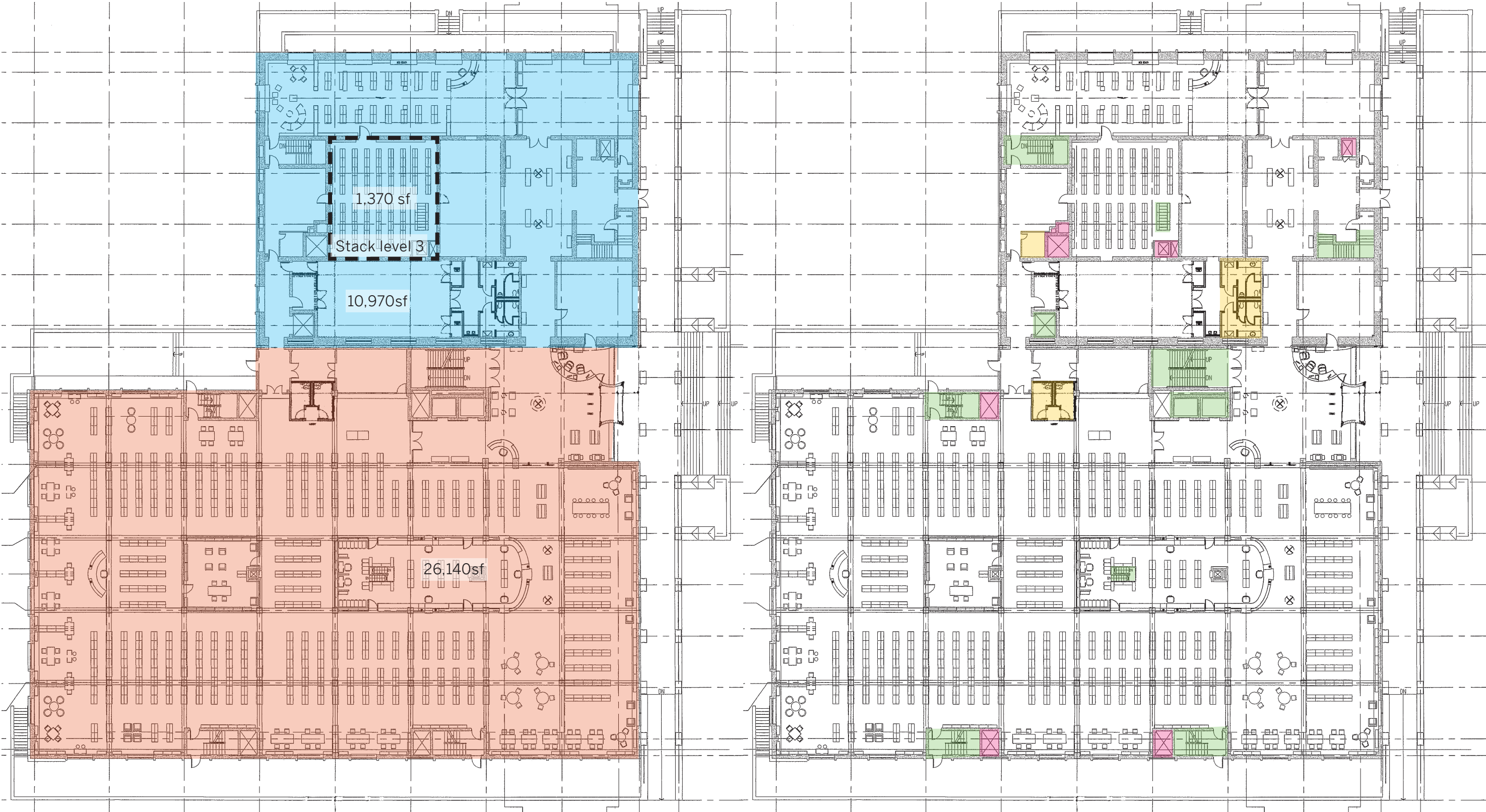
- Infrastructure (Mechanical, Electrical, Shafts)
- Restrooms
- Vertical Circulation(Stairs & Elevators)



FIRST FLOOR

- 1930 Building
- 1972 Building

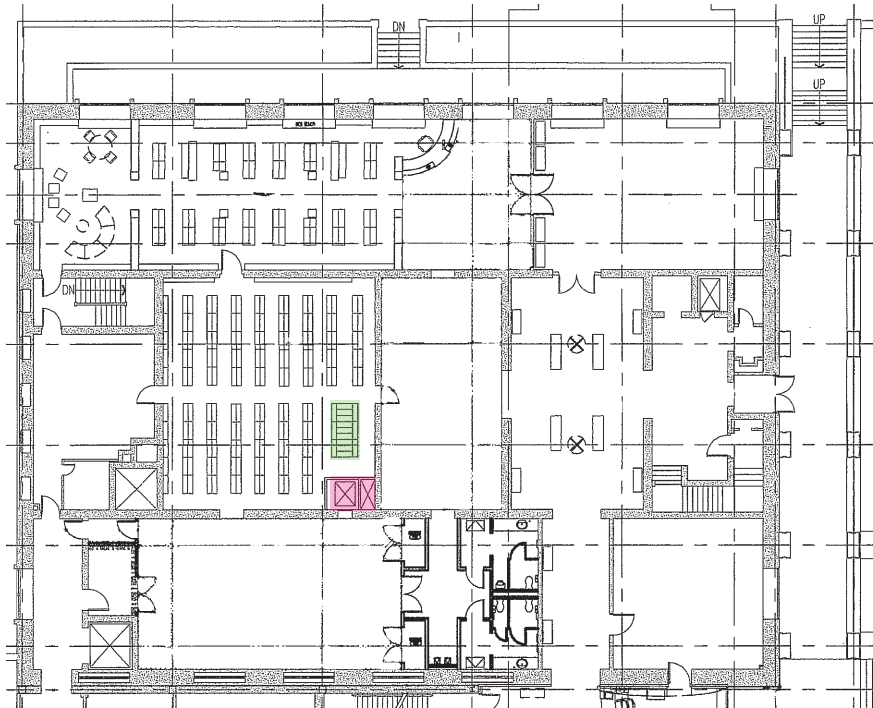
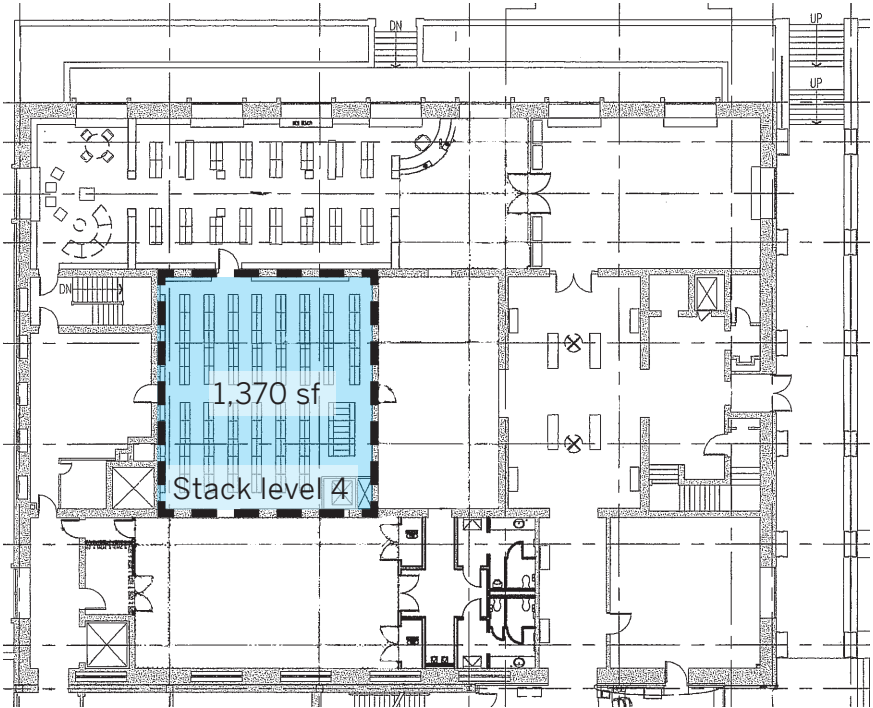
- Infrastructure (Mechanical, Electrical, Shafts)
- Restrooms
- Vertical Circulation(Stairs & Elevators)



FIRST FLOOR STACK MEZZANINE FLOOR

- 1930 Building
- 1972 Building

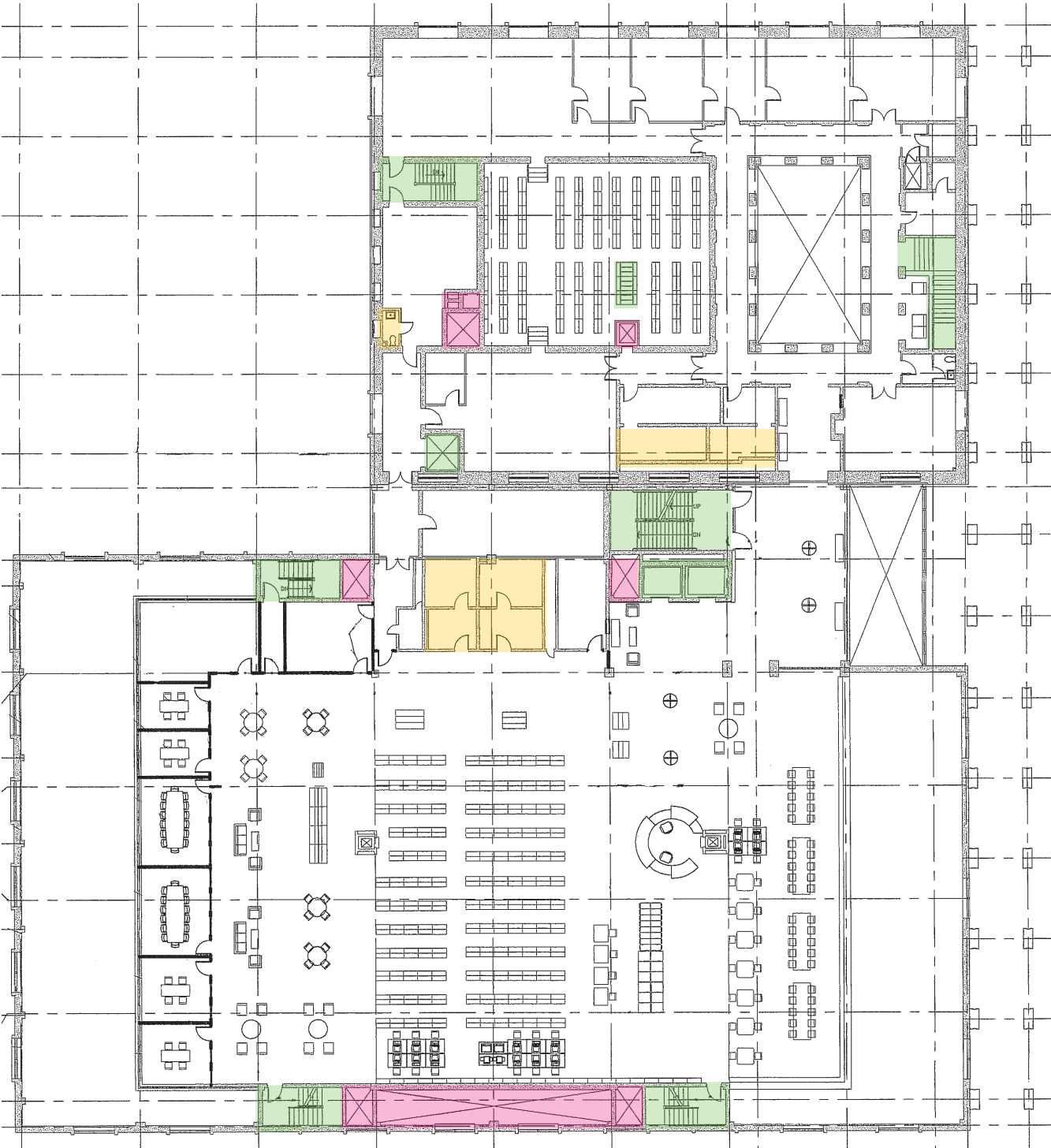
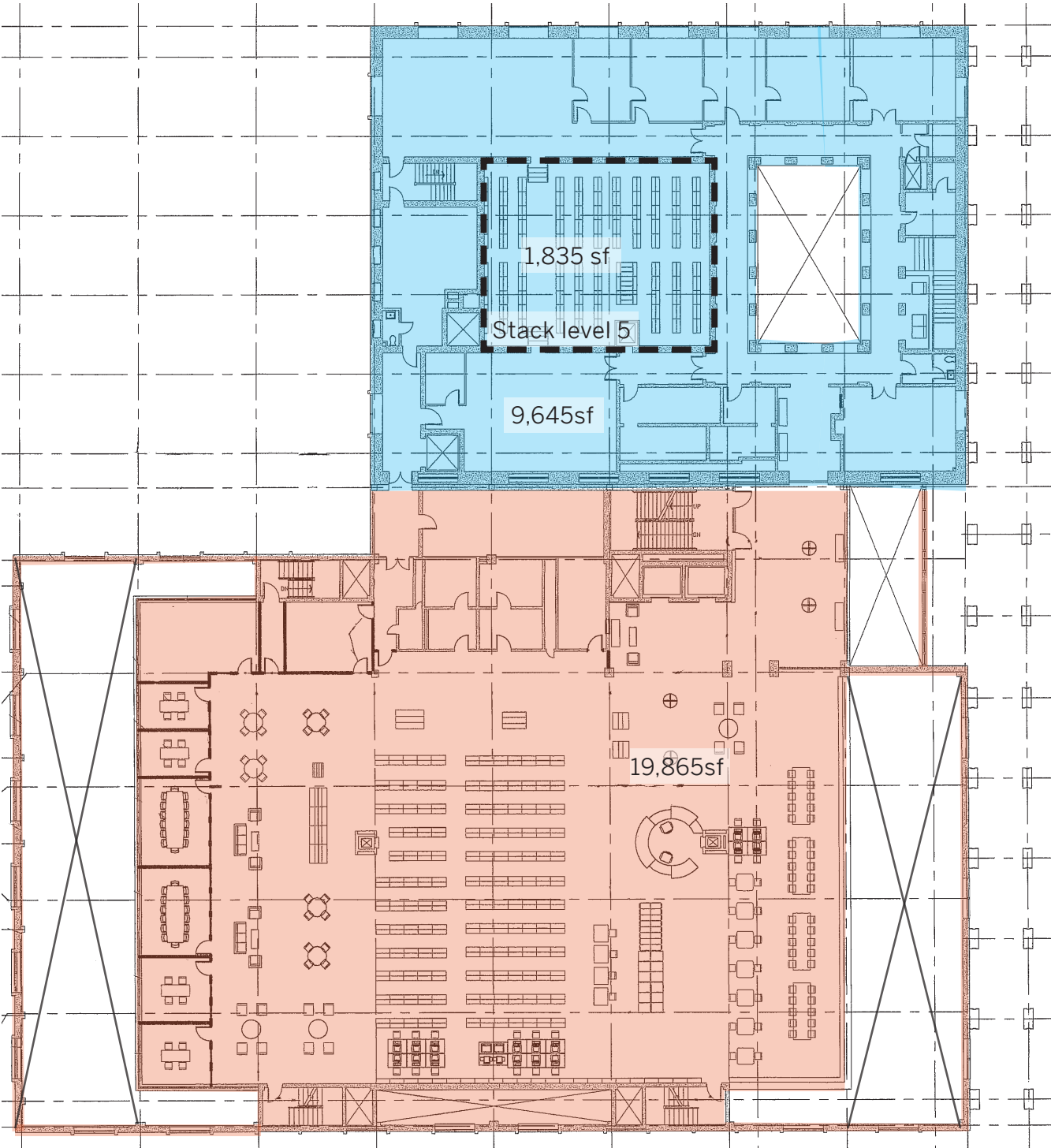
- Infrastructure (Mechanical, Electrical, Shafts)
- Restrooms
- Vertical Circulation(Stairs & Elevators)



SECOND FLOOR

- 1930 Building
- 1972 Building

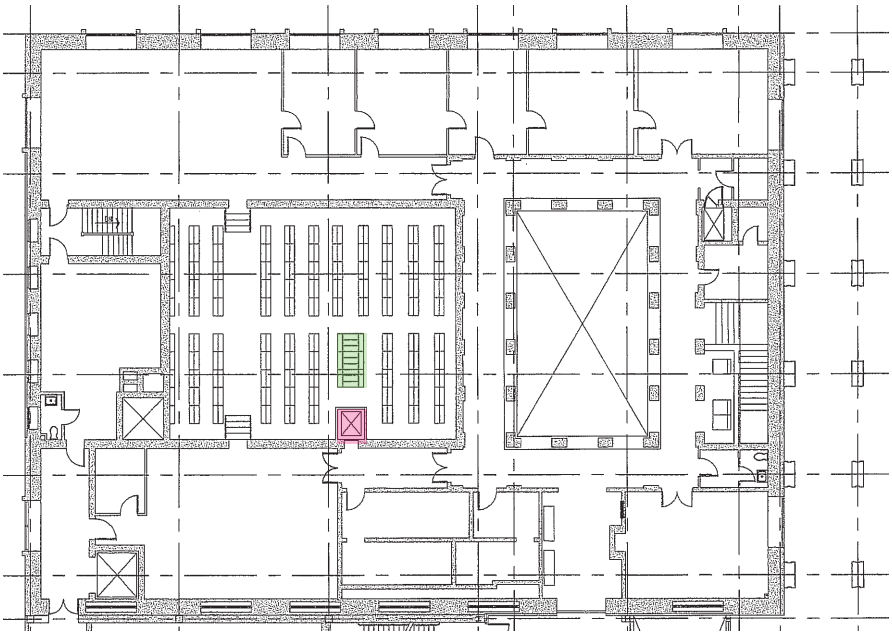
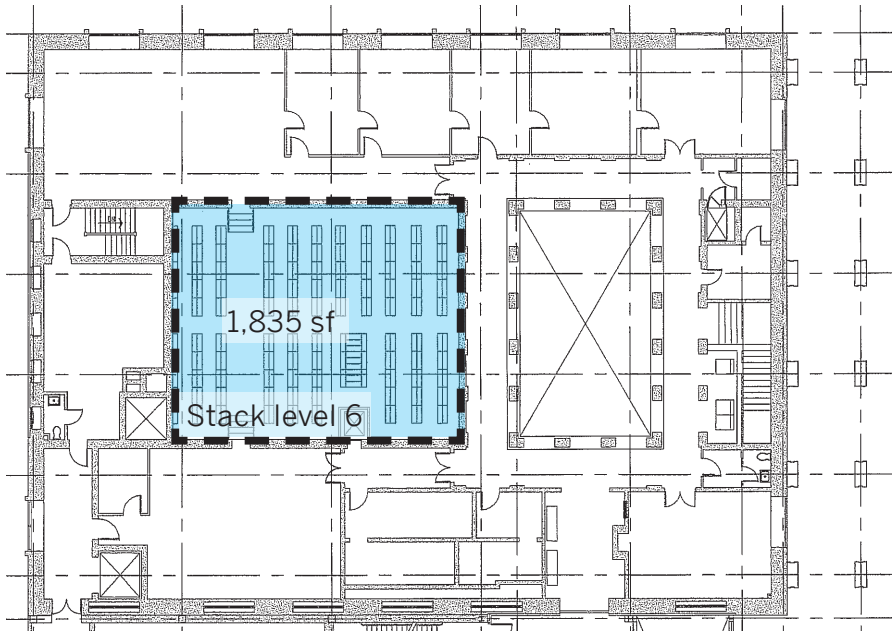
- Infrastructure (Mechanical, Electrical, Shafts)
- Restrooms
- Vertical Circulation(Stairs & Elevators)



SECOND FLOOR STACK MEZZANINE FLOOR

1930 Building
1972 Building

- Infrastructure (Mechanical, Electrical, Shafts)
- Restrooms
- Vertical Circulation(Stairs & Elevators)





03

THE GOALS

Benchmarking Study

The listed library systems were selected as benchmarks because of similarities in system size, population, district served, or geographic proximity. A comparison shows that the Richmond Public Library has a larger total collection of print materials, higher annual computer usage, more branch locations, and a larger main branch size relative to the benchmarks' average. Areas where Richmond Public Library is below average exist in population served, operating expenditures per capita, annual physical library visits, total physical circulation, total staff, and library card holders. These metrics reveal areas for the library to target as part of the master plan.

Note: All data taken from IMLS FY2019 Public Libraries Survey unless otherwise noted.

DETAILED SUMMARY OF BENCHMARK STUDY

Richmond Public Library
Benchmarking Data

Date: 2021-04-20
Date Modified: 2021-06-23

Library	State	Population	Operating Expenditures per Capita (OEC)	Total Physical Library Visits (annually)	Total Collections (Print Materials Only)	Total Circulation Transactions (Physical)	Building Area (SF)	Total Staff (FTE)	Computer Usage (annual)	Library Card Holders	Branch Locations	Notes
Richmond Public Library - Main	VA	223,787 (2021)	\$28.79 (2021 proposed)	814,447	469,590	578,002	112,620	83	268,447	108,424	9	
Chattahoochee Valley Library - Columbus	GA	239,915	\$33.88	782,404	261,759	796,149	100,000	102	281,792	93,254	7	Phase I MP City
Scottsdale Public Library - Civic Center	AZ	247,944	\$35.14	1,075,057	311,459	1,810,521	103,000	109	118,754	172,382	5	Phase I MP City
Norfolk Public Library - Slover	VA	247,087	\$51.05	1,112,229	626,432	650,450	135,000	245	334,683	113,742	12	Phase I MP City Higher OEC (50%+)
Spokane Public Library - Central	WA	222,000	\$44.88	944,232	261,083	1,507,772	116,885	77	180,145	246,131	6	Phase I MP City Higher OEC (25%+)
Des Moines Public Library - Central	IA	207,434	\$42.47	803,121	362,961	1,051,002	110,000	92	139,913	98,722	6	Phase I MP City Higher OEC (25%+)
Frederick County Public Library - Central	MD	247,591	\$52.13	1,135,004	357,399	2,070,018	66,000	144	196,044	124,220	9	Phase I MP City Higher OEC (25%+)
Durham County Library - Main	NC	308,345	\$38.04	1,326,760	612,561	2,121,759	85,000	129	191,529	190,066	7	Phase I MP City Higher OEC (25%+) Recently renovated
Chesterfield County Public Library - Central	VA	333,963	\$29.23	1,163,250	582,717	1,825,951	48,000	147	245,923	278,517	10	Phase I MP Lower OEC Not appropriate benchmark?
Newark Public Library - Central	NJ	277,140	\$46.77	655,109	985,493	119,499	106,085	97	254,623	88,726	9	City Higher OEC (50%+)
Springfield City Library - Central	MA	154,341	\$50.60	639,027	464,201	403,705	69,622	79	97,500	77,622	9	City Higher OEC (50%+)
Yuma County Library - Central	AZ	229,957	\$36.86	778,082	325,297	418,455	73,161	96	143,219	111,801	8	City Higher OEC (25%+)
Averages		246,883	\$41.91	946,752	468,306	1,161,389	92,068	120	198,557	145,017	8	
Averages (Minus Hi & Low)		247,490	\$42.19	938,721	433,865	1,170,447	92,195	111	194,660	137,672	8	
Median		247,087 (Norfolk)	\$42.47 (Des Moines)	944,232 (Spokane)	362,961 (Des Moines)	1,051,002 (Des Moines)	100,000 (Chatta)	102 (Chatta)	191,529 (Durham)	113,742 (Norfolk)	8 (Yuma)	

* All data taken from IMLS FY2019 Public Libraries Survey unless otherwise noted.
**Note that Hampton Public Library in VA (used in Phase I MP as a benchmark) has been removed from the list as it is not an appropriate benchmark (both service population and OE are very low).



Sustainability

The aspirational goal of this project is to meet or exceed goals laid out by RVAgreen 2050 and Richmond 300 to reduce greenhouse gas emissions 45% by 2030, achieve net zero greenhouse gas emissions by 2050, and help the community adapt to Richmond's climate impacts of extreme heat, precipitation, and flooding. Investing in City-owned buildings is an important aspect of the Richmond 300 Plan.

A key objective of the plan is increasing accessibility, quantity, and quality of public space. The Richmond Public Library is a critical public good - an institution that offers free services to all members of the Richmond community.

The following sustainable design attributes have been considered:

- NetZero Energy buildings combine energy efficiency and renewable energy generation to consume only as much energy as can be produced onsite
 - Utilizing alternative energy sources
 - 100% renewable energy
 - Photovoltaic (PV) Panels

- Lower overall building energy consumption
 - LED Lighting
 - Energy efficient windows
- Water Use Reduction
 - Eco-friendly plumbing fixtures
 - A splash pad, where the water can be stored in underground tanks and then recycled back through the water features
 - Permeable pavers, roof gardens, and bioretention in landscape areas
- Healthy Indoor Air Quality
 - Improved ventilation, air filters, low emission materials
- Green Roof
- Building Materials
 - Recycled Building Materials
 - Locally Sourced Building Materials
- Sustainable Learning Opportunities

We intend for the library to be sustainably designed for an equitable environment, as qualified through a Well Certification, and to conform with RVAgreen 2050, the City of Richmond's equity-centered climate action and resilience planning initiative.

RICHMOND NET ZERO INITIATIVE

City of Richmond

RVAgreen

2050

RVAgreen 2050 is the City of Richmond's equity-centered climate action and resilience planning initiative to achieve net zero greenhouse gas emissions by 2050 and help the community adapt to Richmond's climate impacts of extreme heat, precipitation, and flooding.

Where We've Been.

In 2012, the City of Richmond adopted RVAgreen, its first sustainability plan, to improve the quality of life for residents, create a healthy environment, and enhance economic opportunity in the community. RVAgreen 2050 expands on the foundation formed by the first sustainability plan and evolves the city's efforts into an equity-centered climate action and resilience planning initiative.

By Resolution proposed by Mayor Levar Stoney and the Green City Commission and adopted by Richmond City Council, RVAgreen 2050 is tasked to achieve community-wide net zero greenhouse gas emissions by 2050 and help the community adapt to Richmond's climate impacts of heat, precipitation, and flooding, all while centering equity in the process to create and implement the action plan. Due to historic and systemic racism, Richmond's Black and African American and Hispanic and Latino communities in particular face more harm from crises such as climate change. Therefore, it is critical that the City of Richmond's efforts to address climate change are carried out in a way that is inclusive of and protects marginalized communities.

Planning Process Overview

Pre-Planning

2017-2019

Understanding Community Priorities

2020

Plan Development

2021

Adopt & Implement

2022

From **2017 through 2019**, the Office of Sustainability built internal staff capacity, conducted research and technical modeling, participated in racial equity training, and gathered data to inform the rest of the planning process. During this time, the Office developed the RVAgreen 2050 [Climate Equity Index](#), an innovative GIS based mapping tool that identifies the communities in Richmond that are on the frontlines of crises such as climate change. The Office is using the Index to purposefully reach out to those communities to engage them in the planning process.

In **2020**, the Office launched a multi-faceted outreach and engagement effort to identify priorities of community members on the frontlines of climate change and obtain feedback on those priorities from the broader community. This effort includes virtual listening sessions, an Ambassador program, and tapping into previous surveys from community organizations and planning processes to gain insight on community needs without over-surveying. A community-wide survey will obtain feedback on the vision for equitable climate action and resilience.



City of Richmond

RVAgreen

2050

RVAgreen 2050 is the City of Richmond's equity-centered climate action and resilience planning initiative to achieve net zero greenhouse gas emissions by 2050 and help the community adapt to Richmond's climate impacts of extreme heat, precipitation, and flooding.

In fall 2020, the next step in the RVAgreen 2050 process will be to convene community organizations serving frontline communities, institutional partners, government content experts, and other stakeholders for the RVAgreen 2050 Roundtable (as the central advisory group) and topical working groups that will uplift the community priorities identified through the listening process: community wealth; housing & buildings; neighborhoods; and, health & well-being.

Starting in **2021**, during the Plan Development Phase, the Office will work with residents, frontline community organizations, stakeholders, and technical experts to translate the community priorities into strategies that achieve the following goals and ensure that the plan addresses the community priorities in an equitable way:

1. Increase equity, particularly racial equity

2. Reduce greenhouse gases and pollution

3. Enhance resilience to climate impacts

During this phase of the process, metrics and implementation frameworks will also be developed to create accountability. The draft plan will be shared for community-wide input.

In **2022**, the Office will finalize and seek approval of the plan from City Administration, the Mayor and City Council, and begin implementation in collaboration with residents, community organizations, stakeholders, and other partners.

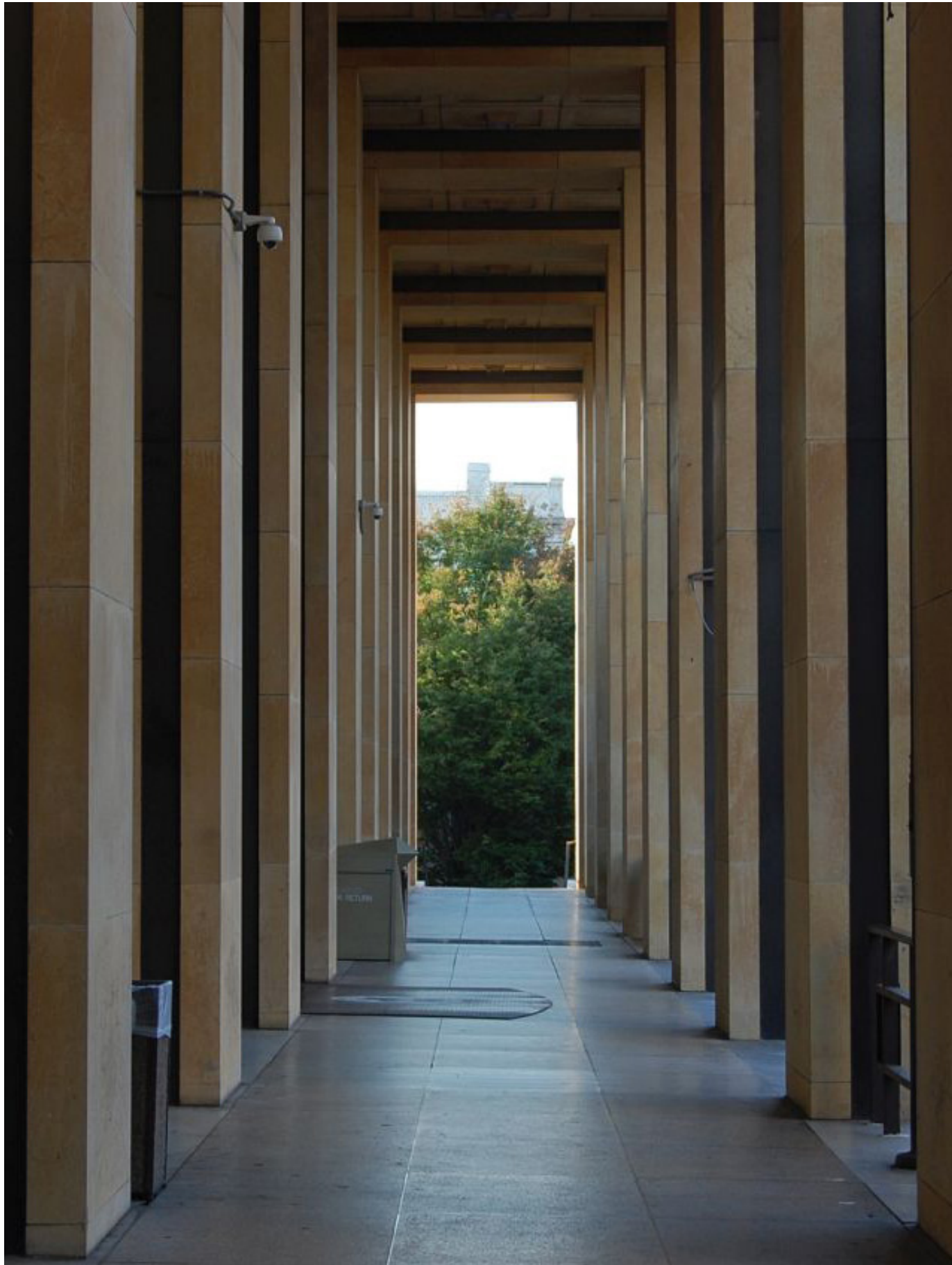
What are the priorities, needs, and desires of marginalized communities?

How can we reduce greenhouse gas emissions and pollution?

How can we increase community resilience to the climate crisis?

What's Next?

The RVAgreen 2050 planning process will identify actions and strategies that address community priorities **and** help to achieve net zero greenhouse gas emissions by 2050 and help make our community more resilient to the impacts of climate change. Learn more and get involved at rvagreen2050.com.



04

THE TRANSFORMATION

The Guiding Principles

At the start, we identify the critical, big-picture components of the project to determine what is essential. These values evolve throughout the design process to the completion of the project.

We outlined the expectations and aspirations with Richmond Public Library stakeholders. These goals inform the project concepts and create the vision to achieve objectives relating to library programs, collections, and services while supporting the library's needs. Centered around a series of workshops, we explored multiple ideas and options for each established guiding principle.

The list on the following page is a snapshot of the goals identified by the Library Committee and the community through multiple discussions and edits. They provide the framework to continually evaluate the success of development throughout the project's process.

THE GUIDING PRINCIPLES

WELCOMING

Create a space that is bright, open, flexible and welcoming for all.

A building for all of Richmond that will be adaptable, welcoming, inspiring and inviting. A beacon of learning.

VISIONARY

Balance the joy of reading with space for innovation, creation, collaboration, and technology.

RPL will design a central library as a state-of-the-art public library, meeting, and community service space that will respond to the needs of Richmond's current and future generations. A modern transformation will be thoughtfully balanced by traditional library concepts and resources.

ACCESSIBLE

Access and equity will be at the forefront of design development.

Consideration for how users will interface the overall library space. This means asking questions and finding out how the very diverse community of Richmond will use the library. How will this building best meet their needs?

SUSTAINABLE

A model Net Zero green building designed with flexibility for future enhancements.

RPL will create the region's first Net Zero, green building with a focus on sustainability inside and out. RPL recognizes the importance of reducing energy consumption, implementing energy-saving initiatives and exploring alternative energies while providing functional systems for comfort throughout the building.

HUMANISTIC

A building to support a variety of mixed-use programming.

All options will be considered whether within library services or other areas of the building and will be judged from a financial, programmatic, and ownership framework.

A successful redesign of the library will utilize the best features of the existing building to allow for maximum flexibility while modifying existing features that will not contribute to achieving the Guiding Principles. The proposed improvements are aimed at achieving these Guiding Principles.

The Main Library is ideally situated to foster connection between new neighborhoods and businesses. There is a plan to improve our connection to the community by lowering the entrance to street level to allow for direct access from the sidewalk.

A central open atrium welcomes the community to a large open area that acts as a public gathering space and hub of the library. Inside the entrance, a stairway and elevator at the center provides access to all levels of the library.

A Richmond Room welcomes all to learn about Richmond with displays and exhibits about our history.

A surplus of space in the basement may be repurposed to enable access to the library from below. A book drop for ease of access may be used by busy patrons.

Green spaces may include a plaza with gathering areas, plantings, trees, sculptures, and a splash pad for children. The library's green space offers a respite for all Richmonders, providing a green amenity in a neighborhood lacking in green infrastructure.

ISSUES IN THE EXISTING BUILDING:

"A building for books"

IMPROVEMENTS FOR THE BUILDING:

"A building for people"

UNWELCOMING

Main entry doors are not prominently visible along the front elevation.

NON-VISIONARY

Prominence and focus are given over to outdated elements of the library.

INACCESSIBLE

Main entry point elevated above street-level requiring stairs or a non-prominent ramp for access.

Wayfinding within the building is not intuitive. Public parts of the library are under-utilized because of difficulty in finding.

UNSUSTAINABLE

With inefficiencies in the existing envelope and systems, the building has a high level of energy consumption.

NON-HUMANISTIC

Landscaping and hardscaping around the library is primarily not occupiable. Little to no areas for programmable outdoor spaces.

Spaces are are not cohesively laid out to be focused on people.

WELCOMING

Lower the Main entry point to street level to facilitate and improve sightlines to the building.

VISIONARY

Re-program traditional spaces for forward-thinking activities.

ACCESSIBLE

Ramps and steps will disappear as barriers to access. Expand the Main entrance to create a primary gathering space and central commons.

Improve public cores to make wayfinding more intuitive and natural.

SUSTAINABLE

Lower overall building energy consumption with new energy efficient windows, LED lighting, and appropriately sized mechanical system. Utilize alternative energy sources.

HUMANISTIC

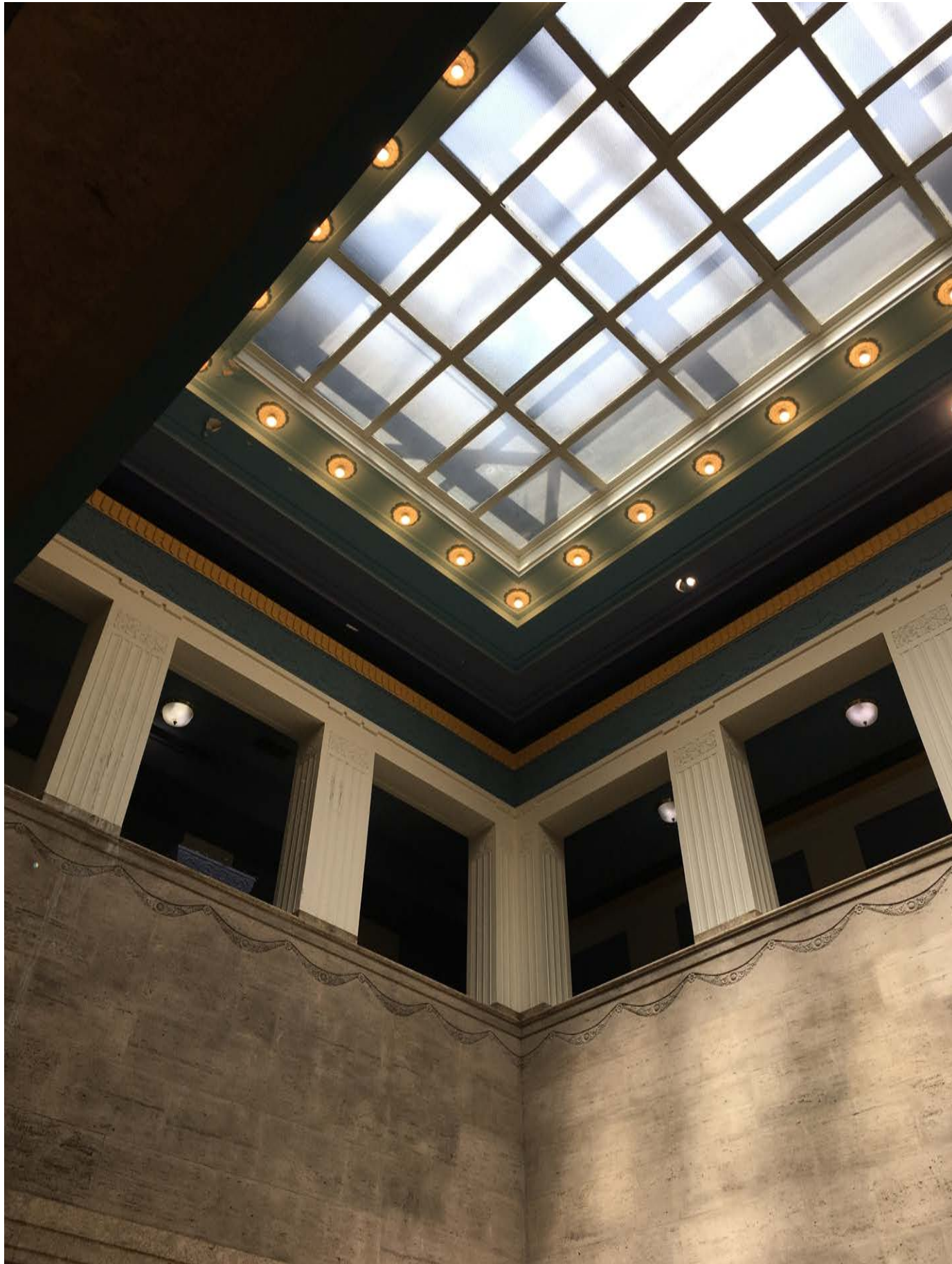
Retain and expand green space along First, Second, Main Streets. Activate the rooftop for a natural, open air space.

Space planning designed around people.

IMAGES OF EXISTING BUILDING







05

IMPLEMENTATION

The Master Plan

is just a step in the process to a renewed Main Branch. The intent is to build enthusiasm and support for the project by identifying the potential of what currently exists and what could be.

As an initial step to the master plan, our team created a program for all of the spaces currently in the building. With this, we were able to discuss the spaces that could be utilized in the future, and which spaces may not be conducive for future use. The existing Dooley building has a multitude of spaces that are challenging to repurpose for different functions. The spaces are small and the circulation around this area of the building is not intuitive. The shaft that currently houses the existing stacks is a space that is not up to current code and ADA requirements and is a life safety issue. This area needs to either be filled in with floor levels to connect it to the surrounding floors, or it needs to be demolished, which would take the entire structural system of the Dooley building down with it unless supported in some temporary way.

The proposed program is a result of these discussions and is malleable for the future work. It will be revisited during the Concept Design phase.

Additionally, the renderings on the following pages illustrate just one possible concept of a design. In order to be more welcoming to the community, a prominent entry and "living room" is envisioned to replace the northern portion of the existing building. The imposing facade and elevated entryway of the existing structure are peeled away providing greater visibility from the street into the interior and allowing all patrons to enter directly from the sidewalk. The existing open plan of the southern portion are essentially retained to take advantage of the flexibility they provide today and into the future. Lastly, a central spine connects the proposed parking at the lowest level up to the rooftop terrace, affording 360 degree views of the city.

Richmond Main Public Library Existing Building Program

EXISTING SPACE PROGRAM

	NET SF PER ROOM/AREA	QTY OF ROOMS	TOTAL NSF	LEVEL
100 Library Entry & Circulation	4,751 NSF			
Entry				
Main Entry Vestibule			350 NSF	Level 1
Living Room			1,730 NSF	Level 1
Grand Lobby Stair (and Elevators)				
Café				
Security Desk			207 NSF	Level 1
Second Floor Lobby			580 NSF	Level 2
Dooley Entry Vestibule			305 NSF	Level 1
Dooley Marble Lobby			821 NSF	Level 1
Dooley Secondary Lobby/Books			758 NSF	Level 1
Entry Sub-Total			4,751 NSF	
Parking				
Parking			0 NSF	
Parking Sub-Total			0 NSF	
200 Library Public Areas	14,354 NSF			
Central Service Point				
Circulation Desk			1,403 NSF	Level 1
Self Check Kiosks				
Information Desk			215 NSF	Level 2
Friends Book Sale			2,586 NSF	B1 Basement Mezzanine
Central Service Point Sub-Total			4,204 NSF	
Multi-Purpose Rooms				
Auditorium			4,414 NSF	B2 Basement
Copy/Storage			222 NSF	B2 Basement
Computer Lab			407 NSF	B2 Basement
Storage			44 NSF	B2 Basement
Activity Room			1,034 NSF	Level 1
Storage Room 1			28 NSF	Level 2
Storage Room 2			29 NSF	Level 3
Memory Lab			165 NSF	Level 2
Gellman Room			881 NSF	Level 1
Community Living Room & Flexible Event Space				
Table/Chair Storage				
Makerspace/Media Lab				
Recording Studio				
Storage				
Teaching Kitchen				
2-Person Podcast Room				
4-Person Meeting Room			155 NSF	Level 2
6-Person Podcast Room				
10-Person Meeting Room	306 SF	2	612 NSF	Level 2
16-Person Meeting Room			659 NSF	B2 Basement
Multi-purpose Rooms Sub-Total			8,649 NSF	
Public Restrooms				
Women's Public Restroom			192 NSF	B2 Basement
Men's Public Restroom			257 NSF	B2 Basement
Toilet Room			31 NSF	B2 Basement
Women's Public Restroom			152 NSF	B1 Basement Mezzanine
Men's Public Restroom			153 NSF	B1 Basement Mezzanine
Women's Public Restroom			198 NSF	Level 1

PROPOSED SPACE PROGRAM

NET SF PER ROOM/AREA	QTY OF ROOMS	TOTAL NSF	LEVEL	NOTES & QUESTIONS FOR RPL STAFF
40,140 NSF				
		500 NSF	Level 1	Off East Franklin Street
		3,500 NSF		
		1600 NSF	Level 1	Connection to 70's building
		600 NSF	Level 1	
		100 NSF	Level 1	
		6,300 NSF		
		33,840 NSF	B2 Basement	
		33,840 NSF		
12,922 NSF				
		420 NSF	Level 1	Replace Desk on 1st Floor with new, smaller one
		180 NSF	Level 1	
		661	Level 1	
		1,261 NSF		
		165 NSF	Level 2	
		881 NSF	Level 1	
		4,900 NSF	Level 2	
		150 NSF	Level 2	
		1,000 NSF	Level 2	
		300 NSF	Level 2	
		250 NSF	Level 2	
		600 NSF	Level 2	
90 SF	2	180 NSF	Level 1	
120 SF	2	240 NSF	Level 1	
160 SF	2	320 NSF	Level 1	
250 SF	2	500 NSF	Level 1	
	1	660 NSF	Level 1	
		10,146 NSF		

EXISTING SPACE PROGRAM

	NET SF PER ROOM/AREA	QTY OF ROOMS	TOTAL NSF	LEVEL
Men's Public Restroom			191 NSF	Level 1
Women's Public Restroom			162 NSF	Level 2
Men's Public Restroom			165 NSF	Level 2
Men's Public Restroom				
Women's Public Restroom				
Accessible/Gender Neutral Restroom				
Public Restrooms Sub-Total			1,501 NSF	
300 Library Collection Areas			56,335 NSF	
Adult Collection				
Non-fiction			1,903 NSF	Level 1
Fiction			1,786 NSF	Level 1
New Books			387 NSF	Level 1
First Floor Seating			890 NSF	Level 1
Second Floor Seating			3,277 NSF	Level 2
Innovation Lab Area			1,203 NSF	Level 2
Public Computer Stations			2,594 NSF	Level 2
Basement Book Stacks (B2)			15,412 NSF	B2 Basement
Basement Book Stacks (B1)			9,713 NSF	B1 Basement Mezzanine
Dooley Building Book Stacks			1,988 NSF	B2 Basement
Dooley Building Book Stacks			1,988 NSF	B1 Basement Mezzanine
Dooley Building Book Stacks			1,242 NSF	Level 1
Dooley Building Book Stacks			1,988 NSF	Level 1 Mezzanine
Dooley Building Book Stacks			1,988 NSF	Level 2
Dooley Building Book Stacks			1,988 NSF	Level 3
Adult Sub-Total			48,347 NSF	
Special Collections				
Special Collections			2,780 NSF	B2 Basement
Open Collection				
Law Library			2,008 NSF	Level 1
Open Collection				
Special Collections Sub-Total			4,788 NSF	
Children				
Collection			1,086 NSF	Level 1
Early Literacy Play Area			0 NSF	
Computers			433 NSF	Level 1
Mobile Staff Kiosk			204 NSF	Level 1
Children's Storytime/Craft Studio			553 NSF	Level 1
Storage			0 NSF	Level 1
Family Restroom			0 NSF	
Children's Sub-Total			2,276 NSF	
Teens				
Collection			345 NSF	Level 1
Mobile Staff Kiosk			0 NSF	
Teen Room			580 NSF	Level 1
Teen Seating			0 NSF	
Teens Sub-Total			925 NSF	
300 Work Space			11,359 NSF	
Library Administration + Services				
Conference/Break Area			1,812 NSF	B1 Basement Mezzanine
Reception Area			340 NSF	Level 2
Director's Office			258 NSF	Level 2
Office			70 NSF	Level 2
Office			252 NSF	Level 2
Office			268 NSF	Level 2
Office			199 NSF	Level 2
Office			204 NSF	B1 Basement Mezzanine
Accounting			564 NSF	B1 Basement Mezzanine
4 Cubicle Offices			639 NSF	Level 2
Law Library Offices			392 NSF	Level 1
Graphics Office			643 NSF	Level 2

PROPOSED SPACE PROGRAM

NET SF PER ROOM/AREA	QTY OF ROOMS	TOTAL NSF	LEVEL	NOTES & QUESTIONS FOR RPL STAFF
220 SF	3	660 NSF		
220 SF	3	660 NSF		
65 SF	3	195 NSF		
		1,515 NSF		
26,101 NSF				
		4,493 NSF	Level 1	
		8,310 NSF	Level 1	
		680 NSF	Level 1	
		2,600 NSF	Level 1	
		16,083 NSF		
		1,390 NSF	B2 Basement	
		1,390 NSF	B2 Basement	
		1,004 NSF	Level 1	
		1,004 NSF	Level 1	
		4,788 NSF		
		1,700 NSF	Level 1	
		400 NSF	Level 1	
		400 NSF	Level 1	
		100 NSF	Level 1	
		900 NSF	Level 1	Combined & Dedicated Adjacent Space
		250 NSF	Level 1	Combined & Dedicated Adjacent Space
		80 NSF	Level 1	
		3,830 NSF		
		1,000 NSF	Level 2	
		100 NSF	Level 2	
		0 NSF		
		300 NSF	Level 2	
		1,400 NSF		
9,652 NSF				
		1,812 NSF	B1 Basement Mezzanine	
		80 NSF	Level 2	
		200 NSF	Level 2	
		80 NSF	Level 2	Room 23
		80 NSF	Level 2	Room 22
		80 NSF	Level 2	Room 21
		80 NSF	Level 2	Room 20
		80 NSF	B1 Basement Mezzanine	
		80 NSF	B1 Basement Mezzanine	
		1,147 NSF	Level 2	
		392 NSF	Level 1	
		643 NSF	Level 2	

EXISTING SPACE PROGRAM					PROPOSED SPACE PROGRAM					
	NET SF PER ROOM/AREA	QTY OF ROOMS	TOTAL NSF	LEVEL		NET SF PER ROOM/AREA	QTY OF ROOMS	TOTAL NSF	LEVEL	NOTES & QUESTIONS FOR RPL STAFF
Reference Offices			573 NSF	Level 1				573 NSF	Level 1	
Circulation Supervisor Office			130 NSF	Level 1				130 NSF	Level 1	
Storage			409 NSF	Level 1				409 NSF	Level 1	
Public Access TV Equipment			249 NSF	Level 2				249 NSF	Level 2	
Technology Services Office			399 NSF	Level 2				399 NSF	Level 2	
Technology Services Staff			1,002 NSF	B1 Basement Mezzanine				1,002 NSF	B1 Basement Mezzanine	
IT Office			150 NSF	Level 2				150 NSF	Level 2	
Homeless Crisis Office			205 NSF	Level 2				205 NSF	Level 2	
Foundation Office			215 NSF	Level 2				215 NSF	Level 2	
Library Administration Sub-Total			8,973 NSF					8,087 NSF		
Shared Support										
Staff Break Room (Includes Kitchen + Vending)			859 NSF	Level 2				600 NSF	Level 2	
Staff Work Room			436 NSF	Level 1				300 NSF	Level 1	
Board Room/Local Richmond Authors Room			386 NSF	Level 2				386 NSF	Level 2	
Women's Staff Restroom			308 NSF	Level 2				80 NSF	Level 2	
Men's Staff Restroom			140 NSF	Level 2				80 NSF	Level 2	
Women's Lockers			72 NSF	B1 Basement Mezzanine				0 NSF	B1 Basement Mezzanine	
Men's Lockers			113 NSF	B1 Basement Mezzanine				0 NSF	B1 Basement Mezzanine	
Friends of the Library Storage Room/Office			72 NSF	B2 Basement				120 NSF	Level 2	
Shared Support Sub-Total			2,386 NSF					1,566 NSF		
400 Building Support			1,444 NSF		905 NSF					
Maintenance										
Shipping & Receiving			474 NSF	B1 Basement Mezzanine				825 NSF	B1 Basement Mezzanine	
Book Mobile			673 NSF	B1 Basement Mezzanine				0 NSF	B1 Basement Mezzanine	
Equip. Closet										
Storage			47 NSF	Level 1				0 NSF	Level 1	
Janitor's Closets (Additional Space per Level)										
Janitor's Closet (B2)			36 NSF	B2 Basement				0 NSF	B2 Basement	
Janitor's Closet (B1)			36 NSF	B1 Basement Mezzanine				0 NSF	B1 Basement Mezzanine	
Janitor's Closet (B1)			129 NSF	B1 Basement Mezzanine				0 NSF	B1 Basement Mezzanine	
Janitor's Closet (Level 1)			0 NSF	Level 1				40 NSF	Level 1	
Janitor's Closet (Level 2)			49 NSF	Level 2				40 NSF	Level 2	
Mechanical										
Main Mechanical Room										
Mechanical Room 1 (B2)										
Mechanical Room 2 (B2)										
Mechanical Room 3 (B2)										
Mechanical Room 4 (B1)										
Exterior Mechanical Space				B2 Basement					B2 Basement	
E.O.C. Closet				B2 Basement					B2 Basement	
Electrical										
Main Electrical Room										
Plumbing										
Sprinkler Controls										
Maintenance Sub-Total			1,444 NSF					905 NSF		
LIBRARY NET SQUARE FOOTAGE			88,244 NSF		TRUE	89,720 NSF				
			1.18 net to gross ratio			1.15 net to gross ratio				
TOTAL GROSS SQUARE FEET (GSF)			147,152 GSF			103,282 GSF				
Outdoor Space										
Outdoor Service Area			382 NSF					382 NSF		
Staff Patio			841 NSF					841 NSF		
Library Garden			10,800 NSF					10,800 NSF		
Outdoor Space			12,023 NSF					12,023 NSF		
TOTAL SQUARE FEET INTERIOR + EXTERIOR (SF)			159,175 GSF			115,305 GSF				

Check Point

TRUE

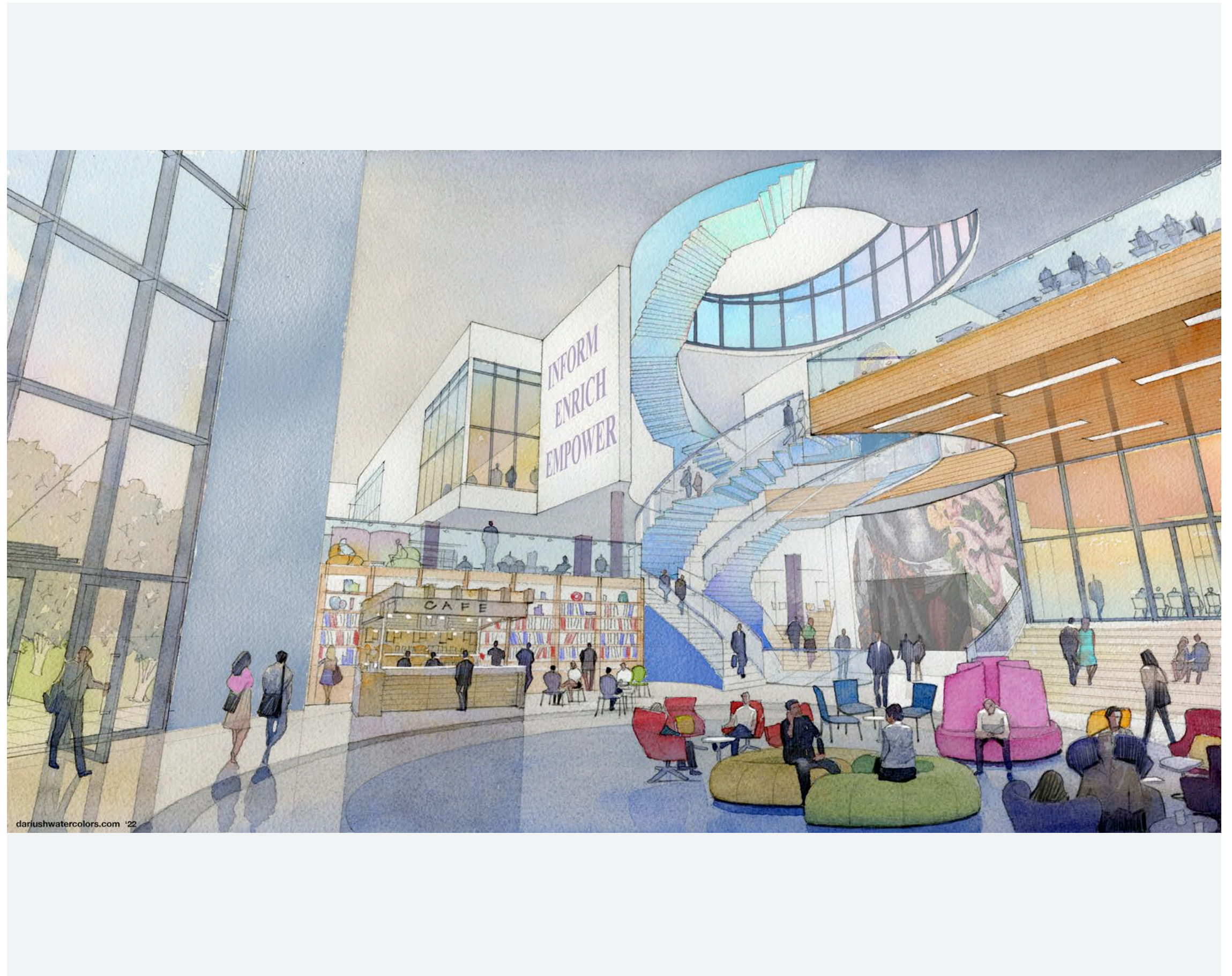
Aerial view showing new segment to north (along N 1st Street) and new entry along E Franklin Street.

The new entry is located to be prominent from all directions and easily accessed at street level - the former stairs and ramps eliminated for ease of access. The existing columns along the E Franklin Street elevation are removed allowing greater visibility from inside and out. The roof terrace shown provides public access to unencumbered city-wide views and solar panels are shown on the southern portion to illustrate the potential for on-site energy generation. In order to help activate the public area in front of the library and entry, a public splash pad is shown at the corner of E Franklin Street and N 1st Street.



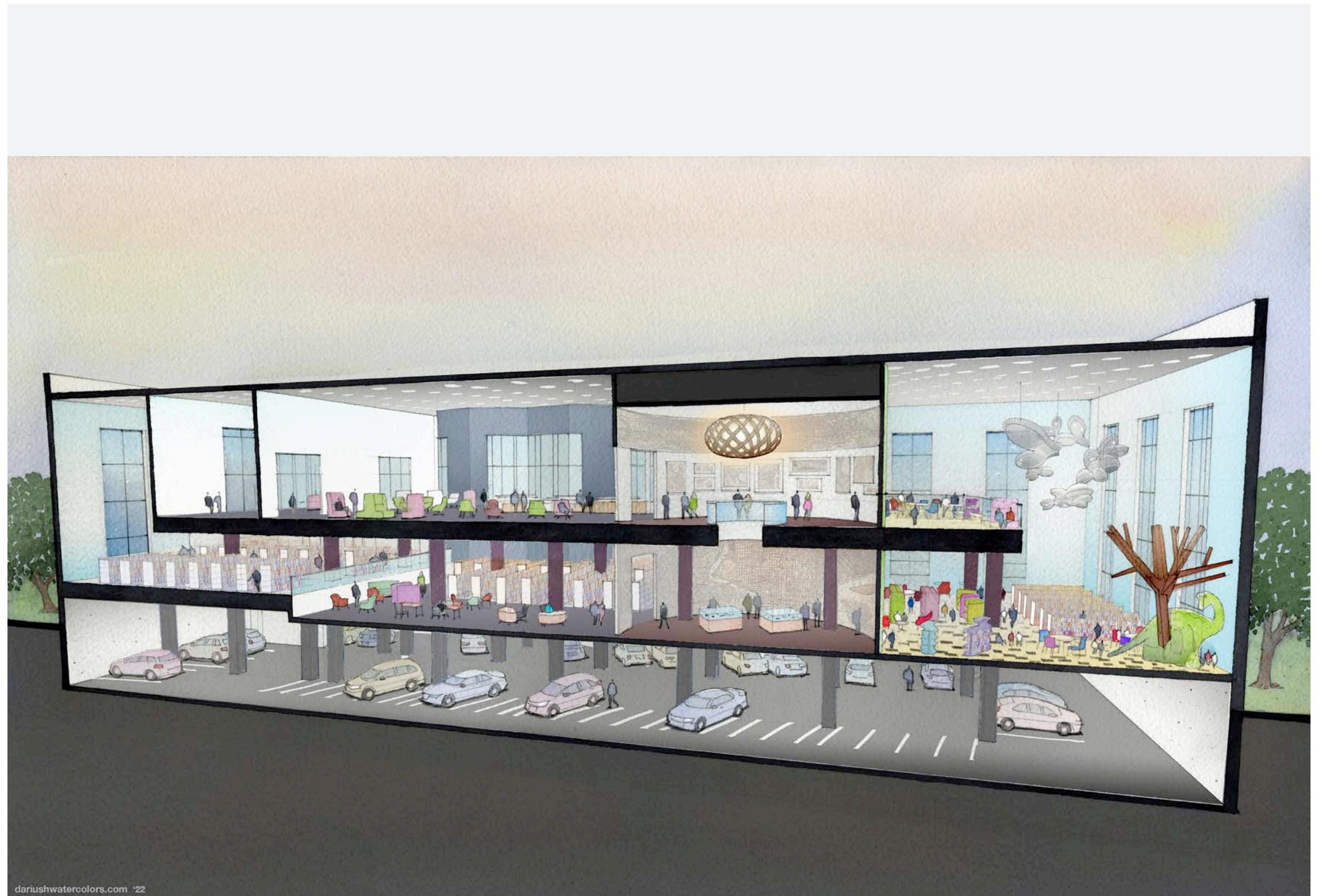
Interior view from the "living room" showing the main entry to the left and main stair connecting the parking level up to the roof terrace.

The "living room" acts as a public gathering space and hub of the library leading from entry to the various programs of the library. The main grand stair is shown providing access to all the levels of the library. In the background to the right is an auditorium. In the background beyond are the book stacks. The high open spaces further reinforce the idea of openness and creating an inviting library.



Section perspective view "slices" through the southern portion of the library to allow a dollhouse-view of the interior.

The existing open plan is retained to allow for maximum flexibility. The Children's Area to the right, fronting the existing park along E Main Street, takes advantage of the current double-height space to allow for rotating, large attraction pieces. Most of the book stacks are located on the main level with various public program spaces on the second level. A Richmond Room is centrally located in this area of the library to display exhibitions. The parking level is shown at the lowest level, taking advantage of the current surplus of space in the building.



TOTAL PROJECT COST MODEL

I. CONSTRUCTION	
A. Building Renovation Costs	
Basement Level	
First Level	
Second Level	
Stair and Elevator	
Exterior	
B. Demolition	
Basement Level (including 1970 mezzanine)	
First Level	
Second Level	
Dooley Building	
Exterior Collonade	
C. New Construction	
Addition	
D. System Infrastructure	
AV	
IT	
Security	
E. Site Work	
Overall (fill etc)	
F. Landscaping	
Main Street Park and new parking entry	
Perimeter and Main Library Entries	
G. Utilities	
	Sub-Total Construction
	Design Contingency
	Construction Contingency
	Total Construction

INCLUDES MAJOR RENOVATION, REPLACEMENT OF NORTH SIDE OF THE BUILDING, AND ADDED PARKING		
Unit Costs	GSF	Totals
\$125	41,360	\$5,170,000
\$400	28,556	\$11,422,400
\$400	15,686	\$6,274,400
	LS	\$1,800,000
	LS	\$1,200,000
\$20	61,560	\$1,231,200
\$8	37,110	\$296,880
\$8	29,510	\$236,080
\$25	47,245	\$1,181,125
LS		\$280,000
\$450	17,680	\$7,956,000
\$10	82,626	\$826,256
\$7	82,626	\$578,379
\$5	82,626	\$413,128
LS		\$800,000
\$80	10,000	\$800,000
\$100	12,000	\$1,200,000
		\$225,000
	103,282	\$41,890,848
	10%	\$4,189,085
	10%	\$4,189,085
\$487 /SF		\$50,269,018

NOTES

[illegible]

II. Equipment and Furnishings

III. Professional Services

B. Architects/ Engineers Basic Services
C. Special Consultants (Lighting, Graphics, etc)
D. Fundraising Consultantcy
E. Commissioning Agent
F. Survey and Site Testing
Sub-Total Professional Services
<i>Professional Services Contingency</i>
Total Professional Services

A. Opening Day Book Collection	
B. Storage of Non-circulating Books (Compact Shelving)	
C. Donor Recognition	
D. Maintenance Endowment	
E. Public Art	
F. Legal Fees	
	Sub-Total Miscellaneous Costs
	<i>Miscellaneous Costs Contingency</i>
	<i>Total Miscellaneous Costs</i>

A. For entire Project (included in budget above)	
	Total Project Contingencies

TOTAL PROJECT COST	
Total Contingencies (included in estimate above)	
Annual Escalation Value (not included) 6.0%	

[illegible]



06

APPENDICES

Throughout the development of the Master Plan, there has been an enormous amount of detailed discussions and documents that were created to provide the recommendations and potential next steps for the project. The appendix includes items that were not required in the body of the main booklet but are integral to presenting the information accurately. The information contributed to the development of the proposals and concepts presented in the main document.

The items in the Appendix include the following:

- A - Current Existing Conditions
- B - 1937 Document
- C - 1966 Design
- D - Photos of Library Evolution
- B - Staff Comments & Existing Building Analysis
- C - Structural Report
- D - MEP Report
- E - Benchmarking Studies
- F - Community Survey
- G - Library Committee Meetings
- H - UDC Concept Submission
- I - UDC and Planning Approvals

STAFF COMMENTS

Things to change in the transformed library:		
<div><ul style="list-style-type: none">• better lighting• access to more of the collection• the temperature and humidity controls in the building• change airflow to reduce potential of mold and mildew of the current space• transform the 1974 addition of the library• Heating & cooling of building• Carpets & shelving – are dated• Separate copy machine area, away from desks• Dedicated storage for Facilities & janitorial supplies• Separations: Dooley from 70s building, Ref & Circ Desk from main entry, staff from patrons b/c of big desks• Dirty Men’s Room• Better connection to community like the branch libraries have• Better staff space• A community space for people to be• A place for book sales/acknowledgement of Friends• Staff too far away from each other• Need better wayfinding/space organization• Need better system for accepting deliveries, dedicated loading/unloading• Get rid of outdated collection• Remove main reference desk as it is intimidating to patrons• Staff should have individual private workspaces for desk work (i.e. programming)</div>	<div><ul style="list-style-type: none">• Zone for noise (i.e. Children vs. Quiet Reading space)• Add free parking• dedicated information center for tourists• Add a more relevant Urban African American Fiction collection• Make outside more inviting (banners, digital displays, etc.)• Better promotion of library events and programs• Better sightlines• More windows• More privacy for staff• Better lighting• Fix HVAC heat/ac• Fix leaks• Fix smell (mold, disintegration of books in the basement)• More study rooms• Add a greeter or welcome station when you walk in the door• Get rid of broken dumbwaiters• Better signage for restrooms• Free parking• Add better & more comfortable seating• Remove tall bookshelves• Get rid of sterile aesthetic• Crowded/dark space in Dooley building• Make Children's section more colorful• Add a 'wow' element to the Children's area (i.e. giant dinosaur)</div>	<div><ul style="list-style-type: none">• Get rid of shelving in mezzanine; repair damaged floor, lighting, etc.• Get rid of unused automated circulation shoot• Better physical space to support inter-library holds delivery (larger table, ramp for loading/unloading, lift table to assist with loading crates into the van)• Better lighting• Security would be better having a view of the front door but not being right next to the front door• More privacy for women going into the restroom (i.e. add doors)• Add direct access into the park</div>

STAFF COMMENTS

Things to definitely keep in the transformed library:

- access for children and to make them feel safe
 - access and maintain the collection, especially the law Library
 - keep the law library
 - the original library building and the many gorgeous features of it. Don't cover it up
 - the Dooley Foyer should be kept and all the original architectural details and skylight
 - the Gelman has great acoustics and a 48-year history of concerts - keep it
 - existing collection should be kept, even if not checked-out. Keep a core collection
 - Staff – good people, hardworking
 - Architecture of Dooley & the open foyer
 - Big space, downtown location/presence, adjacent to park
 - Friendly staff
 - Lots of space,
 - Weird, cool, organic labyrinth of spaces
 - Maintain views out and into the park
 - Maintain high ceilings
 - Maintain character of original Dooley building
 - Children's bathroom in proximity to children's collection
 - Promotion of the benefits of the central library to VCU students
 - Great windows
 - Good paycheck & hours
 - Everything the library stands for
- That the library is a safe place
 - Access to books and programs
 - The people they work with

What keeps you up at night regarding the future of the library project:

- that the main library will just close for good
 - that the law library is only a stepchild of the library
 - lack of privacy of the Law Library customers when they are working on research
 - the homeless population and how we can better help them
 - Things not stored in environmentally controlled spaces
 - Direct path from corridor to Scott's office – no boundary
 - Losing my office, need privacy for meetings with outside vendors/ contractors, etc.
 - Temperature control
 - What to do with attic stock
 - Flooding in basement
 - No unified strategy for services & department
 - lack of staff connection – can sometimes never meet other staff in different departments
 - that everyone keeps their job
 - inequity of staff – people paid less have the worst spaces
 - more connection between inside & out
 - “violently” opposed to café space – don't need more roaches
 - We will have to move out all at once for the renovation - what will happen to our jobs?
 - Things happening behind closed doors, lack of transparent process
 - Who will staff new proposed programs such as makerspace, kitchen, etc. as existing staff already stretched to the max?
 - Flexibility of space for the future

STRUCTURAL ENGINEERING REPORT

Richmond Main Library

Basic Structural Systems:

The existing building is mainly composed of the original 1928 structure and the 1969 structure.

Foundations: Existing foundations for both the original structure and 1969 structure consist of shallow concrete footings. It is anticipated that new foundations can be constructed similarly.

Slab-On-Grade: Both buildings have basement levels consisting of slab on grade, with the 1969 basement elevation roughly four feet lower than the original structure basement elevation. It is anticipated that the existing slab can be removed and replaced in kind as required for modifications.

Perimeter Walls:

1969 Building: Based on the drawings of the existing structure, the exterior walls appear to be reinforced concrete walls.

1928 Building: Based on limited drawings and observations of existing conditions, the exterior bearing walls appear to consist of multi wythe brick masonry. Walls below grade appear to be concrete.

Supported Floor Systems:

1969 Building: The typical floor system for the existing structure is two way reinforced concrete slabs supported by concrete columns spaced 25 feet on center.

1928 Building: Existing building drawings are limited, but it appears that the floors largely consist of concrete slabs. Some of the slabs appear to span between masonry bearing walls and some of them appear to be steel supported.

Roof Structures:

1969 Building: The roof is supported by deep steel trusses spanning 96 feet. Truss spacing aligns with column spacing at 25 feet on center. Steel wide flange purlins spaced at roughly 5 feet on center span between roof trusses to support the metal roof decking.

1928 Building: Existing building drawings are limited, but it appears that the roof consists of concrete slabs supported by steel framing. There is a large centrally located skylight that is supported by steel framing.

Lateral Stability:

1969 Building: Lateral stability for the existing structure appears to be perimeter concrete shearwalls and interior concrete shearwalls around the stairwells and elevator shafts. Removing interior concrete shearwalls will likely require a lateral load analysis of the existing structure and possible modifications/additions to lateral stability elements.

1928 Building: Existing building drawings are limited, but it is assumed that lateral stability for the existing structure consists of unreinforced masonry walls.

Expansion Joint: According to existing drawings and our observations of existing conditions, it appears that there is an expansion joint between the 1928 and 1969 structures. It appears that the 1969 structure was designed to be freestanding and is not dependent on the existing structure to support vertical or lateral loads.

MEP ENGINEERING REPORT

Richmond Main Library

Existing mechanical system at Richmond Main Library includes,

-Main cooling source for the building includes (2) Air-cooled Carrier 220-ton screw chillers that were installed in 2009 with their primary chilled water pumps (40hp each). They are in good working condition. Air-cooled chillers are located on the roof of the Dooley Building. The primary chilled water pumps are located in the basement mechanical room of the Dooley Building.

-Main heating source for the building includes (2) 110hp low pressure steam boilers that were installed in 2009 with their boiler water feeding unit. They are in good working condition. The existing steam to hot water converter was installed in 1970s and is in poor working condition. The steam boilers and their water feeding unit are located in the basement mechanical room of the Dooley Building.

-Air distribution system inside the building includes

- oMultiple air handling units (installed in 1970s) - multi-zone system / dual-duct box system and induction units installed in 1970s. They are in poor condition and need to be replaced.

- oThe air-handling unit serving the Special Collection area was installed in 2019 and it is in very good working condition.

-Part of Dooley Building is still served by steam/hot water radiators and induction units originally installed in 1930s.

Existing plumbing system at Richmond Main Library includes,

-The existing building is served by (1) 10" fire main and (1)4" domestic water line.

-Existing steam power hot water heater was replaced with 80-gallon 12kW electric tank type water heater. It is in good working condition.

-Existing underground diesel tank provide fuel to generator and back-up fuel to steam boilers. It can be removed if an above ground diesel tank can be provided to the generator.

Existing electrical system at Richmond Main Library includes,

-(1)1600A 208/120 service and (1) 2000A 480/277 service. Both switchboards are located in the main electrical room at basement level. Both switchboard were replaced in 2009 and are in very good working condition. They are located in the main electrical room located at the basement level in the Dooley Building.

-(1) Generac 200kW diesel generator provides emergency power to life safety load and stand-by load. It is in good working condition.

-Existing underground diesel tank provide fuel to generator and back-up fuel to steam boilers. It can be removed if an above ground diesel tank can be provided to the generator.

-Most of the panelboards are from original building construction in 1930 and 19070s. They are outdated and need to be replaced.

-Existing fire alarm system was upgraded in 2012. It I in good working condition. It is located inside the main mechanical room of the Dooley Building.

MEP ENGINEERING REPORT



Figure M1
Existing Air-cooled Chiller



Figure M2
Existing Steam Boilers



Figure M3
Existing Steam - Hot
water converter installed
in 1970s



Figure M4
Existing Multi-zone Air
Handling Unit installed in
1970s

MEP ENGINEERING REPORT



Figure M5
Existing Multi-zone Air Handling Unit installed in 1970s



Figure M7
Existing Induction Units serving part of Dooley Building



Figure M6
Existing Induction Units serving part of Dooley Building



Figure M8
Existing Hot Water / Steam Radiator

MEP ENGINEERING REPORT



Figure P1
Existing 80-gallon Electric
Water Heater



Figure E1
Existing 208/120 1600A
Switchboard



Figure P2
Existing Dry-pipe
Sprinkler Valve



Figure E2
Typical Existing
Panelboard



Figure E3
Existing Fire Alarm
Control Panel

DETAILED SUMMARY OF COMMUNITY WORKSHOP



COMMUNITY SURVEY

WHAT DO YOU VALUE MOST ABOUT YOUR COMMUNITY?



COMMUNITY SURVEY

WHAT DO YOU VALUE MOST ABOUT THE RICHMOND PUBLIC LIBRARY?



COMMUNITY SURVEY

HOW DOES THE LIBRARY BENEFIT THE COMMUNITY?



COMMUNITY SURVEY

WHAT CHALLENGES DO YOU, YOUR NEIGHBORS AND COMMUNITY FACE?



COMMUNITY SURVEY

WHAT HAS BEEN THE MOST IMPORTANT ASPECT OF THE LIBRARY DURING THE PANDEMIC?

STREAMING
REMAINED OPEN **ONLINE HOLDS**
ACCESS TO BOOKS AND RESOURCES
STRUGGLED WITH LACK OF ACCESS TO THE INTERNET
CURBSIDE PICKUP
VIRTUAL EVENTS

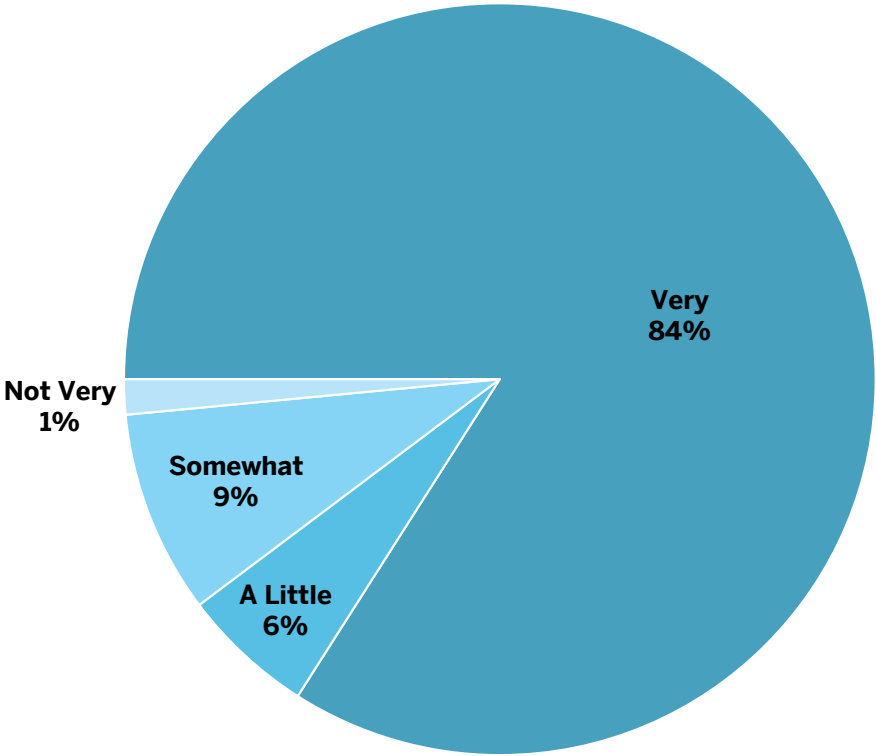
COMMUNITY SURVEY

IF YOU COULD CHANGE ONE THING ABOUT THE LIBRARY, WHAT WOULD IT BE?

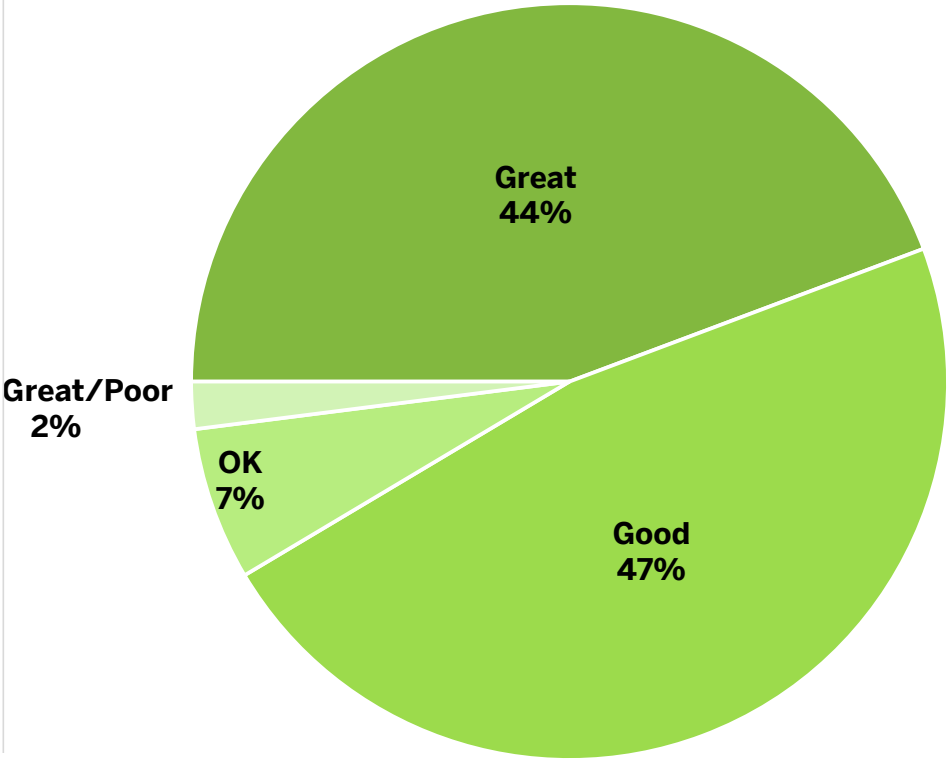


COMMUNITY SURVEY

How important is the library to you and your family?

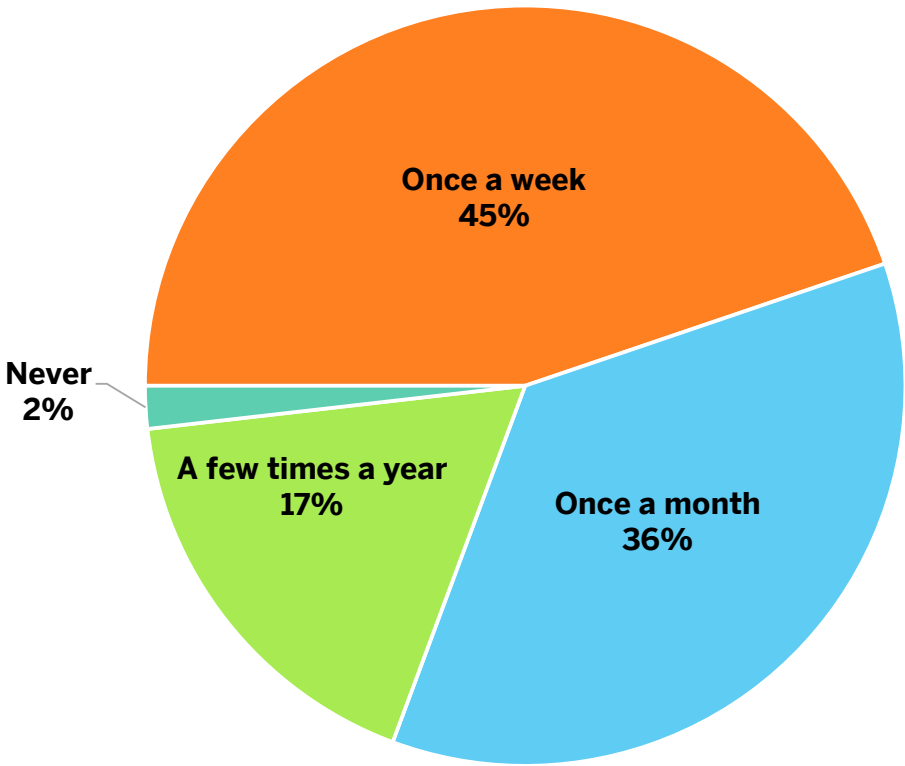


How would you rate the library?

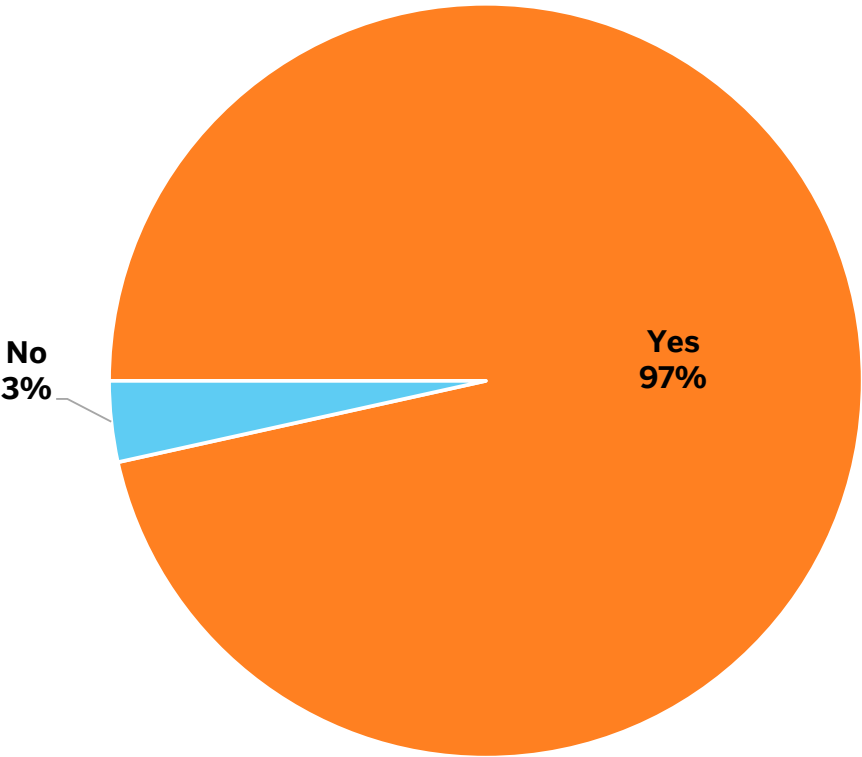


COMMUNITY SURVEY

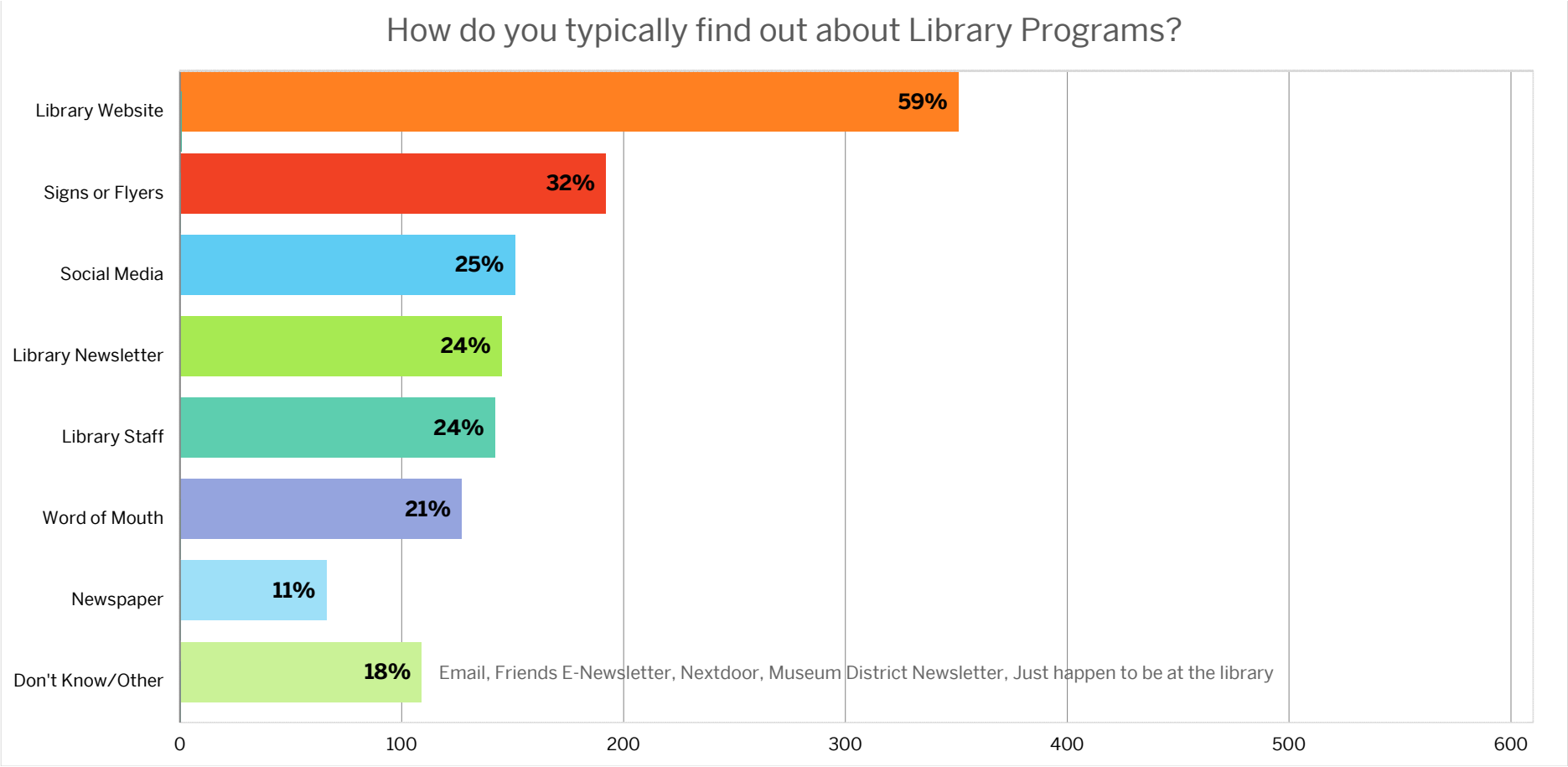
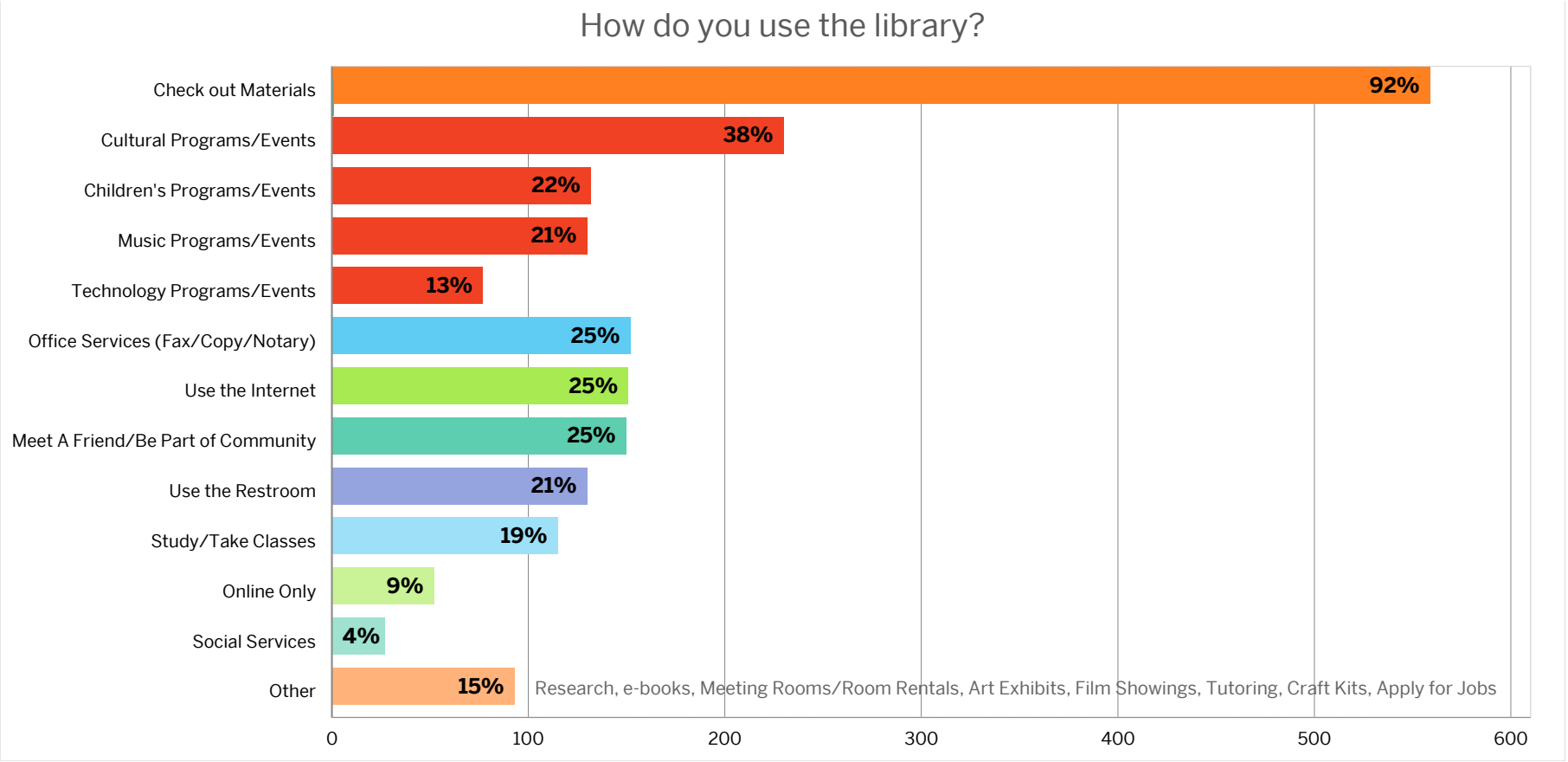
On average, how often do you visit the library?



Do you have a library card?

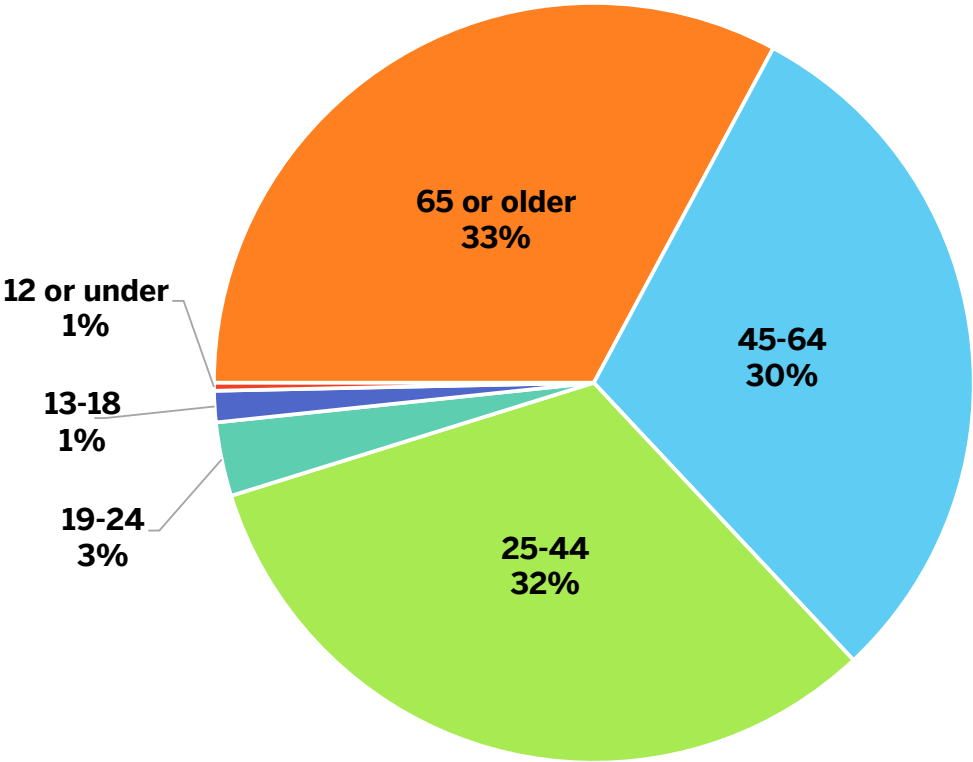


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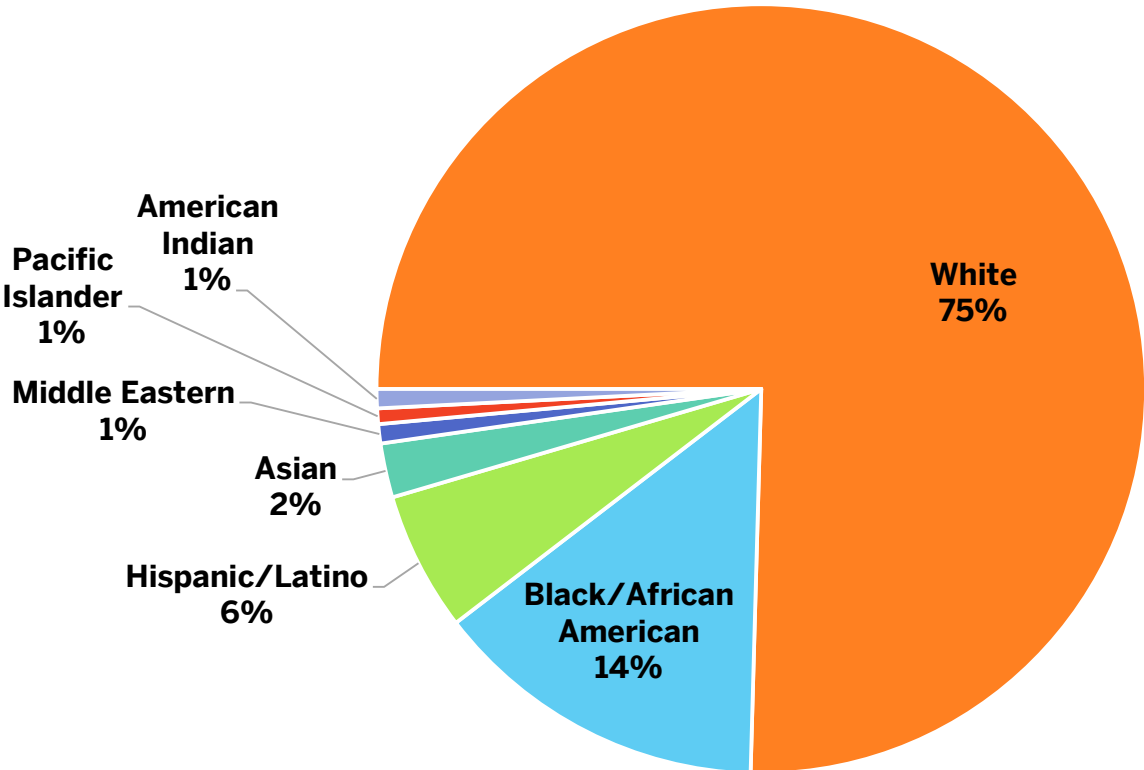


COMMUNITY SURVEY

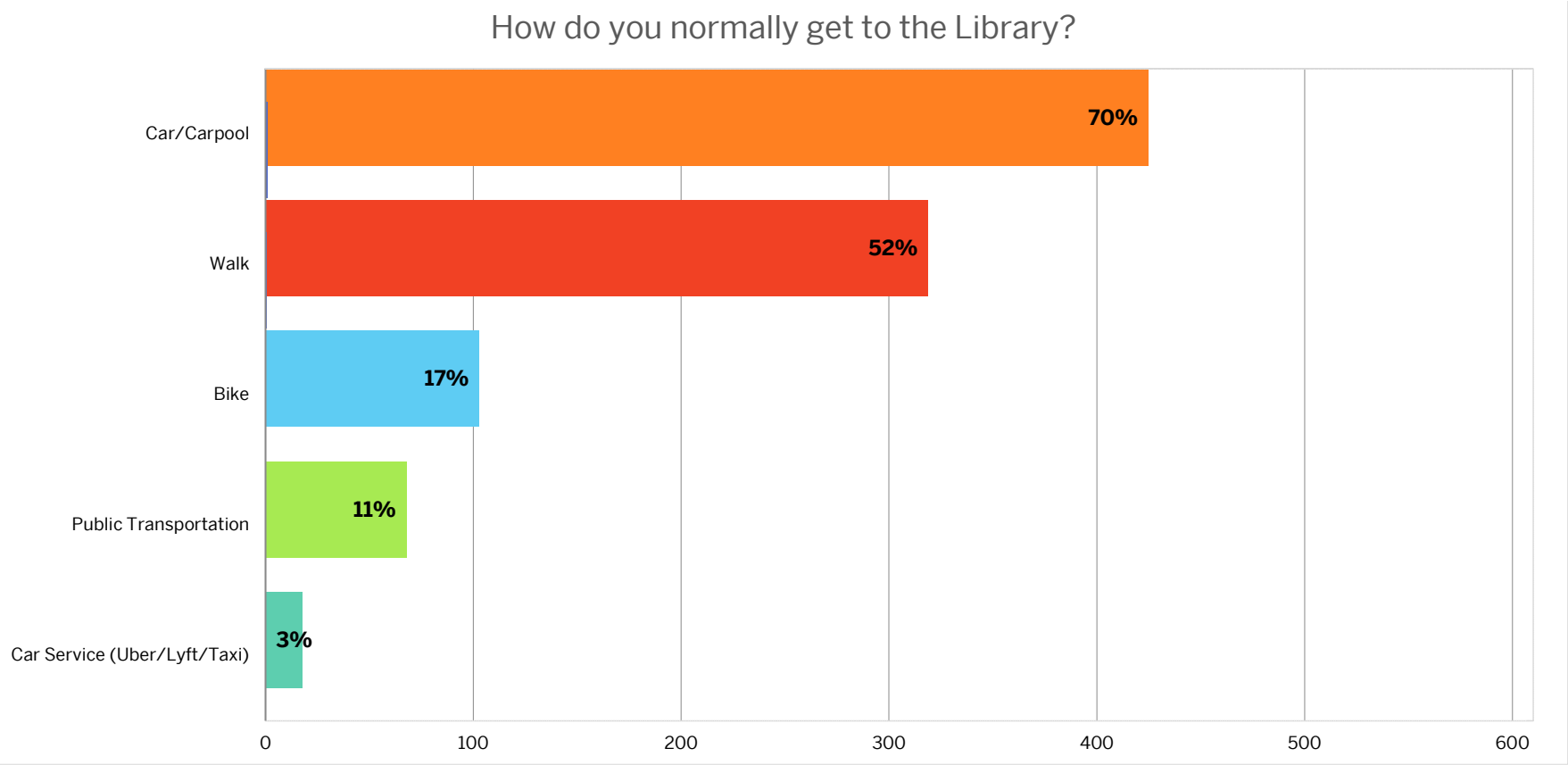
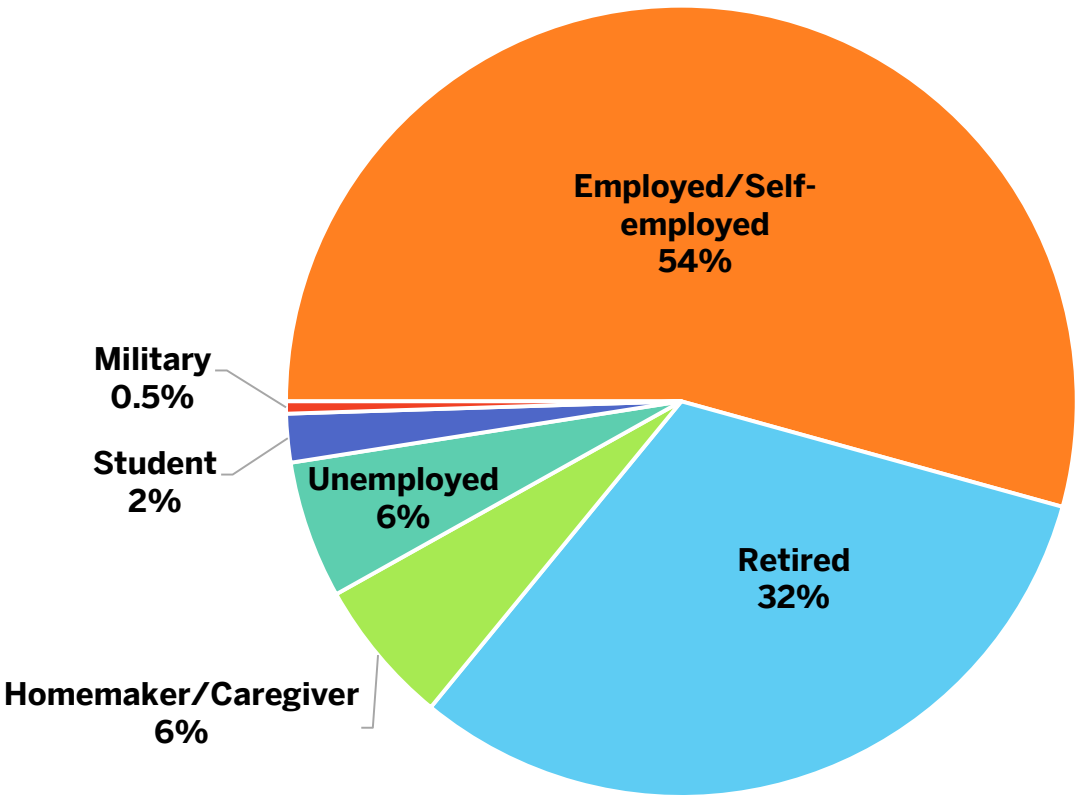
How old are you?



What is your ethnicity?



COMMUNITY SURVEY



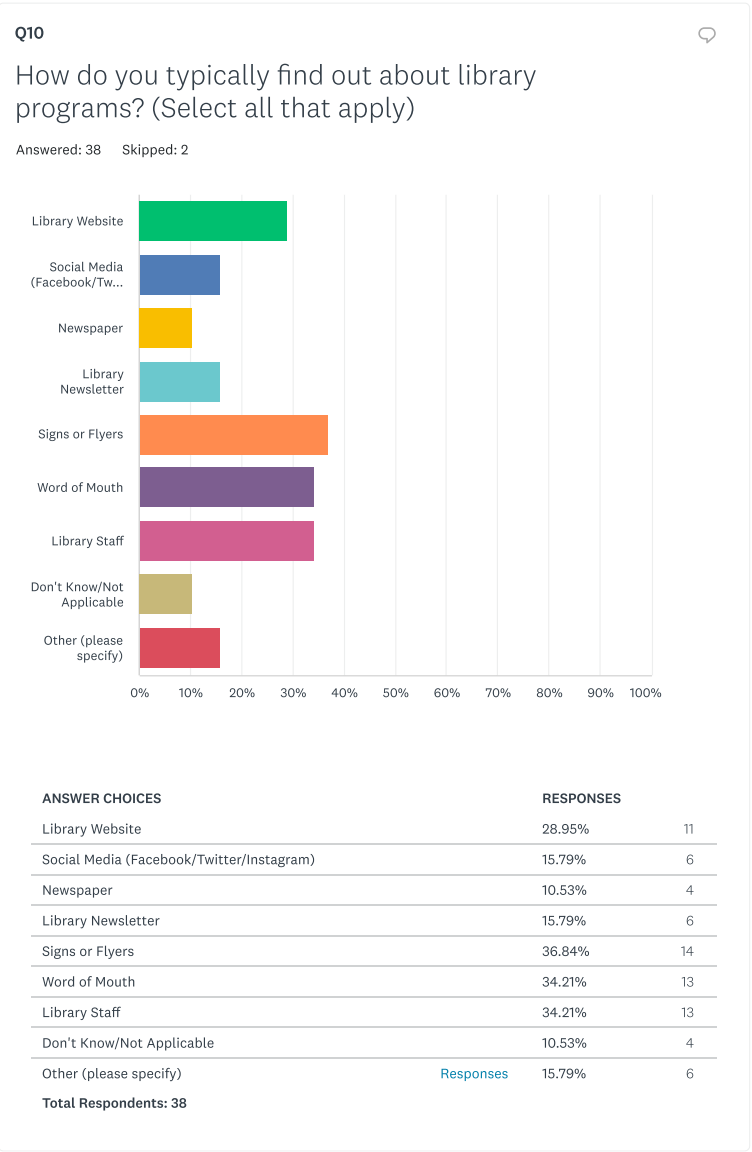
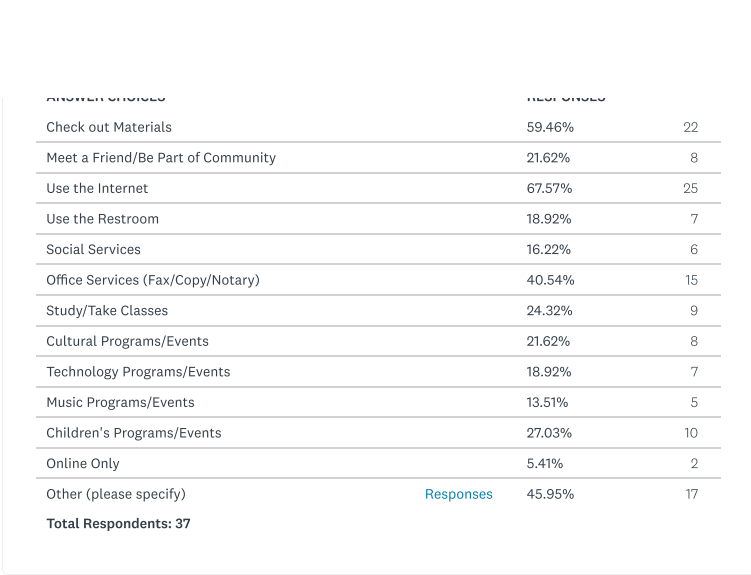
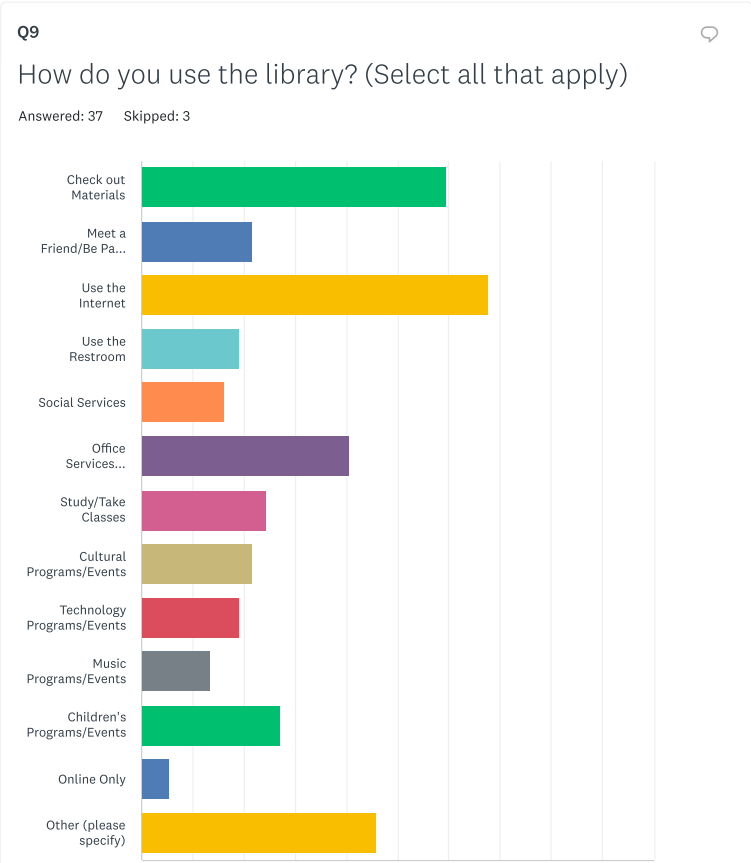
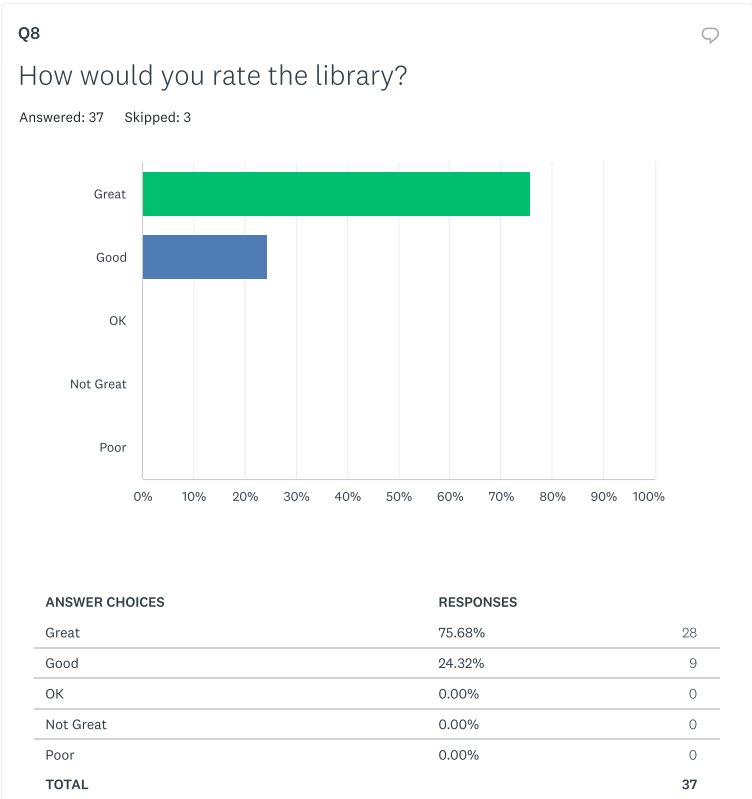
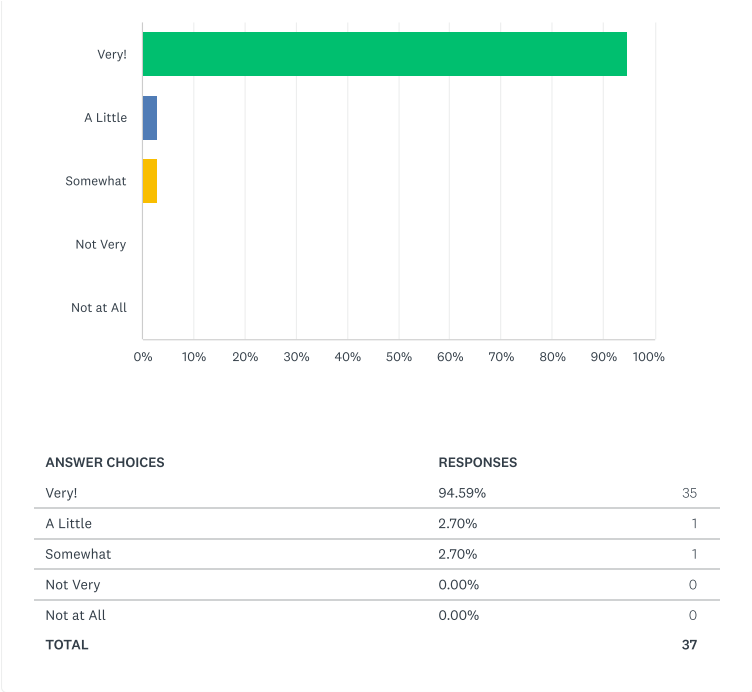
DETAILED SUMMARY OF COMMUNITY SURVEY

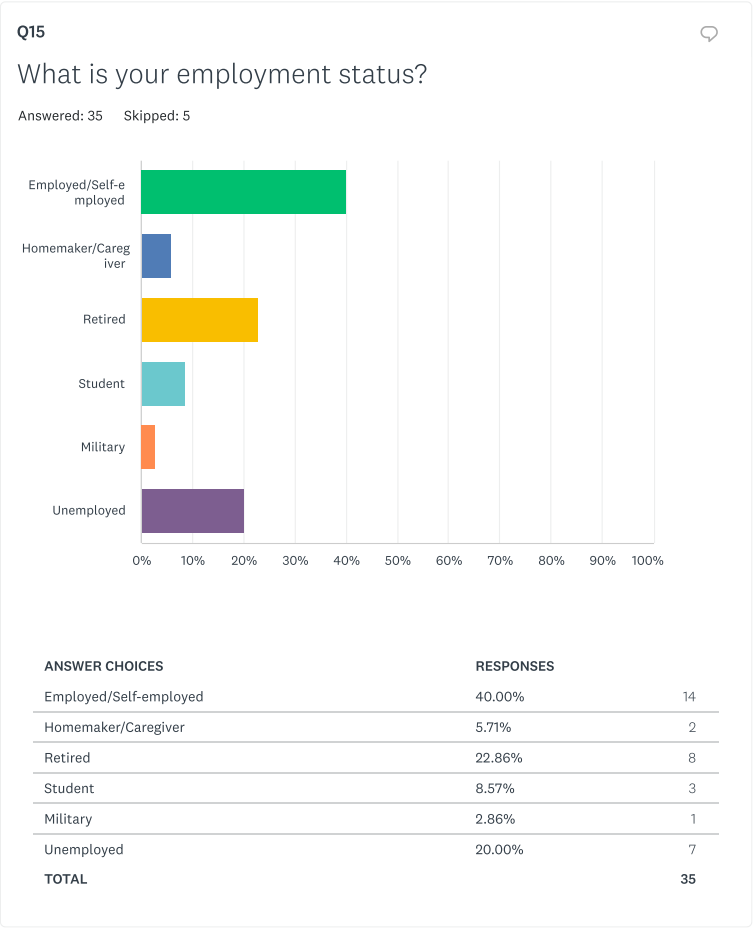
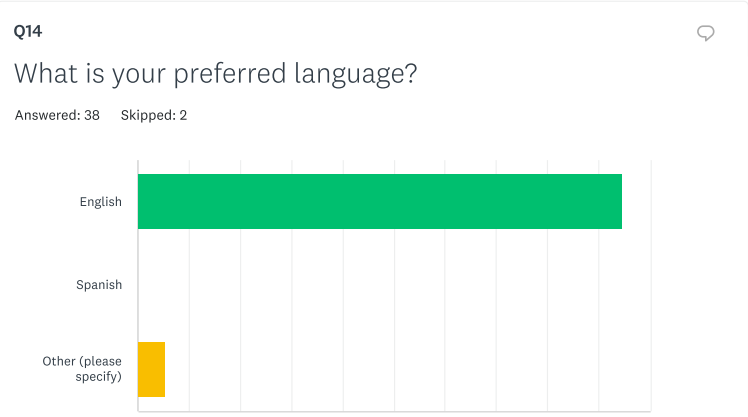
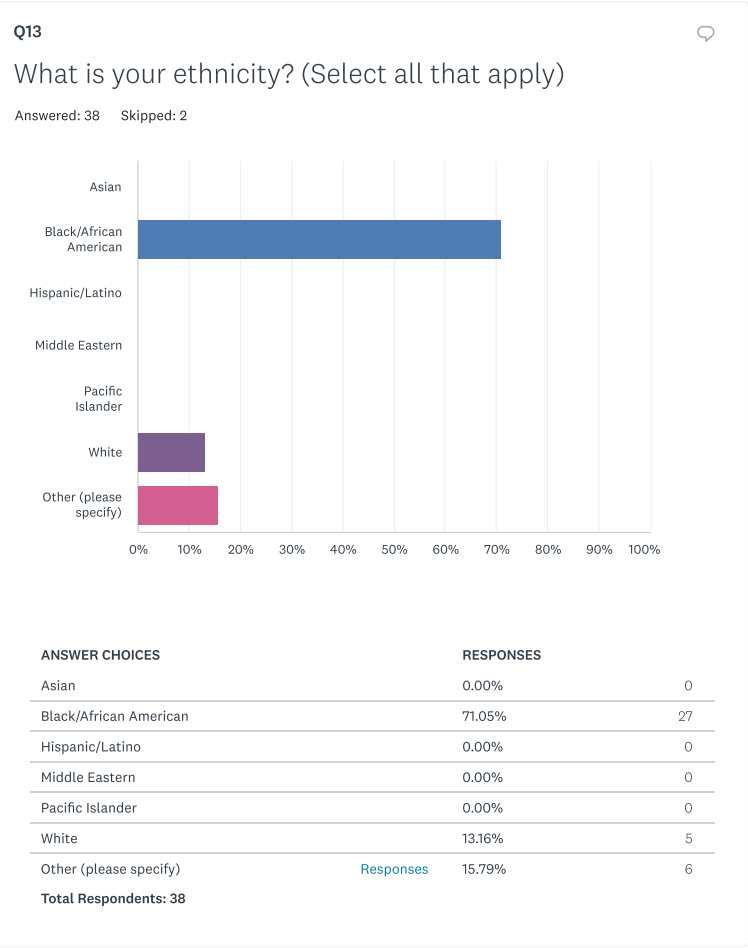
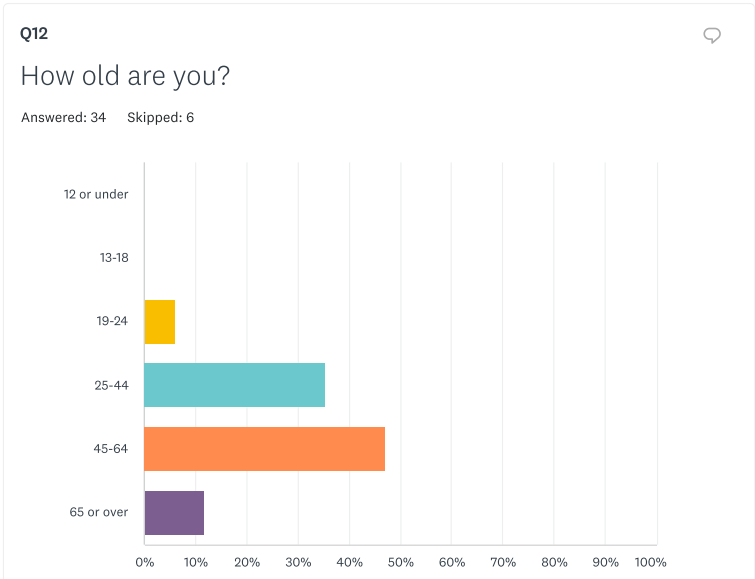
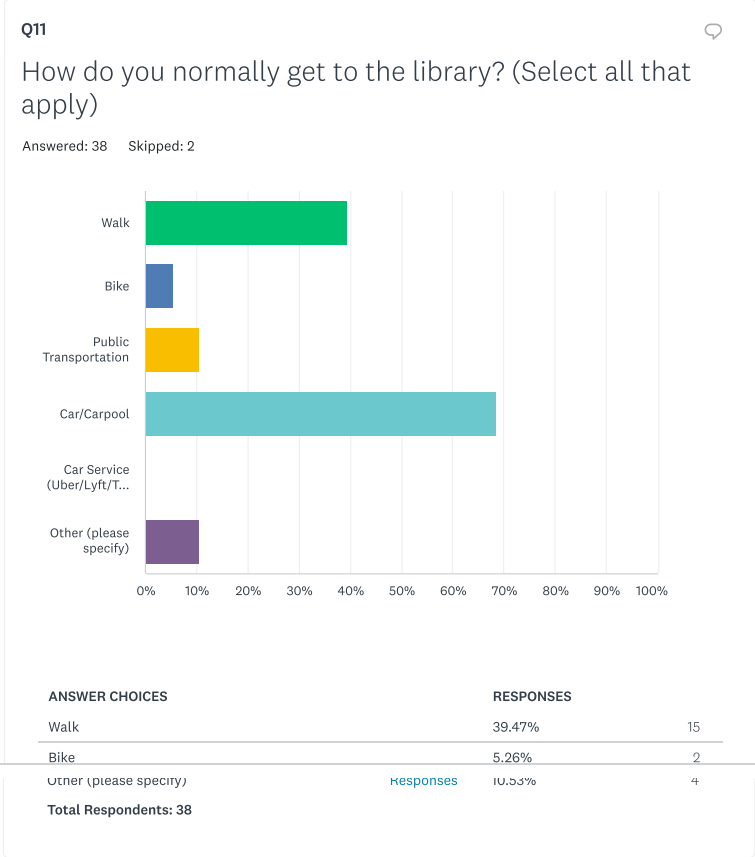
Richmond Public Library Community Survey

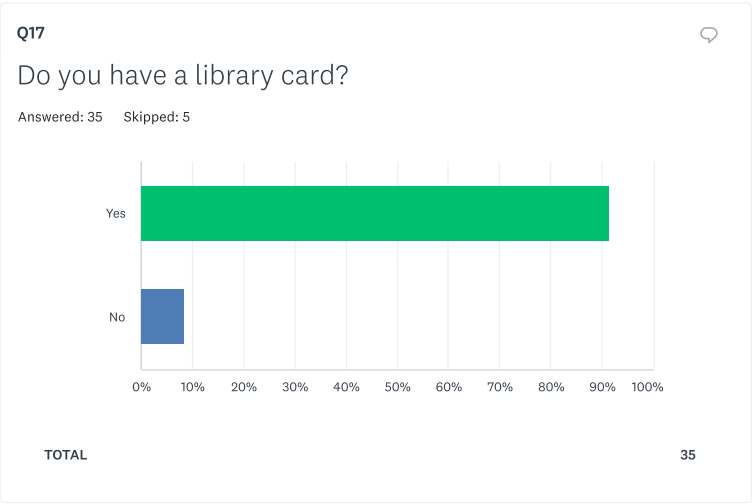
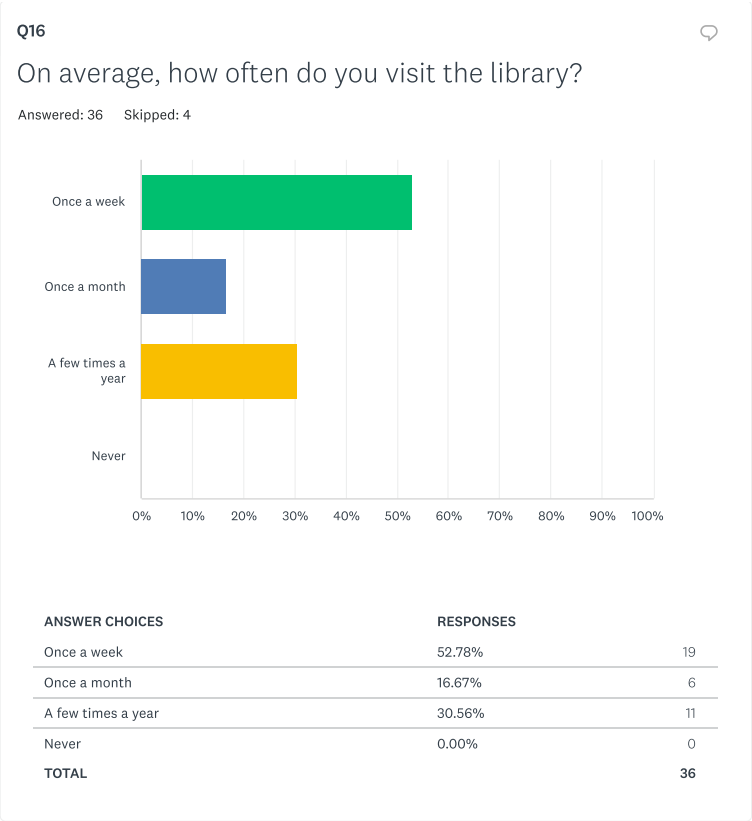
QUESTION SUMMARIES	DATA TRENDS	INDIVIDUAL RESPONSES
<div><div>Q1</div><div>What do you value most about your community?</div><div>Answered: 40 Skipped: 0</div><div><div>7/20/2021 1:10 PM</div><div>Diversity</div><div>7/20/2021 11:54 AM</div></div><div><div>Safety and transportation</div><div>7/20/2021 11:48 AM</div></div><div><div>Events and cleanliness</div><div>7/20/2021 11:45 AM</div></div><div><div>N/A</div><div>7/20/2021 11:36 AM</div></div></div>		
<div><div>Q2</div><div>What do you value most about the Richmond Public Library?</div><div>Answered: 40 Skipped: 0</div><div><div>My 4th grader loves books. We are there a lot. She would like more window seats fit reading</div><div>2/19/2022 9:49 AM</div></div><div><div>The convenience and pleasant employees</div><div>7/21/2021 2:22 PM</div></div><div><div>The library is like a good friend.</div><div>7/21/2021 2:17 PM</div></div><div><div>Access to computers, books, other information. Having a rapport with the librarians.</div><div>7/21/2021 2:14 PM</div></div></div>		

<div><div>Q3</div><div>How does the library benefit the community?</div><div>Answered: 40 Skipped: 0</div><div><div>A place of safety and quiet inside. It is also a place to explore, learn, and relax. The respectful quiet inside is so nice in this busy loud world</div><div>2/19/2022 9:49 AM</div></div><div><div>The overall help and technology that's available</div><div>7/21/2021 2:22 PM</div></div><div><div>Its like a life giving benefit.</div><div>7/21/2021 2:17 PM</div></div><div><div>Draws people together. They allow different functions to take place in their resource room that will benefit community</div><div>7/21/2021 2:14 PM</div></div></div>		
<div><div>Q4</div><div>What challenges do you, your neighbors, and community face?</div><div>Answered: 40 Skipped: 0</div><div><div>At the moment, mental health struggles bc of uncertainty and struggle. Because of covid- we are forgetting how to come together in a celebratory manner. There's so much stress. We need more nature and inspiring spaces</div><div>2/19/2022 9:49 AM</div></div><div><div>N/A</div><div>7/21/2021 2:22 PM</div></div><div><div>changing back to like it was.</div><div>7/21/2021 2:17 PM</div></div><div><div>Did not answer</div><div>7/21/2021 2:14 PM</div></div></div>		

<div><div>Q5</div><div>What has been the most important aspect of the library during the pandemic?</div><div>Answered: 40 Skipped: 0</div><div><div>Books!!!!!!! Right now, we love going. To get new chapter books. The librarian is AMAXING</div><div>2/19/2022 9:49 AM</div></div><div><div>N/A</div><div>7/21/2021 2:22 PM</div></div><div><div>Did not answer</div><div>7/21/2021 2:17 PM</div></div><div><div>Did not answer</div><div>7/21/2021 2:14 PM</div></div></div>		
<div><div>Q6</div><div>If you could change one thing about the library, what would it be?</div><div>Answered: 40 Skipped: 0</div><div><div>My daughter has requested more places to read- comfortable and in the windows. Inspiring places outside are nice too</div><div>2/19/2022 9:49 AM</div></div><div><div>Nothing</div><div>7/21/2021 2:22 PM</div></div><div><div>Nothing</div><div>7/21/2021 2:17 PM</div></div><div><div>The way it is set up. Especially the computers.</div><div>7/21/2021 2:14 PM</div></div></div>		







Q18

Additional Comments

Answered: 38 Skipped: 2

Window seats to read!

2/19/2022 9:49 AM

N/A

7/21/2021 2:22 PM

Did not answer any questions on the back of survey.

7/21/2021 2:17 PM

N/A

7/21/2021 2:14 PM

Q19

Thank you for your time! If you have questions about this survey or the library, please contact us: cyberlibrarian@richmondgov.com If you would like to be eligible to win a prize for completing this survey, please provide your contact information.

Answered: 21 Skipped: 19

ANSWER CHOICES	RESPONSES	
Name	Responses	100.00% 21
Email	Responses	80.95% 17
Telephone	Responses	76.19% 16

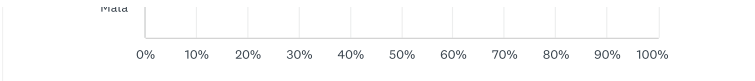
DETAILED SUMMARY OF COMMUNITY SURVEY (SPANISH)

Biblioteca Pública de Richmond Encuesta a la comunidad

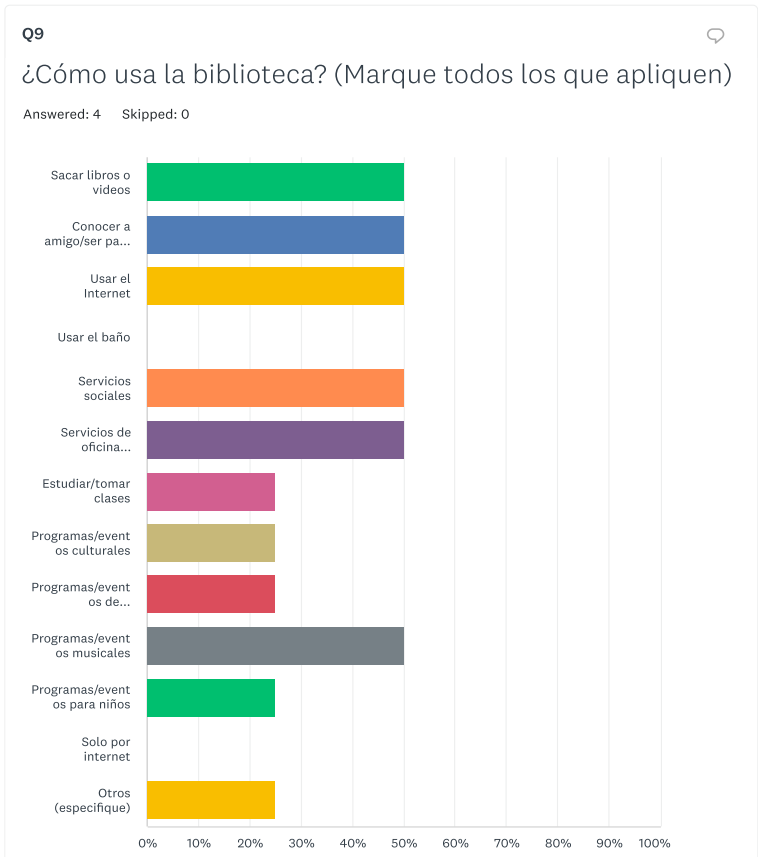
QUESTION SUMMARIES	DATA TRENDS	INDIVIDUAL RESPONSES
<div> <div>Q1</div> <div>¿Qué es lo que más valora de su comunidad?</div> <div> <div>Answered: 4</div> <div>Skipped: 0</div> </div> </div>		
<div> <div>SII</div> <div>7/7/2021 4:55 PM</div> </div>		
<div> <div>la seguridad</div> <div>6/28/2021 2:59 PM</div> </div>		
<div> <div>i love county SOUP OR EVEN TSOS CHICKEN</div> <div>6/23/2021 11:39 AM</div> </div>		
<div> <div>Todo</div> <div>6/7/2021 4:10 PM</div> </div>		
<div> <div>Q2</div> <div>¿Qué es lo que más valora de la Biblioteca Pública de Richmond</div> <div> <div>Answered: 4</div> <div>Skipped: 0</div> </div> </div>		
<div> <div>SII</div> <div>7/7/2021 4:55 PM</div> </div>		
<div> <div>el profesionalismo</div> <div>6/28/2021 2:59 PM</div> </div>		
<div> <div>BECAUSE THE GUARD SEEMED TO NOTICE SOUNDS I HAVENT REVD</div> <div>6/23/2021 11:39 AM</div> </div>		
<div> <div>Los libros</div> <div>6/7/2021 4:10 PM</div> </div>		

<p>Q3</p> <p>¿Cómo beneficia la biblioteca a la comunidad?</p> <p>Answered: 4 Skipped: 0</p>	
<p>SII</p> <p>6/28/2021 2:59 PM</p>	
<p>SURELY NOT, AND DONT FEED UNI</p> <p>6/23/2021 11:39 AM</p>	
<p>Pues uno aprende mucho leyendo libros</p> <p>6/7/2021 4:10 PM</p>	
<p>Q4</p> <p>¿Qué desafíos enfrentan usted, sus vecinos y la comunidad?</p> <p>Answered: 4 Skipped: 0</p>	
<p>SII</p> <p>7/7/2021 4:55 PM</p>	
<p>la sobrevivencia</p> <p>6/28/2021 2:59 PM</p>	
<p>DIOCES LEARNED FOR 66% BUT 28 MORE WOULD AMMEND YOUR CONCERNS OVER SPARE TIME.</p> <p>6/23/2021 11:39 AM</p>	
<p>La violencia</p> <p>6/7/2021 4:10 PM</p>	

<p>Q5</p> <p>¿Cuál ha sido la función más importante de la biblioteca durante la pandemia?</p> <p>Answered: 4 Skipped: 0</p>	
<p>SI!</p> <p>7/7/2021 4:55 PM</p>	
<p>la informacion</p> <p>6/28/2021 2:59 PM</p>	
<p>PANDAS SHOULD ROLL WHEN PLEASED, PANDAS SHOULD SOLVE SUMMERSAULTS ON THEIR OWN.</p> <p>6/23/2021 11:39 AM</p>	
<p>Tomar precausionea</p> <p>6/7/2021 4:10 PM</p>	
<p>Q6</p> <p>¿Si pudiera cambiar algo de la biblioteca, qué sería?</p> <p>Answered: 4 Skipped: 0</p>	
<p>SI!</p> <p>7/7/2021 4:55 PM</p>	
<p>nada</p> <p>6/28/2021 2:59 PM</p>	
<p>SARA MY FRIEND SHE PINK YO</p> <p>6/23/2021 11:39 AM</p>	
<p>Los horarios</p> <p>6/7/2021 4:10 PM</p>	



ANSWER CHOICES	RESPONSES	
¡Excelente!	50.00%	2
Buena	25.00%	1
OK	25.00%	1
No es buena	0.00%	0
Mala	0.00%	0
TOTAL		4



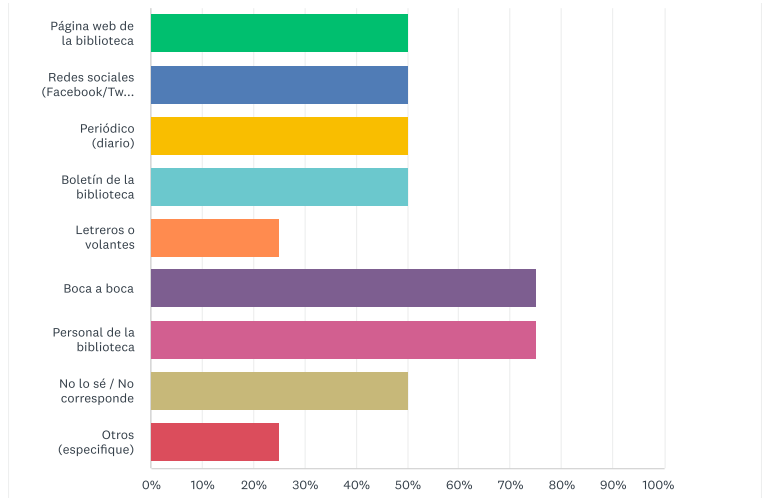
ANSWER CHOICES	RESPONSES	
Sacar libros o videos	50.00%	2
Conocer a amigo/ser parte de comunidad	50.00%	2
Usar el Internet	50.00%	2
Usar el baño	0.00%	0
Servicios sociales	50.00%	2
Servicios de oficina (Fax/Copia/Notary)	50.00%	2
Estudiar/tomar clases	25.00%	1
Programas/eventos culturales	25.00%	1

ANSWER CHOICES	RESPONSES
Programas/eventos de tecnología	25.00% 1
Programas/eventos musicales	50.00% 2
Programas/eventos para niños	25.00% 1
Solo por internet	0.00% 0
Otros (especifique)	25.00% 1
Total Respondents: 4	

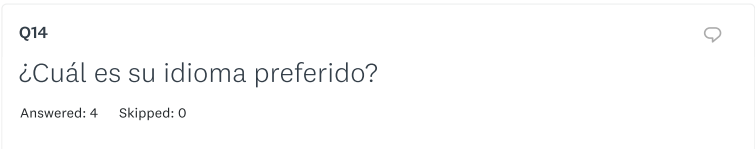
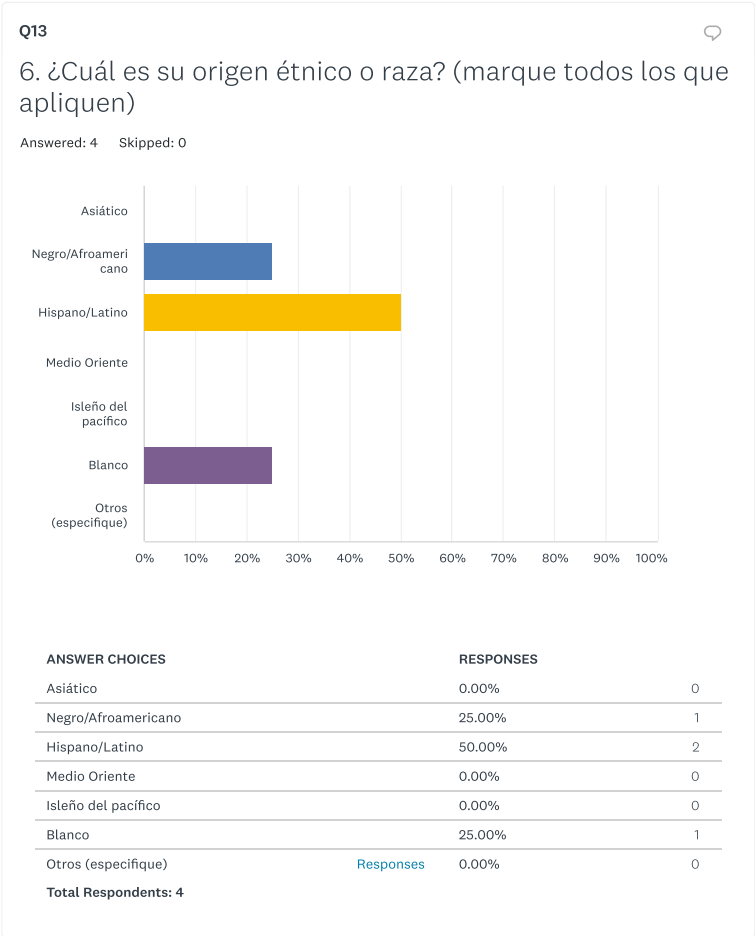
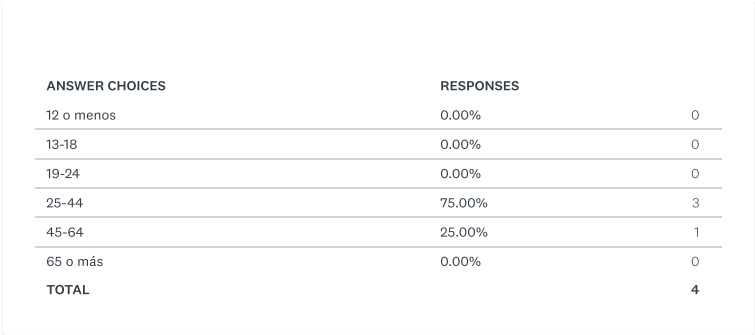
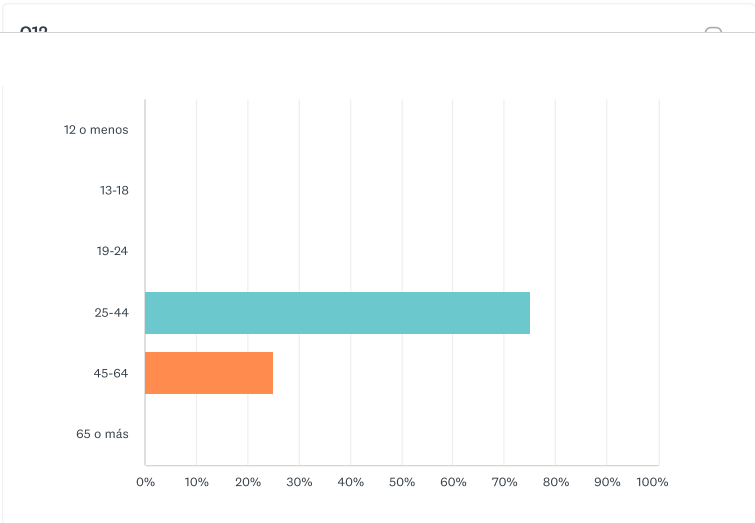
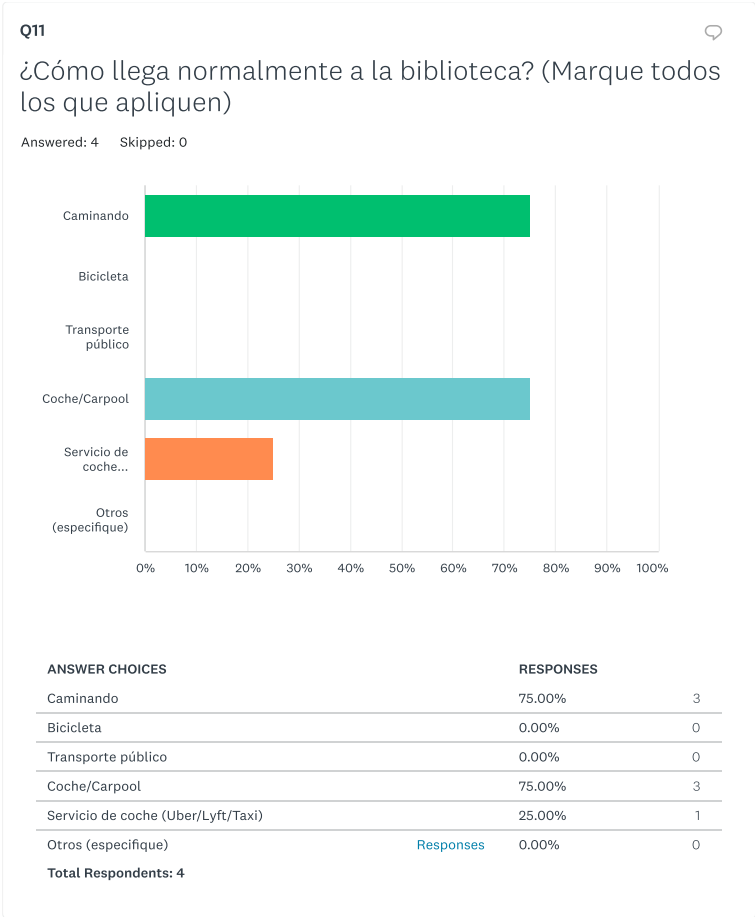
Q10

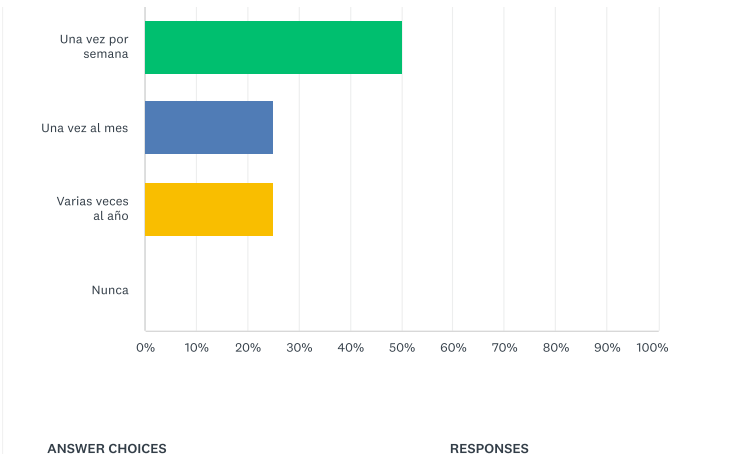
¿Cómo suele encontrar información sobre los programas?

www.surveymonkey.com/re: [COPY](#) [Share](#) [Tweet](#) [Share](#)

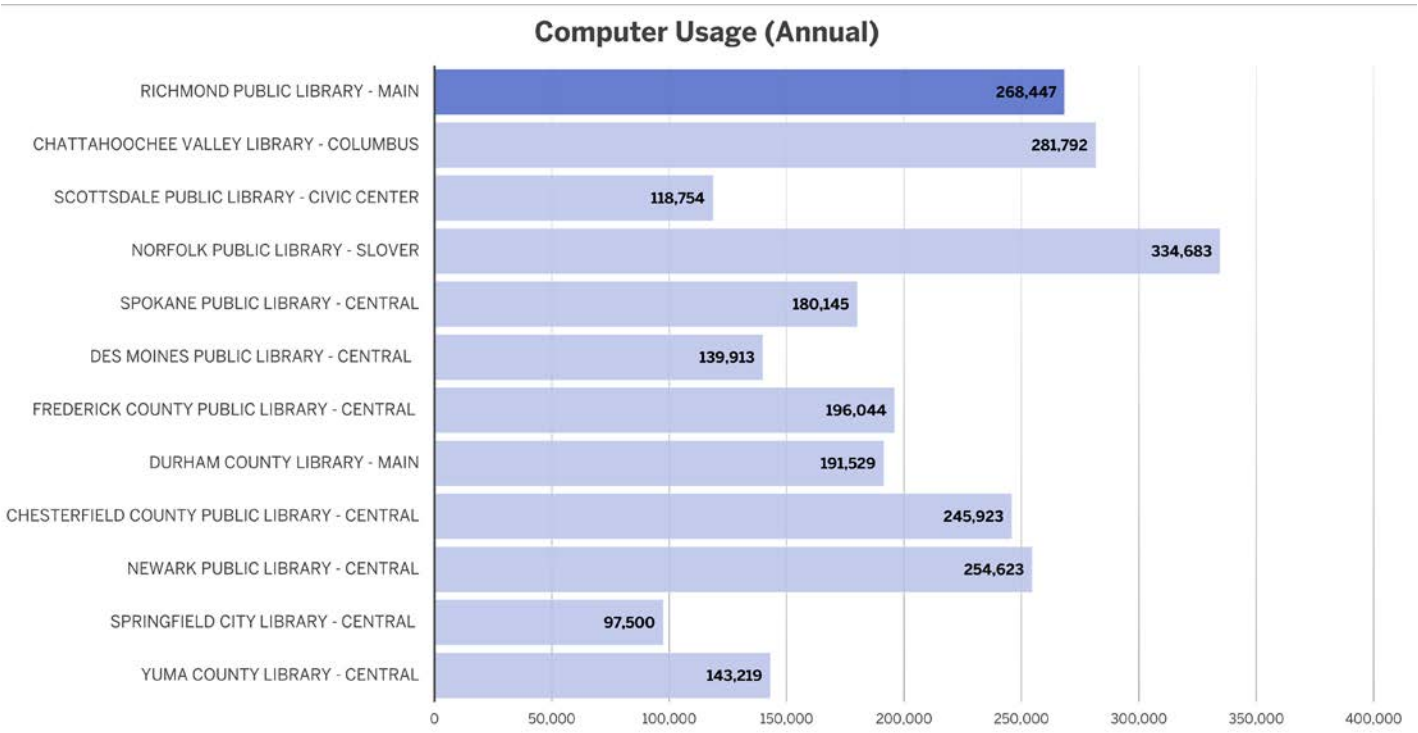
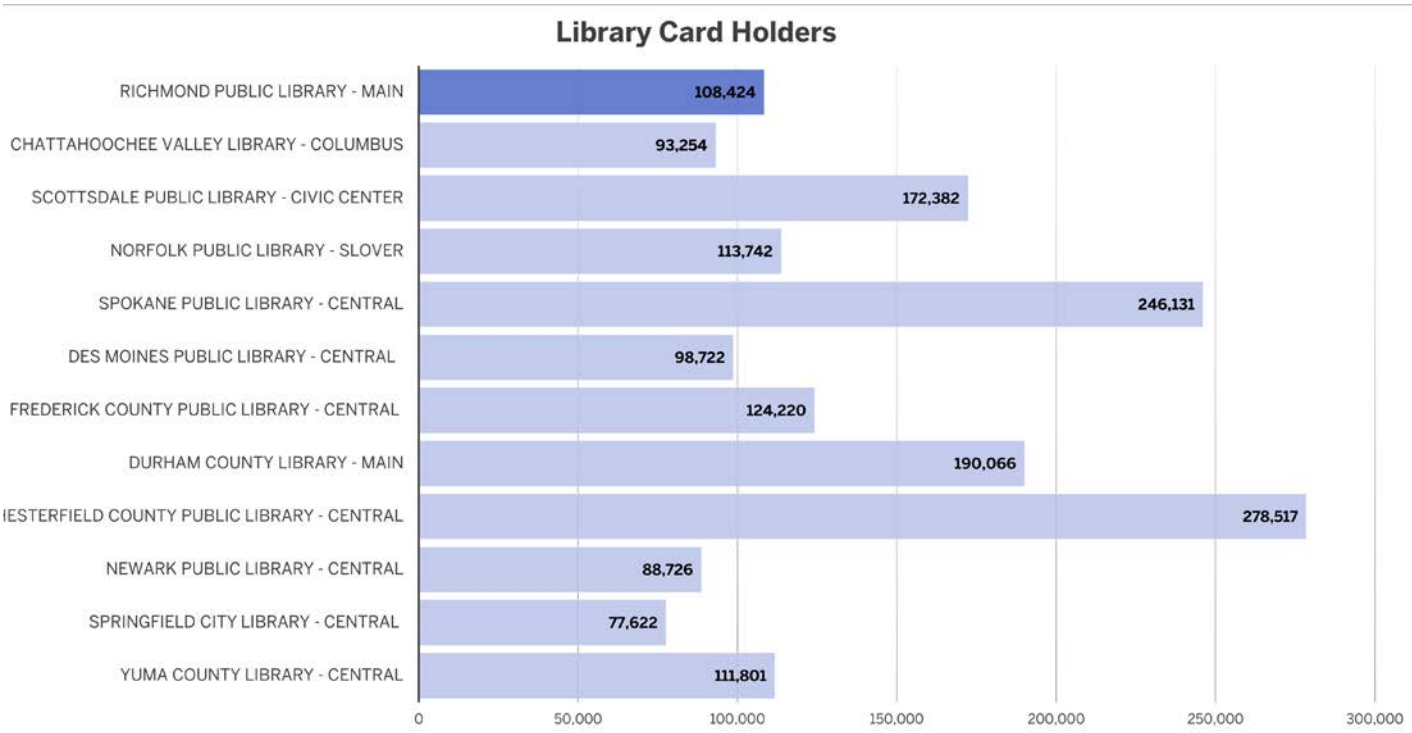
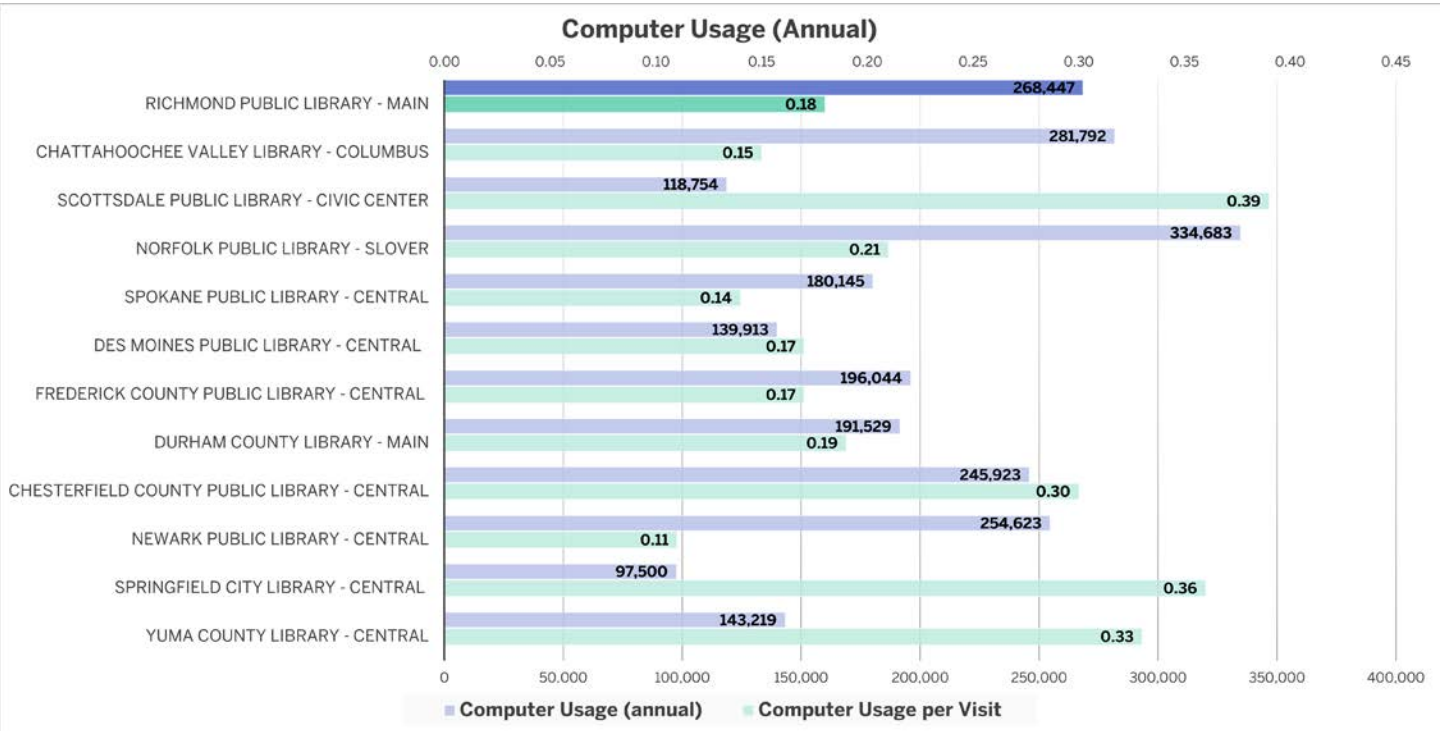
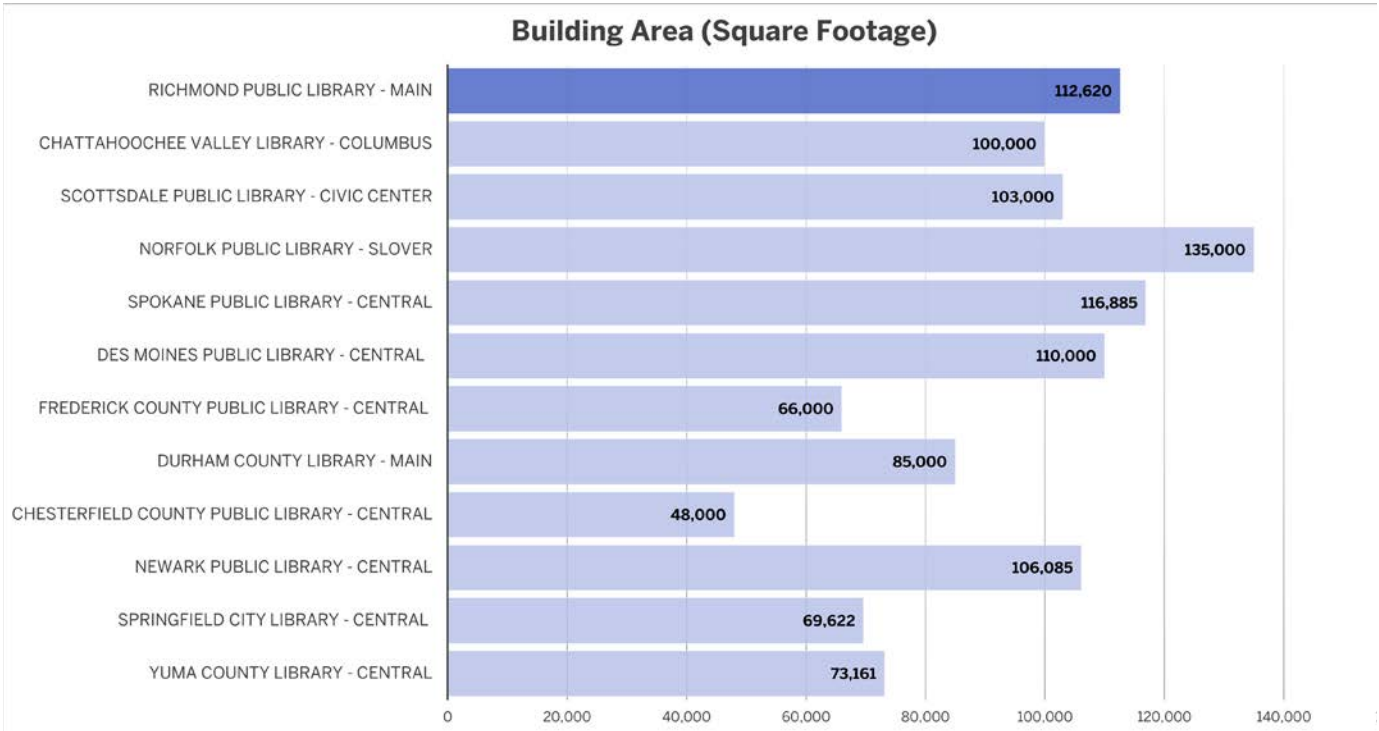


ANSWER CHOICES	RESPONSES	
Página web de la biblioteca	50.00%	2
Redes sociales (Facebook/Twitter/Instagram)	50.00%	2
Periódico (diario)	50.00%	2
Boletín de la biblioteca	50.00%	2
Letreros o volantes	25.00%	1
Boca a boca	75.00%	3
Personal de la biblioteca	75.00%	3
No lo sé / No corresponde	50.00%	2
Otros (especifique)	25.00%	1
Total Respondents: 4		

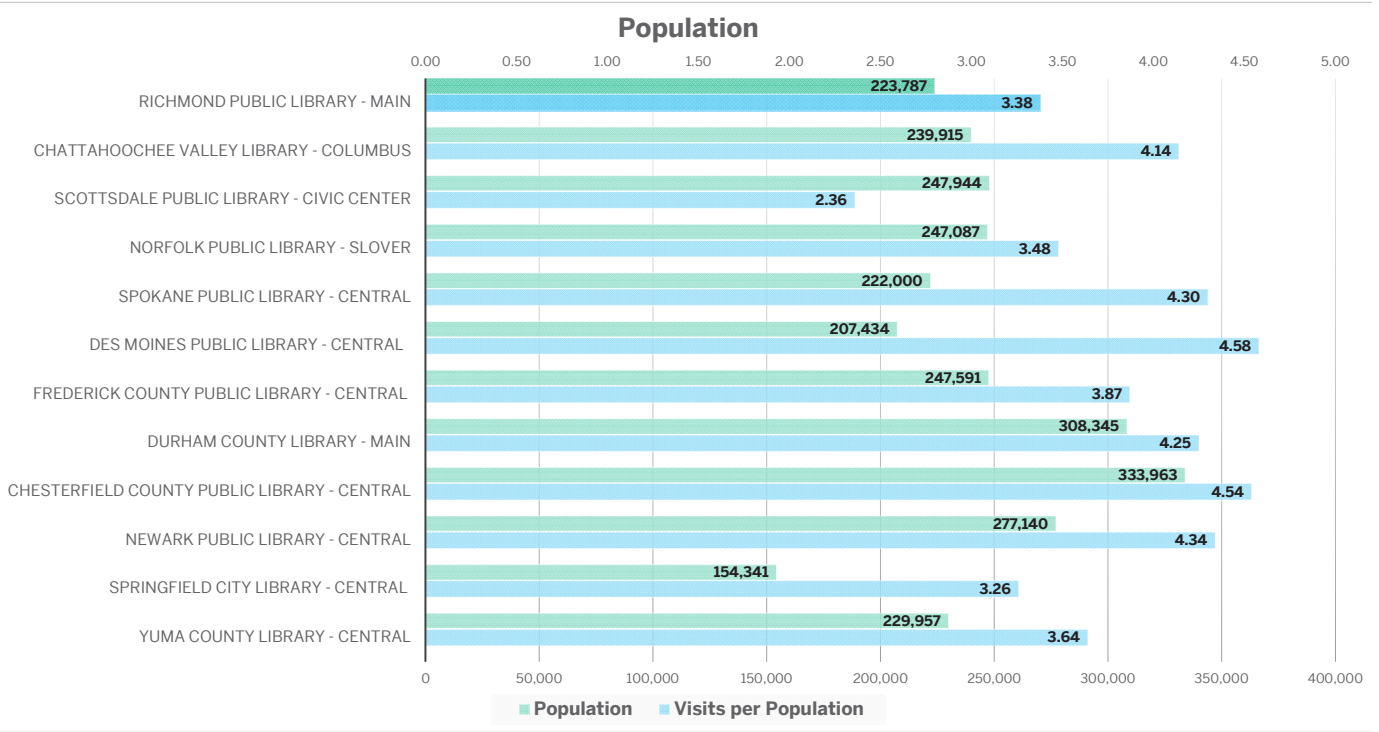
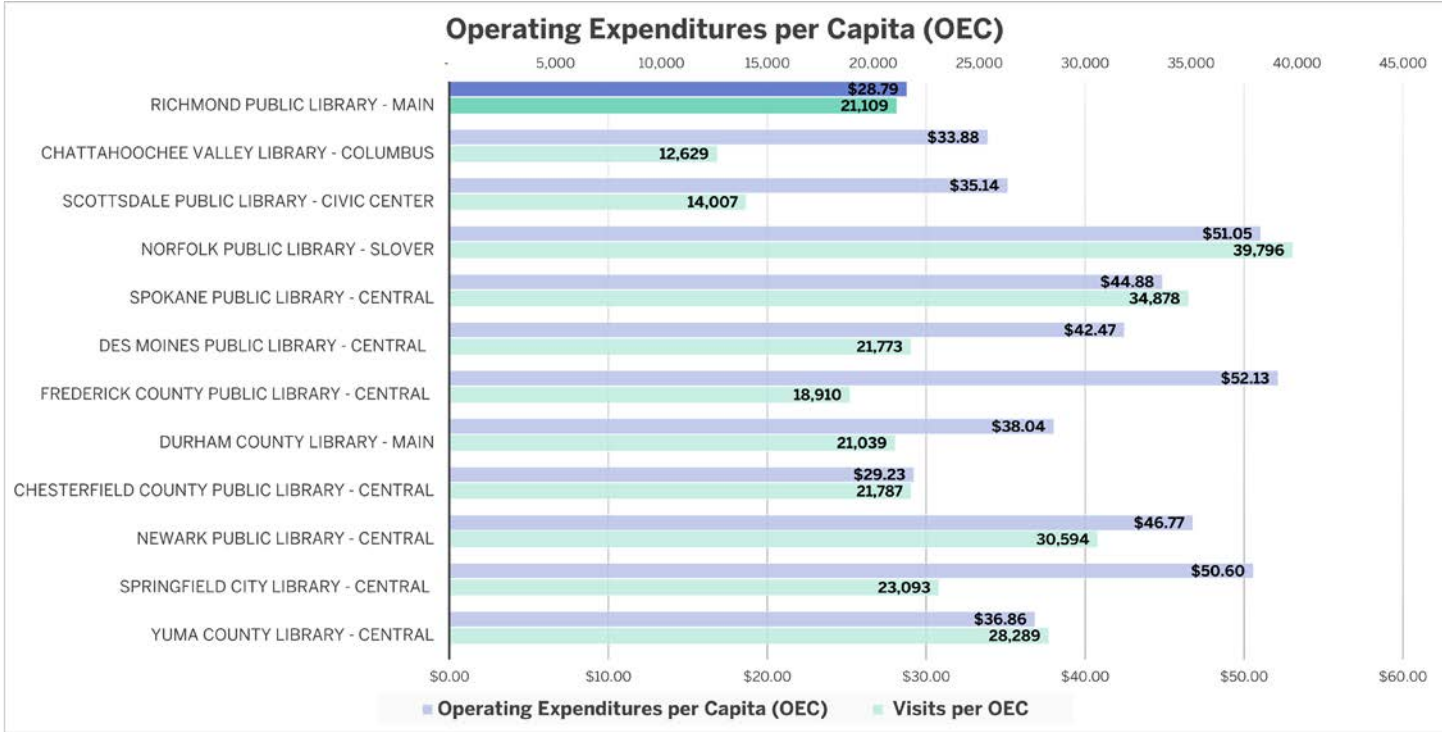
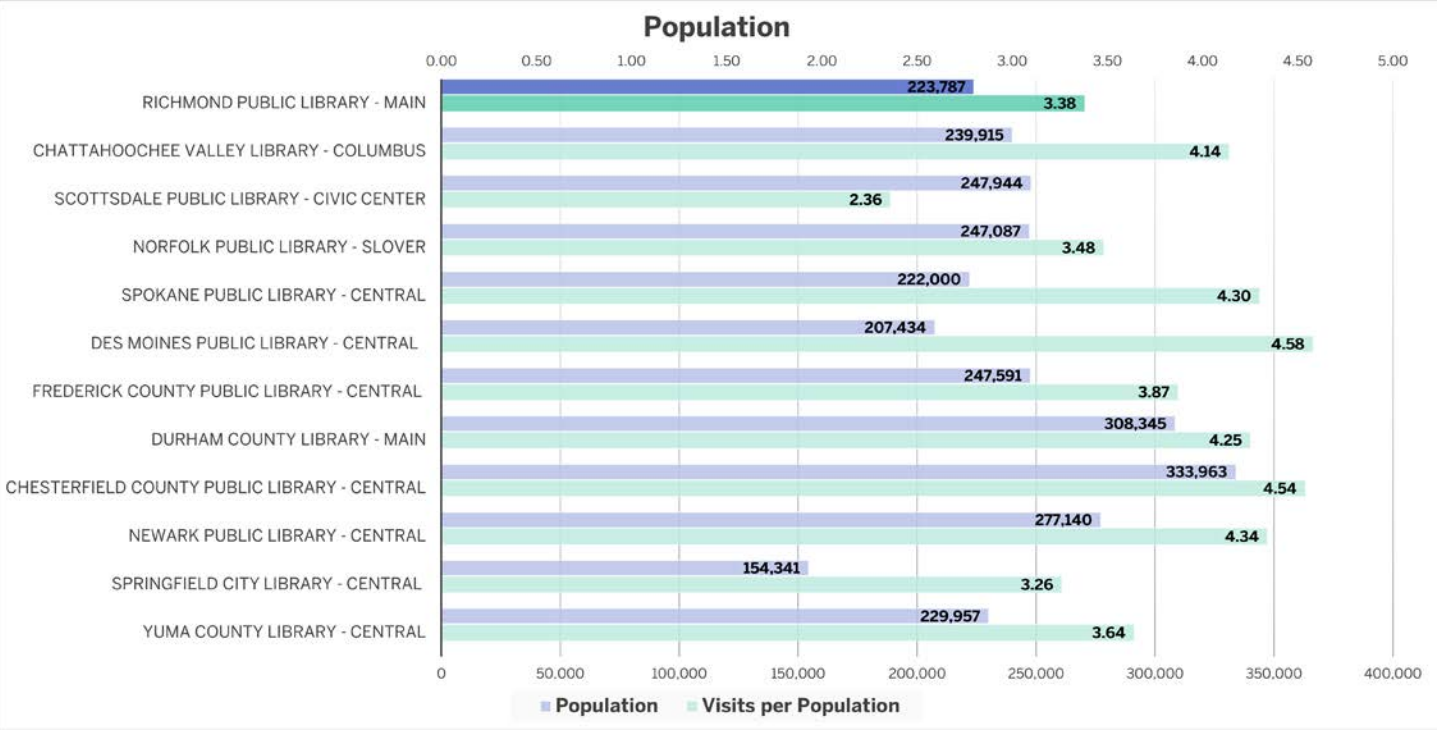
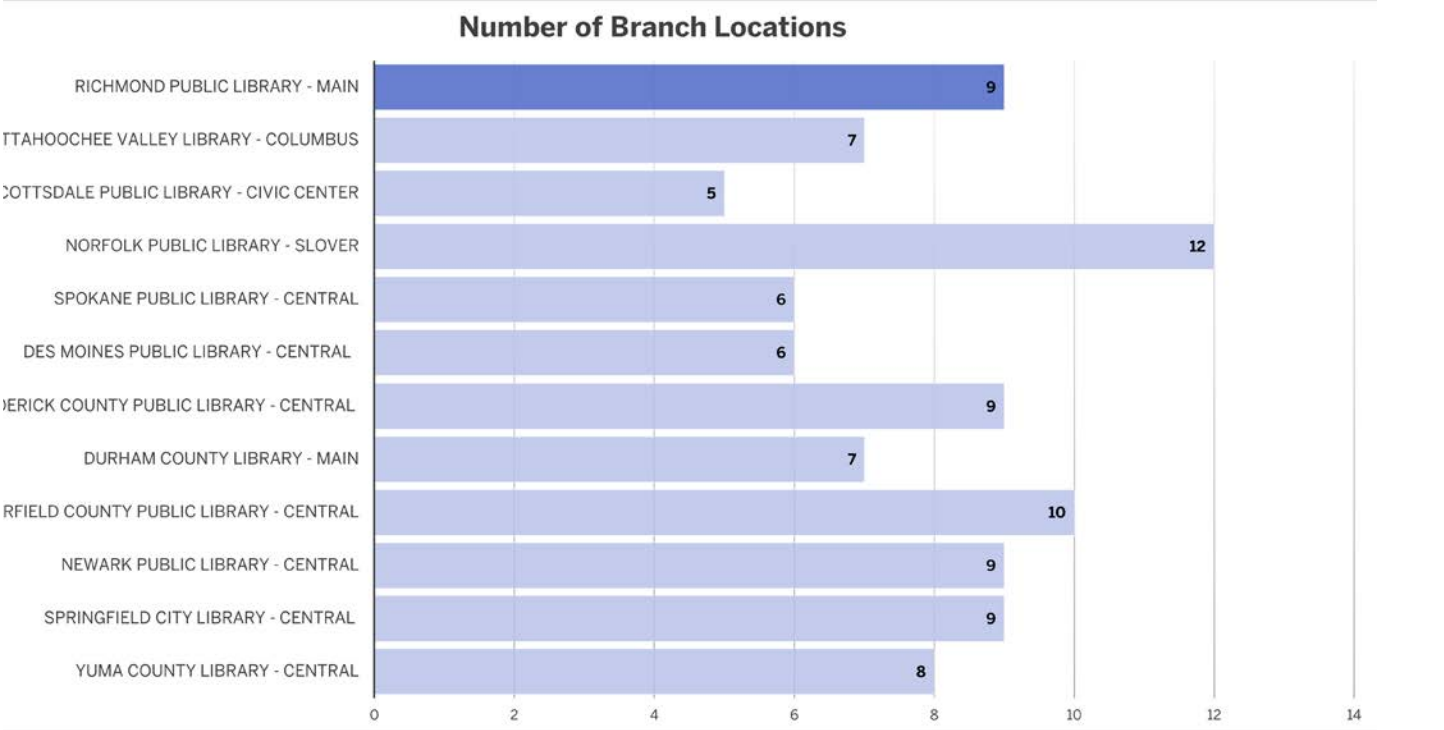




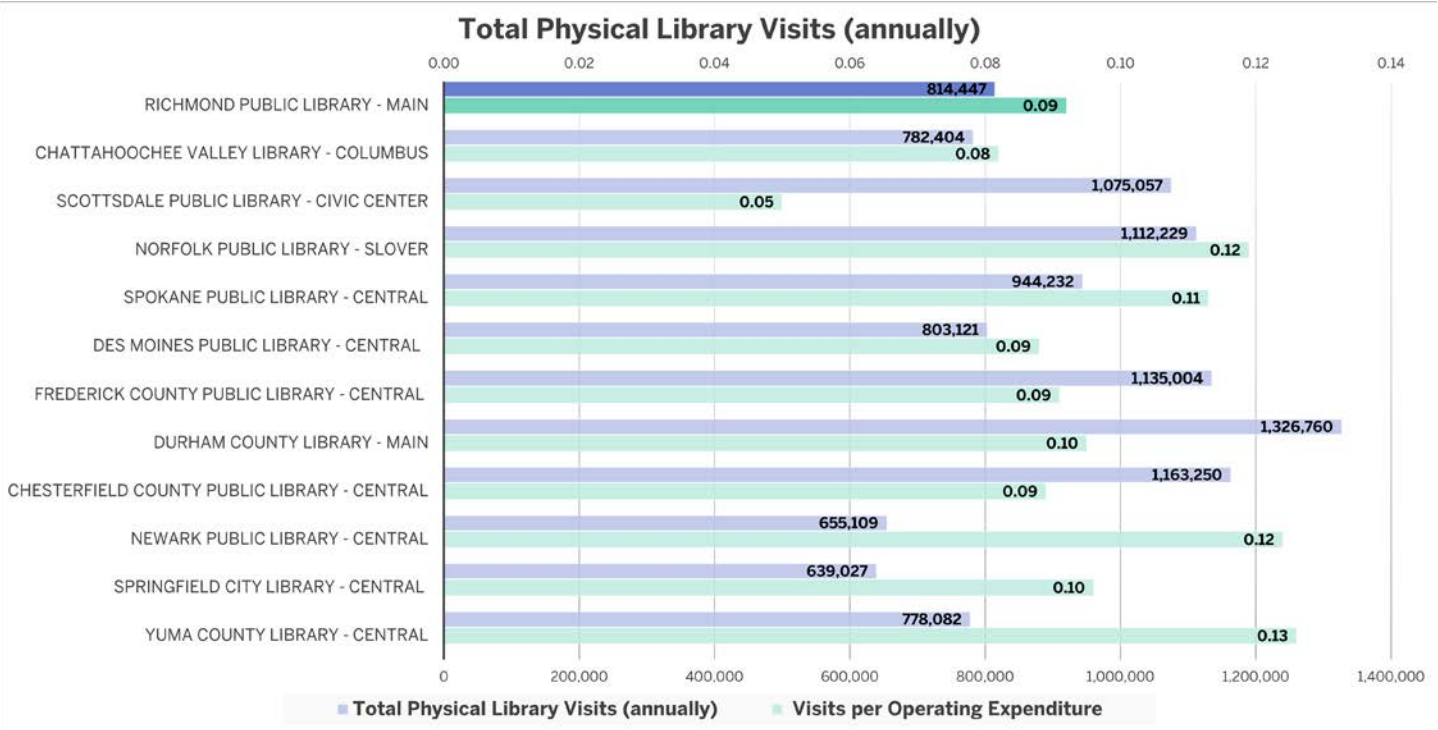
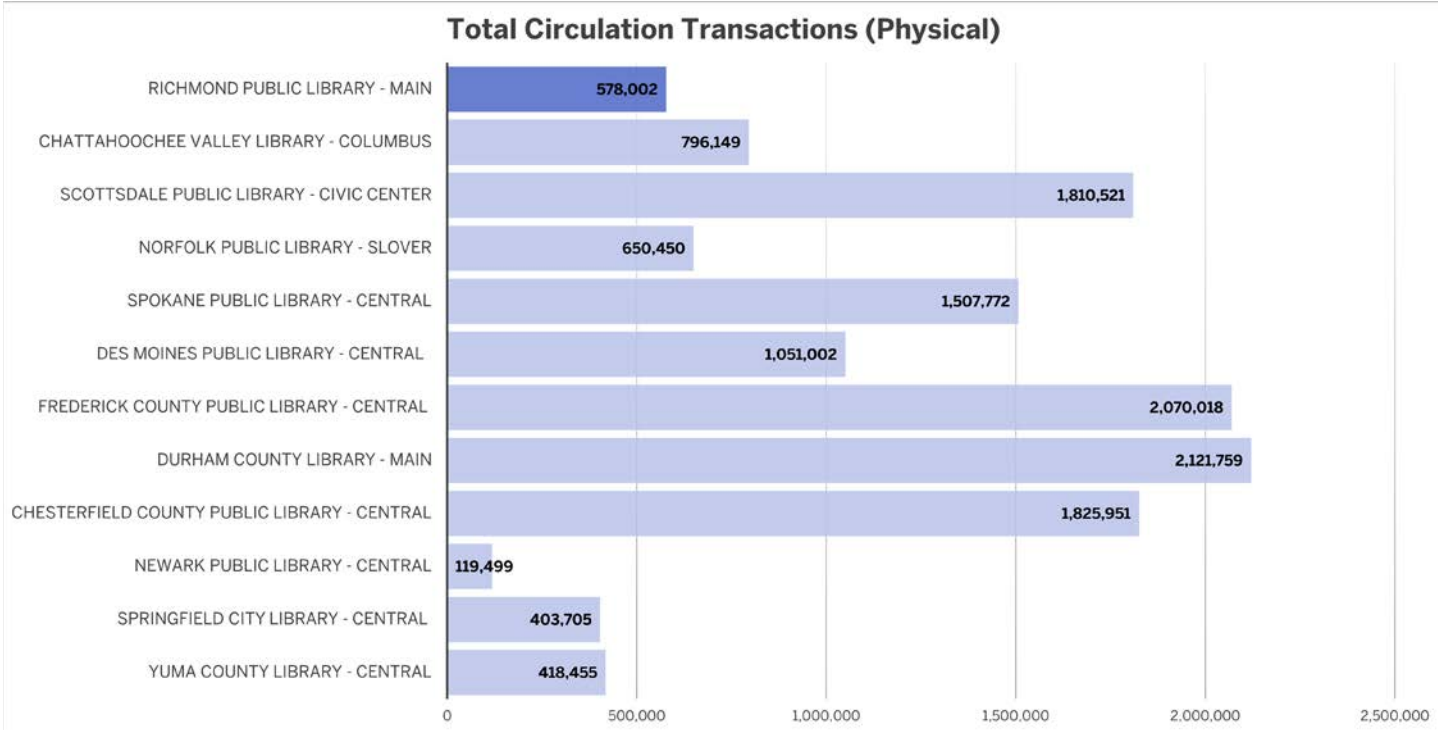
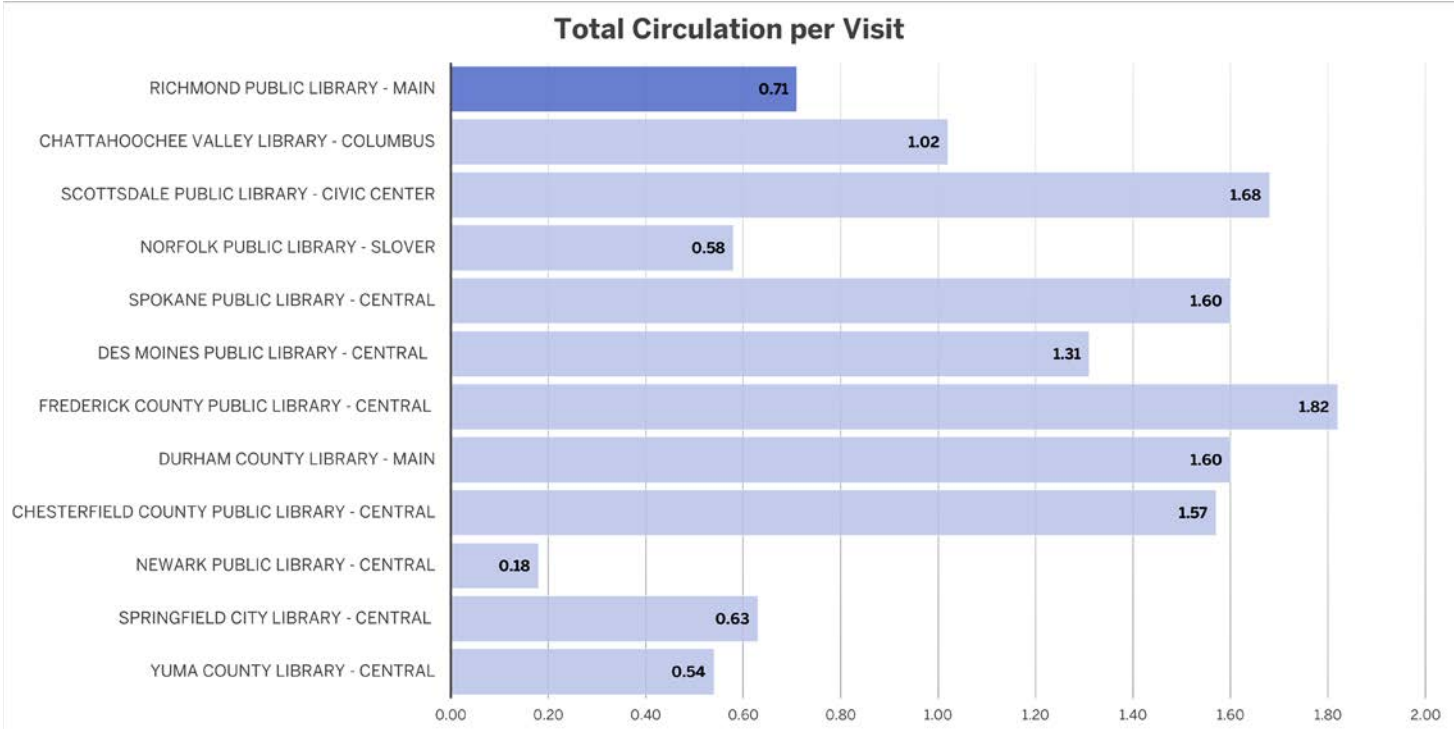
BENCHMARK DATA



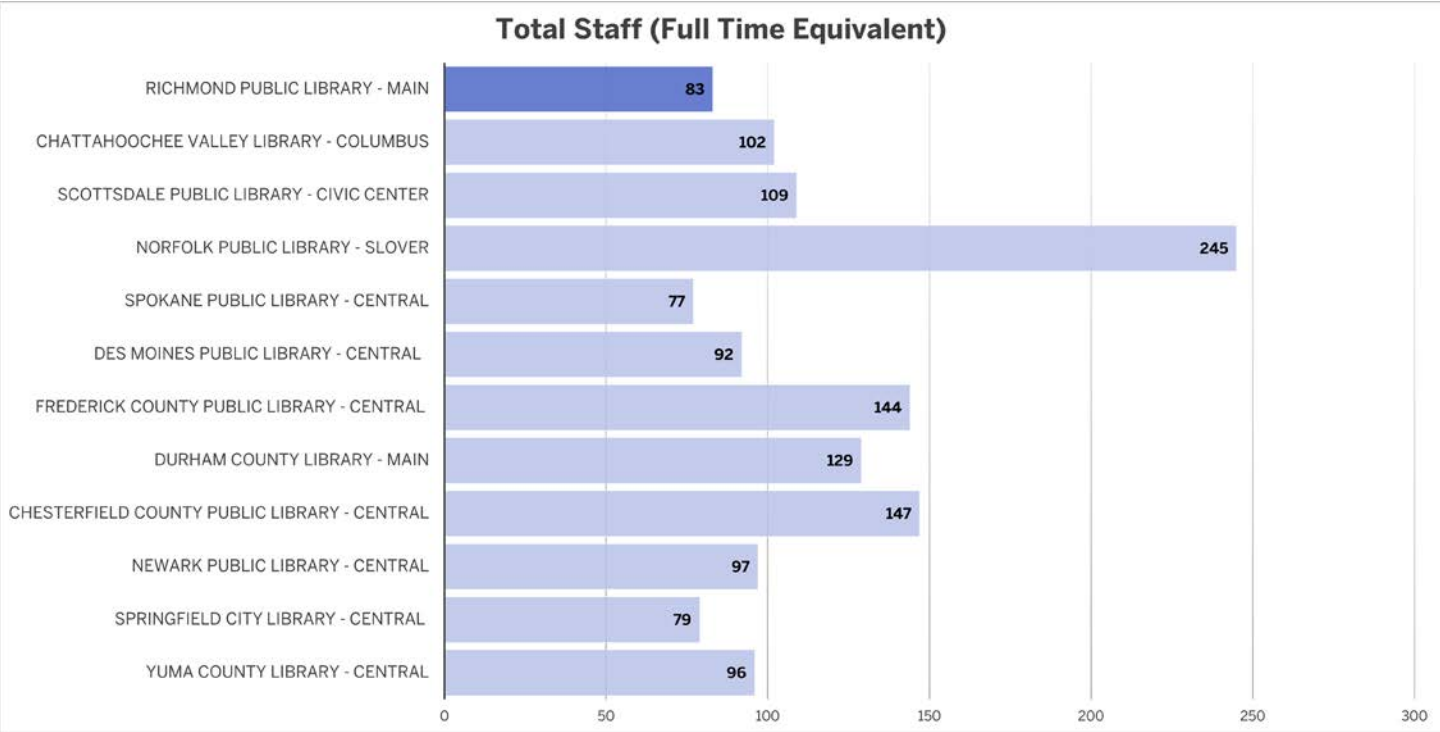
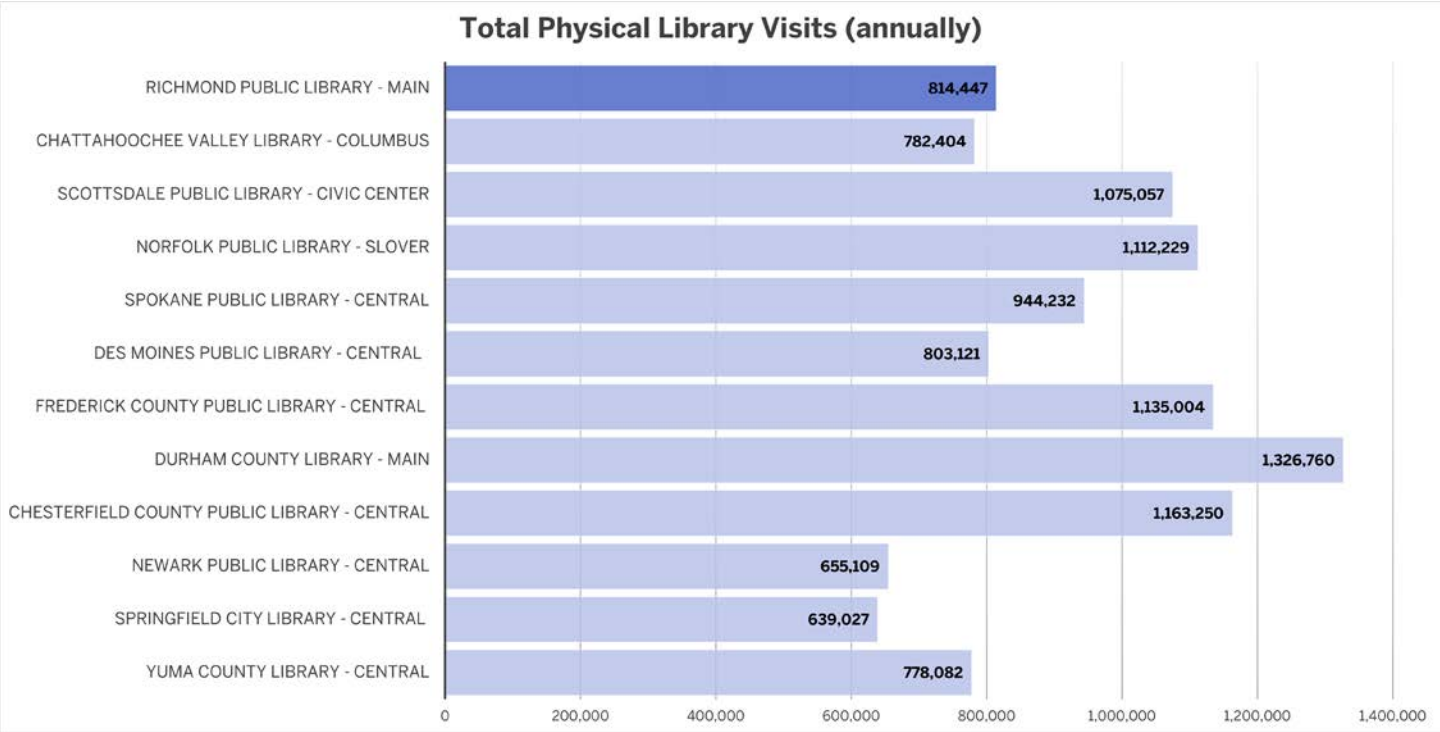
BENCHMARK DATA



BENCHMARK DATA



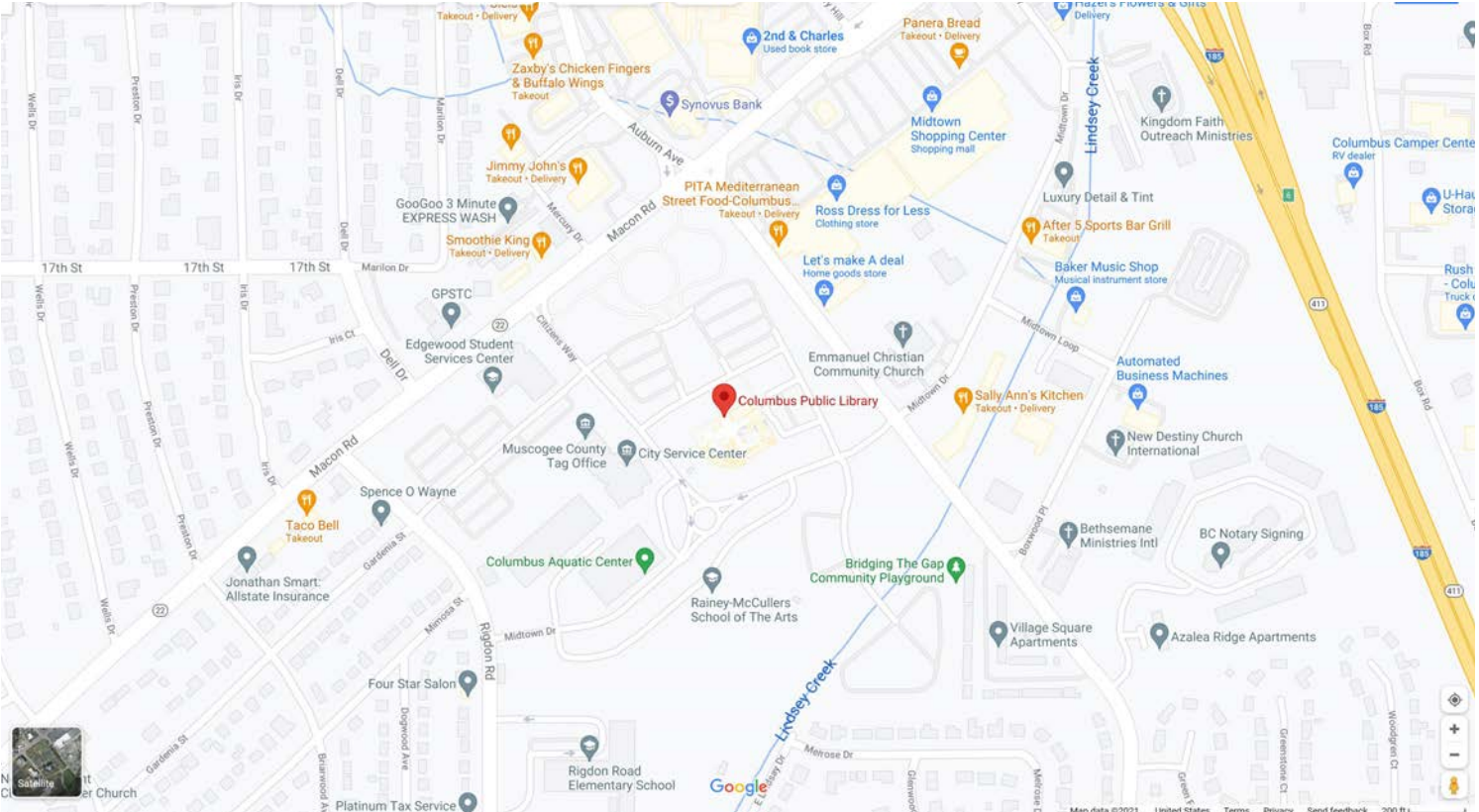
BENCHMARK DATA



CHATTAHOOCHEE VALLEY LIBRARY

COLUMBUS, GEORGIA

- STATE
Georgia
- POPULATION
239,915
- OPERATING EXPENDITURES
PER CAPITA
\$33.88
- TOTAL PHYSICAL LIBRARY
VISITS (ANNUALLY)
782,404
- TOTAL COLLECTIONS (PRINT)
261,759
- TOTAL CIRCULATION
TRANSACTIONS (PHYSICAL)
796,149
- BUILDING AREA
100,000 SF
- TOTAL STAFF
102
- COMPUTER USAGE (ANNUAL)
281,792
- LIBRARY CARD HOLDERS
93,254
- BRANCH LOCATIONS
7



SCOTTSDALE PUBLIC LIBRARY

CIVIC CENTER, ARIZONA

STATE
Arizona

POPULATION
247,944

OPERATING EXPENDITURES PER CAPITA
\$35.14

TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
1,075,057

TOTAL COLLECTIONS (PRINT)
311,459

TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
1,810,521

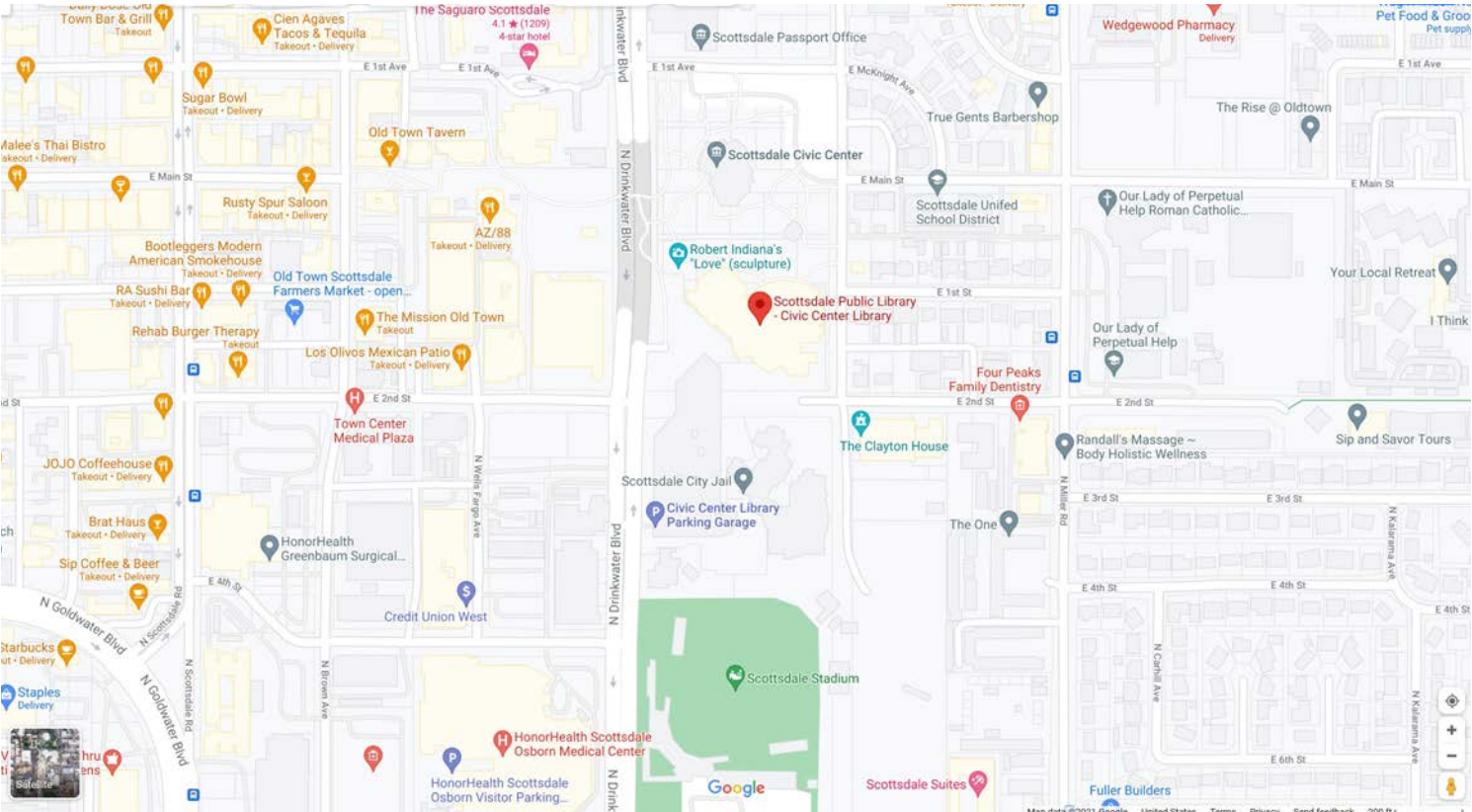
BUILDING AREA
103,000 SF

TOTAL STAFF
109

COMPUTER USAGE (ANNUAL)
118,754

LIBRARY CARD HOLDERS
172,382

BRANCH LOCATIONS
5



NORFOLK PUBLIC LIBRARY

SLOVER, VIRGINIA

STATE
Virginia

POPULATION
247,087

**OPERATING EXPENDITURES
PER CAPITA**
\$51.05

**TOTAL PHYSICAL LIBRARY
VISITS (ANNUALLY)**
1,112,229

TOTAL COLLECTIONS (PRINT)
626,432

**TOTAL CIRCULATION
TRANSACTIONS (PHYSICAL)**
650,450

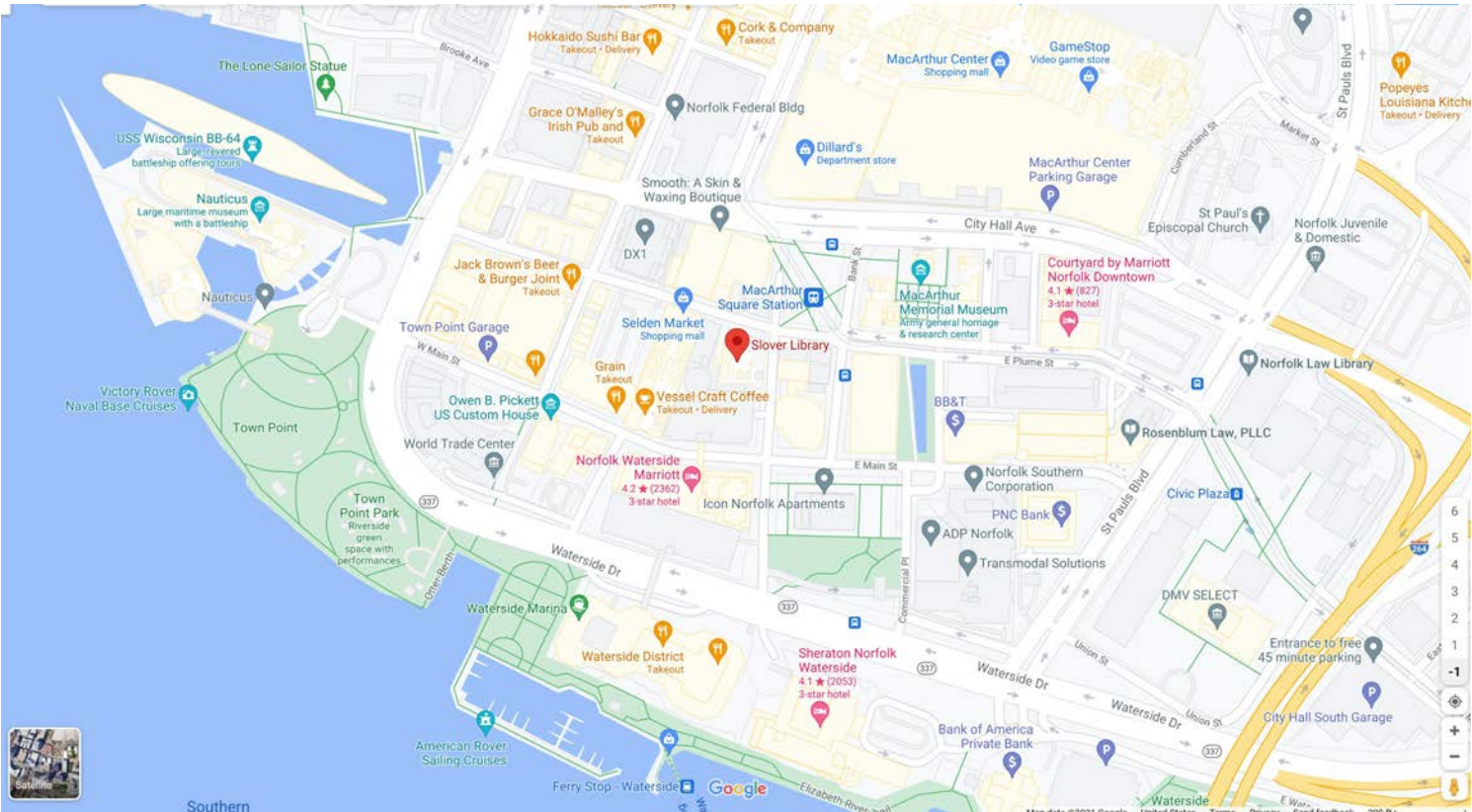
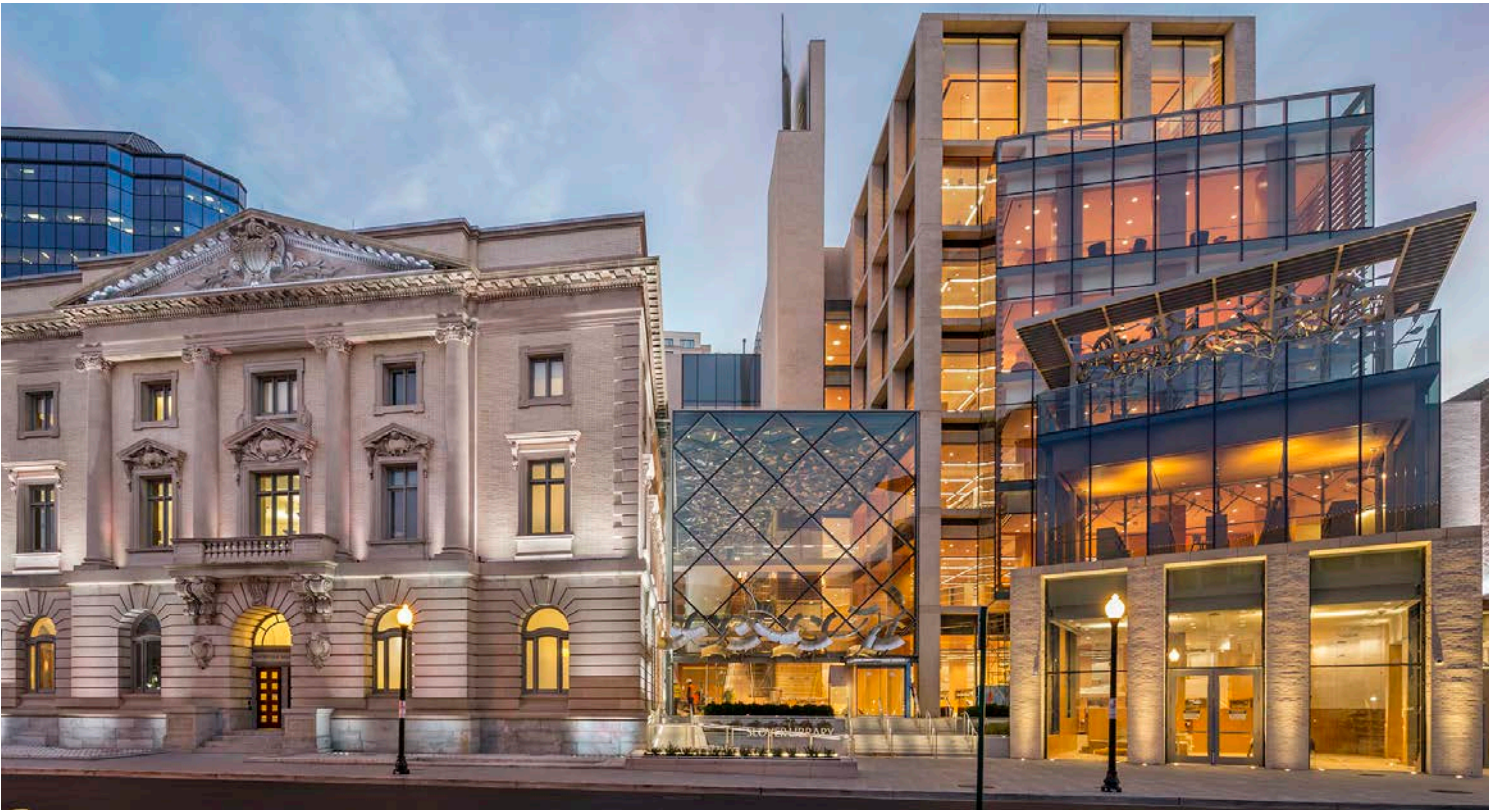
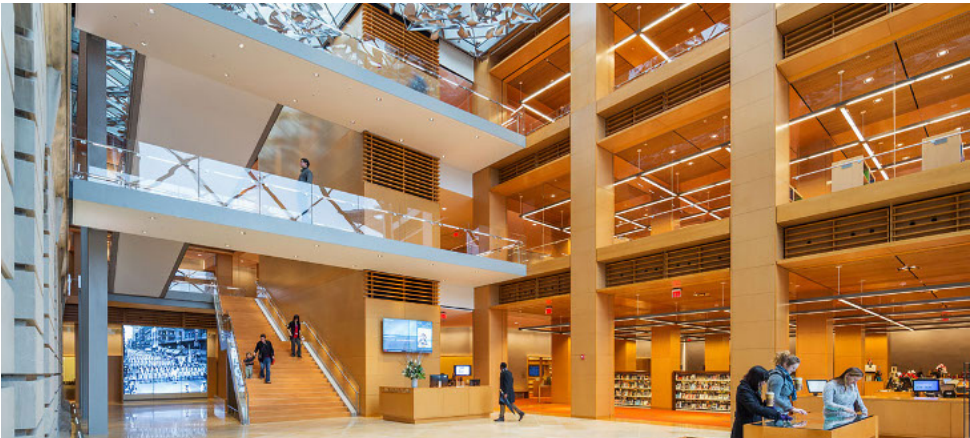
BUILDING AREA
135,000 SF

TOTAL STAFF
245

COMPUTER USAGE (ANNUAL)
334,683

LIBRARY CARD HOLDERS
113,742

BRANCH LOCATIONS
12



SPOKANE PUBLIC LIBRARY

SPOKANE, WASHINGTON

STATE
Washington

POPULATION
222,000

OPERATING EXPENDITURES PER CAPITA
\$44.88

TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
944,232

TOTAL COLLECTIONS (PRINT)
261,083

TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
1,507,772

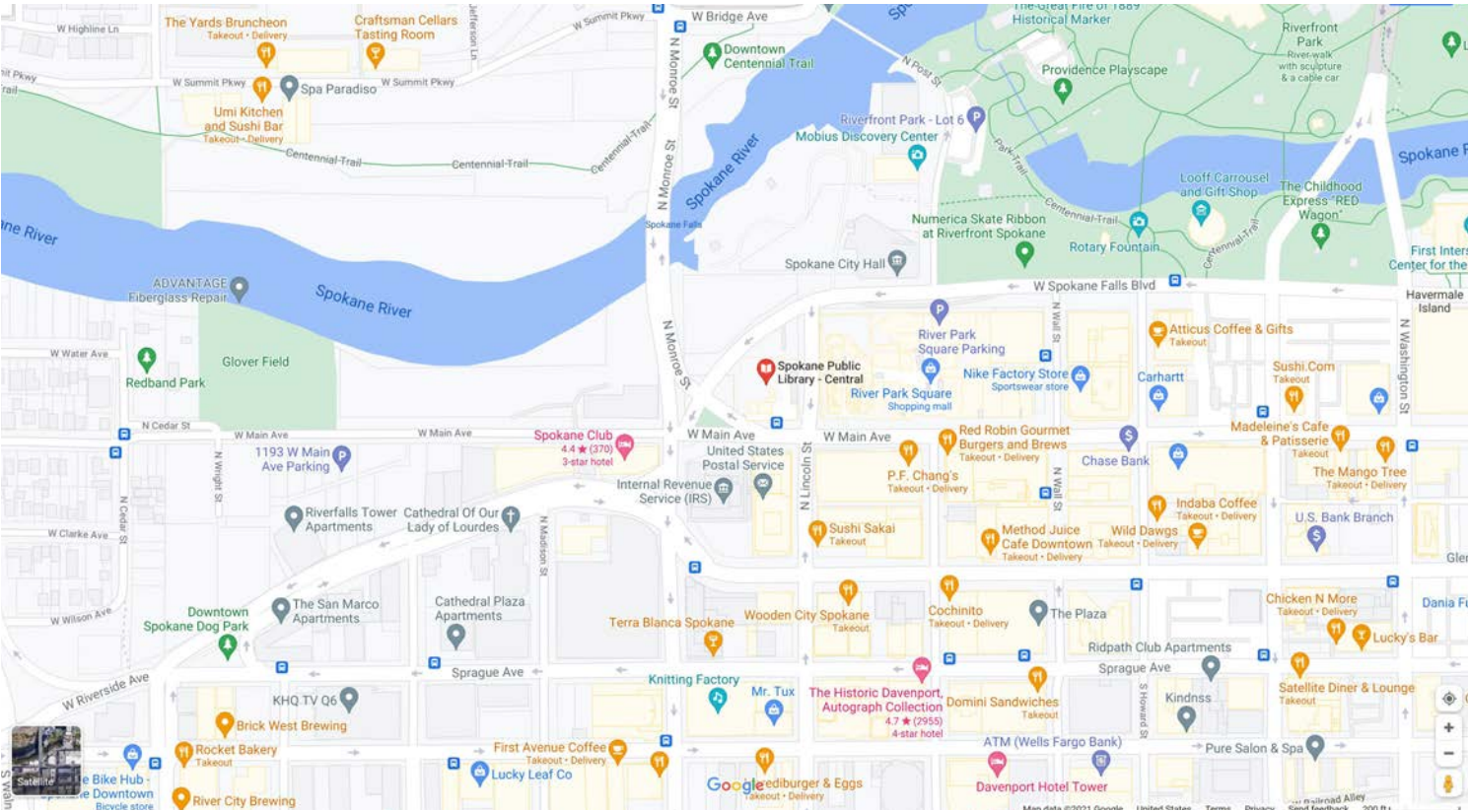
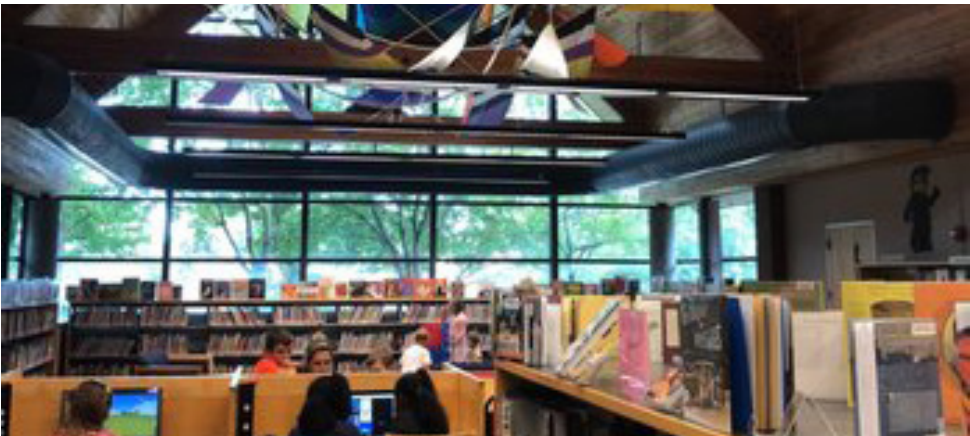
BUILDING AREA
116,885 SF

TOTAL STAFF
77

COMPUTER USAGE (ANNUAL)
180,145

LIBRARY CARD HOLDERS
246,131

BRANCH LOCATIONS
6



DES MOINES PUBLIC LIBRARY

DES MOINES, IOWA

STATE
Iowa

POPULATION
207,434

OPERATING EXPENDITURES PER CAPITA
\$42.47

TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
803,121

TOTAL COLLECTIONS (PRINT)
362,961

TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
1,051,002

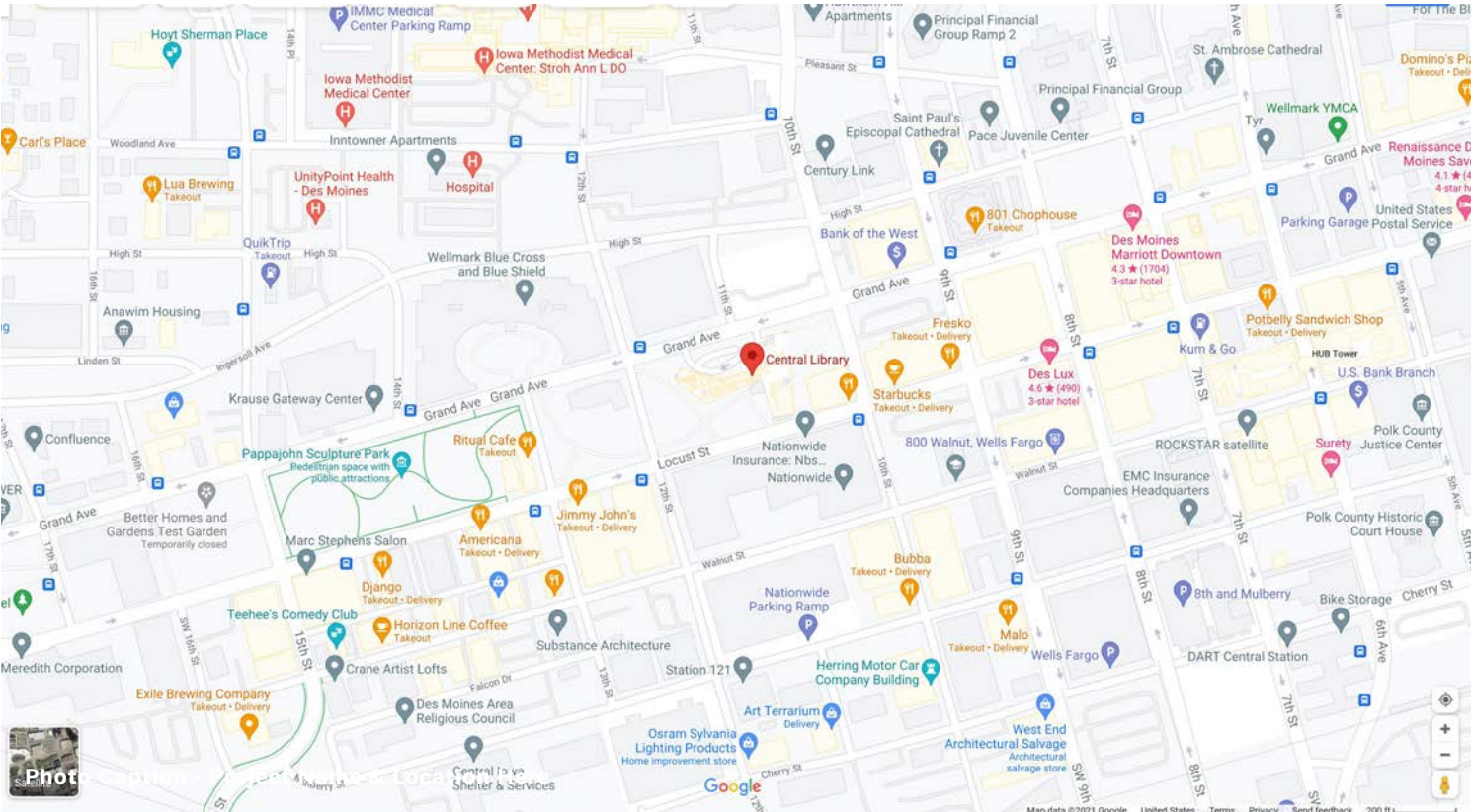
BUILDING AREA
110,000 SF

TOTAL STAFF
92

COMPUTER USAGE (ANNUAL)
139,913

LIBRARY CARD HOLDERS
98,722

BRANCH LOCATIONS
6



FREDERICK COUNTY PUBLIC LIBRARY

FREDERICK, MARYLAND

STATE
Maryland

POPULATION
247,591

OPERATING EXPENDITURES PER CAPITA
\$52.13

TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
1,135,004

TOTAL COLLECTIONS (PRINT)
357,399

TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
2,070,018

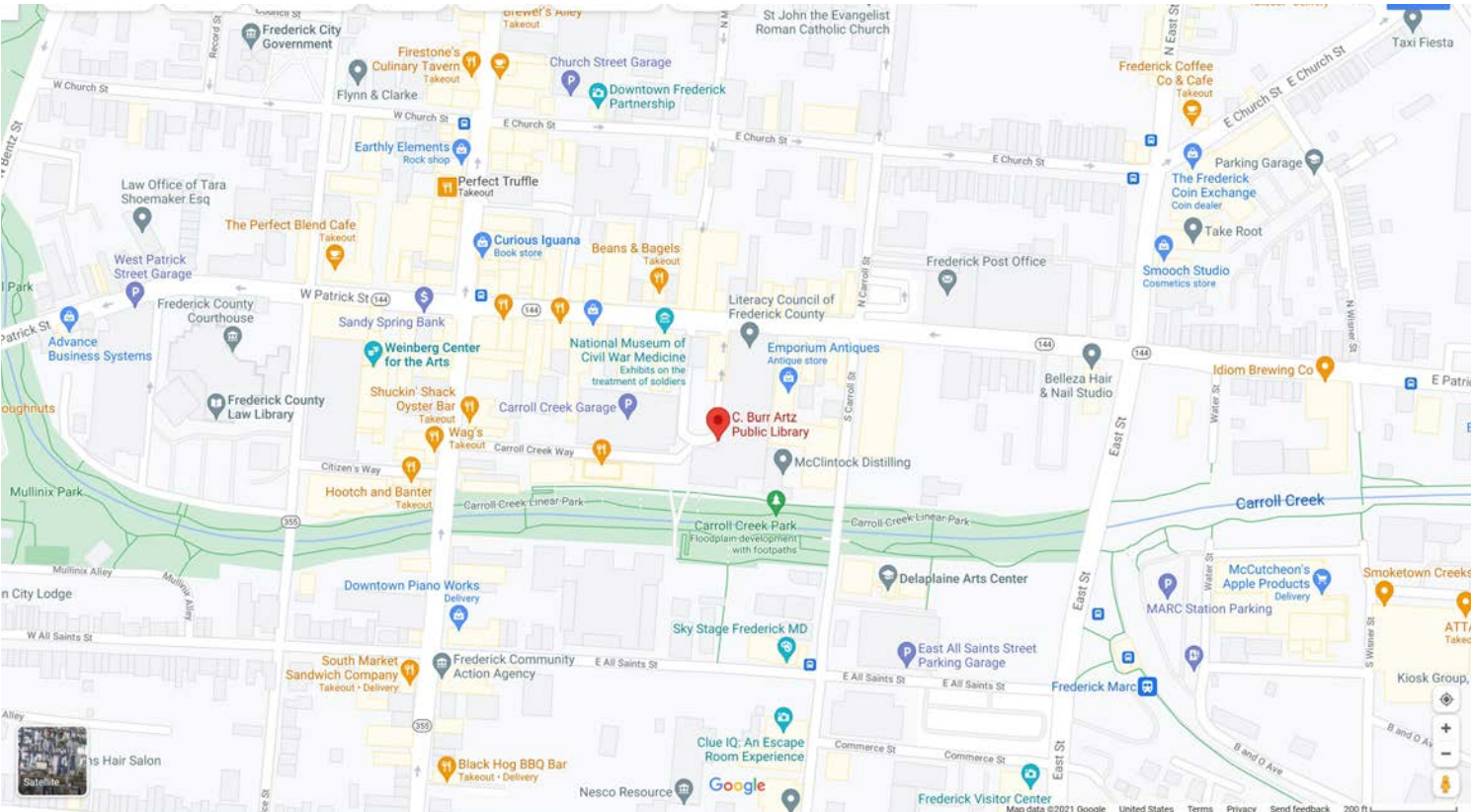
BUILDING AREA
66,000 SF

TOTAL STAFF
144

COMPUTER USAGE (ANNUAL)
196,044

LIBRARY CARD HOLDERS
124,220

BRANCH LOCATIONS
9



DURHAM COUNTY LIBRARY

DURHAM, NORTH CAROLINA

STATE
North Carolina

POPULATION
308,345

OPERATING EXPENDITURES PER CAPITA
\$38.04

TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
1,326,760

TOTAL COLLECTIONS (PRINT)
612,561

TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
2,121,759

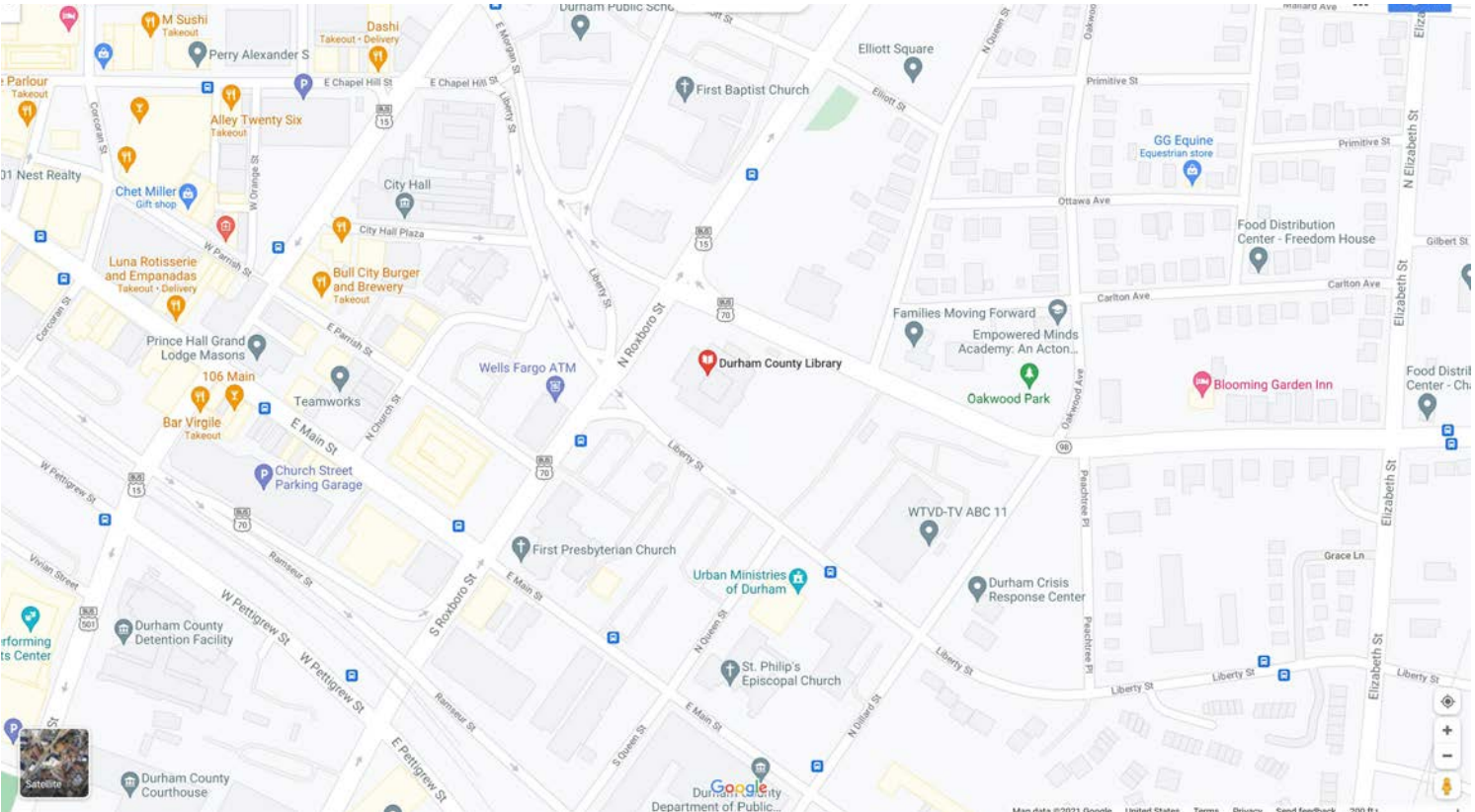
BUILDING AREA
85,000 SF

TOTAL STAFF
129

COMPUTER USAGE (ANNUAL)
191,529

LIBRARY CARD HOLDERS
190,066

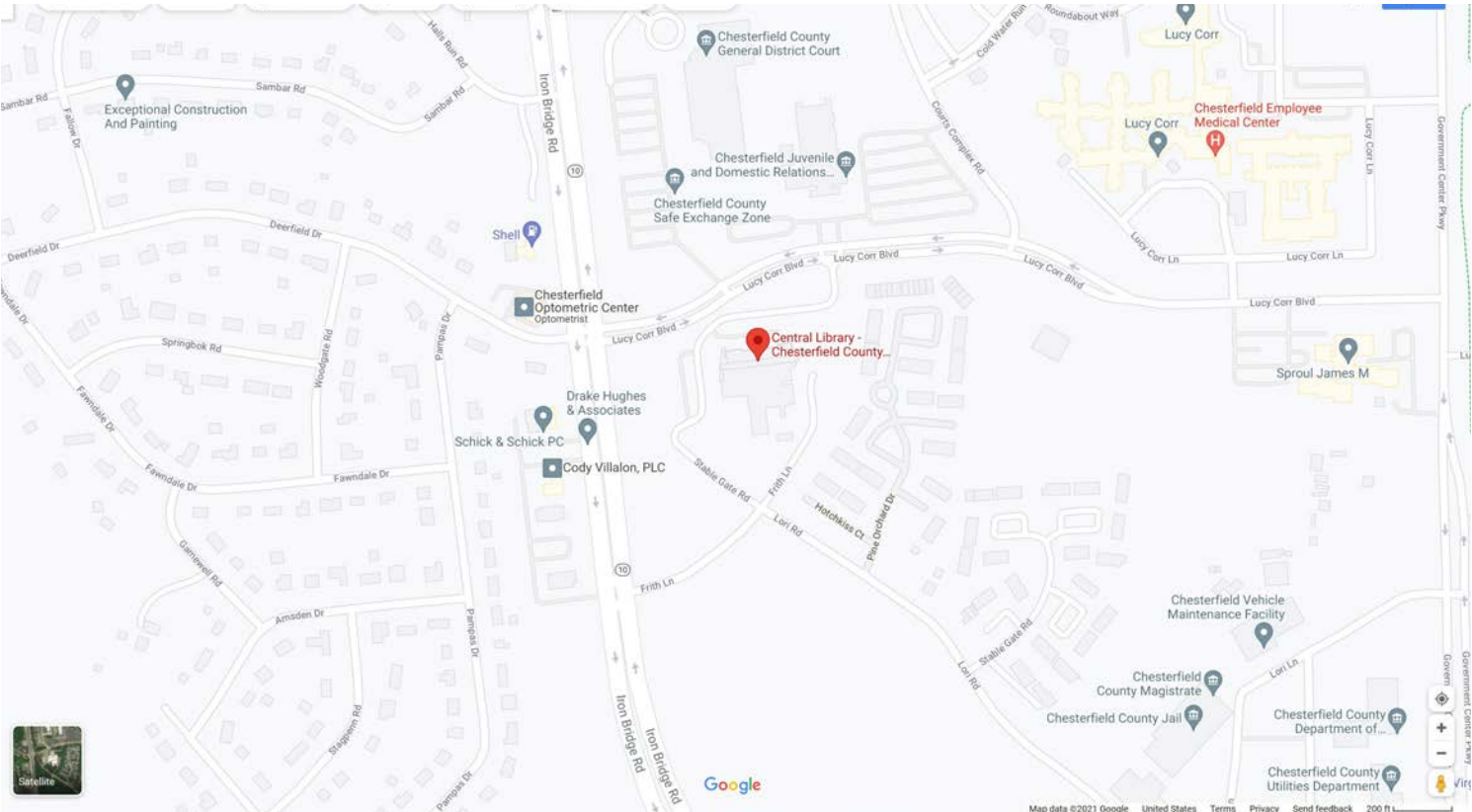
BRANCH LOCATIONS
7



CHESTERFIELD COUNTY PUBLIC LIBRARY

NORTH CHESTERFIELD, VIRGINIA

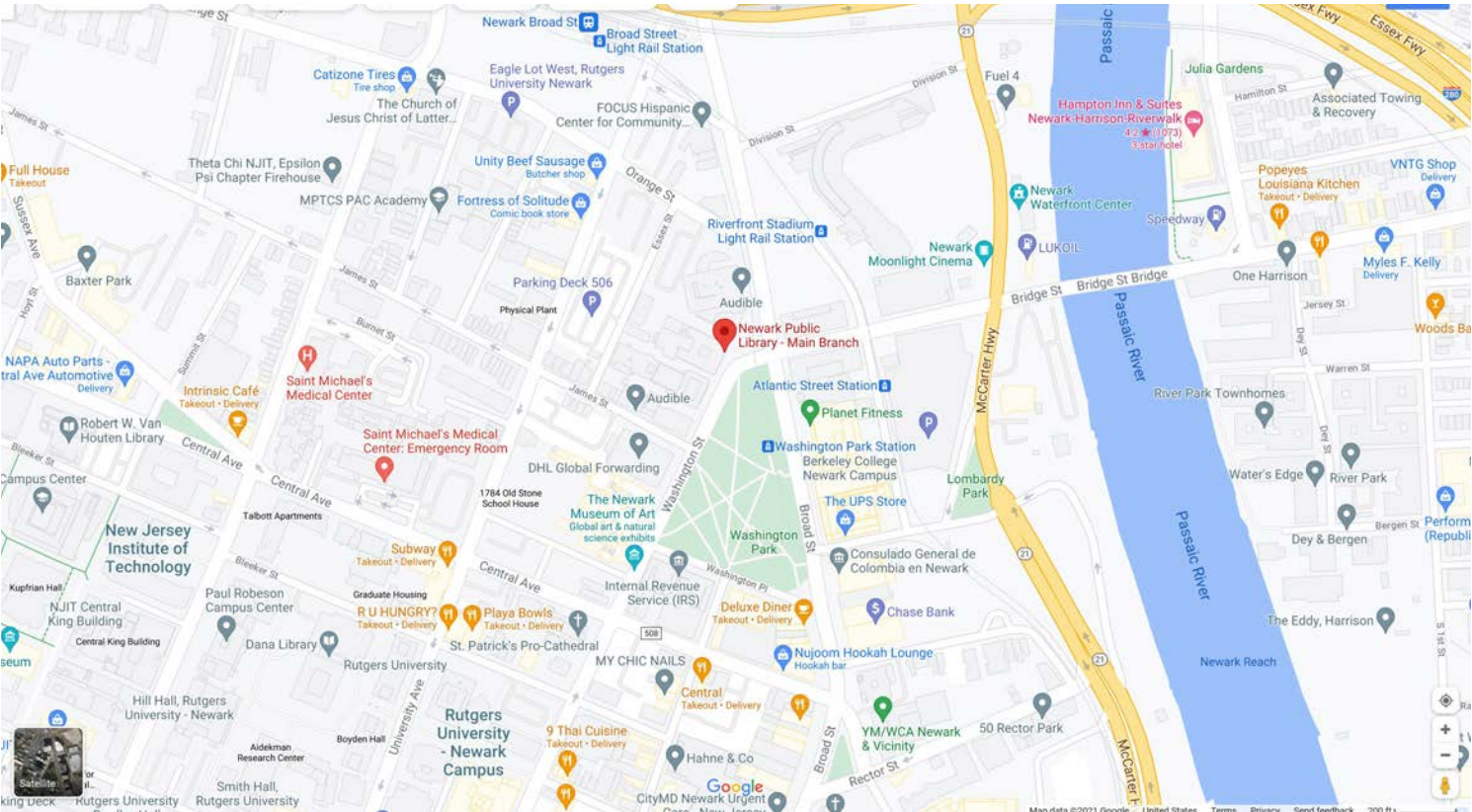
- STATE
 - Virginia
- POPULATION
 - 333,963
- OPERATING EXPENDITURES PER CAPITA
 - \$29.23
- TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
 - 1,163,250
- TOTAL COLLECTIONS (PRINT)
 - 582,717
- TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
 - 1,825,951
- BUILDING AREA
 - 48,000 SF
- TOTAL STAFF
 - 147
- COMPUTER USAGE (ANNUAL)
 - 245,923
- LIBRARY CARD HOLDERS
 - 278,517
- BRANCH LOCATIONS
 - 10



NEWARK PUBLIC LIBRARY

NEWARK, NEW JERSEY

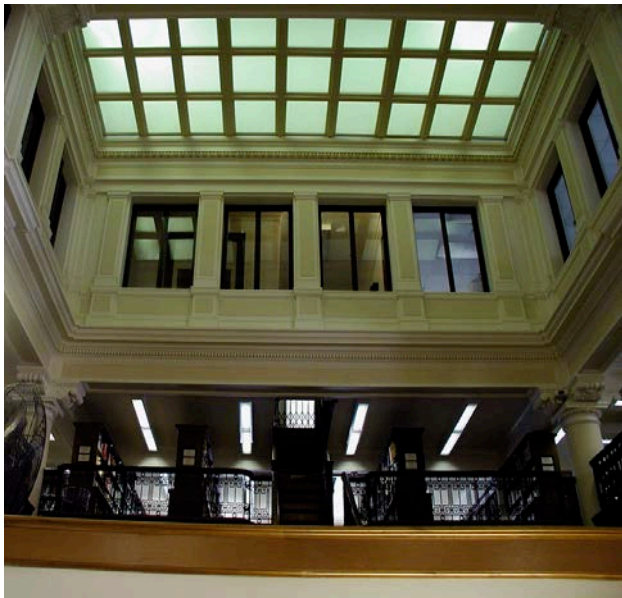
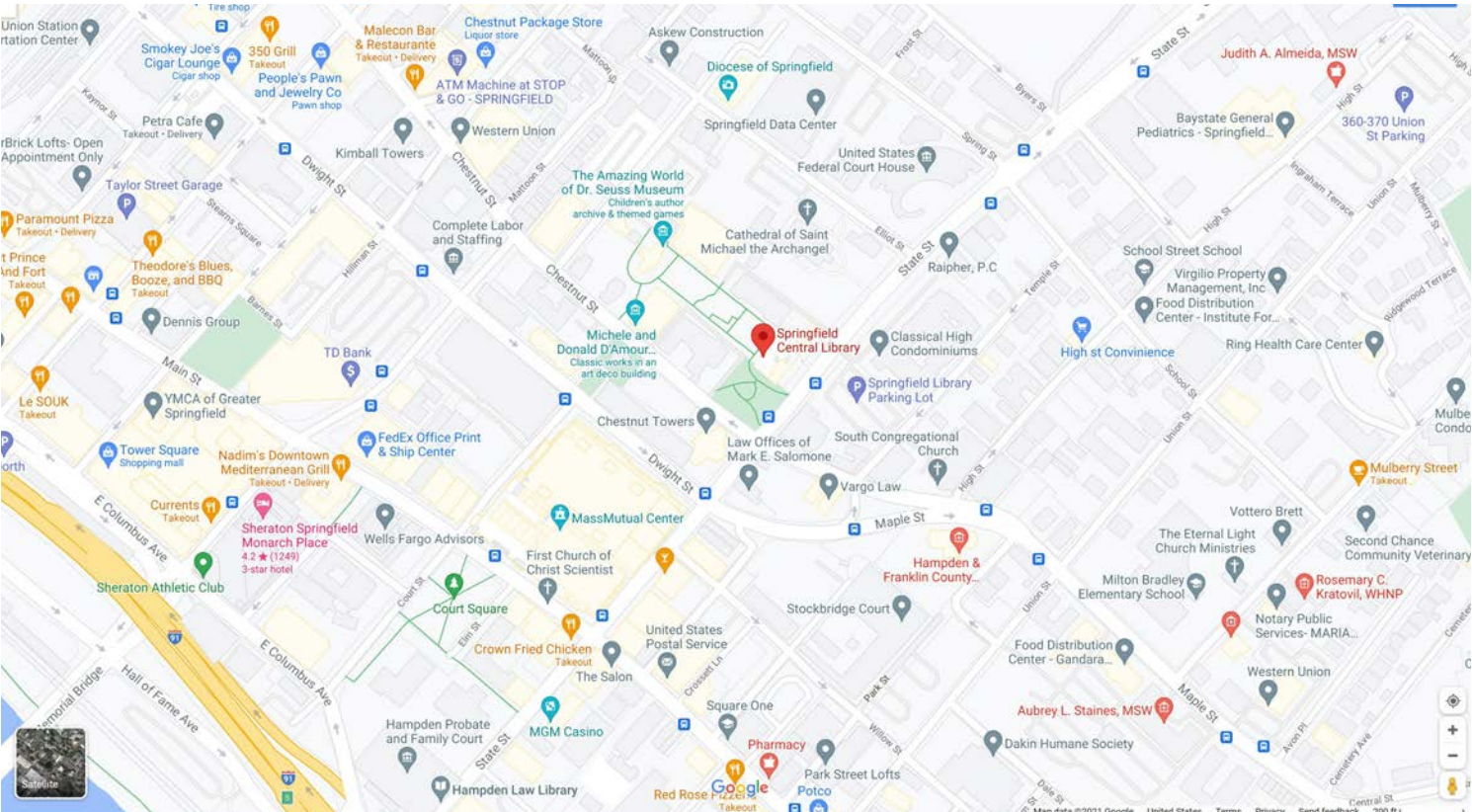
- STATE
New Jersey
- POPULATION
277,140
- OPERATING EXPENDITURES PER CAPITA
\$46.77
- TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
655,109
- TOTAL COLLECTIONS (PRINT)
985,493
- TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
119,499
- BUILDING AREA
106,085 SF
- TOTAL STAFF
97
- COMPUTER USAGE (ANNUAL)
254,623
- LIBRARY CARD HOLDERS
88,726
- BRANCH LOCATIONS
9



SPRINGFIELD CITY LIBRARY

SPRINGFIELD, MASSACHUSETTS

- STATE
Massachusetts
- POPULATION
154,341
- OPERATING EXPENDITURES PER CAPITA
\$50.60
- TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
639,027
- TOTAL COLLECTIONS (PRINT)
464,201
- TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
403,705
- BUILDING AREA
69,622 SF
- TOTAL STAFF
79
- COMPUTER USAGE (ANNUAL)
97,500
- LIBRARY CARD HOLDERS
77,622
- BRANCH LOCATIONS
9



YUMA COUNTY LIBRARY

YUMA, ARIZONA

STATE
Arizona

POPULATION
229,957

OPERATING EXPENDITURES PER CAPITA
\$36.86

TOTAL PHYSICAL LIBRARY VISITS (ANNUALLY)
778,082

TOTAL COLLECTIONS (PRINT)
325,297

TOTAL CIRCULATION TRANSACTIONS (PHYSICAL)
418,455

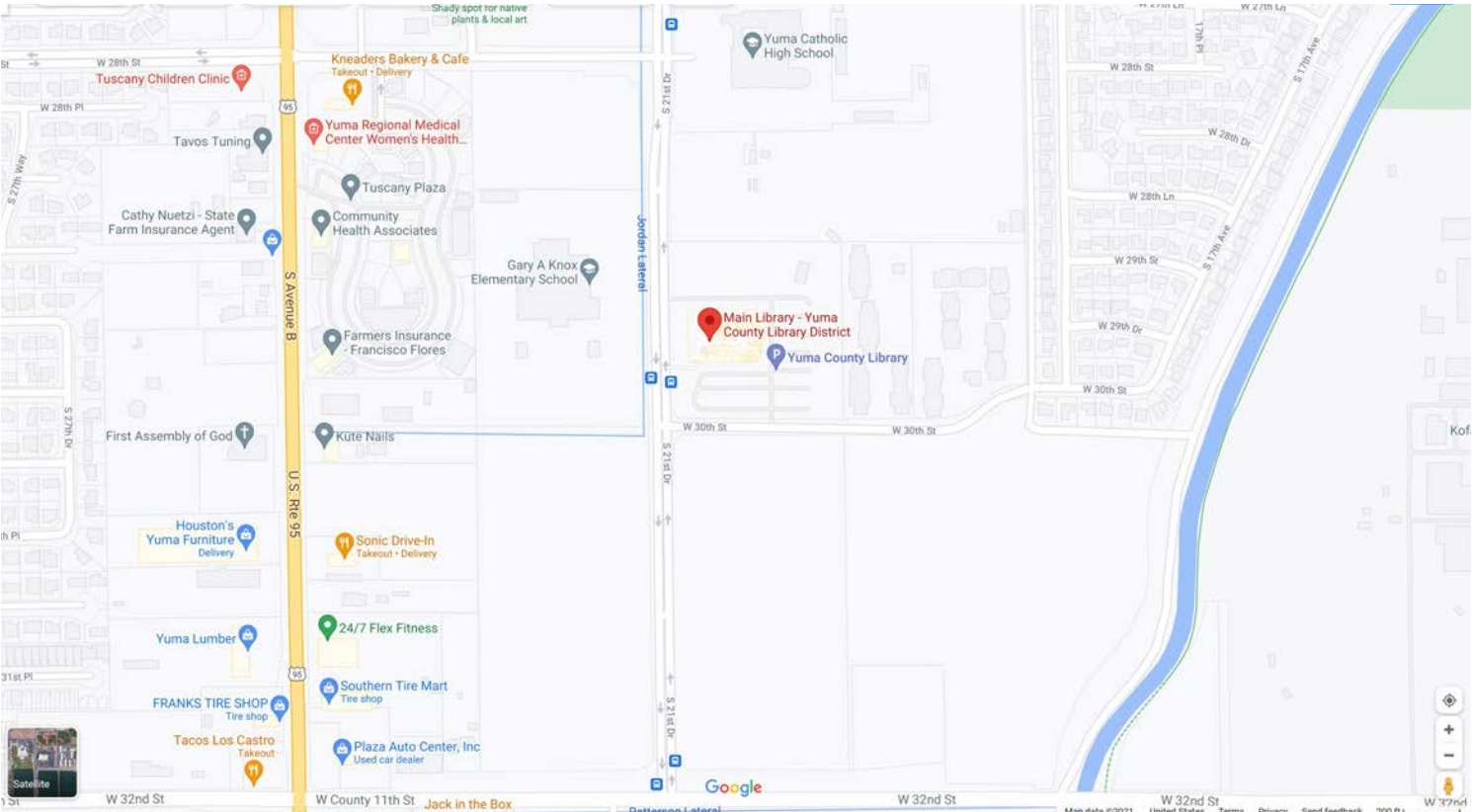
BUILDING AREA
73,161 SF

TOTAL STAFF
96

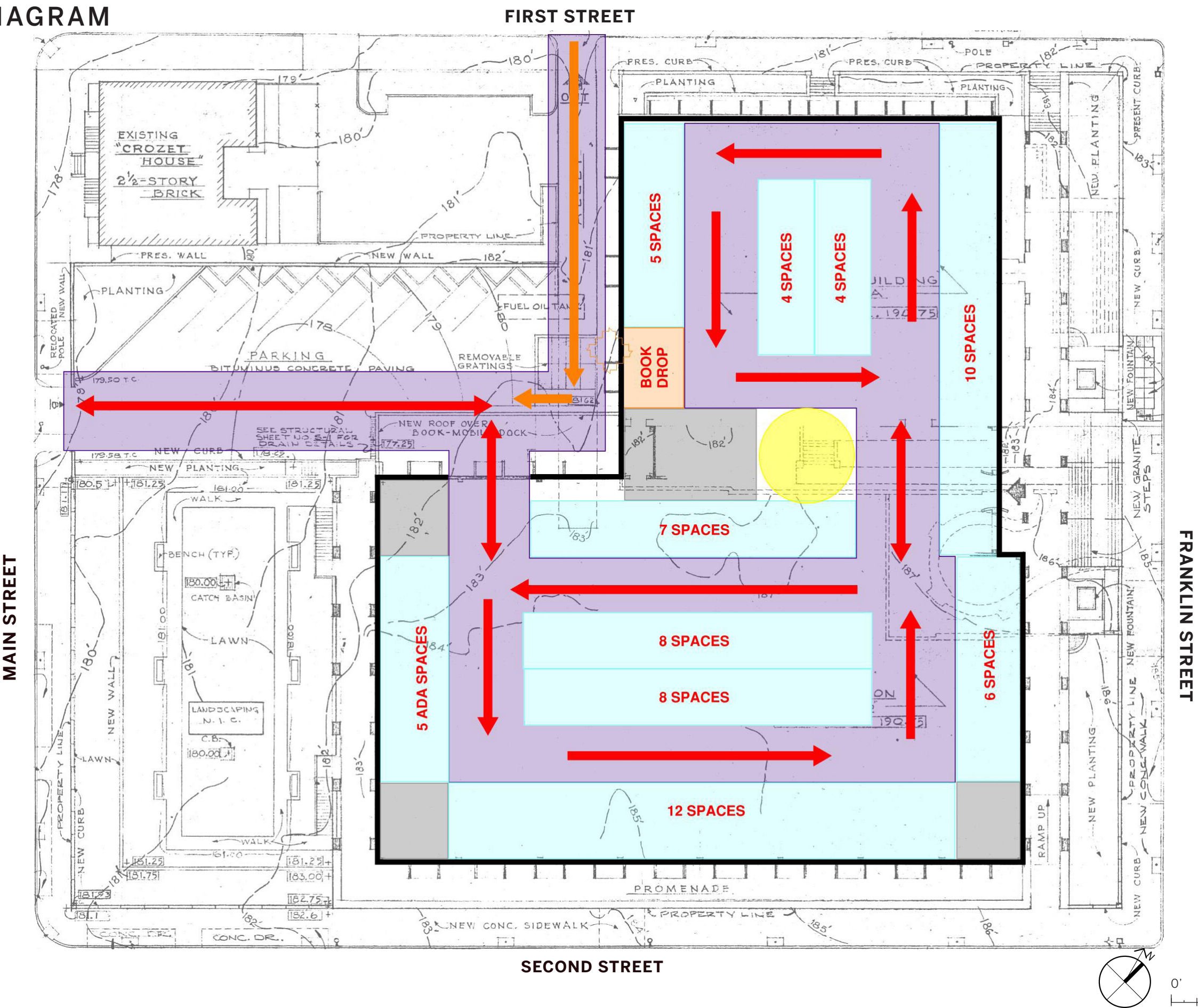
COMPUTER USAGE (ANNUAL)
143,219

LIBRARY CARD HOLDERS
111,801

BRANCH LOCATIONS
8



PARKING DIAGRAM

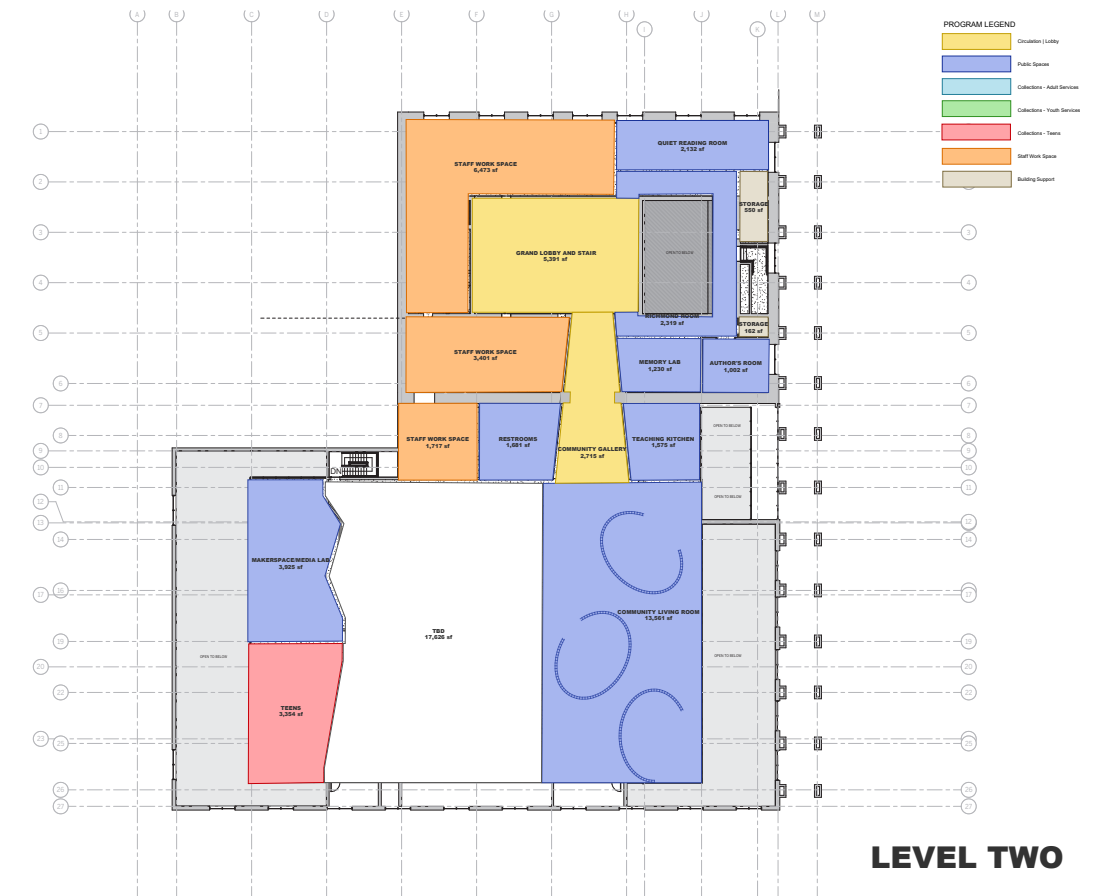
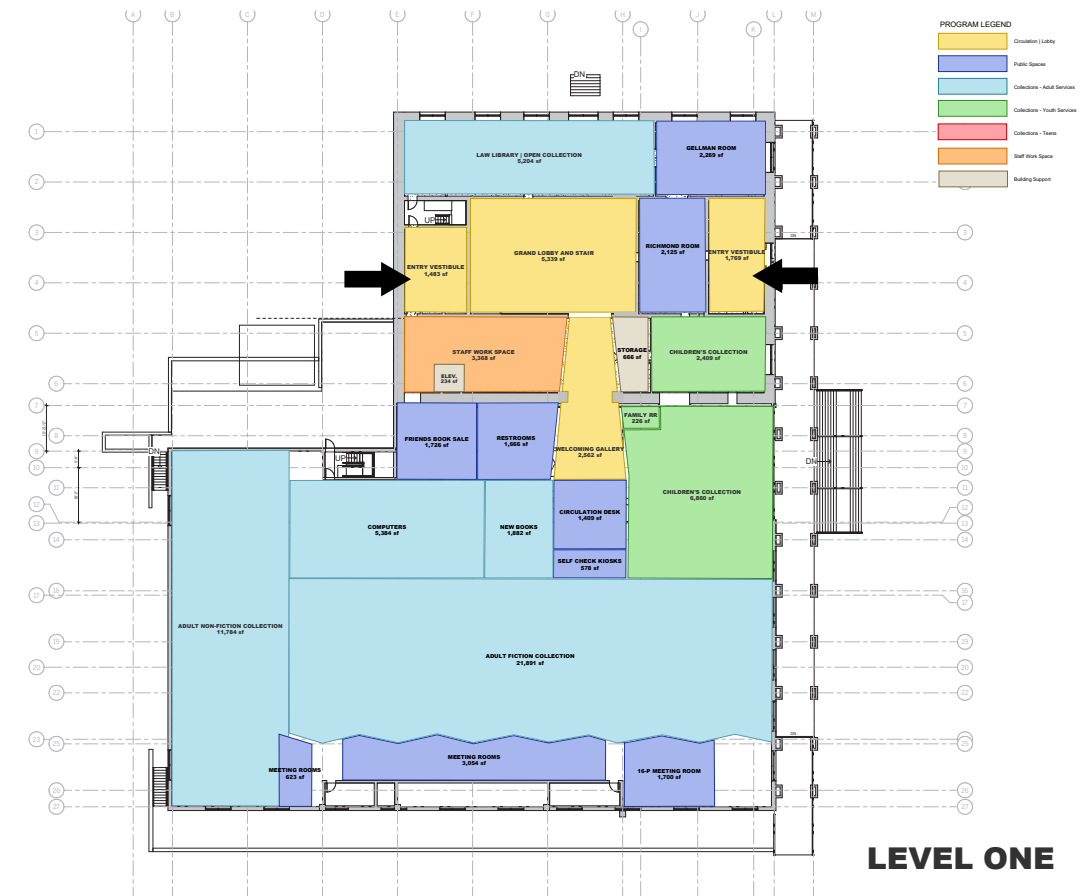
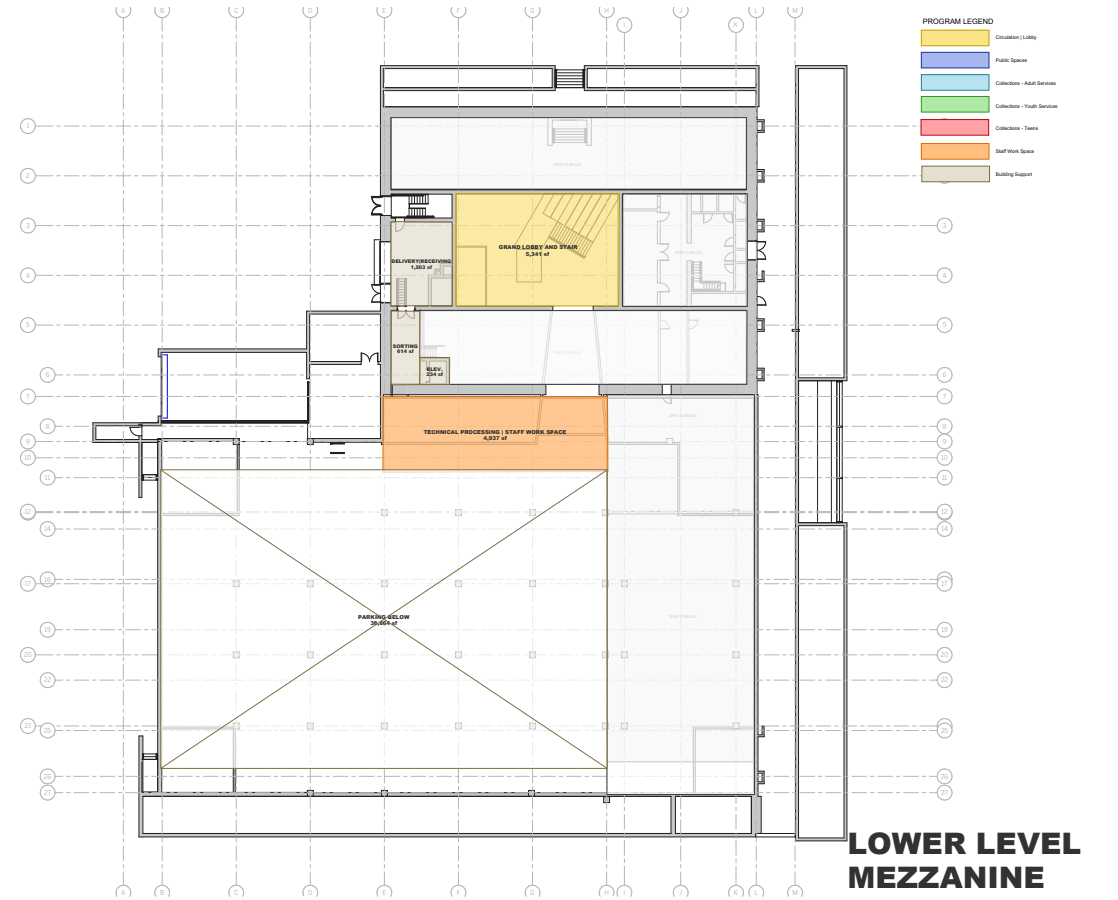
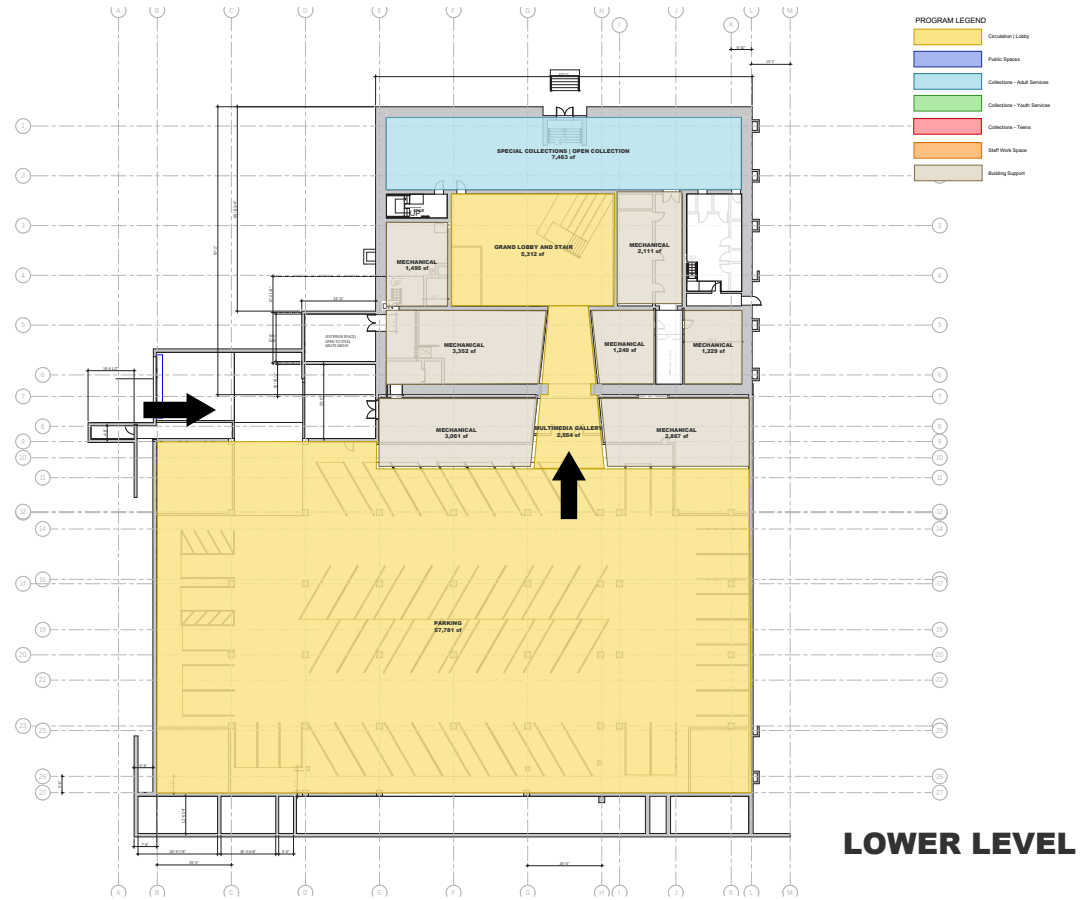


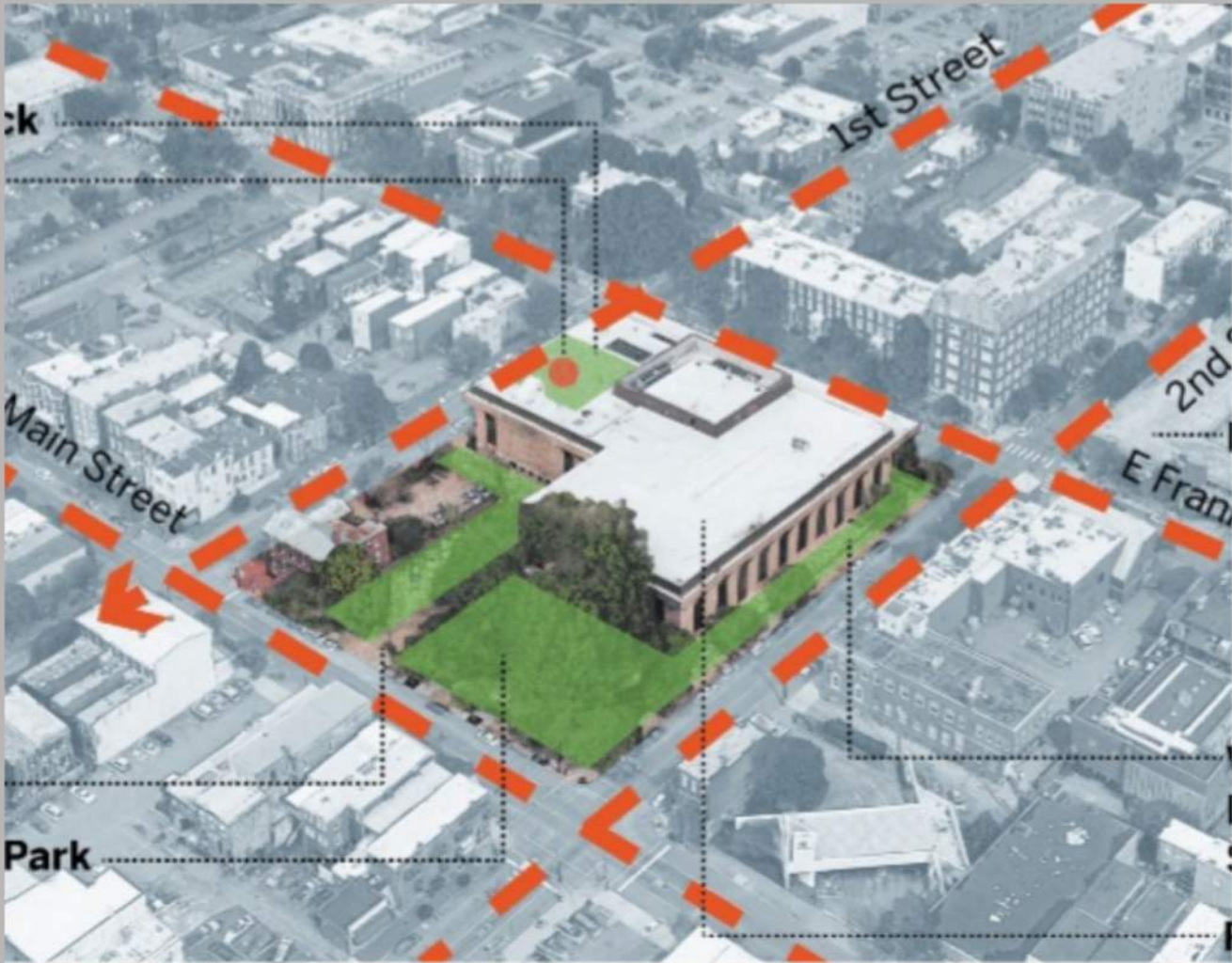
SITE

- Promenade
- Park
- Parking Lot



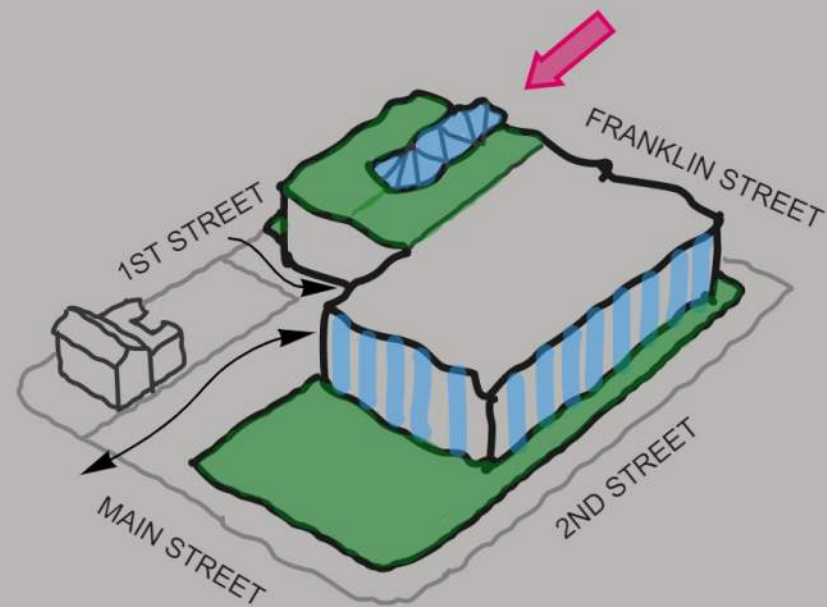
COMMITTEE MEETING 9/8/2021



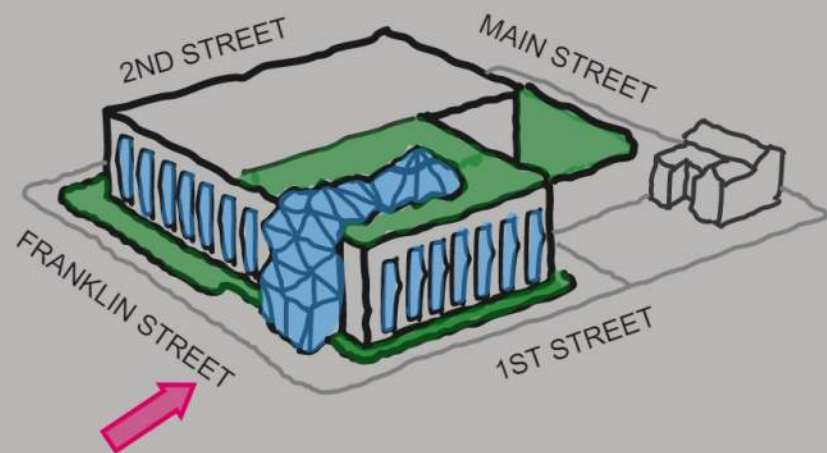


BUILDING VIEWS

A



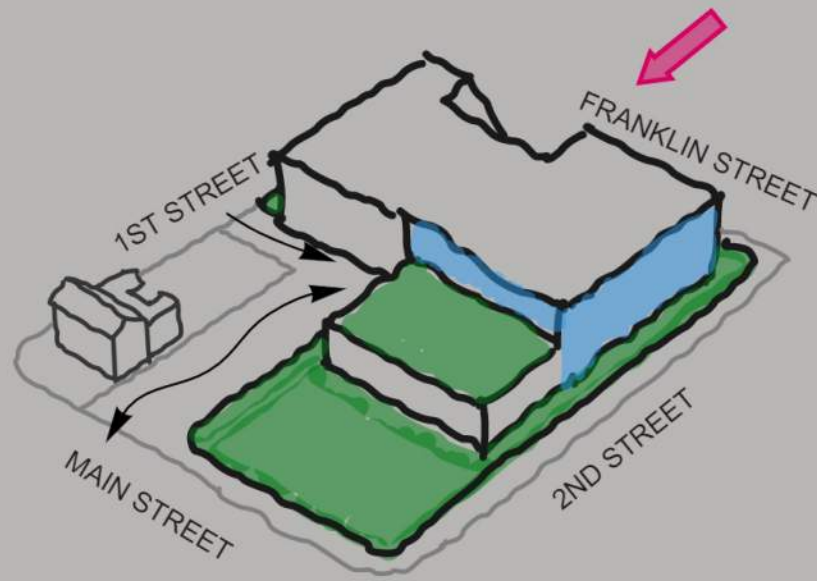
- New front entry - refreshed building flow
- Remove colonnade
- Replace all exterior windows
- 45+ parking spaces at lower level
- Book drive through
- Event garden along Main and 2nd
- Roof garden
- New plantings and paving on all four sides of building



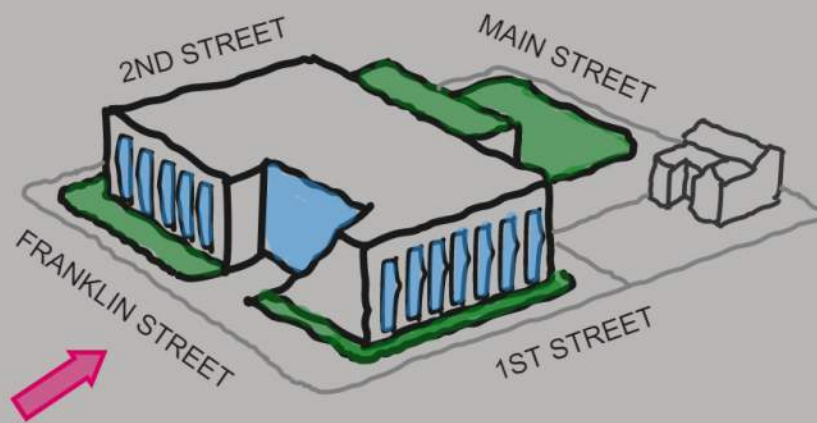
Approximately 100,000 GSF

COMMITTEE MEETING 10/18/2021

D

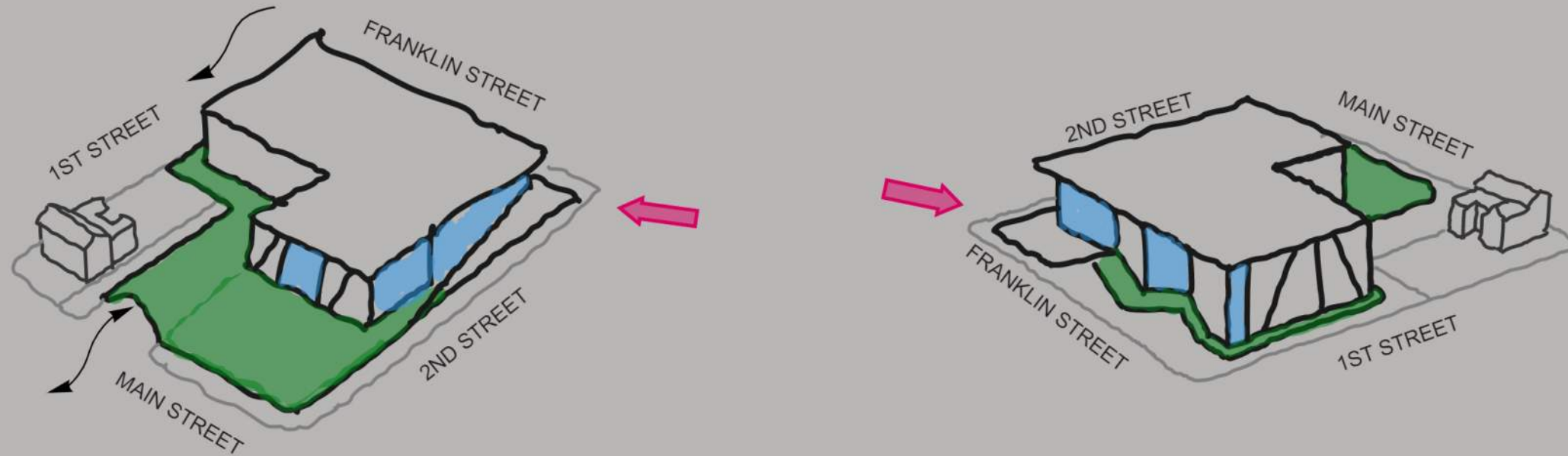


- New front entry - refreshed building flow
- Remove colonnade
- Replace all exterior windows and add glazing
- 65+ parking spaces at first and lower level
- Book drive-through
- Event garden along Main and 2nd
- Event roof garden at 2nd floor
- New plantings and paving on all four sides of building



Approximately 80,000 GSF

E



- New corner entry - refreshed building flow
- Remove exterior envelope in its entirety
- 65+ parking spaces at lower level
- Book drop off
- Elevated extended park
- Event garden and plaza along Main and 2nd
- New plantings and paving on all four sides of building

Approximately 95,000 GSF

DIRECTION

- Demolish Dooley building
- Remove colonnade
- Replace all exterior windows
- 65+ parking spaces at lower level
- Book drop drive through
- Main Street park to remain (with some upgrades - no tree removal!)
- Event garden along Main and 2nd
- New plantings and paving on all four sides of building
- New entry point and updated building flow
- After Hours Zone
- Auditorium

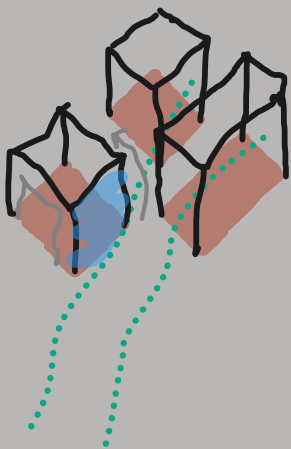
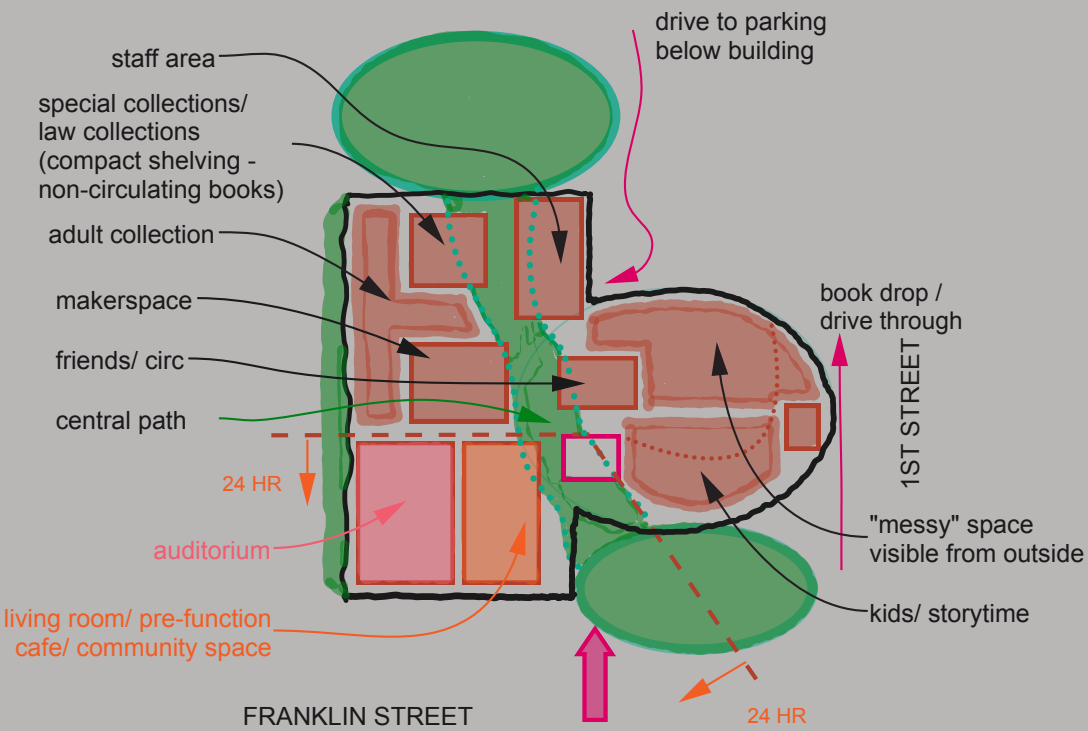
Is conveyance desired?

Accessed from inside library - elevated - not open but seen (security)

Gail: opportunity for easy access to exterior space from event space

A

Wayfinding Path



Janet:
Central
Area

Gail:
Flow,
Exhibit
Options

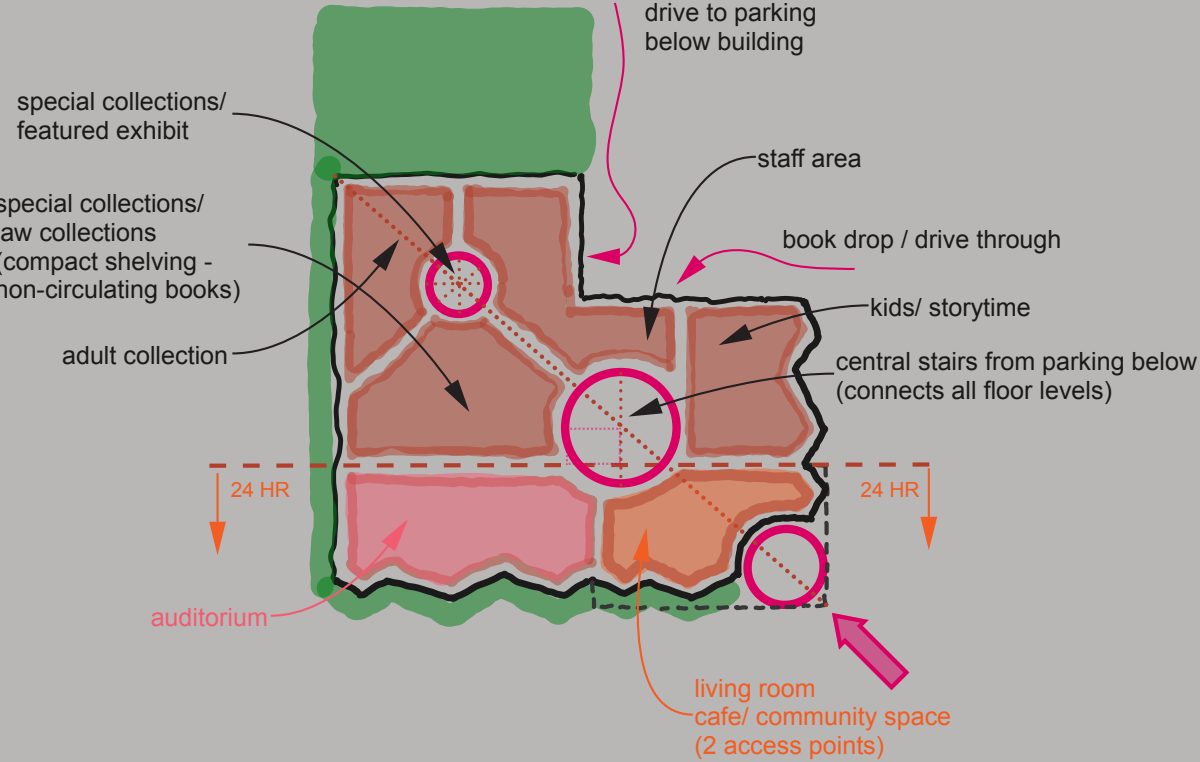
Dexter

Susan:
Auditorium location
Uneven aspect of
wall
Library of Congress
Special Exhibit Area
(does not like image)

Scott:
Auditorium location
Uneven aspect of
wall
Library of Congress
Special Exhibit Area
(does not like image)

B

One Central Entry (for all floors)



Janet:
Central
Area

Cheryl:
Terraces
Auditorium
not a triangle

Clay:
Access to building
from street, exterior
green space,
different than other
buildings

Susan:
could live
with C

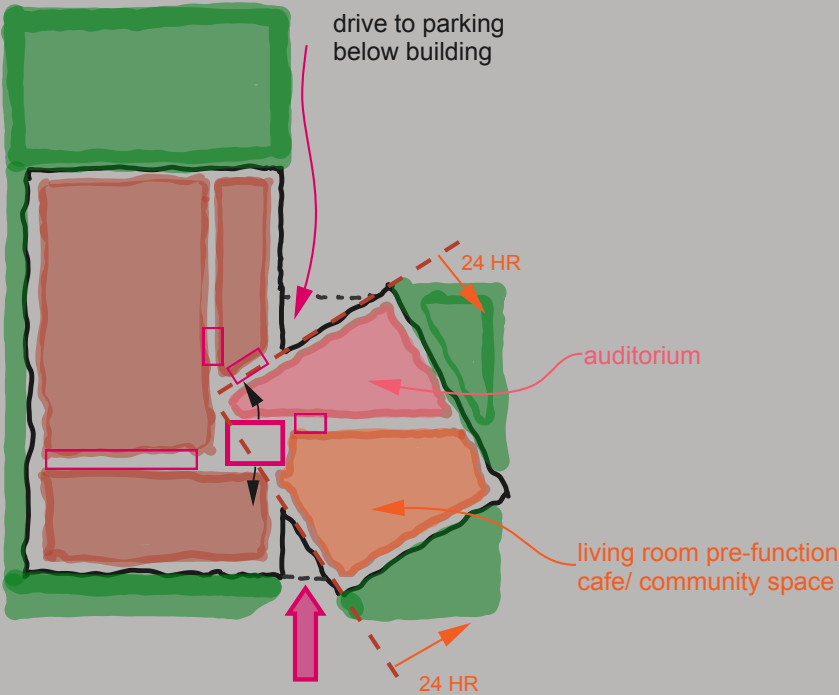
Scott:
could live
with C, more
green space

Gail: visually
appealing,
usefully
challenging

"practically
challenging"

C

Terraced Program



Cheryl:
Like the
finishes



TABLE OF CONTENTS

PAGE 3	PROJECT NARRATIVE	6	FLOOR PLANS	9	ELEVATIONS
			LOWER LEVEL		EAST AND SOUTH
PAGE 5	SITE AND LANDSCAPE PLAN		LEVEL 1		NORTH AND WEST
			LEVEL 2		



Project Narrative

In February 2021, Steinberg Hart and KEI Architects were selected to create a master plan for the Richmond Public Main Library. The intent was to create a plan that guided the Library for the next 40+ years and to plan a major transformation of the existing facility located in downtown Richmond.

The existing building represents a bygone era. It is outdated and does not meet the needs of the community for a 21st century library that supports its residents. It doesn't function well; has infrastructure deficiencies; and isn't comfortable for the needs of current patrons. An August 2015 study by Commonwealth Architects outlined over 80 exterior safety issues on the site.

The Master Plan charts a way forward with input from the Library Committee and the Richmond community. The downtown community is growing. Parking is one of the most vocalized challenges for bringing people to the library. The Richmond Main Public Library has a tremendous opportunity to make the library an even stronger resource for the community in the future. It will be used by a much broader population and will help tell the story of the Richmond history.

At the conclusion of the Master Plan process, a concept was created to help the community imagine the potential transformation of the library. It represents a bold vision of solving problems; welcoming more patrons; providing a healthy and efficient building to operate; and being a community resource for every member of the population: no matter the age, ethnicity, gender, or income, of the patrons.



Master Plan Concept Exterior Illustration

The Master Plan is just a step in the process to a renewed Main Branch. The intent is to build enthusiasm and support for the project by identifying the potential of what currently exists and what could be. In order to be more welcoming to the community, a prominent entry and community “living room” is envisioned to replace the northern portion of the existing building.

The imposing facade and elevated entryway of the existing structure are peeled away to provide greater visibility

from the street into the interior and allowing all patrons to enter directly from the sidewalk, addressing accessibility and equity for all. A central internal vertical circulation connects the proposed parking at the lowest level up to the rooftop terrace, allowing for spectacular views of the city.

The “living room” acts as a public gathering space and hub of the library leading from entry to the various programs of the library. The main grand stair and elevator at the center provide access to all levels of the library. The high open

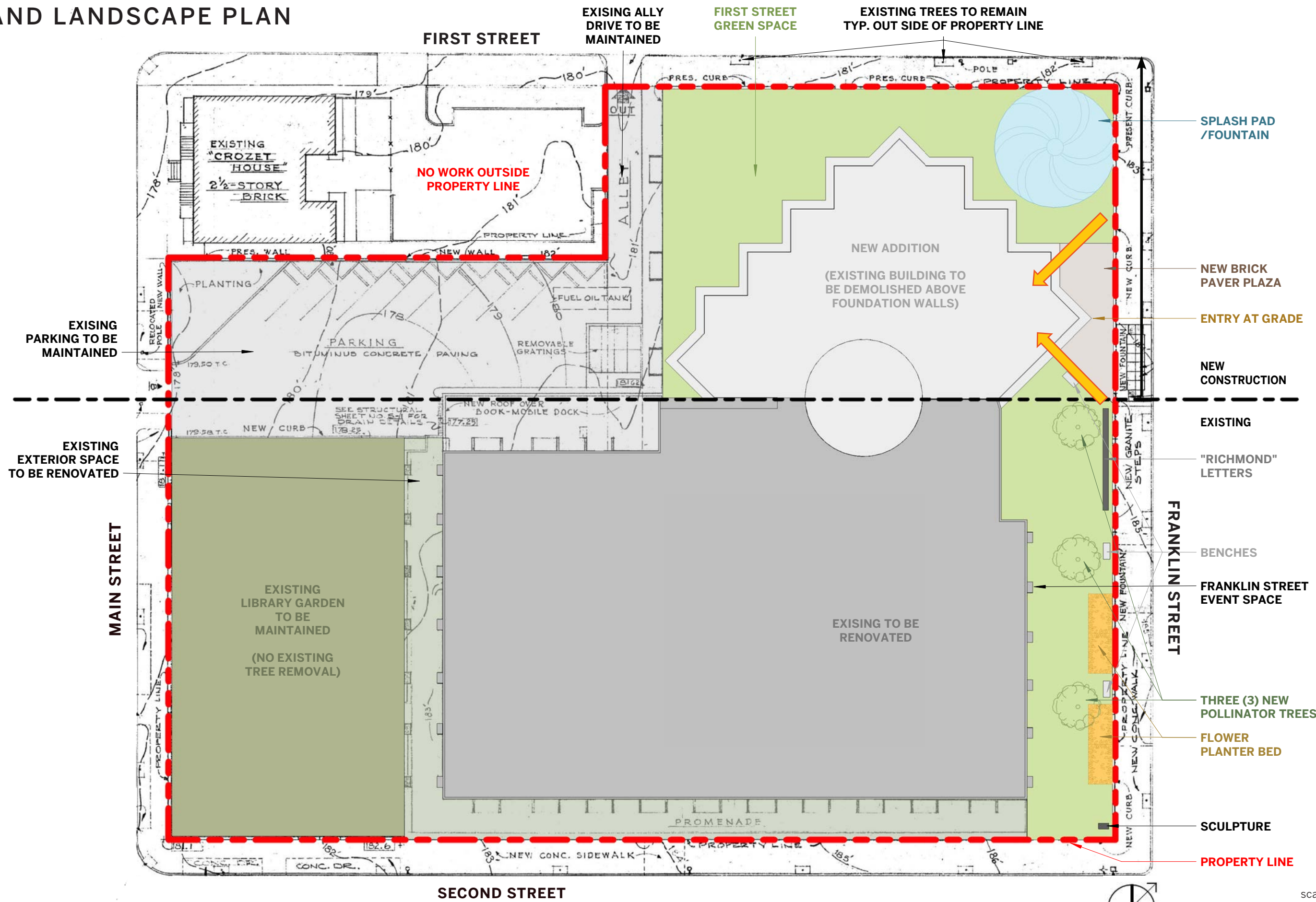
spaces further reinforce the openness and access, creating an inviting library.

At the south portion of the existing building, the open plan is retained to allow for maximum flexibility. Most of the book stacks are located on the main level with various public program spaces on the second level. A Richmond Room is centrally located in this area of the library to display exhibitions. At the lowest level, a surplus of space in the building is repurposed as a parking garage, its entry on Main Street with a book drop off for ease of access.

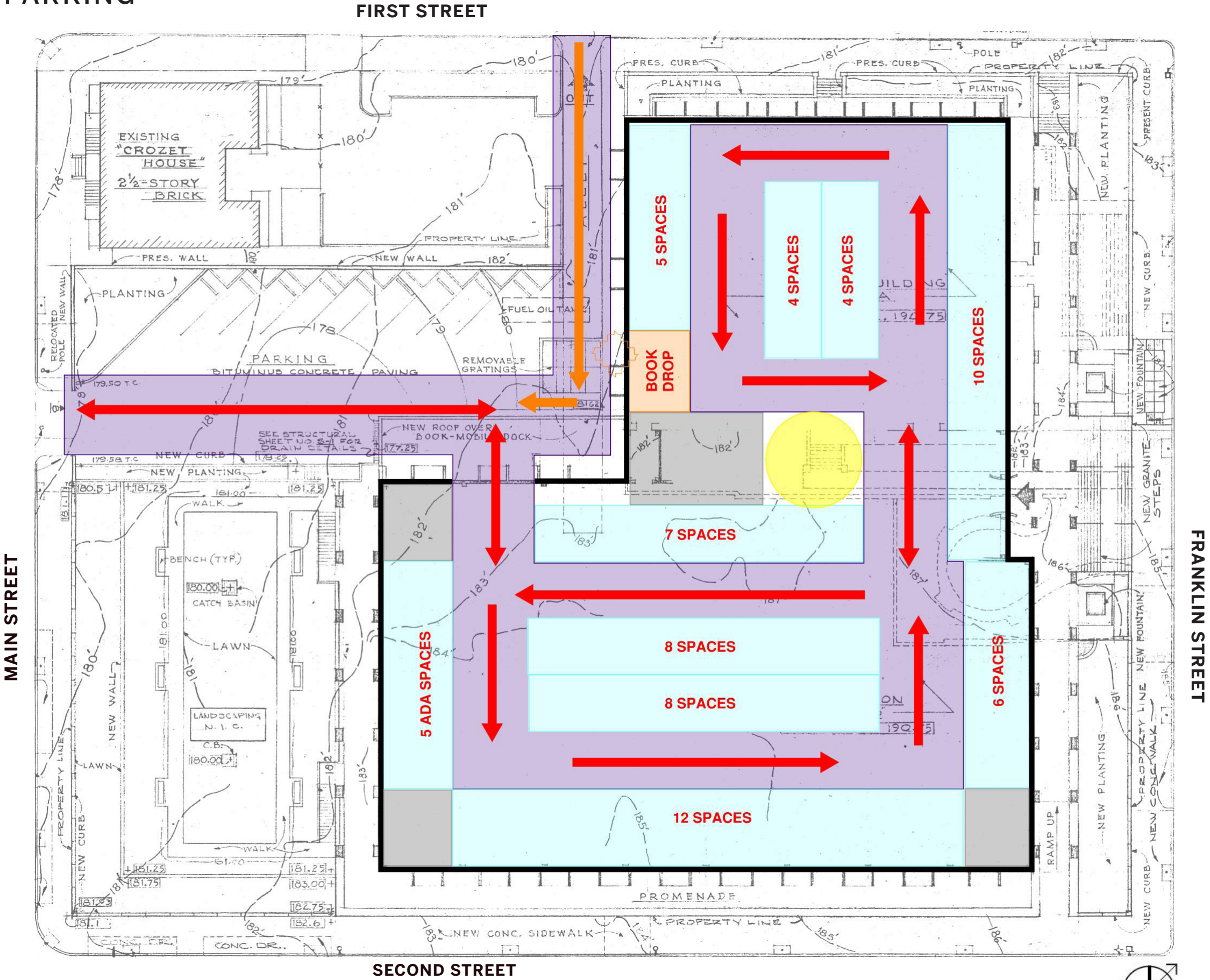
The site surrounding the building will be improved, with plaza gathering spaces, plantings, trees, sculpture and a splash pad for children.

A cost estimate for the concept in the amount of approximately seventy million dollars total project cost (including design, construction, and all soft costs) was generated for budgeting purposes. Funding sources have been identified as city budgets, grants, foundations, and donations. The next step will use the master plan and community input to begin the design of the newly imagined library.

URBAN DESIGN COUNCIL SUBMISSION 04/15/2022
SITE AND LANDSCAPE PLAN

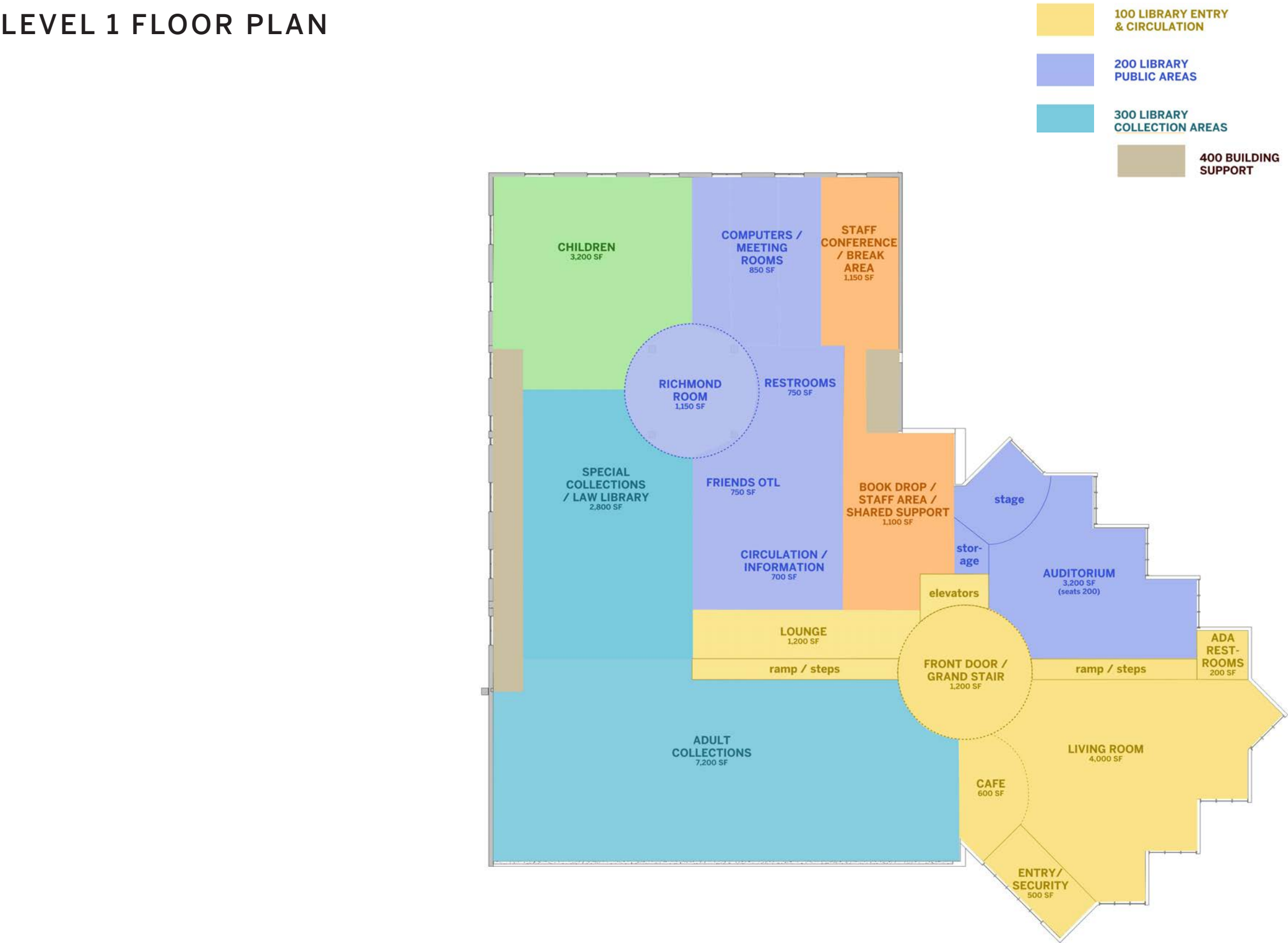


URBAN DESIGN COUNCIL SUBMISSION 04/15/2022
LOWER LEVEL PARKING



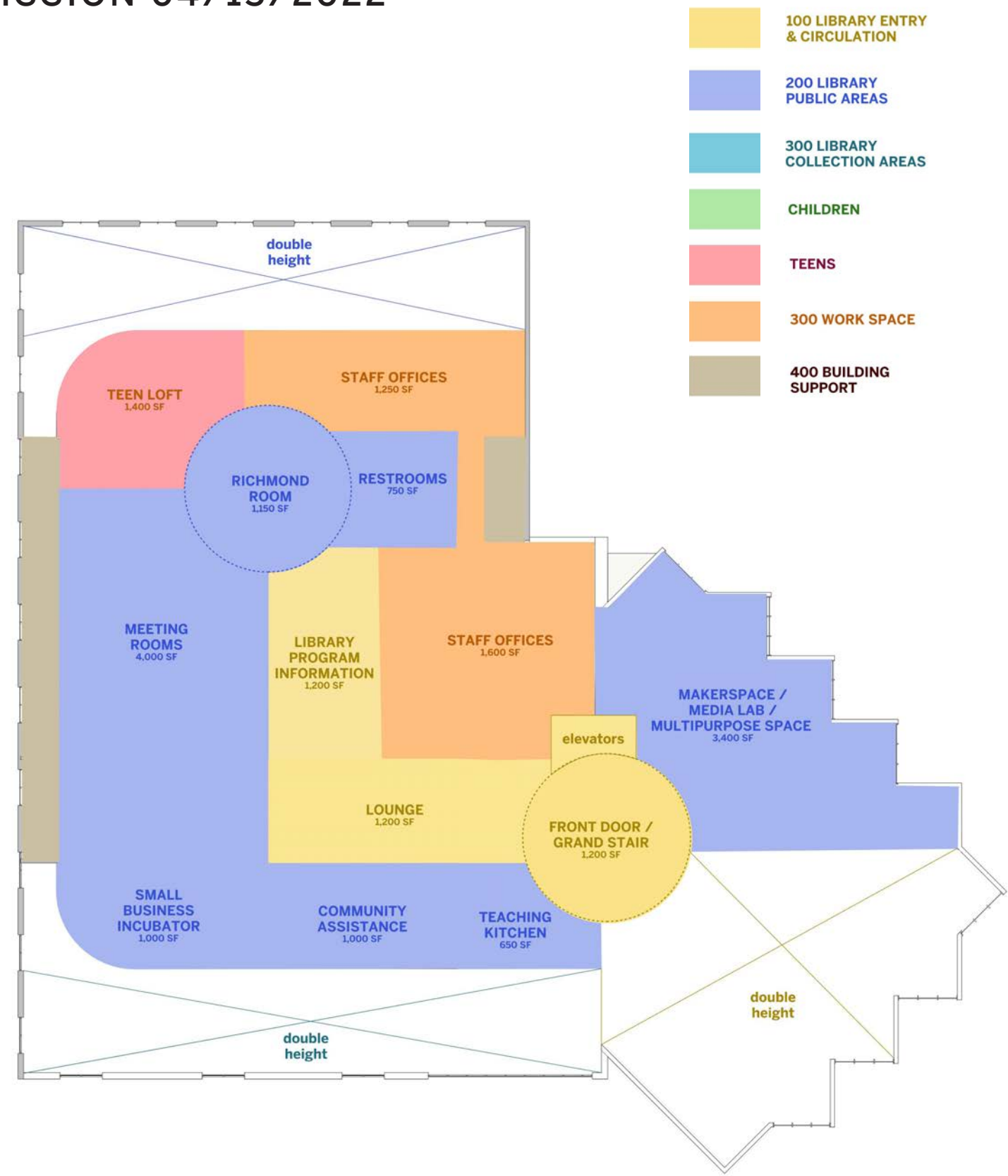
URBAN DESIGN COUNCIL SUBMISSION 04/15/2022

LEVEL 1 FLOOR PLAN



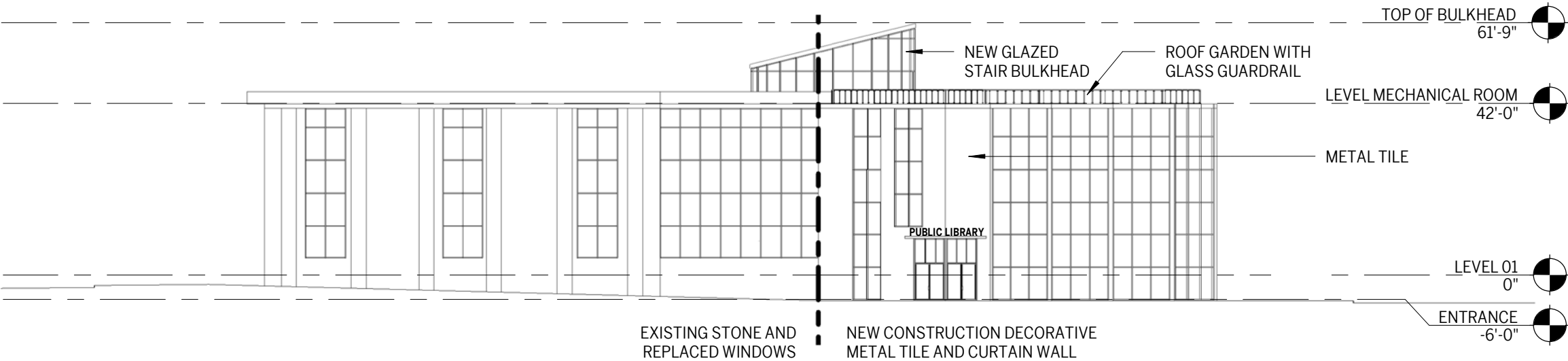
URBAN DESIGN COUNCIL SUBMISSION 04/15/2022

LEVEL 2 FLOOR PLAN



URBAN DESIGN COUNCIL SUBMISSION 04/15/2022

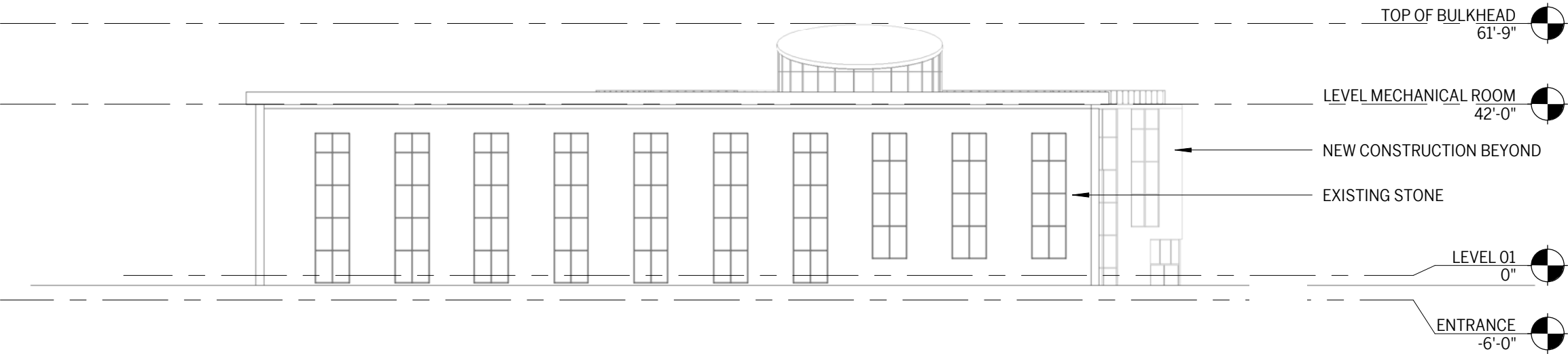
ELEVATIONS



EAST ELEVATION_

SCALE: 1/32" = 1'-0"

1



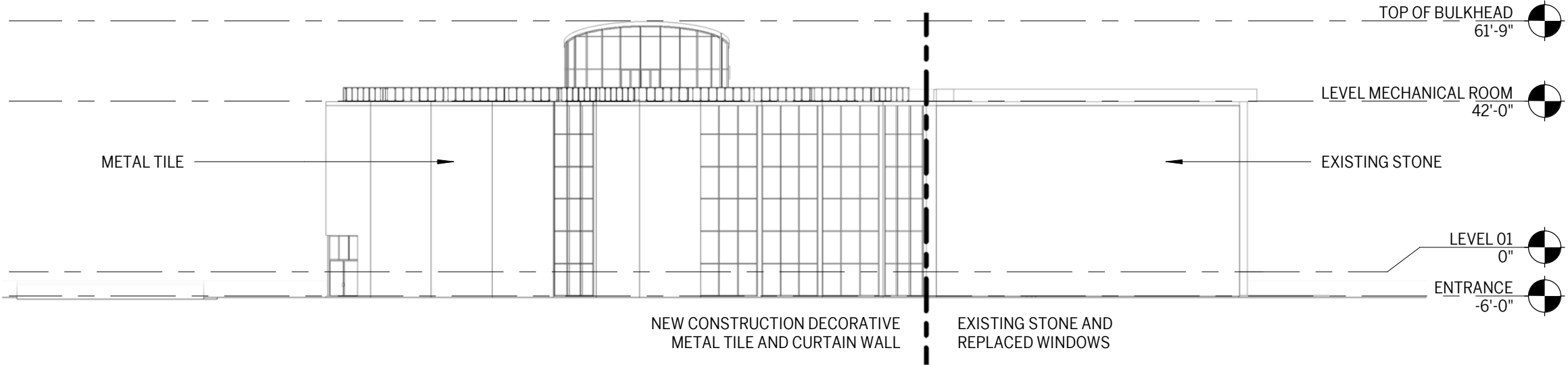
SOUTH ELEVATION_

SCALE: 1/32" = 1'-0"

2

URBAN DESIGN COUNCIL SUBMISSION 04/15/2022

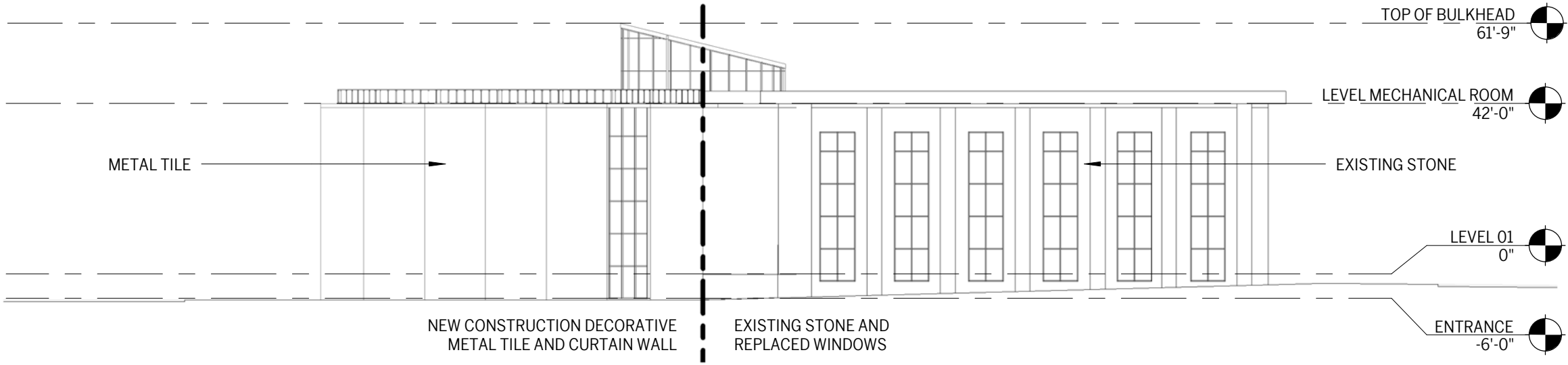
ELEVATIONS



NORTH ELEVATION_

SCALE: 1/32" = 1'-0"

1



WEST ELEVATION_


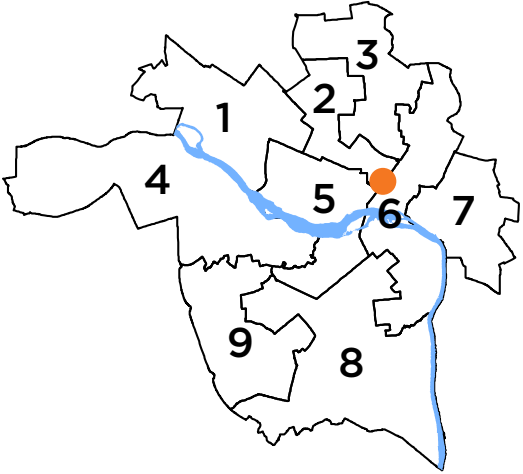
SCALE: 1/32" = 1'-0"

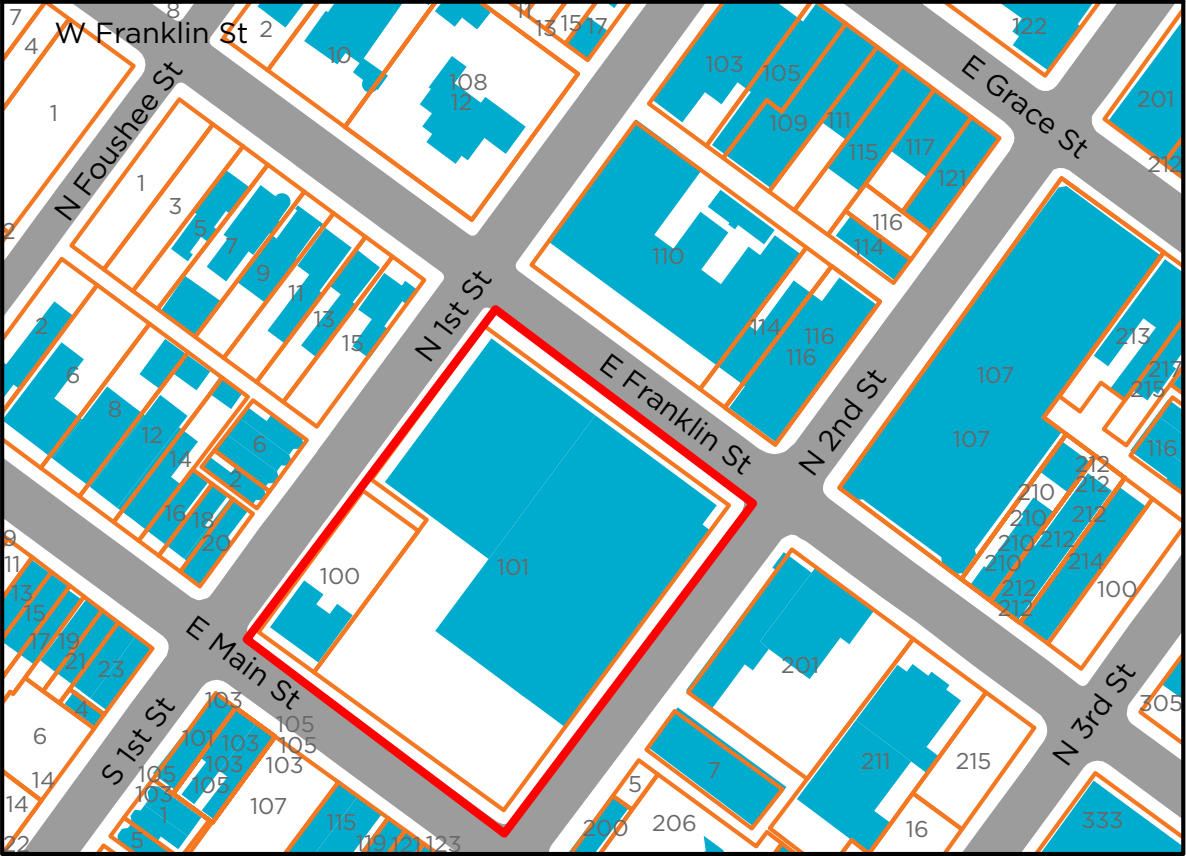
2



Master Plan Concept Interior Illustration

PLANNING COMMISSION APPROVAL 08/15/2022

<div><div>City of Richmond Department of Planning and Development Review</div></div> <div>Address: 101 E. Franklin St.</div> <div>Council District: 6</div> <div>Description: Conceptual location,character, and extent review of renovations to the existing Richmond Public Library - Downtown Branch.</div> <div>For questions, please contact Alex Dandridge at (804)-646-6569 or alex.dandridge@rva.gov</div>	<div>Urban Design Committee Location, Character, and Extent</div> <div></div>
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<div><div>Application for Urban Design Committee Review Department of Planning and Development Review Planning & Preservation Division 900 E. Broad Street, Room 510 Richmond, Virginia 23219 (804) 646-6335 https://www.rva.gov/planning-development-review/urban-design-committee</div></div> <div></div>
<div><div>Application Type (select one)<div><input checked="" type="checkbox"/> Location, Character, & Extent<div><input type="checkbox"/> Section 17.05<div><input type="checkbox"/> Other:</div></div></div><div><input type="checkbox"/> Encroachment<div><input type="checkbox"/> Design Overlay District</div></div></div><div>Review Type (select one)<div><input checked="" type="checkbox"/> Conceptual<div><input type="checkbox"/> Final</div></div></div></div>
<div><div>Project Information<div>Project Name: <u>Richmond Public Library Master Plan</u></div><div>Project Address: <u>101 East Franklin Street, Richmond, Virginia 23219</u></div><div>Brief Project Description (this is not a replacement for the required detailed narrative):<p>In February 2021, Steinberg Hart and KEI Architects were selected to create a master plan for the Richmond Public Main Library. The plan intent is to guide the Library in a transformation of the existing facility located in downtown Richmond. At the conclusion of the Master Plan process, a concept was created to help the community imagine the potential transformation of the library. The concept is the beginning; it represents the vision of solving problems; welcoming more patrons; providing a healthy and efficient building to operate; and being a community resource for every member of the population: no matter the age, ethnicity, gender, or income, of the patrons. The next phase of work, once funding is in place, will be Design Development, at which time we will submit the project for UDC (Concept) Review again.</p></div></div><div>Submission Date: <u>07/14/2022</u></div></div>
<div><div>Applicant Information (a City representative must be the applicant, with an exception for encroachments)<div><div>Name: <u>L. Dexter Goode, Capital Projects Manager, Sr.</u>Email: <u>Louis.Goode@rva.gov</u></div><div>City Agency: <u>Special Capital Projects Group</u>Phone: <u>804-646-7531</u></div><div>Main Contact (if different from Applicant): <u>Delia Nevola</u></div><div>Company: <u>Steinberg Hart</u>Phone: <u>212 465 9779</u></div><div>Email: <u>dnevola@steinberghart.com</u></div></div></div></div>
<div><div>Submittal Deadlines<div>All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. Late or incomplete submissions will be deferred to the next meeting.</div><div>Filing<div>Applications can be mailed or delivered to the attention of “Urban Design Committee” at the address listed at the top of this page. It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.</div></div><div>Submittal Deadlines<div>The UDC is an 11 member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.</div></div></div><div>last revised 12/21/2020</div></div>

PLANNING COMMISSION APPROVAL 08/15/2022



Richmond Public Library Master Plan
UDC Concept Design Submission
Date: July 14, 2022



RICHMOND PUBLIC LIBRARY GUIDING PRINCIPLES

- A true reflection of, and resource for all in the Richmond community.
- Welcoming and inclusive for a broad range of patrons, including out of town visitors.
- A transparent and modernized building, which commemorates its historic beauty while being adaptable for the future.
- Innovative leader for libraries nationwide.
- Sustainably designed for an equitable environment.

RICHMOND PUBLIC LIBRARY ATTRIBUTES

The Master Plan is the first step in the process for a renewed Main Branch. The intent of the document is to build enthusiasm and support for the project by identifying the potential of what currently exists and what could be. The following attributes are being considered for the project and will be confirmed in the next phase of design.

SITE

- Paving and Surface Materials
 - The design team will make material selections based upon the following: desired visual image, compatibility with adjacent paving materials, performance, durability, maintenance requirements, and cost. Areas of stormwater retention have been added and the reduction of impervious material and introduction of pervious material has been considered.
- Parking
 - The design team will maintain the existing parking located on site and provide the adequate lighting and screening required. Any additional parking will have pedestrian friendly design and uses on the street level.

- Multimodal Transportation
 - The design team has kept all modes of transportation in mind. Currently the closest public resources are the #87 GRTC bus stop at Marshall and 3rd and the Pulse Rapid bus Convention Center stop. In future, the design team would like to have discussions with the city about reinstating the former bus stop at the corner of Franklin and 2nd.
- Street Design
 - There will be no change to the existing main streets, pedestrian crossings, and intersections. There will be no lane changes and no on-street parking scope of work in this project.
- Handicap Accessible Curb Cuts
 - None required (see Street Design comment above).
- Building Orientation
 - The design team has placed the new addition such that it will face the larger more traveled street (Franklin) with a recognizable entrance at grade level. The current entry is elevated from the sidewalk, creating a barrier to entry.
- Building Setback
 - The design team has maintained the setback across the entirety of the existing building and for most of the new addition. The entry of the new addition pushes further out into the sidewalk to engage pedestrians but does not extend beyond the property line.
- Site Features
 - The design team has responded to the community and library requests by providing an appropriate array of amenities to serve those users. Circulation within the site will be geared toward pedestrian movements. Connectivity from the site to adjacent areas will be considered during the design phase.

ENVIRONMENT

- Public Parks
 - The design team will collaborate with the users to include a maintenance plan which addresses all phases of the project, including both landscaping and facilities.
- Landscaping
 - The design team will provide planting compatible with and relate to surrounding landscapes. New landscaping will complement and soften new construction and building architecture. No trees will be removed, and additional pollinator trees and flower beds will be provided.

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- Storm Water Management and Low Impact Development
 - Areas of stormwater retention have been added, including a potential splash pad, which could have retention tanks beneath it for recycling the water used.
 - The new design will take measures towards conservation of natural resources per Low Impact Development (LID).

BUILDING DESIGN

The building has not yet been designed since the design team has just completed a Master Plan. The Master plan includes program diagrams which respond to the community and library requests that occurred during the engagement process with those stakeholders. There were three instances of community engagement in addition to the many meetings with the library committee and staff. When the project moves into the next design phase, the building design will be considered using a similar process, and a concept will be submitted to the UDC at that time.

COMMUNITY CHARACTER

The lighting, signage, site furnishings, and any walls, fencing or screening will be designed to meet the UDC guidelines. These will be submitted during the next design phase of work.

ENCROACHMENTS

The lighting, signage, planters, and any other potential encroachments will be designed to meet the UDC guidelines. These will be submitted during the next design phase of work.

SUSTAINABILITY

One of the key objectives to the plan is increasing accessibility, quantity, and quality of public space. The project will conform with RVAgreen 2050, the City of Richmond’s equity-centered climate action and resilience planning initiative and include consideration of the following sustainable design attributes:

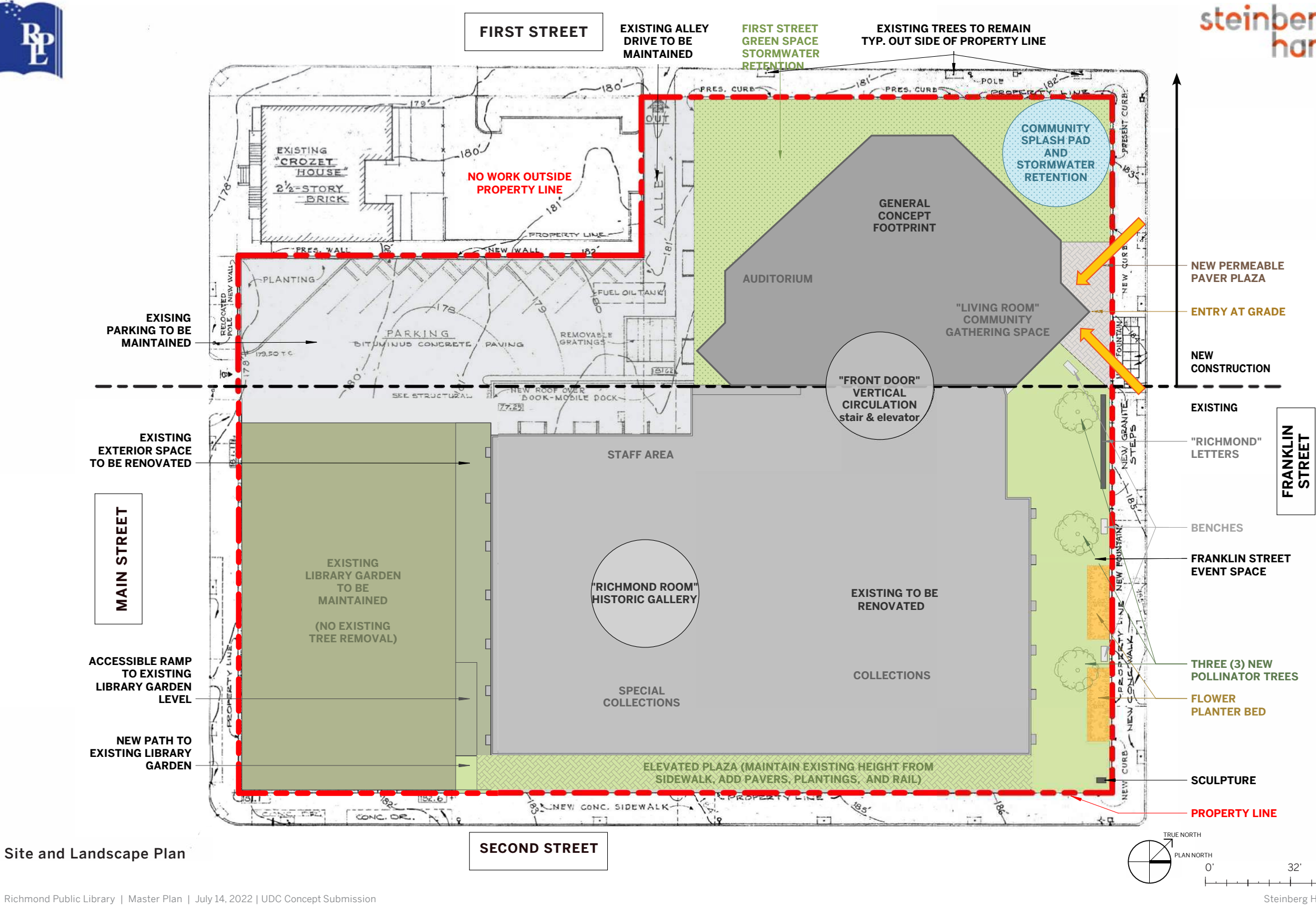
- NetZero Energy buildings combine energy efficiency and renewable energy generation to consume only as much energy as can be produced onsite
 - Utilizing alternative energy sources
 - 100% renewable energy
 - Photovoltaic/ Solar Panels

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- Lower overall building energy consumption
 - LED Lighting
- Water Use Reduction
 - Eco-friendly plumbing fixtures
 - A splash pad, where the water can be stored in underground tanks and then recycled back through the water features
 - Permeable pavers, roof gardens, and bioretention in landscape areas
- Healthy Indoor Air Quality
 - Improved ventilation, air filters, low emission materials
- Green Roof
 - Including an event area and views of the city of Richmond
- Building Materials
 - Recycled Building Materials
 - Locally Sourced Building Materials
- Sustainable Learning Opportunities
 - As a community facility, the library is a fantastic venue for education about sustainability through the building itself.

We submit this Master Plan Concept to initiate the process and discussion regarding the Richmond Public Library Main Branch. We look forward to the opportunity to submit a Design Concept in the future.

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PLANNING COMMISSION APPROVAL 08/15/2022

The application for **UDC 2022-08 Conceptual location, character, and extent review of the Richmond Main Library Renovation** was reviewed by the Urban Design Committee on August 8, 2022. The application was **Approved** by the City of Richmond Planning Commission with the conditions of approval listed below on Monday, August 15th, 2022.

Approved Conditions:

1. The UDC encourages the proposed sustainability concepts and recommends inclusion of sustainable stormwater practices.
2. That disaster sustainability features be included.
3. That final details on outdoor lighting be sensitive to light pollution or dark-skies compliant.
4. The Applicant include permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines.
5. That street trees be evaluated for health and adequacy and should be protected or replaced during the project.
6. That sustainability features be included for the proposed splash pad and pedestrian plaza, as detailed by the Urban Design Guidelines.
7. That the re-use of existing materials onsite should be incorporated with the design plans, where feasible.
8. A maintenance plan be submitted during the Final UDC review phase to include landscaping, sustainability features, and public spaces.
9. That the final design include seating, landscaping, and stormwater elements in such a way as to encourage safe use of the proposed splash pad.
10. Applicant to return to the UDC to amend the Concept Plan once proposal items are finalized and detailed, prior to final approval by the UDC.
11. Applicant to further detail and improve landscaping, stormwater retention, site design, and architecture to amend the concept plan when available.
12. Existing facade to be studied in how it connects to the new addition and preserve the existing building where feasible.

A recording of the UDC meeting is available on the City of Richmond’s Legistar Website which is linked here: <https://richmondva.legistar.com/MeetingDetail.aspx?ID=911306&GUID=9CE270E2-7F96-46A1-8616-C606AD08B63B&Options=&Search=>

Should you have any questions please do not hesitate to contact me at 804-646-5467 or raymond.roakes@rva.gov.

Thank You,



Ray Roakes, Urban Design Committee Planner



MONTHS 1-3 (MARCH 15 - JUNE 14)
MAY 6TH - KICKOFF WORKSHOP #1
Virtual Meeting with Library Committee
Establish Guiding Principles
Community Surveys
Discuss Funding Allocation Sources

EXISTING CONDITIONS ANALYSIS
Library Background Materials
Existing Facility Assessment
Analyze Neighborhood Context

BENCHMARKING
Establish and Research Peer Precedents

MONTHS 4-6 (JUNE 15 - SEP 14)
JULY 15 - WORKSHOP #2
Meeting with Library Committee
and Community (Virtual/ In-person)
Interactive Community Exercise

BENCHMARKING
Document Comparative Data

SPACE PROGRAMMING
Existing and New Program Uses
Options for Expansion

CONCEPTUAL DESIGN
Initial Concepts
MONTHS 7-9 (SEPTEMBER 15 - DECEMBER 14)
MASTER PLAN DOCUMENTATION

General Outline
Establish Guiding Principles
Benchmarking
Site and Building Analysis
Benchmarking
Community Survey

SPACE PROGRAMMING
Program Options with Cost Estimates

CONCEPTUAL DESIGN
Design Options to Match Program

MONTHS 10-12 (DECEMBER 15 - MARCH 14)
MARCH 1 - WORKSHOP #3
Meeting with Library Committee
and Community (Virtual/In-Person)
Present Program with Design Options
Receive Community Input

SPACE PROGRAMMING
Final Option(s) with Cost Estimates

CONCEPTUAL DESIGN
Final Concept Rendering(s)

APRIL 15, 2022 - INITIAL LIBRARY CONCEPT UDC SUBMISSION

AUGUST 15, 2022 - APPROVED BY PLANNING COMMISSION

STEINBERG HART | HOLZMAN MOSS BOTTINO ARCHITECTURE QUALIFICATIONS

Steinberg Hart | Holzman Moss Bottino Architecture focuses on the programming, planning and architectural design of public and academic libraries and other cultural facilities. We have recently designed libraries in Wylie and Frisco, Texas and facilities in Los Angeles, CA; Cleveland, OH; Columbia, MO; Lenexa, KS; Dover and Bear, DE; and other communities across the United States.

Steinberg Hart:

- Delia Nevola
- Amanda Rienth
- Gilbert Oh
- Douglas Moss
- Sarah Farnham
- Javaria Farooq
- Ermira Kasapi
- Yuyi Si



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KEI QUALIFICATIONS

KEi Architects is a minority-owned, small business enterprise with over 38 years of experience in the Richmond, Virginia region. They have completed a variety of notable projects including the VUU Living Learning Center, Richmond Public Schools Prototype Elementary Schools, Kanawha Plaza Urban Park, and the Southwood Community Center.

KEi Architects:

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