

The background of the entire page is a light gray map of a city street grid. The grid is composed of thin white lines representing streets, with some larger, thicker lines indicating major thoroughfares or highways. The map shows a dense network of streets, typical of an urban environment.

Facilities Master Plan | Group 1

2019–2029

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Acknowledgements

Cleveland Public Library would like to thank everyone who contributed to the Facilities Master Plan. A special thank you to those who participated in the focus groups and community meetings. We appreciate your interest in the Cleveland Public Library and look forward to continuing to serve our community. An additional thank you to the staff of the Cleveland Public Library, who provided important information about the library and the community.

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FACILITIES MASTER PLAN TEAM

Bialosky Cleveland
Planning, Architecture and Engineering

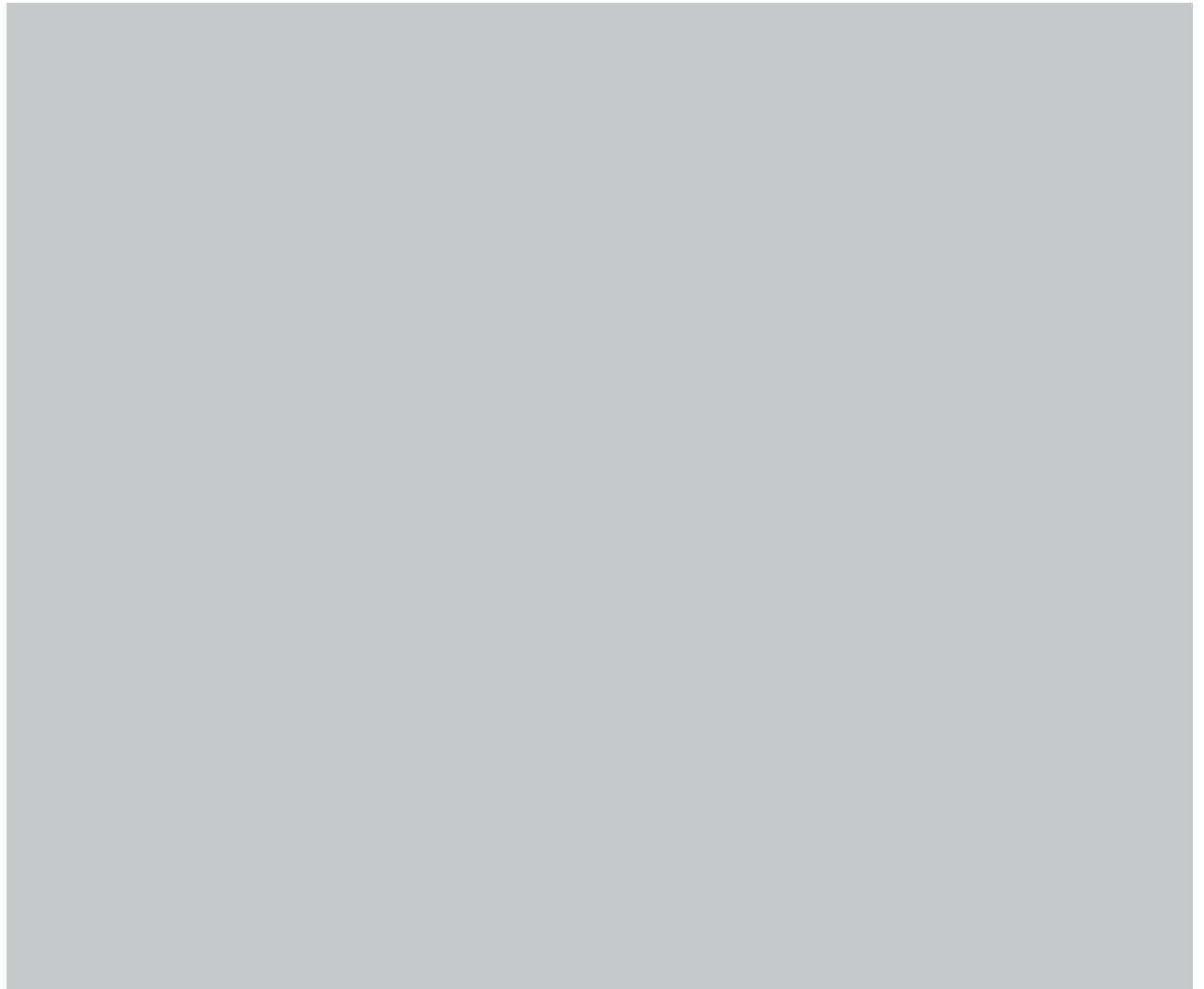
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Executive Summary

Today, it is not uncommon to hear, “why is the public library still necessary in the digital age?” and “what is the public library of the future?”. The answers to these questions are increasingly broad and complex, reflective of our dynamic society. Libraries worldwide have adapted in order to respond to the evolving needs of the communities they serve. Most Americans still view public libraries as important institutions that provide critical resources, but what patrons expect from their local library has expanded dramatically. As the role of the library shifts, the buildings must transform to support it.

THE CONSTANTLY EVOLVING LIBRARY One of the most important resources a public library can offer is the space itself. They are places of learning, and so much more. Libraries can be lecture halls, play rooms, cinemas, galleries, work spaces, research centers and maker spaces. Today’s library embeds social interaction- as a neighborhood’s living room that is open and welcoming to all. Uniquely positioned to maintain a support structure where they are needed most, libraries serve as community-builders in low income areas. Through educational programming and strategic partnerships, libraries seek to level opportunity and aid in upward mobility and stability. As long as the public’s needs drive their development, public libraries will remain critical centers in the communities they serve.

CURRENT STATE While the Cleveland Public Library has a significant regional influence, its focus remains on the Cleveland communities it has served for 150 years. Comprised of 27 unique branches and the downtown main campus, Cleveland Public Library operates as one networked system serving diverse communities across the city.

Nearly all the branch buildings date to a different time and mode of service with the last major building effort occurring in the late seventies. Its buildings are rich in historic character, including six Carnegie branches, but only

three new buildings or substantial renovations have been implemented in the last thirty years. There is a clear need for system-wide

WHAT IS A MASTER PLAN? The goal of the Facilities Master Plan is to reimagine the current library facilities to meet changing service trends and community needs with an eye towards the future.

In June of 2018, Cleveland Public Library selected a team lead by Bialosky Cleveland to create such a plan.

The plan considers options for the renovation, expansion, consolidation, or relocation of all the Library’s buildings over the next decade in order to meet long-term goals.

The recommendations made are based on a combination of community feedback and the analysis of the state of existing facilities, their current usage and how they support the Library’s plans for the future.

This Master Plan is not a detailed implementation plan for individual buildings, but a guide for the future development of Cleveland Public Library. The specific branch recommendations and concept designs introduced later in this document are not final building designs, but outlines for how the Library may choose to move forward as the plan is realized over the next ten years.

FUTURE VISION Cleveland Public Library has made a commitment to the city that, while re-imagining its buildings and service, it will strive to maintain its dense, accessible network. The future core library model will be designed to function in a relatively small footprint, relying on flexible, adaptable space to deliver a consistently high level of service. This will allow the library to preserve its comprehensive coverage while

strategically selecting branches to provide a broader scope of service and support areas that extend beyond their immediate communities.

Organized around a deliberately planned mix of branch types, the Master Plan builds on the resilience of the library's existing system. With all the branches growing from a consistent baseline in the Neighborhood Branch model, a visitor to any location of Cleveland Public Library will be greeted by the same people-centric spaces.

Informed by the Library's Strategic Priorities these branch models were the foundation of decisions made in the recommendations for all the buildings in the system.

DESIGN PRINCIPLES Driven by design principles that embrace the importance of community and the vision of the "People's University", the Library's facilities are envisioned as dynamic spaces organized around public gathering areas that promote engagement and interaction. The Library's commitment to remain responsive to evolving needs of the community requires buildings that are open and flexible with reduced barriers between patrons and resources for lifelong learning. The openness carries through to the exterior of buildings. A degree of transparency reveals the resources and activity within while maintaining a visible connection out to the community.

Grounded in the Library's priorities, these principles provide a framework for future building concepts. The principles are adequately flexible to allow the Library to adapt them as they refine their new service model and employ information harvested from community feedback and their own experience.

IMPLEMENTATION The recommendations put forth in this document establish a bold vision for how Cleveland Public Library can reimagine its spaces for the future. In order for these ambitions to be achievable there must be a defined and realistic path forward. Therefore, an implementation plan has been created that estimates probable costs, identifies priorities, and schedules implementation.

This implementation plan provides the tools needed to execute the broad scope of work effectively and in a defined timeframe. The master plan is structured such that all the facility improvements are to be completed within ten years while limiting gaps in service and being equitable about how and when projects are implemented. The cost of construction must allow the Library to work within a responsible budget and secure the funding to address the plan in its entirety. In addressing these practical concerns, the Master Plan becomes more than a wish list; it is an actionable strategy for future growth.

A BOLD PATH FORWARD As Cleveland Public Library looks back upon its 150-year history, this Facilities Master Plan provides a view of the bright future ahead. Though firmly rooted in the Library's current vision, this document should be viewed with the same flexibility recommended for its buildings. As the system dramatically reimagines and rebuilds its physical space over the next decade it will continually adapt, shifting its course to support the public's evolving needs.

Message From the Director

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About the Library

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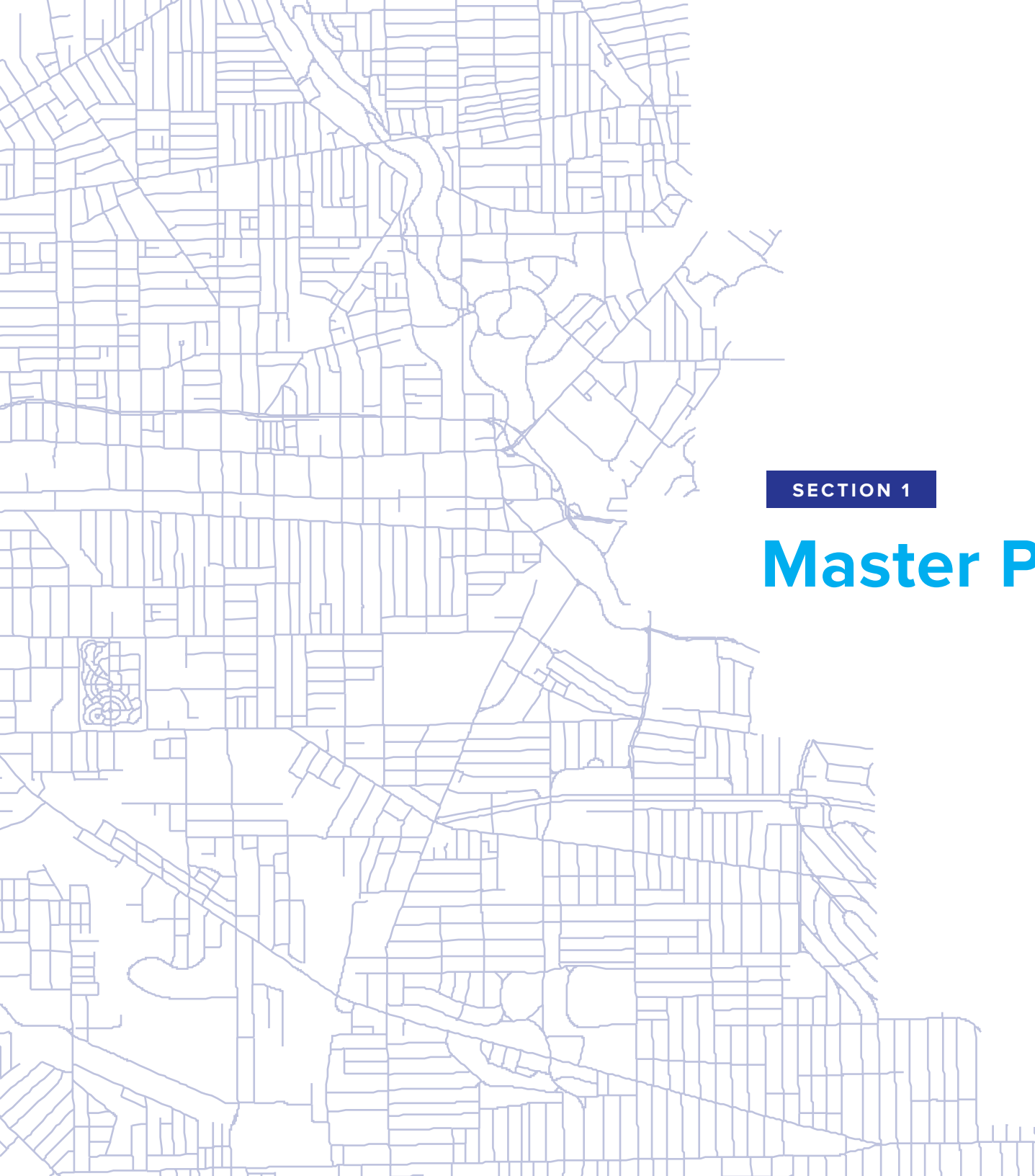
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**Tell me and I forget.
Teach me and I remember.
Involve me and I learn.**

—Benjamin Franklin

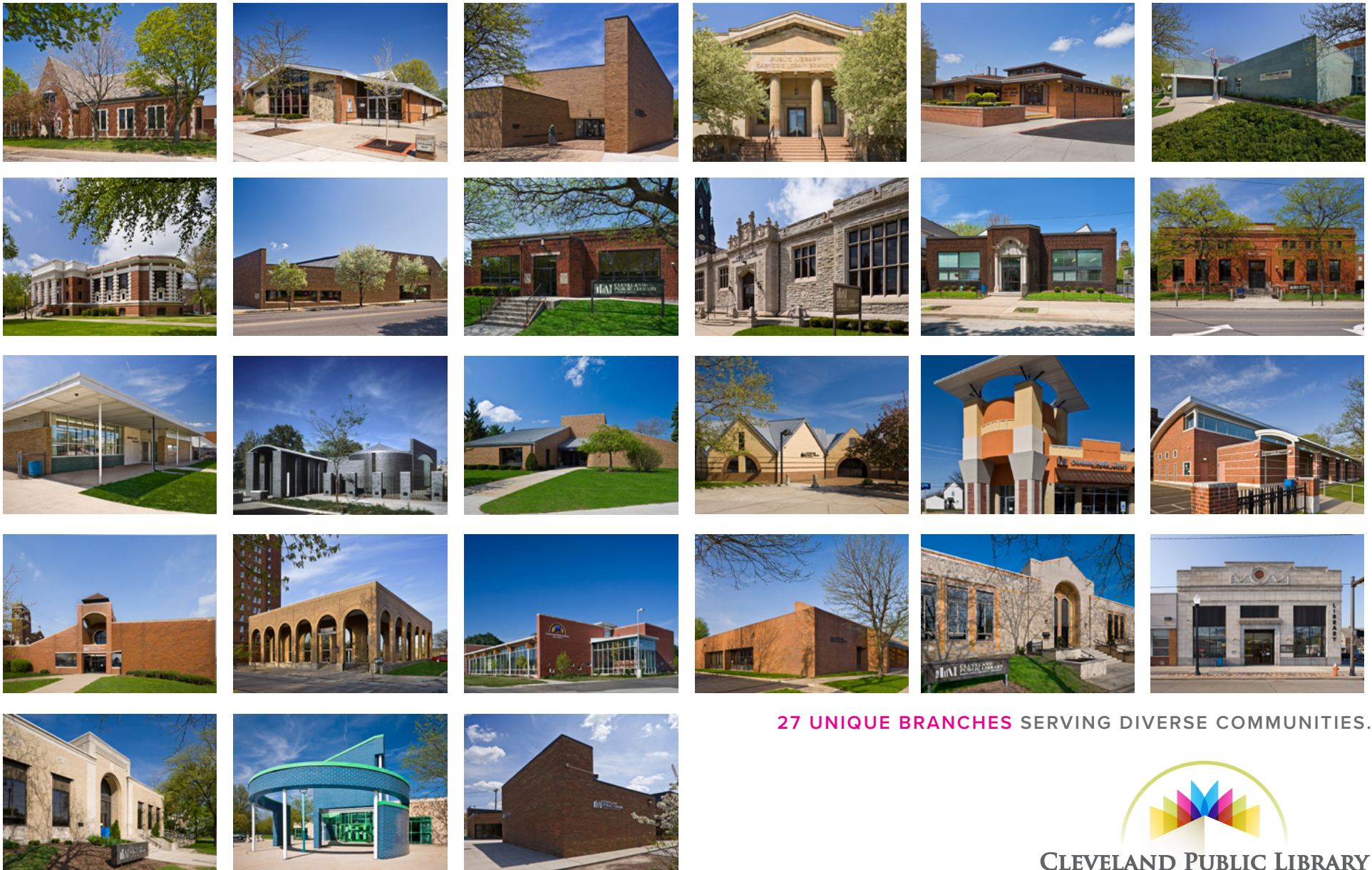


SECTION 1

Master Plan Process

CLEVELAND PUBLIC LIBRARY

DRAFT FOR CPL REVIEW 3/18/2019



27 UNIQUE BRANCHES SERVING DIVERSE COMMUNITIES.



What is a Master Plan?

A master plan is a comprehensive, long-term planning document that defines a strategy to guide future growth and development. The information and concepts presented in a masterplan are intended to provide a framework to focus decisions on the development of individual facilities so that they are working toward a common goal. Master Plans are informed by community input, service initiatives, local development, existing facility characteristics, and social and environmental impacts. They ultimately identify a holistic approach to system-wide change.

MASTER PLAN GOALS

The goal of the Cleveland Public Library Facilities Master Plan is to reimagine the current library facilities to meet changing service trends and community needs with an eye towards the future. The plan considers options for the renovation, expansion, consolidation, or relocation of all the Library's buildings over the next decade in order to meet long-term goals. The recommendations made are based on a combination of community feedback and the analysis of the state of existing facilities, their current usage and how they support the library's plans for the future.

This Master Plan is not a detailed implementation plan for individual buildings, but provides a guide for the future development of the Cleveland Public Library. The specific branch recommendations and concept designs introduced later in this document are not final building designs, but outlines for how the Library may choose to move forward as the plan is realized over the next ten years.

We hope that recipients of this report will use it as the foundation for exploring how a bold future vision of the Cleveland Public Library can empower diverse, inclusive communities and inspire Clevelanders to continually seek out knowledge and become lifelong learners.

MASTER PLAN SERVICES PROVIDED IN THIS DOCUMENT INCLUDE:

- Review and analysis of Demographic Data
- Community Stakeholder Outreach & Engagement
- Detailed Facility Assessments of Existing Buildings
- Estimation of Deferred Maintenance Costs
- Development of a Comprehensive Building Standards Manual
- Evaluation of Building Renovation, Expansion or Relocation
- Recommendations for New Branch Locations
- Parcel Valuations for Site Acquisitions
- Development of Space Planning Concepts
- Development of Design Principles
- Recommendations for Future Vision of System and Branches
- Cost Estimate of Implementation
- Schedule of Implementation

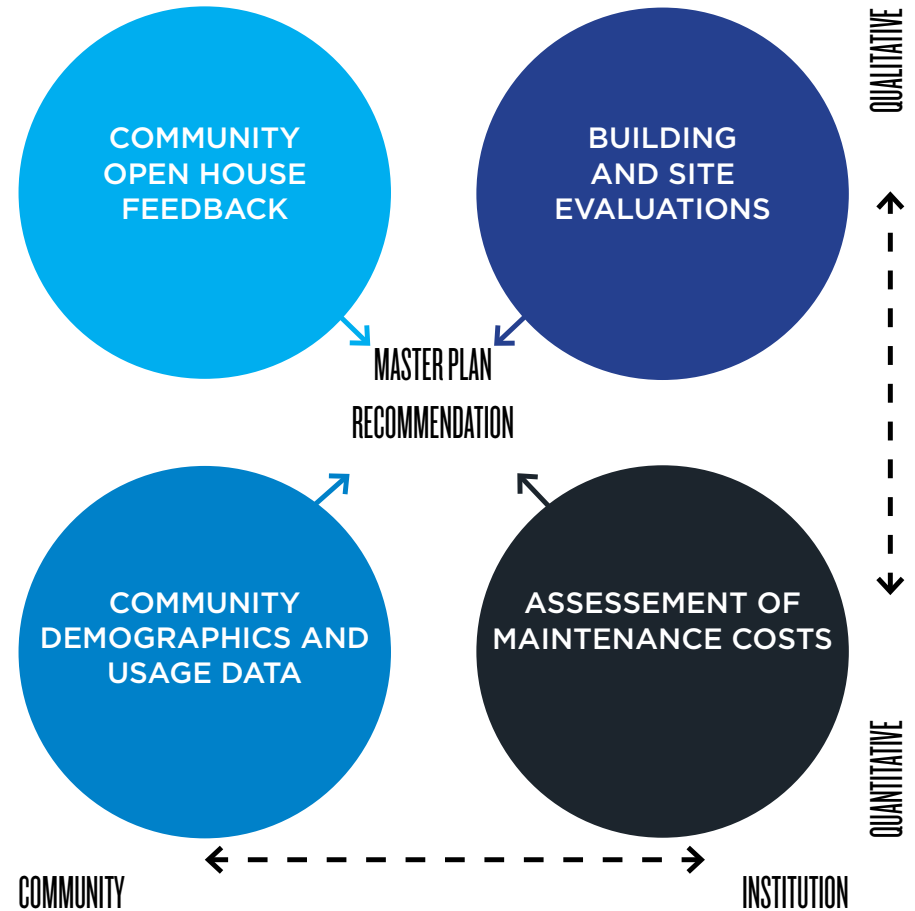
Master Planning Process

PROCESS In April of 2018, the Cleveland Public Library (CPL) issued a Request for Qualifications for consulting services to create a Facilities Master Plan. CPL selected a team lead by Bialosky Cleveland to assist in evaluating the current state of the Library and determining the best path forward. This report represents the cumulative results of the facilities master planning process conducted between July 2018 and February 2019, produced with collaboration and input from the Library and communities across the system,

The first step of the masterplan was to assess the current state of the system. This required conducting assessments of all the Cleveland Public Library’s 27 branches and Main Campus to identify necessary maintenance needs and determine the physical potential to renovate, expand or build new for each.

Concurrently, information was compiled to identify community needs. The planning team reviewed existing demographic data and collected input from Cleveland’s communities about their libraries to determine what they are doing well and what they can do to better serve their patrons.

Analysis of feedback from Community Open Houses, Building and Site Evaluations, Community Demographics and Usage Data, and Assessment of Maintenance Costs informed recommendations for how to maintain, renovate or replace buildings over the next ten years. These recommendations create a plan for the future of the Cleveland Public Library and how it will modify it’s spaces over the next ten years.

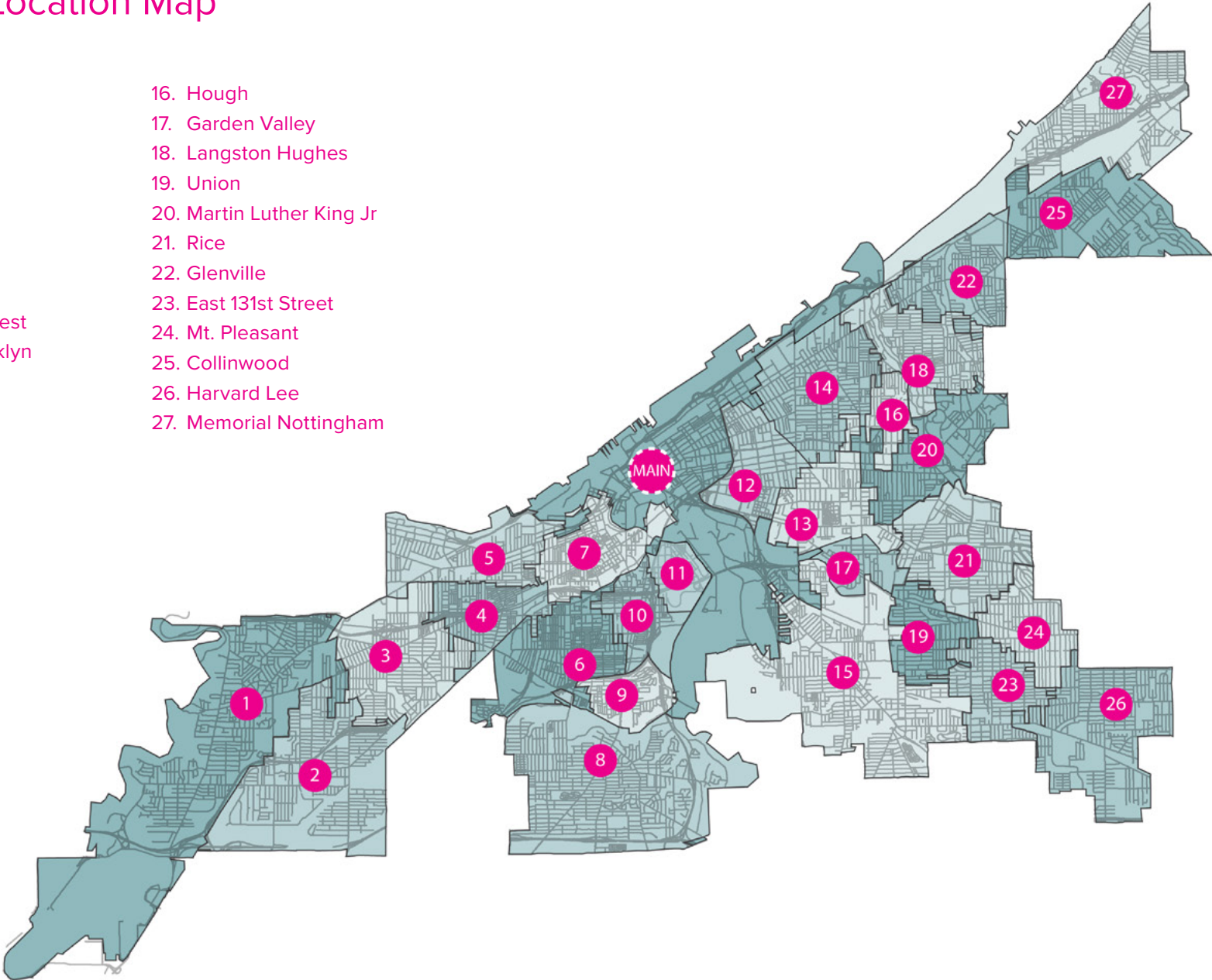


Branch Location Map

MAP KEY

- 1. West Park
- 2. Rockport
- 3. Eastman
- 4. Lorain
- 5. Walz
- 6. Fulton
- 7. Carnegie West
- 8. South Brooklyn
- 9. Brooklyn
- 10. South
- 11. Jefferson
- 12. Sterling
- 13. Woodland
- 14. Addison
- 15. Fleet

- 16. Hough
- 17. Garden Valley
- 18. Langston Hughes
- 19. Union
- 20. Martin Luther King Jr
- 21. Rice
- 22. Glenville
- 23. East 131st Street
- 24. Mt. Pleasant
- 25. Collinwood
- 26. Harvard Lee
- 27. Memorial Nottingham

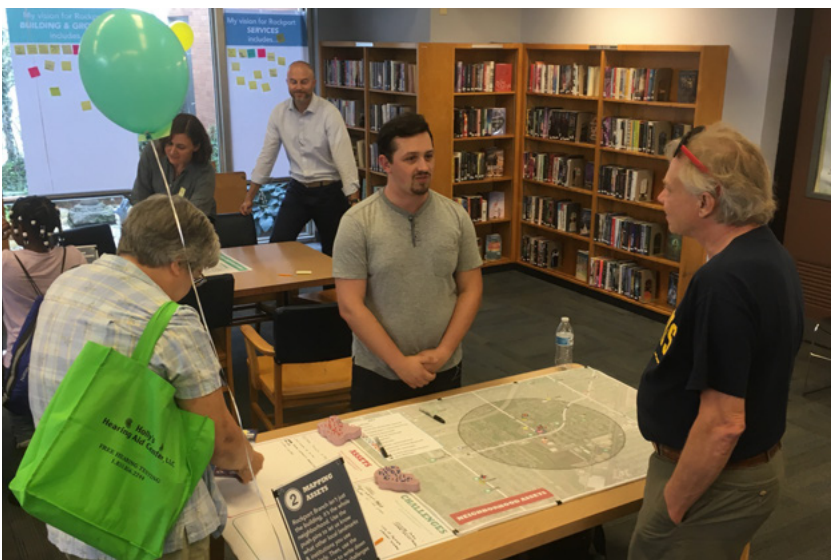


Community Engagement

INTRODUCTION

From 2014 through 2018, design staff at the Cleveland Urban Design Collaborative worked with the Cleveland Public Library on community engagement for 26 of their 27 branches, first through the CPL150 Community Vision Plan and then as part of the Facilities Master Plan.

The 13 CPL150 branches (Brooklyn, E 131st, Eastman, Fleet, Hough, Mt Pleasant, South, South Brooklyn, Sterling, Union, Walz, West Park, and Woodland) were previously summarized in a series of 3 reports and a summary document, which can be accessed through the project website: <http://www.cpl150.org>



Outreach Photo

SCHEDULE

Throughout the four-year engagement process, the team utilized a widerange of engagement tools to encourage diverse participation from community members based on their own preferences, including:

- Public meetings, at branches and elsewhere in the community
- Surveys (in English and Spanish) collected physically at the branches and spread digitally via social media
- Open houses at the branches for drop-in participation
- Focus groups with underrepresented groups (seniors, teens, etc)
- One-on-one interviews with staff, stakeholders, and patrons
- Advisory committees with staff, stakeholders, and patrons
- Attendance and outreach at other neighborhood events (street festivals, health fairs, etc) to advertise the process/upcoming meetings
- Display boards left behind at branches informing patrons of proposed recommendations & the larger public process, with comment card

Open Houses at the branch encouraged drop-in participation at a variety of stations; Public Meetings on- and off-site presented initial recommendations and vetted alternatives. Paper and digital surveys captured patrons who weren't able to attend meetings in person, and could be distributed to larger neighborhood networks. Anecdotal feedback was collected through interviews and focus groups, as well as meetings with neighborhood stakeholders (Community Development Corporations, Councilpeople, etc). Special efforts were made to include voices from typically underrepresented groups, including youth, seniors, and minority populations.

In all the design team created over 2,400 unique points of engagement with Cleveland’s library users.

ENGAGEMENT PARTICIPATION STATISTICS

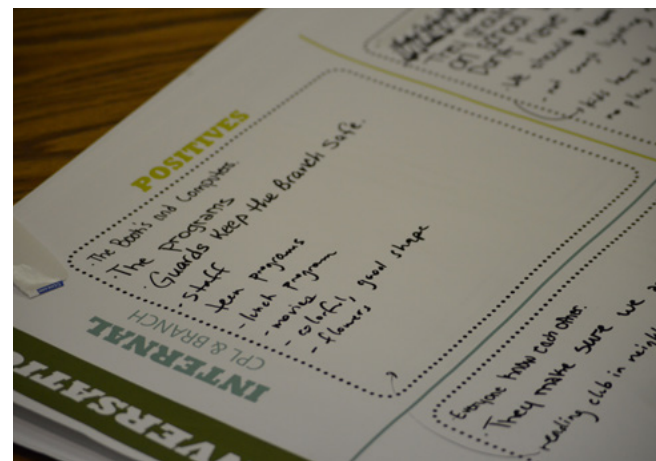
- Advisory Committee Members: 95
- Public Meeting Attendees: 510
- Open House Attendees: 500
- Focus Group Participants: 175
- Survey Responses: 1205



Outreach Survey

SYSTEM-WIDE NEEDS

- Add more art, inside & outside - public art was well-supported everywhere; regularly rotate & have “openings”
- Install better signage, exterior lighting at each branch
- Consider shifting hours to stay open later at least one day a week or opening one district on Sundays
- Host special classes/programs led by “local experts” from each neighborhood
- Create a widespread marketing system to let people know what’s available at what branch - consider annual campaign about resources available
- Consider branch-specific “steering committees” with neighborhood organizations/stakeholders to coordinate partnerships & resource sharing
- Install displays with branch-specific neighborhood history & culture
- Hold more open houses, festivals, & welcoming community events - “invite people in”
- Encourage more crossover between branches - “passport” program, cross- district collaborations, etc.
- Continue to explore possibilities for outdoor seating/reading garden areas
- Continue to explore opportunities for after-hours wifi use
- Continue to explore possibilities for outdoor seating/reading garden areas
- Experiment with strategies to rotate collections at each branch to increase variety for patrons’ browsing



Outreach Photo



Outreach Photo

UNIQUE PATRON IDEAS

- Lend reading glasses for patrons at each branch, like headphones at computers.
- Have an “idea box” for patrons to share ideas about improvements anytime
- Check out board games/hold gaming clubs
- Tool lending collections, particularly in neighborhoods with lots of vacancy / houses to be renovated
- Have a shuttle bus to link branches for events
- Label trees/plants outside with ID so people can learn about horticulture
- Hold gingerbread house building workshops at Christmas
- Provide chef training opportunities in branch kitchens
- Let patrons check out picnic blankets for using outdoor space
- Allow for amnesty “community service” at branch in exchange for expunging library fines/lost book fees
- Hold walking groups that meet at branch, explore surrounding neighborhood
- Hold programs on interacting with service dogs
- Have more animal sculptures like the squirrel at Fulton - playful art
- Lend/give hats & gloves in winter for neighbors in need
- Have an exhibition in branches about original Native tribes/culture



Outreach Photo



Outreach Photo

Community Demographics and Usage Data

Information relating to attendance, circulation, and population were reviewed to provide a quantitative analysis of each branch and service area. This data was evaluated to better understand how resources are being used and Each branch was compared to others in the system as well as the size of the facilities themselves to determine and how that might inform priorities and help drive recommendations for future growth.

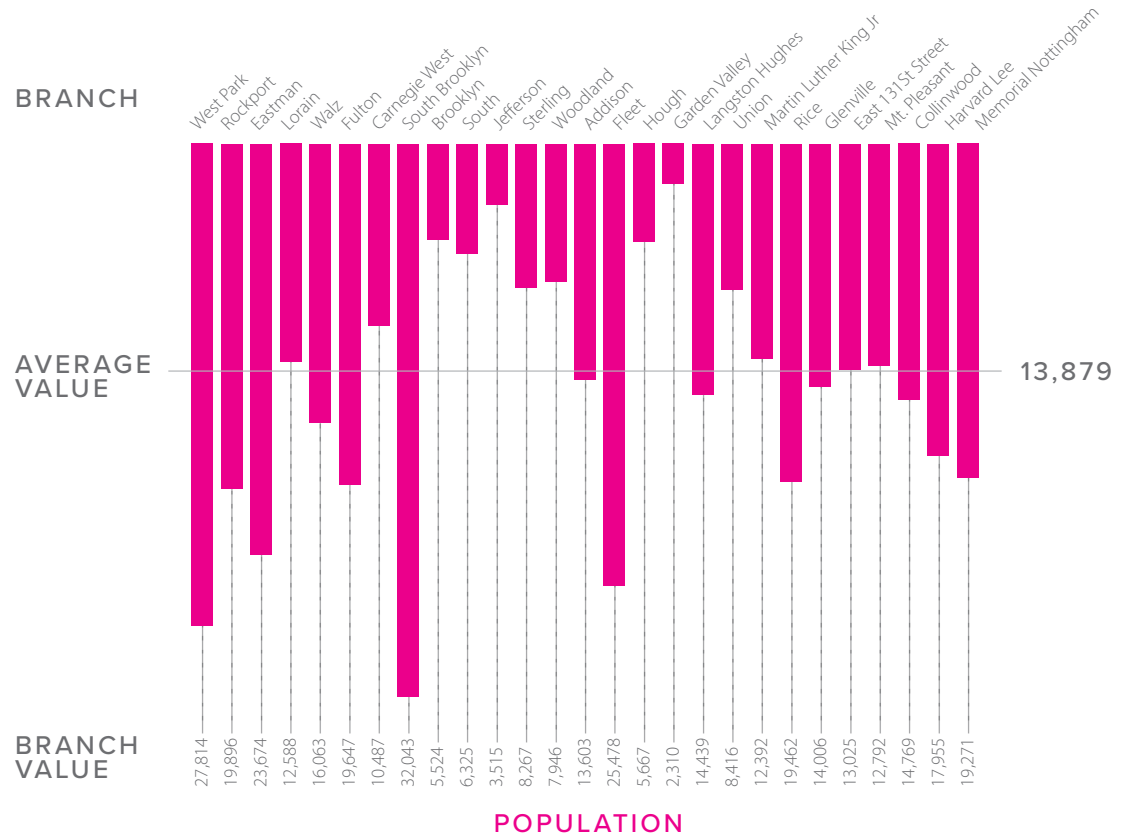
USAGE AND POPULATION DATA

The attendance and circulation data for each branch were provided by Cleveland Public Library based on information collected in 2017. The population data reflects information gathered from the 2010 US census and compiled in a study performed by Cleveland State University. These data sets are presented comparatively to show the performance of each branch as it relates to the others in the system. No one metric directly relates to the level of need for a given service area. They must be reviewed collectively, as each branch in the system is used differently by the population it serves. A lower circulating branch may still be well attended if residents of that area come primarily for access to technology or educational programming. A branch in a lightly populated service area may still be heavily used if its location is convenient to access from a broader area.

CLEVELAND PUBLIC LIBRARY HAD **2,664,527 VISITORS** IN 2017

THE LIBRARY CIRCULATED **3,877,929 ITEMS** IN 2017

IN THAT TIME PERIOD **1,280,659 ITEMS** CIRCULATED FROM THE MAIN LIBRARY ALONE



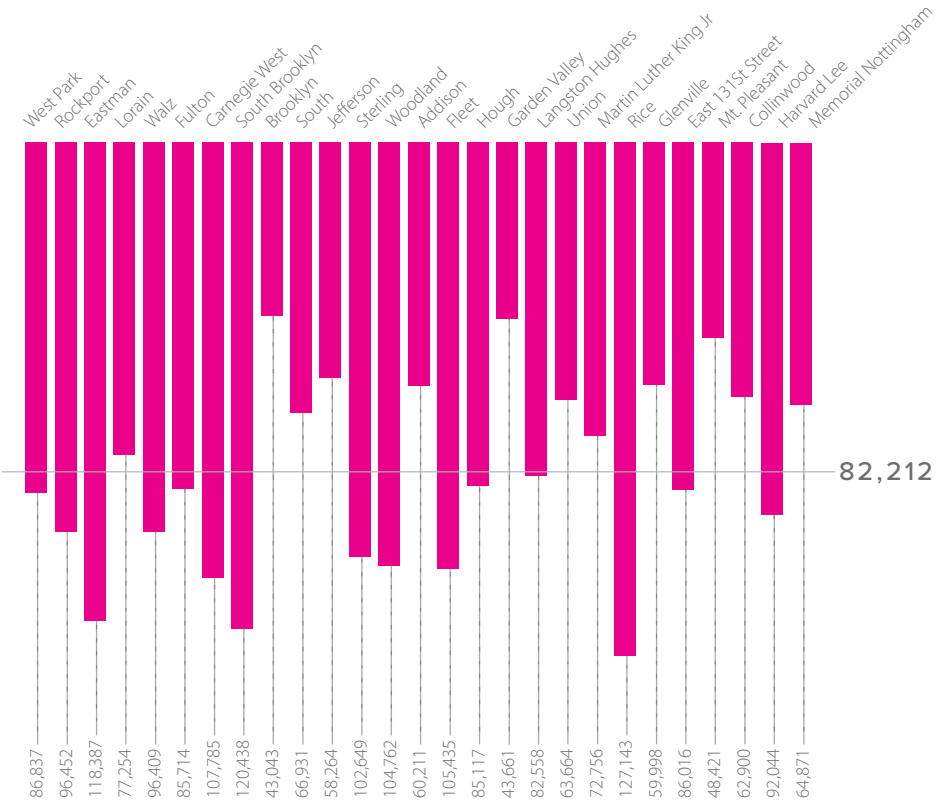
DASHBOARD INFORMATION

Attendance:

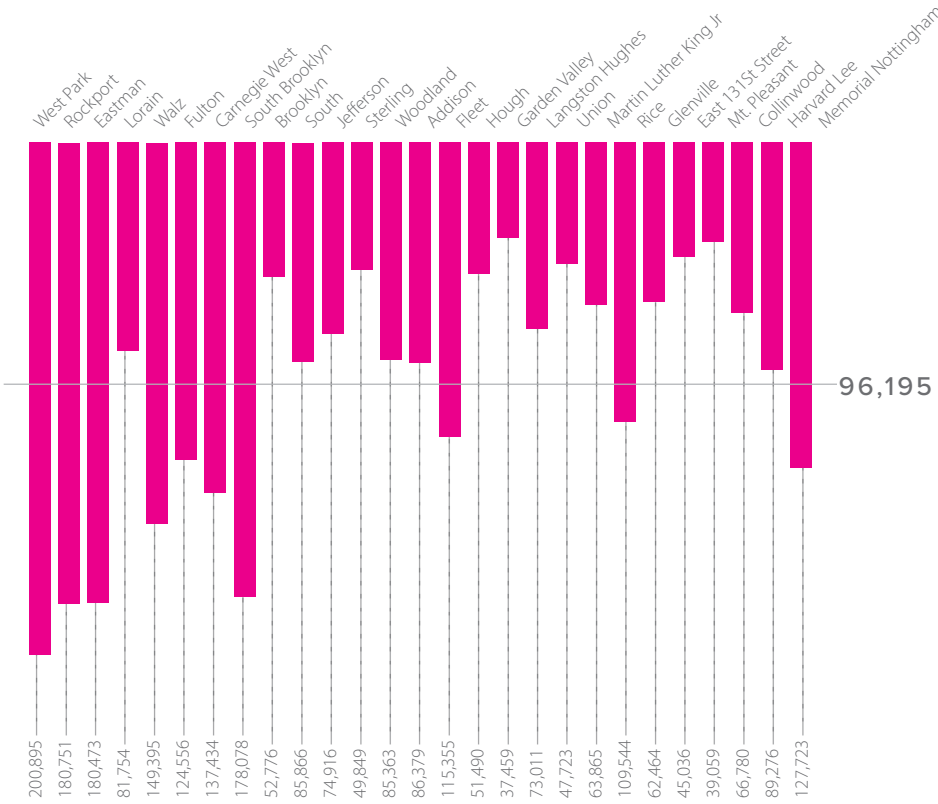
- Highest: Rice Branch - 127,143 visits
- Lowest: Brooklyn Branch - 43,043 visits

Circulation:

- Highest: West Park Branch - 200,895 items
- Lowest: Garden Valley Branch - 37,459 items



ATTENDANCE



CIRCULATION

OCCUPIED AREA ANALYSIS

Factoring in the quantity of space provided at each branch is important to understand their performance and guide recommendations for expansion or renovation. This was done by identifying two additional data points for each building:

1. **The number of annual visits per building**
2. **Items circulated per square foot of occupied building area.**

These demonstrate how much use the building sees relative to its current size.

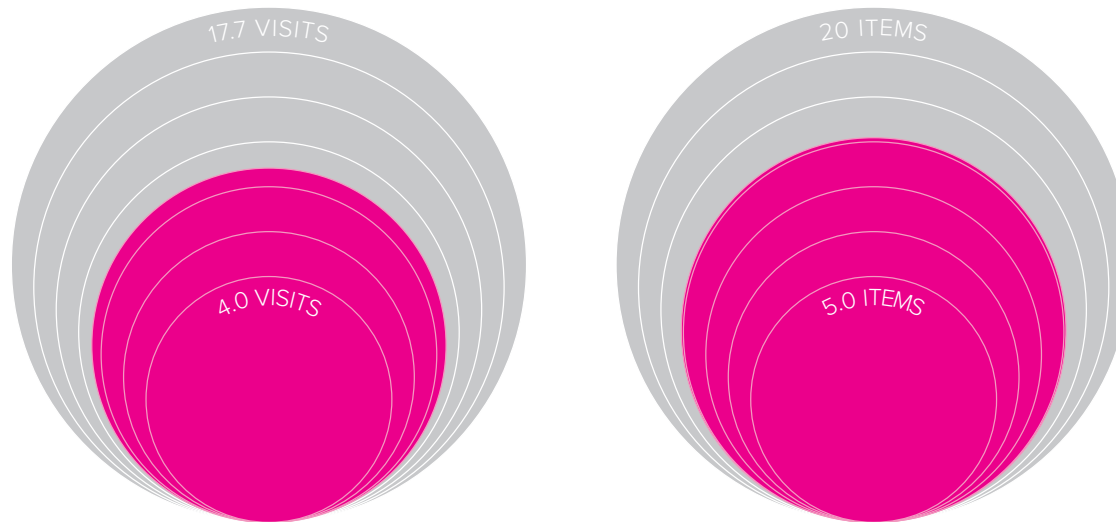
These metrics provide a more useful data set for the master plan than the more common measure of total building square footage per capita of service area population. The Cleveland Public Library is used as a system and residents may not use the library designated to their address as their home library or, as is often the case may use multiple branches. Therefore, the number of visits and items circulated give a better metric for level of use than residents of the service area. Many of the Library's branches have portions of the buildings

that are not currently used, either because they are not accessible or were impractical to maintain. In comparing the performance of the existing branch space, it was more appropriate to exclude areas that are not currently occupied, potentially recommending that space be reclaimed.

As with the raw attendance and circulation data, this information is also always presented in a manner that compares branches against others in the system.

HIGHEST VALUE

LOWEST VALUE



AVERAGE VALUE

9 VISITS PER SQUARE FOOT

10 ITEMS PER SQUARE FOOT

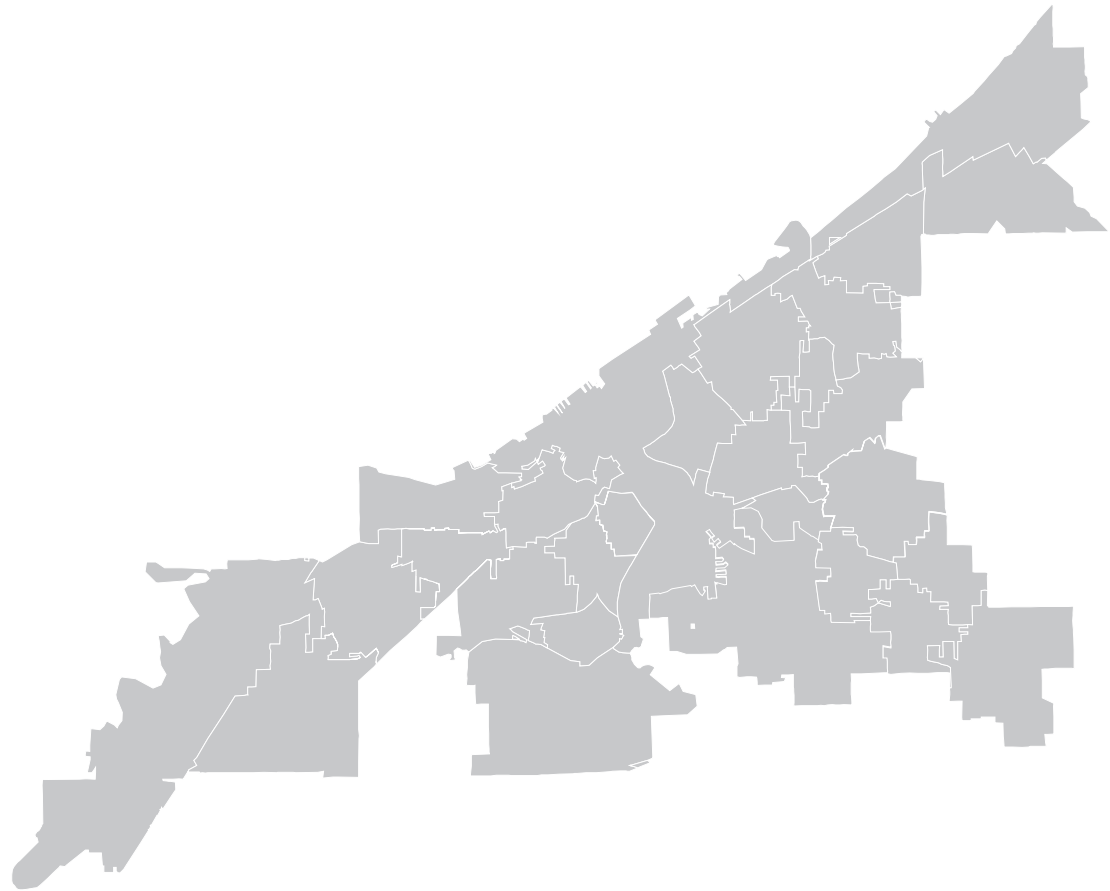
UTILIZING EXISTING DATA

There is no mathematical formula that can tell the Library how many branches it needs or how large they should be. Nor is there one single measurement that can be used to define the performance of the branches. Each branch library is unique as the communities they serve use them in varied ways. However, the cumulative data does provide important information that allows the Library to begin drawing conclusion, or at least ask better questions, about what to prioritize across the system to best serve each individual community. For Example:

The Jefferson branch appears to support a very small service area but is still well used. Particularly when it's small size is taken into account; how can we provide more usable space at this location?

There are clearly avid readers on the west side with the Rockport and West Park branches having the highest circulation in the system, but both have below average attendance; what can be done to bring people into the building and learn about other resources?

This information was compiled for every branch creating a 'Branch Dashboard' identifying it's statistics and how it compares to other branches in the system. This information has been included in the individual building sections in this document.



THE LIBRARY'S SERVICE AREA ENCOMPASSES NEARLY **100 SQUARE MILES** BUT ALSO SUPPORTS **44 OTHER LIBRARY SYSTEMS** ACROSS NORTHEAST OHIO THROUGH CLEVNET.

CLEVELAND PUBLIC LIBRARY SERVES A POPULATION OF **400,787** IN THE CITY AND SUPPORT AN ADDITIONAL **879,335** IN THE SUBURBS OF CUYAHOGA COUNTY

THE LIBRARY CURRENTLY MANAGES NEARLY **1 MILLION SQUARE FEET** OF BUILDING AREA BETWEEN ITS BRANCHES AND MAIN CAMPUS

Assessment of Maintenance Costs

PURPOSE OF THE ASSESSMENT

The purpose of the facility assessments was to conduct a review of the existing buildings system-wide to determine the condition of major architectural, structural, mechanical, and electrical systems. The assessments documented deficiencies identified by the Library or discovered during investigations, and provided the Library with options for corrections. They were also used to prioritize critical repairs, in order to assist the owner with any efforts related to planning phased work.

The evaluation included a review of existing drawings and other owner supplied data followed by an on-site inspection of the buildings.

An on-site, non-destructive visual inspection was performed for:

- Site conditions surrounding the building
- Exterior envelope including walls and wall openings and roofs
- Building interiors including walls, ceilings, flooring, stairs elevators, doors and cabinetry
- Mechanical, electrical and plumbing systems and equipment.

A non-destructive inspection does not cut or patch walls, roofing, or floors to inspect concealed conditions. It also does not disassemble or rebuild any equipment to perform an invasive inspection. Each building was photo documented during the site visits, including photos of the building's exterior, interior, site, and equipment.

Following the on-site evaluation of the facility, a report was written, summarizing the findings of the architecture and engineering team. The report is broken down into sections including, site, architectural, mechanical, electrical, and plumbing. Each section has a list of recommendations based on the conditions of each building which are used to established a probable cost for necessary repairs.

Items identified in these reports are limited to deferred maintenance, i.e. those items necessary to the upkeep of the facility as it currently functions. The assessment, and associated costs, do not reflect updates or modifications required to refresh branches or expand service.

***See Attachments for the full assessment of maintenance costs.*



Assessment photo - E. 131st Street Branch



Assessment photo -Rice Branch

CATEGORIZING COST The maintenance items are placed into two categories based on priority level. The first category covers Critical Conditions, which includes life safety issues, serious building envelope conditions, failing systems requiring high maintenance and critical structural concerns. The second category covers Observed Conditions, which includes all other recommendations, moderate building envelope conditions, recommended repairs, systems nearing the end of useful lifespan, energy consumption issues, long term system upgrades, and minor repairs. The critical conditions are of a higher priority but all repairs should be addressed either as part of a continuing maintenance program or in conjunction with implementation of more substantial renovations.



Assessment photo -West Park Branch



Assessment photo -West Park Branch



Assessment photo -Main Library



Assessment photo -South Brooklyn Branch

Building and Site Evaluations

In addition to the quantitative information provided in the assessment determining deferred maintenance costs and the demographic and usage data, a more qualitative analysis of each branch was performed to evaluate how well the building and site support the Library's future goals.

A set of criteria was established for site and building then applied consistently to compare each branch. An evaluation card was used that identified each branches assets and challenges. This analysis was intended not only to review how the buildings performed in their current state but also to identify whether they support opportunities for expansion and renovation necessary to address the library's needs.

SITE EVALUATION CRITERIA

IS THE SITE....

1. AVAILABLE

- City-owned, vacant, or an otherwise acquirable lot with clean title
- Located with ready access to utilities & infrastructure
- Easily developed (ie: not a brownfield) without existing structures requiring demolition

2. ACCESSIBLE

- Near RTA/transit routes to ensure that stops are located close to the building
- Able to accomodate on-site, shared, or street-side parking
- Readily and safely accessible by pedestrians and cyclists
- Highly visible from neighborhood streets or intersections

3. FLEXIBLE

- Site topography, proportion, and size accomodating for a single-story branch model
- Supportive of building expansion, including appropriate uses of adjacent parcel zoning

4. COMMUNITY FOCUSED

- Proximate to important local amenities and potential community partners - schools, community centers, social/cultural institutions, recreation, etc.
- Near active neighborhood centers
- Maintaining or increasing geographic equity - libraries should be centrally located for the communities they serve
- Located to provide a safe space for patrons

BUILDING EVALUATION CRITERIA

IS THE BUILDING....

1. ADAPTABLE

- Structured with the ability to evolve by altered layouts and services to accommodate changing needs.
- Flexible with spaces that support the varying day to day needs of the library patron
- Providing choices through a variety of spaces that allow users to find an environment best suited for their desired experience

2. EQUITABLE

- Safely located to provide services where they are needed most
- Accessible to promote access by all
- An aid or a barrier to providing the services that are most needed by the community it serves

3. COLLABORATIVE

- A space for collaboration that fosters collaboration with other components of the community
- Providing collaborative spaces within, both in the form of meeting rooms and public gathering space
- Associated or co-located with other neighborhood institutions (schools, community centers, museums, parks)

4. MAINTAINABLE

- Performing efficiently in its systems with responsible energy demand
- Laid out to allow for efficient staff operation
- In good condition so that it will not require immediate and/or continued maintenance at significant expense

5. VISIBLE

- A beacon for residents to clearly understand it as a welcoming resource
- Iconic in its design, so that it is unmistakably known as a public library
- Providing a level of transparency that allows the community to see the activity within and vice versa, providing a level of security with eyes on the street
- Laid out in a manner that provides good sight lines throughout

“
**The very existence of libraries affords
the best evidence that we may yet have
hope for the future of man.**

—T.S. Eliot

SECTION 2

Library Trends & Design Principles

Current Library Trends

CONTINUED RELEVANCE OF PUBLIC LIBRARIES

With most answers at our fingertips, we rely on our local library far less for specific information than the past. That has not, however, diminished their role in society. **Libraries across the globe have simply adapted in order to support the evolving needs of the surrounding community¹.** Most Americans do still see public libraries as important institutions that provide critical resources, with two-thirds saying that closing their local library would have a major impact on their community . The nature of what the library provides has expanded far beyond access to books and computers to include offerings like toy lending, digital media, summer meal programs, homework help, and educational programming ranging from tax preparation to meditation.

One of the most important resources found in a public library is the space itself. **In many communities they serve as an important “Third Place”, a location other than work or home where people gather, share ideas, and build relationships.** They are a neighborhood’s living room. For some, this may be their local coffee shop, house of worship, or hair dresser. Libraries create this platform for social interaction, but without an implied donation or purchase and to all equally, regardless of age, income, ethnicity, income or physical limitations.

Uniquely positioned to maintain a support structure where they are needed most, libraries serve as community-builders in low income areas. This is especially important to Cleveland Public Library since more than 35% of residents of the City of Cleveland live below the poverty line² , almost triple the national average³ . As a trusted and invested community institution, the library can and does provide a safe space for connecting people to social services, both within their system and through other partnering institutions who administer critical services, like housing assistance and health care. Through their educational programming and strategic partnerships, libraries seek to level opportunity and create a means for stability and upward mobility.

Even with so many roles, public libraries are first and foremost places of learning. Early literacy programs prepare children for kindergarten, after school and summer programs keep developing minds active and fed all year long, and adult programming empowers skill-building and creativity well after formal education is complete. **Librarians embrace their role as teacher, trusted advisor, and de facto social worker as they guide people through their path of lifelong learning.**

LIBRARY FACTS⁴

- In 2016, there were 1.4 billion in-person visits to public libraries across the U.S., 4 million visits each day
- 84% of libraries offer technology training to patrons on computer software use
- 9 out of 10 libraries offer free access to e-books
- 77% of libraries offer online health resources and 59% provide programs for finding health insurance online
- 73% of public libraries assist patrons with job application and interviewing skills
- A recent study shows that for every dollar spent on Ohio public libraries, Ohioans received \$5.48 in economic value.

If the library isn't there to do all of this, then who is?

REDEFINING THE LIBRARY FOR A NETWORKED SOCIETY

When American industrialist Andrew Carnegie donated much of his vast fortune to help lay the foundation for a national library system, he was doing so in a world where access to information was scarce. Today, we have the opposite problem; there is an overload of information and we need help sorting through and understanding how to use it. In an era of unfiltered content, and even deliberate misinformation, **librarians are trusted advisors who patrons rely on to guide them to the right material and educate them on the technological tools needed to navigate the digital landscape.**

With nine-in-ten American adults reporting that they use the internet in some way, it is commonly thought that ready access to the internet is ubiquitous. However, less than half of people who live below the poverty line have high speed internet access at home and one third of adults over the age of 65 do not use the internet at all⁵. Libraries play a critical role in bridging the digital divide for these disadvantaged populations **by providing technology access and instruction, which develops the necessary skills to thrive in a digitally dependent society.**

Technology has also allowed libraries to change the way they approach their collections. Moving into the digital sphere has allowed the library to expand its reach beyond its walls. Library websites and mobile apps create a sort of virtual branch with 24/7 access to an e-books, music, and movies. Even with physical collection innovations in material management, software allows libraries to use a data-driven approach to collection. This means what is on the shelves is what the patrons look for most, while items unlikely to circulate are stored efficiently off site. **This produces a more curated user experience that frees up valuable space without taking away access to books.** Books are still what people most associate with a library and expect to see them when they walk in the door.



EVOLVING WITH CONSUMER EXPECTATIONS

Though unique in their breadth of services and the democratic manner in which they provide them, libraries increasingly compete for consumers. Commercial providers typically have more focused markets and have set a standard for customers to measure their experience, from downloading an e-book to using the library as you would a local coffee shop.

While people want a quality product, decisions are most often made based on convenience, which drives an **increasing expectation for self-service and flexibility**. This is partly addressed in details like sufficient comfortable furniture or well-placed power outlets, but also requires significant changes in the service model. Libraries continue to expand practices like self-check and online presence, even app creation to tailor the user experience. There is also an expectation that facilities are available nights and weekends. This can lead to extended hours, but many libraries mitigate with limited services, such as after-hours access to meeting rooms or book lockers that allow patrons to collect holds when the library is closed. Ultimately, many of these changes also have the added benefit of freeing up librarians from executing transactions so they can be out on the floor pro-actively assisting people.

Libraries are whatever their communities need them to be.

What patrons expect to see at their local library has expanded drastically. The public still wants to see print media at the library, but there is also an expectation that there are facilities for content creation, like maker spaces and recording studios, as well as an ever-increasing need for meeting and collaboration space. The public library serves as a remote office for many patrons. What comprises a library's physical collection is changing and expanding, as seen in a movement towards the 'library of things' that includes lending items like tools, toys, electronics, or even art. The public has come to expect a one-stop shop that provides the specific resources they need in an active, diverse environment that also sparks curiosity about what they might pursue next.

As public libraries continue to build on their existing resources and let the public's needs lead their development, **they will remain critical centers for learning in the communities they serve.**

WHAT ARE TODAY'S LIBRARIES?



Libraries are **play rooms**



Libraries are **a safe place**



Libraries are **co-working spaces**



Libraries are **online 24/7**



Libraries are **maker spaces**



Libraries are **art galleries**



Libraries are **on your mobile device**



Libraries are **classrooms**

Design Principles

As the Cleveland Public Library enters a decade of profound change, over-arching design principles were identified to support the library's strategic priorities. These principles embrace the importance of community and propel the vision of "The People's University". They will ultimately be reflected not only in the master planning approach, but also in the design of new buildings and renovations executed over the next decade.

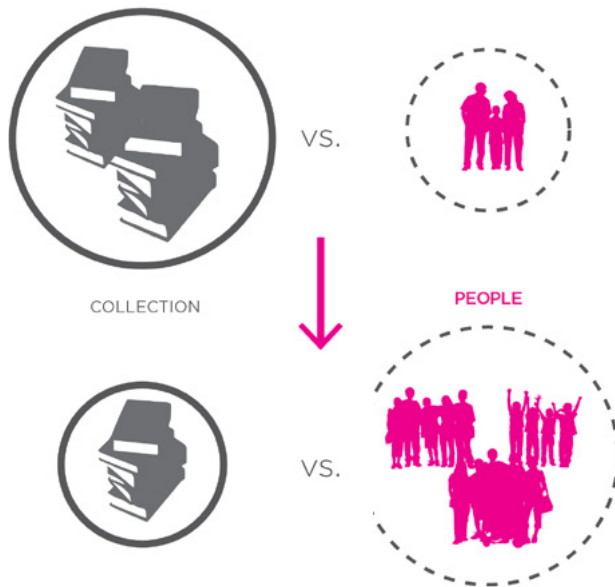
In re-imagining their facilities the library will look to:

Reorganize
Rebalance
Reconfigure
Remove
Reveal
& Retain



REBALANCE

Libraries continue to evolve into technologically rich social environments but their value is no longer defined by the breadth of material collections. The library's greatest resource is its people. Library buildings should facilitate the sharing of knowledge and experiences across diverse populations. In an environment that fosters open communication and collaboration, a visitor can find a wealth of information in their local librarians and neighbors as well as in the pages of a book.



A rebalancing of space from collections to people allows the library to reinforce a sense of community with engaging gathering spaces that promote interaction.

Planning implications:

- Library users have widely expressed the need for more dedicated meeting space
- Small scale meeting space are needed in addition to larger community meeting rooms
- Larger regional branches may serve as grand, civic scale venues that are an asset to the entire city
- The inclusion of unprogrammed, flexible 'soft space' is critical

REORGANIZE

Historically, a library's primary function was transactional in nature; patrons came to the library in search of a book or article and the role of the building was to efficiently direct them to the material. The resulting buildings were repositories of books defined by rows of collections, punctuated by solitary reading spaces. A modern library is a dynamic, civic space that aims to be transformational for its patrons and itself by creating a venue for shared resources and experiences.

Reorganizing buildings to be structured around a central gathering area focuses the spatial configuration of the library on the people rather than the collection.

Planning Implications

- Buildings should be organized around a core of informal gathering space
- All branches should include a 'Neighborhood Living Room' at the heart of the building.
- Collections shift to the perimeter or areas that frame the gathering spaces

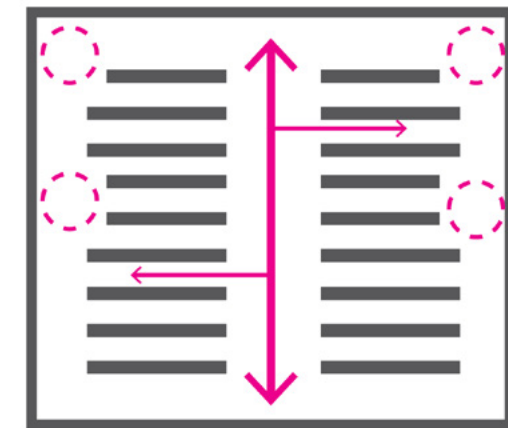
RECONFIGURE

Specific change cannot be easily predicted, but change is a constant. A 21st century library's adapts to rapidly changing needs of the community. Buildings must be designed with the flexibility to evolve with broad societal trends over time and also be nimble enough to adapt to the day to day fluctuation of individual user needs.

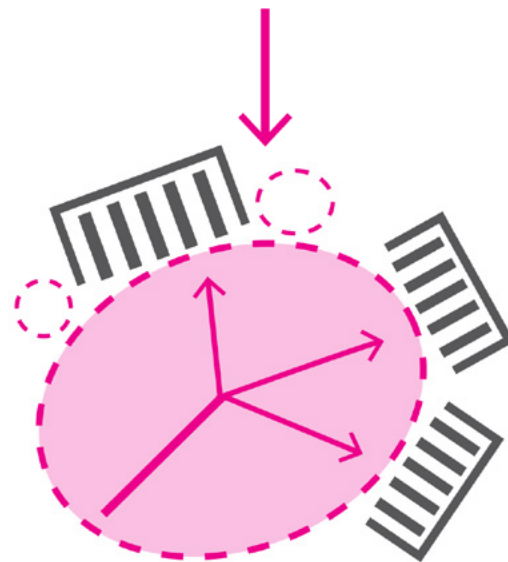
Reconfiguration allows the library to embrace change and continue to find innovative ways to deliver service that supports the shifting needs of the community.

Planning Implications

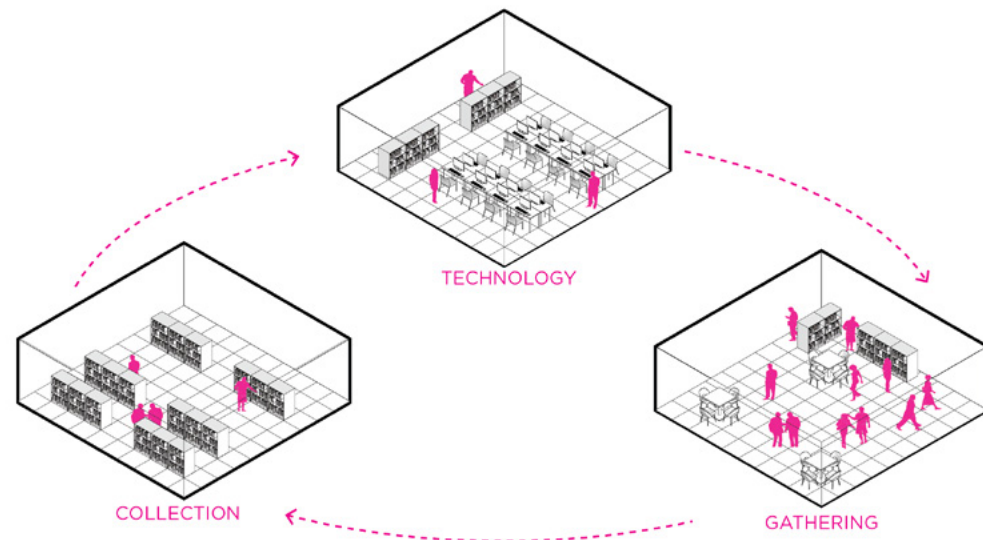
- Spaces should be defined by furniture or mobile partitions when possible
- Consideration should be given to future change when spaces must be defined by walls or building form.
- Providing a variety of spaces with adequate infrastructure (i.e. outlets, technology) can provide flexibility without necessitating moving furniture or partitions



REPOSITORY

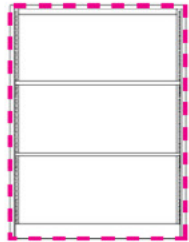


PUBLIC CORE

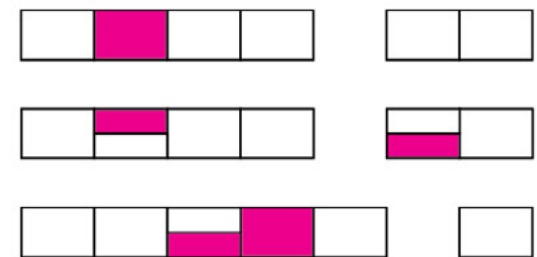
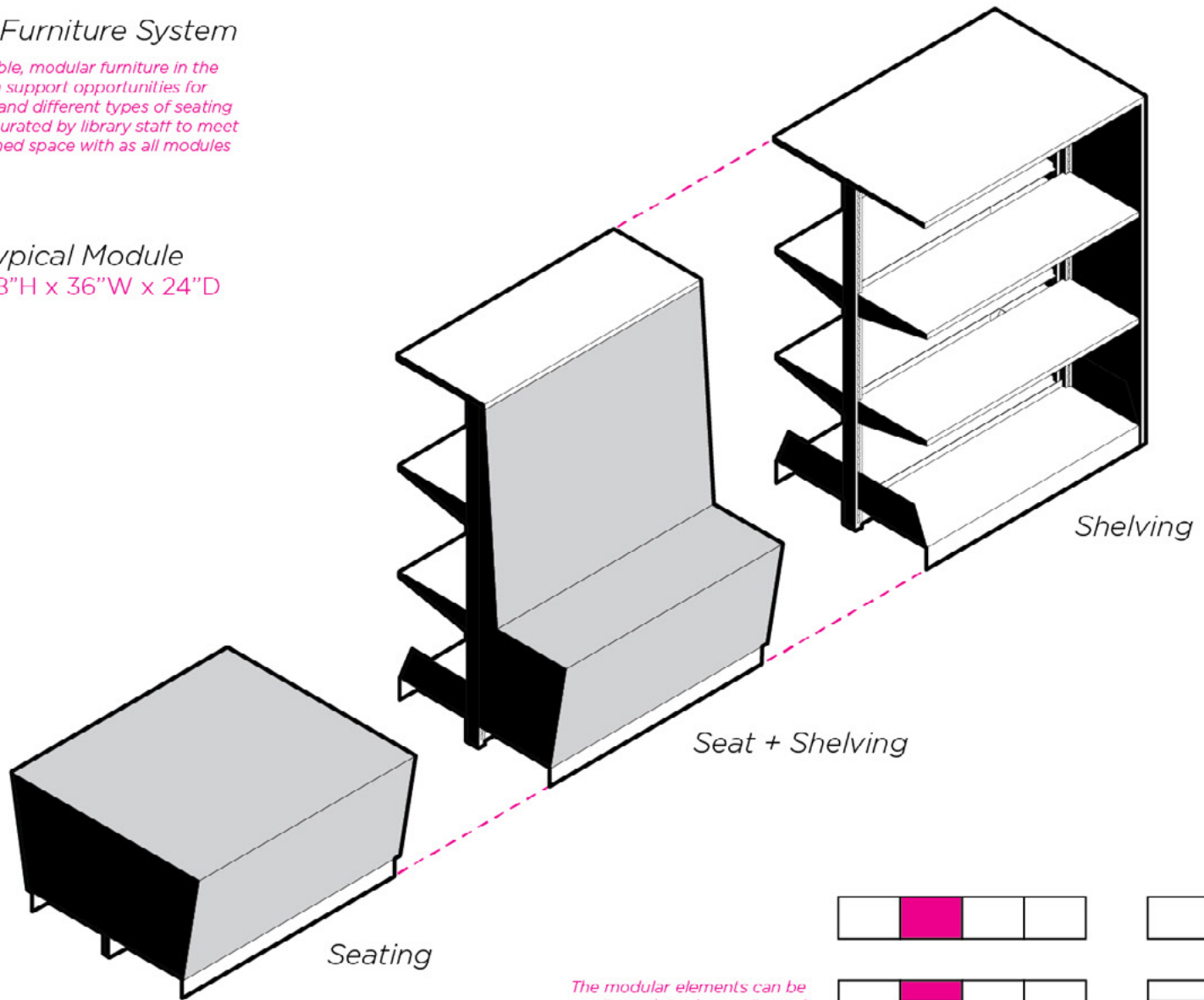


Modular Furniture System

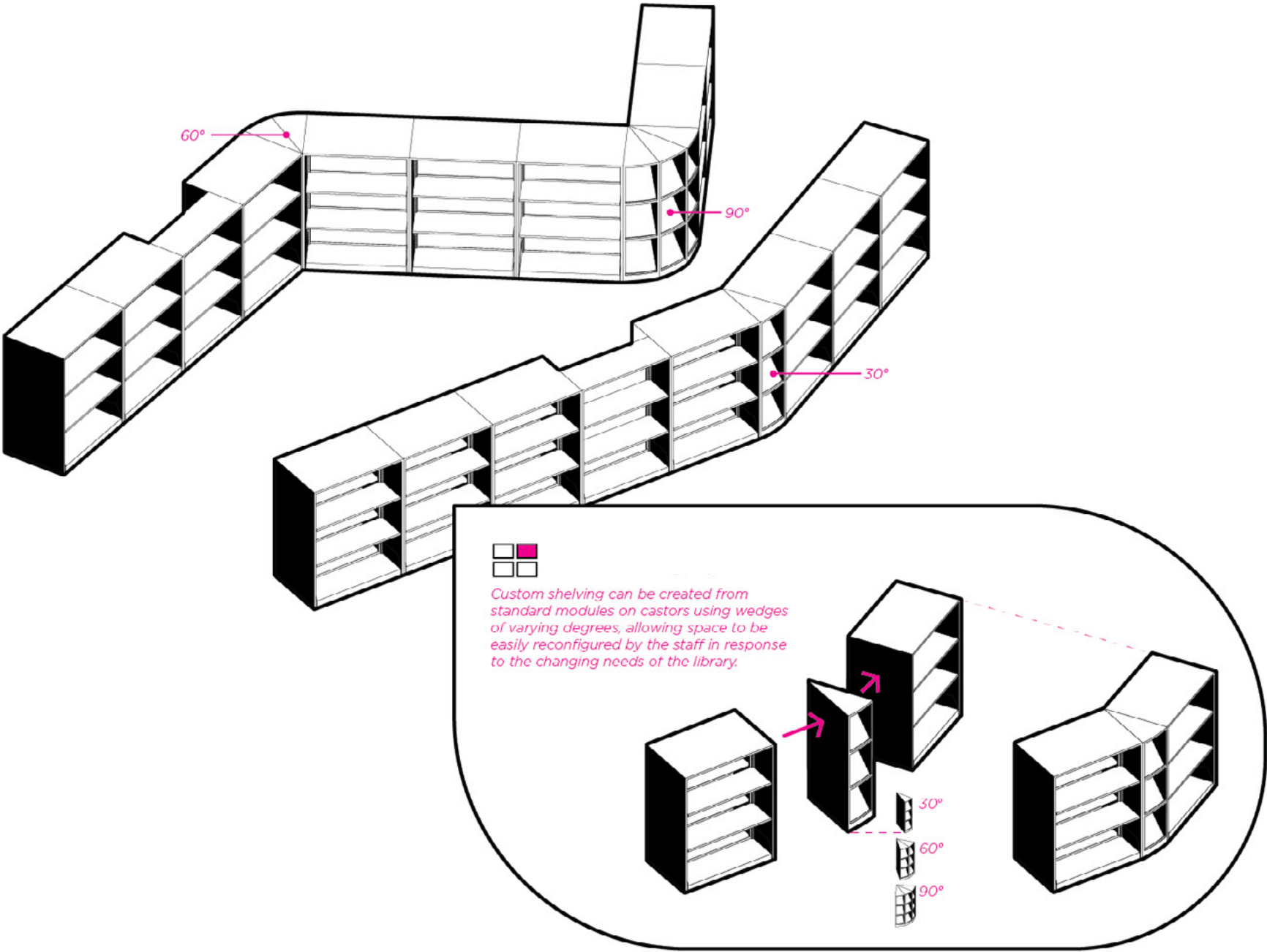
The use of interchangeable, modular furniture in the general stacks area can support opportunities for variation with shelving and different types of seating that can be moved or curated by library staff to meet the needs of programmed space with as all modules are on types on castors.

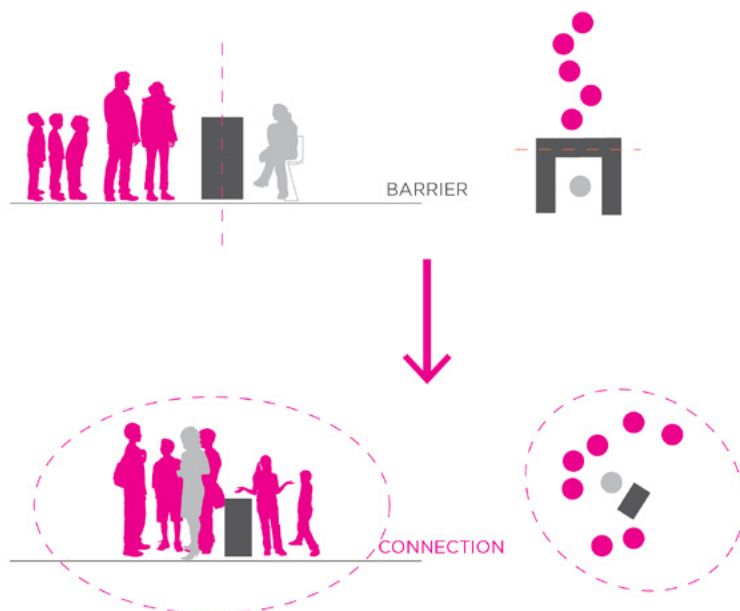


Typical Module
48"H x 36"W x 24"D



The modular elements can be configured (and reconfigured) by library staff to create opportunities for a quick browse of a book, respite, or grouping.





REMOVE

The library should foster an environment that is based on respect, engagement, and equal and broad access of its resources. Minimizing barriers between patrons and staff allows them to speak to people on the same level and interact as members of the community. Providing a free, public access point to technology gives those who need it a means to bridge the digital divide

Removing barriers between people, knowledge, and resources, the library supports inclusive spaces that accommodate learning opportunities for people of all socioeconomic backgrounds.

Planning implications

- Smaller, mobile service points bring make staff more approachable.
- Introducing self-service opportunities for patrons streamlines the borrowing process and frees up librarians to interact with patrons.
- In addition to public computers, but also accommodations for patrons bringing their own devices to with wide distribution of power and data outlets and wi-fi coverage
- Provide technology intensive meeting space support patron needs as well as the libraries educational programming

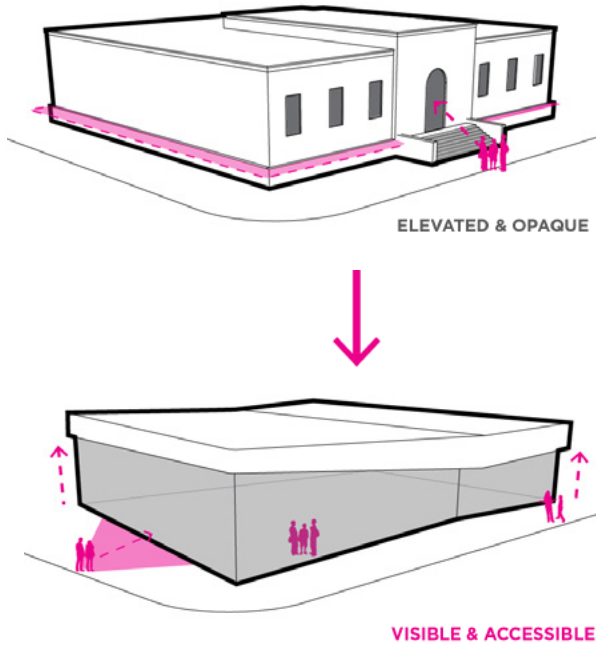
REVEAL

Historic library buildings are often imposing civic structures with protective masonry facades, and grand entrances elevated above the street. While these buildings are beautiful, they present themselves as fortresses, not inclusive public spaces. New libraries should be inviting beacons to the community. This requires a shift from an opaque, monumental aesthetic to designs rooted in transparency and accessibility. The notion of visibility guides both the appearance and location of buildings.

In revealing itself to the community, the library is an equitable environment that promotes access to resources for growth and learning.

Planning Implications

- Branches should be placed on prominent sites near active centers of the communities they serve
- Buildings should allow controlled views inward and a visual connection outward to the neighborhood.
- Expansive glass required to achieve this should be thoughtfully placed and treated appropriately to control natural light.
- Visibility should be a driving force on the interior, prioritizing a sense of openness, optimal sightlines, and visual control by staff.



RETAIN

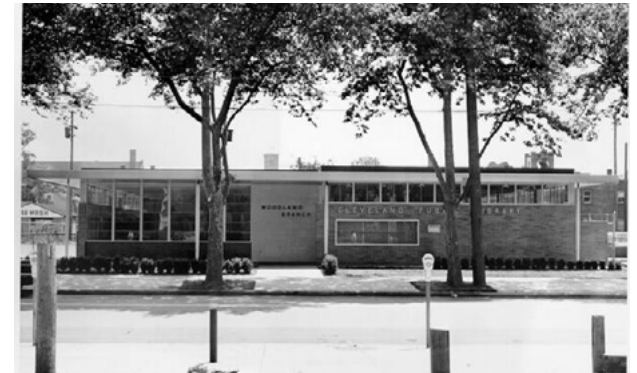
Like other institutions with a long and storied past, Cleveland Public Library is housed in buildings constructed over the span of more than a century built in styles range from neo-classism to post-modernism. Many are still active in historic Carnegie Libraries and others were designed by renowned Cleveland architects, adding an integral layer to the local historic fabric. The significance of the library's building stock should always be taken into account when determining the path forward for branches.

Retaining the historic character of library buildings preserves a story of the city and neighborhoods across generations.



Planning Implications

- When existing buildings are in good condition, renovation is often the most fiscally and environmentally sustainable approach
- careful consideration should always be given to the existing building's ability to support the future needs; building new will be an appropriate course of action in many cases.
- Additions and renovations should be respectful of historic structures but should be designed to be of their time and place



APPLICATION OF PRINCIPLES

These design principles, grounded in the library's priorities, provide a framework for future building concepts. The principles are adequately flexible to allow the library to adapt them as they refine their new service model and employ information harvested from community feedback and their own experience.

The design process itself should embrace the people-centric approach of the library by employing Human Centered Design practices and truly engaging the community. Human Centered Design is a process focuses on designing with a deep empathy. It starts with the actual building users and ends with solutions tailored to their needs. This is achieved both through extensive outreach and communication with the future users of the building, as well as testing ideas through prototyping. The buildings shaped by this dialogue directly address the community's expressed needs and reflect its local identity.



Section Endnotes

1 Horrigan, John B. "Libraries 2016" Pew Research Center, September 2016

2 US Census Bureau QuickFacts via data collected from American Community Survey retrieved from: <https://www.census.gov/quickfacts/fact/table/clevelandcityohio/IPE120217#IPE120217> (Accessed February 19, 2019)

3 12.3%, Fontenot, Semega & Kollar "Income and Poverty in the United States 2017", US Census Bureau, September 2018

4 "Quotable Facts about America's Libraries", American Library Association, October 8, 2018 retrieved from: <http://www.ala.org/advocacy/quotable-facts> (Accessed February 27, 2019)

5 Pew Research Center "Internet/Broadband Fact Sheet" <http://www.pewinternet.org/fact-sheet/internet-broadband/> (Accessed February 19, 2019)

BUILDING STANDARDS & GUIDELINES

They also serve as the foundation for the library's Building Standards, a more technical guide to what the library requires in its buildings. **These standards provide a means to establish a level of quality for the library's facilities and create consistency throughout the system** in order to simplify maintenance workflows and deliver service efficiently. This document can include everything from space planning guidelines and sustainability goals to performance criteria for specific equipment and procedural requirements for project delivery. They are developed using industry best practices as well as the library's own experience from years of operation and will continue to evolve with that experience over time. Just as there is a need for flexibility in the library buildings themselves the **standards are intended to be a living document that is continually updated as the library's needs change** with the evolution of how they deliver service.

A summary list of major planning guidelines are included here but the full building standards will be useful tool for the library to utilize to achieve a consistent building product while interfacing with different design and construction teams throughout the process.

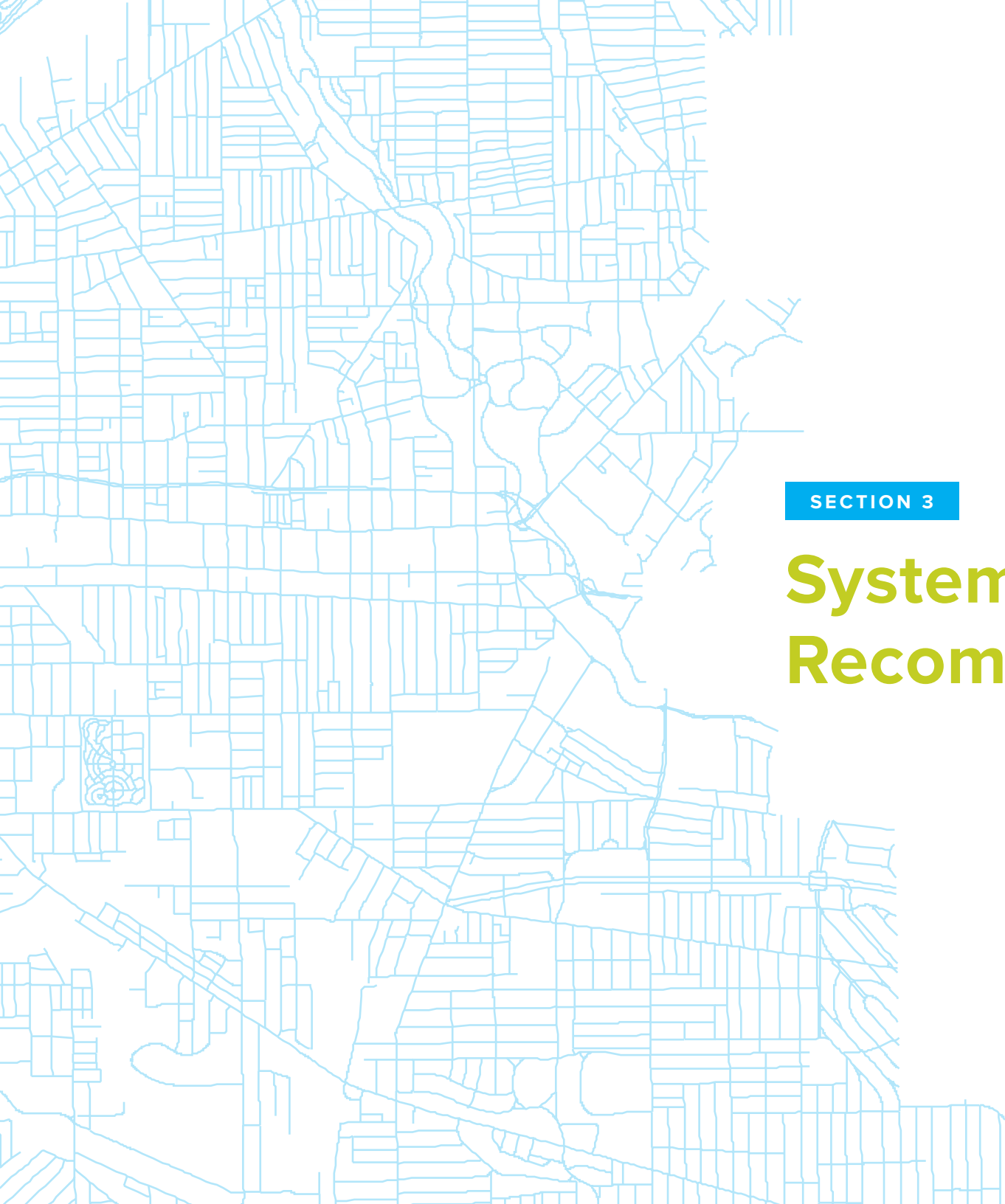
PLANNING GUIDELINES

- The life-cycle cost of buildings will be considered in addition to first cost, buildings should be designed for longevity in mind using durable materials and efficient mechanical systems
- Buildings shall be designed with sustainable design principles in mind targeting LEED certification
- Community input shall be included in the design process through early engagement as well as prototyping of ideas when possible
- Building façade and layout shall be designed to take advantage of natural light and provide views out
- The interior of the building should be designed to provide a flexible, open space that can be used for proposed library functions without extensive alterations.
- Structural elements should be carefully designed to consider the effects such elements will have upon the future flexibility of the building
- Provide adequate access to power and data and excellent wi-fi coverage throughout the building
- Consider raised access flooring systems or other means of providing for future changes in operational needs and layout
- Ease of supervision of the interior of the building should be given primary consideration with excellent visual control from the main service point
- Furnishing should allow the ability for patrons to reposition them to configure space to meet their needs
- Book stacks should typically be low and mobile
- Service desks should be modular and not tied into the architecture to allow for relocation

“

The **only thing** that you absolutely have to know, is the location of the library.

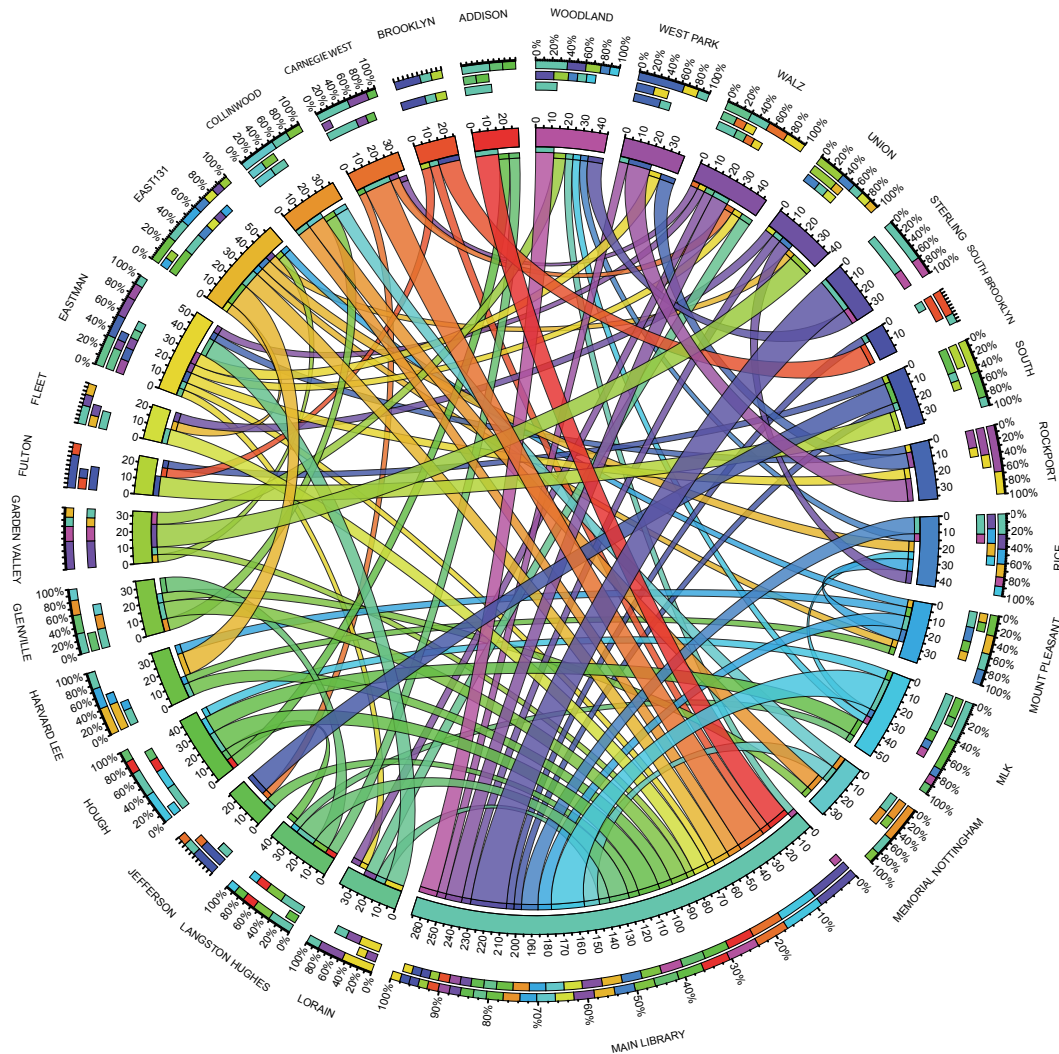
—Albert Einstein



SECTION 3

System Recommendations

System Recommendations



System Usage Diagram identifying the flow of material between branches and users of other service areas illustrates the interdependence of

CURRENT STATE

The Cleveland Public Library’s service area covers nearly 100 square miles with a population of over 400,000 people, though its impact spreads much further. As the founding member of CLEVNET, one of the largest library consortiums in the world, the library lends critical support to 44 other library systems and provides service to 1 million customers across Northeast Ohio. In addition to housing a large quantity of the 12 million items that are available through CLEVNET the Main Library is a destination for researchers from across the region and the world.

While the Library has a significant regional influence, its focus remains on the Cleveland communities it has served for 150 years. The system is comprised of the downtown main campus and 27 branches across the city. Though these unique branches serve diverse communities they operate as one system with patrons able to walk into any library building and get the services they need. Cleveland residents already use the system in this way attending multiple branches to meet their needs, not just the one nearest their home.

The density of the Library’s branch system helps drive the ability to utilize multiple locations. There are few places in Cleveland that aren’t within a mile of a library and many patrons pass multiple locations daily. Growing from a system of Carnegie era community libraries these branches were anchors of walkable urban neighborhoods and most still are today. Unfortunately, the Library’s buildings were built for a different time and mode of service with only two new or substantially renovated buildings in the last twenty years. There is a clear need for system-wide upgrades to enable the library to provide the modern library service the city expects and deserves.

FUTURE VISION

Cleveland Public Library has made a commitment to the city that, **while re-imagining its buildings and service, it will strive to maintain the dense, accessible network of branches supporting its neighborhoods.** This close-knit network is still critical to the city's largely low-income population which relies heavily on public transit and walkability to access services institutions like the library provide. This means the library must seek out ways to extend a higher level of service efficiently and with a broad reach across the city.

HOW BIG IS BIG ENOUGH? The future core library model will be designed to function in a relatively small footprint relying on flexible, adaptable space allowing the branches to deliver a consistently high level of service. This will allow the library to preserve its comprehensive coverage with Neighborhood Branches that serve as a community living room and a place that patrons can go to meet their daily needs. While this core level of service should be delivered consistently it can also be built upon to create a larger branch model allow for expanded services. Select branches can be created as resource centers with a broader scope of service that still has a community focus. These larger Community Hub branches will be located strategically across the system to promote ease of access for all patrons. This allows the library a

means to provide some buildings of approaching the scale its users are accustomed to seeing in surrounding systems where single branches support larger geographic service areas.

The scale of the Cleveland Public Library system affords it the opportunity create locations that provide unique experiences and resources that go beyond the typical library. While still branch libraries, these locations will serve as Regional Anchors and serve as destinations that provide services that support the entire city in addition to their immediate community. These locations may serve as venues for large civic scale events and the buildings themselves should be architectural gems of the library's collection. The anchor branches will be second only to the Main Campus in the breadth and depth of service they can provide.

The Main Campus itself, already a resource for all of Northeast Ohio, is one of the library's greatest assets and a critical part of its identity. Its vast resources maintain Cleveland Public Library's identity as a research institution and "The People's University". As the master plan is implemented the Main Library will lean more heavily on the 'people' aspect of that to reflect their system-wide priorities. The Main Campus will still be a 'Storehouse of Knowledge' but it will work in concert with a new

storage and distribution center that will allow lesser used material to be stored off-site creating opportunity to claim more space for people. This facility would combine the function of portions of the closed stacks space downtown with that of the storage facility at Lakeshore while also expanding capacity. Moving the facility to a central location will allow the library to efficiently distribute circulating collection to its branch libraries and leverage that ability to reduce the amount of space required for collection in all of its buildings. This function will play a crucial role in the service model and is one of the building blocks of the bold changes described in this document.



Neighborhood Branch

MAINTAINING AN ACCESSIBLE NETWORK

Cleveland Public Library maintains a broad reach in the city's urban neighborhoods with a dense network of smaller branches. This provides access to a critical service for the large population of patrons who rely on walking or public transportation to get to their local branch. All branches serve the role of a **Neighborhood Branch** and include its core elements though some will expand from that baseline level of service.

NEIGHBORHOOD BRANCH BUILDING CHARACTERISTICS

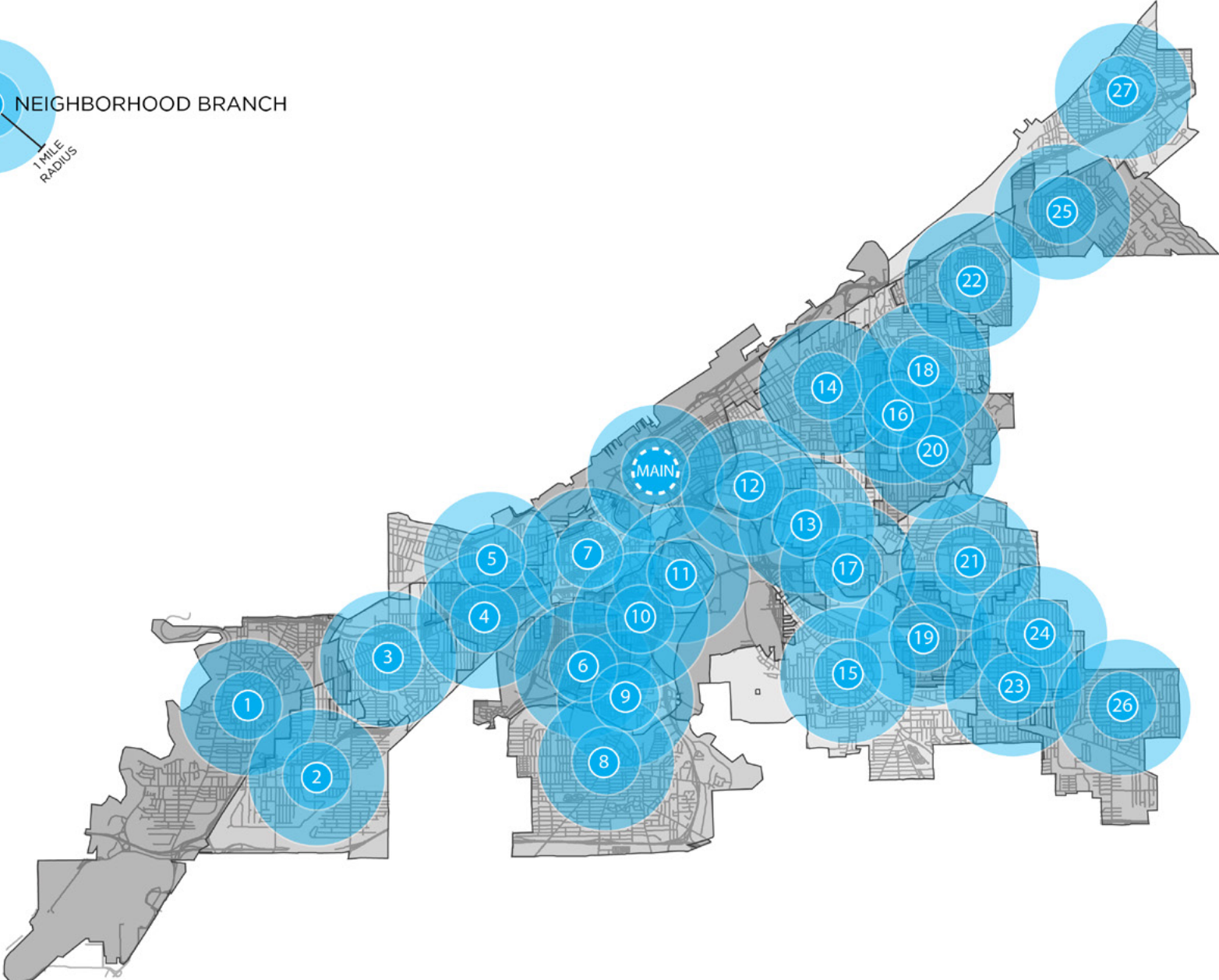
Size: 5,000 - 10,000 sf

- Neighborhood Living Room, a place to go to meet daily needs
- Collection is focused on popular material with a bookstore feel
- Flexible meeting/event room to serve min 40 people, may be converted to general use space when not in use
- Interior space shall be organized around a flexible public gathering area that serves as a 'Community Living Room'
- Public space will be highly flexible with mobile shelving and furniture
- Includes minimum 1-2 small group study rooms or similar defined collaborative spaces
- Dedicated computer area w/ fixed stations and 'laptop bar', basic copy/print function
- Dedicated children's area with small scale interactives area
- Defined Teen area that may be used for other functions during the school day
- Consider 24/7 lobby or book lockers for extended service hours
- These branches will set the baseline level of service that larger branches will build upon

BRANCH LOCATION KEY

[NEIGHBORHOOD BRANCHES **BOLD**]

1. West Park
2. Rockport
- 3. Eastman**
- 4. Lorain**
5. Walz
- 6. Fulton**
7. Carnegie West
8. South Brooklyn
- 9. Brooklyn**
10. South
- 11. Jefferson**
- 12. Sterling**
13. Woodland
- 14. Addison**
15. Fleet
- 16. Hough**
- 17. Garden Valley**
- 18. Langston Hughes**
- 19. Union**
20. Martin Luther King Jr
21. Rice
- 22. Glenville**
23. East 131St Street
24. Mt Pleasant
25. Collinwood
26. Harvard-Lee
- 27. Memorial Nottingham**



Community Hub

EXTENDING SERVICE EFFICIENTLY

A resident of communities served by the Cleveland Public Library should not have to travel more than two miles from their Neighborhood Branch to access a **Community Hub**. These Hub branches are located directly on transit lines to facilitate easier access from the greater community.

COMMUNITY HUB BUILDING CHARACTERISTICS

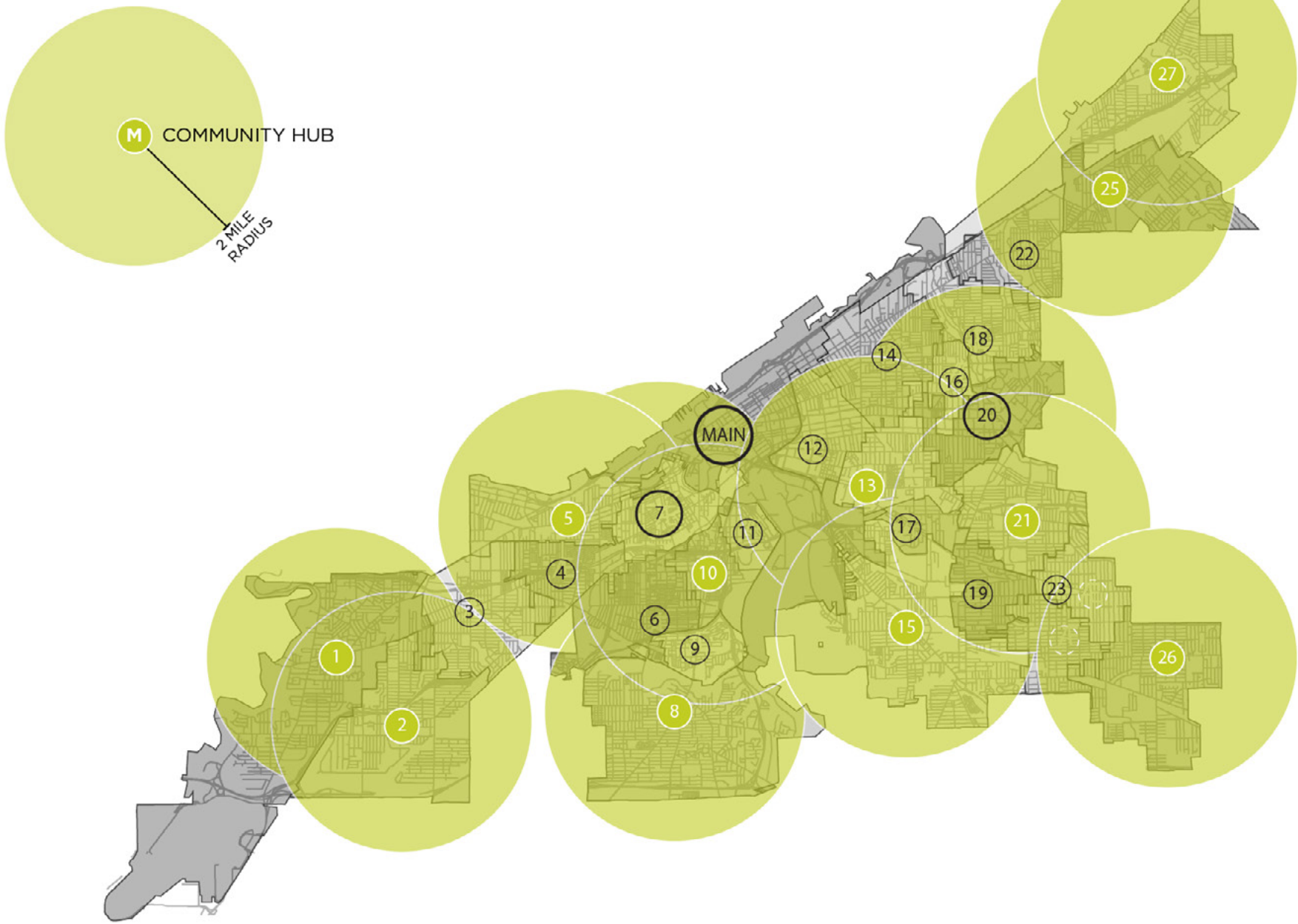
Size: 12,000 - 15,000 sf

- Resource Center, a broader scope of service that still has a community focus
- Collection is still focused on popular material but may have a heavier reference area
- Meeting to serve min 80 people, dividable. Consider after-hours access
- Public space is still organized around a 'Community Living Room' and highly flexible
- Includes minimum 2-3 small group study rooms or similar defined collaborative space
- Dedicated computer area w/ fixed stations and 'laptop bar', business center function
- Dedicated children's area with larger scale interactives area, possibly dedicated children's program area
- Defined Teen area with gaming
- Provide a flexible maker/program space that supports traveling programs, this may occur in the large meeting room
- Extended hours
- These branches should approach what patrons are accustomed to seeing at branches in surrounding county system that serve larger geographic areas

BRANCH LOCATION KEY

[COMMUNITY HUBS **BOLD**]

1. **West Park**
2. **Rockport**
3. Eastman
4. Lorain
5. **Walz**
6. Fulton
7. **Carnegie West**
8. **South Brooklyn**
9. Brooklyn
10. **South**
11. Jefferson
12. Sterling
13. **Woodland**
14. Addison
15. **Fleet**
16. Hough
17. Garden Valley
18. Langston Hughes
19. Union
20. **Martin Luther King Jr**
21. **Rice**
22. Glenville
23. East 131St Street
24. Mt Pleasant
25. Collinwood
26. Harvard-Lee
27. **Memorial Nottingham**



Regional Anchors

CREATING AN ICONIC PRESENCE

Identifying select branches as **Regional Anchors** affords the library the opportunity to create locations that provide experience and resources that go beyond the typical library. These locations house special collections in iconic buildings that can serve as venues for larger scale civic events.

REGIONAL ANCHOR BUILDING CHARACTERISTICS

Size: 20,000 - 30,000 sf

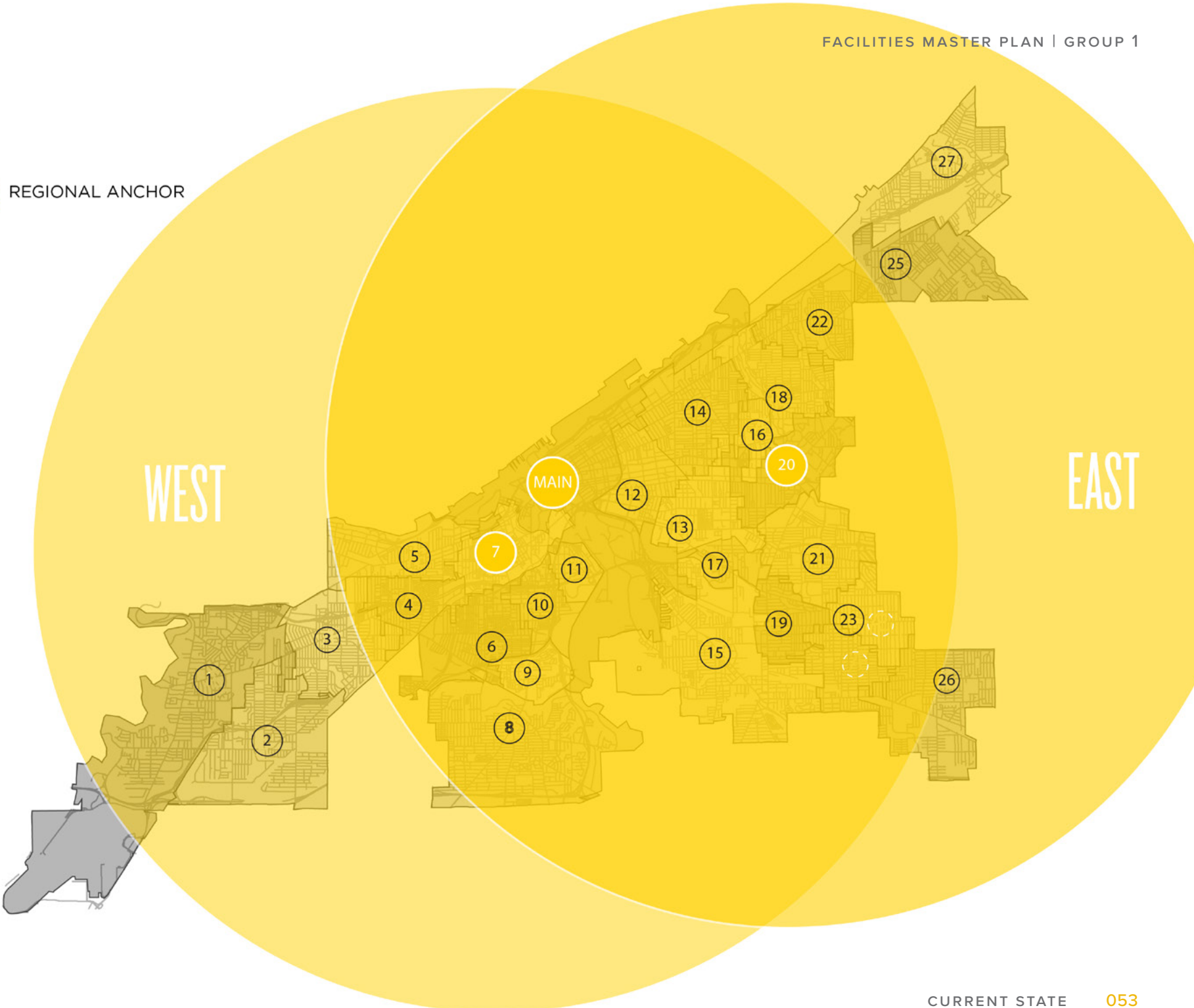
- A Destination, a unique experience and location for large scale civic events
- In addition to popular material there may also be a significant special collection
- Includes a large scale meeting/auditorium space in addition to a more flexible meeting space similar to those located in community libraries
- Public space is still organized around a 'Community Living Room' and highly flexible, the living room concept may be part of a larger public forum at these locations
- Includes minimum 2-3 small group study rooms or similar defined collaborative space
- Dedicated computer area w/ fixed stations and 'laptop bar', business center function
- Dedicated children's area with larger scale interactives area, possibly dedicated children's program area
- Defined Teen area with gaming
- Includes some special collection, exhibit or other unique experience
- Extended hours
- These branches are a destination and provide services that support the entire city in addition to their immediate community.

BRANCH LOCATION KEY

[REGIONAL ANCHORS **BOLD**]

1. West Park
2. Rockport
3. Eastman
4. Lorain
5. Walz
6. Fulton
- 7. Carnegie West**
8. South Brooklyn
9. Brooklyn
10. South
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13. Woodland
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16. Hough
17. Garden Valley
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19. Union
- 20. Martin Luther King Jr**
21. Rice
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24. Mt Pleasant
25. Collinwood
26. Harvard-Lee
27. Memorial Nottingham

L REGIONAL ANCHOR



Institutional Core

UPHOLDING INSTITUTIONAL IDENTITY

Cleveland Public Library is an institution that serves all of Cleveland and beyond. It's vast collection and reputation as a renowned research institution make it a resource for the entire region. Creation of a new central distribution facility will enhance the library's ability to share material within its own system as well as other libraries in northeast ohio as they continue as a primare storehouse for all of CLEVNET.

INSTITUTIONAL CORE BUILDING CHARACTERISTICS

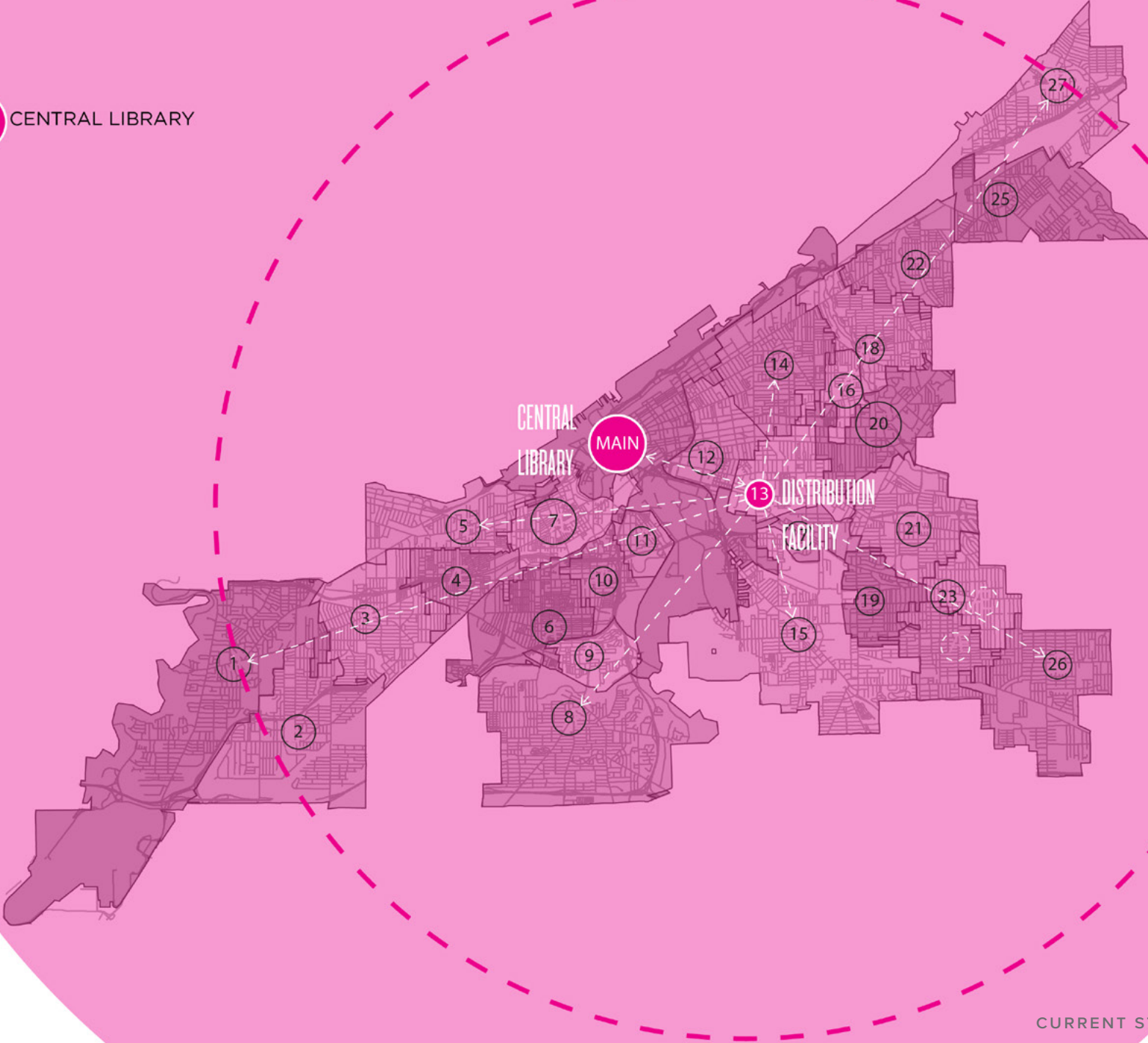
Size: 500,000+ sf

- Storehouse of Knowledge, an institution that serves all of Cleveland and beyond
- Collection maintains CPL's identity as a research institution and "The People's University"
- Includes a large scale meeting spaces including auditorium and a conference center
- Most desireable space in the building focused on public gathering
- Provides large, technology intenvisce maker spaces in addition to public computing
- Dedicated Children's floor with large scale interactives and program rooms
- Extended hours for all or a portion of the library
- The reach of the Main campus extends across the system and out to the region beyond

BRANCH LOCATION KEY

1. West Park
2. Rockport
3. Eastman
4. Lorain
5. Walz
6. Fulton
7. Carnegie West
8. South Brooklyn
9. Brooklyn
10. South
11. Jefferson
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XL CENTRAL LIBRARY



One Size Does Not Fit All

Creating a branch structure organized around a deliberately planned mix of branch types builds on the resilience of the library's existing system. With all the branches growing from a consistent baseline in the Neighborhood Branch model, a visitor to any location of the Cleveland Public Library should be greeted by the same people-centric spaces. A regular patron of one branch should recognize that structure in another branch across town and feel immediately familiar with it. This promotes ease of use for patrons shifting from branch to branch and creates a consistent brand for the library. That consistent brand should carry through to things like signage and furniture selection as well.

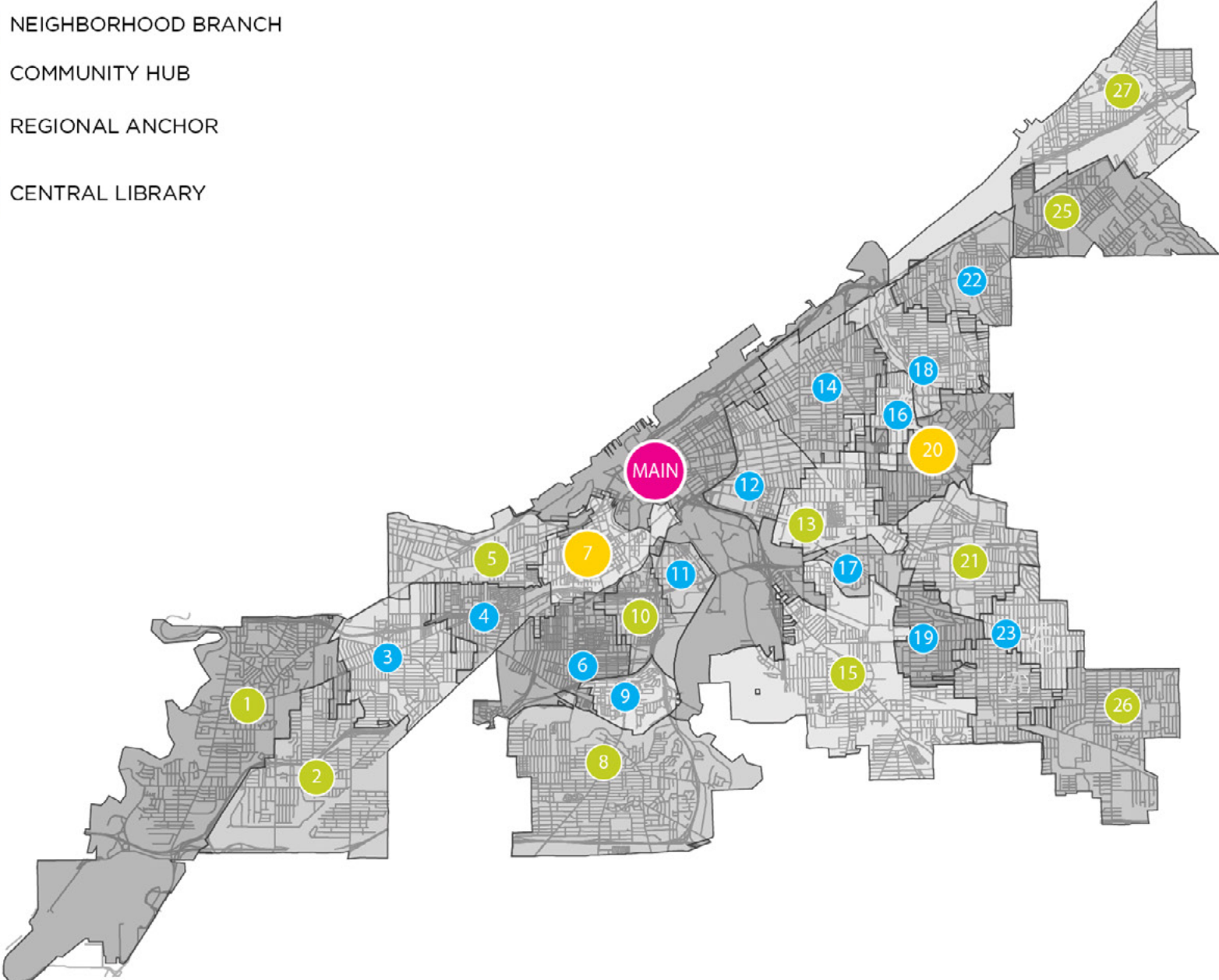
Informed by the library's Strategic Priorities these branch models were the foundation of decisions made in the recommendations for all the buildings in the system. They define a framework that focuses the development of individual branches towards a common goal.



BRANCH LOCATION KEY

1. West Park
2. Rockport
3. Eastman
4. Lorain
5. Walz
6. Fulton
7. Carnegie West
8. South Brooklyn
9. Brooklyn
10. South
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24. Mt Pleasant
25. Collinwood
26. Harvard-Lee
27. Memorial Nottingham

- S** NEIGHBORHOOD BRANCH
- M** COMMUNITY HUB
- L** REGIONAL ANCHOR
- XL** CENTRAL LIBRARY



“
**We shape our buildings, and afterwards,
our buildings shape us.**

—Sir Winston Churchill

SECTION 4

Current State & Future Vision

Martin Luther King Jr. Branch

Hough-University Circle Neighborhood



Branch Information



BRANCH STATISTICS

Location: 10510 Euclid Ave

Year Constructed: 1970

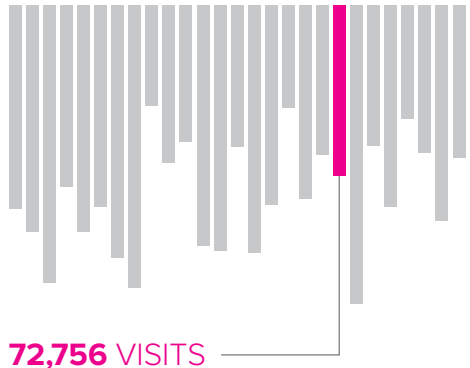
Size: 18,200

Parking: 68 spaces

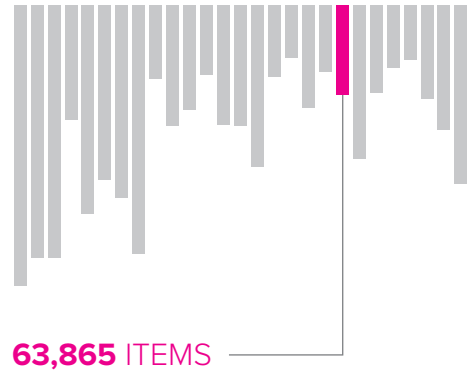
The Cleveland Public Library Martin Luther King Jr. Branch was built in 1903 and is located at 10510 Euclid Ave on the city's east side. It is located at the intersection of Stokes Boulevard and Reserve Court with the main entry off Stokes accessed from the sidewalk. Parking is located west of the branch with entry off of Stokes Boulevard and Reserve Court. A second building entry is located off the parking lot. The library site includes the building and a small landscaped area to the west of the building. The single-story building is 18,200 sf with a meeting room, collections, reading areas, a gallery, a computer area, and a teen tech room. The building is clad in brown brick with a flat roof on the majority of the building.

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



CIRCULATION



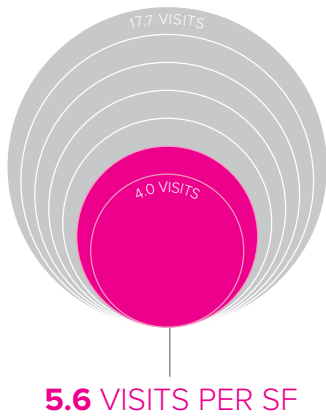
SERVICE AREA POPULATION



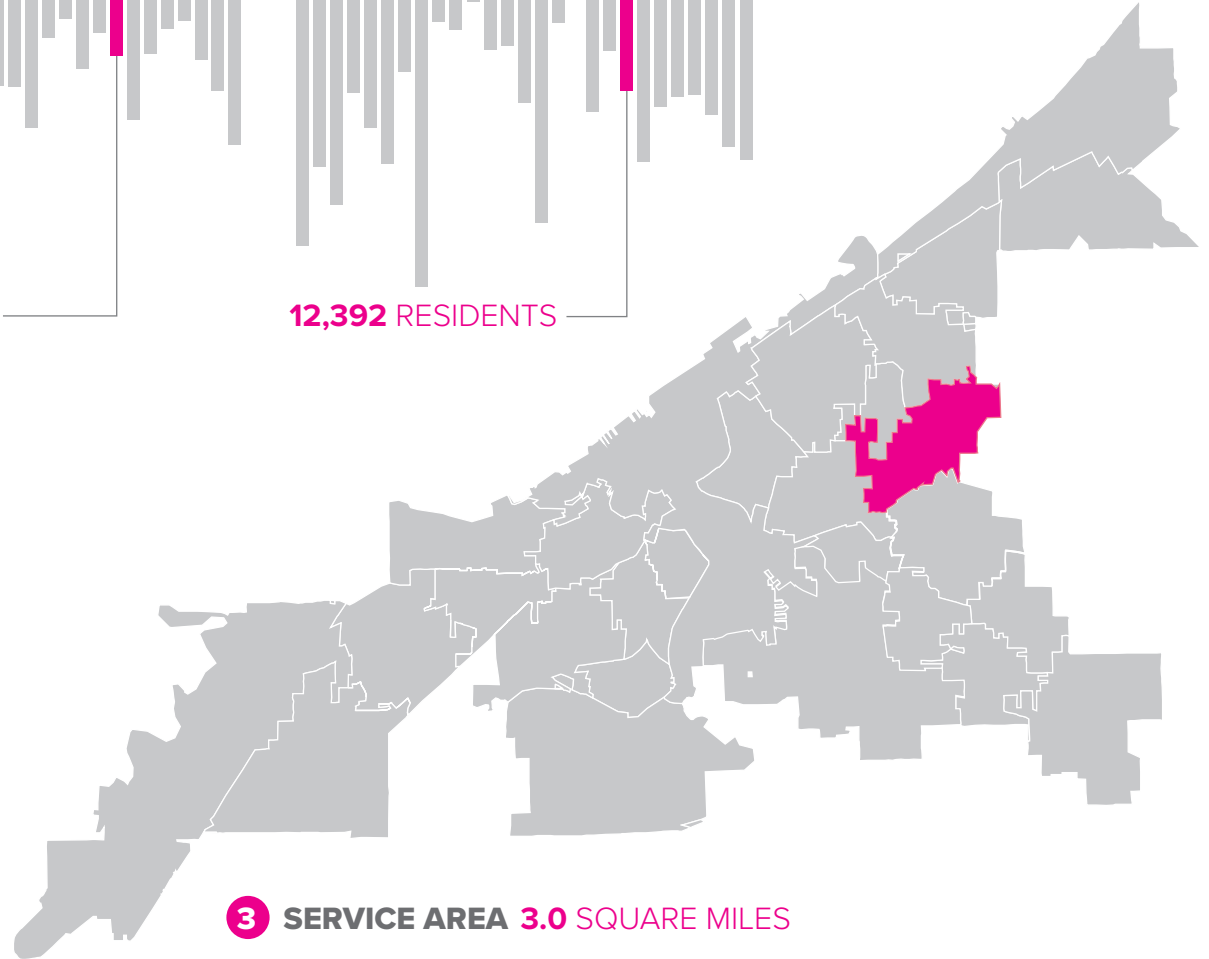
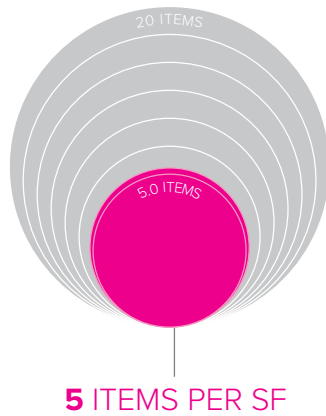
2 OCCUPIED AREA ANALYSIS

CURRENT OCCUPIED SQUARE FOOTAGE: 14,000 SF

ATTENDANCE



CIRCULATION



KEY

DATA REPRESENTATION

System Wide
Current Branch

1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Branch Recommendations

CURRENT STATE This branch is located at the confluence of four distinct neighborhoods and provides the library a unique opportunity to embrace and unify their diverse populations. With the fast-paced development occurring in the area it was determined that this community would be best served by a new facility that will maximize its access and visibility on Euclid while serving as a building block for development in the area.

FUTURE VISION Design is currently underway on a new MLK branch, which will be the library's first new building in over a decade. As part of the plan for a large mixed-use project, with residential towers to be built above it, the MLK Branch must preserve its singular identity and presence in the community while maintaining synergy with the surrounding development. Upon its completion this will be an iconic building that will serve as one of the system's **Regional Anchors**.



Martin Luther King Jr Branch Design Concept [Architects: SO-IL w/ JKurtz Architects]

TOTAL COST OF IMPLEMENTATION

RELOCATION & NEW BUILD

The MLK branch will be relocated with a new building in conjunction with a residential project near the existing site. The facility will be a Regional Anchor Branch.

IMPLEMENTATION COST

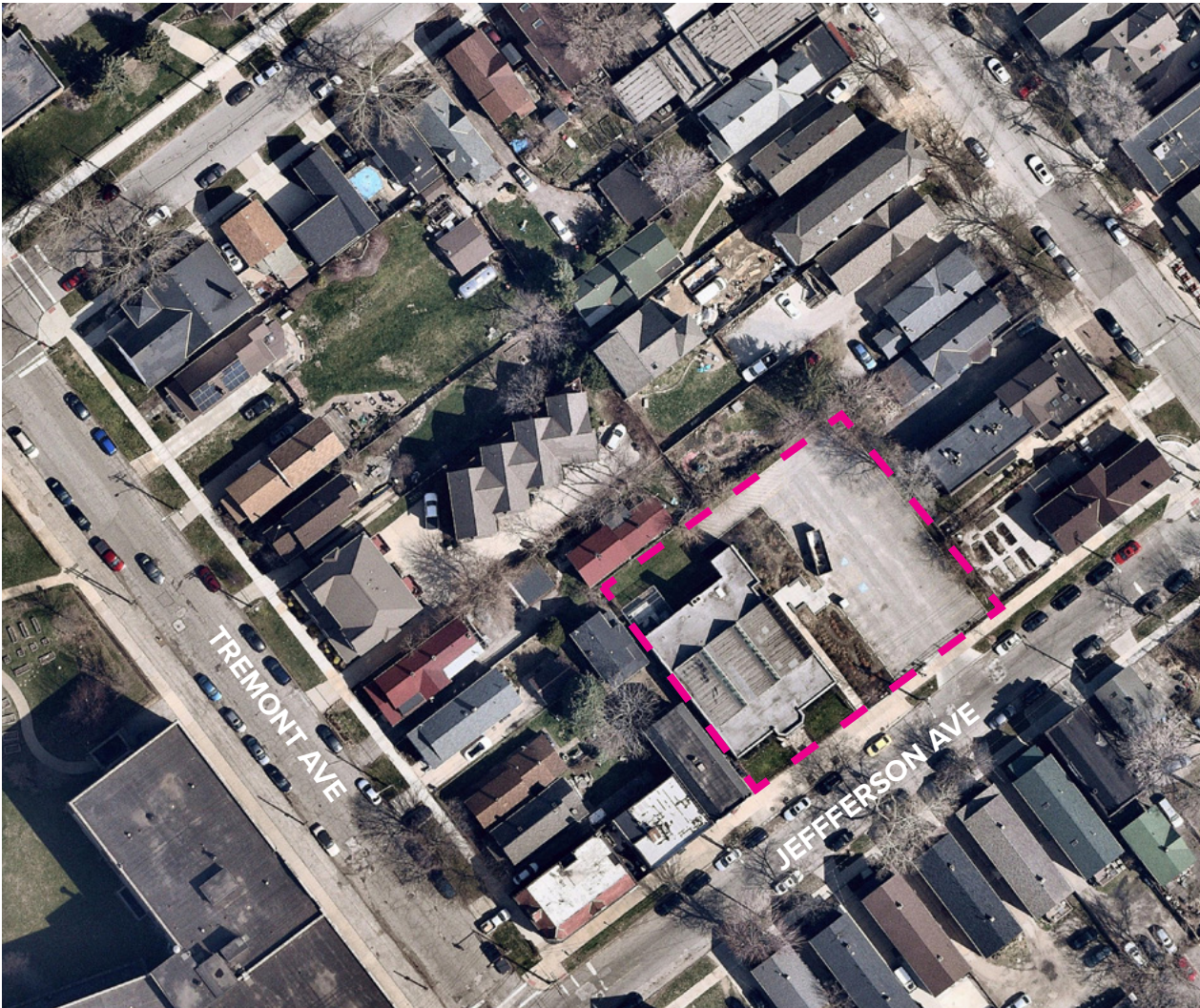
\$10,000,000

Jefferson Branch

Tremont Neighborhood



Branch Information



BRANCH STATISTICS

Location: 850 Jefferson Ave

Year Constructed: 1918 (renovated 1982)

Size: 6,900 sf

Parking: 14 spaces

The Cleveland Public Library Jefferson Branch was built in 1918 and is located at 850 Jefferson Avenue on the city's south side. It is located between Professor Avenue and Tremont Avenue along Jefferson Avenue with the main entry off Jefferson accessed from the sidewalk. Parking is located east of the branch with entry on Jefferson Avenue. The library site includes the building and a small rain garden east of the building. The single-story building is 6,900sf with a meeting room, collections, reading areas, a computer area, and a children's reading area. The building is clad in red brick with a flat roof and sawtooth skylights on the majority of the building.

Community Outreach

OUTREACH SUMMARY Jefferson Branch is a well-situated and well-liked historic branch in the heart of historic Tremont. However, the branch is too small to serve its patrons, particularly after school when any and all space is filled with kids. Back yard space + some land adjacent to the existing parking lot may allow for a small modern expansion; this idea, in conjunction with reconfiguring the interior to allow for more flexibility, was well-supported by meeting attendees. Providing amenities like coworking space, a laptop bar, flexible technology, and fabrication tools/software could also help draw

in local community members who currently frequent the neighborhood's coffee shops for workspaces. Consider collaborating more with local businesses, entrepreneurs, and artists, as well as staying open later for community meetings and Walkabout Tremont nights.

Outreach for this branch was performed as part of the facilities master plan, see Process section for summary of the outreach process

PRIMARY COMMUNITY NEEDS

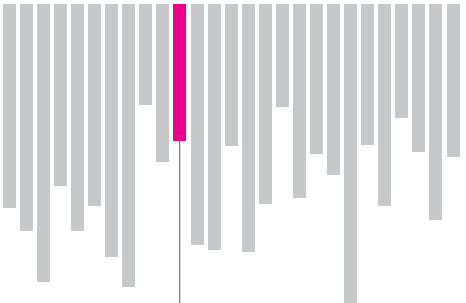
- Later evening access, especially to meeting room(s) for community use
- Quiet work space(s), especially after school
- Flexible co-working space for local entrepreneurs
- Add color & art in interior
- Better lighting throughout - overhead, task lighting
- Maker space, technology classes
- Replace some of the dedicated computer desktops with more flexible technology to open up floor area
- Explore addition & reconfiguration to allow for meeting room access
- Front yard area for seating, dogs, landscaping
- Consider staying open for Walkabout Tremont (Fridays) until 8:00pm, treat as an Open House to invite community in and advertise resources
- Walking group connecting to Towpath (tie in to book club)



Community Outreach Session

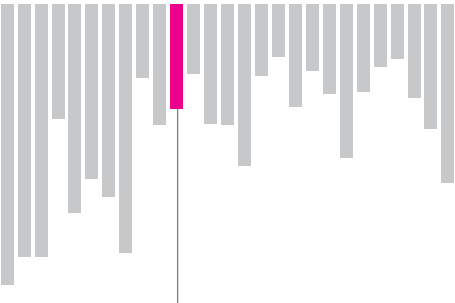
1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



58,264 VISITS

CIRCULATION



74,916 ITEMS

SERVICE AREA POPULATION

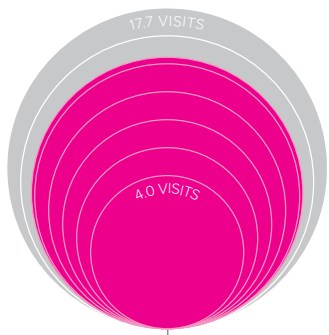


3,515 RESIDENTS ↓
2ND LOWEST OF 27 BRANCHES

2 OCCUPIED AREA ANALYSIS

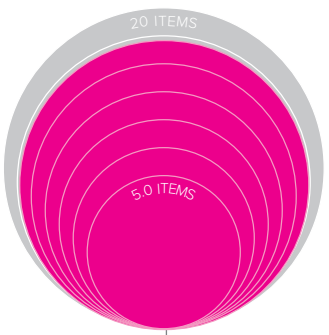
CURRENT OCCUPIED SQUARE FOOTAGE: 4,600 SF

ATTENDANCE

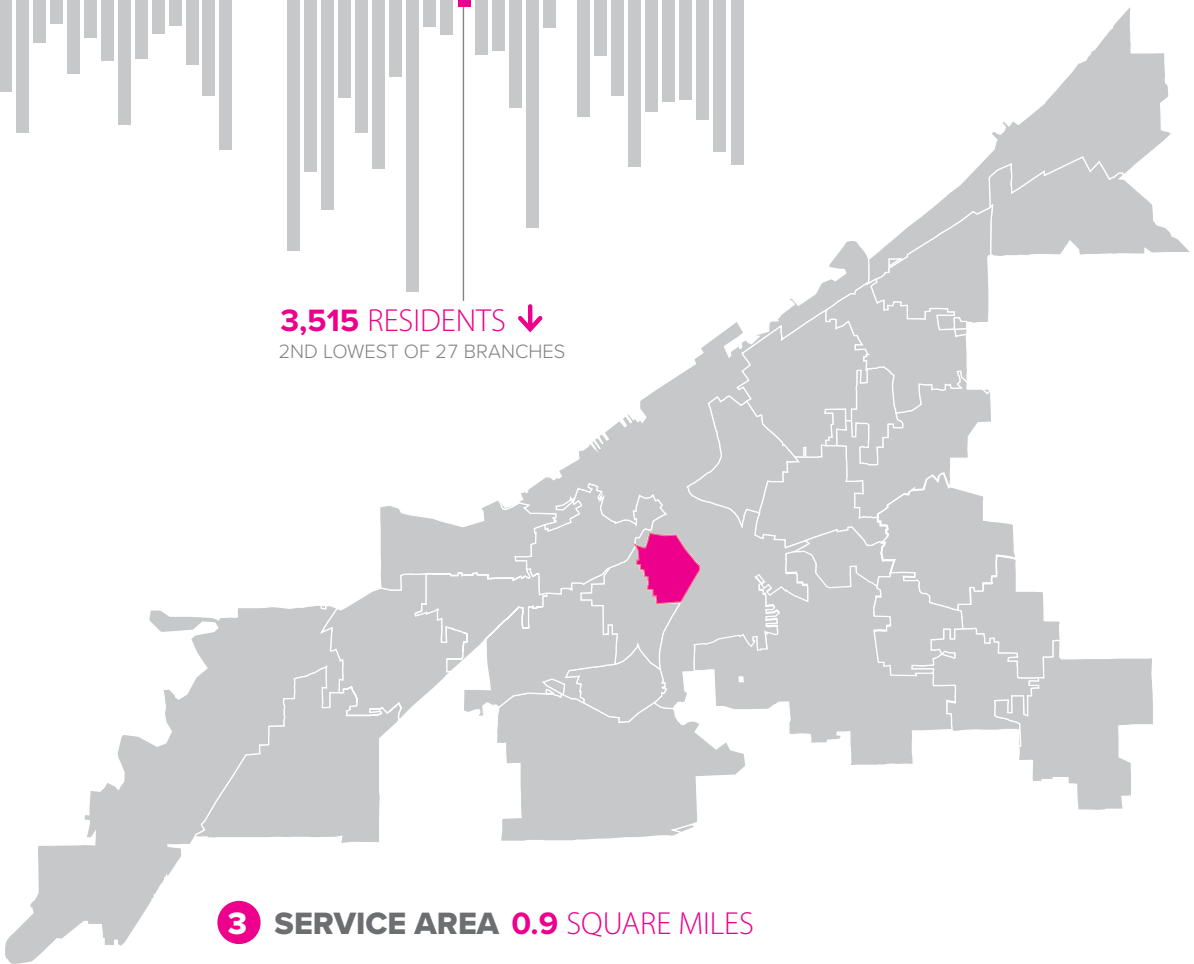


12.7 VISITS PER SF

CIRCULATION



16.3 ITEMS PER SF



3 SERVICE AREA 0.9 SQUARE MILES

KEY
DATA REPRESENTATION



1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Jefferson branch is generally in fair condition on the interior. All the public services are on a single floor, though a small basement is used for mechanical space. The branch has recently been updated for accessibility in public areas. The small second floor and basement spaces appear to be abandoned with the exception of mechanical spaces and were not updated in the 1985 renovation, they are not ADA accessible and their use would be limited if the library chose to reclaim that space. There are still some issues with the envelope, primarily at the brick wall on the western façade that require attention. The window system was updated in the 1985 renovation with insulated glazing. Finishes and millwork are worn and should be considered for replacement as part of any significant renovation.

SITE The library is located on a relatively tight site with minimal room for expansion on the side opposite Jefferson Avenue. The building is located along a slope and must be accessed via an exterior stair or ramp from the parking lot. Accessibility from the parking lot was addressed with some recent work and a small rain garden was installed between the parking lot and the building. The plantings and hardscape in front of the building are typically in good condition. The exterior ramp was recently repaved and several benches were added.

MECHANICAL The Jefferson Branch HVAC system consists of a rooftop HVAC unit located on grade and two 80% efficient boilers. The rooftop unit is near the end of its service life and should be replaced. The two boilers are at the end of their service life and should be replaced. The primary heating water pumps were recently replaced, but the secondary pumps past their service life and should be replaced. The rooftop unit intake and exhaust are located within ten feet of each other which is not code compliant and should be corrected.



Building Interior - 1918

PLUMBING The Jefferson Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2011 and is in fair condition. Plumbing fixtures were in proper working order and in compliance with ADA standards. All of the public hand washing sinks were equipped with ASSE 1070 mixing valve for tepid water. The storm and sanitary sewer systems are in working condition, but the roof drain strainers are in poor condition and should be replaced.

ELECTRICAL The electrical systems in the Jefferson branch are in fair condition and should be maintained. The Jefferson branch main distribution equipment and corresponding branch circuit panels have limited spare capacity for future loads. Additionally, due to limited spare capacity in the existing branch panels, new/additional work will result in a new branch circuit panel. The library's life safety systems provide good coverage and should be maintained. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Jefferson library uses surface mounted wallpacks for site lighting. The existing wall mounted exterior fixtures are in fair condition and should be maintained. The Jefferson branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$460,253

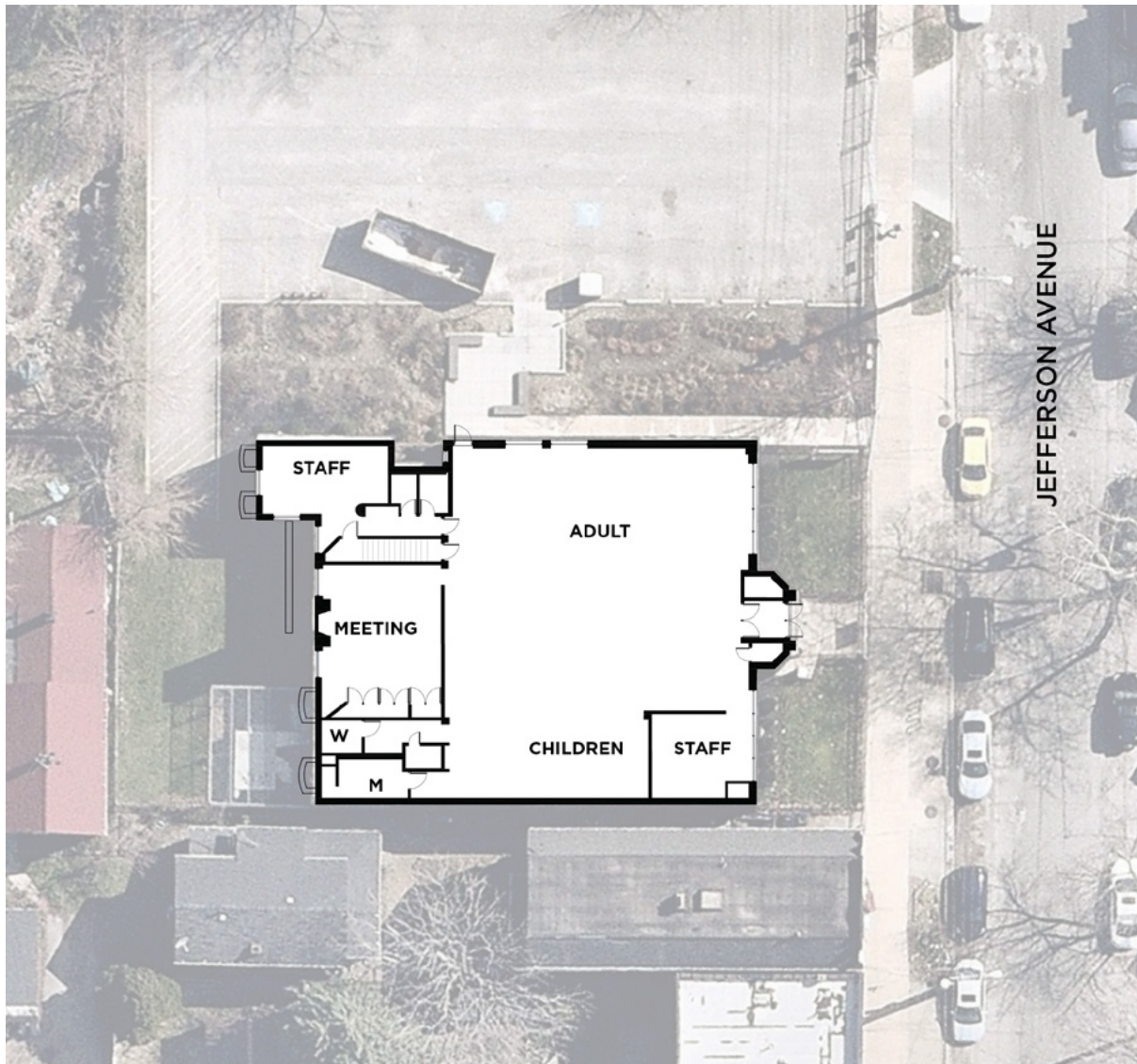


Existing Interior



Main Entry from Jefferson Avenue

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

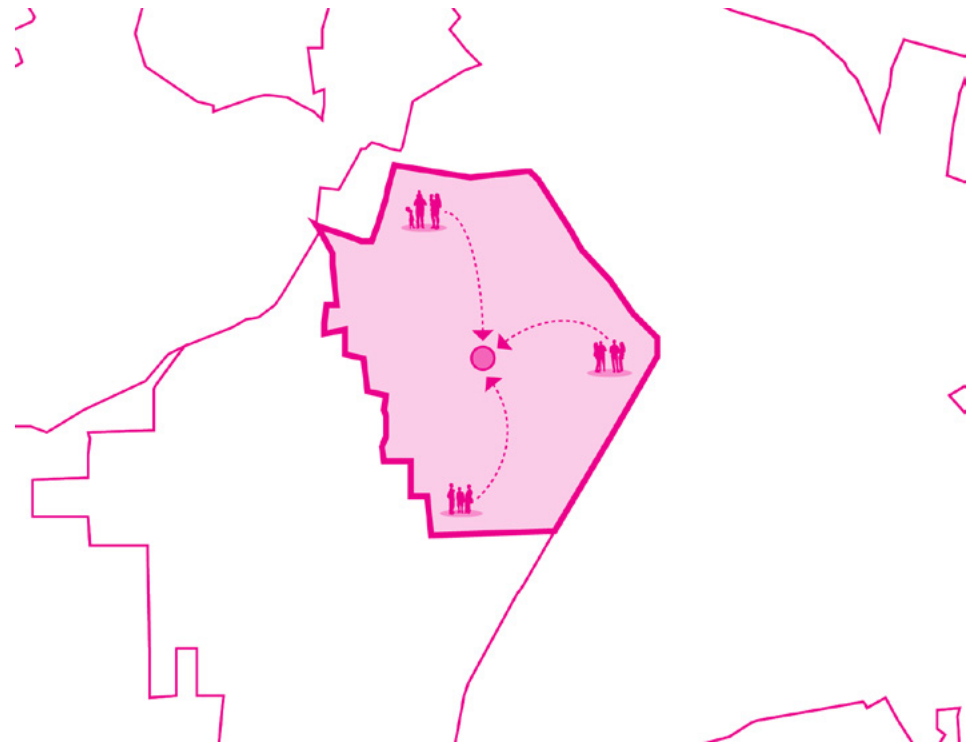
- Historic Carnegie branch
- Limited visibility and street presence
- Simple, open layout
- No defined teen area
- New rain garden located between building and parking lot
- Meeting room is small and offers limited flexibility.
- No small quiet study rooms
- Surrounding properties are privately-owned, limiting expansion
- The geographic service area is small, but branch is well attended
- Located in an active, historic neighborhood

Branch Recommendations

RENOVATION WITH MINOR ADDITION

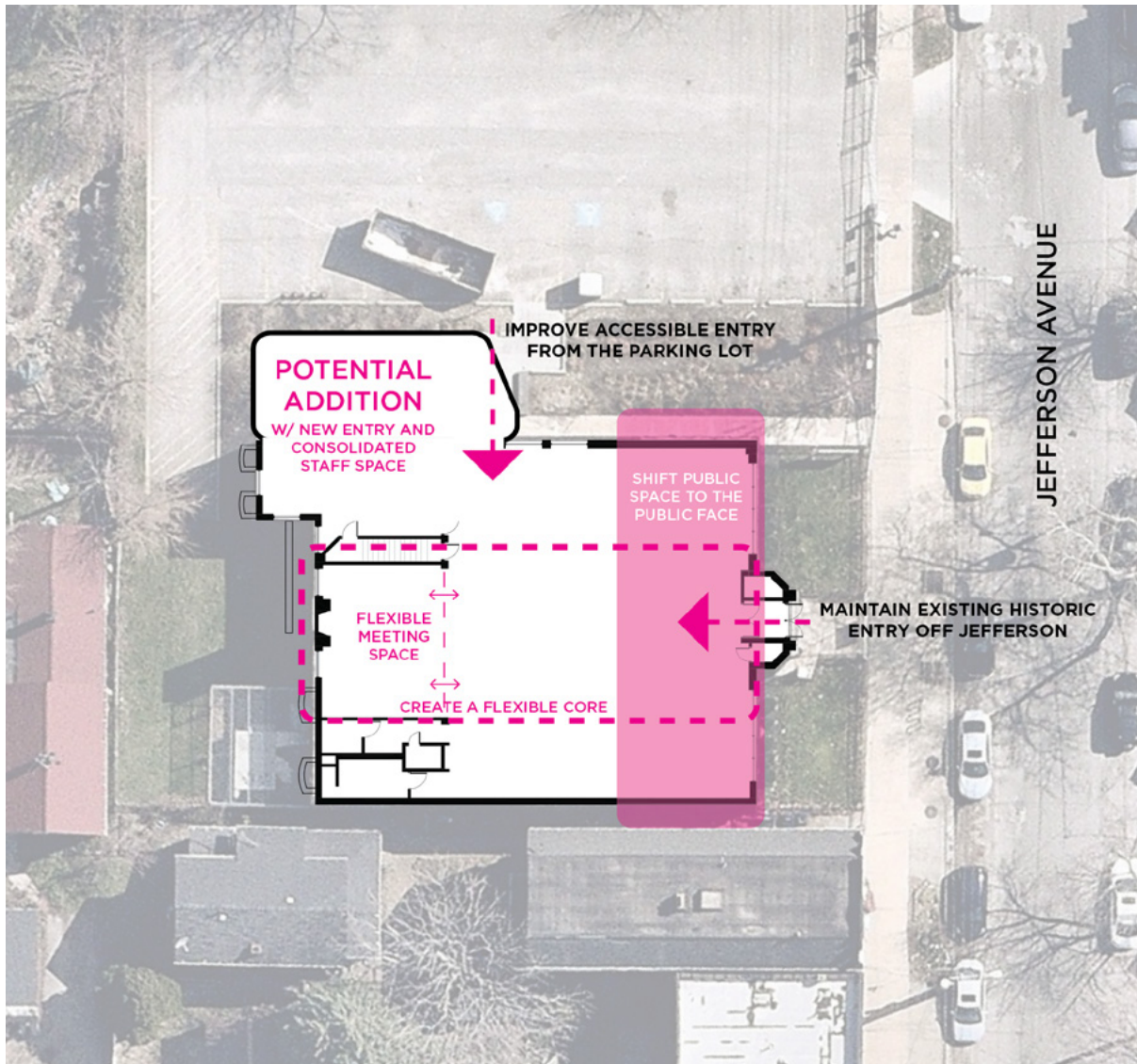
CURRENT STATE This Carnegie branch has retained much of its historic character and is in fair condition after recent deferred maintenance updates. While small and in need of modernizing the simple, open layout lends itself to renovation. The geographic service area for the branch is one of the smallest in the system but it is better attended than that would indicate and its location in an active, historic neighborhood is an asset to the system. The site is small and surrounded by privately owned and occupied properties making expansion in this location unlikely.

FUTURE VISION It is recommended that this branch be renovated to create a highly flexible space that maximizes the limited square footage available to create a viable Neighborhood Branch. A small addition on the parking lot side of the building would allow for consolidation of staff spaces and an improved entry experience from the parking lot. An addition also will also improve visibility from Professor Avenue.



Neighborhood Branch Diagram

Future Vision

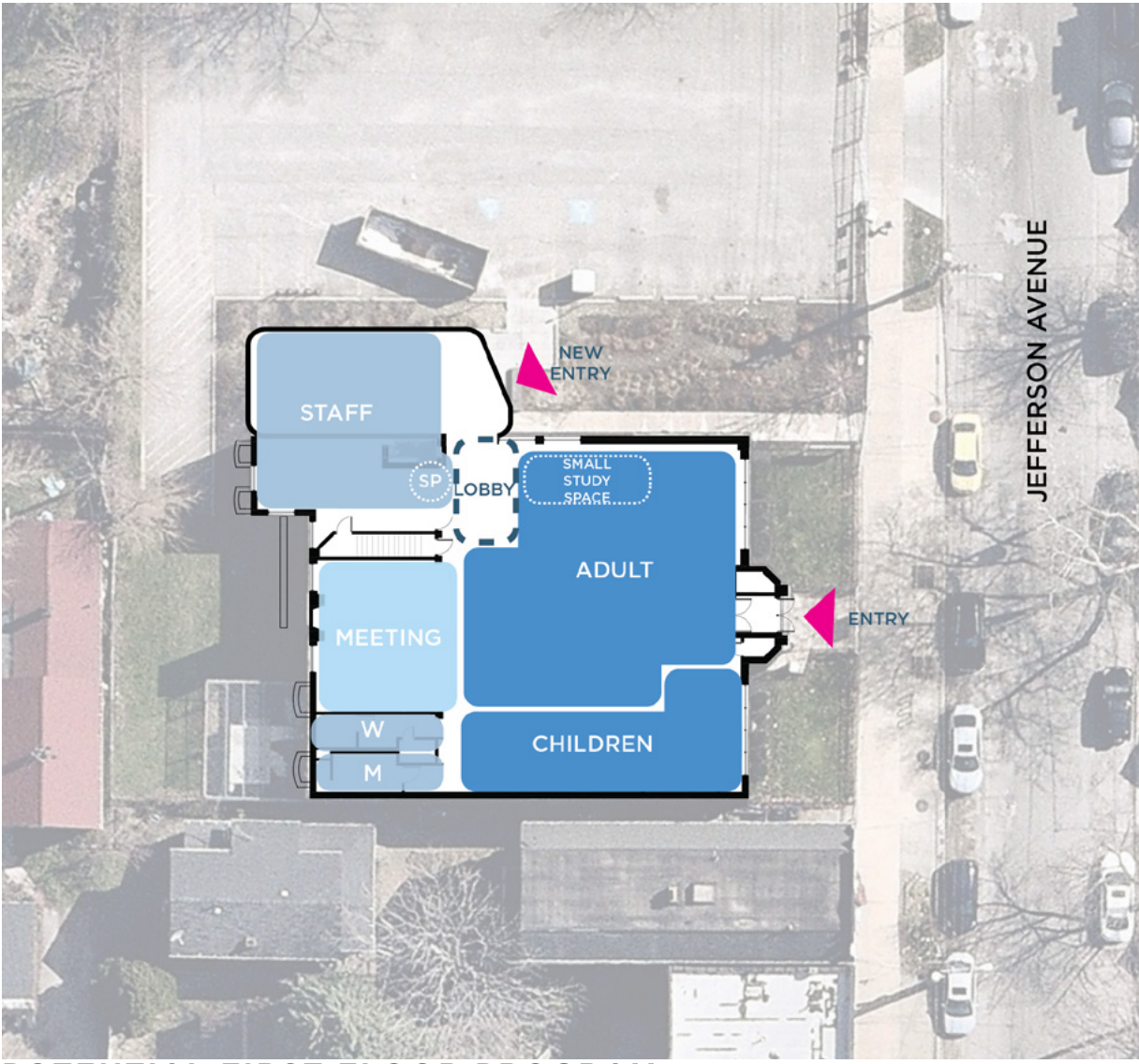


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Create a small addition to give the building an improved entry from the parking lot, while potentially improving visibility from Jefferson Avenue
- Maintain existing historic entry off Jefferson Avenue
- Renovate branch to make more efficient use of the space
- Create a defined teen space
- Install operable partition to open up meeting room and provide increased flexibility
- Improve wayfinding
- Create new 'Community Living Room'
- Improve views into and out of the building
- Add small group study rooms or other collaborative space
- Improve children's collection with small interactives area
- Push active spaces to the streetfront

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

RENOVATION WITH MINOR ADDITION

Total Cost Of Implementation: **\$1,900,000**

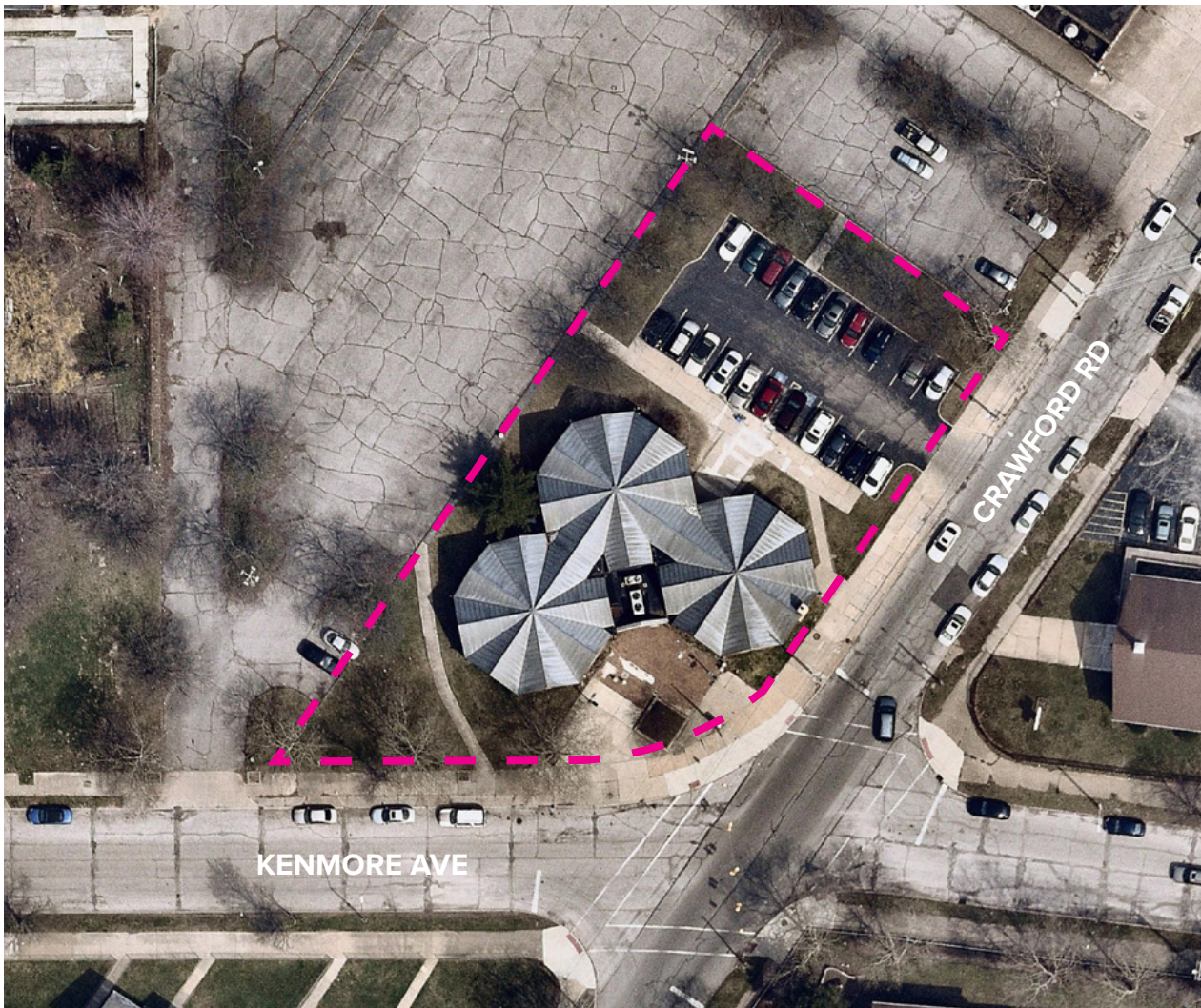
INCLUSIVE OF DEFERRED MAINTENANCE COSTS

Hough Branch

Hough Neighborhood



Branch Information



BRANCH STATISTICS

Location: 1566 Crawford Road

Year Constructed: 1984

Size: 7,155 sf

Parking: 22 spaces

The Cleveland Public Library Hough Branch was built in 1984 and is located at 1566 Crawford Road on the city's east side. It is located at the intersection of Crawford Road and Kenmore Avenue with the main entry accessed off of a small square near the intersection. Parking is located northeast of the branch with entry on Crawford Road. The building is 7,155 sf with a meeting room, collections, reading areas, a computer area, and a children's reading area. The building is clad in yellow and red brick with a sloped roof on the majority of the building.

Community Outreach

OUTREACH SUMMARY The existing Hough Branch is an important hub for local students after school, but the building itself is unwelcoming and inflexible. Many neighborhood residents perceive the branch to be vacant and/or closed due to the disrepair to the exterior; landscaping, lighting, signage, and potentially even a small addition could help quite a bit. Patrons were open to the ideas of expanding and/or relocating the branch entirely. Quiet study/work areas, a childrens area,

and a teen space were all strongly desired, perhaps necessitating interior partitions and/or small study rooms. Modern color, lighting, and art were very well-received in this branch, both for the interior and exterior of the building.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



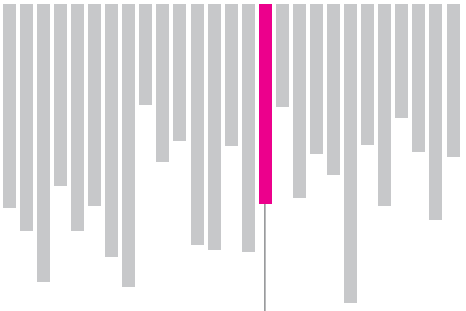
Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Add more comfortable seating and flexible workspace options
- Find opportunity for "quiet work area," if "teen room" not possible
- Update interior with more modern color, lighting
- Improve front plaza entry with signage, lighting, landscaping
- Improve back entry with signage, lighting, canopy
- Add outdoor seating area that can be gated off after-hours
- Strengthen WiFi and add more technology options
- Coordinate with neighboring branches to better communicate events, resources, programming
- Explore opening on Sunday afternoons
- Hold neighborhood "block party" events to deepen social ties
- Create physical and programmatic connections to nearby Rec Center

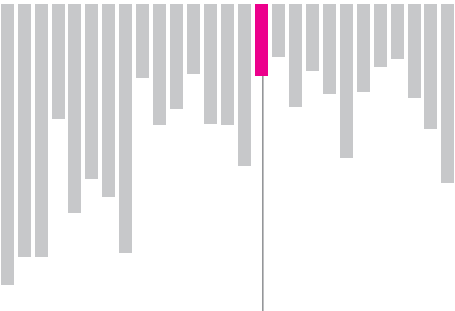
1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



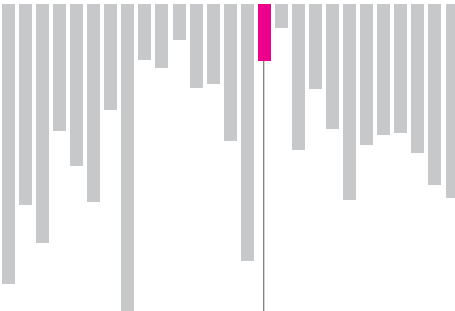
85,117 VISITS

CIRCULATION



51,460 ITEMS

SERVICE AREA POPULATION

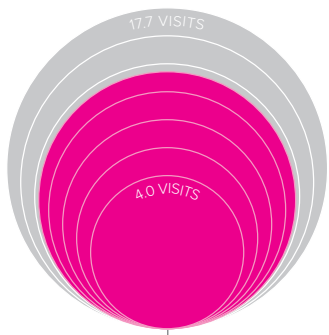


5,667 RESIDENTS

2 OCCUPIED AREA ANALYSIS

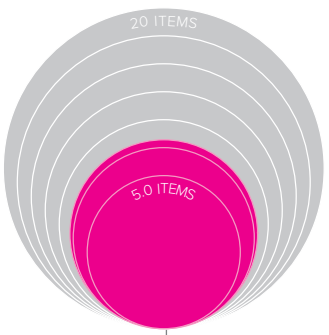
CURRENT OCCUPIED SQUARE FOOTAGE: 14,000 SF

ATTENDANCE

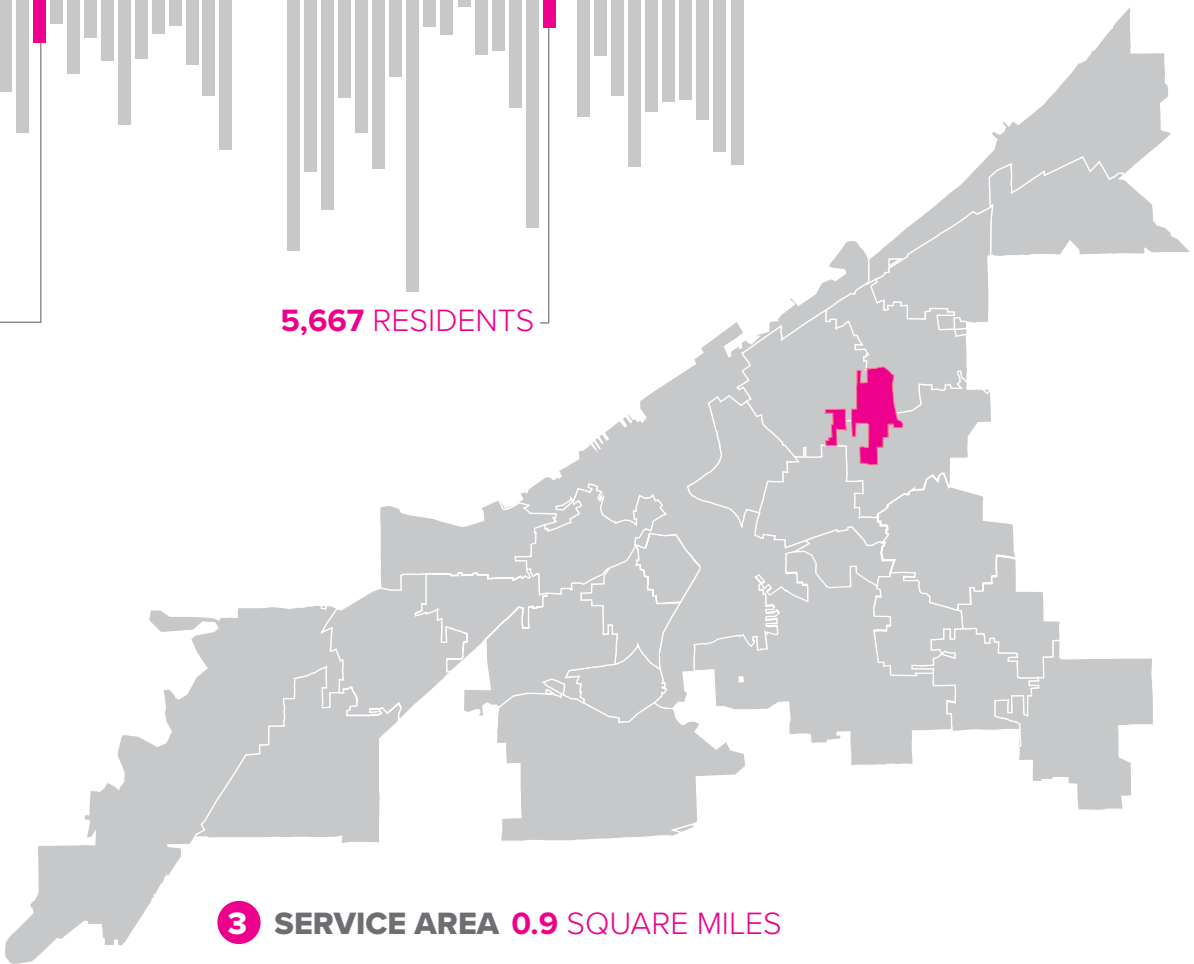


11.3 VISITS PER SF

CIRCULATION



6.9 ITEMS PER SF



3 SERVICE AREA 0.9 SQUARE MILES

KEY
DATA REPRESENTATION

- System Wide
- Current Branch

- 1** Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.
- 2** Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.
- 3** Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Hough branch is generally in fair condition throughout and the single-story layout eliminates many of the accessibility issues from other branches. The exterior of the building was typically in fair to good condition, with some minor staining of the brick and mortar. The majority of the roof was not assessed and there are no active leaks at the interior resulting from the sloped roofs. The library finishes and millwork are older and should be considered for replacement with any renovation.

SITE The library is located on a tight site with no room for expansion. The library has on grade access from Kenmore Avenue with no additional steps or ramping required to access the building from the lot or the street, though the brick pavers need some repair. The building also has on grade access from the parking lot. Accessibility from the parking lot needs to be addressed, as the current ramp is not compliant. The limited landscaping around the site is in fair condition, but needs to be maintained. The hardscape around the site is typically in fair condition.

MECHANICAL The Hough Branch HVAC system consists of two constant volume split system HVAC units and two 80% efficient boilers. The split system air handlers and condensing units are in poor condition and have reached the end of their service life; they should be replaced within the next five years. The combustion air is not code compliant and should be replaced. When the units are replaced, consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. The two boilers were replaced in 1994 and are in fair working condition. They have reached the end of their service life and should be replaced. The primary heating water pumps are past their service life and should be replaced. Secondary heating water pumps should be installed.

PLUMBING The Hough Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2011, is in fair condition, and has corroded connections that are in poor condition. It should be replaced. Plumbing fixtures were in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. The existing sewer and storm drainage system appears to be in working condition without issue.



Building Exterior



Building Interior

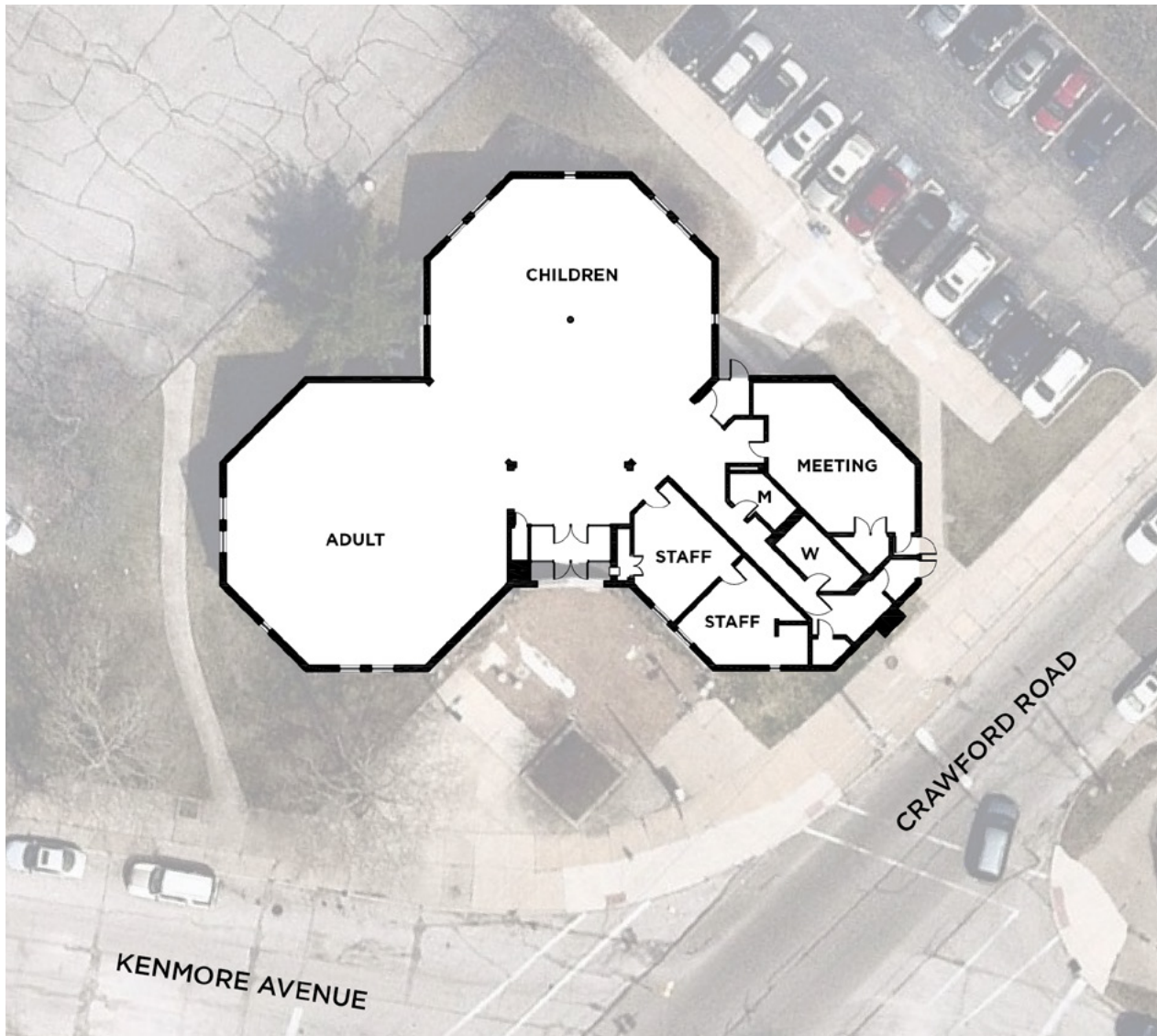
ELECTRICAL The electrical systems in the Hough branch are aged, but operational. Replacement of the existing Hough distribution equipment should be considered due to the age of the equipment and the difficulty in acquiring the appropriate overcurrent devices, which are no longer manufactured. Additionally, due to limited spare capacity in the existing branch panels, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system and emergency egress lighting. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Hough library uses pole mounted high pressure sodium fixtures for site lighting. The existing exterior fixtures are in poor condition and have reached the end of their life cycles. The Hough branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

**TOTAL COST OF DEFERRED
MAINTENANCE ITEMS: \$764,129**



Hough under construction - 1983

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

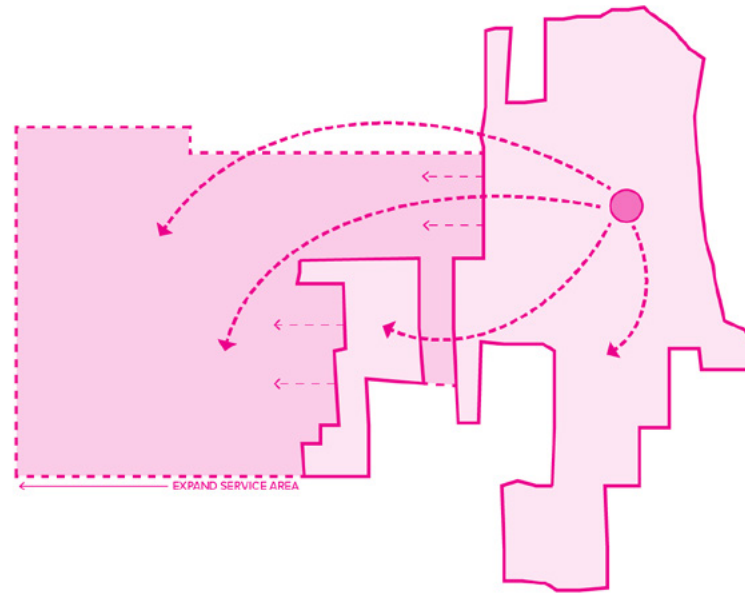
- The building lacks transparency
- Building interior is divided into distinct spaces, limiting program flexibility
- Library is introverted and set back from the street - many community members do not know it is there or that it is open
- No defined teen area
- Meeting room is closed off and lacks flexibility needed to break up into smaller spaces.
- No small quiet study spaces
- Library designated parking is limited, but has access to overflow parking at the surrounding CMHA property
- Branch and site size is too small to meet the criteria of a Neighborhood Branch
- Interior layout does not have good sightlines throughout and does not meet the goals of the library's service model
- Significant maintenance and accessibility issues

Branch Recommendation

RELOCATE

CURRENT STATE The Hough Branch is poorly located to serve its community, remote from transit lines and away from active neighborhood centers. In outreach sessions it was found that many residents thought the building was closed and went to other nearby facilities even if Hough was their local branch. The layout of the building is not conducive to the library's service model goals and has numerous maintenance issues.

FUTURE VISION It's recommended that this branch be replaced with a new facility in a location on major transit lines serving the area long Hough Avenue. While it could potentially serve a much larger population than it's defined service area its proximity to the Woodland and MLK branches make it appropriate to remain a Neighborhood Branch.



Potential Relocation Options

PROCESS It is recommended that the Hough branch be relocated to a new building at a new location. The potential new site options were analyzed based on availability, accessibility, flexibility, and their impact on the community. These sites were then compared to determine which options best fit the needs of its service area.

IMPLEMENTATION COST

RELOCATION It is recommended that the Hough branch be relocated to a new facility on a new site. The facility will be a Neighborhood Branch.

IMPLEMENTATION COST \$4,600,000

POTENTIAL SITES

1. LEXINGTON AVENUE

(LEAGUE PARK OPTION)

Property west of the current site along Lexington Avenue, across from the Historic League Park.

2. HOUGH AVENUE

(MLK CAMPUS)

Property west of the current site along Hough Avenue, across from the Martin Luther King Jr Campus.

3. CHESTER AVENUE

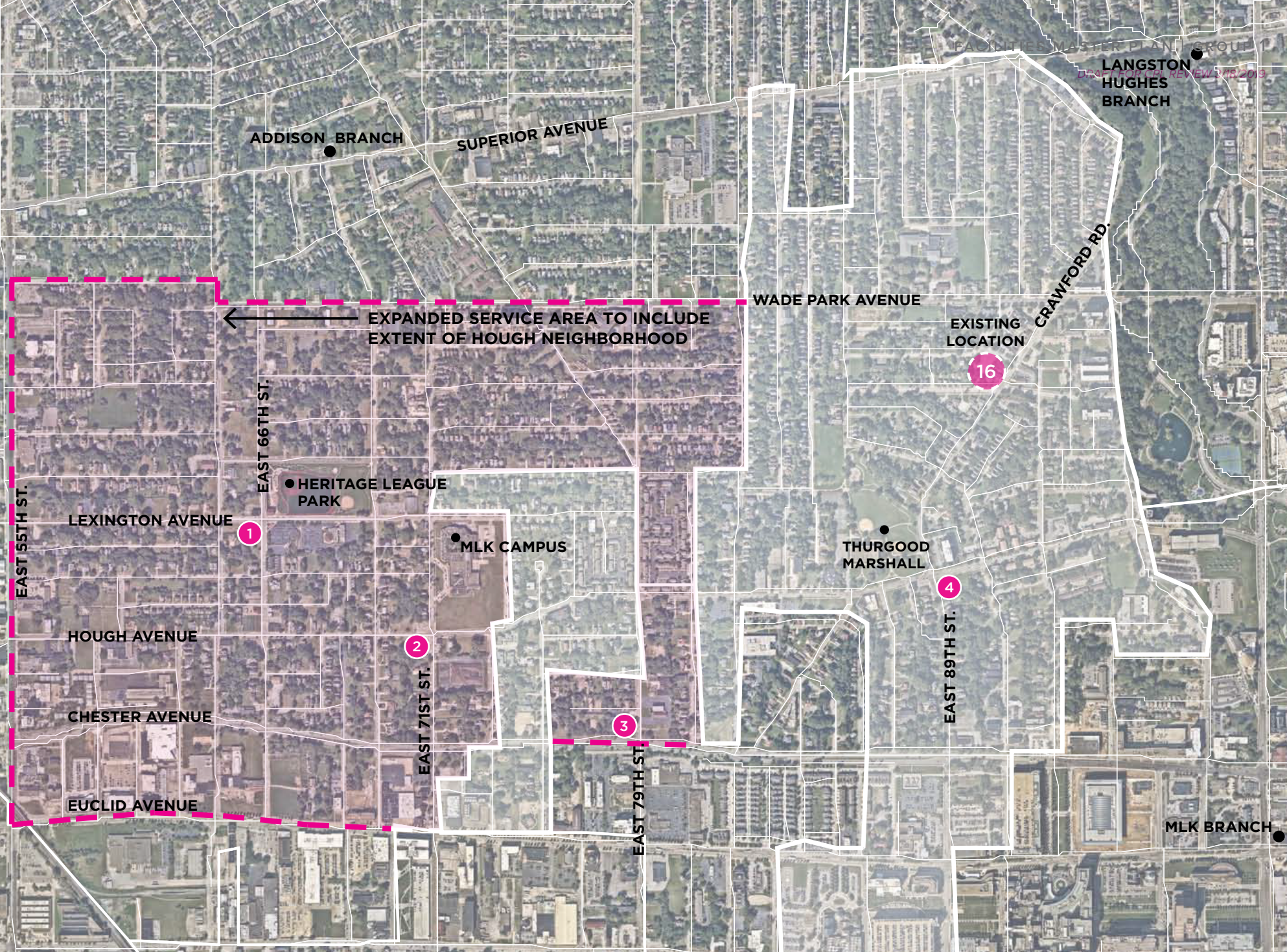
(COMMERCIAL CORRIDOR)

Property southwest of the current site along Chester Avenue in proximity to the commercial corridor.

4. HOUGH AVENUE

(THURGOOD MARSHALL OPTION)

Property south of the current site along Hough Avenue, across from the Thurgood Marshall Recreation Center.



ADDISON BRANCH

SUPERIOR AVENUE

LANGSTON HUGHES BRANCH

WADE PARK AVENUE

EXISTING LOCATION

16

EAST 66TH ST.

HERITAGE LEAGUE PARK

LEXINGTON AVENUE

1

MLK CAMPUS

THURGOOD MARSHALL

4

HOUGH AVENUE

2

EAST 71ST ST.

3

EAST 89TH ST.

CHESTER AVENUE

EAST 79TH ST.

EUCLID AVENUE

MLK BRANCH

Potential Relocation Options

SITE CHARACTERISTICS

- Not located in an active community center
- Size of site leaves limited room for building expansion
- Shape and size of site limits flexibility
- Site is flat, but too small to accommodate a single story branch model
- Limited on-site parking, but patrons can use the adjacent CMHA owned lot for overflow parking
- Library is not centrally located to serve the needs of the community
- Not located on major transit routes

EXISTING SITE:

EXISTING HOUGH OPTION

Location: 14000 Kinsman Road, Cleveland, OH

Total Lot Size: 8,500 SF

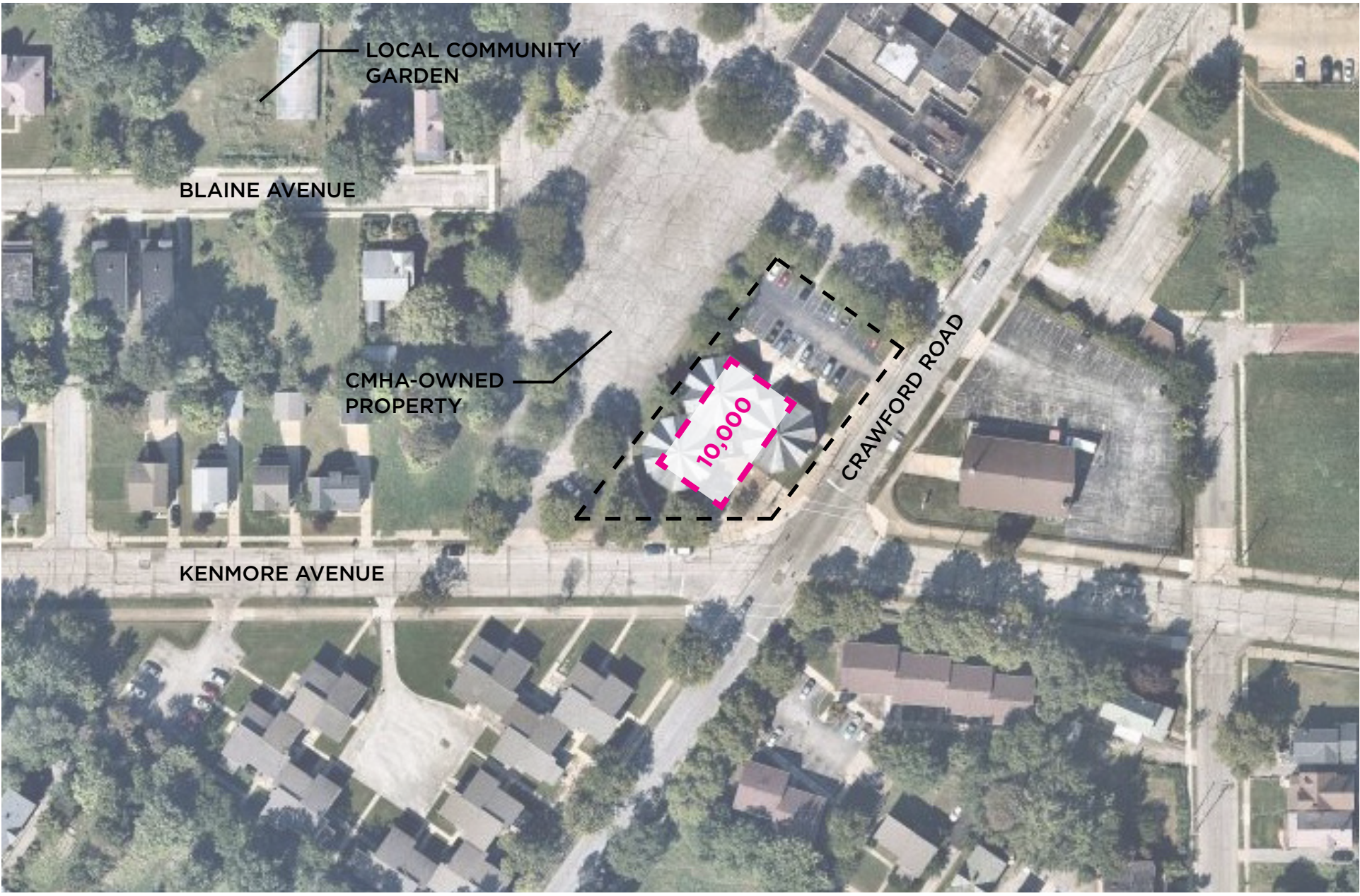
Existing Building Size: 7,300 SF

Description: This site would re-utilize the existing property and a new building would replaces the existing branch.

Amenities:

- Martin Luther King Jr Plaza
- Surrounding property owned by Cleveland Metropolitan
- Housing Authority
- Local community garden

Site Criteria	Inadequate	Limited	Sufficient
Available			
Accessible			
Flexible			
Community Focused			



Potential Relocation Options

SITE CHARACTERISTICS

- Located near an active community center with important cultural and social amenities
- Proximity to recently redeveloped La Salle Theater has potential to spur a new arts & learning corridor along East 185th Street.
- Library has parking to accommodate a Neighborhood branch
- Co-locating the branch with Cleveland's Historic League Park and the Fatima Family Center provides opportunities for future collaboration
- Shape and size of site accommodates flexibility
- Site is flat, accommodating a single story branch model
- Site is located near several stops on the local RTA routes

POTENTIAL SITE:

LEXINGTON AVENUE & 66TH

Location: East 66th Street, Cleveland, OH

Total Lot Size: 52,000 SF

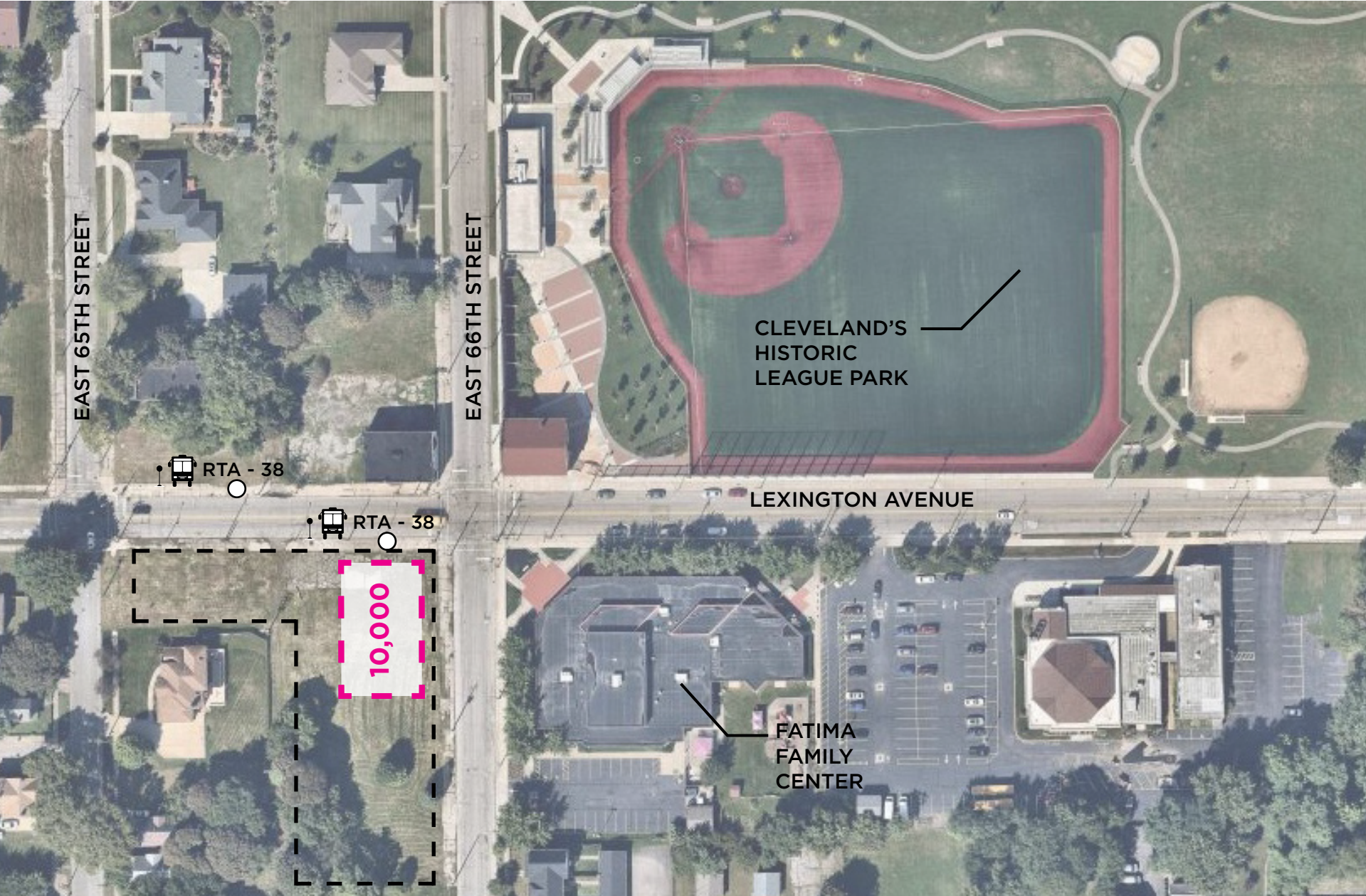
Potential Building Size: 15,000 SF

Description: This site would relocate the existing branch to a property east of the current site along Lexington Avenue. The property consists of a series of parcels across the street from the Historic League Park.

Amenities:

- Cleveland's Historic League Park
- RTA stops
- Baseball Heritage Museum
- Fatima Family Center

Site Criteria	Inadequate	Limited	Sufficient
Available			
Accessible			
Flexible			
Community Focused			



CLEVELAND

LEXINGTON AVENUE

HOUGH AVENUE

HOUGH
BRANCH
LOCATION
(POTENTIAL)

CHATEAU
HOUGH

EAST 66TH STREET

EAST 70TH STREET

HISTORIC
LEAGUE
PARK

FANNIE
M LEWIS
COMMUNITY
PARK

FATIMA
FAMILY
CENTER



Hough Branch

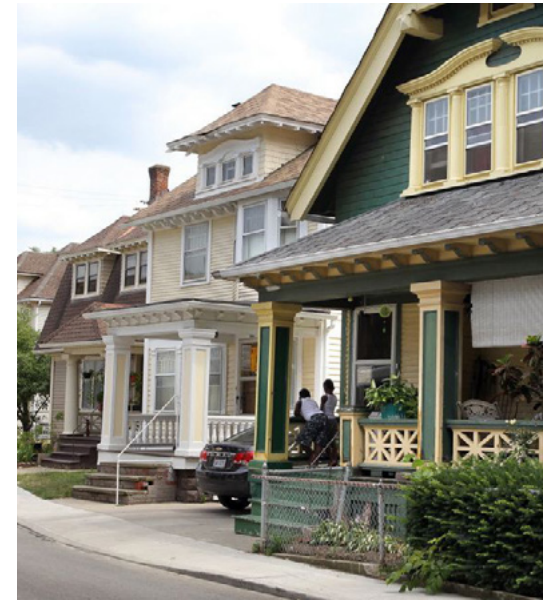
CONCEPT DESIGN

INTENT OF CONCEPT DESIGNS

The specific branch concept designs and drawings introduced in this document are not final building designs, but outlines for how the library may choose to move forward as the plan is realized over the next ten years.

Design Inspiration

VISIBILITY The Hough branch will be a beacon for a proud and engaged community. For outsiders the neighborhood is often viewed only through the lens of its troubled history with the perseverance of its slow, steady revival remaining invisible to most. The same civil unrest of the sixties that deeply scarred the Hough community resulted led to a defensible design approach to civic buildings in urban areas, as can be seen in many of the Library's branches built in the decades that followed. A design focused on transparency and engaging the street reframes perceptions of the library itself, which should always be viewed as an inclusive, vibrant space that is open to the all.

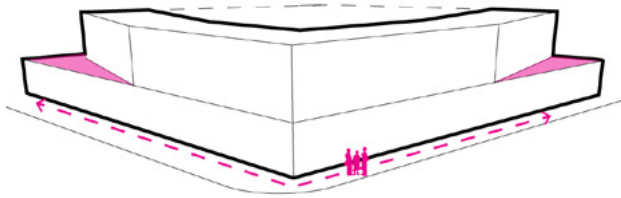


Context Diagram - Figure Ground Study

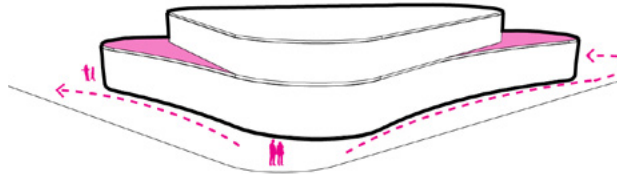


View from Lexington looking Southwest

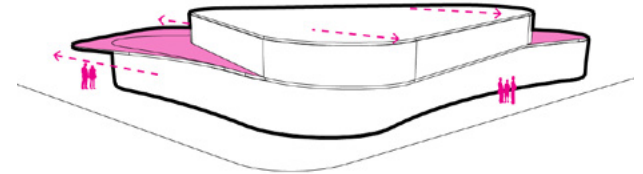
Creating Form



1. Hold the Corner



2. Erode and Soften

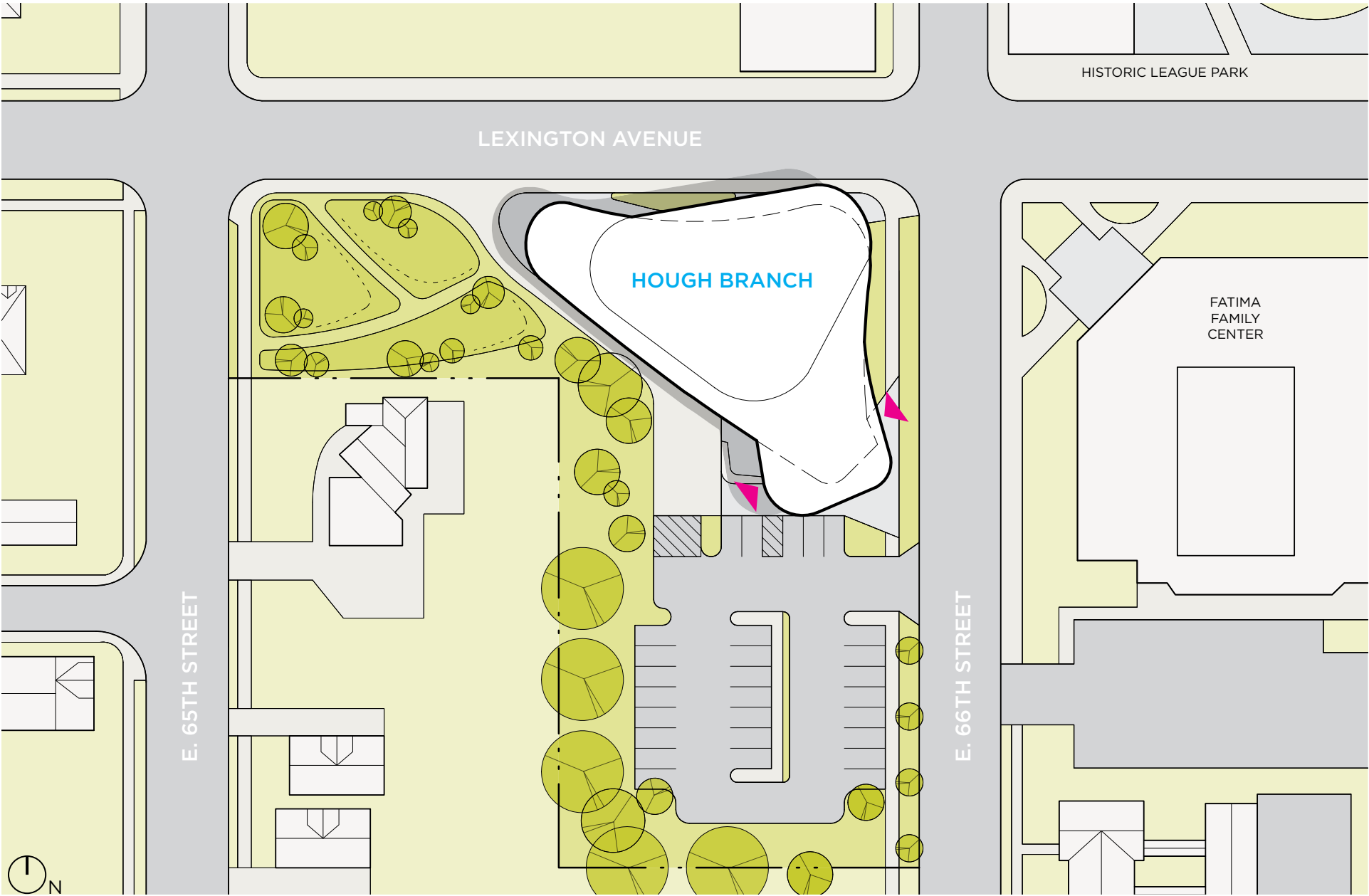


3. Stagger and Shift

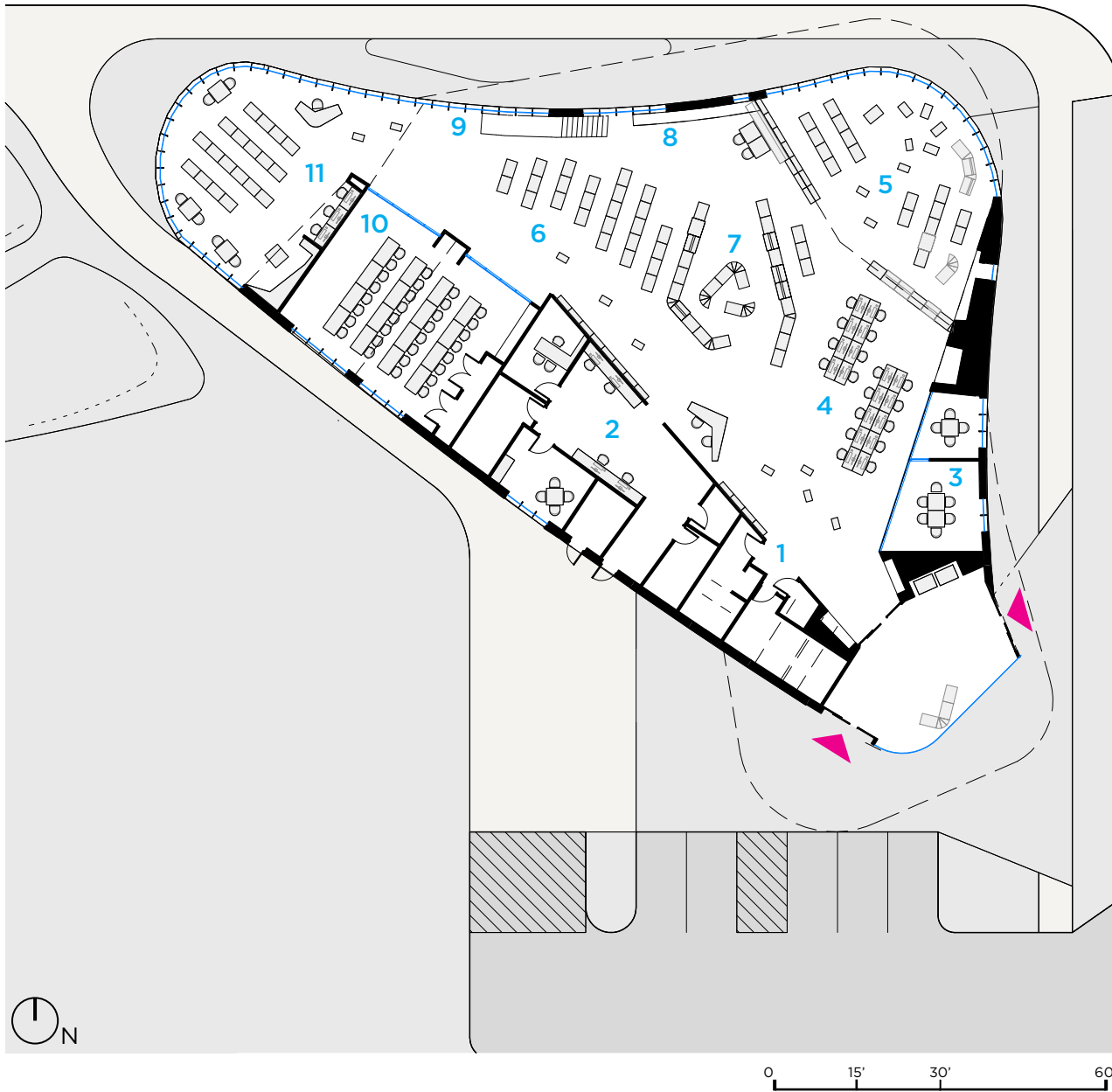
Taking cues from how Historic League Park once addressed the intersection of Lexington and 66th the library building holds the street edge with a form that tapers back to emphasize the corner.

Edges of the building are carved and softened in response to the pedestrian flow and the solid façade erodes to glass to provide views and further define entry and the prominent corner. Portions of the mass shift to create shelter at the entry and bus stop. The resulting establishes a dynamic, responsive relationship to the street edge.





SITE PLAN



- 1 After Hours Lobby
- 2 Staff Area
- 3 Small Meeting Rooms
- 4 Computers
- 5 Children's Area
- 6 Adult Collection
- 7 'Living Room'
- 8 Cafe/Teen
- 9 to Reading Loft (above)
- 10 Meeting Room
- 11 Sports Research Collection

FLOOR PLAN

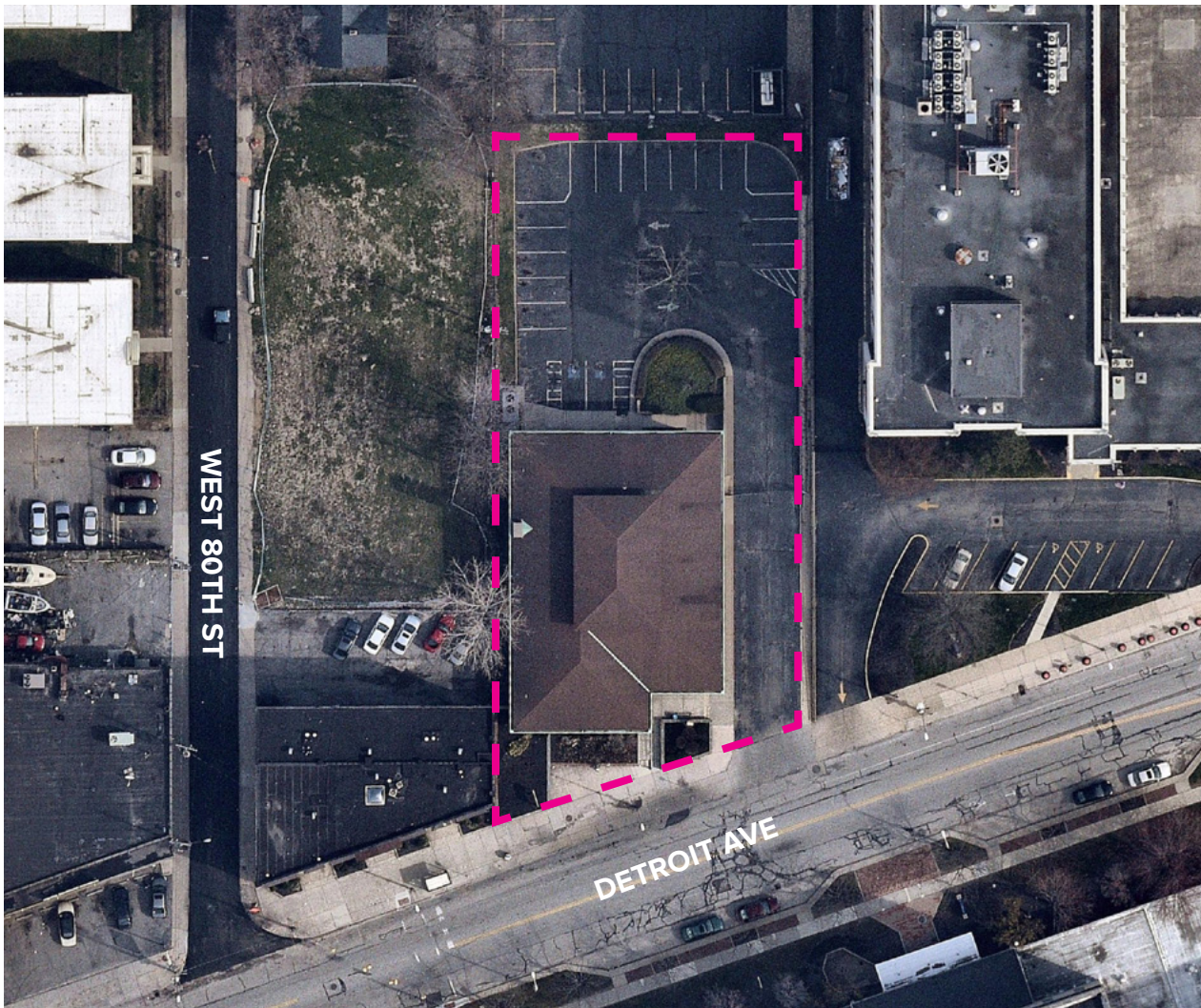


Walz Branch

Detroit-Shoreway Neighborhood



Branch Information



BRANCH STATISTICS

Location: 7910 Detroit Ave

Year Constructed: 1967

Size: 9,600 sf

Parking: 18 spaces

The Cleveland Public Library Walz Branch was built in 1967 and is located at 7910 Detroit Avenue on the city's west side at between 80th and 78th streets. It is located mid-block with access from the sidewalk and parking in the rear accessed off Detroit. The building is 9,600sf over two stories with collections and reading areas on the first floor, at street level, and a meeting room, staff and mechanical spaces in a walk-out lower level. The building is clad in red brick with a hipped, asphalt shingle roof. Clerestory windows allow significant light into the first floor but limited views.

Community Outreach

OUTREACH SUMMARY Walz Branch is generally well-located just west of Gordon Square, but the facility is too small for its patrons' needs, and the lack of accessible restrooms on the main floor is an issue for users. The topography of the site would make a potential addition difficult. A branch rebuild and/or relocation was tentatively supported, although residents in the neighborhood to the west of the branch were unsure whether a geographic shift east towards Gordon Square would make access more difficult. However, a new facility could considerably improve visibility from Detroit Ave, an issue with the current nondescript building. From a service perspective, a majority of Walz patrons want their branch to become a “technology hub,” with youth- and adult-oriented technological access and programs.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Add more comfortable seating and flexible workspace options
- Provide accessible bathroom(s) on the main floor (and/or add elevator to access downstairs meeting rooms)
- Find space for “quiet work areas” AND teen room
- Reconfigure tall central space into a “tech hub”
- Update interior with more modern color, lighting
- Work with local fabricator/artist to build new bike rack
- Improve front garden with signage, lighting, landscaping
- Explore converting the front lobby for after-hours access
- Explore possibilities for expansion through back or front addition
- Find opportunities for expanded parking
- Strengthen Wifi for after-hours access
- Add more technology options and training
- Work with the City to improve street lighting, safety
- Hold neighborhood “block party” events to deepen social ties
- Work with neighborhood arts & theater groups to create unique programming on-site and off, especially for kids

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



96,409 VISITS

CIRCULATION



149,395 ITEMS

SERVICE AREA POPULATION

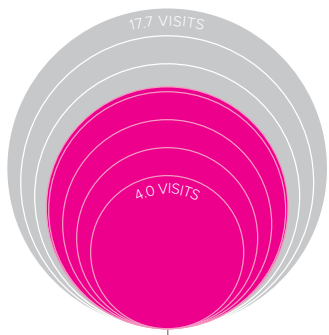


16,063 RESIDENTS

2 OCCUPIED AREA ANALYSIS

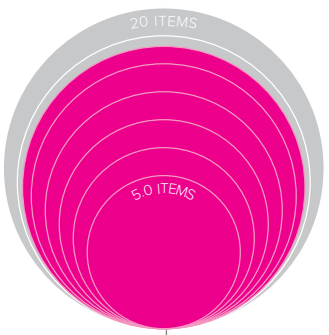
CURRENT OCCUPIED SQUARE FOOTAGE: 9,600 SF

ATTENDANCE

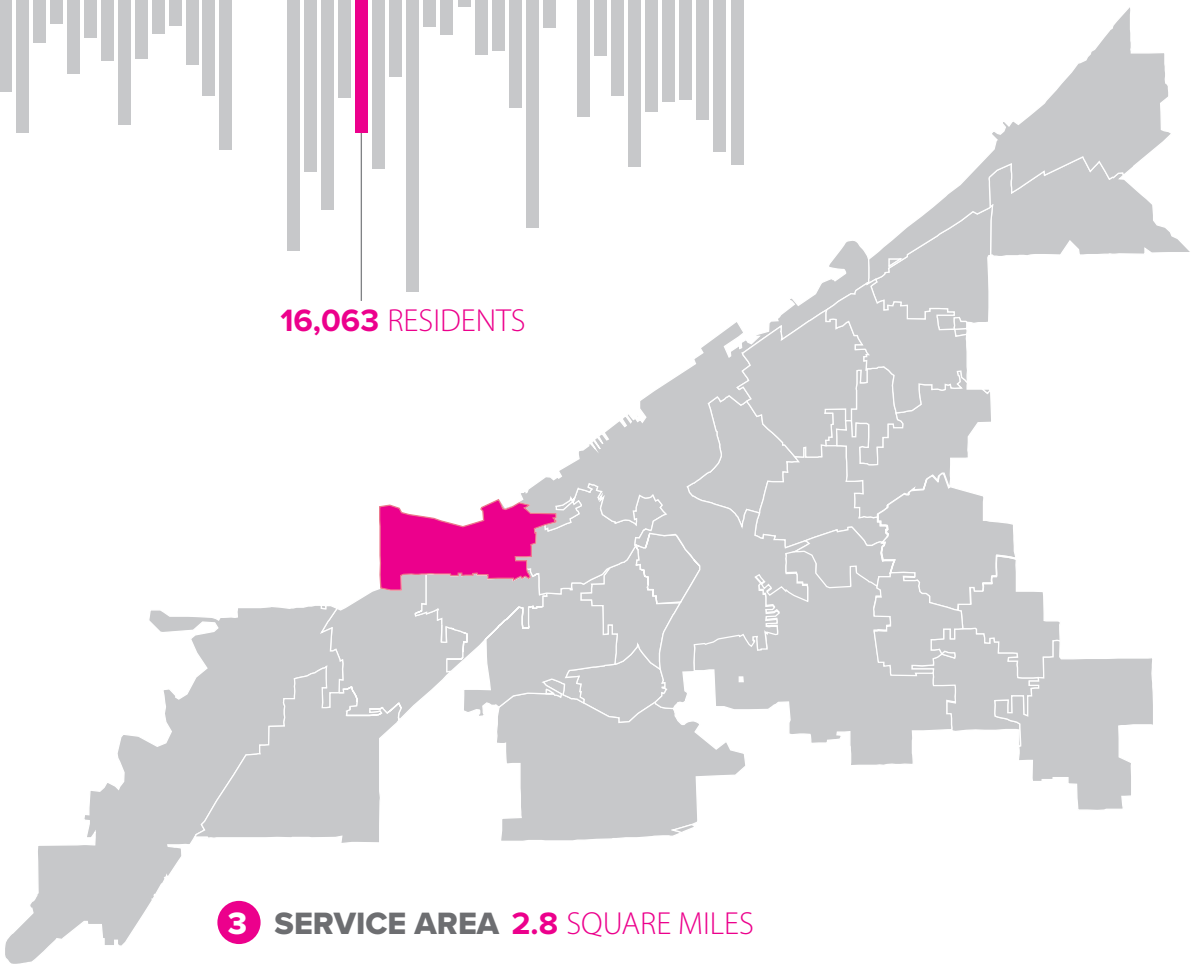


10 VISITS PER SF

CIRCULATION



15.6 ITEMS PER SF



3 SERVICE AREA 2.8 SQUARE MILES

KEY
DATA REPRESENTATION



1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Walz branch is in fair condition but has major accessibility issues. To provide a fully accessible library and elevator will need to be added and new bathrooms built. roof should be replaced with additional insulation. Single pane glazing should be replaced throughout with insulated glazing units. Finishes and millwork are worn and should be replaced in the near future with the exception of the wood library shelving with is generally in good condition.

SITE The library is located on a steeply sloped site with a dedicated parking lot behind. There are significant issues relating to site drainage that are degrading the building and site in areas and requires immediate attention. The rapidly failing site walls are should also be a priority for repair.

MECHANICAL The Walz Branch HVAC system consists of one multi-zone air handling unit and two 80% efficient boilers. The air handler and condensing unit are in working order but are close to the end of their service life; they should be replaced within the next five years. The ductwork should be replaced due to age and questionable condition. When the air conditioning units are replaced, consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. The two boilers were replaced in 1997 and are in poor condition. They should be replaced within the next 10 years. The primary and secondary heating water pumps are past their service life and should be replaced.



Walz Exterior - 1967

PLUMBING The Walz Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2016 and is in good condition. Plumbing fixtures are in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. Water closets, the urinal, and lavatories are not ADA compliant; they should be reconfigured or replaced. The existing sewer and storm drainage system appears to be in working condition without issue. The strainers for the roof drains are in poor condition and should be replaced.

ELECTRICAL The electrical systems in the Walz branch are aged, but operational. The Walz distribution system contains a variety of miscellaneous code violations such as providing the appropriate working clearances. The existing Walz distribution equipment can be maintained as long as it is regularly serviced. Due to limited spare capacity in the existing branch panels, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Walz branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$1,255,386

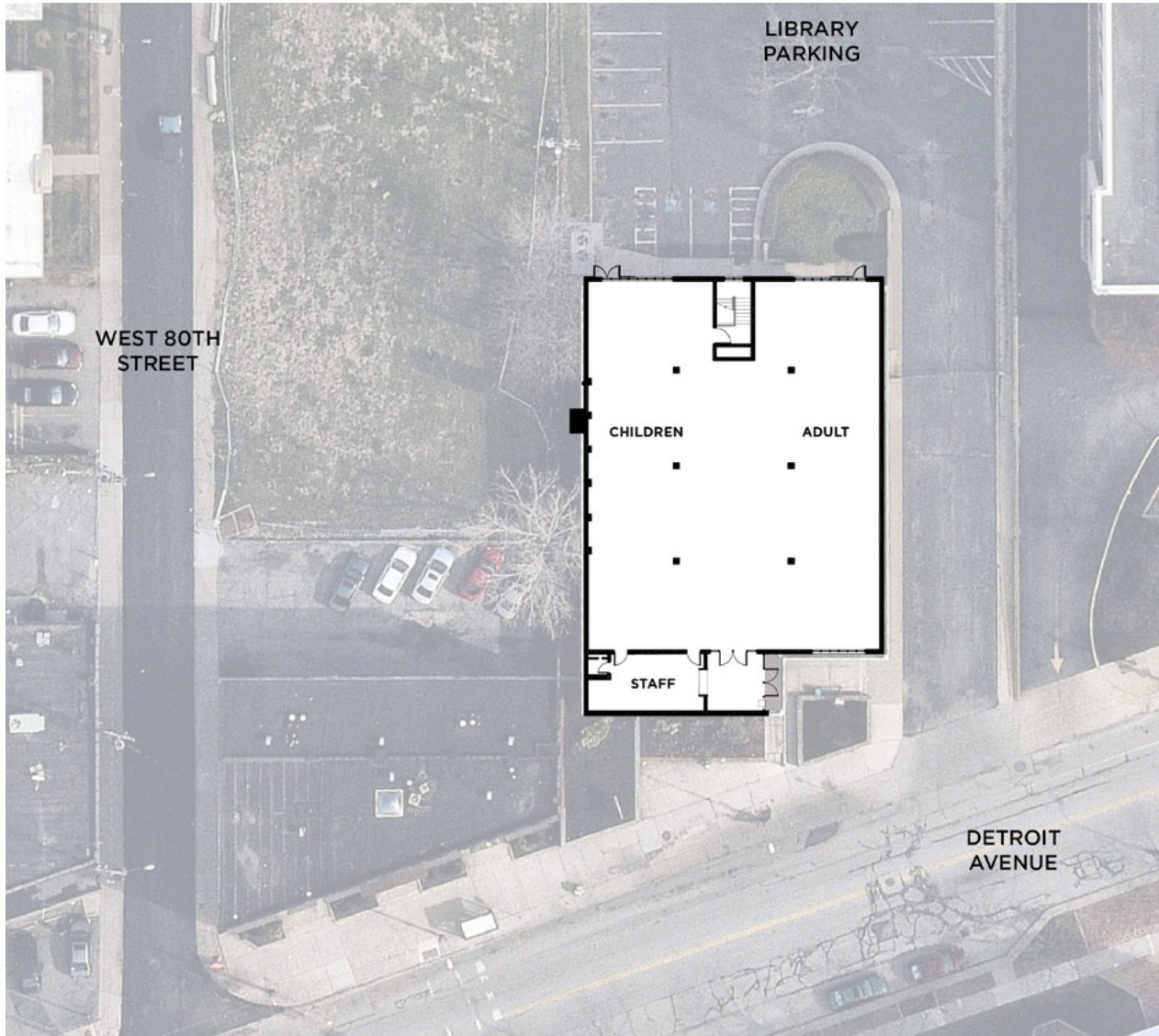


Building Interior



Exterior Signage

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

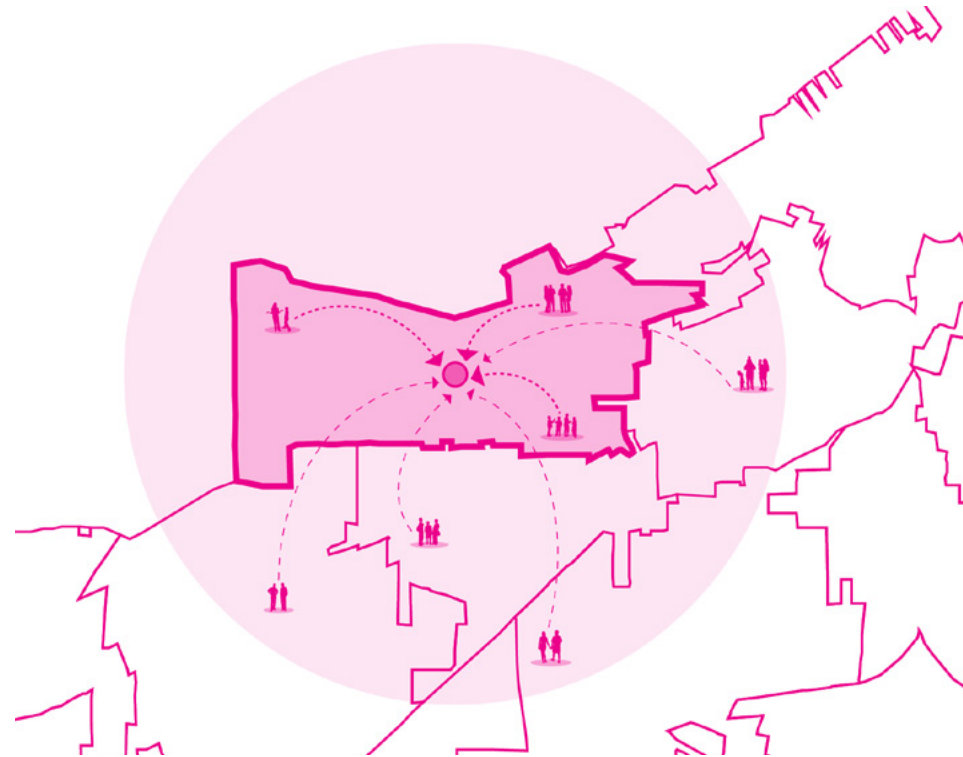
- Located on a steeply sloped site
- Branch is located on two levels with no elevator
- Issues with accessibility & sightlines
- Limited signage & wayfinding
- Building is set back on the site with limited street presence
- Lack of dedicated teen space
- Building has a low profile and lacks transparency
- Parking is limited on site
- Building layout is inefficient

Branch Recommendations

NEW BUILDING ON EXPANDED SITE

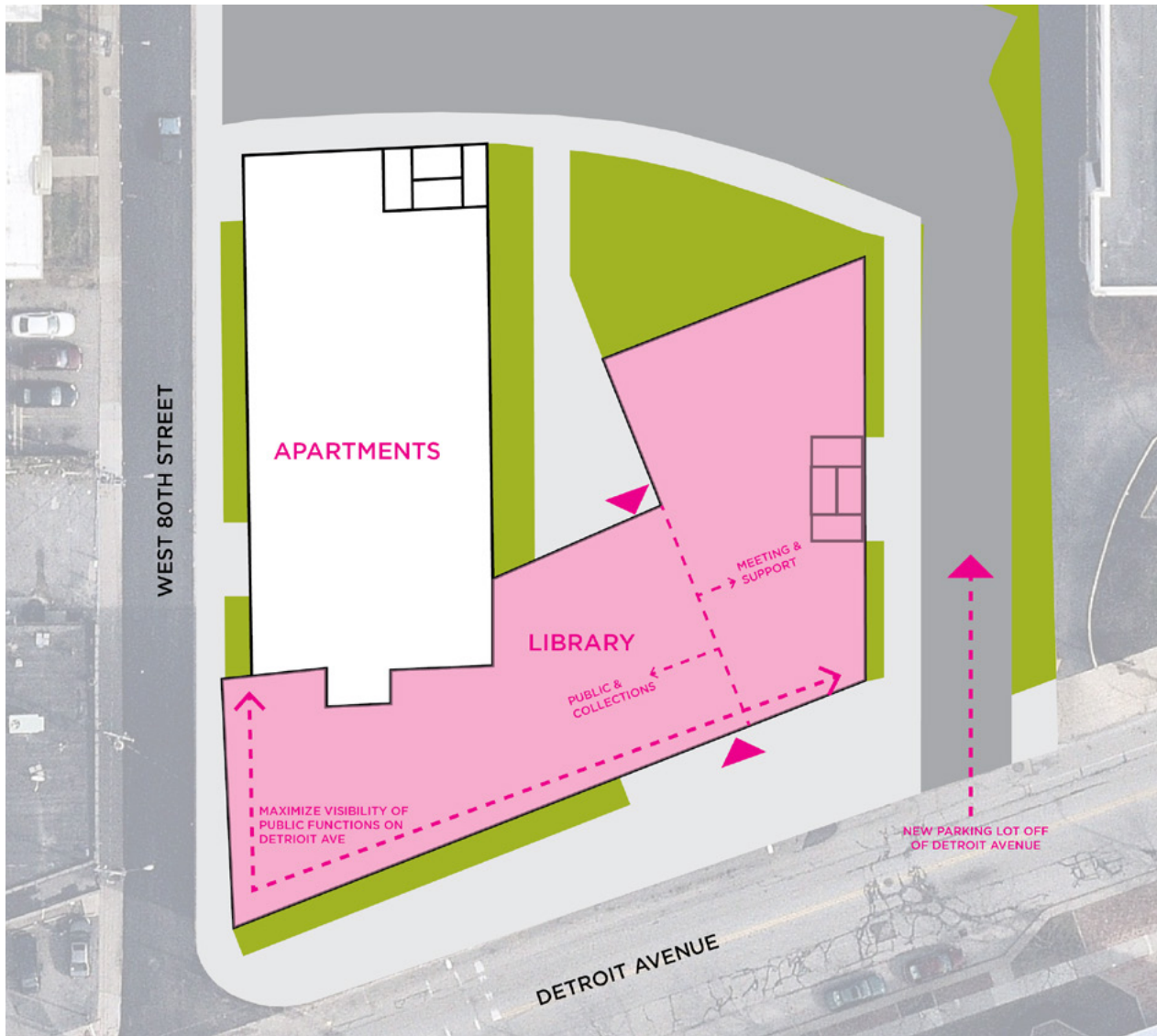
CURRENT STATE The Walz branch is located on a small, steeply sloped site that necessitated a multi-level building. The two-story layout has created issues with accessibility and sight lines that could be mitigated, but not fully solved, by adding an elevator. The building's location on the site, low profile and lack of transparency have resulted in many area residents not even being aware of its existence. In addition to upgrades necessary to make the building accessible there are multiple significant maintenance issues that require attention if the building is to remain.

FUTURE VISION It is recommended that a new branch be built with an expansion of the current site. Partnering with the Detroit Shoreway Community Development Organization on a new mixed use building anchored by the library would provide the means to maintain and expand the site in an active development area where there are few lots available. A new branch would provide the level of flexibility and visibility that could not be achieved with the limitations of the current building with the goal being to expand it to accommodate the program of a Community Hub branch.



Community Hub Diagram

Future Vision

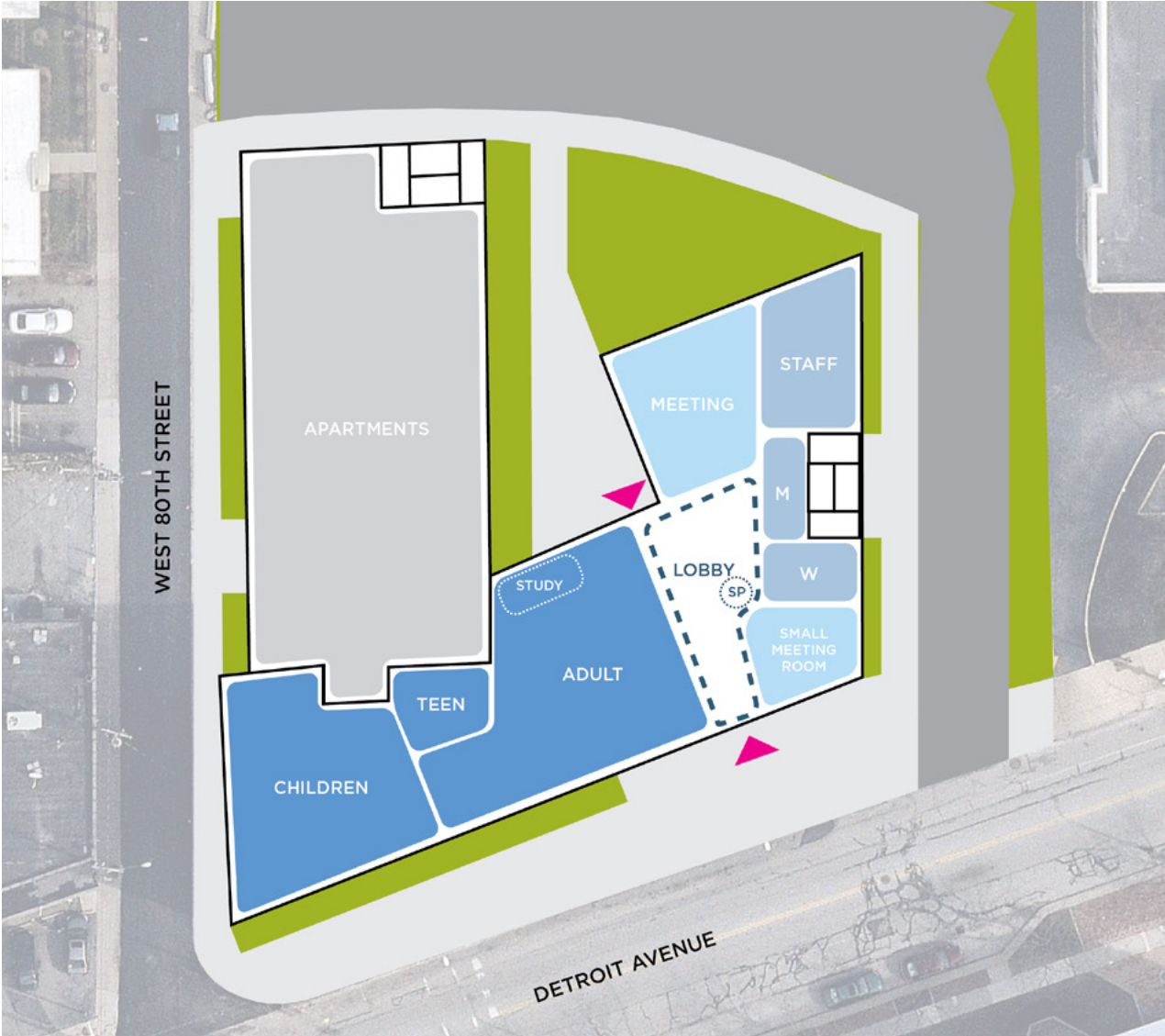


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Pursue collaboration with the Detroit Shoreway CDO to create a new library on the first floor of a new mixed use building
- Push active public uses to the streetfront
- Maximize visibility of the public functions on Detroit Avenue
- Add small group study space or other collaborative space
- Create designated teen area
- Create designated children's area w/ small scale interactives
- Improve wayfinding
- Create new 'Community Living Room'
- Create a designated computer area with fixed stations and a 'laptop bar'
- Utilize spatial configuration to break up active and quiet spaces

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

NEW MIXED-USE BUILDING

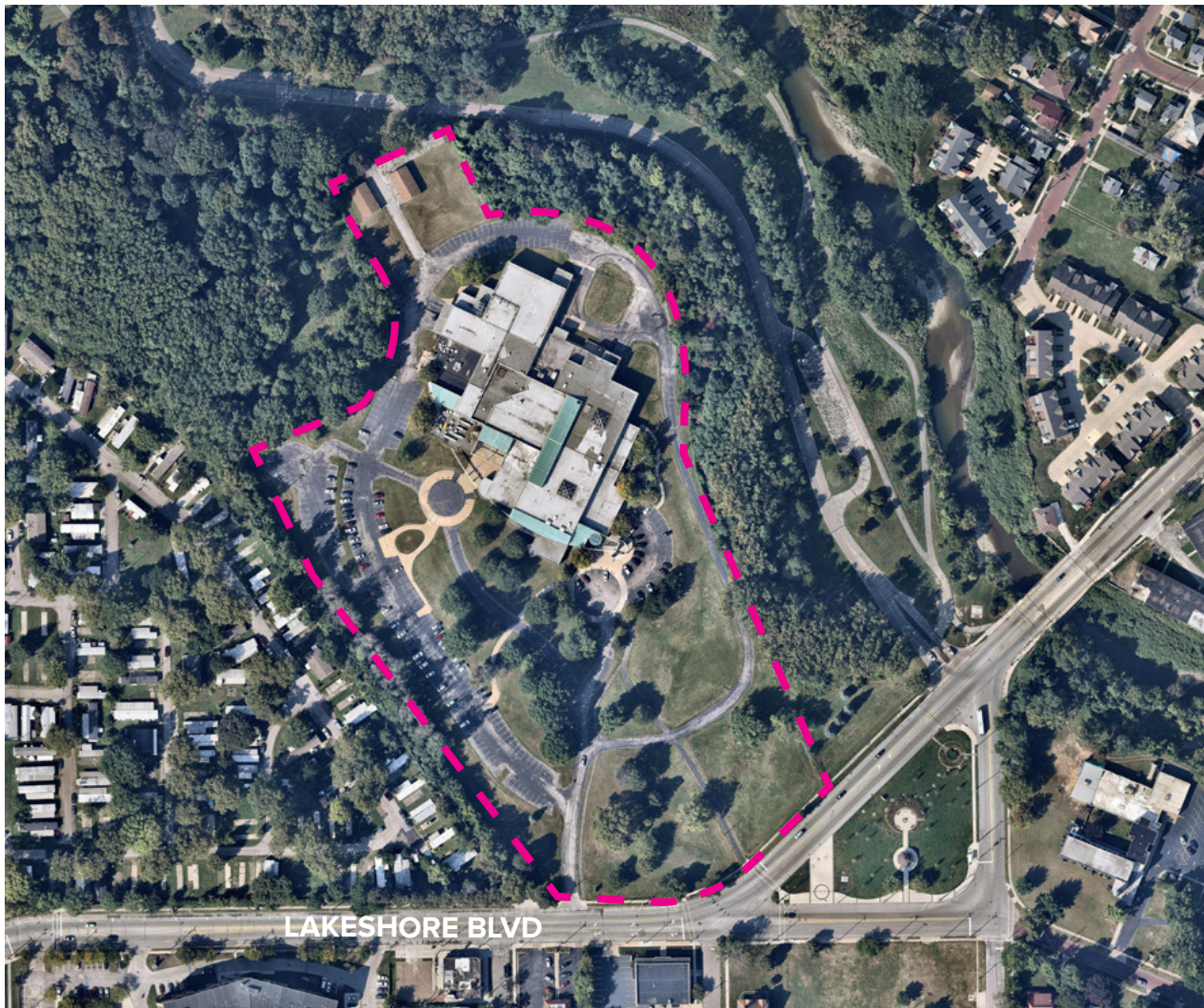
Total Cost of Implementation: **\$6,500,000**

Memorial-Nottingham Branch

Collinwood Neighborhood



Branch Information



BRANCH STATISTICS

Location: 17109 Lake Shore Blvd

Year Constructed: 1991

Size: 154,000 sf

Parking: 100+ spaces

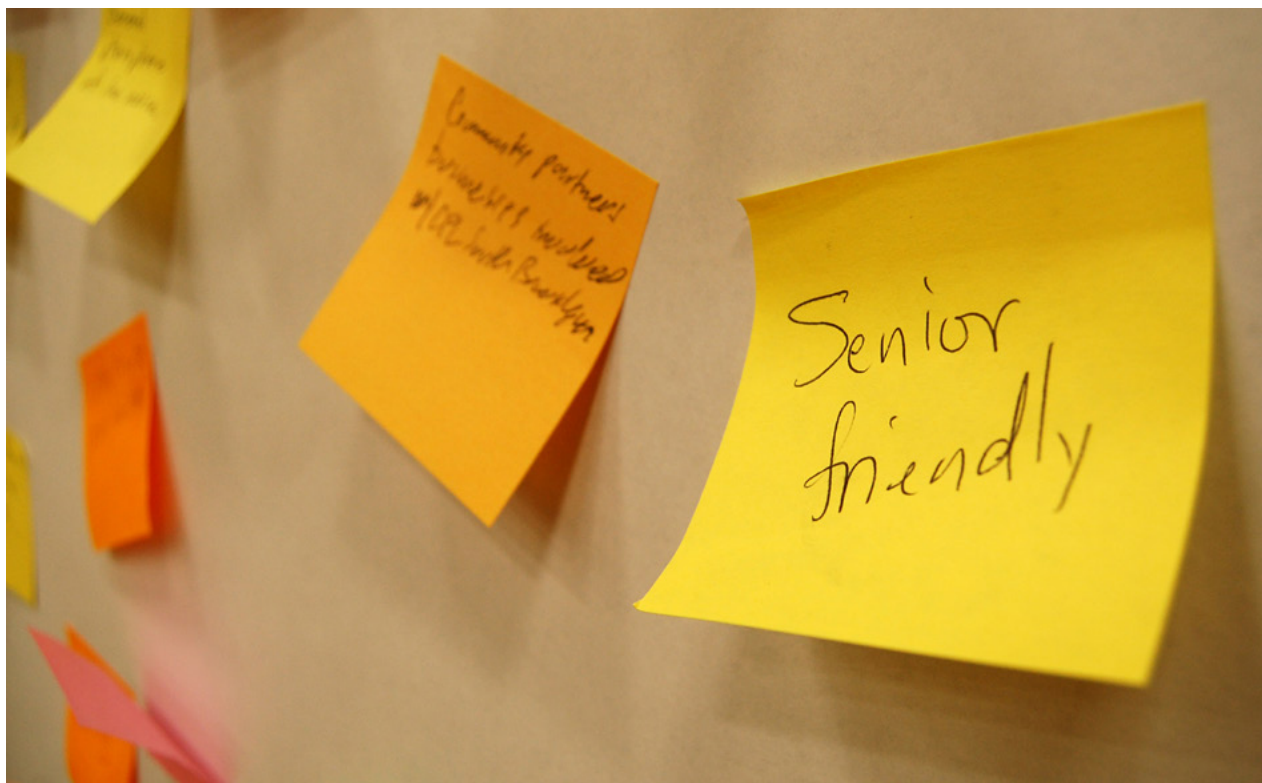
The Cleveland Public Lakeshore facility which includes the Memorial-Nottingham Branch, Technical Services, the Ohio Library for the Blind and Physically Disabled (LBPH), and the off-site book storage, was obtained by the library and renovated in 1991. The facility is located at 17109 Lake Shore Boulevard on the city's east side near the Cleveland Metroparks Euclid Creek Reservation. Entrance into the site is accessed off Lake-shore Boulevard with parking lots to the north and west of the building. The building is 154,000 sf over two stories and off-site book storage. The lower level is used for LBPH and book storage. The branch library, LBPH, Auditorium, Technical Services, and off-site book storage are located on the ground floor. Classrooms and multi-purpose rooms located on the mezzanine. The off-site book storage is 3 levels that house the book collection, photography & film, and audio/visual collection.

Community Outreach

OUTREACH SUMMARY Though the Memorial-Nottingham Branch is separated from the urban fabric of North Collinwood, patrons enjoy its natural, park-like setting. Patrons also spoke appreciatively of the modern, bright building, which has more than enough space. Generally the existing building is well-liked and serving its patrons' needs more than adequately. Any relocation of the branch should retain the existing building's bright, modern, clean

interior character, as well as seeking programmatic and physical connections with Lake Erie & the Lakefront Metroparks, a frequent desire voiced in the process.

Outreach for this branch was performed as part of the facilities master plan, see Process section for summary of the outreach process



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Smaller (2-3 person) meeting rooms for private meeting and study
- Comfortable lounge area(s)
- Separate kids' area from adult area
- Collaboration and programming with Collinwood Rec Center
- More/faster computers, refine the printing system & add a second machine
- Wayfinding to branch from Lakeshore Blvd, parking lots
- More outdoor lighting after dark, especially in paths to Lakeshore Blvd
- Cross-cultural programming for diverse user groups
- Mobile library traveling between senior center/Lakeshore senior apartment buildings
- More art/music events held here - support local arts, tie into Walk All Over Waterloo
- Outdoor seating area / reading garden
- Grills, picnic tables in "park" areas
- Fabrication lab, coding classes, music/recording software
- Host plays with local youth in the large auditorium space

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



64,871 VISITS

CIRCULATION



127,723 ITEMS

SERVICE AREA POPULATION

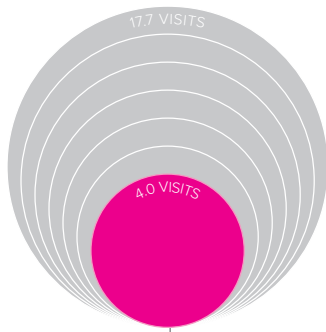


19,271 RESIDENTS

2 OCCUPIED AREA ANALYSIS

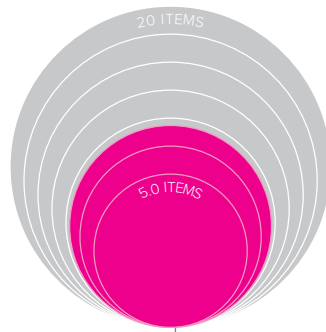
CURRENT OCCUPIED SQUARE FOOTAGE: 14,000 SF

ATTENDANCE

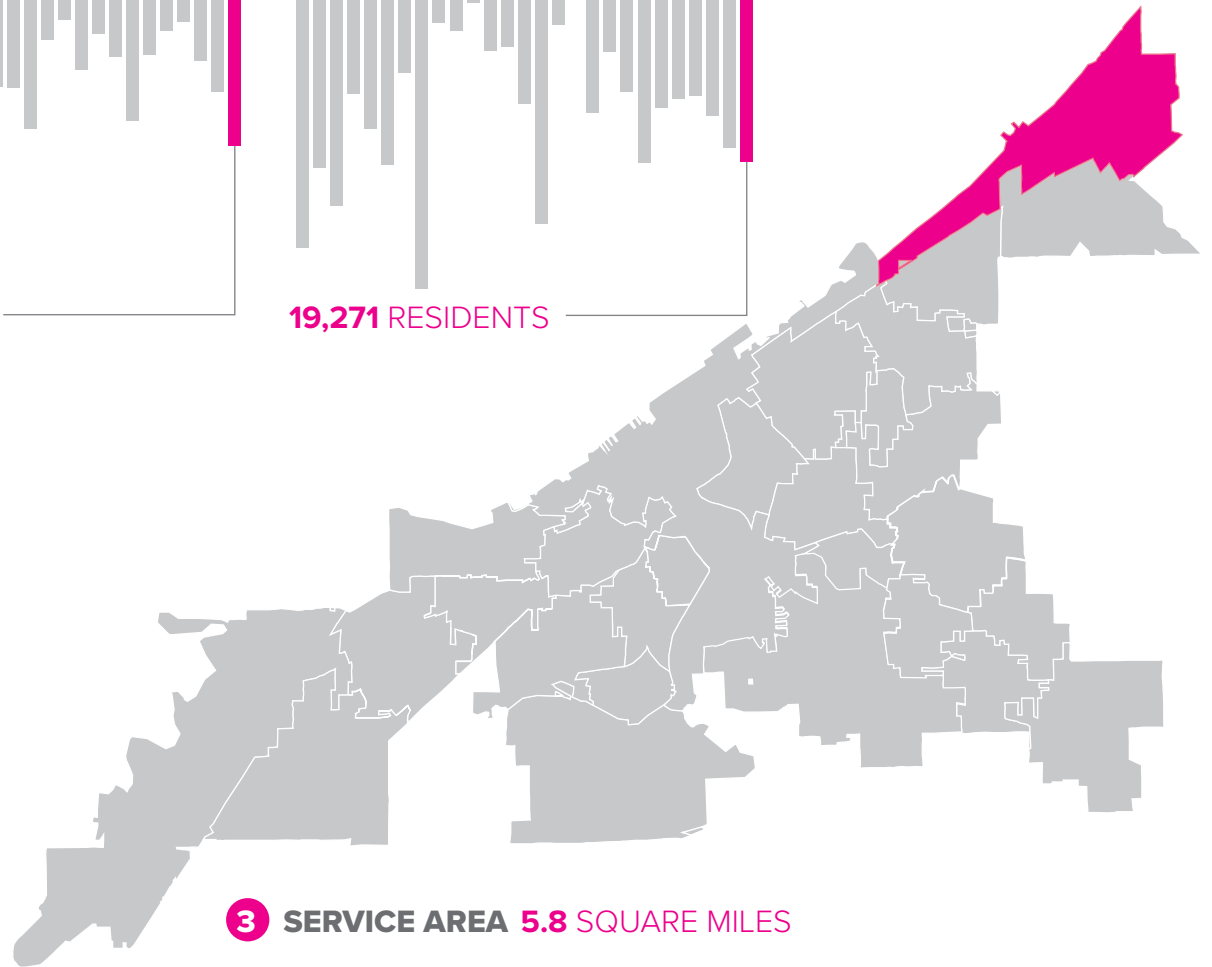


4 VISITS PER SF

CIRCULATION



7.9 ITEMS PER SF



3 SERVICE AREA 5.8 SQUARE MILES

KEY

DATA REPRESENTATION

System Wide
Current Branch

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3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Lakeshore branch is generally in fair condition with several accessibility issues however there are some significant issues with the exterior envelop and interior finishes. The specific instances are at the glazed brick masonry walls that have areas of major spalling and the curtainwall system which evidence of water infiltration was observed. The roof and the skylights are in poor condition as evidenced by the number of areas on the interior that showed signs of water damage at the ceiling, walls, and floor and the number of trash cans under skylights collecting rainwater. The roof should be replaced once the source of the water leaks are found and repaired. Finishes, millwork, and furniture appear to be original to the 1991 renovation and are worn and should be replaced in the near future with the exception of the adjustable metal library shelving which is generally in good condition. The Auditorium is functional however does not provide compliant ADA seating. The off-site book storage is in good condition with only minor repairs required for the premanufactured book shelves.

SITE The library is located on a relatively expansive site with a slight rise in elevation from east to west, undulating grades on the west, and a flatter area to the south. Large stands of trees line the east, north, and west perimeter. A series of asphalt walking paths lead from the public sidewalk on Lakeshore to the branch library entrance. An asphalt drive loop is

entered off Lakeshore Boulevard and runs the perimeter of the site. A round-about drop off is located at the branch library entrance and at the main entrance. Dedicated parking areas surround the north and west of the building. Concrete sidewalks lead from the library and main entrances to portions of the west parking lot. A reading garden is located at the southeast corner of the building adjacent to branch library entrance. The landscaping is primarily made up of a regularly maintained grass lawn and clustering of mature trees.

MECHANICAL The Lakeshore Branch HVAC system consists of ten air handling units, one 341 ton cooling tower, a condenser, and two boilers. In addition, there is a humidifier, a Leibert Unit, a remote thermal unit, and a rooftop unit. The ten air handling units, the condenser, the rooftop unit, and the humidifier have all reached the end of their service lives and should be replaced. The two boilers and eight heating pumps are past their service lives and should be replaced. Heating piping insulation is in poor condition; it should be replaced. The Leibert unit should be repaired or replaced, and fourteen existing exhaust fans should be replaced. When the air conditioning systems are replaced, consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency.



Lake Shore Facility Exterior - 1994



Lake Shore Facility Interior - 1994

PLUMBING The Lakeshore Branch plumbing system consists of five electric domestic water heaters and manually operated flush valve water closets and faucets. The domestic water heaters were installed in 2012 and are in good condition, but they should be equipped with drain pans. Plumbing fixtures were in proper working order and in compliance with ADA standards. All of the public hand washing sinks were equipped with ASSE 1070 mixing valve for tepid water. The storm and sanitary sewer systems are in working condition. There are two sump pumps that are past their service life that should be replaced, and the strainers for the roof drains are in poor condition and should be replaced.

ELECTRICAL The electrical systems in the Lakeshore facility are in good condition and should be maintained. In general, the Lakeshore facility main distribution equipment and corresponding distribution/branch circuit panels do not have spare capacity for future/additional loads. As a result of this limited spare capacity in the existing distribution, any new/additional work may result in a new branch circuit panel. The Lakeshore facility has multiple issues in regards to the emergency egress lighting and fire alarm device locations/coverage. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Lakeshore library uses pole mounted and surface mounted fixtures for site lighting. The existing pole mounted fixtures are in poor condition and should be replaced. The existing surface mounted fixtures are also in poor condition and should be replaced. The Lakeshore facility has multiple energy savings opportunities through the use of facility wide automatic lighting controls, LED fixtures, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$7,819,142

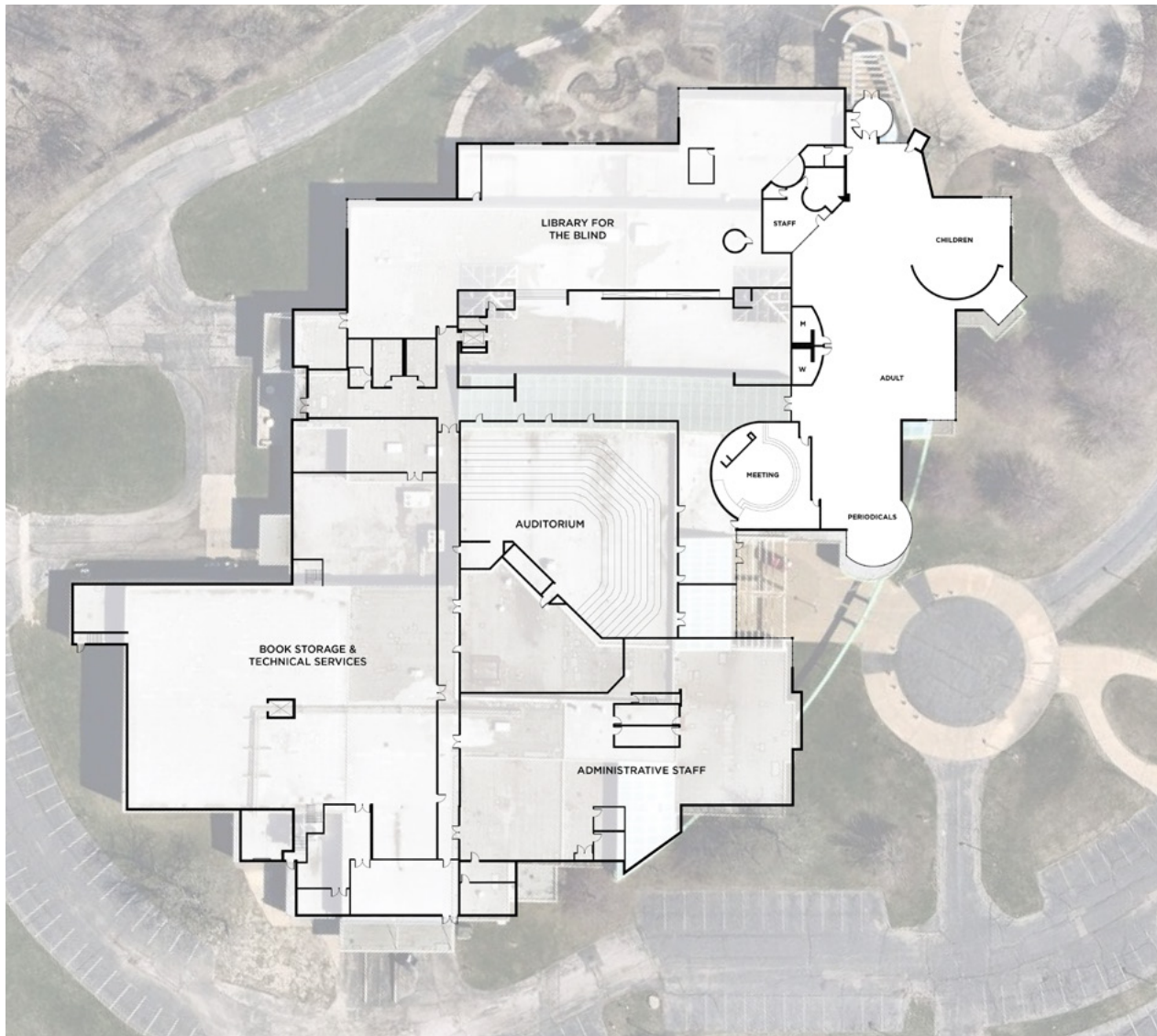


Lake Shore Facility Interior



Lake Shore Facility Plaza

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

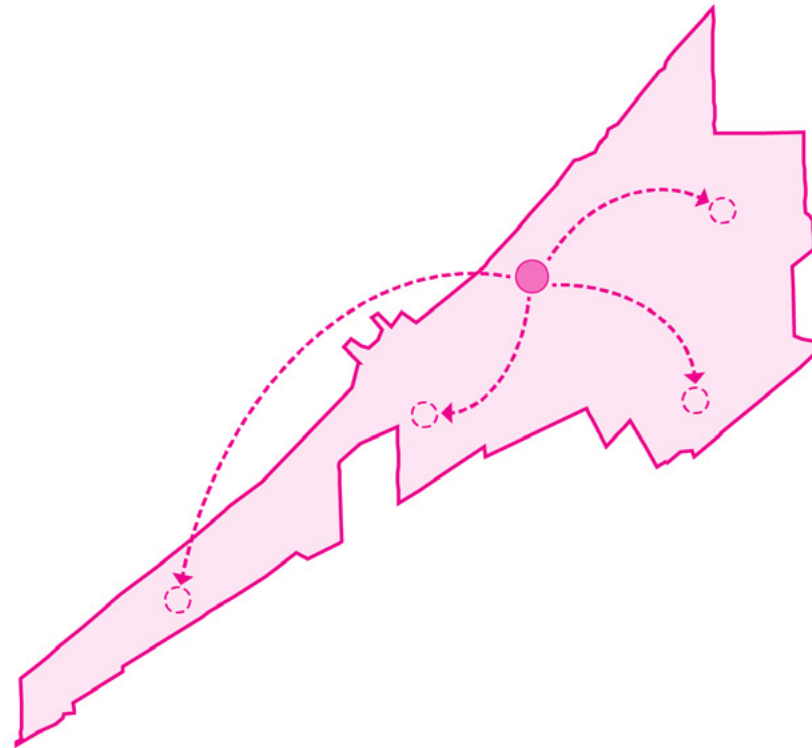
- Located within a larger building that houses other programs like distribution and OLBPH, which obscures which part of the building is allocated to the branch
- Building interior is divided into distinct spaces, limiting program flexibility
- Building is deeply set back on the site, limiting visibility and accessibility
- Community members appreciate the size of the branch
- No defined teen area
- Located at the far east end of CPL's service area, it is poorly located to serve as the system's distribution hub
- Meeting room is closed off and lacks flexibility needed to break up into smaller spaces.
- There is ample parking on-site
- There are significant maintenance issues that need to be addressed

Branch Recommendation

RELOCATION

CURRENT STATE This facility houses not only the Memorial Nottingham branch but also the library's storage and distribution facility in building complex located on an expansive site. The public appreciates the ample space provided but the building itself is in poor condition with extensive maintenance concerns. The location on the site provides no street presence on Lakeshore Boulevard and separates the facility from public transit access. Located at the far east end of CPL's service area' the facility is poorly located to serve as a distribution hub.

FUTURE VISION It is recommended that this branch be replaced with a new branch library in a new location and that the storage and distribution facility be moved to a more central location at the current Woodland site. A new, standalone branch will allow the library to continue providing a high level of service with improved visibility and accessibility while significantly reducing maintenance.



Potential Relocation Options

PROCESS It is recommended that the Memorial Nottingham branch be relocated to a new building at a new location. The potential new site options were analyzed based on availability, accessibility, flexibility, and their impact on the community. These sites were then compared to determine which options best fit the needs of its service area.

IMPLEMENTATION COST

RELOCATION It is recommended that the Memorial Nottingham branch be relocated to a new facility on a new site. The facility will be a **Community Hub** with increased meeting facilities to replace those at the existing Lakeshore facility.

IMPLEMENTATION COST \$7,400,000

POTENTIAL SITES

1. LAKESHORE BOULEVARD (EXISTING SITE)

Re-utilizing the existing property with a new building located more closely to the Lakeshore Boulevard streetfront.

2. E. 185TH STREET (LA SALLE THEATRE)

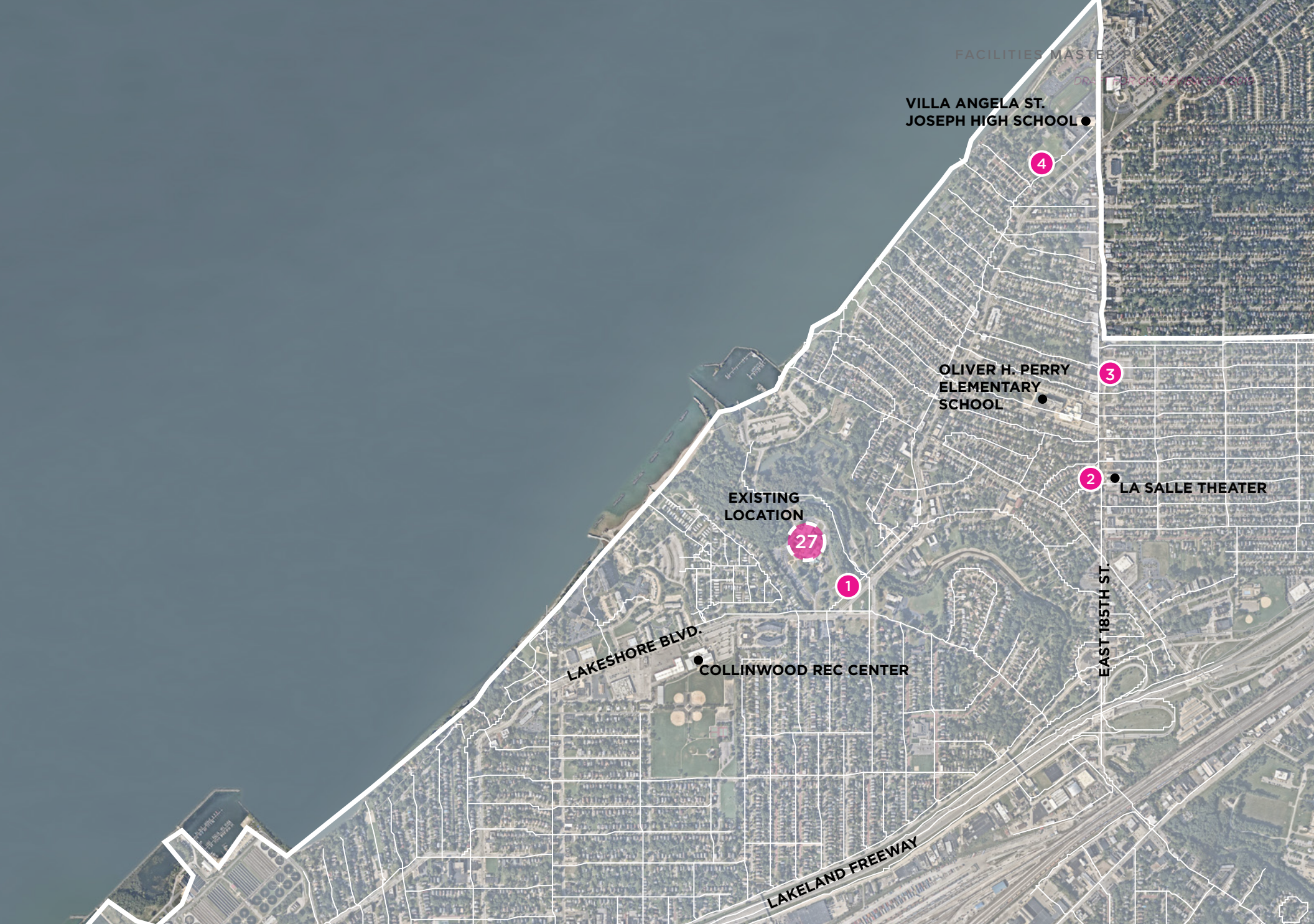
Located at an existing storefront across from the redeveloped La Salle Theater along E. 185th.

3. E. 185TH STREET (COMMERCIAL CORRIDOR)

Property northeast of the existing site on the East 185th commercial corridor.

4. LAKESHORE BOULEVARD (VILLA ANGELA)

Located on a portion of a property belonging to the Hospice of the Western Reserve, northeast of the site along Lakeshore Boulevard.



VILLA ANGELA ST.
JOSEPH HIGH SCHOOL ●

4

OLIVER H. PERRY
ELEMENTARY
SCHOOL ●

3

2

LA SALLE THEATER ●

EXISTING
LOCATION

27

1

LAKESHORE BLVD.
●

COLLINWOOD REC CENTER ●

EAST 185TH ST.

LAKELAND FREEWAY

Potential Relocation Options

SITE CHARACTERISTICS

- Located in a predominantly residential area, further from the commercial corridor on Lakeshore Avenue
- Building is deeply set back on the site, limiting accessibility
- Library has ample on-site parking
- Size of site leaves ample room for building expansion
- Shape and size of site accommodates flexibility, though the current building design and layout lacks flexibility
- Site is flat, accommodating a single story branch model
- Centrally located for the service area
- Located near a stop on the 30 RTA line, though due to how deep the building is from the street, the stop is not directly proximate to the building
- Bordered by park land but is not proximate to local learning institutions
- Not located near active community centers
- CPL already owns the property and would not need to purchase additional parcels

EXISTING SITE:

EXISTING MEMORIAL-NOTTINGHAM OPTION

Location: 17109 Lakeshore Boulevard, Cleveland, OH

Total Lot Size: 800,000 SF

Existing Building Size: 154,000 SF

Description: This site would re-utilize the existing property and the existing branch building.

Amenities:

- Proximity to Cleveland Metroparks
- RTA stops
- Proximity to potential new development on existing site

Site Criteria	Inadequate	Limited	Sufficient
Available			
Accessible			
Flexible			
Community Focused			



Potential Relocation Options

SITE CHARACTERISTICS

- Located in a predominantly residential area, further from the commercial corridor on Lakeshore Avenue
- CPL already owns the property and would not need to purchase additional parcels
- Moving the branch out toward Lakeshore Boulevard increases street presence and gives opportunity to sell the land that the library no longer needs
- Library has ample space for on-site parking
- Size of site leaves ample room for building expansion
- Shape and size of site accommodates flexibility
- Site is flat, accommodating a single story branch model
- Centrally located for the service area
- Located near a stop on the 30 RTA line
- Bordered by important natural amenities, but is not proximate to local learning institutions
- Not located near active community centers

POTENTIAL SITE:

LAKESHORE BOULEVARD (EXISTING SITE OPTION)

Location: 17109 Lakeshore Boulevard, Cleveland, OH

Total Lot Size: 800,000 SF

Potential Building Size: 15,000 SF

Description: This site would re-utilize the existing property and a new building would replace the existing branch along the Lakeshore Boulevard streetfront.

Amenities:

- Proximity to Cleveland Metroparks
- RTA stops
- Proximity to potential new development on existing site

Site Criteria	Inadequate	Limited	Sufficient
Available			■
Accessible			
Flexible			
Community Focused		■	



Potential Relocation Options

SITE CHARACTERISTICS

- Located near an active community center
- Not centrally located in its service area
- Provides enough space to accommodate the parking criteria of a Community Hub branch
- Located near several stops on local RTA routes
- Shape and size of site leaves ample room for building expansion
- Proximate to important natural amenities
- Site is flat, accommodating a single story branch model
- Proximate to local learning institutions
- CPL would need to acquire new property to build on this site
- Located further from the larger commercial corridor on Lakeshore Avenue

POTENTIAL SITE:

LAKESHORE BOULEVARD (VILLA ANGELA OPTION)

Location: 18485 Lakeshore Blvd, Cleveland, OH

Potential Building Size: 15,000 SF

Total Lot Size to be determined

Description: This site would relocate the existing branch to a portion of a lot northeast of the current site along Lakeshore Boulevard. The site is currently owned by the Hospice of the Western Reserve.

- Amenities:
- Villa Angela St. Joseph High School
- RTA stops
- Proximity to lakefront
- HWR Christian Life Center Park

Site Criteria	Inadequate	Limited	Sufficient
Available			
Accessible			
Flexible			
Community Focused			

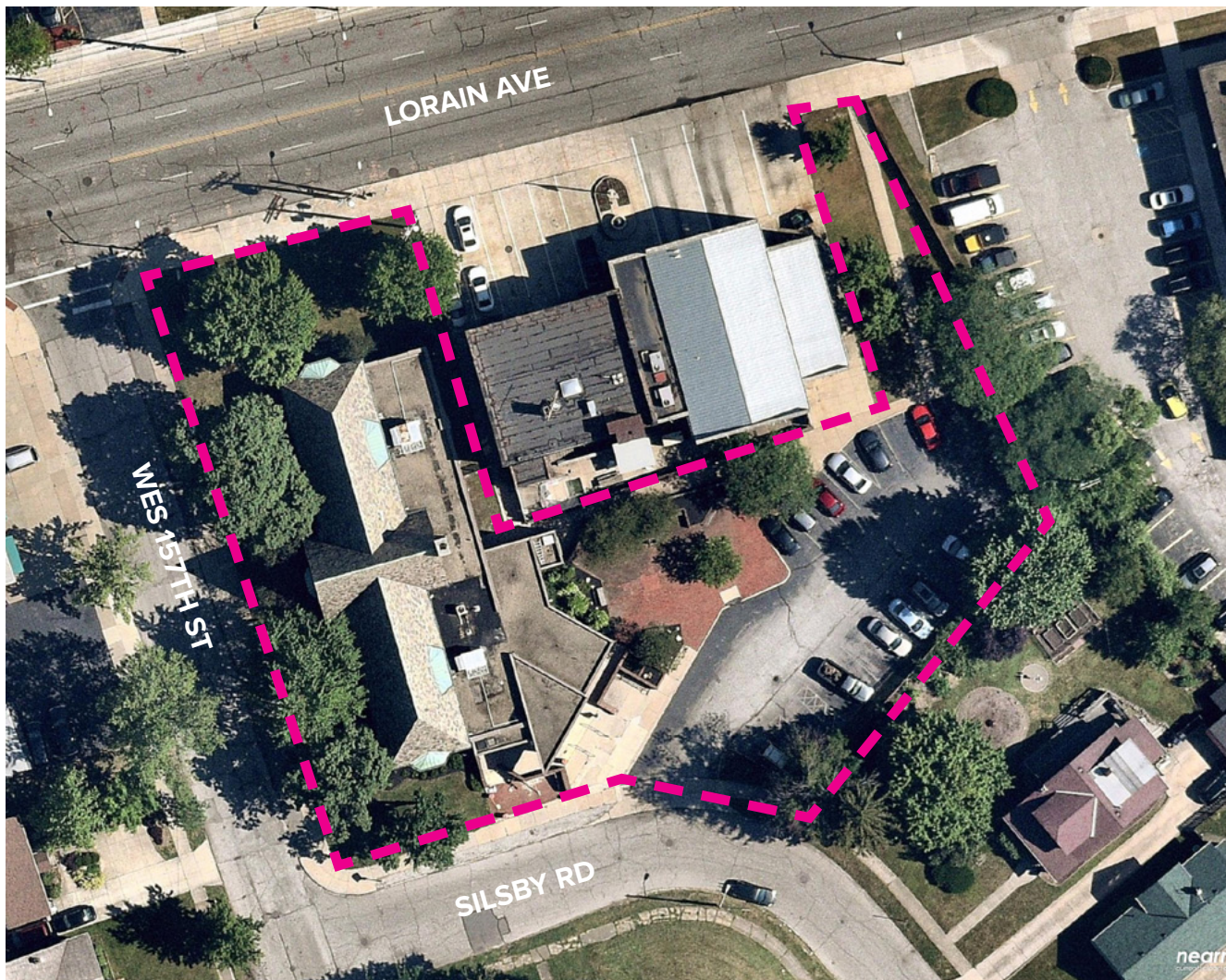


West Park Branch

West Park Neighborhood



Branch Information



BRANCH STATISTICS

Location: 3805 West 157th St

Year Constructed: 1928 (renovated 1978)

Size: 14,400 sf

Parking: 22 spaces

The Cleveland Public Library, West Park Branch was built in 1928 with an addition housing a new entry and restrooms built in 1978. It is located at 3805 West 157th Street on the city's west side. It is near the corner of 157th and Lorain with the entry and parking in the rear off of Silsby Road. The building is 14,400sf with an occupied basement. Collections, and children's areas are on the first floor with a meeting rooms storage and mechanical spaces in a basement with no elevator access. The original building is clad in red brick with stone trim and a slate roof. The windows are original wood and leaded glass with outboard storms installed. The addition is red brick with a flat roof. The original vaulted ceiling and clerestory windows have been covered by a dropped ceiling

Community Outreach

OUTREACH SUMMARY The two primary concerns for West Park patrons were the deferred maintenance, particularly around the entrance from the parking lot, and the limited parking area. Additionally, though the basement meeting rooms are quite large, lack of accessibility is a barrier for programming them. Meeting attendees were open to the idea of relocating the branch entirely if need be, particularly in collaboration with the nearby YMCA facility. However, a potential alternative would be to remove & rebuild the building addition

from the historic Walker & Weeks building, install a new back entrance to the parking lot, and add an elevator to the basement area. This addition could also provide space for a teen room, which patrons felt was important. Expanding the parking lot is also a top priority, as is improved signage/landscaping for visibility of the branch along Lorain Ave.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Find opportunities for expanded parking
- Address ongoing maintenance and upkeep issues
- Investigate rebuilding existing addition to address maintenance, entry, and accessibility needs
- Add elevator to make downstairs rooms accessible
- Overhaul front entrance and ramp access
- Explore reopening original entrance on W 157th for pedestrian access
- Create a separate space for teens
- Explore additional types of seating and study areas
- Use “front lawn” area for better signage, landscaping, lighting along Lorain Ave
- Pursue collaborations (and perhaps consolidation?) with YMCA
- Expand programming and events geared to families and seniors
- Explore staying open later on weeknights and on Sundays

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



86,837 VISITS

CIRCULATION



200,895 ITEMS ↑
1ST HIGHEST OF 27 BRANCHES

SERVICE AREA POPULATION

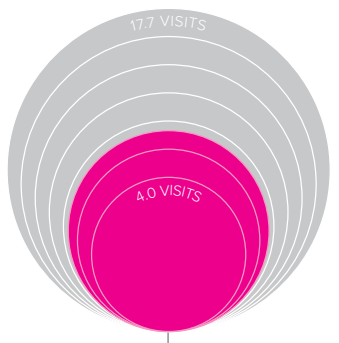


27,814 RESIDENTS ↑
2ND HIGHEST OF 27 BRANCHES

2 OCCUPIED AREA ANALYSIS

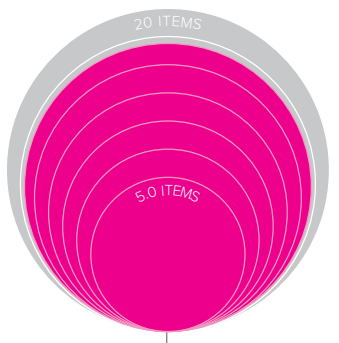
CURRENT OCCUPIED SQUARE FOOTAGE: 12,700 SF

ATTENDANCE

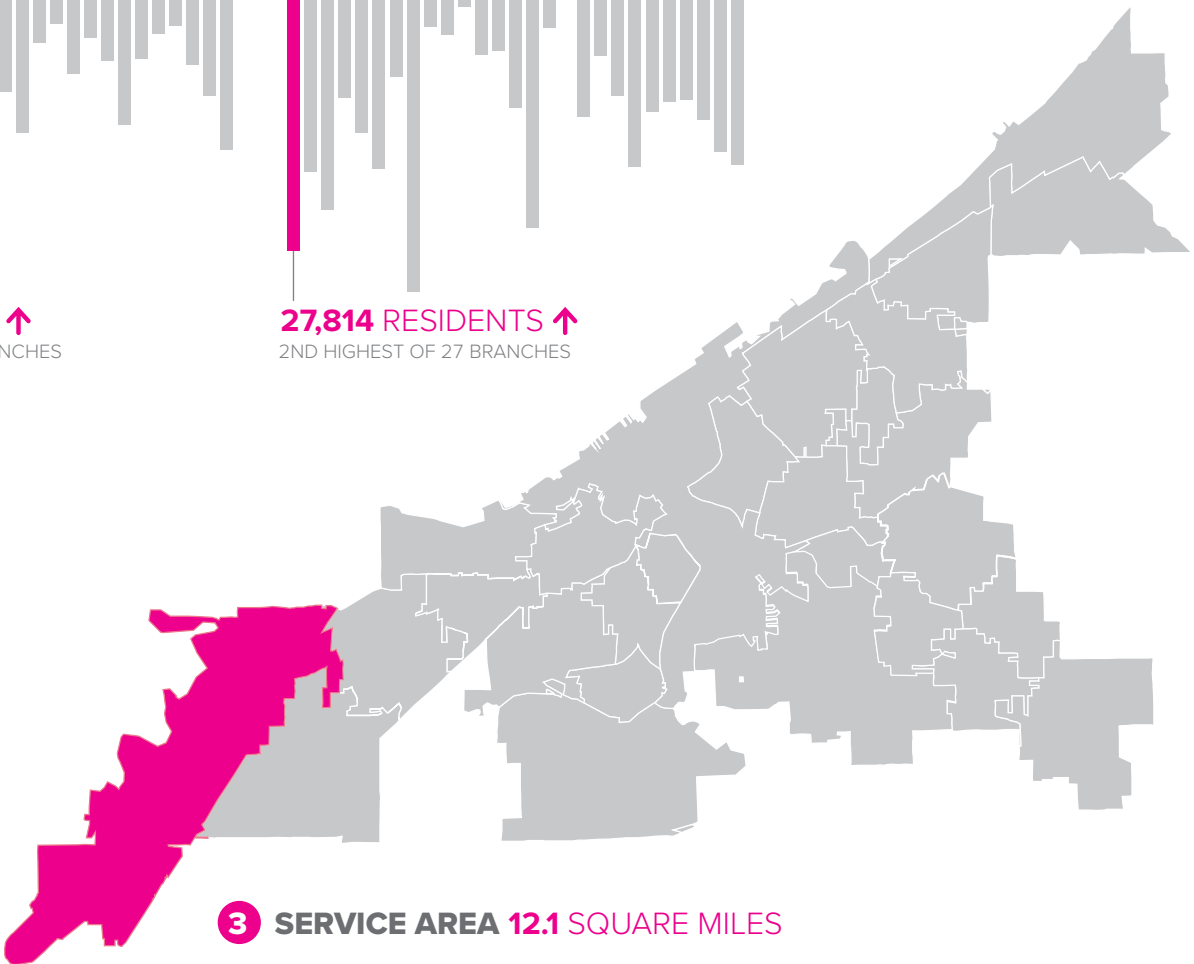


6.8 VISITS PER SF

CIRCULATION



15.8 ITEMS PER SF



3 SERVICE AREA 12.1 SQUARE MILES

KEY
DATA REPRESENTATION



1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL While the historic structure housing the West Park branch has been reasonably well maintained there are major accessibility issues and some significant building deficiencies that need to be addressed if it is to continue serving its community. The addition of an elevator would be required to make meeting rooms in the basement accessible and the restrooms require major renovation to be brought up to ADA guidelines. There are areas of localized water damage throughout the building, this is anticipated to be primarily resulting from roof leaks but there are also issues in the lower level where the building was added on to. In general, the interiors are functional but are in need of updating.

SITE The library is located on a reasonably sized site with a dedicated parking lot, green space and hardscape plaza. There are site maintenance issues throughout but the brick plaza and associated planters and furnishings is in very poor condition. If the library wishes to maintain it as a usable public space, the plaza requires a significant overhaul.

MECHANICAL The West Park Branch HVAC system consists of three HVAC units. There are two rooftop units that are in poor condition and one single zone air handler in the basement that is in fair condition. There are two 80% efficient boilers. The air handlers and condensing units are close to the end of their service life; they should be replaced within the next five years. The age of the ductwork makes the lining suspect; the ductwork should be replaced. When the units are replaced, consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. One boiler was replaced in 2009 and the other was installed in 2012, and both boilers are in good condition. The three heating water pumps are past their service life and should be replaced. The main gate valves are badly rusted and should be replaced. Insulation at the air handler is in poor condition and should be replaced.



Exterior - 1928



Fireplace - 1928

PLUMBING The West Park Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2000, has reached the end of its useful life, and should be replaced. The expansion tank is not properly supported and should be replaced. Plumbing fixtures are in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. Water closets, the urinal, and lavatories are not ADA compliant; they should be reconfigured or replaced. The roof drain strainers are in poor condition and should be replaced. Rainwater is being discharged beyond the gutter system and is collecting on the lower roof. A splash block should be added to the gutter system so that it retains all rainwater from the upper roof.

ELECTRICAL The electrical systems in the West Park branch are aged, but operational. The West Park distribution system contains a variety of code violations including working clearance and absence of appropriate fire stopping for conduit penetrations. Replacement of the existing West Park distribution equipment should be considered due to the age of the equipment and the difficulty in acquiring the appropriate overcurrent devices, which are no longer manufactured. Additionally, due to limited spare capacity in the existing branch panels, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The West Park library is absent of site lighting. Exterior pole mounted fixtures should be added to properly illuminate the parking area. The West Park branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED

MAINTENANCE ITEMS: \$1,938,732



Entryway stair



Computer area

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

- Highest circulation numbers in the system
- Historic entrance is closed off
- No defined teen area
- The building sits back from the street limiting visibility
- Limited visibility and sightlines within the building interior
- No small quiet study spaces
- Meeting rooms located at the lower level are not handicap accessible
- On-site parking is limited
- Changes made during the 1978 addition have concealed much of the historic character of the building interior

Branch Recommendations

RENOVATION AND ADDITION

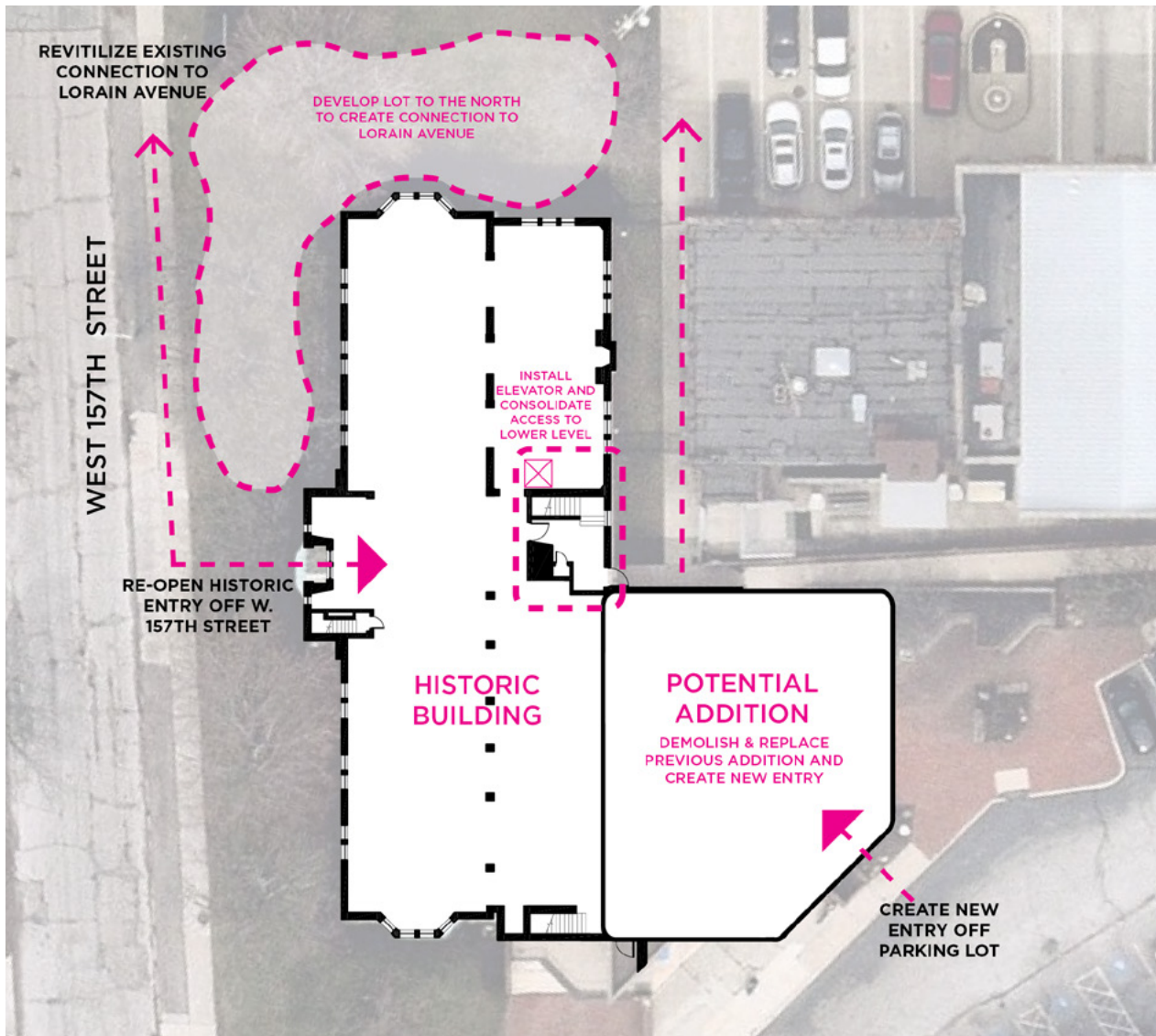
CURRENT STATE This branch is one of three branch buildings designed by renowned Cleveland architects Walker & Weeks. The historic building is unique and retains its historic character with most of the envelope, with the exception of the roof, in good condition. The location of much of the program area in the lower level with no elevator creates significant accessibility problems. The location on the site as well as changes made when an addition was built in 1978 limit the building's visibility from the street as well as sightlines within. West Park is well used with the highest circulation numbers in the system.

FUTURE VISION It is recommended that this branch be substantially renovated, including demolition of the 1970's addition with a new addition of similar size built in its place. The historic building could be retained with the addition of an elevator to access the lower level. Reopening the original entry and removing dropped ceilings to reclaim the historic vaulted ceilings would create a dramatic entry sequence with a more public face. Site work would focus on improving connection to Lorain and the YMCA site as well as adding parking, potentially with a remote lot across Silsby.



Interior Prior to Renovation- 1928

Future Vision

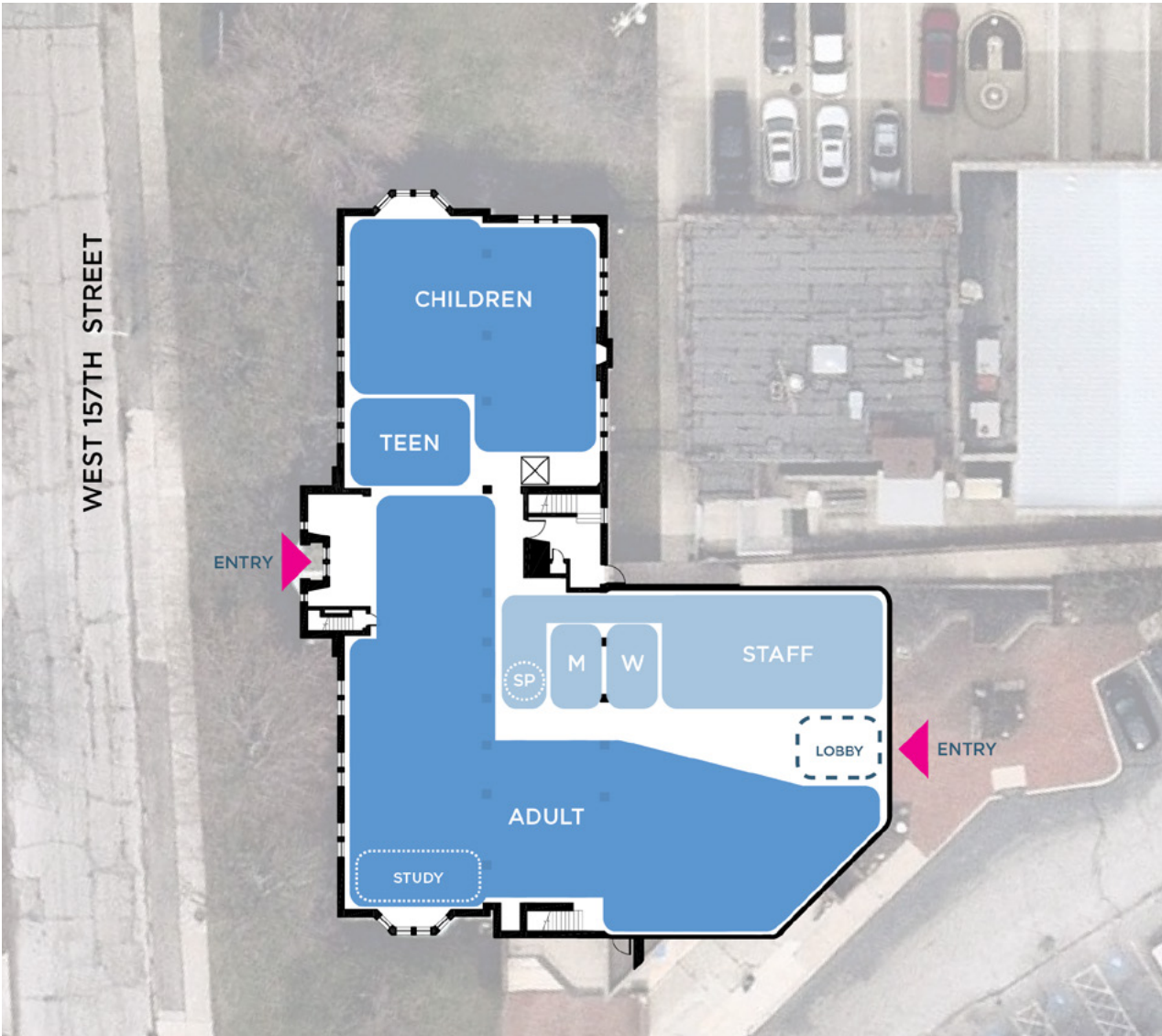


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Demolish 1978 addition at the south side of the building and create new addition
- Re-open historic entrance off of East 157th Street
- Renovate branch to make more efficient use of the space
- Create new reading garden north of the building
- Create a defined teen space
- Improve connection from Lorain Avenue along West 157th Street
- Install elevator to access lower level
- Improve wayfinding
- Create new 'Community Living Room'
- Add small quiet study space near the adult collections
- Improve children's collection with larger interactives area
- Consider an after-hours lobby or book lockers for extended service
- Remove dropped ceilings to reclaim historic vaulted ceilings
- Explore options for creating parking across Silsby

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

RENOVATION AND ADDITION

Total Cost of Implementation: **\$4,700,000**

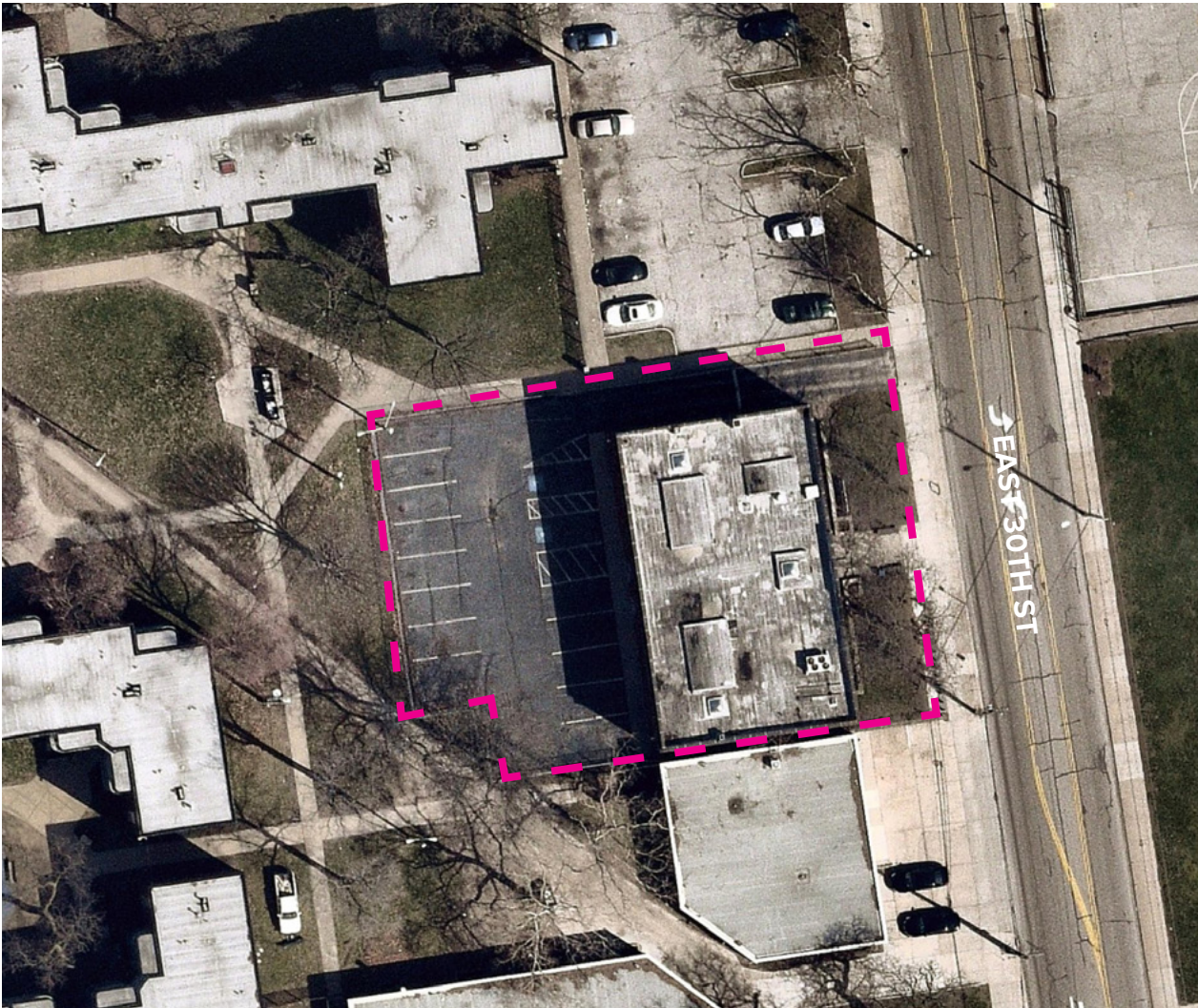
INCLUSIVE OF DEFERRED MAINTENANCE COSTS

Sterling Branch

Central Neighborhood



Branch Information



BRANCH STATISTICS

Location 2200 East 30th Street

Year Constructed: 1913 (renovated in 1985)

Size: 6,500 sf

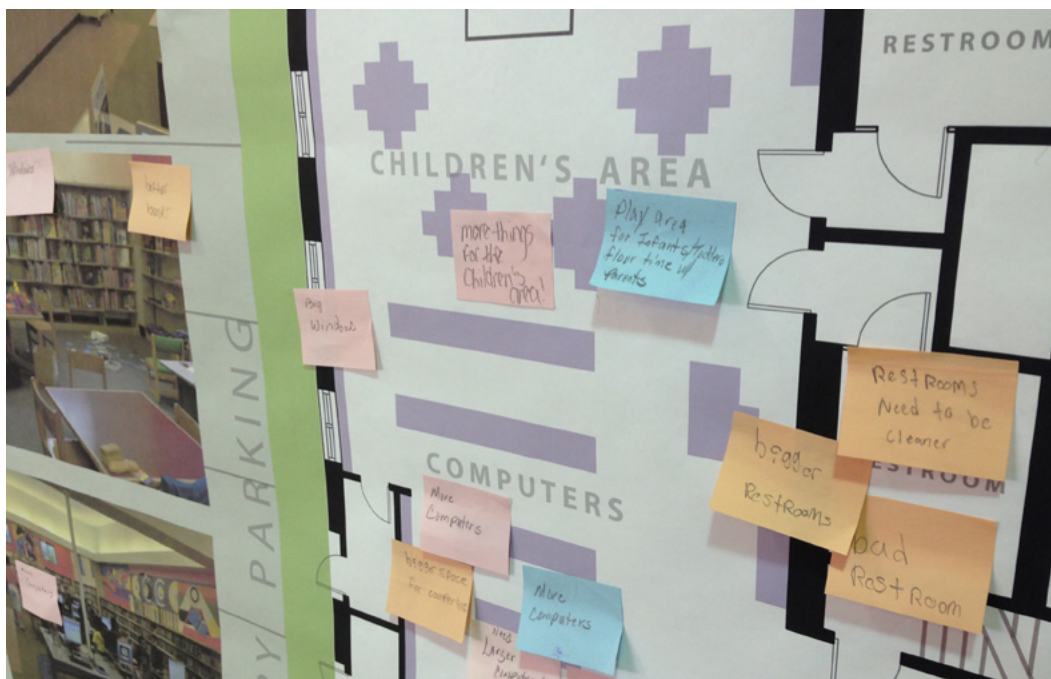
Parking: 15 spaces

The Cleveland Public Library Sterling Branch is a Carnegie library that was originally built in 1913 with a renovation in 1985. The branch is located at 2200 East 30th Street on the city's near east side. It is located near the intersection of East 30th and Central with the main entry off of East 30th. A parking lot is located behind the building accessed from a small driveway off of East 30th. The library is on a compact site that includes the building, parking and a small entry plaza along the street edge. The original library is 7,400 sf mostly on a single-story building with a partial basement and a small second floor. This main floor includes meeting rooms, collections, reading areas, a computer area, and a children's reading area. The partial basement and second floor are not accessed by the public and house mechanical spaces and some staff space. The building is clad in red brick with cast stone accents and has a flat roof.

Community Outreach

OUTREACH SUMMARY The Sterling branch is small and crowded, with adults and kids alike competing for space. Discussion of potential relocation elsewhere in the neighborhood, or in conjunction with the neighboring Cuyahoga Community College, were not especially popular; instead, an addition that could facilitate space for children, teens, and adults trying to work or study was well-received. The existing interior is dark and cramped, and should be renovated and modernized. Patrons had some safety concerns about the larger neighborhood, particularly regarding street lighting; CPL should work with local CDCs, CMHA, Tri-C, and the City to ensure lighting is addressed, particularly in the dark winter months. Technology access for all ages and additional youth-oriented programming are both strongly desired here as well.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



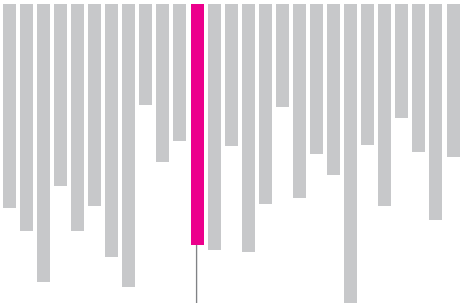
Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Create a separate and/or expanded area for children in library
- Add to the library square footage to provide more space for children and/or adults; build an addition to historic branch building
- Build private study rooms for quiet reading/study in branch
- Update furniture, interior finishes, lighting
- Support efforts for outdoor play area for children at branch site
- Clarify location of branch parking lot with signage
- Improve safety of fencing that surrounds the branch building
- Improve pedestrian connections from branch to Marion Sterling school and the surrounding neighborhood
- Collaborate on more events and programming in conjunction with Marion Sterling school, CMHA housing
- Provide more technological resources in branch (computers, laptops, iPads, etc)
- Offer art classes for adult library patrons
- Increase number of books and resources in branch collection that relate to black history

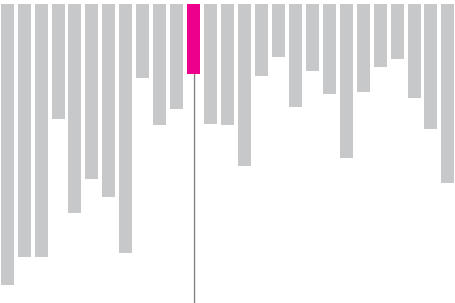
1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



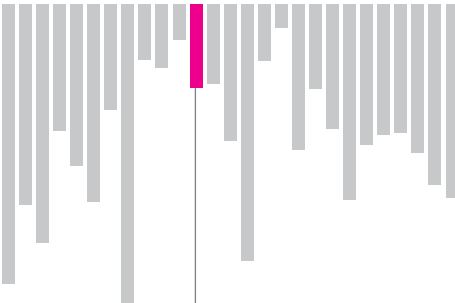
102,649 VISITS

CIRCULATION



49,849 ITEMS ↓
3RD LOWEST OF 27 BRANCHES

SERVICE AREA POPULATION

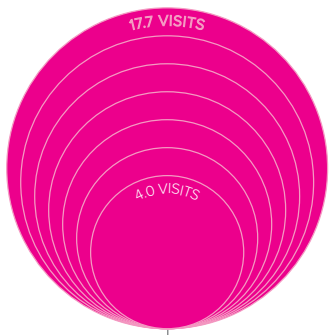


8,267 RESIDENTS

2 OCCUPIED AREA ANALYSIS

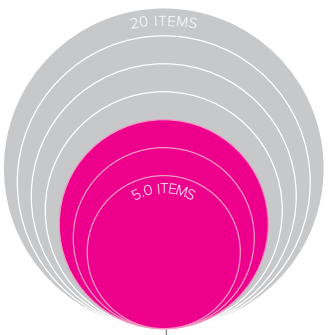
CURRENT OCCUPIED SQUARE FOOTAGE: 5,800 SF

ATTENDANCE

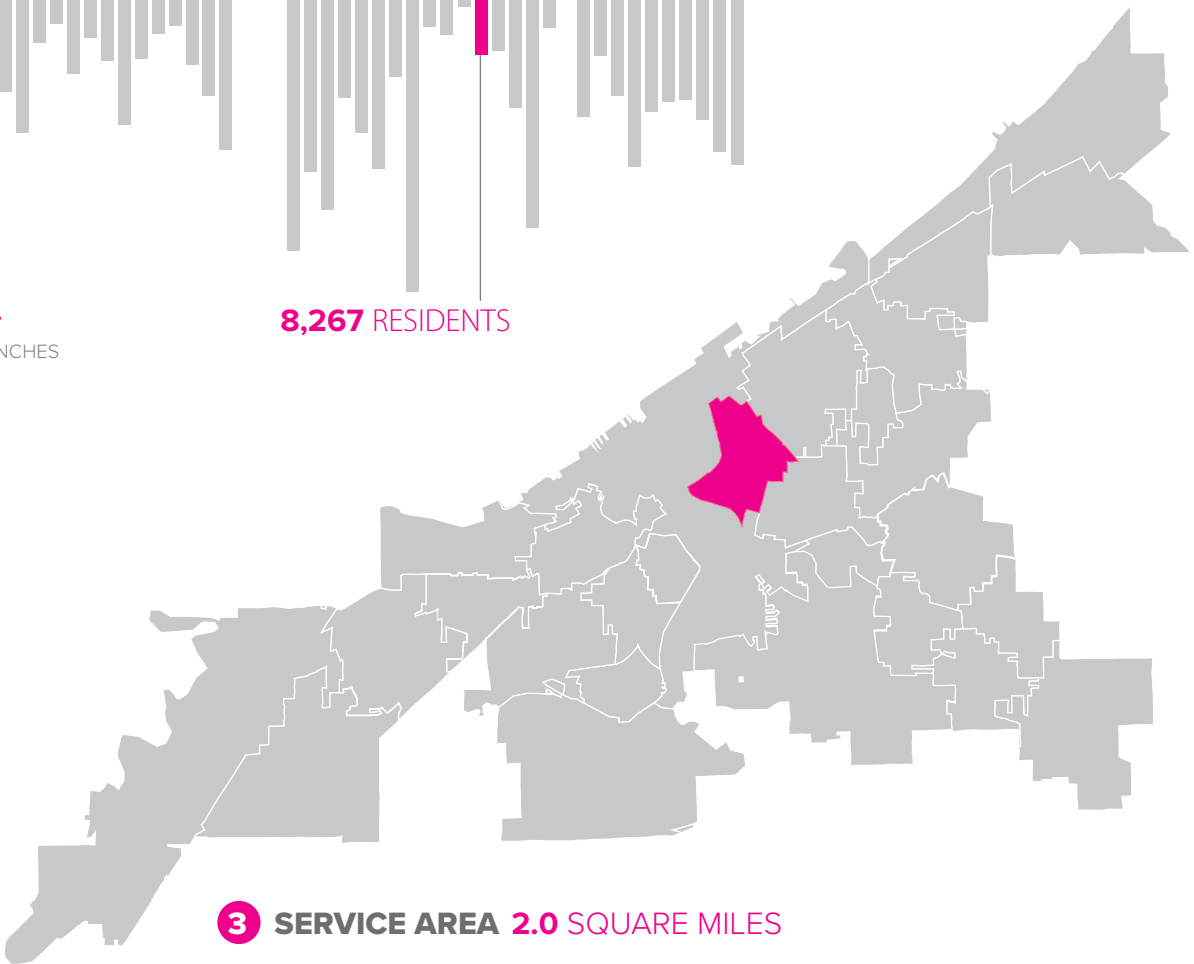


17.7 VISITS PER SF

CIRCULATION



8.6 ITEMS PER SF



3 SERVICE AREA 2.0 SQUARE MILES

KEY
DATA REPRESENTATION



1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Sterling branch is an original Carnegie library that had limited interior renovation work but maintained most of its original character. All the public services are on a single floor, though it is raised up from the street level and must be accessed via exterior stairs or ramp. Space is limited in this branch and there is not space on site to expand without acquiring an adjacent property. The small second floor and basement spaces appear to be abandoned with the exception of mechanical spaces and were not updated in the 1985 renovation, they are not ADA accessible and their use would be limited if the library chose to reclaim that space. Due to the age of the last renovation there are numerous accessibility issues throughout that should be addressed. There are areas of water infiltration that were noted, primarily around the original skylights that were roofed over. The exterior of the building requires some repairs but is in reasonably good condition for its age. The library furniture and millwork are older and should be considered for replacement with any renovation.

SITE The library is located on a tight site with no room for expansion. Access to the parking lot, both vehicular and pedestrian, is a concern due to the narrow drive aisle and there is not an immediately apparent solution without expanding the site. The limited planting and hardscape in front of the building is in fair condition but require maintenance.

MECHANICAL The Sterling Branch HVAC system consists of a split system HVAC unit and two 80% efficient boilers. The split system air handler and condensing unit are in working order but are at the end of their service life; they should be replaced within the next five years. Insulation should be installed on the hot water piping. A domestic water cooled air conditioning system exists in the basement that is leaking and should be removed. When the HVAC units are replaced, consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. The two boilers were installed in 1995 and are in fair condition. They should be replaced due to corrosion. The primary and secondary heating water pumps are past their service life and should be replaced. The boiler relief valve and drain should be extended to the floor drain.



Reading space - 1915

PLUMBING The Sterling Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2014 and is in good condition. Plumbing fixtures were in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. The primary roof drains are in poor condition and are not operating properly, and secondary roof drains do not exist. The primary roof drains should be replaced, and secondary roof drains should be installed.

ELECTRICAL The electrical systems in the Sterling branch are in fair condition and should be maintained. The Sterling distribution system has limited spare capacity in the existing branch panels, and any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system and emergency egress lighting. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Sterling library uses surface mounted wallpacks for site lighting. The existing exterior fixtures are in poor condition and have reached the end of their life cycles. The Sterling branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$649,251



Main Entry



Branch interior

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

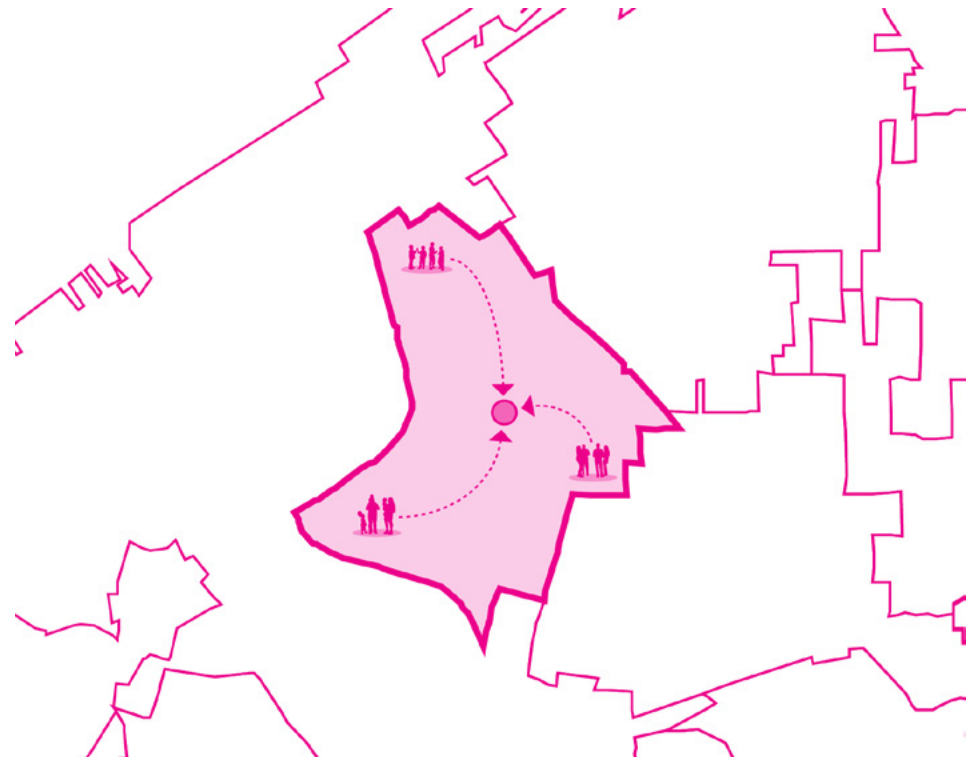
- Strong historic character
- Support and meeting spaces are located at the front of the building
- Main entrance is treated as a secondary entrance
- No defined teen area
- Limited connection to neighboring garden
- Located near the Marion-Sterling School
- No small quiet study spaces
- Located next to a large affordable housing development
- Lowest square foot to visit ratio - meaning that the building size is small relative to its number of annual visitors

Branch Recommendations

RENOVATION WITH ADDITION

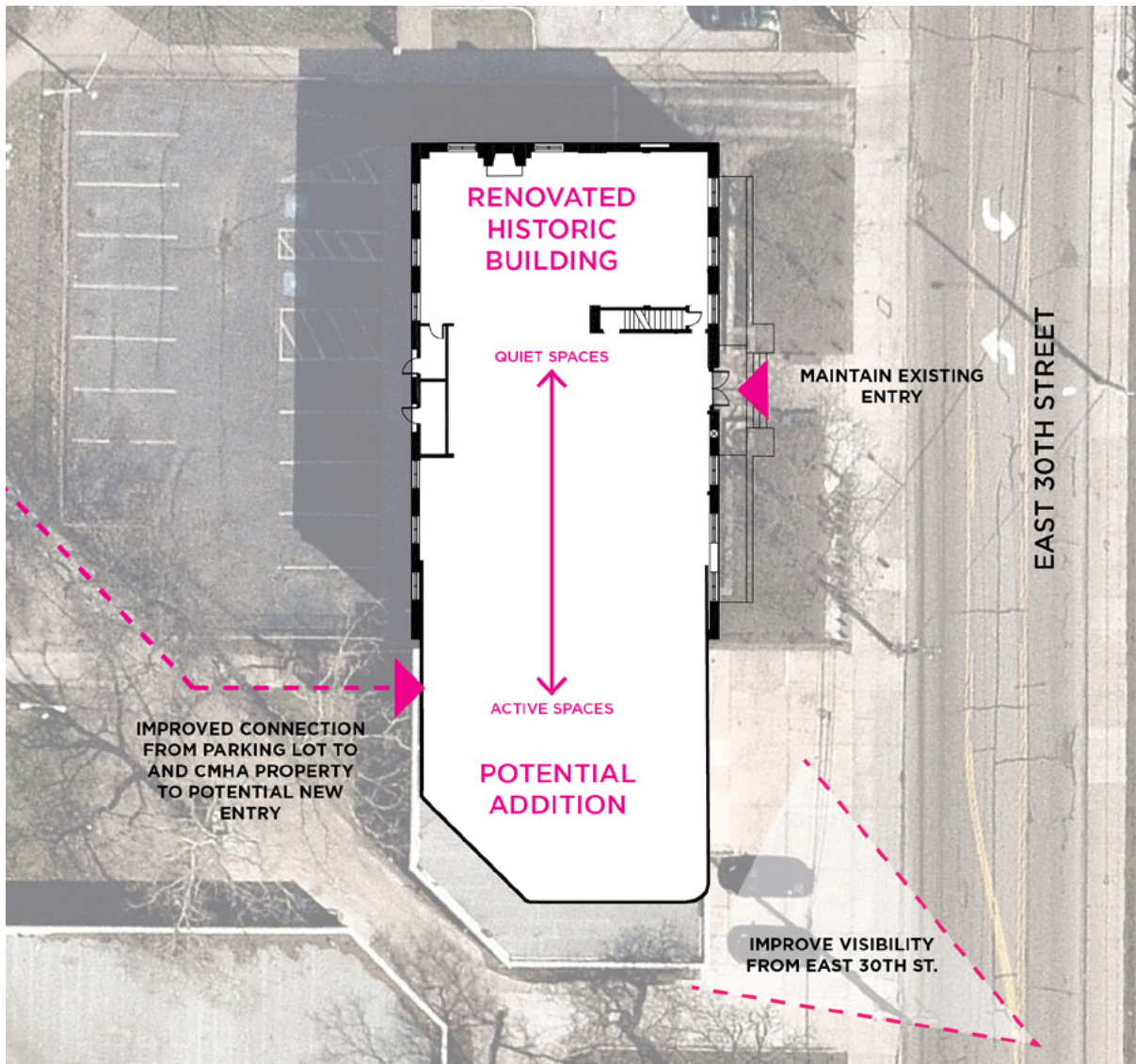
CURRENT STATE As one of the Carnegie branches the building has historic value and, while in need of some significant upgrades and repairs, it is still viable to retain. The building is small with a rigid, introverted layout that pushes support and meeting spaces to the front of the building. In spite of its size it is a well-attended branch and has the lowest square foot to visit ratio in the system. The branch is located adjacent to a large affordable housing project and a school but acquisition of adjacent property would be required for expansion.

FUTURE VISION It is recommended that the historic structure of this branch be maintained but with a major interior renovation and a significant addition increasing the building size. This would require acquisition of the land immediately south of the library that currently houses a Cleveland Metropolitan Housing Authority office building. Extending south with a new, more transparent, addition would not only increase the usable area to better serve the community but also provide a more visible presence at the corner. With the addition, the size of the branch will be able to expand its services however based on the location and limitations of parking it is recommended this remain a Neighborhood Branch.



Neighborhood Branch Diagram

Future Vision

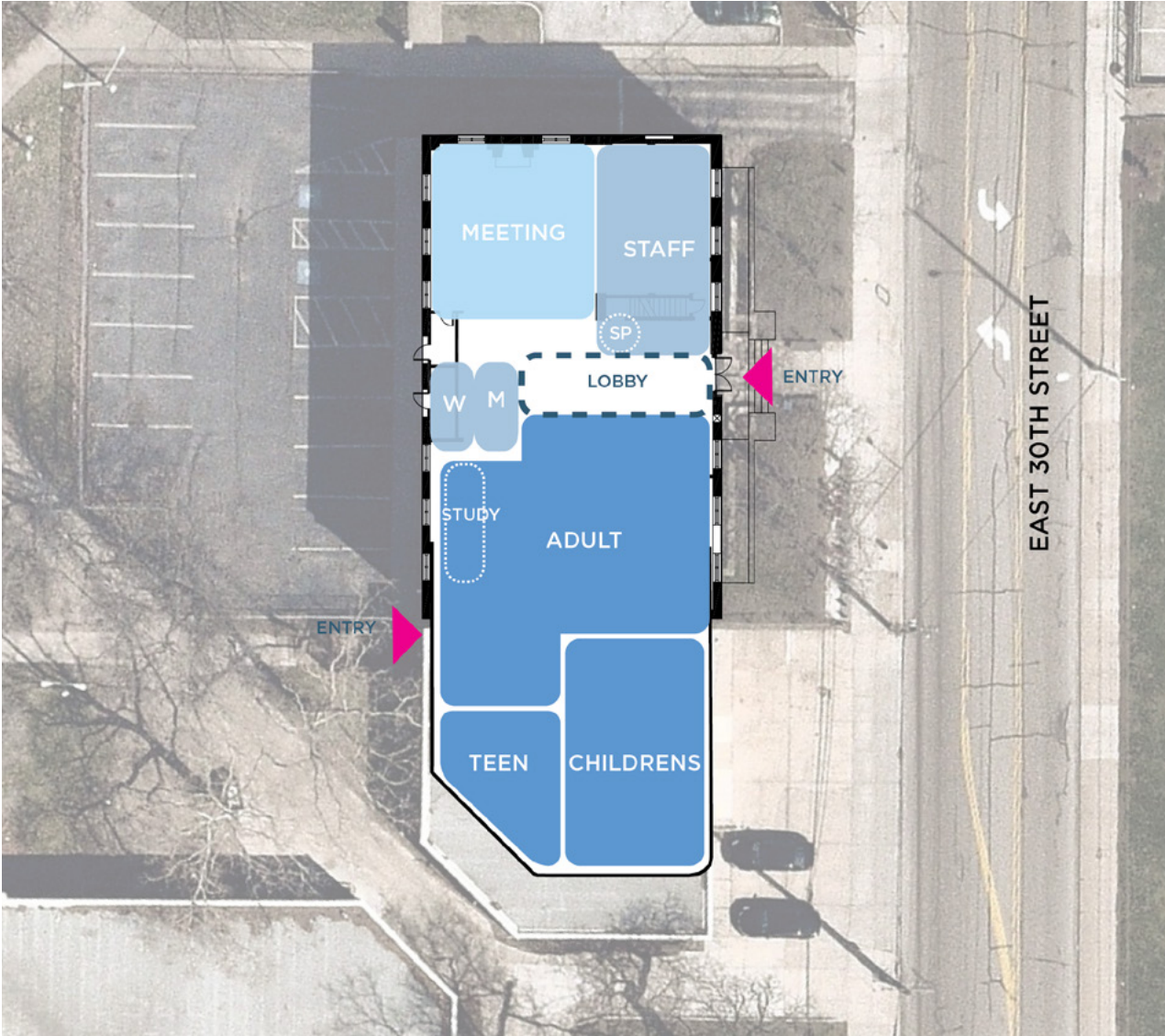


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Create an addition to the south at the current location of the CMHA office, improving visibility from the corner of E. 30th and Central
- Renovate branch with respect to historic character
- Maintain historic entrance
- Create a defined teen space
- Improve connection from parking lot to potential new entry
- Open meeting room up to increase flexibility
- Improve wayfinding
- Create new 'Community Living Room'
- Improve views into and out of the building
- Add small quiet study space near the adult collections
- Improve children's collection with interactives area
- Consider an after-hours lobby or book lockers for extended service
- Explore opportunities to collaborate with Marion-Sterling School

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

RENOVATION WITH ADDITION

Total Cost Of Implementation: **\$2,600,000**

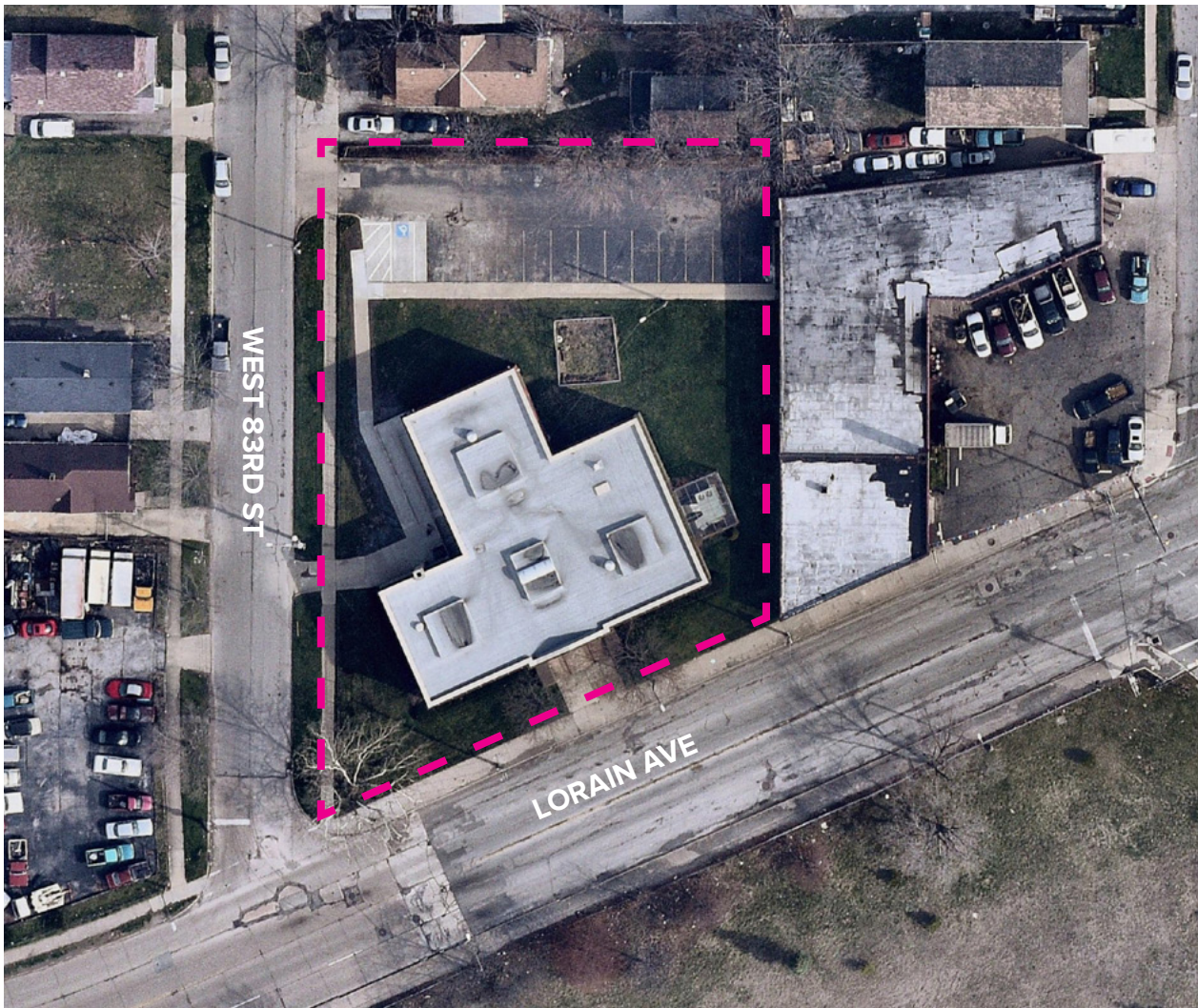
INCLUSIVE OF DEFERRED MAINTENANCE COSTS

Lorain Branch

Detroit-Shoreway Neighborhood



Branch Information



BRANCH STATISTICS

Location: 8216 Lorain Ave

Year Constructed: 1912 (renovated 1984)

Size: 8,400 sf

Parking: 9 spaces

The Cleveland Public Library Lorain Branch opened in 1912 and is located at 8216 Lorain Avenue on the city's west side between West 81st and West 83rd streets. It is located at the corner of Lorain Avenue and West 83rd Street with access from the sidewalk and parking in the rear accessed off West 83rd Street. The building is 8,400sf over three stories with collections, reading areas and multi-purpose on the first floor, staff area on the second floor and mechanical spaces in a lower level. The building is clad in buffed brick with stone trimmings on the East, South, and West side and red brick on the north side. The roof is a flat roof with membrane roofing. Large windows on the south elevation and windows and clerestory windows on the east and west elevations allow significant light into the first floor but limit views.

Community Outreach

OUTREACH SUMMARY Most of the community concerns at Lorain Branch were not about the facility, but about the crime and security issues around the branch. Regarding the building, patrons like how spacious it feels, but want to see a brighter, more colorful, and more modern interior, with flexible seating/work options and more meeting space. Exterior signage/lighting was also seen as

a need, in order to increase visibility and safety. Community programs intentionally inviting in a diversity of local neighbors were popular with participants.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Refresh paint, lighting in interior spaces overhead lighting, task lighting, colorful finishes & furniture
- Integrate more comfortable/flexible seating throughout
- Expand kids' playroom
- Consider expanding into back yard area for meeting room access; include small, comfortable study/work rooms
- Reconfigure exterior ramp for better access from parking lot
- Add bike rack
- Repair front fence & side gate
- Add better signage/lighting for visibility from Lorain Ave
- Create more targeted programs for using 3d printer, sewing machines, etc
- Host more cross-cultural programs to invite in new residents

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



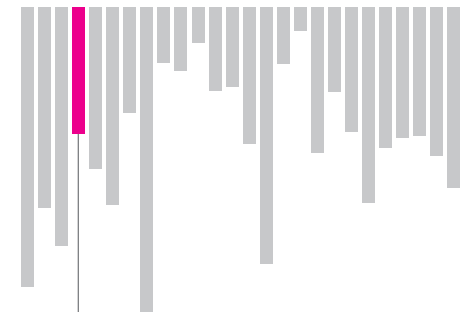
77,254 VISITS

CIRCULATION



81,754 ITEMS

SERVICE AREA POPULATION

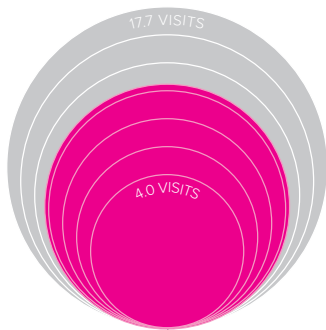


12,588 RESIDENTS

2 OCCUPIED AREA ANALYSIS

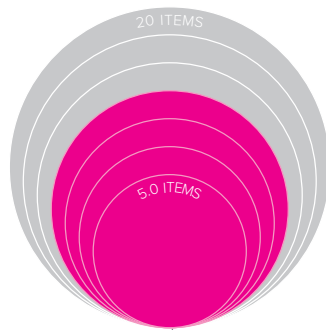
CURRENT OCCUPIED SQUARE FOOTAGE: 7,500 SF

ATTENDANCE

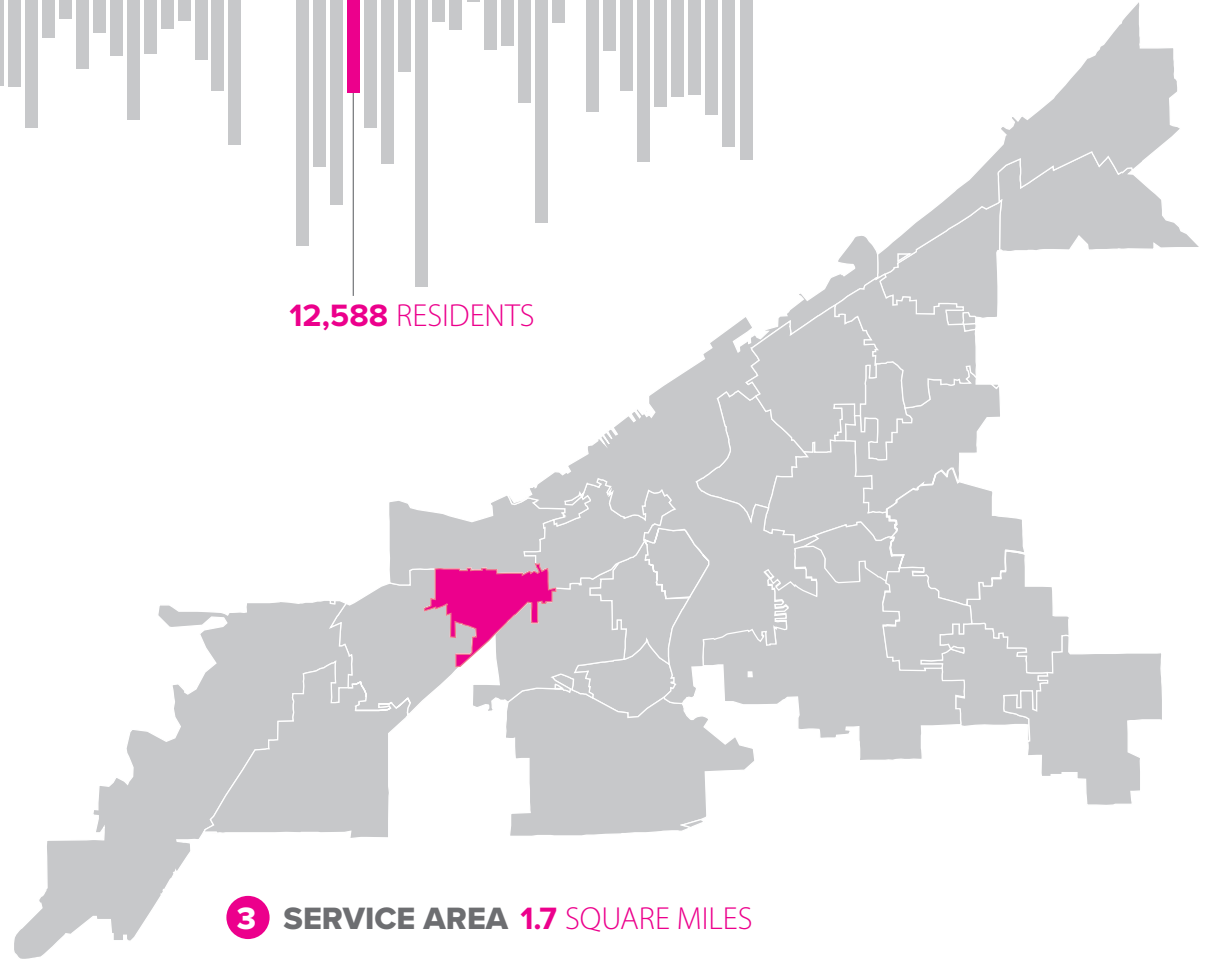


10.3 VISITS PER SF

CIRCULATION



10.9 ITEMS PER SF



3 SERVICE AREA 1.7 SQUARE MILES

KEY

DATA REPRESENTATION

- System Wide
- Current Branch

- 1** Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.
- 2** Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.
- 3** Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Lorain branch is in good condition but has a potential accessibility issue. The staff restrooms and staff lounge are on the second floor. To provide reasonable accommodation to a disabled employee, the workroom would need to double as the staff lounge, as it is on the ground floor. The public restrooms would need to serve as staff restrooms for a disabled employee. The roof should be replaced with additional insulation. Finishes and millwork are worn and should be replaced in the near future with the exception of the wood library shelving which is generally in good condition.

SITE The library is located on a flat site with a dedicated parking lot behind the building. The parking lot surface is in poor condition. Access to the building has been brought up to meet current ADA standards. The overall site and furnishings are in good condition with repairs to portions of the metal fence and main entry stairs necessary.

MECHANICAL The Lorain Branch HVAC system consists of one rooftop unit located on grade and two 80% efficient boilers. The rooftop unit is nearing the end of its service life and should be replaced within the next ten years. The building is currently controlled by a Variable Air Volume system with a Building Automation System and DDC controls; the building temperature control system is in fair condition and may remain in service. The two boilers were manufactured in 1994 and are in fair condition. They should be replaced within the next 10 years. The heating water pumps were recently replaced and are in excellent condition.

PLUMBING The Lorain Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2018 and is in good condition. Plumbing fixtures are in proper working order. All of the public hand washing sinks were equipped with ASSE 1070 mixing valve for tepid water. All of the public water closets, lavatories, and the urinal are ADA compliant; they may remain in service. The existing sewer and storm drainage system appears to be in working condition without issue. The strainers for the roof drains are in poor condition and should be replaced.



Building Interior - 1912

ELECTRICAL The electrical systems in the Lorain branch are in fair condition and should be maintained. The Lorain branch main distribution equipment and corresponding branch circuit panels have limited spare capacity for future loads. Additionally, due to limited spare capacity in the existing branch panels, new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the emergency egress lighting coverage. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Lorain library uses surface mounted wallpacks and a utility pole mounted HID fixture for site lighting. The existing wall mounted exterior fixtures and utility pole mounted HID fixture are in good condition and should be maintained. The Lorain branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

**TOTAL COST OF DEFERRED
MAINTENANCE ITEMS: \$427,073**

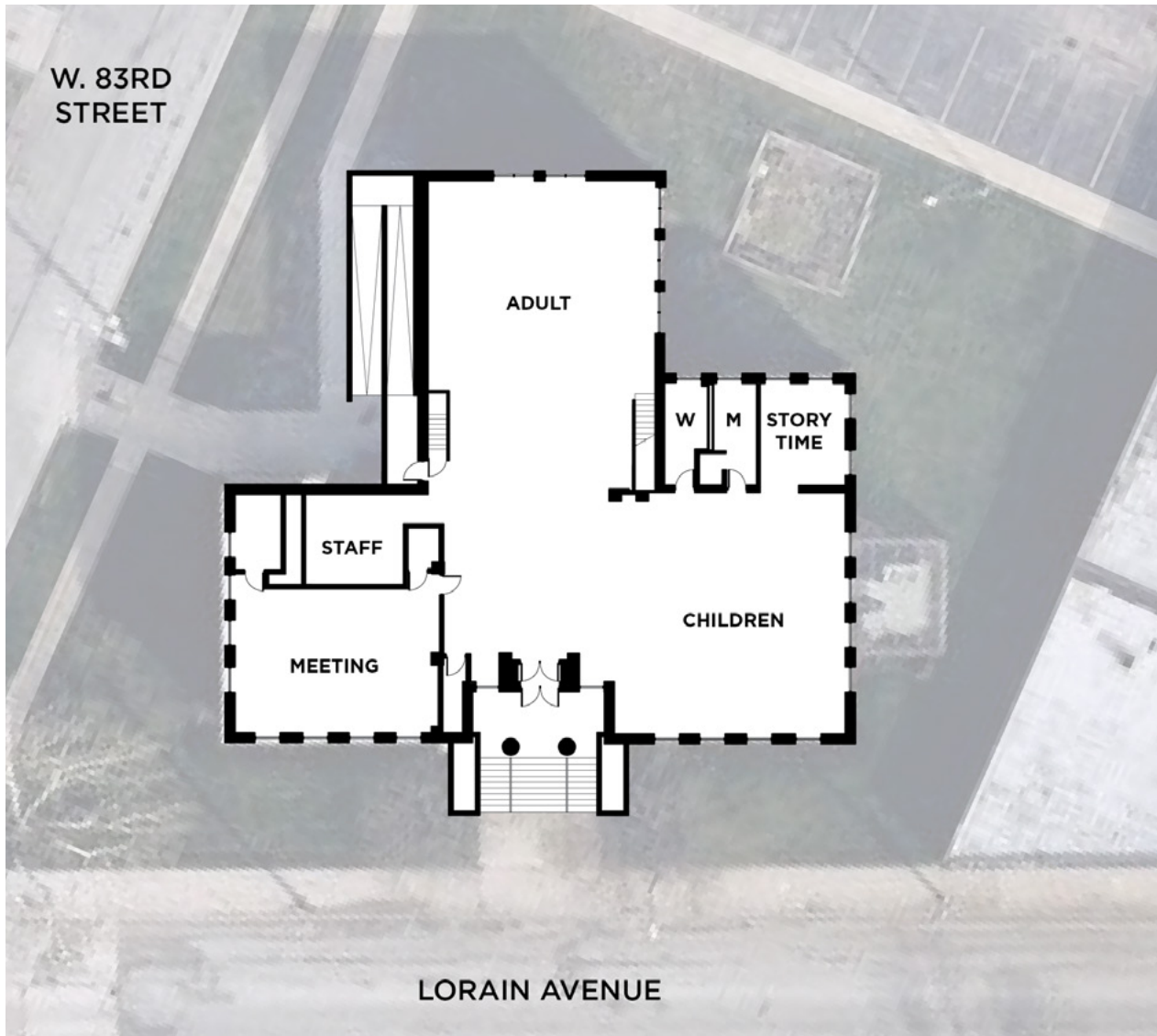


Building Interior



Building Exterior

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

- Iconic historic character
- Highly visible location
- Site not co-located with important social or cultural amenities
- There is ample room for building expansion
- No defined teen area
- Staff spaces are broken up and aren't efficiently organized to best serve the community
- Interior layout does not have good sightlines throughout and does not meet the goals of the library's service model
- Original entry off of Lorain Ave. is still open, but patrons typically enter from a ramp leading from the parking lot
- On-site parking is limited, and there is not room to expand the current lot
- Meeting room is closed off and lacks flexibility needed to break up into smaller spaces.
- No small quiet study spaces
- The building lacks transparency

Branch Recommendations

RENOVATION AND ADDITION

CURRENT STATE As a Carnegie branch the building was one of the first branches in the system and much of that historic character is intact on both the exterior and the interior. Though it is not co-located with other institutions it is in a highly visible location and is well used by its service area. While the original entry off Lorain is still open, the access from the parking lot via a long side ramp to a service door has become the entry experience for many patrons coming to the library. The building has room to expand on site to the north and east though on-site parking could not be increased.

FUTURE VISION It is recommended that the Lorain branch be renovated with a new addition built to the north of the building. The new addition would provide the opportunity to create a new entry into the building that serves as an additional public face rather than having the appearance of a service entrance. With the addition, the size of the branch will be able to expand its services however based on the location and limitations of parking it is recommended this remain a Neighborhood Branch.

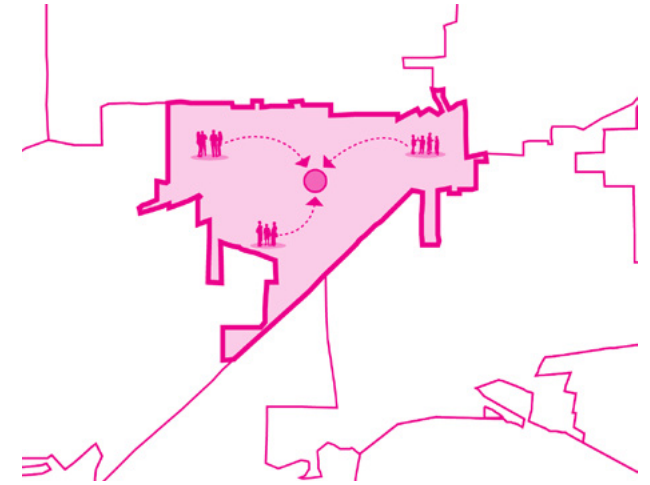
IMPLEMENTATION COST

RENOVATION AND ADDITION

It is recommended that the Lorain branch be renovated with a new addition. The facility will remain a Neighborhood Branch.

Total Cost of Implementation: **\$3,100,000**

INCLUSIVE OF DEFERRED MAINTENANCE COSTS



Neighborhood Branch Diagram

CLEVELAND PUBLIC LIBRARY

HOPE
COMMUNITY
GARDEN

WEST 89TH STREET

WEST 85TH STREET

WEST 83RD STREET

WEST 81ST STREET

LORAIN
BRANCH
LOCATION

LORAIN AVENUE

I-90 WEST

I-90 EAST

CLARK AVENUE



SOCIAL SECURITY
ADMINISTRATION

Lorain Branch

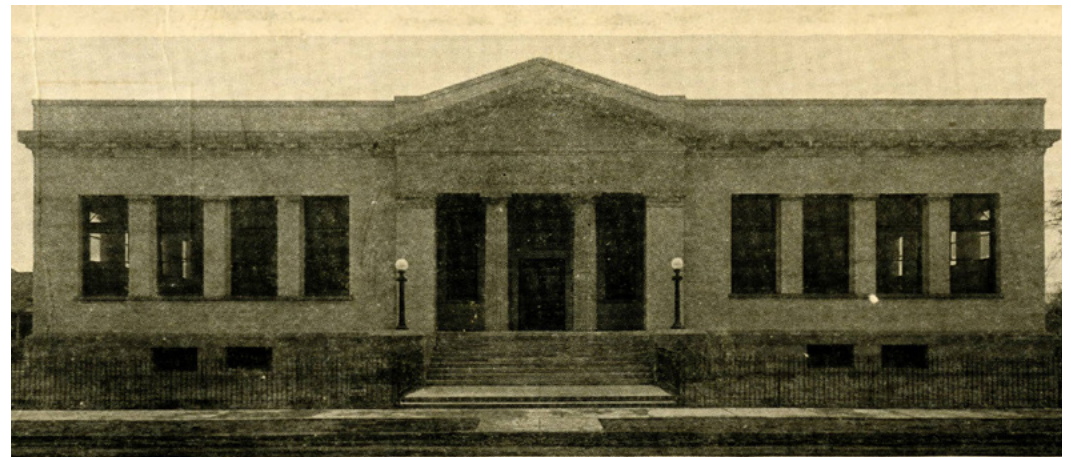
CONCEPT DESIGN

INTENT OF CONCEPT DESIGNS

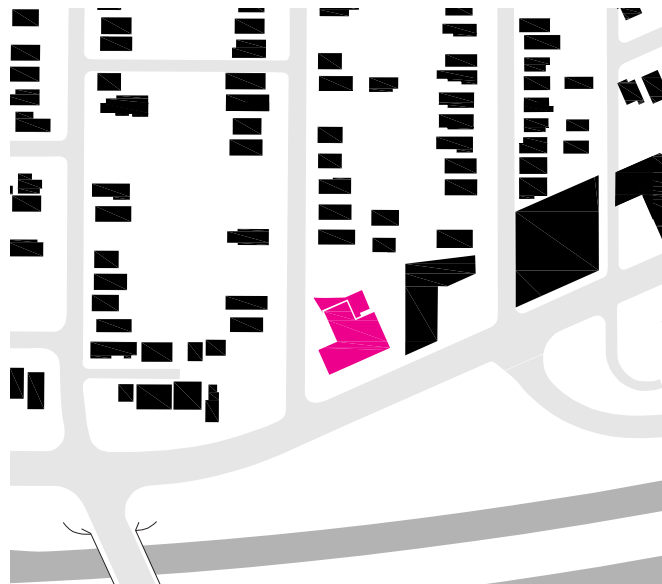
The specific branch concept designs and drawings introduced in this document are not final building designs, but outlines for how the library may choose to move forward as the plan is realized over the next ten years.

Design Inspiration

EQUITY The Lorain Branch is one of seven historic Carnegie Libraries still in use in the CPL system. With funding seeded by Andrew Carnegie roughly 10 years prior, the new branch opened in 1912 to serve residents of Cleveland's fast growing west side. The proposed renovation and addition honors the historic legacy and spirit of the Carnegie Libraries through a thoughtful restoration and addition. With a new welcoming and accessible south entrance the building addresses the community will ensure patrons can enjoy another 100 years of equitable access to life long learning.



Lorain Branch, Cleveland Public Library—The Gift of Mr. Andrew Carnegie



Context Diagram - Figure Ground Study



1912-era Interiors

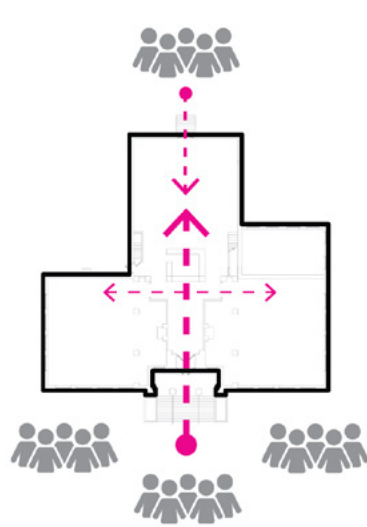


1980s Post-Modern Renovation

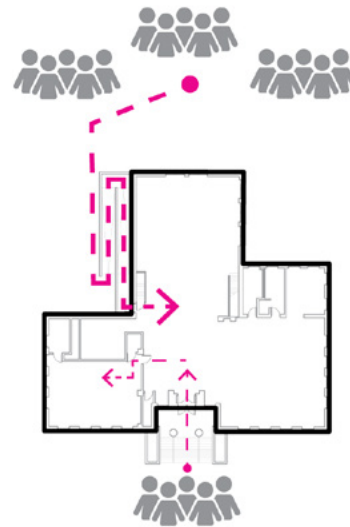


View from West 83rd looking Southeast

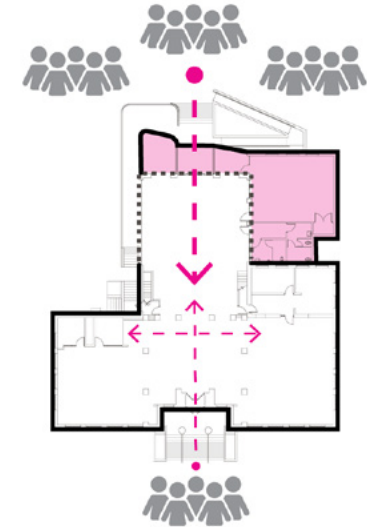
Creating Form



1912: Axial and Street Facing



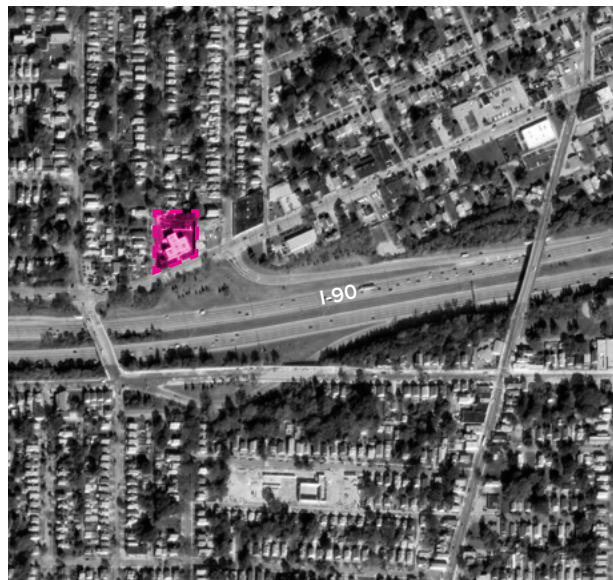
1984: Dissociated Entrances



Future: Equitable and Community Facing

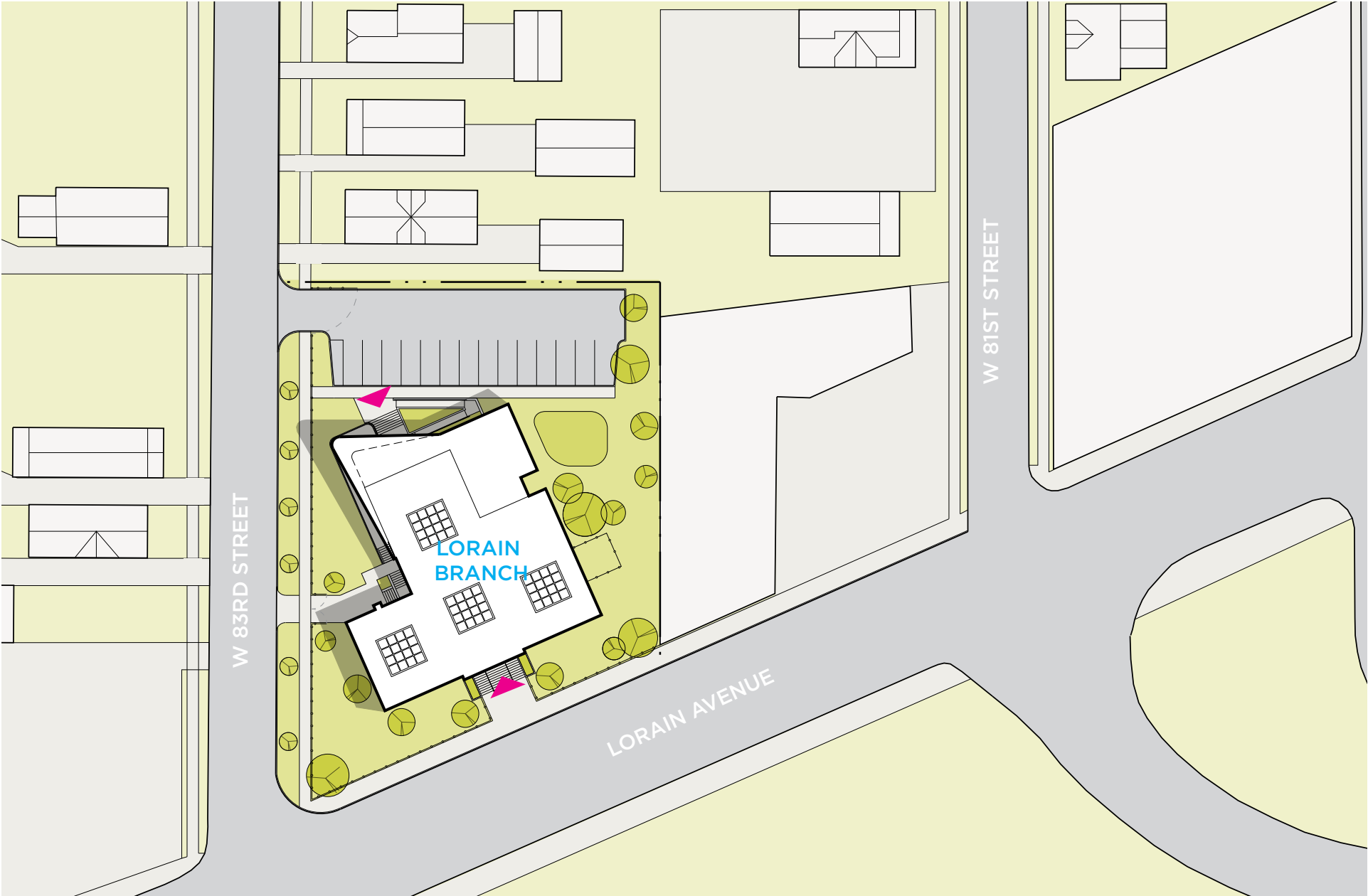


Aerial Map - 1950's

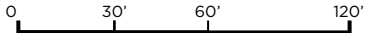


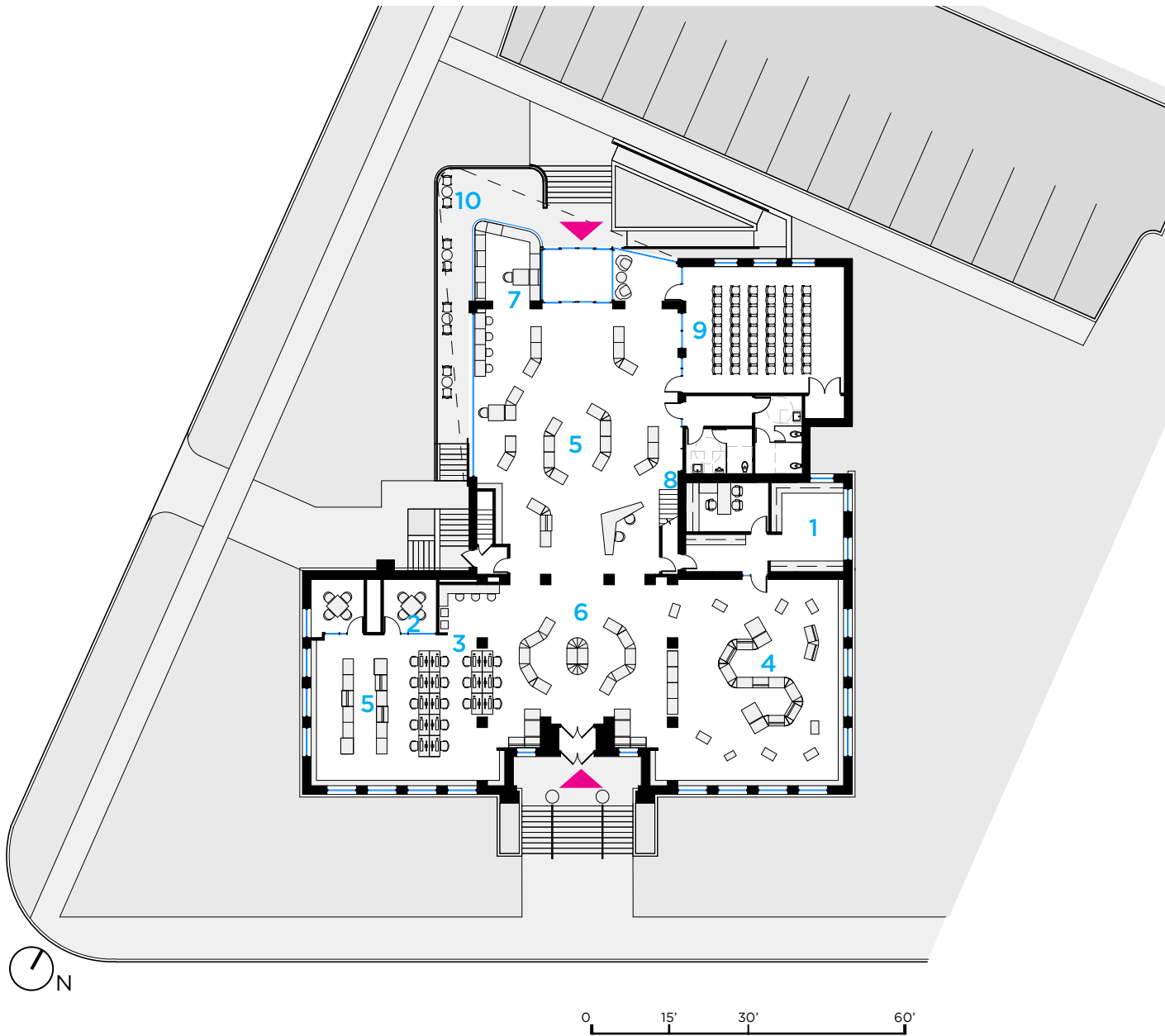
Aerial Map - 1980's

An analysis of the building's original design and subsequent renovations in context of Cleveland's urban growth provides the roadmap for a renovation that is sensitive to the building's history while being responsive to changes in the neighborhood. An addition to the south presents the community with a more welcoming face than the undignified side access currently used by most patrons. The addition reopens an original entry to the building and works in concert with a respectful renovation of the historic interior, including re-installing four original skylights, to re-invigorate the main axis of the building. Applying the functional logic of the original building to the proposed new work enables the Lorain Branch to honor its historic past in a contemporary solution that will support its patrons through the next century of use.



SITE PLAN





- 1 Staff Area
- 2 Small Meeting Rooms
- 3 Computers
- 4 Children's Area
- 5 Adult Collection
- 6 'Living Room'
- 7 Cafe/Teen
- 8 to Staff Area (above)
- 9 Meeting Room
- 10 Community Porch (exterior)

FLOOR PLAN



Brooklyn Branch

Brooklyn Centre Neighborhood



Building Information



BRANCH STATISTICS

Location: 3706 Pearl Road

Year Constructed: 1919 (renovated 1984)

Size: 5,850 sf

Parking: None

The Cleveland Public Library Brooklyn Branch was built in 1919, renovated in 1984, and is located at 3706 Pearl Road on the city's west side at the corner of Pearl and Mapledale Avenue. It is set back from the adjacent roadways on two sides and neighbors a commercial use to the south and residential to the west. The Library does not have on-site parking and has a small service driveway at the rear of the building. The building is 5,850sf with collections, reading areas, a large meeting room, and staff space on the first floor. A Mechanical room and storage are located in a basement level. The building is clad in red brick with window openings on two and a half facades. The reading and collection area are also naturally lit by large skylights.

Community Outreach

OUTREACH SUMMARY This small neighborhood branch is well-located and more or less sufficient in size for its patrons. However, the interior needs a refresh of furnishings, color, and most importantly lighting – the interior is considerably dark, especially in winter months. Unlike in some other branches, Brooklyn patrons did not wish to cordon off space in any way for study rooms; instead, the branch should focus on flexibility of furnishings and interior configurations in order to allow for a range of uses. Co-working and tutoring could be accommodated in the back meeting room during the day. The large front lawn area on Pearl Ave would be a good candidate for exterior reading gardens and public art/signage.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Streamline “information station” in vestibule with space for community notifications
- Add additional overhead and task lighting
- Provide more flexible seating options, including lounge seating, rolling cubicles/study carrels, and lightweight tables with electrical outlets
- Replace some fixed stacks with flexible/moveable shelving to allow for reconfiguration
- Add new large sign in front of branch making library more visible to passersby
- Work with local artists and fabricators to design and install new bike rack
- Add more lighting to the branch exterior and landscape
- Work with local artists to create mural program for north wall
- Coordinate shared parking agreement with adjacent shopping center
- Create “Health Walk” along Pearl linking neighborhood libraries/MetroHealth
- Dedicate back meeting room to flexible work space 10:00am-2:00pm
- Expand partnerships and programming with local neighborhood organizations, both at branch and elsewhere

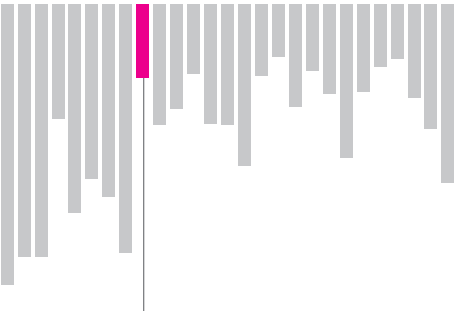
1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



43,043 VISITS ↓
1ST LOWEST OF 27 BRANCHES

CIRCULATION



52,776 ITEMS

SERVICE AREA POPULATION

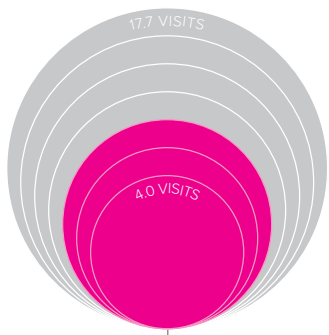


5,524 RESIDENTS ↓
3RD LOWEST OF 27 BRANCHES

2 OCCUPIED AREA ANALYSIS

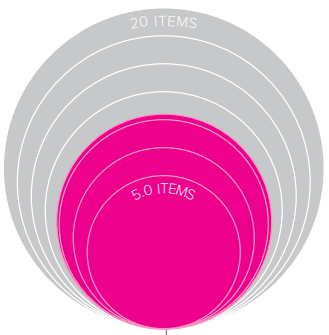
CURRENT OCCUPIED SQUARE FOOTAGE: 5,850 SF

ATTENDANCE

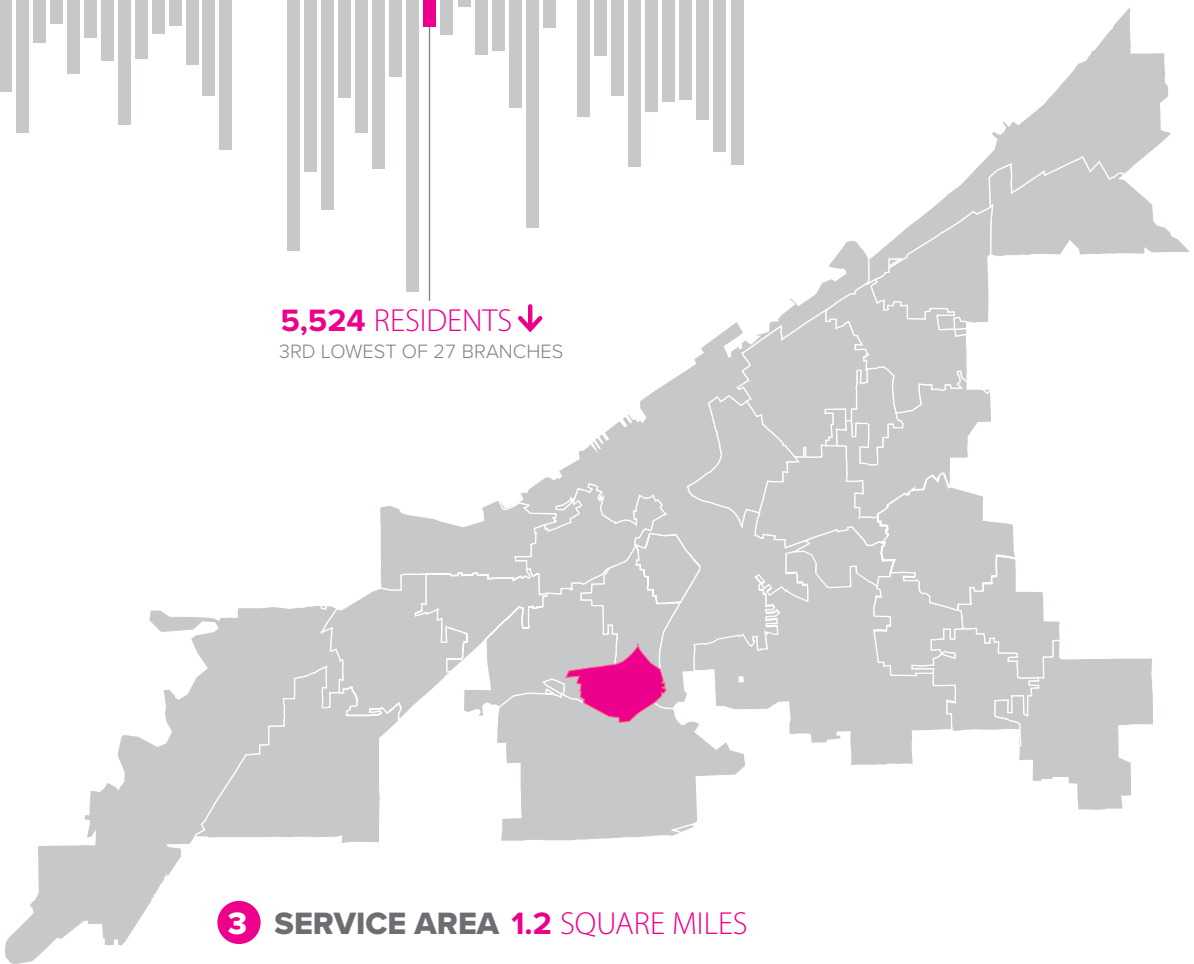


7.4 VISITS PER SF

CIRCULATION



9 ITEMS PER SF



3 SERVICE AREA 1.2 SQUARE MILES

KEY
DATA REPRESENTATION



1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Brooklyn Branch building is generally in good condition but with some accessibility and life safety concerns that need to be addressed. The exterior gate at the basement stair is a potentially dangerous life safety concern because it is padlocked and the swing is impeded by a Dominion East Ohio gas enclosure. There was an active leak at the skylight over the Circulation Desk which should continue to be monitored and corrected. The basement level had noticeable wall cracks, water damage at walls and peeling paint. The roofing in general appeared in poor condition. The location of the roof top condensers requires fall protection safety rails due to their proximity to the roof edge. Public restrooms do not comply with ADA requirements. Some minor exterior masonry repairs are required at the base, windows, and chimney. The finishes and millwork are showing signs of age and should be updated throughout.

SITE The Library is on a small site and is bounded by sidewalks on two sides that are in fair condition with damage in localized areas. A wooden temporary handrail the front entry steps should be replaced with a permanent handrail and the concrete walk from the sidewalk does not meet ADA requirements. The limited site furnishings require attention.

MECHANICAL The Brooklyn Branch HVAC system consists of two air handling units that provide the building's air conditioning and ventilation air and a third PTAC serving the lounge. The main unit has a capacity of 20 tons and the other has a capacity of 3 tons. The two condensing units serving the air handler are located on the roof. The air conditioning systems have reached the end of their service life and should be replaced. New refrigerant piping and insulation should be installed when the air conditioning system is replaced. The building control system should be upgraded when the new air conditioning is installed. Thermostats should be replaced and DDC controls installed. These could then be connected to a Main Building Automation System (BAS) if desired. The heating system consists of two gas-fired atmospheric hot water boiler that serve baseboard radiation, convectors, and reheat coils. The boilers have an output capacity of 296 MBH each and were replaced in 1995, are past their service life and should be replaced. The four system pumps are more than 20 years old and should also be replaced.



Front Entrance - 1966

PLUMBING The Brooklyn Branch plumbing system consists of a domestic water heater, flush valve water closets and manual faucets. The domestic water heater was replaced in 2014 and is still in its expected service life. However, the expansion tank is in poor condition and should be replaced. Most plumbing fixtures were in proper working order but do not meet ADA requirements. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. The roof drain strainers are in poor conditions and should be replaced.

ELECTRICAL The electrical systems in the Brooklyn branch are aged, but operational. The Brooklyn distribution system contains a variety of code violations including working clearances and providing equipment service receptacles. Replacement of the existing Brooklyn distribution equipment should be considered due to the age of the equipment and the difficulty in acquiring the appropriate overcurrent devices, which are no longer manufactured. Additionally, due to limited spare capacity in the existing branch panels, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system and emergency egress lighting. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The exterior wall packs at the Brooklyn branch provide the appropriate coverage, but the non-LED fixtures have reached the end of their life cycles. The Brooklyn branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$744,434



Building Interior



Main entry from Pearl Road

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

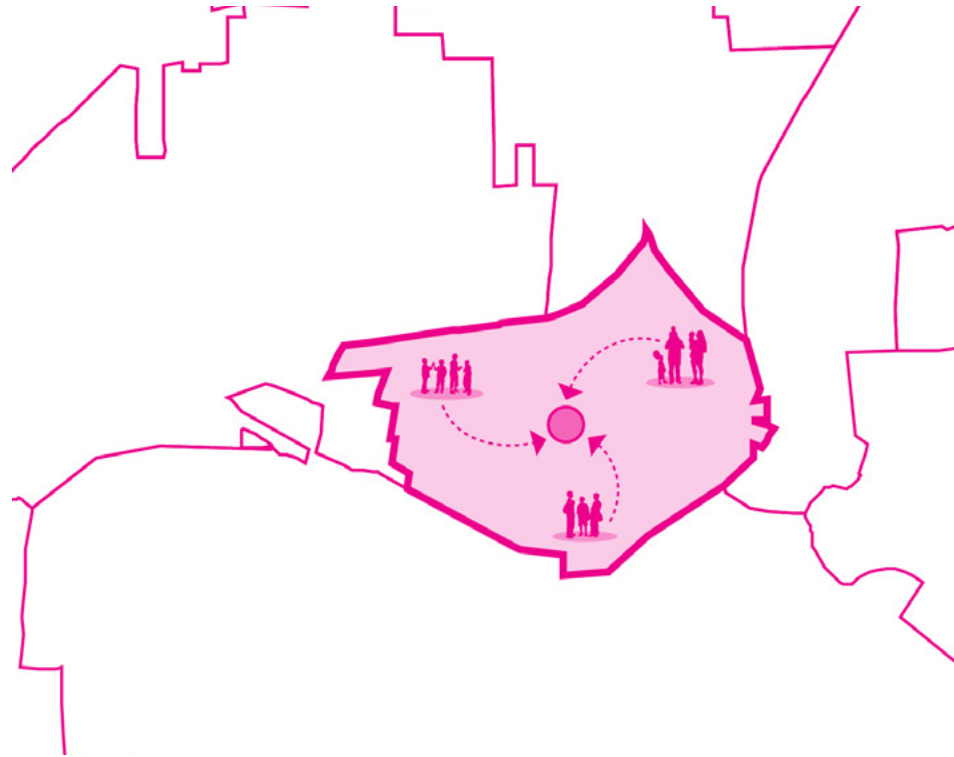
- Strong historic character
- Simple, open layout
- Service area is smaller than average
- No defined teen area
- Surrounding properties are privately-owned, limiting expansion
- Meeting room is closed off and lacks flexibility needed to break up into smaller spaces.
- No on-site parking
- No small quiet study spaces
- Branch lacks visibility and street presence
- Lower than average usage, due to small service area

Branch Recommendations

RENOVATION

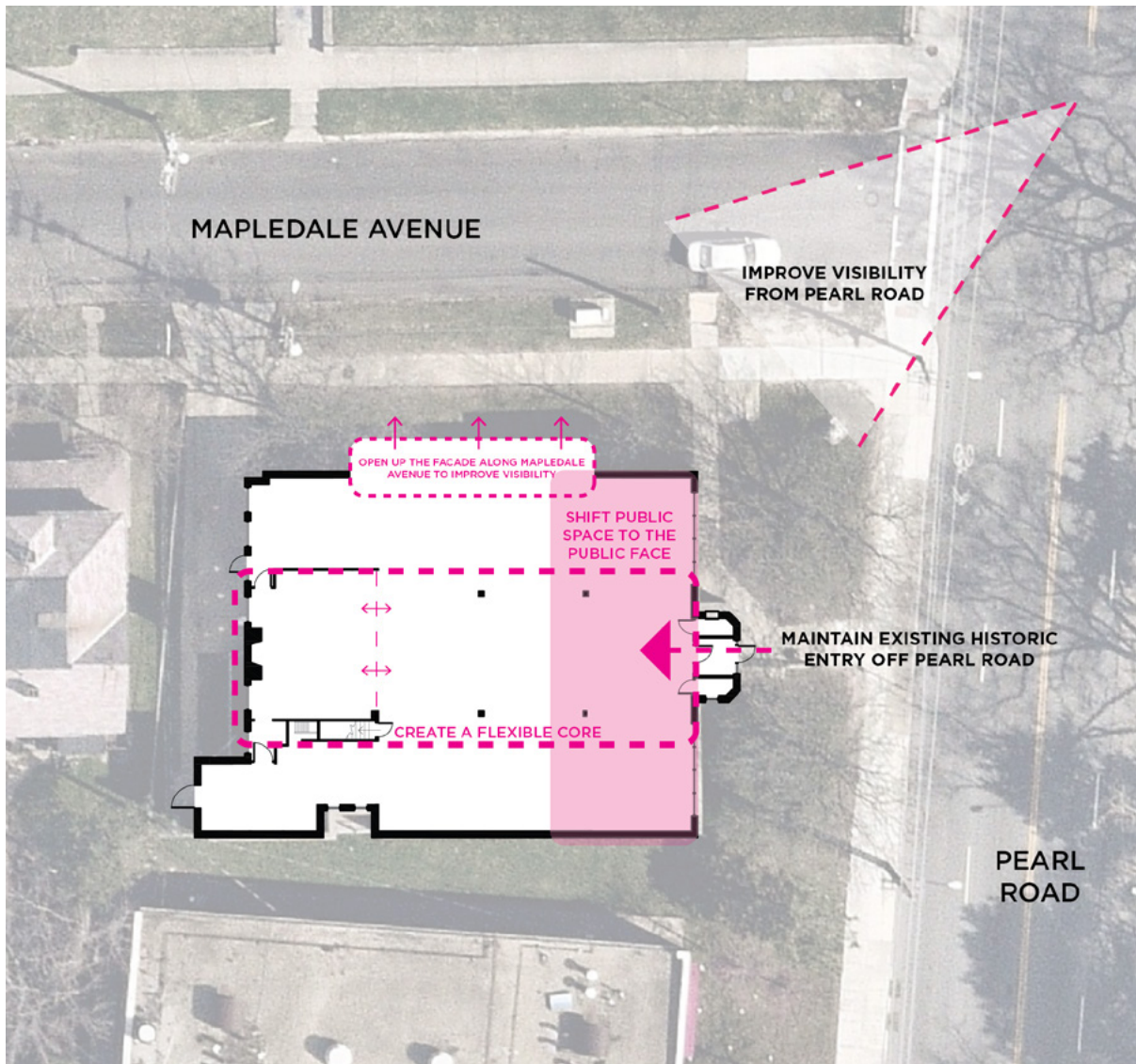
CURRENT STATE This Carnegie branch has retained much of its historic character though it requires maintenance and updates. While in need of modernizing, the simple, open layout lends itself to renovation. The service area for the branch is small but geographically distinct which makes it an important asset to the neighborhood in spite of lower than average usership. The site is small and surrounded by privately owned and occupied properties making expansion in this location unlikely.

FUTURE VISION It is recommended that this branch be renovated to create a highly flexible space that maximizes the limited square footage available to create a viable Neighborhood Branch. A small addition on the north side of the building would allow for consolidation of staff spaces, and expanded children and teen areas. Consideration may be given to a small addition which could significantly improve visibility from Pearl. Based on the limitations of building expansion and the lack of on-site parking, it is recommended this remain a Neighborhood Branch.



Neighborhood Branch Diagram

Future Vision

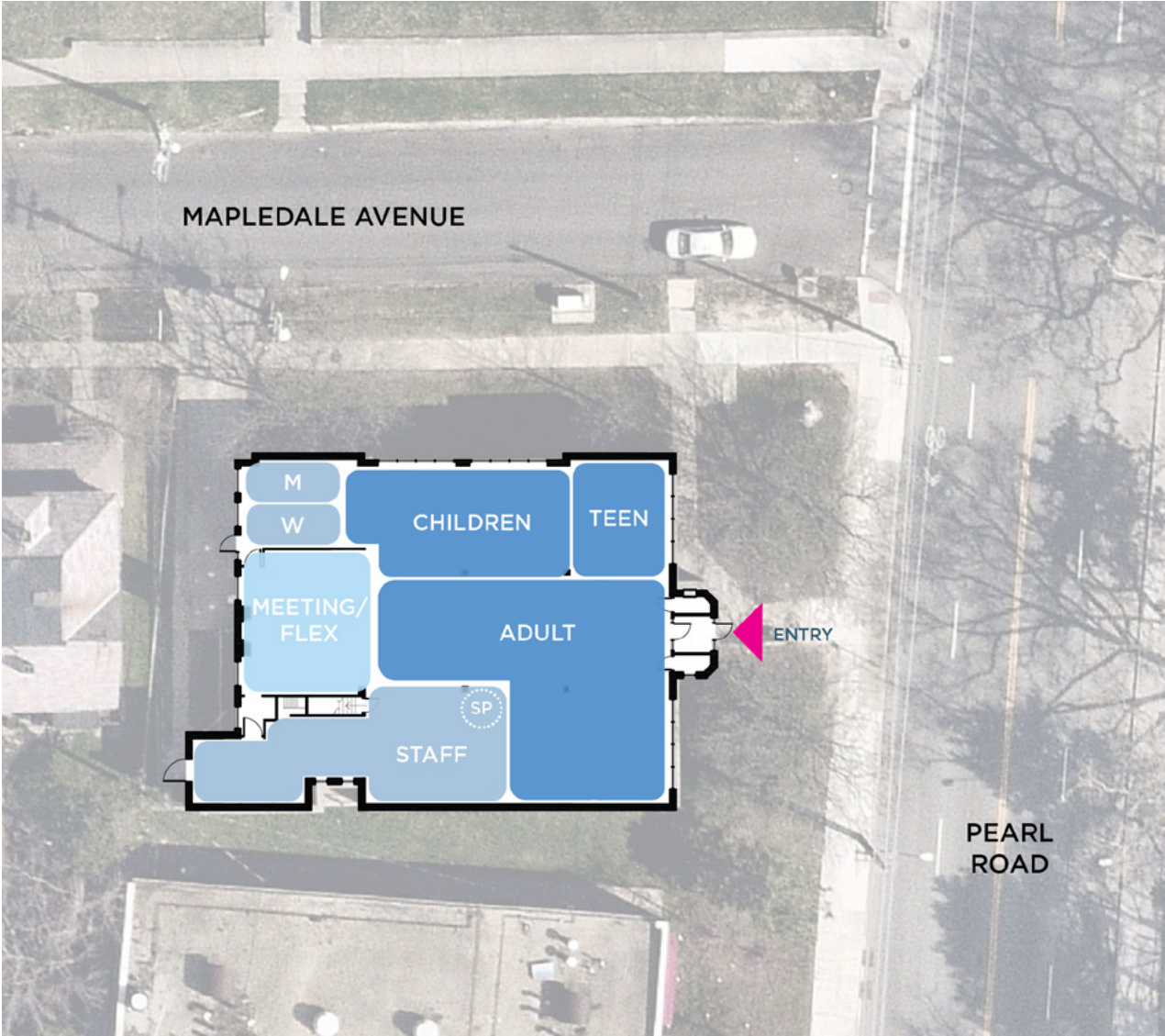


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Open up facade along Mapledale Avenue to improve visibility
- Maintain existing historic entry off Pearl Road
- Renovate branch to make more efficient use of the space
- Create a defined teen space
- Open meeting room up to provide increased flexibility
- Improve wayfinding
- Create new 'Community Living Room'
- Improve views into and out of the building
- Add small group study space or other collaborative space
- Improve children's collection with small interactives area
- Push active collections to the streetfront

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

RENOVATION

Total Cost Of Implementation: **\$1,800,000**

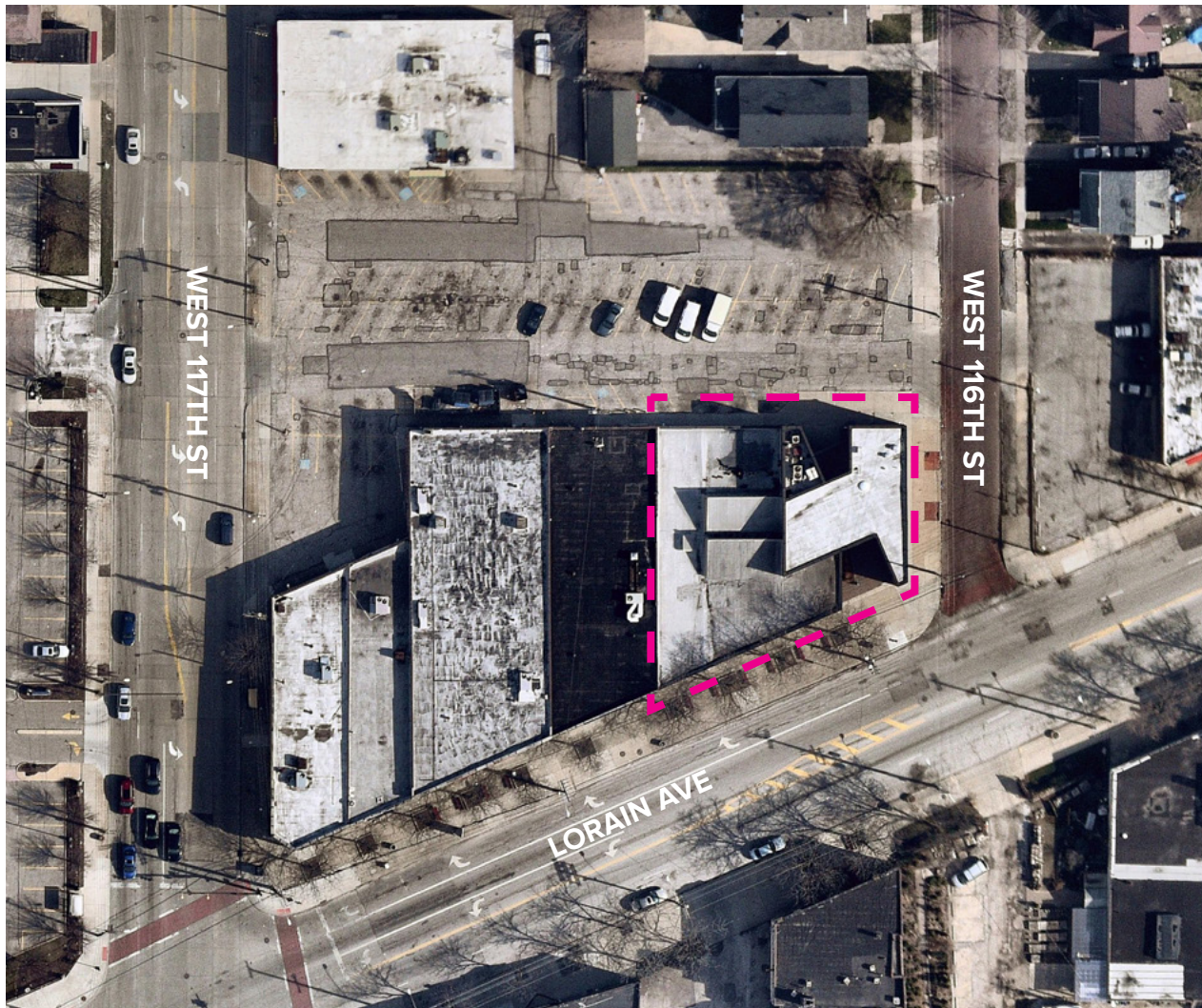
INCLUSIVE OF DEFERRED MAINTENANCE COSTS

Eastman Branch

Cudell Neighborhood



Branch Information



BRANCH STATISTICS

Location: 11602 Lorain Ave

Year Constructed: 1980

Size: 12,000 sf

Parking: Shares shopping center parking lot

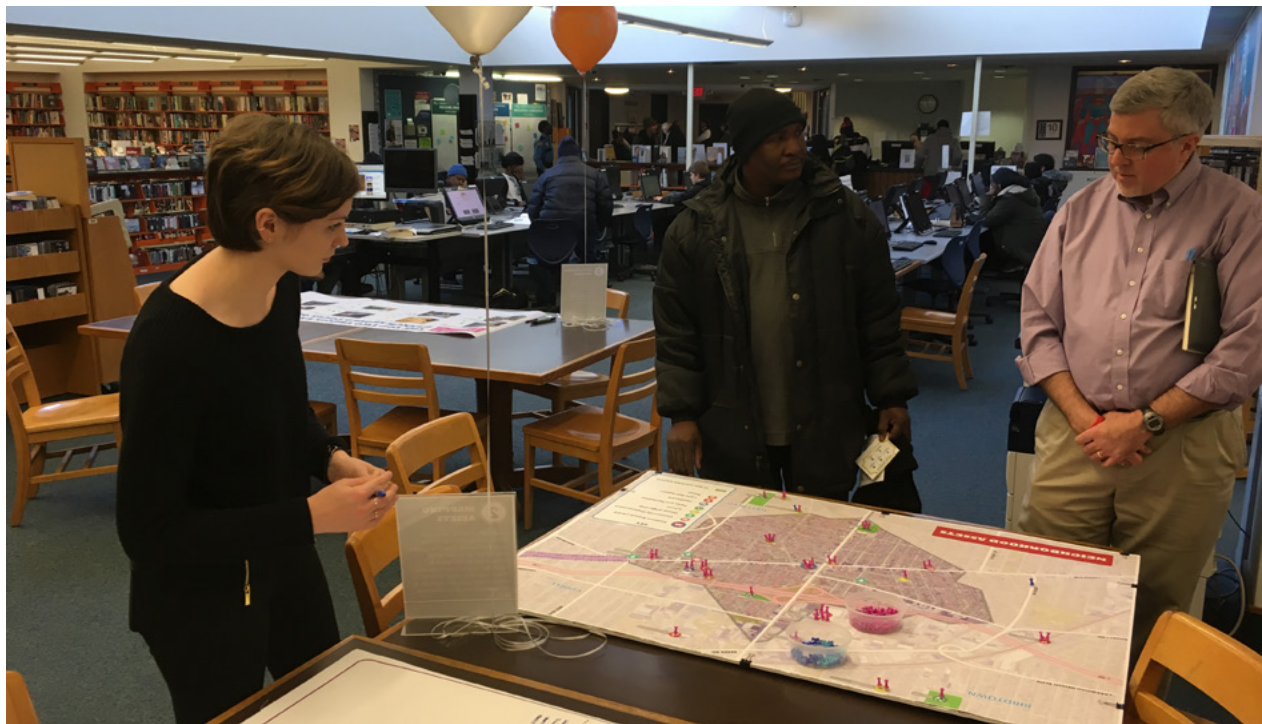
The Cleveland Public Library Eastman Branch was built in 1980 and is located at 11602 Lorain Avenue on the city's west side at the corner of Lorain and East 116th streets. It is located on a tight corner site on a major road. It shares its parking lot with the adjacent shopping center. The building is 12,000sf over two stories with collections and reading areas on the first floor and a large meeting room and staff spaces on the second floor. The building is clad in a buff brick and has few windows but large roof monitors allow light into the collections space.

Community Outreach

OUTREACH SUMMARY Though the Eastman branch currently has no usable exterior space, its central location and well-designed layout seem to function well for its neighborhood. Some small tweaks to the existing building – opening up the north wall, utilizing the landing gallery space, using the upstairs meeting room – would be welcomed to refresh the branch. The library should also work with the local CDC and the City to address the streetscape in front of the branch, especially with lighting, seating, landscaping, and signage.

Patrons enjoy the diversity and heterogeneity of their neighborhood and are proud that their library reflects this in its collection and programming; additional programs to celebrate diversity and the multi-national character of the Lorain/W 117th community would be welcomed.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Explore allowing upstairs to become a quiet reading room (when not in use)
- Find opportunities for more natural light on interior
- Reuse landing space for unique programming
- Find opportunities for outdoor seating, landscaping, and colorful lighting
- Improve signage on building exterior to draw attention
- Improve bike rack
- Work with parking lot owner to install directional signage, improve paving condition, improve lighting
- Redevelop Lorain Ave streetscape in front of library
- Improve information display, both paper and digital
- Highlight local diversity through multicultural displays & talks
- Explore staying open later, or alternative forms of after-hours access
- Encourage collaborative programming in conjunction with the Variety Theatre, local arts programs

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



118,387 VISITS ↑
3RD HIGHEST OF 27 BRANCHES

CIRCULATION



180,473 ITEMS ↑
3RD HIGHEST OF 27 BRANCHES

SERVICE AREA POPULATION

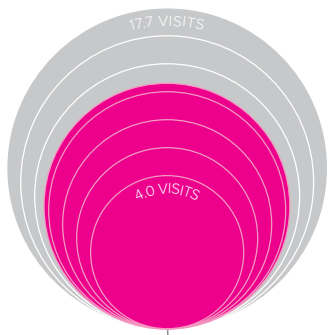


23,674 RESIDENTS

2 OCCUPIED AREA ANALYSIS

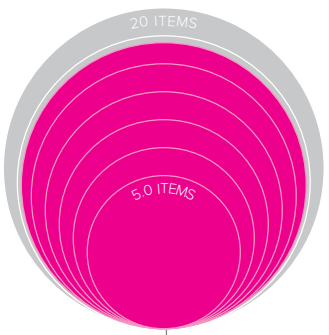
CURRENT OCCUPIED SQUARE FOOTAGE: 11,400 SF

ATTENDANCE

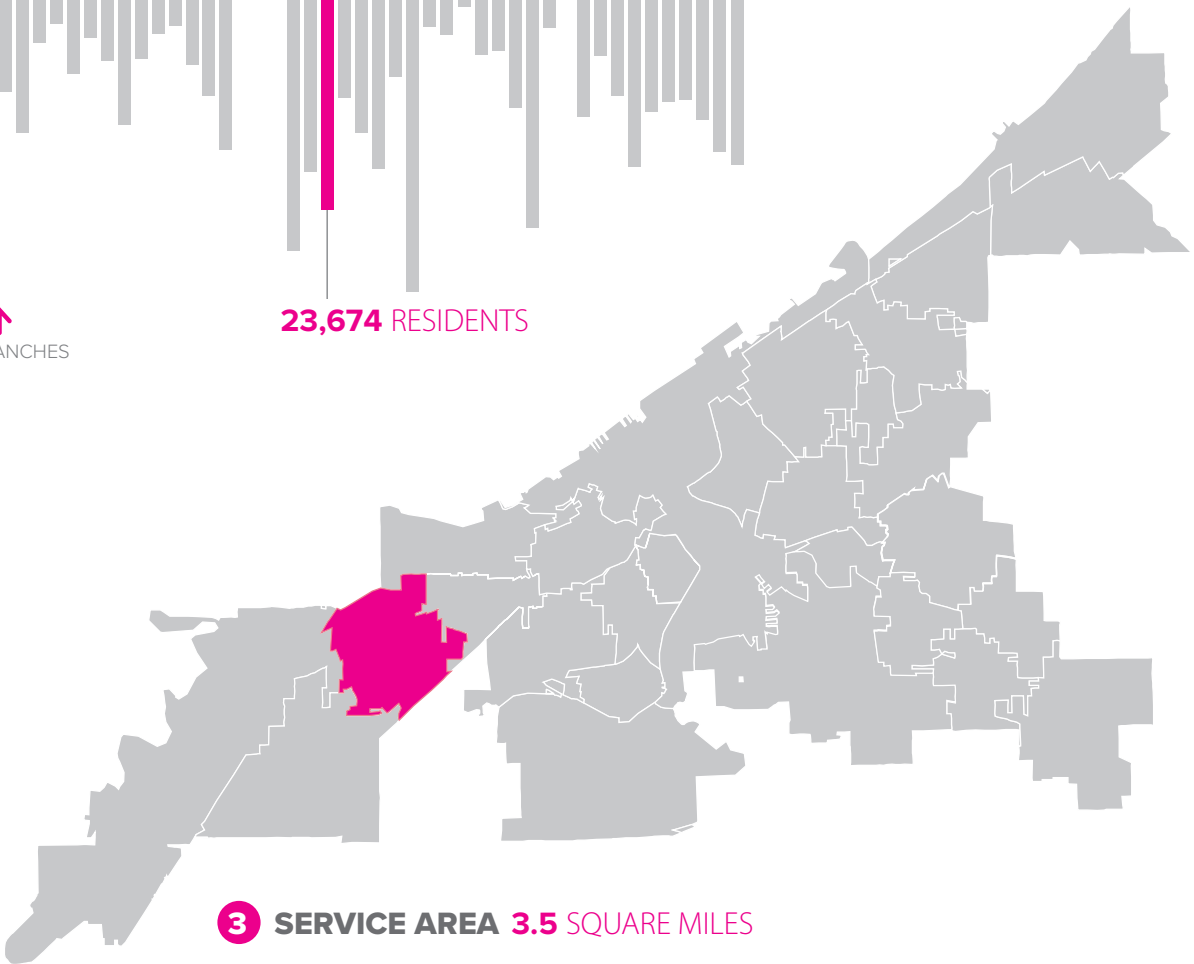


10.4 VISITS PER SF

CIRCULATION



15.8 ITEMS PER SF



3 SERVICE AREA 3.5 SQUARE MILES

KEY
DATA REPRESENTATION

- System Wide
- Current Branch

- 1** Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.
- 2** Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.
- 3** Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Eastman Branch building is generally in good condition but with some accessibility and life safety concerns that need to be addressed. The gates in the mezzanine stair are a potentially dangerous life safety concern because it does not swing in the direction of egress and does not have the required panic hardware. A previously noted leak in the skylights should continue to be monitored, though repairs appear to have at least temporarily corrected the issue. Public restrooms have been updated to comply with ADA, but the door hardware is non-compliant. Some minor masonry repairs are required at the base and windows. The finishes and millwork are showing signs of age and should be updated throughout.

SITE The library is on a small site and is primarily bounded by sidewalks that are in fair condition with damage in localized areas. The limited plantings and site furnishings require attention and there are areas where new planting could improve the streetscape.

MECHANICAL The Eastman Branch HVAC system consists of two constant volume split system HVAC units and two 80% efficient boilers. The split system air handlers and condensing units are in working order but are close to the end of their service life, they should be replaced within the next five years. They also utilize R-22 refrigerant which is currently not allowed for new installations and will be illegal to manufacture or import by 2020. When the units are replaced consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. One of the two boilers was replaced in 2011 and is in good condition, the other was installed in 1997 is in fair condition and should be replaced within the next 10 years. The primary and secondary heating water pumps are past their service life and should be replaced.



Children's Area - 1980

PLUMBING The Eastman Branch plumbing system consists of a domestic water heater, automatic flush valve water closets and automatic sensor faucets. The domestic water heater was installed in 1997, is past its useful life and should be replaced. Most plumbing fixtures were in proper working order with the exception of the drinking fountain which should be replaced. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. There were a few cracked roof drain strainers which should also get replaced.

ELECTRICAL The electrical systems in the Eastman branch are aged, but operational. Replacement of the existing Eastman distribution equipment needs to be considered due to the age of the equipment and the difficulty in acquiring the appropriate overcurrent devices, which are no longer manufactured. Additionally, due to limited spare capacity in the existing branch panels, new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Eastman branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$1,468,157

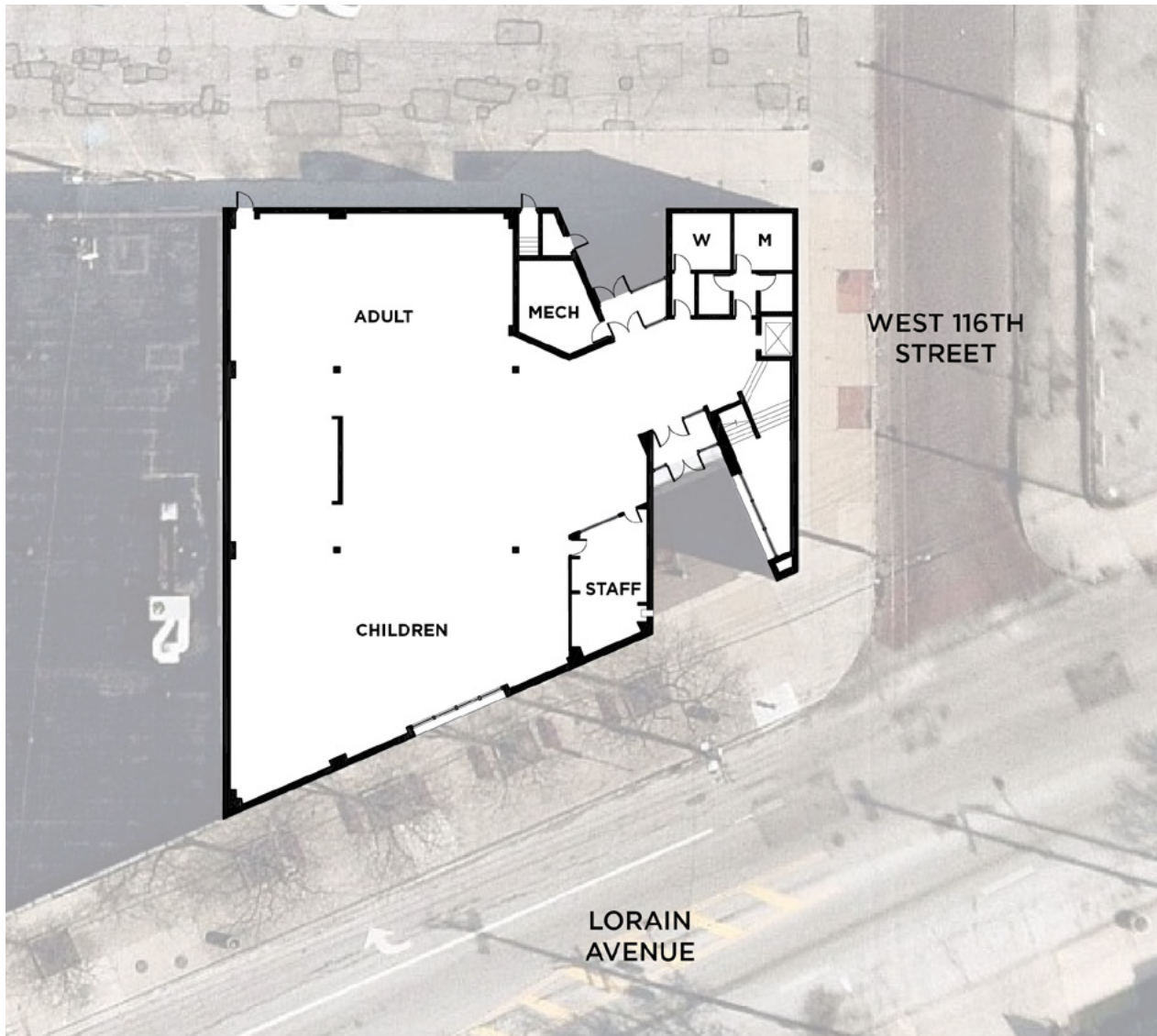


Interior (Service Point and Shelving)



Lorain Avenue Entrance

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

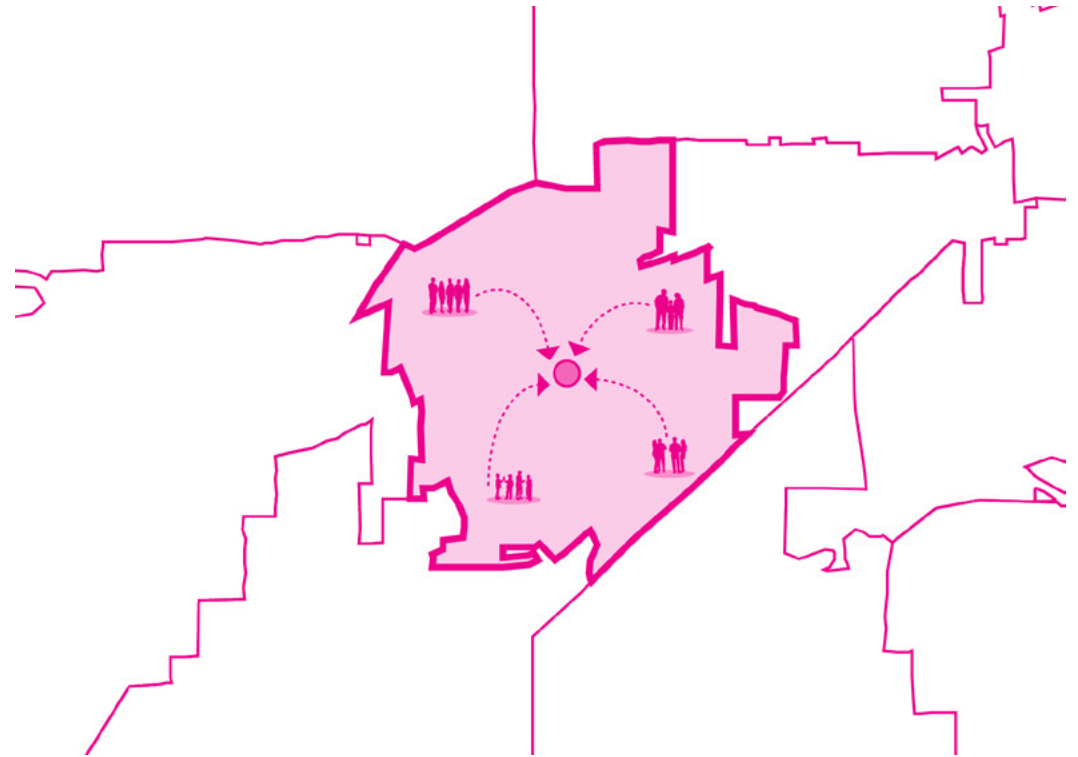
- One of the most attended and highest circulated branches in the system
- Small site severely limits opportunity for expansion
- Located in a highly trafficked area
- No defined teen area
- Building is imposing and lacks transparency
- Meeting room is closed off and lacks flexibility needed to break up into smaller spaces.
- No small quiet study spaces
- Small gallery within the stair is underutilized
- Deeply recessed entries limit street activity

Branch Recommendations

RENOVATION

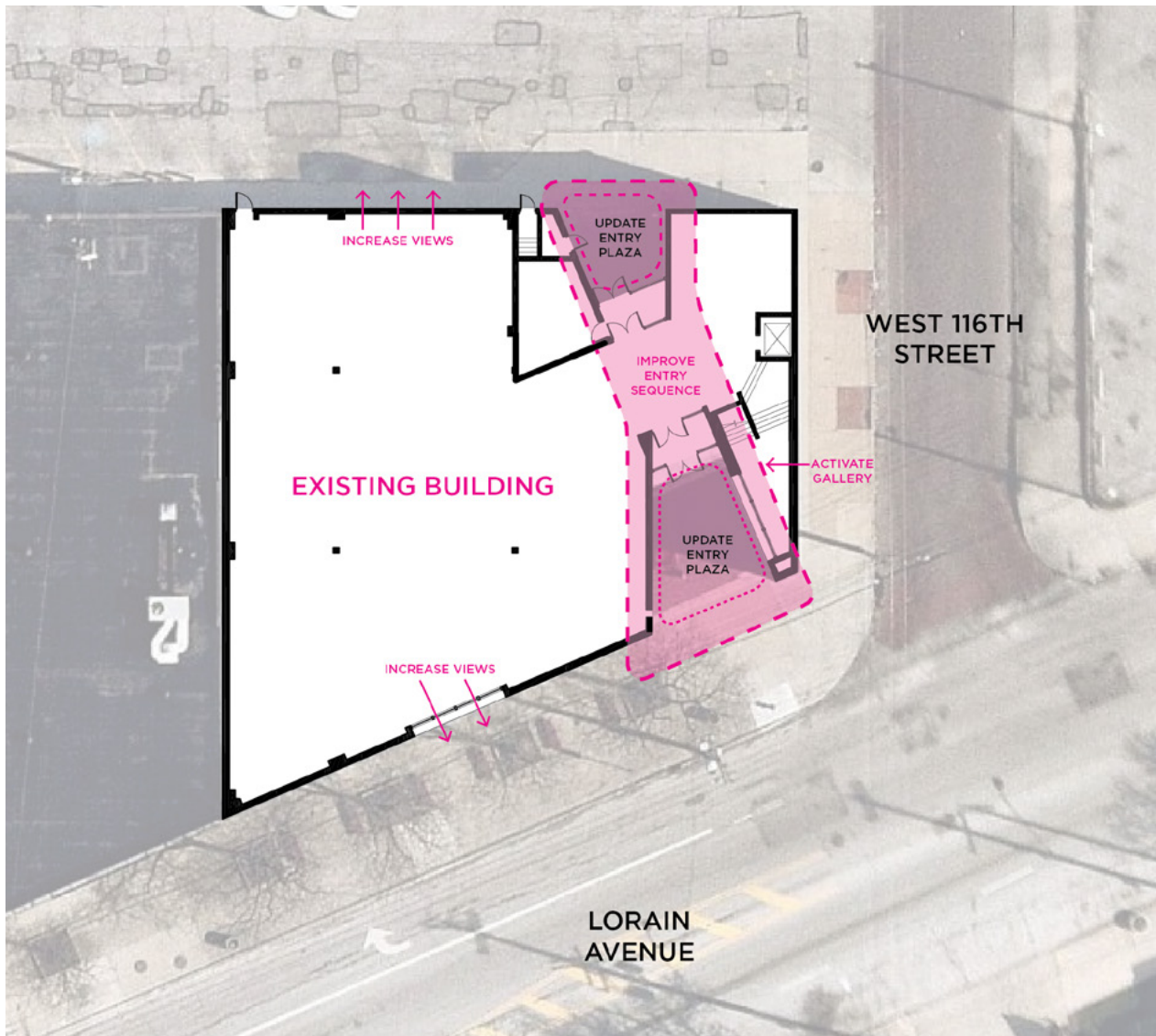
CURRENT STATE The Eastman branch is one of the most attended and highest circulating branches in the system. Its location in a heavily trafficked area and larger size relative to many in the system likely contribute to its popularity. However, the small site severely limits opportunity for expansion and the building's design is imposing and introverted with minimal visibility in from the street. The deeply recessed entries pull activity off the street and are potential security concerns.

FUTURE VISION It is recommended that the building be renovated to update the interior throughout while maintaining much of the current spatial configuration. Additional study and teen spaces will improve service. Consideration should be given to small additions or site improvements in the space created by the recessed entries to increase available building space and enliven the street. Opportunities to improve visibility and street presence by modifying or re-cladding portions of the exterior should be studied, particularly the East façade. Based on the location and limitations of expansion, it is recommended this building remain a Neighborhood Branch.



Neighborhood Branch Diagram

Future Vision

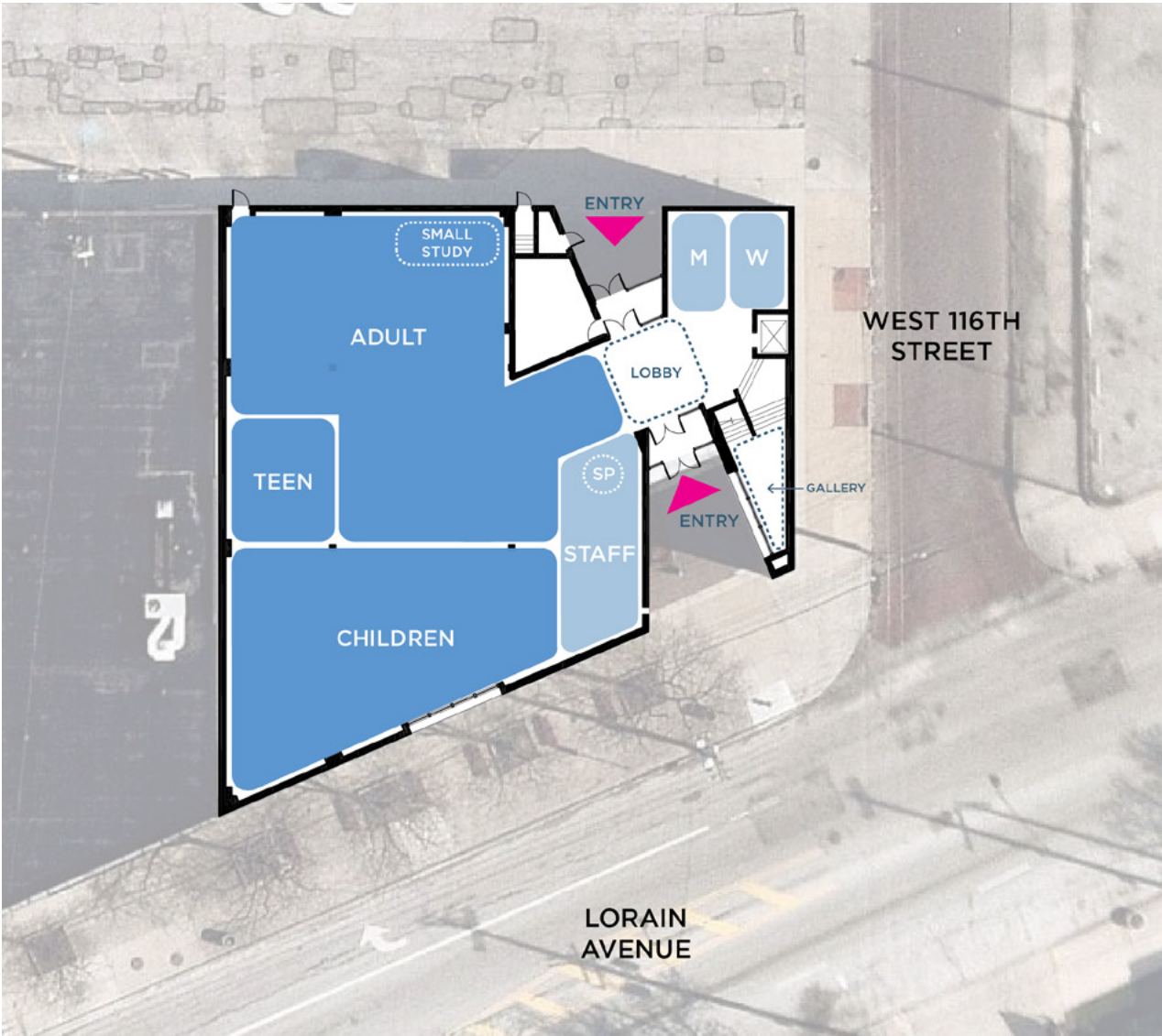


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Consider creating small additions at one or both of the entries
- Consider creating a small interior reading garden at the entry off of Lorain Avenue
- Activate gallery space
- Renovate branch to make more efficient use of the space
- Create a defined teen space
- Improve wayfinding
- Create new 'Community Living Room'
- Improve views into and out of the building
- Add small quiet study space near the adult collections
- Improve children's collection with larger interactives area
- Consider an after-hours lobby or book lockers for extended service

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

RENOVATION

Total Cost Of Implementation: **\$2,500,000**

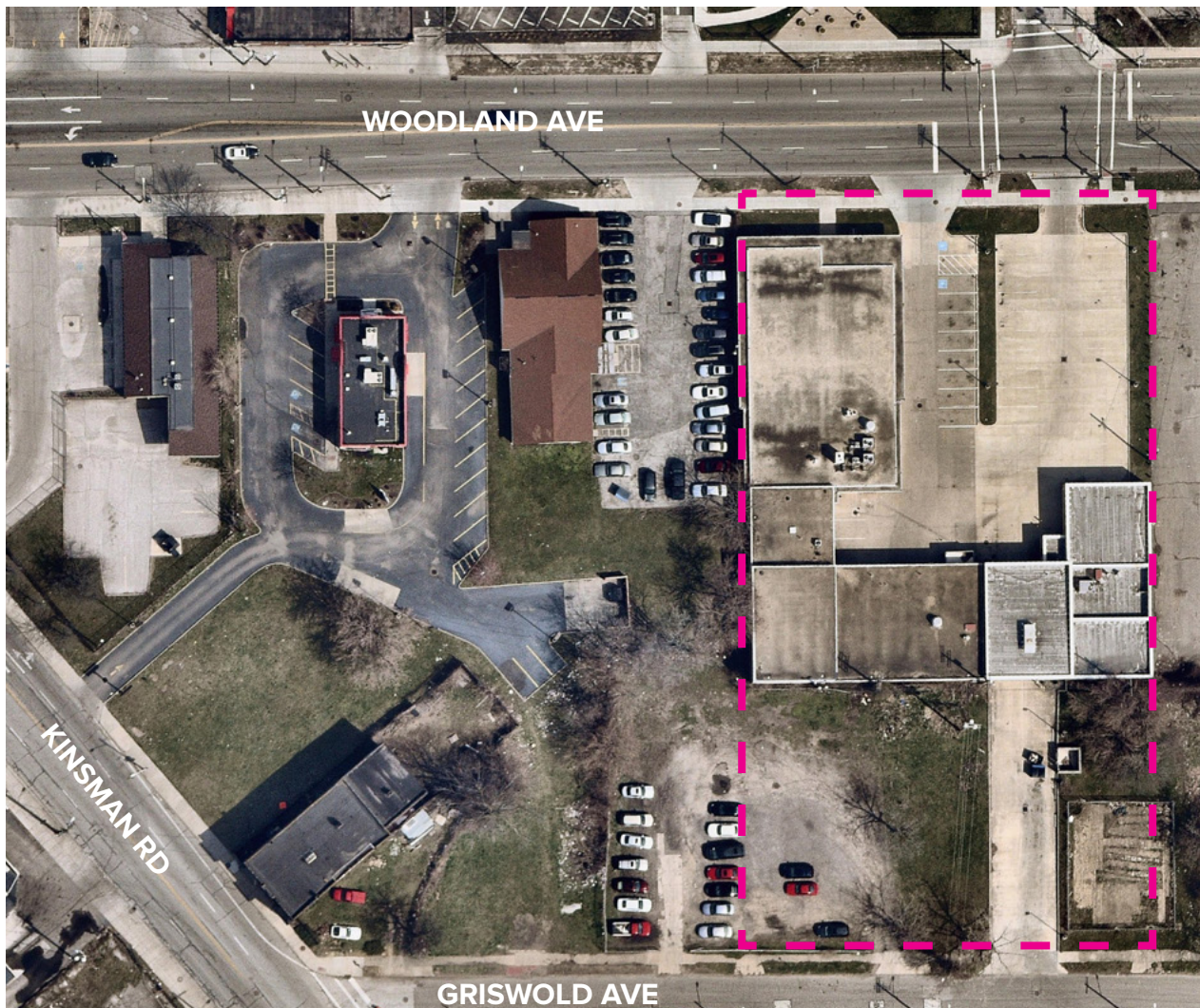
INCLUSIVE OF DEFERRED MAINTENANCE COSTS

Woodland Branch

Central Neighborhood



Branch Information



BRANCH STATISTICS

Location: 5806 Woodland Ave

Year Constructed: 1961 (partial renovation 2010)

Size: 15,500 sf

Parking: 28 spaces

The Cleveland Public Library Woodland Branch was built in 1961 with an addition and partial renovation in 2010. The branch is located at 5806 Woodland Avenue on the city's near east side. It is located between East 55th Street and East 61st Street with the main entry off of Woodland. Parking is located east of the branch with a service wing to the south. The library site includes the building, parking and some minimal landscaping at the street edge. The original library is a single-story building of 15,500 sf including a full basement that isn't currently used. This main building includes meeting rooms, collections, reading areas, a computer area, and a children's reading area. Behind the library building there is a service wing including a service garage and a final addition housing the library's mobile services group that was built as an addition in 2010. The service wing totals an additional 13,500 sf on one floor.

Community Outreach

OUTREACH SUMMARY The Woodland Branch is a generic mid-century institutional building, but patrons generally liked the stability of its presence in their neighborhood. A front “facelift” to the façade and the front lawn landscaping could help refresh the exterior and invite new residents inside. The attached garage and surrounding land are generous, and patrons were enthusiastic about potential programs which utilized the grounds for gardening, vehicle maintenance, and cut-through pathways. On the interior, private study rooms were a popular idea for improvements; lighting, finishes, and furnishings all need updating.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)



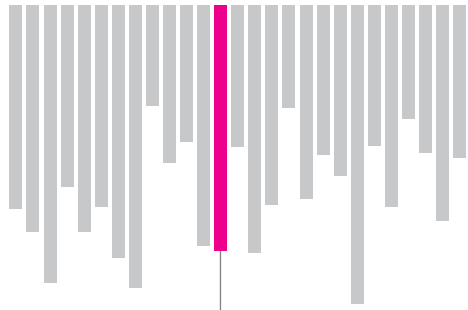
Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Add attractive façade element(s) to create brighter & more inviting Woodland entrance
- Expand childrens’ area to include more area for reading, socializing, books, and technology
- Create quiet study/reading areas in the former office space in southern portion of building
- Add more abundant & comfortable furniture for reading/studying
- Investigate potential use of garage and wood shop space for classes
- Create more attractive landscaping in front lawn of building
- Create enclosed reading garden in open space at rear of building
- Lit/digital sign in front of branch showing events, programs, classes for passing drivers
- Enhance crosswalk in front of branch building (Woodland Ave & E 59th St)
- Better define connections to transit and neighborhood assets through lighting, pathways, etc
- Provide drawing/art classes for youth & adults
- Advertise library events and classes more broadly
- Host more cultural activities events at branch
- Outreach more to local seniors

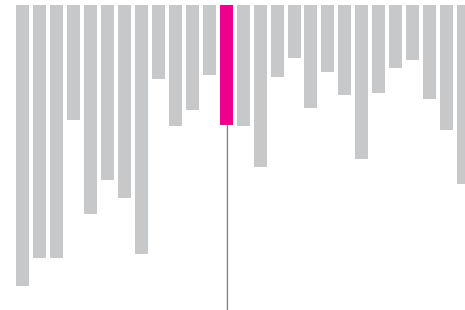
1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



104,762 VISITS

CIRCULATION



85,363 ITEMS

SERVICE AREA POPULATION

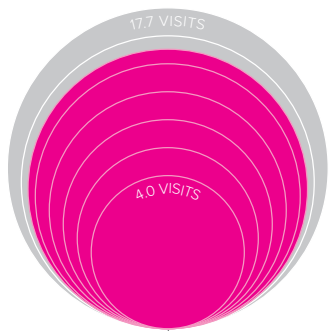


7,946 RESIDENTS

2 OCCUPIED AREA ANALYSIS

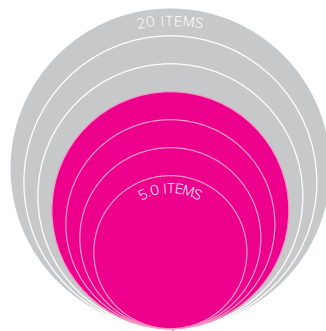
CURRENT OCCUPIED SQUARE FOOTAGE: 7,800 SF

ATTENDANCE

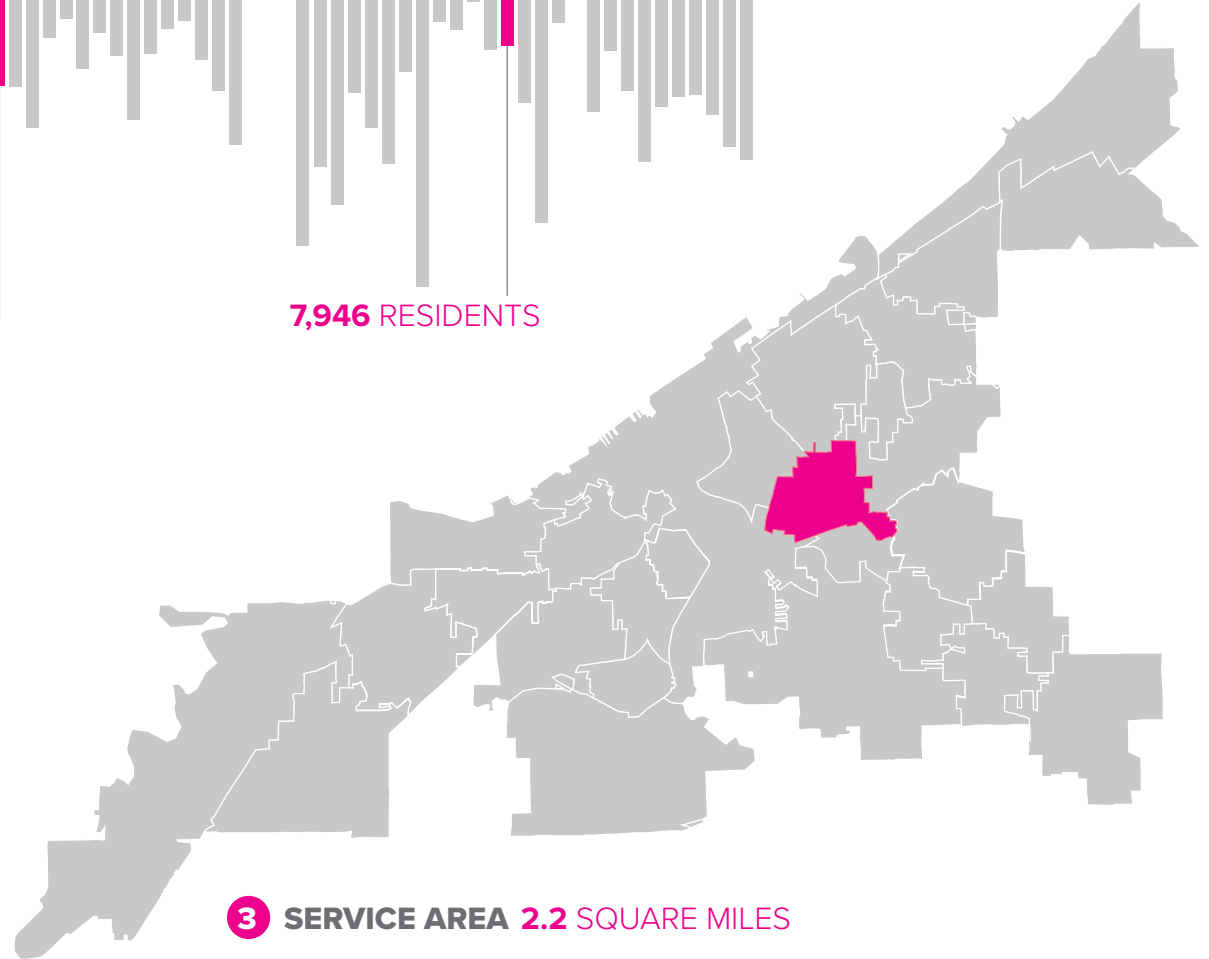


13.4 VISITS PER SF

CIRCULATION



10.9 ITEMS PER SF



3 SERVICE AREA 2.2 SQUARE MILES

KEY

DATA REPRESENTATION

- System Wide
- Current Branch

1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Woodland branch is generally in good condition for its age. The interior and the single-story layout eliminate many of the accessibility issues from other branches and installing an elevator in the existing shaft would allow the full basement to be developed with public services. The older maintenance building is in fair condition and appears to serve its function. The newest addition housing mobile services is in very good condition throughout and does not need immediate attention unless it is not adequate programmatically. The library furniture and millwork are older and should be considered for replacement with any renovation.

SITE The library has on grade access with no steps or ramping required to access the building from the lot or the street, though the concrete needs some minor repair. The parking lots are in good condition. There is very little landscape or hardscape outside of the parking lots but what there is requires some maintenance.

MECHANICAL The Woodland Branch HVAC system consists of four variable volume split system HVAC units, a mini-split, and two boilers serving the main library, in addition to a gas-fired makeup air unit, rooftop unit, furnace, and infrared radiant tube heaters serving adjoining areas of the property. The four variable volume air handlers and condensing units are in good condition, the mini-split is in fair condition, and the rooftop unit is in excellent condition. The furnace is in poor condition and should be removed, and a rooftop air handler should be installed to serve the woodshop. Consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. The two boilers were installed in 1987 and have reached the end of their service life. There is corrosion on the flue, and the primary pumps are past their useful life. The two boilers and primary pumps should be replaced, and secondary pumps should be installed. The radiant tube heaters are in fair condition.



Extensive Fire Damage (original building) - 1957



Woodland under construction - 1960

PLUMBING The Woodland Branch plumbing system consists of one domestic water heater serving the main library and two smaller water heaters serving adjoining areas on the property. There exist flush valve water closets and faucets that are manually operated. The library's domestic water heater was installed in 2010, is in poor condition, has corroded connections, is reaching the end of its service life, and should be replaced. The two smaller water heaters are in fair condition. Plumbing fixtures were in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. The existing sewer and storm drainage system appears to be in working condition without issue. The existing sewer and storm drainage system appears to be in working condition without issue. The strainers for the roof drains are in poor condition and should be replaced.

ELECTRICAL The electrical systems in the Woodland branch are a mixture of old and newer systems. The newer Cutler-Hammer equipment at the branch is in good condition and should be maintained. The older Westinghouse equipment, however, has reached the end of its life cycle and should be replaced. The main distribution equipment has spare capacity for future loads, but the existing branch circuit panels have limited spare capacity. As a result, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system and emergency egress lighting. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Woodland library uses surface mounted wallpacks and pole mounted fixtures for site lighting. The existing wall mounted exterior fixtures are in poor condition and the exterior pole mounted fixtures are in fair condition and should be maintained. The Woodland branch has an existing automatic lighting control system serving the library.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$925,665

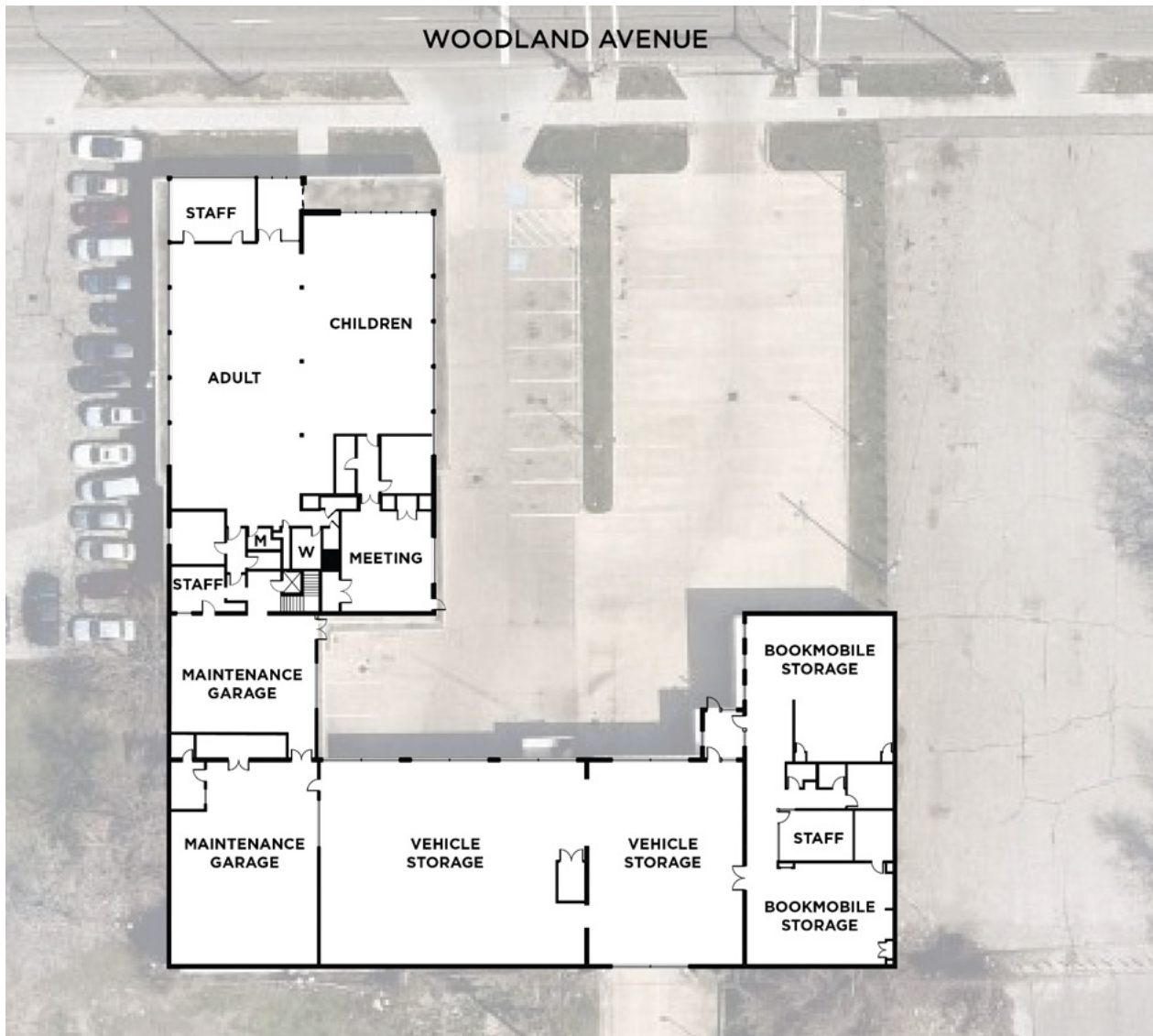


Building Exterior



Existing Circulation Desk

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

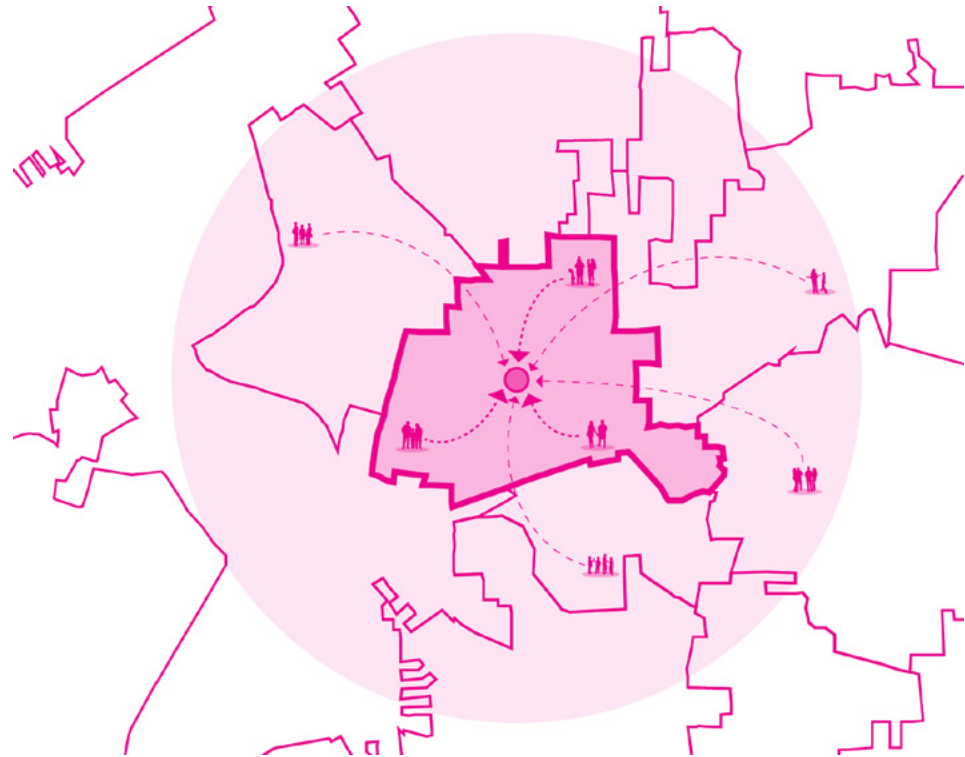
- Library fronts the site, but is non-descript and lacks street presence
- Branch is located on a heavily trafficked road, near the city center
- Not co-located with similar institutions
- Site is centrally located within the system
- Both the library and maintenance facility share a parking lot
- No designated teen room
- Site is surrounded by adjacent landbank or vacant properties, leaving room for expansion
- Meeting room is closed off and lacks flexibility needed to break up into smaller spaces.
- Site is centrally located to serve its community
- Existing basement is currently abandoned
- Both the library and maintenance facility have significant maintenance and accessibility issues

Branch Recommendations

MAJOR RENOVATION WITH NEW DISTRIBUTION HUB

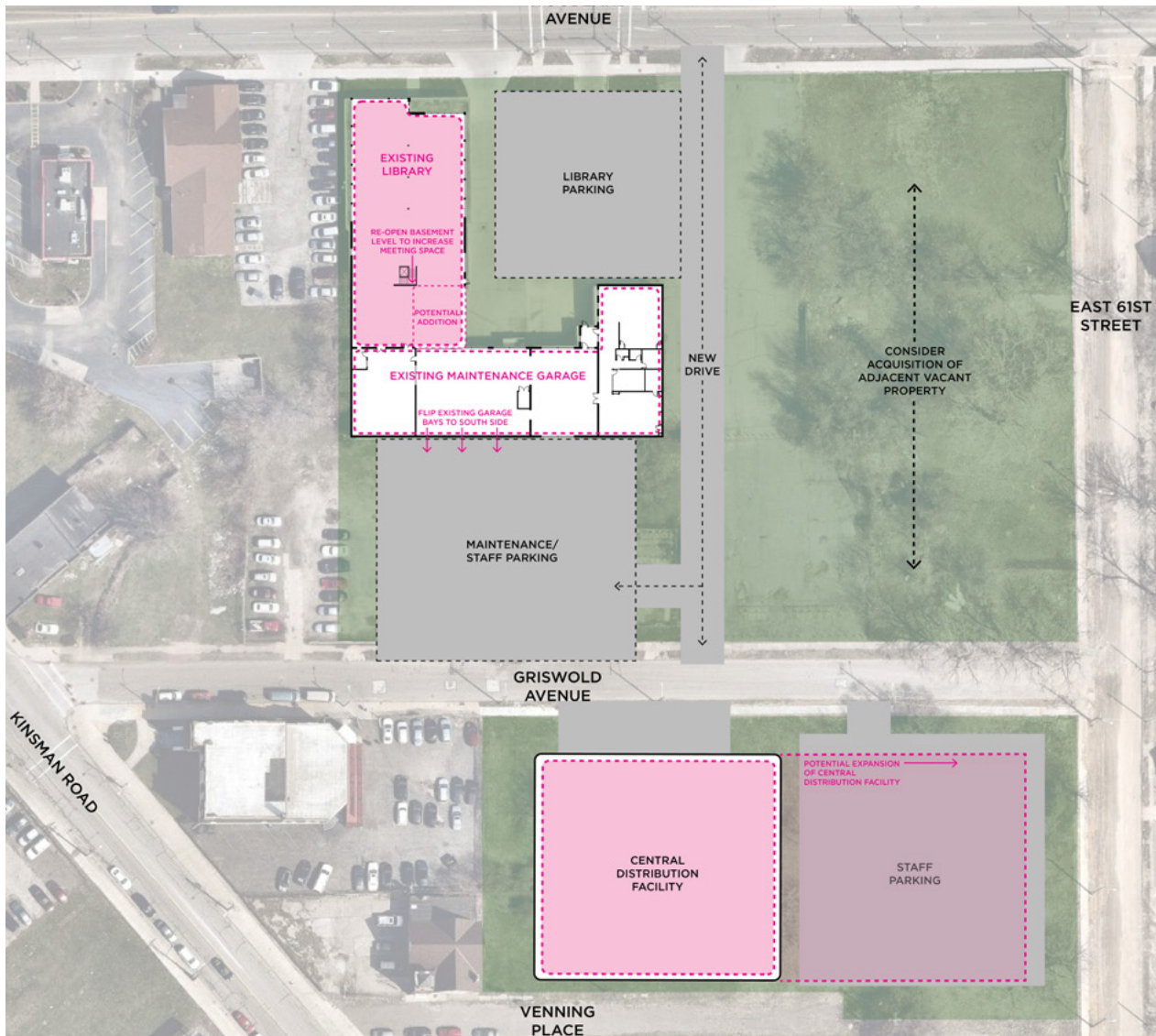
CURRENT STATE This branch and support facilities do not take advantage of the visibility and access afforded by its location on a heavily trafficked road near the city center. The large complex is fronted by the nondescript library building that offers little visibility in from the street. The branch is well used in spite of being surrounded by derelict properties without other similar institutions in the area. There is opportunity to expand the site with a large number of adjacent landbank or otherwise vacant properties.

FUTURE VISION It is recommended that the Woodland site be expanded to encompass the surrounding vacant properties and be used as a new central distribution and service hub for the library system. This would include building a new storage and distribution facility and updating maintenance facilities as well as a major renovation of the existing branch library. The library renovation would include significant exterior work to improve visibility and possible expansion to the south or into the basement with the addition of an elevator. This project would support the entire system and provide a highly visible presence for the library.



Community Hub Diagram

Future Vision



POTENTIAL FUTURE DEVELOPMENT DIAGRAM

RECOMMENDATIONS

- Renovate branch to make more efficient use of the space
- Create new addition at the southern end of the library
- Re-open basement to provide additional meeting space
- Refresh the existing Maintenance Garage and relocate the garage entries to the south side of the building
- Create new Central Distribution Facility
- Consider acquisition of adjacent vacant properties
- Maintain existing entrance from the parking lot
- Create a defined teen space
- Improve views into and out of the building
- Add small quiet study space near the adult collections
- Improve children's collection with larger interactives area
- Reconfigure existing parking lot and drive to accommodate potential future development
- Consider an after-hours lobby or book lockers for extended service

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

IMPLEMENTATION COSTS

MAJOR RENOVATION WITH NEW DISTRIBUTION HUB

Woodland Branch: \$2,600,000*

*INCLUSIVE OF DEFERRED MAINTENANCE COSTS

Central Distribution Facility: \$6,300,000

Maintenance Garage: \$1,500,000*

Total Cost of Implementation: \$10,400,000*

*INCLUDES MAINTENANCE GARAGE COSTS TO OCCUR IN GROUP 2

Rockport Branch

Bellaire-Puritas Neighborhood



Branch Information



BRANCH STATISTICS

Location: 4421 West 140th St

Year Constructed: 1964

Size: 9,200 sf

Parking: 30 spaces

The Cleveland Public Library Rockport Branch was built in 1964 and is located at 4421 West 140th Street on the city's west side between Puritas Avenue and Belleshire Avenue. The branch is located near the corner of Puritas and 140th Street. It's sited just north of an empty grass lot which occupies the corner of Puritas and 140th Street. Access to the library is from the sidewalk and parking to the south of the building accessed off 140th Street.

The building is 9,200sf, single story, with collections, reading areas, and staff areas, and a meeting room. The building is clad in brown brick and stone veneer with a hipped, asphalt shingle roof. Floor to ceiling windows at the west elevation along 140th street along with clerestory windows at the north and south elevations allow significant light into the library.

Community Outreach

OUTREACH SUMMARY The Rockport Branch is more than at capacity, especially after school - its location on W 140th, “Education Corridor,” makes this a destination for people of all ages in Bellaire-Puritas. The new Teen Tech Center is popular and well-regarded, but in exchange, the branch no longer has community meeting space, which is needed in the larger neighborhood. Discussion of rebuilding a new, larger building on the corner were generally well-received, though some patrons like

the existing building and find it comfortable, familiar, and friendly, especially the natural light from above. Any expansion or rebuilding should include more parking and at least some exterior green space, in acknowledgement of the existing green space on W 140th/Puritas.

Outreach for this branch was performed as part of the facilities master plan, see Process section for summary of the outreach process.



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Consider rebuilding branch with front entrance on Puritas, green space on W 140th St
- Create large and small community meeting space(s)
- Provide a range of comfortable, flexible seating & work areas, including quiet work space(s)
- Expand the bike rack - work with local fabricators
- Improve signage and lighting on exterior
- Continue to grow technology programs/identity here
- Provide flexible technology (iPads, laptops) for in-branch use
- Hold senior-specific programs - genealogy, author talks, antiquing

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



96,452 VISITS

CIRCULATION



180,751 ITEMS ↑
2ND HIGHEST OF 27 BRANCHES

SERVICE AREA POPULATION

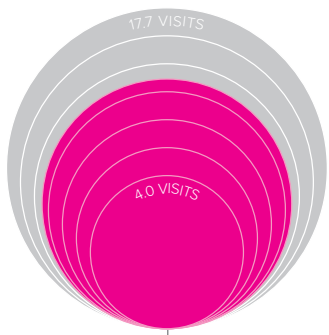


19,896 RESIDENTS

2 OCCUPIED AREA ANALYSIS

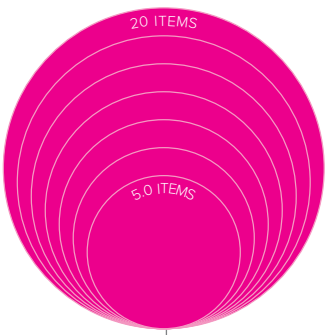
CURRENT OCCUPIED SQUARE FOOTAGE: 9,000 SF

ATTENDANCE

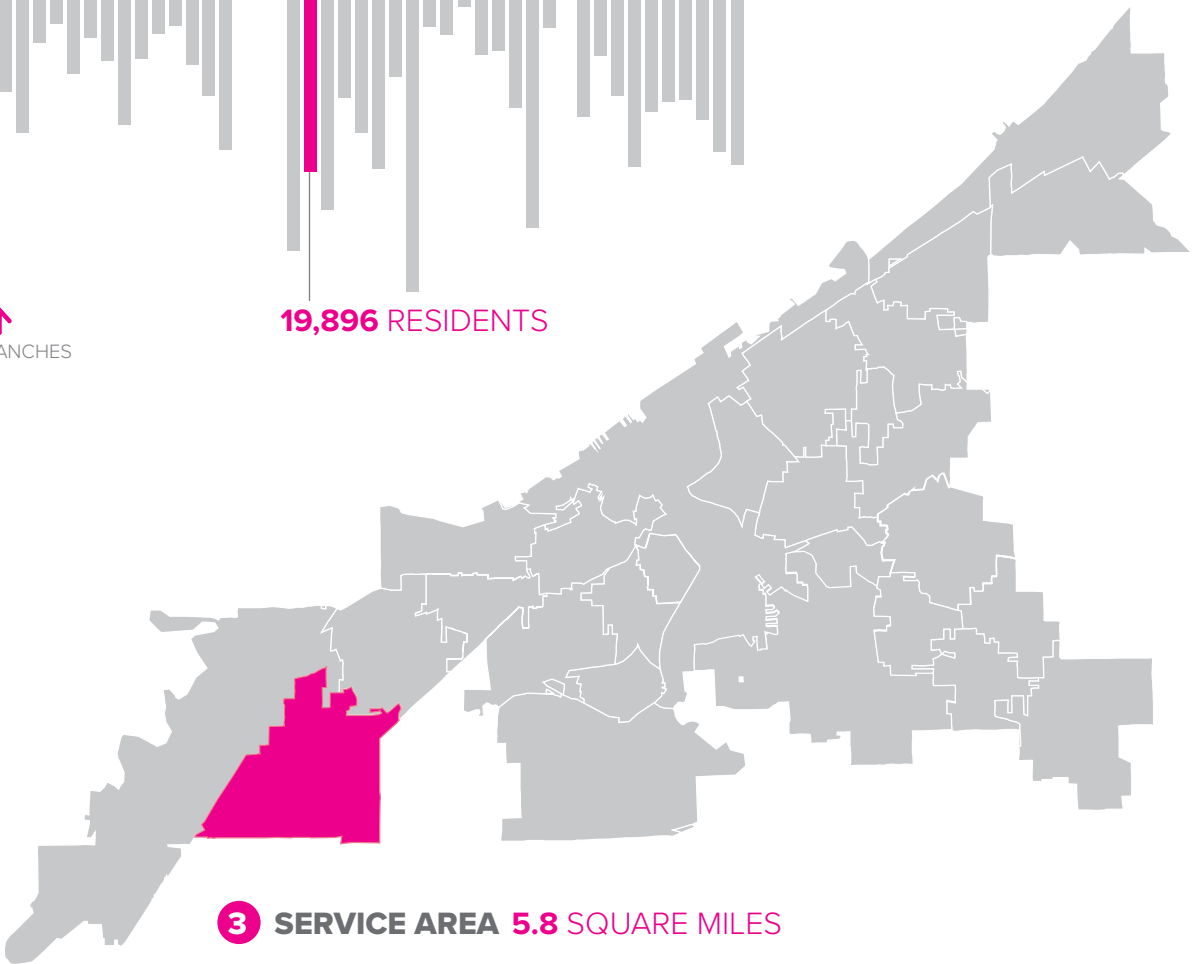


10.7 VISITS PER SF

CIRCULATION



20 ITEMS PER SF



3 SERVICE AREA 5.8 SQUARE MILES

KEY
DATA REPRESENTATION



- 1** Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.
- 2** Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.
- 3** Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The Rockport branch is in good condition but has accessibility issues. To provide a fully accessible library existing bathrooms will need to be renovated and brought up to current ADA standards. Single pane glazing should be replaced throughout with insulated glazing units. Finishes and millwork are worn and should be replaced in the near future with the exception of the library shelving which is generally in good condition.

SITE The library is located on a flat site with a dedicated parking lot to the south of the building. There are issues relating to the condition of the parking lot which should be repaved and restriped. There are also accessibility issues from the parking lot to the library entrance that should be brought up to current ADA standards.

MECHANICAL The Rockport Branch HVAC system consists of a split-system air handler and two 80% efficient boilers. The split system air handling unit is past the end of its service life and should be replaced. The exhaust system is in poor condition and should also be replaced. When the air conditioning systems are replaced, consideration should be made to go to a Variable Air Volume system with a Building Automation System for increased system efficiency. The two boilers were installed in 1987, are in fair condition and are at the end of their service life. They should be replaced. A secondary heating pump should be added for redundancy.

PLUMBING The Rockport Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was replaced in 2005 and is in fair condition. It has reached the end of its service life and should be replaced. The domestic water piping system is old, in poor condition, and damaged due to a roof leak in some areas. The domestic water piping system should be replaced. There currently exists no backflow prevention device; a backflow prevention device should be installed. Plumbing fixtures are in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. Water closets, the urinal, and lavatories are not ADA compliant;



Rockport under construction - 1963

they should be reconfigured or replaced. The existing sewer and storm drainage system appears to be in working condition without issue. The gutter downspouts and elbows are old and in poor condition; they should be replaced.

ELECTRICAL The electrical systems in the Rockport branch are in average condition. The Rockport branch main distribution equipment and corresponding branch circuit panels do not have any spare capacity for future loads. Replacement of the existing Rockport distribution equipment needs to be considered due to the age of the equipment and the difficulty in acquiring the appropriate overcurrent devices, which are no longer manufactured. Additionally, due to limited spare capacity in the existing branch panels, new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to fire alarm and emergency egress lighting coverage. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Rockport library uses surface mounted wallpacks and a utility pole mounted HID fixture for site lighting. The existing wall mounted exterior fixtures and utility pole mounted HID fixture are in average/poor condition. The older burned out fixtures should be replaced, while the newer wallpacks should be maintained. In addition to this, additional exterior fixtures should be added to appropriately

illuminate the parking lot per IES recommendations. The Rockport branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED

MAINTENANCE ITEMS: \$823,234

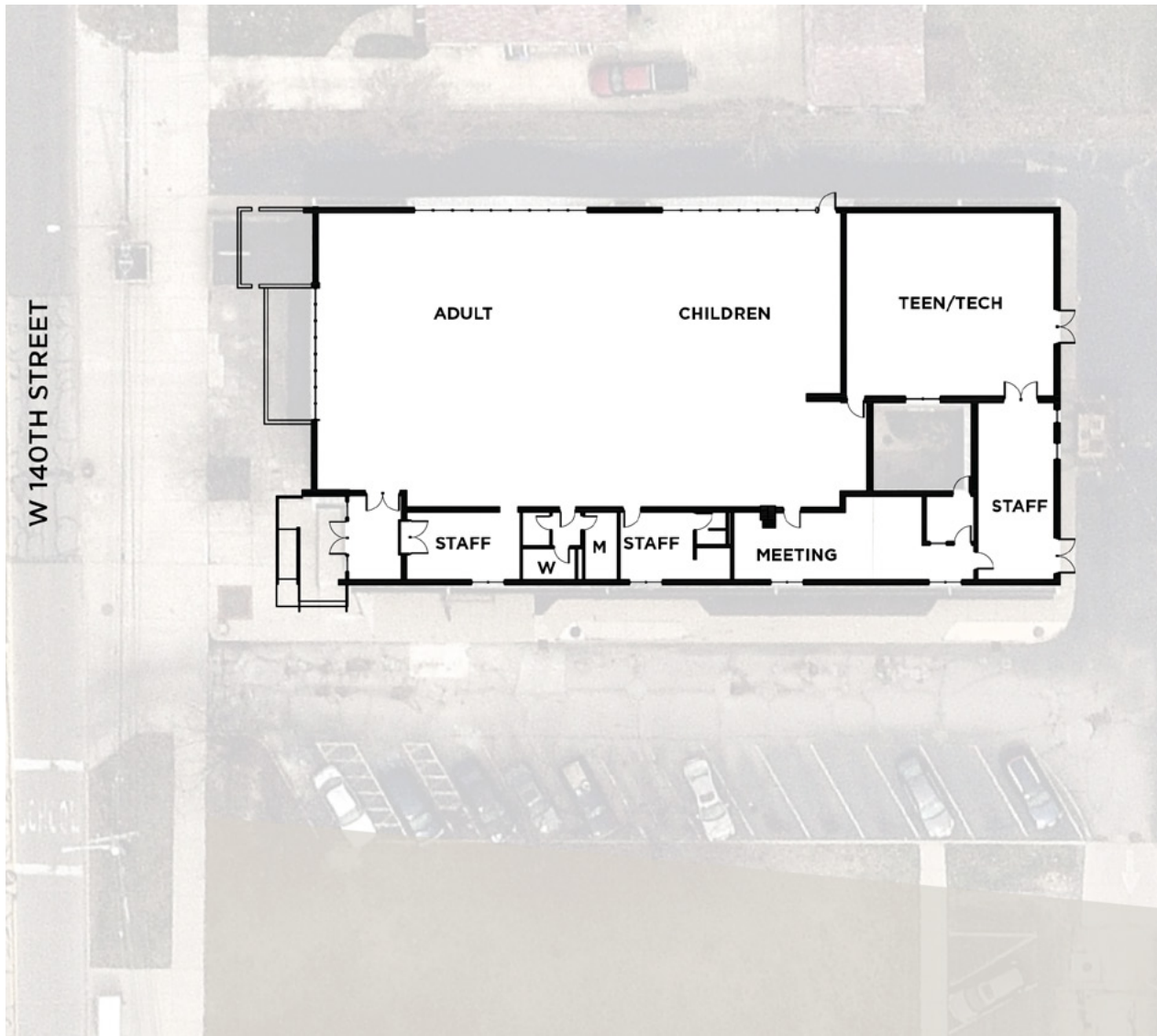


Branch Interior



Historic Eastman Garden

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

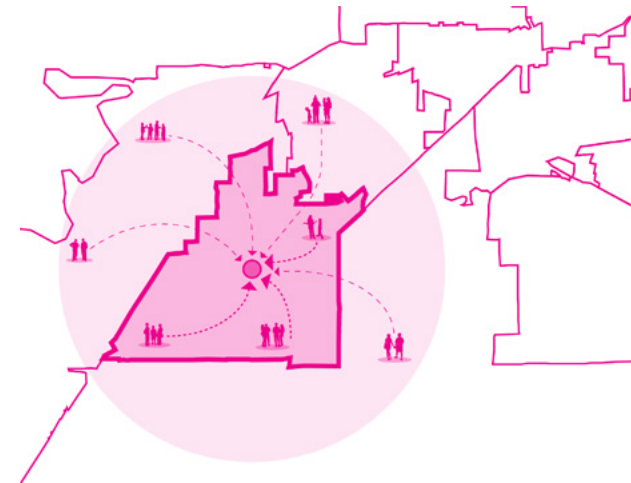
- The building lacks transparency
- Building interior is divided into distinct spaces, limiting program flexibility
- Historic Eastman Garden is appreciated by the community
- Library is centrally located and is co-located with important social and educational amenities
- Building is set back from the intersection of Puritas Ave and West 140th Street, limiting visibility
- One of the highest circulating branches in the system
- Significant maintenance and accessibility issues
- Building's design and layout do not take advantage of the site's prominent position
- Interior layout does not have good sightlines throughout and does not meet the goals of the library's service model
- Meeting room was recently turned into a teen room, leaving the community without a large meeting room.
- No defined teen area
- Staff spaces are broken up and aren't efficiently organized to best serve the community

Branch Recommendations

NEW BUILDING ON EXISTING SITE

CURRENT STATE This branch is on an excellent site but the building's design and placement does not take advantage of the prominence it provides. Located at the north end of the site with parking and undeveloped greenspace fronting the south edge the building has poor visibility from Puritas. While one of the highest circulating branches in the system the building has no dedicated meeting rooms after the creation of a new teen space, limiting it's use for the community. The building has multiple maintenance and accessibility issues.

FUTURE VISION It is recommended that a new larger branch be built on the undeveloped greenspace at the corner of Puritas and 140th Street. A new, larger branch located at the corner of the site would create prominent visibility for the library and contribute to a new gateway to the 140th street education corridor. The size and location of the site as well as the heavy use of this branch set it up to become a new Community Hub branch.



Community Hub Diagram

IMPLEMENTATION COST

NEW BUILDING ON EXISTING SITE

It is recommended that the Rockport branch be built new on the same site. The facility will become a Community Hub Branch.

TOTAL COST OF IMPLEMENTATION

\$6,500,000



ARTEMUS
WARD

BELLSHIRE AVENUE

BIRCHWOOD
SCHOOL OF
HAWKEN

CHRIST
LUTHERAN
CHURCH

WEST 140TH STREET

ROCKPORT
BRANCH
LOCATION

PURITAS AVENUE



Rockport Branch

CONCEPT DESIGN

INTENT OF CONCEPT DESIGNS

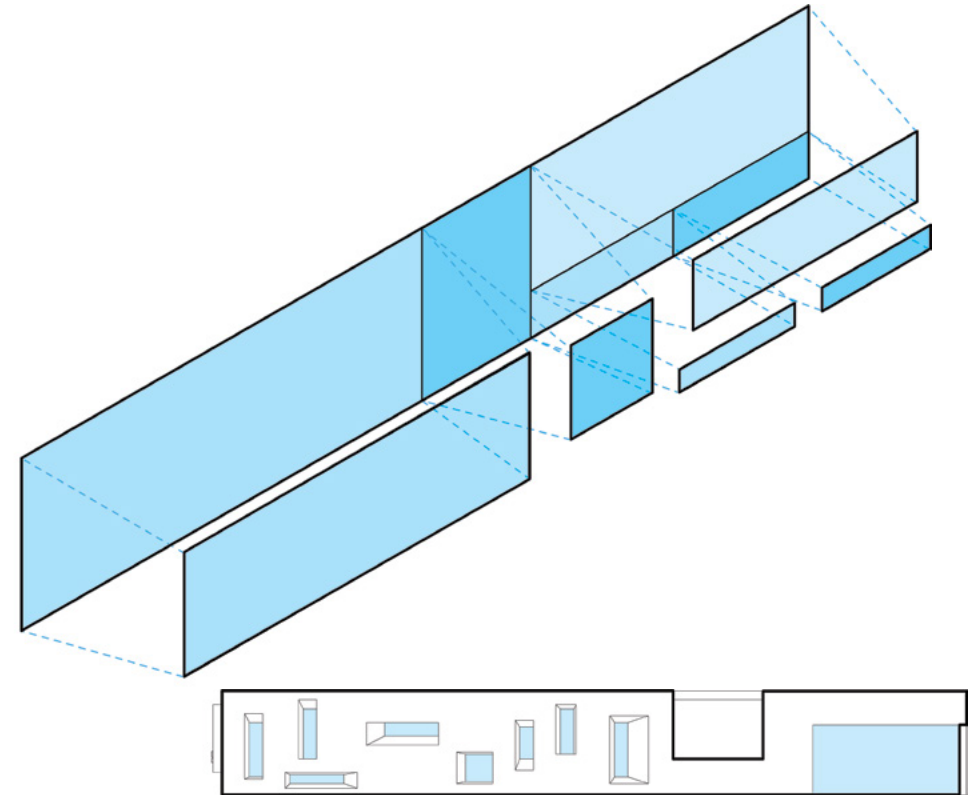
The specific branch concept designs and drawings introduced in this document are not final building designs, but outlines for how the library may choose to move forward as the plan is realized over the next ten years.

Design Inspiration

COLLABORATION The Rockport Branch is a site of collaboration within the community where individuals come together to create a statement of collective identity. The building's design visibly engages the streetscape inviting the neighborhood in, while offering a wide range of space types to facilitate after-school studying, accessing technology, or hosting larger community classes or forums.



Context Diagram - Figure Ground Study

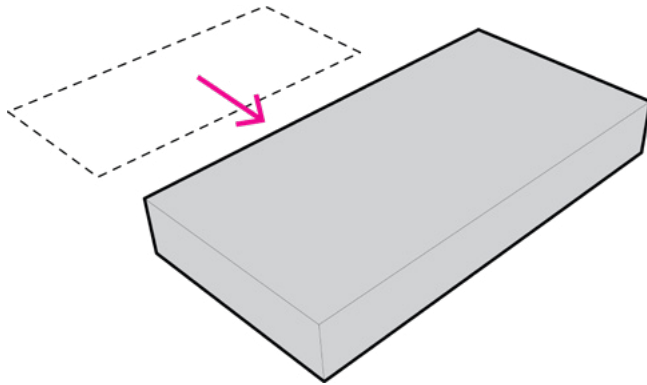


Patchwork Facade Organization Diagram

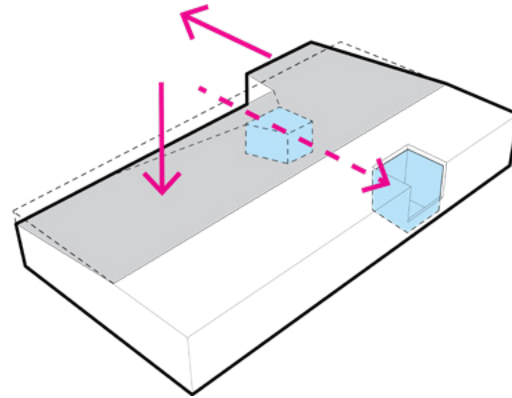


View from Puritas looking Northeast

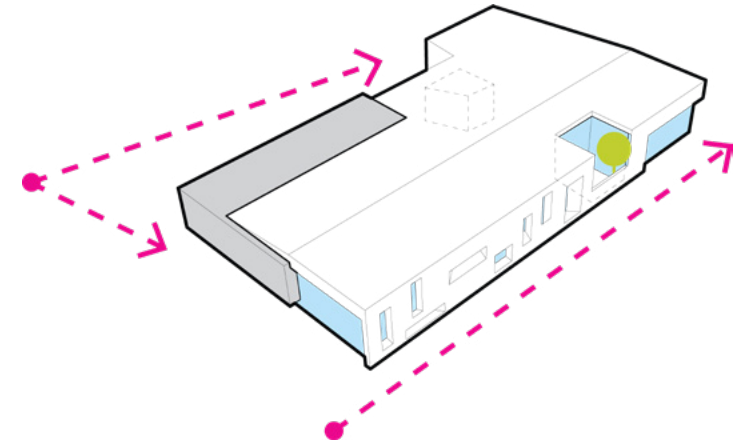
Creating Form



1. New Building Mass



2. Public Access and Soften Mass

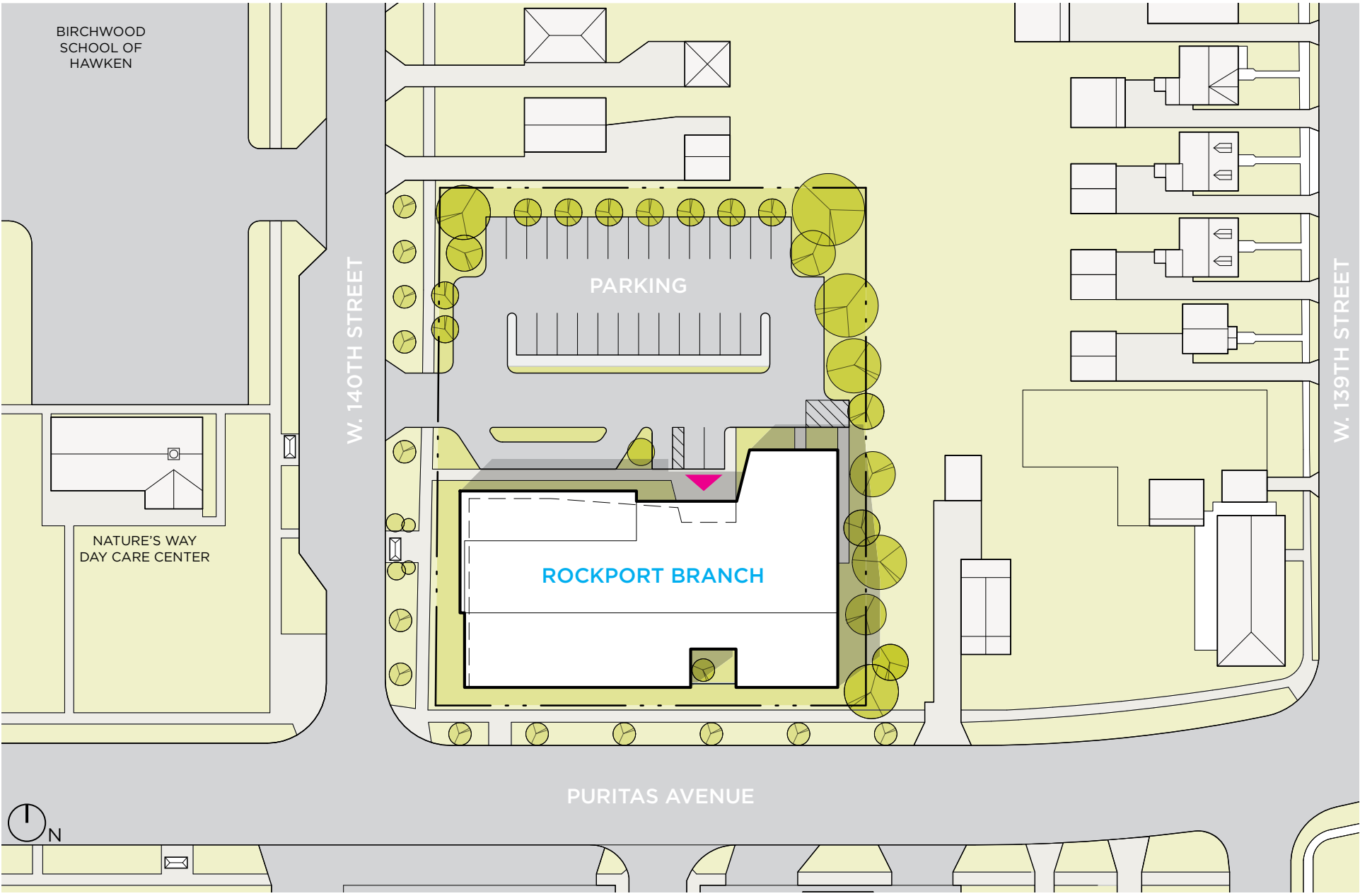


3. Activate Facades

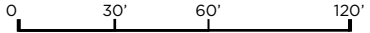
The new library's siting directly on the corner of Puritas Avenue and West 140th Street deliberately makes it more visible to the community with its mass engaging the pedestrian and street. The building is then softened by sculpting both roofscape and entry to highlight public access and entry sequence terminating in a reading garden reminiscent of the outdoor space in the former branch accessed internally. Finally, the facades embody the branches collaborative spirit through the patterning of the building skin, while the thickness of the southern facade on Puritas provides unique opportunities for collections and study niches on the interior to enrich the overall experience.

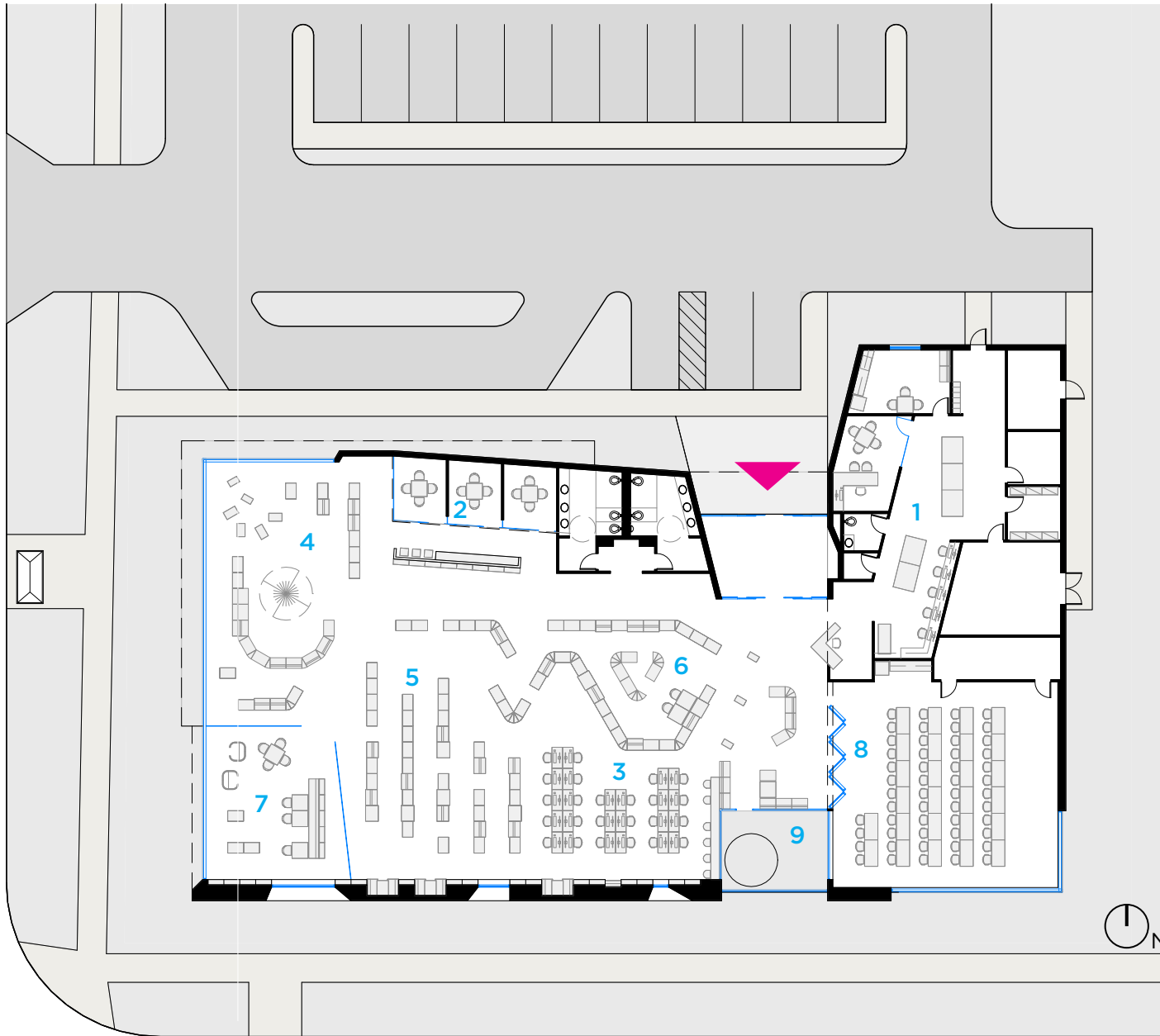


View from W. 140th looking Southeast



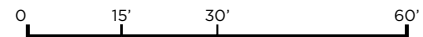
SITE PLAN





- 1 Staff Area
- 2 Small Meeting Rooms
- 3 Computers
- 4 Children's Area
- 5 Adult Collection
- 6 'Living Room'
- 7 Teen/Tech
- 8 Meeting Room
- 9 Eastman Reading Garden

FLOOR PLAN



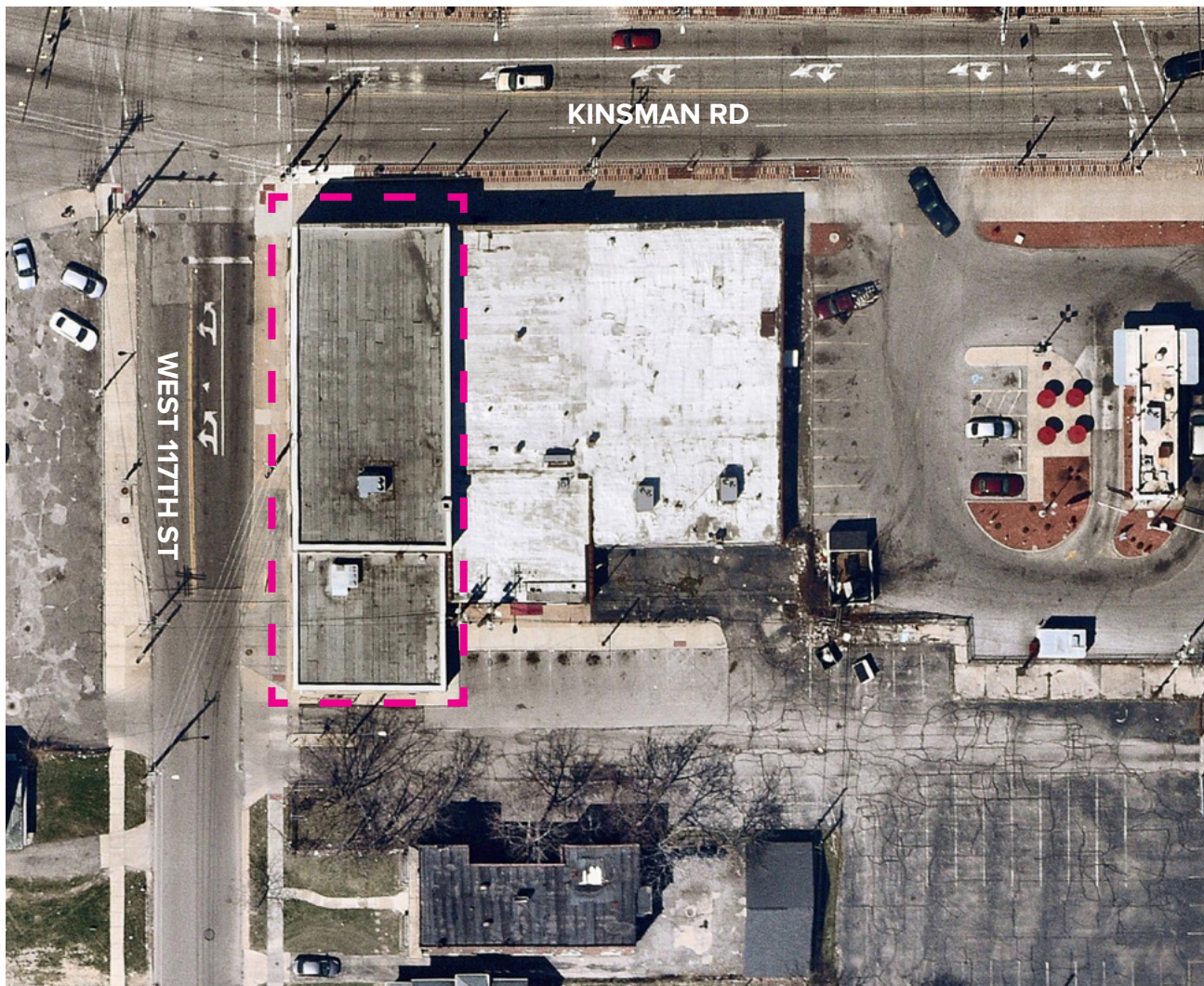


Mount Pleasant Branch

Mount Pleasant Neighborhood



Branch Information



BRANCH STATISTICS

Location: 3096 Scranton Rd

Year Constructed: 1903 (renovated 1981)

Size: 8,200 sf

Parking: None

The Mt Pleasant branch of the Cleveland Public Library is located in a building that originally built in 1937 as a bank. The building was renovated in 1981 to be used as a branch library. It is located at the corner of Kinsman and East 140th Street. The library directly abuts adjacent buildings to the east and has only a sidewalk between it and the street on the north and west. The parking lot to the south is not the property of the library and not intended for its patrons. The building is 7,200sf with all occupied space on the ground level. The mechanical room is located in an otherwise abandoned partial basement and a small mezzanine floor is located in the middle third of the building that is used only for access to the roof and some ancillary storage. The majority of the building is clad in coursed stone with a granite water table with a smaller brick clad addition to the south.

Community Outreach

OUTREACH SUMMARY Mt Pleasant and East 131st Branches were grouped together for the purposes of their engagement. In 2013 a neighborhood plan showed the two branches consolidated into one new branch building located on Union Ave, part of a new Civic Commons which includes a neighborhood recreation center. That plan, though produced with community consensus, was not developed through CPL. As a result, for these two branches the engagement process centered around (though was not limited to) the question of consolidation. Consolidating the two branches was the community preferred alternative throughout the entire engagement process, including at youth focus groups and in talks with community development stakeholders. However, vacating the existing branch buildings—particularly East 131st Branch, caused some concern around losing important civic landmarks in a neighborhood that has already seen many of its old structures decline.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)

Note: Outreach for Mt Pleasant and East 131st Street branches was performed jointly due to community's interest in consolidation



Community Outreach Session

PRIMARY COMMUNITY NEEDS

- Pursue branch consolidation with E 131st and work with Mt Pleasant NOW on new Union Ave community campus development
- Determine secure future use for E 131st Carnegie building
- Provide lounge seating, laptop bar, and more reading/study furnishings
- Create space for a flexible public meeting room within building which allows for a variety of uses
- Create private study rooms for quiet reading/study in branch
- Create playful/colorful kids' area AND dedicated teen spaces
- Integrate public art from local artists on branch interior, exterior & grounds
- Create an outdoor reading garden
- Program outdoor space with temporary events and public art installations
- New library signage on Union
- Integrate sufficiently large parking lot with drive-through drop-off
- Provide after-school tutoring/mentoring programs for local youth
- Develop shared programming with Rec Center
- Expand Workforce Training programming & jobs fairs for adults & teens

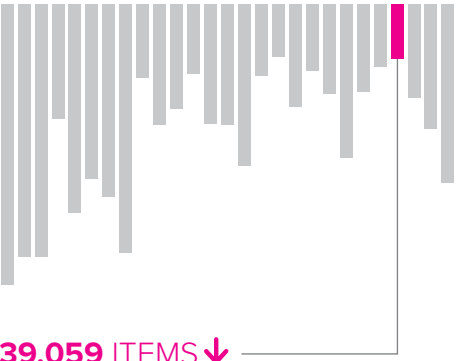
1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



48,421 VISITS ↓
3RD LOWEST OF 27 BRANCHES

CIRCULATION



39,059 ITEMS ↓
2ND LOWEST OF 27 BRANCHES

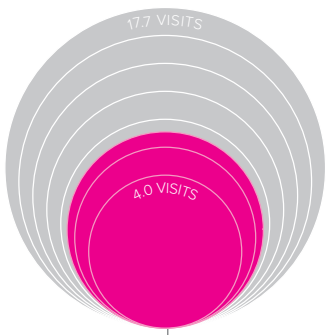
SERVICE AREA POPULATION



12,792 RESIDENTS

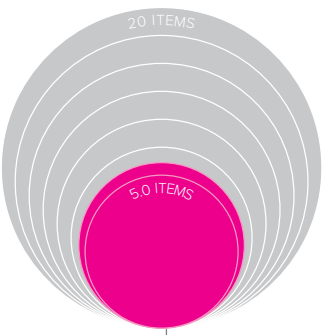
2 OCCUPIED AREA ANALYSIS

ATTENDANCE

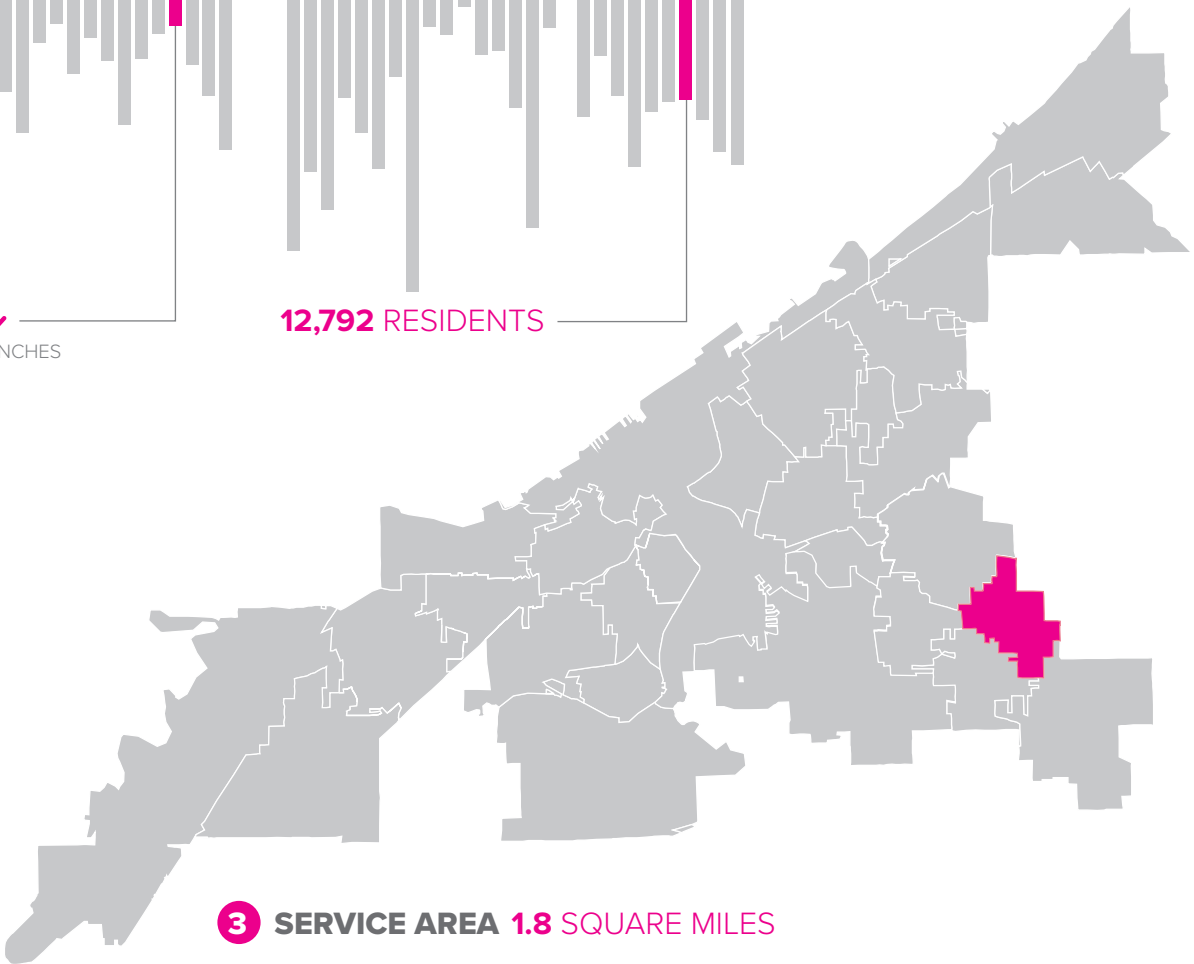


6.6 VISITS PER SF

CIRCULATION



5.4 ITEMS PER SF



3 SERVICE AREA 1.8 SQUARE MILES

KEY
DATA REPRESENTATION



- 1** Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.
- 2** Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.
- 3** Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL The original bank building is in generally good condition creates a branch with unique architectural character. That character could be enhanced if a future renovation reclaimed some of the unused volume above the ceilings. The building has a second entry that could allow for after hours use of the meeting room but it is not located in an area where staff can easily provide oversight which makes it a security concern. The branch has a relatively small footprint and is built to the lot line leaving no room for expansion. While there are accessibility issues throughout the fact that all occupied spaces are on a single floor and entry is on grade simplifies updates required compared to many branches.

SITE The library is located on a single level with on grade access. The library is located on a tight corner site with no public outdoor space or parking lot for its use and no space to add either without acquisition of adjacent properties.

MECHANICAL The Mt. Pleasant Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2017 and is in good condition. Plumbing fixtures were in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. The existing sewer system appears to be in working condition without issue. The sewage ejector in the basement is in good working condition. The strainers for the roof drains are in poor condition and should be replaced.

PLUMBING The Mt. Pleasant Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2017 and is in good condition. Plumbing fixtures were in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. The existing sewer system appears to be in working condition without issue. The sewage ejector in the basement is in good working condition. The strainers for the roof drains are in poor condition and should be replaced.



Mt Pleasant Facility Exterior - 1937



Mt Pleasant Facility Interior - 1952

ELECTRICAL The electrical systems in the Mt. Pleasant branch are in fair condition and should be maintained. The Mt. Pleasant branch main distribution equipment has spare capacity for future loads, but the existing branch circuit panels have limited spare capacity. As a result, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system and emergency egress lighting. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The Mt. Pleasant library uses surface mounted wallpacks for site lighting. The existing wall mounted exterior fixtures are in poor condition and have reached the end of their life cycles. The Mt. Pleasant branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

**TOTAL COST OF DEFERRED
MAINTENANCE ITEMS: \$724,265**



Building Exterior



Building Interior

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

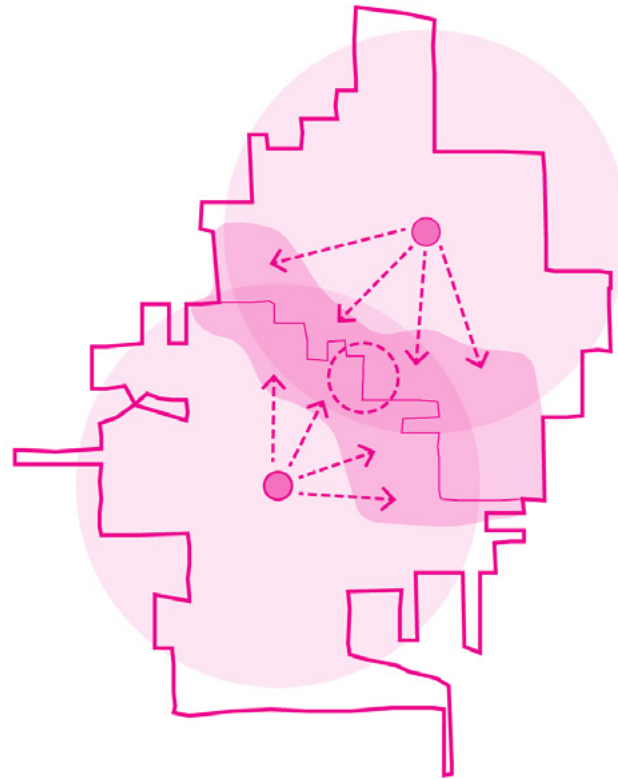
- The building lacks transparency
- Building interior is divided into distinct spaces, limiting program flexibility
- The building is located adjacent to a small commercial center, limiting natural light and limiting the ability for the building to expand
- No defined teen area
- Meeting room is closed off by other programs, limiting flexibility, but has the ability to be used for after hours gatherings
- No small quiet study spaces
- There is no library designated parking
- Branch and site size is too small to meet the criteria of a Community Hub
- Staff spaces are broken up

Branch Recommendation

CONSOLIDATE

CURRENT STATE The Mt Pleasant branch occupies a re-purposed bank building positioned at the end of a retail block. Though the building is in fair condition the branch's functionality is constrained by the small site which leaves no room for expansion and provides no library parking. Though in an active commercial area this branch is lightly attended and one of the lowest circulating in the system.

FUTURE VISION It is recommended that this branch building consolidated with the East 131st branch. These are two of the least used branches and serve a relatively small geographic area. A high level of service can be maintained with a new building in a new location supporting a combined service area. Consideration should be given to renovating the East 131st branch for the consolidation though it is anticipated a new branch on a new site will better serve the community.



Potential Relocation Options

PROCESS It is recommended that Mt Pleasant and East 131st be consolidated into a new building at a new location. The potential new site options were analyzed based on availability, accessibility, flexibility, and their impact on the community. These sites were then compared to determine which options best fit the needs of the combined service area.

IMPLEMENTATION COST

CONSOLIDATION

It is recommended that the Mt Pleasant branch be consolidated with the East 131st branch and relocated to a new facility on a new site. The facility will be a Neighborhood Branch.

Total Cost Of Implementation: **\$4,200,000**

COMBINED COST FOR MT PLEASANT AND E.131ST CONSOLIDATION

POTENTIAL SITES

1. EAST 116TH (JOHN ADAMS COLLEGE)

Located west of the two sites, at the intersection of East 166th and Corlett Avenue. (Furthest from Mt Pleasant)

2. EAST 131ST (CHARLES DICKENS)

Located between the two sites, at a concrete lot across from Charles Dickens Elementary School

3. EAST 129TH (CO-LOCATED W/ FIRE STATION)

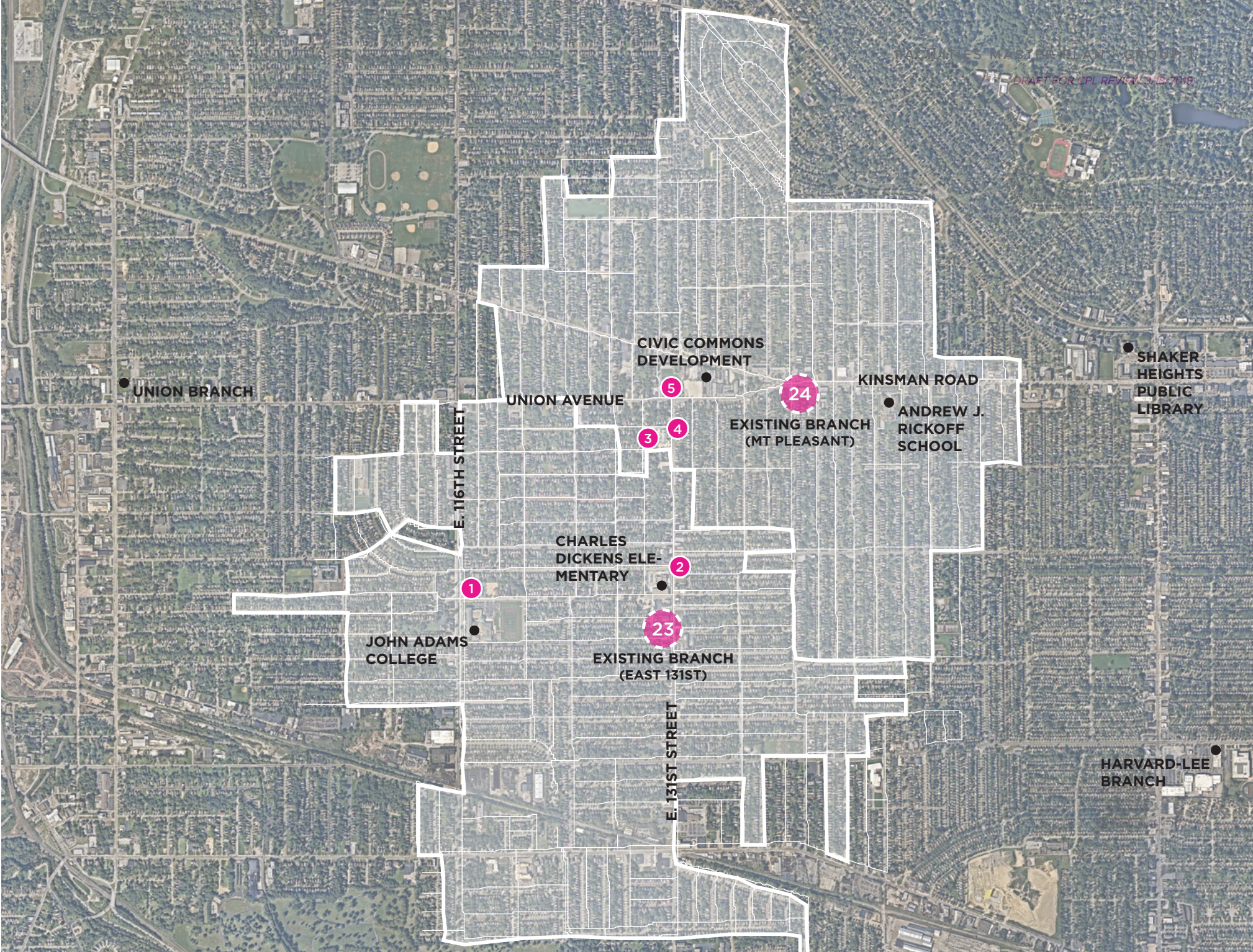
New branch would share the site with the new fire station near East 131st Street.

4. EAST 131ST (ACROSS FROM FIRE STATION)

Located between the two sites, at a series of grassy lots across from the new fire station along East 131st Street

5. UNION AVENUE (CIVIC COMMONS)

Located between the two sites, as part of the new Civic Commons District Plan at the intersection of East 131st and Union Avenue



UNION BRANCH

CIVIC COMMONS DEVELOPMENT

KINSMAN ROAD

SHAKER HEIGHTS PUBLIC LIBRARY

UNION AVENUE

5

24

ANDREW J. RICKOFF SCHOOL

EXISTING BRANCH (MT PLEASANT)

3

4

E. 116TH STREET

CHARLES DICKENS ELEMENTARY

2

JOHN ADAMS COLLEGE

23

EXISTING BRANCH (EAST 131ST)

E. 131ST STREET

HARVARD-LEE BRANCH

Potential Relocation Options

SITE CHARACTERISTICS

- Located on a moderately used road, but is not near an active commercial center
- Size of site limits building expansion and flexibility
- No parking and no space to provide a new lot
- Site is flat but too small to accommodate a single story branch
- No on-site parking
- Not centrally located for the consolidation of these two branches
- Located near one stop along the local RTA route
- Proximate to several learning institutions and other social and cultural amenities

EXISTING SITE:

EXISTING EAST 131ST OPTION

Location: 3830 East 131st Street, Cleveland, OH

Total Lot Size: 13,700 SF

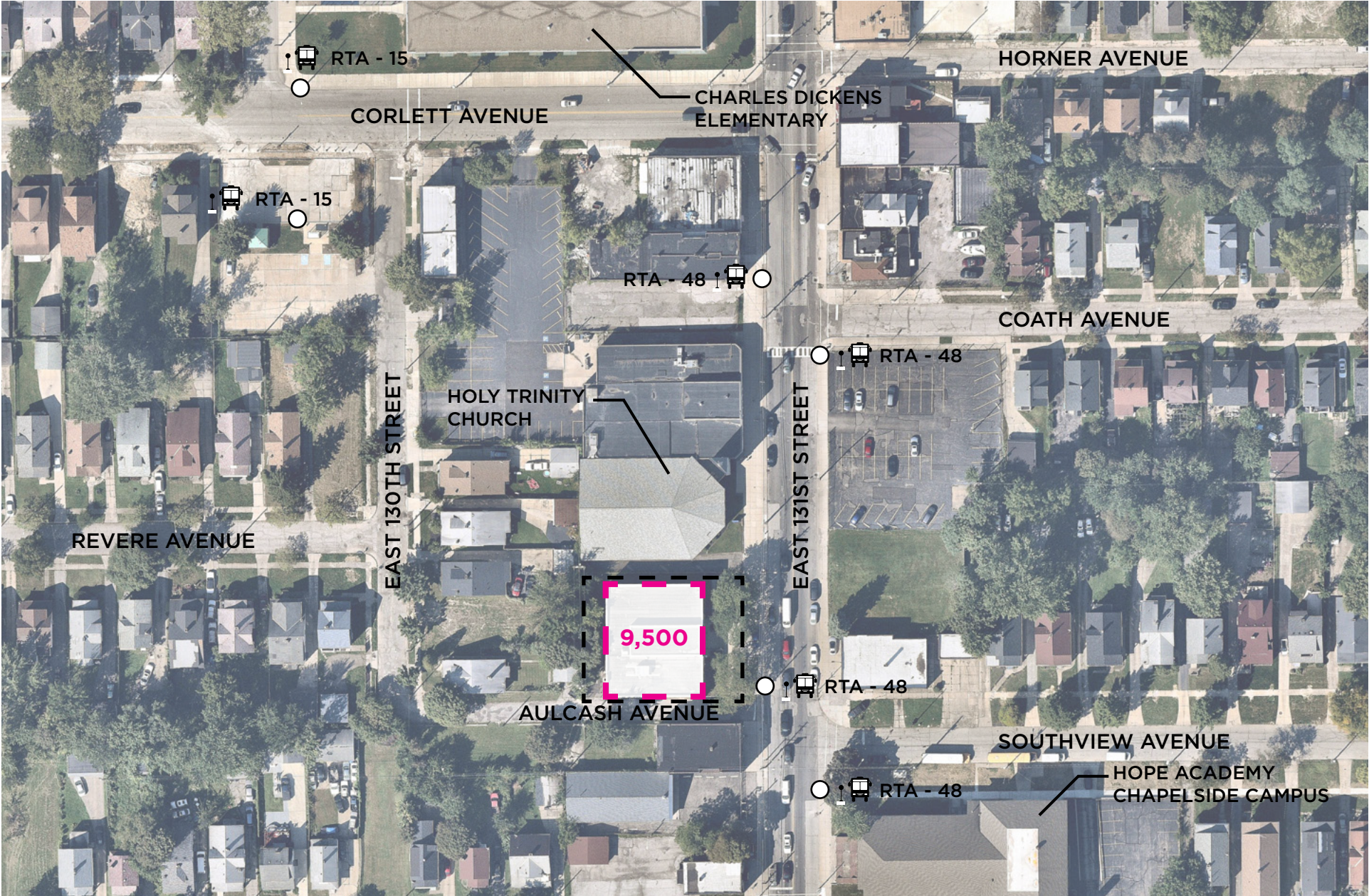
Existing Building Size: 9,600 SF

Description: This site would re-utilize the existing property and the existing branch building.

Amenities:

- Hope Academy Chapelside Campus
- Charles Dickens Elementary School
- RTA stops

Site Criteria	Inadequate	Limited	Sufficient
Available			
Accessible			
Flexible			
Community Focused			



Potential Relocation Options

SITE CHARACTERISTICS

- Located on a significant road within the neighborhood
- Proximate to the proposed Civic Commons District Plan, a new mixed-use district at the intersection of Union and Kinsman
- Site is large enough to accommodate a Neighborhood Branch with on-site parking
- Shape and size of site limits flexibility, with limited ability to expand after construction
- Site is flat, accommodating a single story branch model
- Centrally located for the combined service areas
- Located near several stops along the local RTA route

POTENTIAL SITE:

EAST 131ST (ACROSS FROM FIRE STATION)

Location: 3553 East 131st Street, Cleveland, OH

Total Lot Size: 36,000 SF

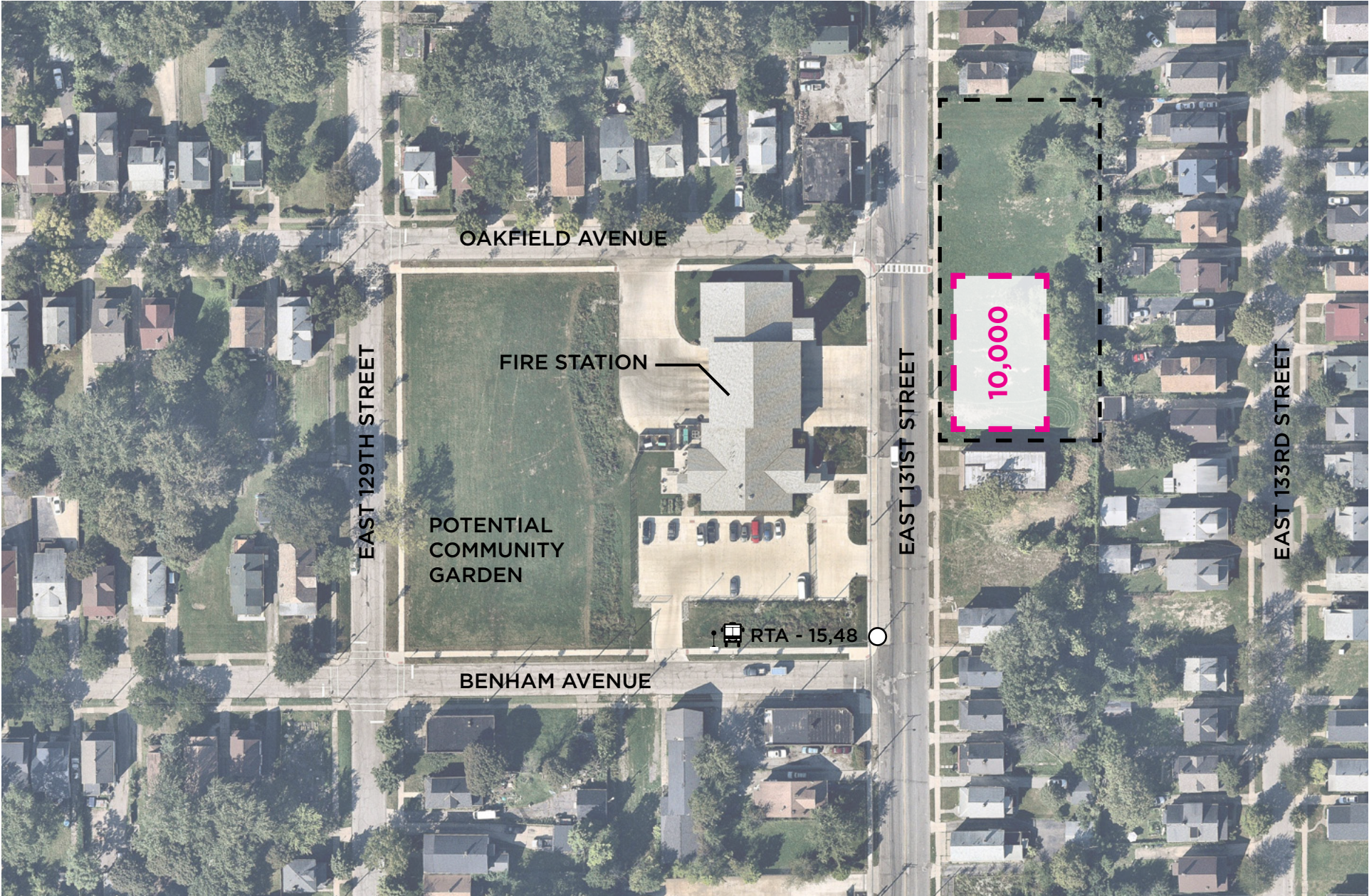
Potential Building Size: 10,000 SF

Description: This site would consolidate two branches at a new location between the two sites, at a series of parcels across from the fire station.

Amenities:

- Fire Station
- RTA stops
- Potential Community Garden

Site Criteria	Inadequate	Limited	Sufficient
Available			
Accessible			
Flexible			
Community Focused			



Potential Relocation Options

SITE CHARACTERISTICS

- Located within the proposed Civic Commons District Plan, a new mixed-use district at the intersection of Union and Kinsman
- Located on a major road in the community, near several stops along local RTA routes
- Proximate to several important social and cultural amenities
- Site is large enough to accommodate a Neighborhood Branch with on-site parking
- Shape and size of site accommodates flexibility
- Site is flat, accommodating a single story branch model
- Centrally located for the combined service areas
- Size of site leaves ample room for building expansion

POTENTIAL SITE:

UNION AVENUE (CIVIC COMMONS PLAN)

Location: 3465 East 130th Street, Cleveland, OH

Total Lot Size: 50,000 SF

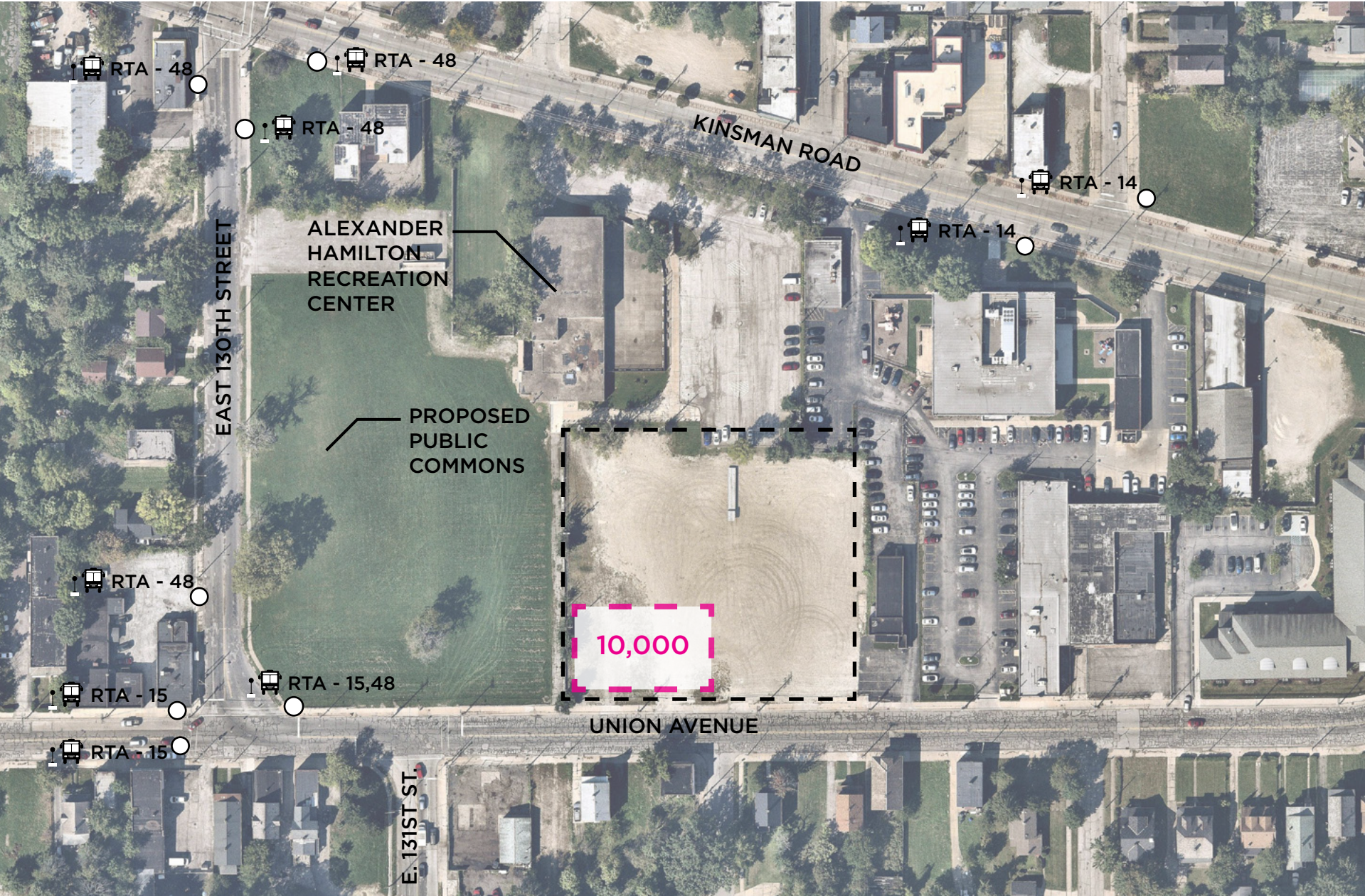
Potential Building Size: 10,000 SF

Description: This site would consolidate the two branches at a new location between the two sites, as part of the new Civic Commons District Plan at the intersection of East 131st and Union Avenue.

Amenities:

- Alexander Hamilton Recreation Center
- Cuyahoga County Employment Center
- Access to green space
- RTA Stops

Site Criteria	Inadequate	Limited	Sufficient
Available			
Accessible			
Flexible			
Community Focused			

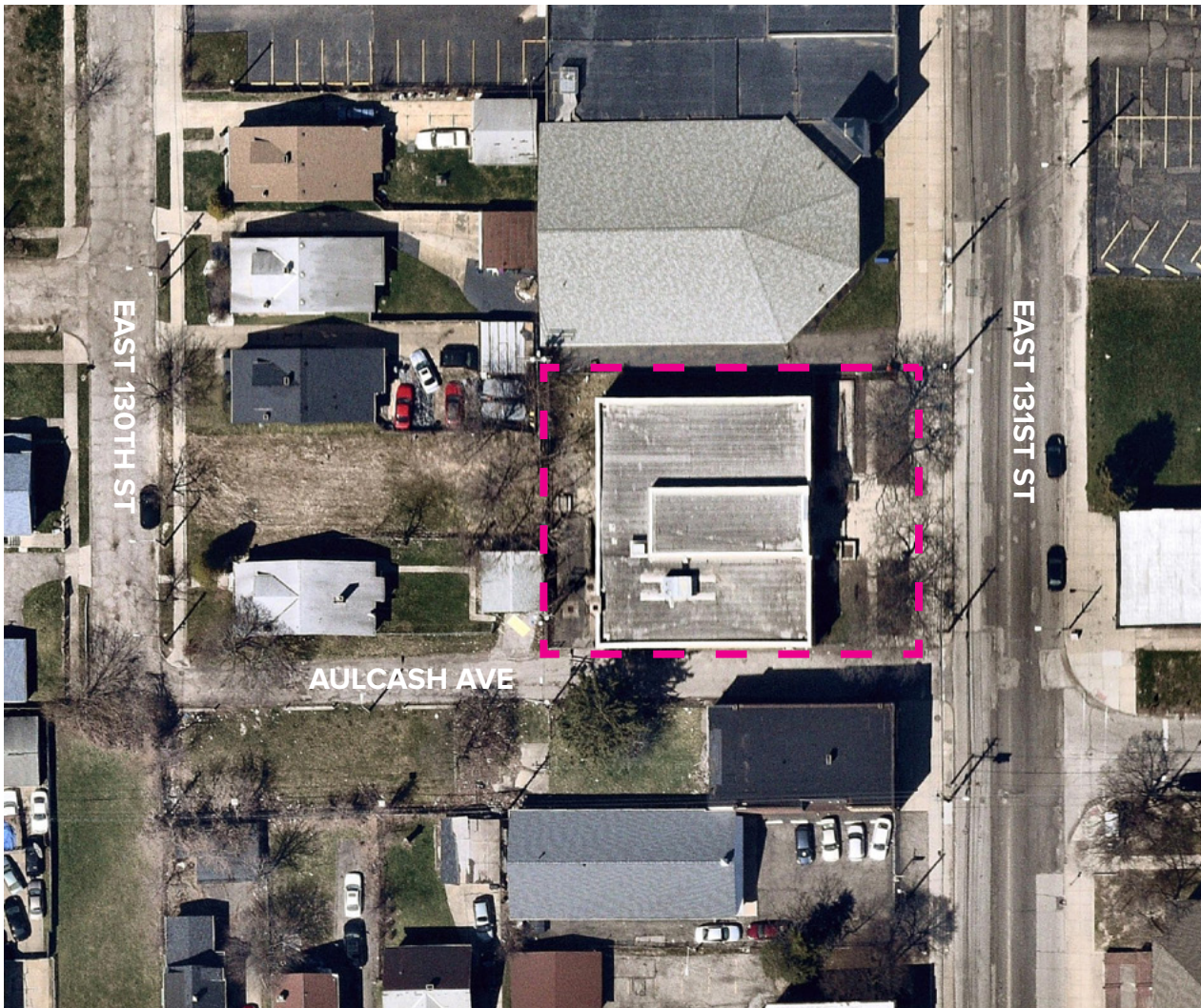


East 131st Street Branch

Corlett Neighborhood



Branch Information



BRANCH STATISTICS

Location: 7910 Detroit Ave
 Year Constructed: 1929 (renovated 1979)
 Size: 9,600 sf
 Parking: None

The Cleveland Public Library East 131st Street Branch was built in 1929, designed by renowned Cleveland architects Walker and Weeks with a renovation in 1979 that maintains most of the original character on the building's exterior. It is located at 3830 East 131st Street on the city's east side between Corlett and Aulcash Avenue. It is a tight, mid-block site along an alley with access from the sidewalk. There is no parking lot, but the library patrons use a lot across 131st street owned by the others. The building is 14,100sf over one story and a basement with collections, reading areas, meeting room, and staff spaces all at the first floor. The basement has been abandoned with the exception of mechanical. The building is clad in buff with glazed terra cotta accents and a flat, asphalt roof.

Community Outreach

OUTREACH SUMMARY Mt Pleasant and East 131st Branches were grouped together for the purposes of their engagement. In 2013 a neighborhood plan showed the two branches consolidated into one new branch building located on Union Ave, part of a new Civic Commons which includes a neighborhood recreation center. That plan, though produced with community consensus, was not developed through CPL. As a result, for these two branches the engagement process centered around (though was not limited to) the question of consolidation. Consolidating the two branches was the community preferred alternative throughout the entire engagement process, including at youth focus groups and in talks with community development stakeholders. However, vacating the existing branch buildings—particularly East 131st Branch, caused some concern around losing important civic landmarks in a neighborhood that has already seen many of its old structures decline.

Outreach for this branch was performed as part of the CPL150 Community Vision Plan (See cpl150.org for more details)

Note: Outreach for Mt Pleasant and East 131st Street branches was performed jointly due to the community’s interest in consolidation



Community Outreach Session

PRIMARY COMMUNITY NEEDS

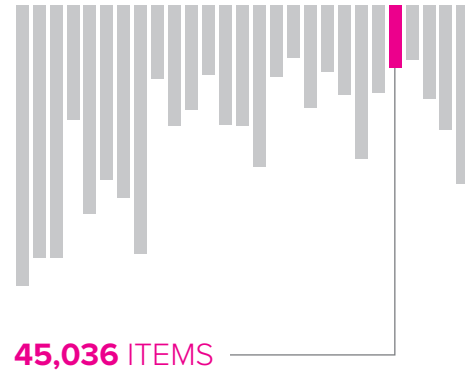
- Pursue branch consolidation with E 131st and work with Mt Pleasant NOW on new Union Ave community campus development
- Determine secure future use for E 131st Carnegie building
- Provide lounge seating, laptop bar, and more reading/study furnishings
- Create space for a flexible public meeting room within building which allows for a variety of uses
- Create private study rooms for quiet reading/study in branch
- Create playful/colorful kids’ area AND dedicated teen spaces
- Integrate public art from local artists on branch interior, exterior & grounds
- Create an outdoor reading garden
- Program outdoor space with temporary events and public art installations
- New library signage on Union
- Integrate sufficiently large parking lot with drive-through drop-off
- Provide after-school tutoring/mentoring programs for local youth
- Develop shared programming with Rec Center
- Expand Workforce Training programming & jobs fairs for adults & teens

1 ATTENDANCE, CIRCULATION & SERVICE AREA POPULATION

ATTENDANCE



CIRCULATION



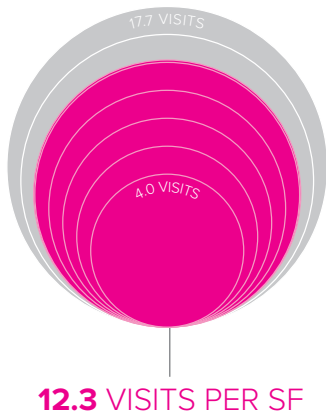
SERVICE AREA POPULATION



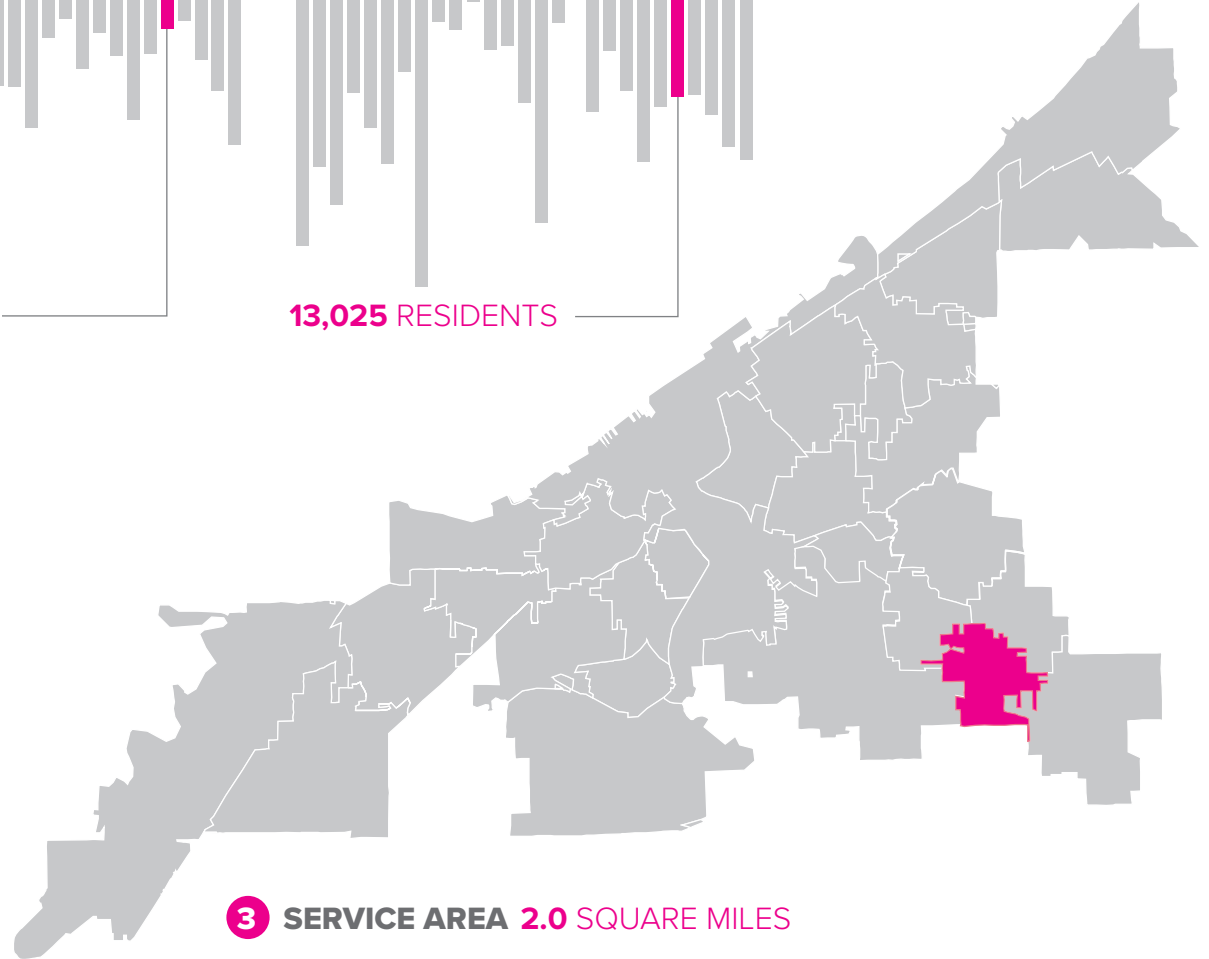
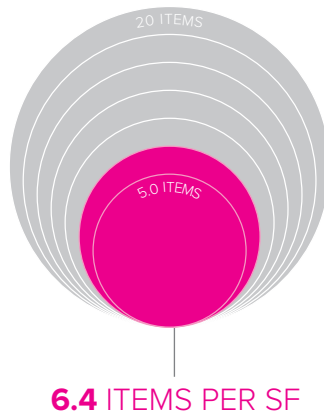
2 OCCUPIED AREA ANALYSIS

CURRENT OCCUPIED SQUARE FOOTAGE: 14,000 SF

ATTENDANCE



CIRCULATION



3 SERVICE AREA 2.0 SQUARE MILES

KEY

DATA REPRESENTATION

System Wide
Current Branch

1 Resident Population data representative of the 2010 Census. Attendance & Circulation recorded by Cleveland Public Library.

2 Attendance and Circulation use determined by Square Foot of Branch as compared to the largest branch in the Cleveland Public Library.

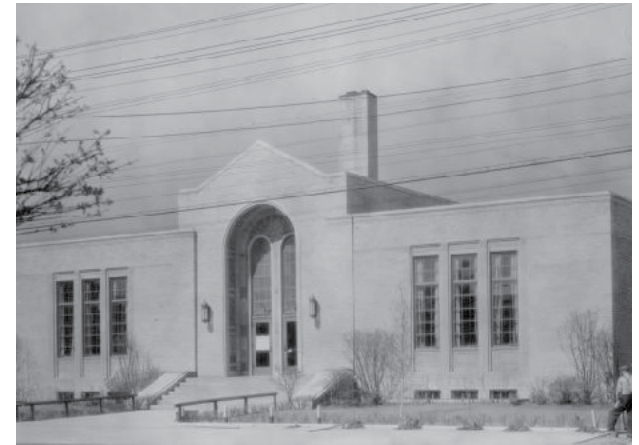
3 Total Service Area of current branch, measured in Square Miles as compared to the largest branch in the Cleveland Public Library.

Facility Assessment Summary

ARCHITECTURAL While much of the historic character of the East 131st Branch is intact the building overall is in poor condition. There is widespread cracking in the exterior masonry and significant water infiltration issues in the basement level that have caused damage throughout including evidence of mold growth. Much of the degradation is likely due to failure of below grade waterproofing. The basement is currently abandoned and if it were to be repaired and updated for public an elevator would need to be added to allow for access. The existing roof installation is older and in poor condition.

SITE The library is located on a very tight site with no dedicated parking or space for expansion. The entry to the library is raised up from grade level and the stairs and ramp that access it from the street are in very poor condition.

MECHANICAL The East 131st St. Branch HVAC system consists of a rooftop unit and a boiler. The existing system is a cooling only VAV system with six (6) zones of control, and it is past its expected service life and should be replaced. When the HVAC units are replaced, a Building Automation System should be provided for increased system efficiency. The boiler was installed more than 30 years ago, is in fair condition, and is past its service life. The primary and secondary heating water pumps are past their service life and should be replaced. The unit heaters, finned tube radiation, and convectors are showing age and should also be replaced.



East 131st Branch Exterior - 1928

PLUMBING The East 131st St. Branch plumbing system consists of a domestic water heater and manually operated flush valve water closets and faucets. The domestic water heater was installed in 2016 and is in good condition. Plumbing fixtures were in proper working order. All of the public hand washing sinks were not equipped with ASSE 1070 mixing valve for tepid water which should be installed. An existing storm drain is draining into the sump causing it to overflow and flood the basement. The basement sump pump should be replaced with a duplex pump properly sized for the duty. The sanitary sewer system is in working order. The strainers for the roof drains are in poor condition and should be replaced.

ELECTRICAL The electrical systems in the East 131st branch are in poor condition and are near the end of their service lives. The East 131st branch main distribution equipment and branch circuit panels do not have any spare capacity for future loads. As a result, any new/additional work will result in a new branch circuit panel. The library has multiple life safety concerns in regards to the existing fire alarm system and emergency egress lighting. In general, security and technology devices/equipment are in acceptable condition and serve the current needs of the library. The East 131st library uses surface mounted wallpacks for site lighting. The existing wall mounted exterior fixtures are in poor condition and have reached the end of their life cycles. The East 131st branch has multiple energy savings opportunities through the use of LED technology, occupancy sensors, and daylight control. These lighting upgrades will provide the library with an efficient code compliant system, lower utility bills, and a reduced energy footprint.

TOTAL COST OF DEFERRED MAINTENANCE ITEMS: \$1,282,184

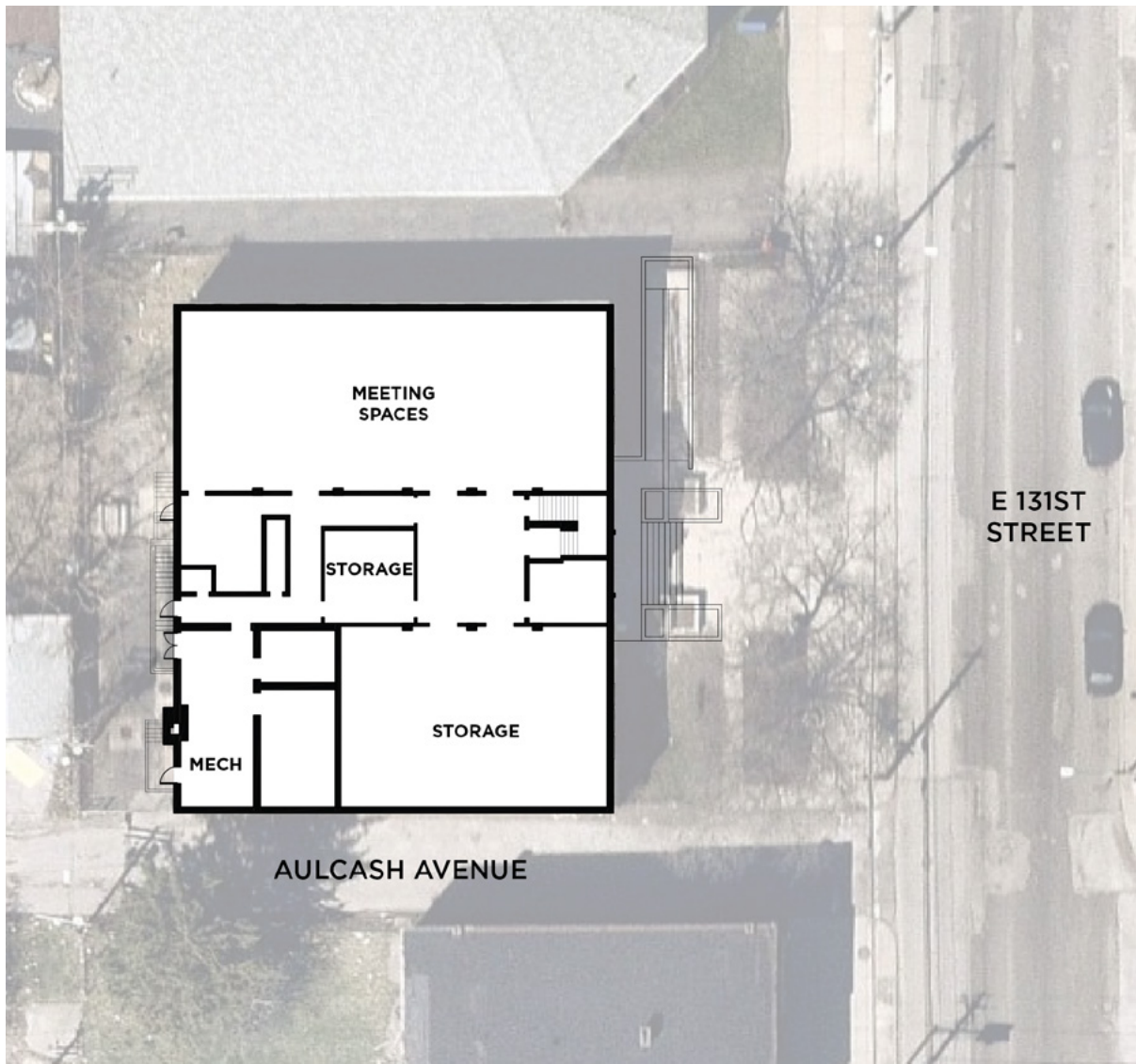


Building Interior



Building Exterior

Current State



EXISTING FIRST FLOOR PLAN

EXISTING CHARACTERISTICS

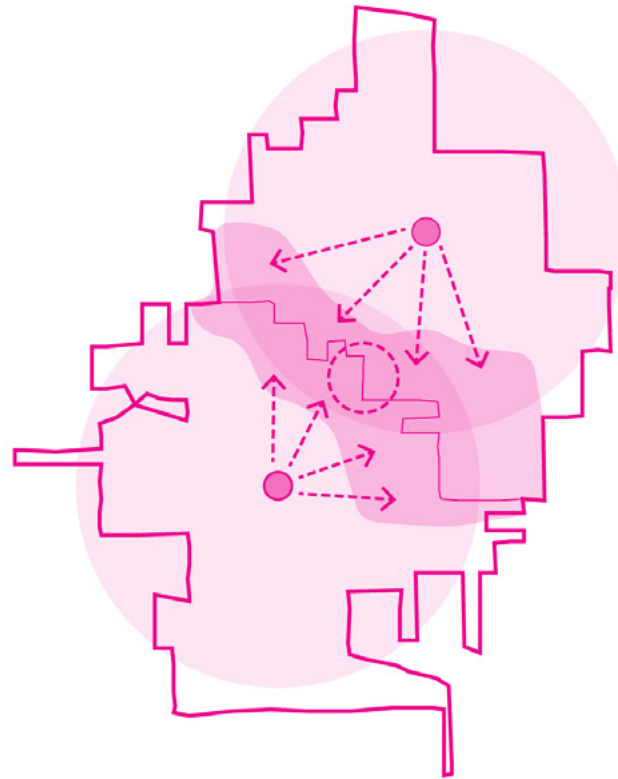
- Strong historic character
- The building lacks transparency
- Limited street presence
- Meeting rooms at lower level have been abandoned due to accessibility issues
- A recent expansion of the parking lot was completed, but appears disjointed from the library
- While not a large site, there is minor room for expansion
- No defined teen area
- Meeting room is closed off and lacks flexibility needed to break up into smaller spaces.
- No small quiet study spaces
- Historic character of the interior was diminished during past renovation
- No on-site parking

Branch Recommendation

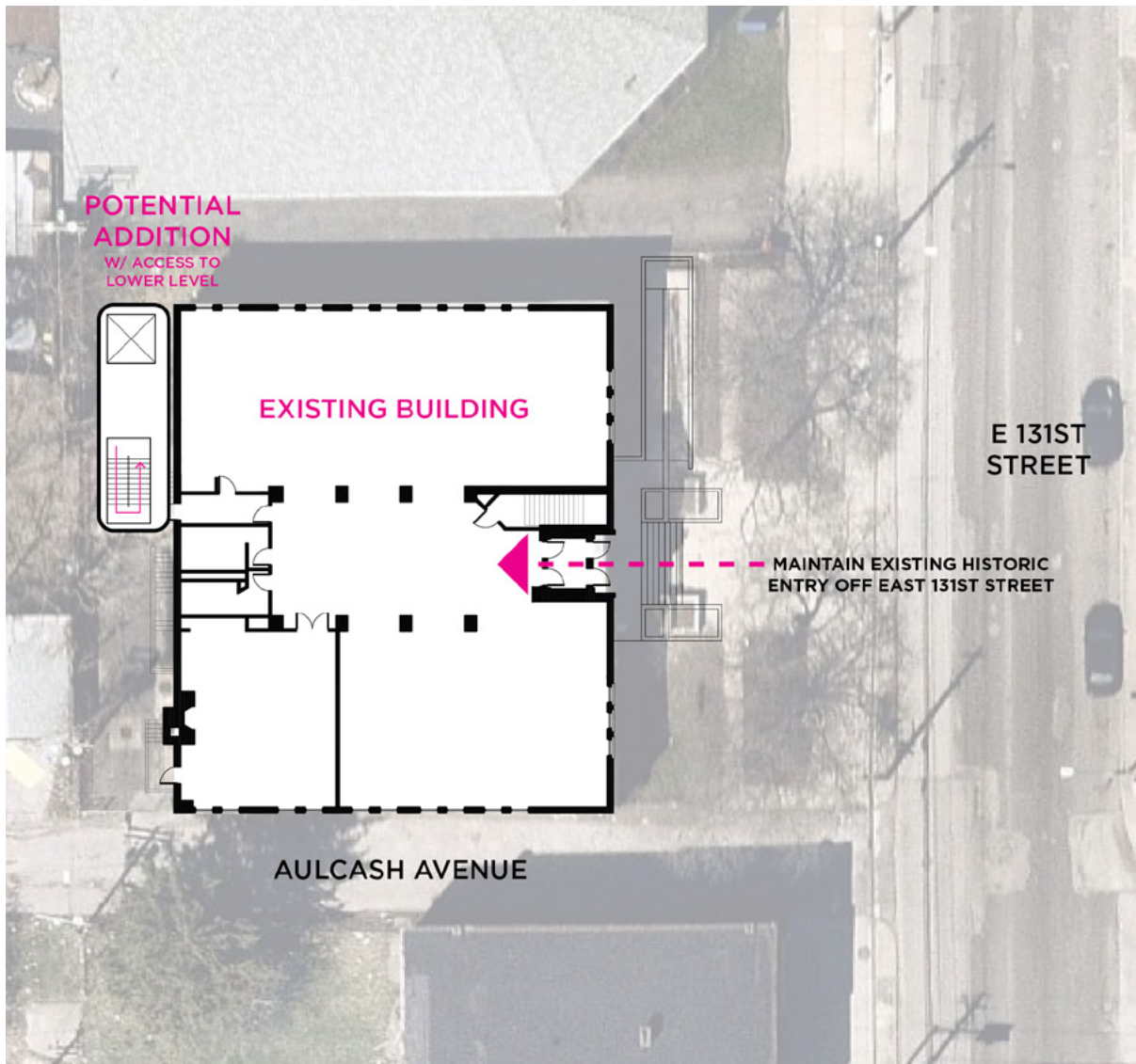
CONSOLIDATION

CURRENT STATE The East 131st Street branch is a historic building but, unfortunately, in poor condition and is one of the least attended and lowest circulating branches in the system. The abandoned basement has significant water infiltration and the façade is compromised. In order to continue serving the system a major renovation reclaiming and stabilizing the basement would be required as there is no room for expansion on site. No parking is currently provided and there is no clear means for achieving dedicated library parking.

FUTURE VISION It is recommended that this branch building consolidated with the Mt Pleasant branch. These are two of the least used branches and serve a relatively small geographic area. A high level of service can be maintained with a new building in a new location supporting a combined service area. Consideration should be given to renovating the East 131st branch for the consolidation though it is anticipated a new branch on a new site will better serve the community.



Future Vision

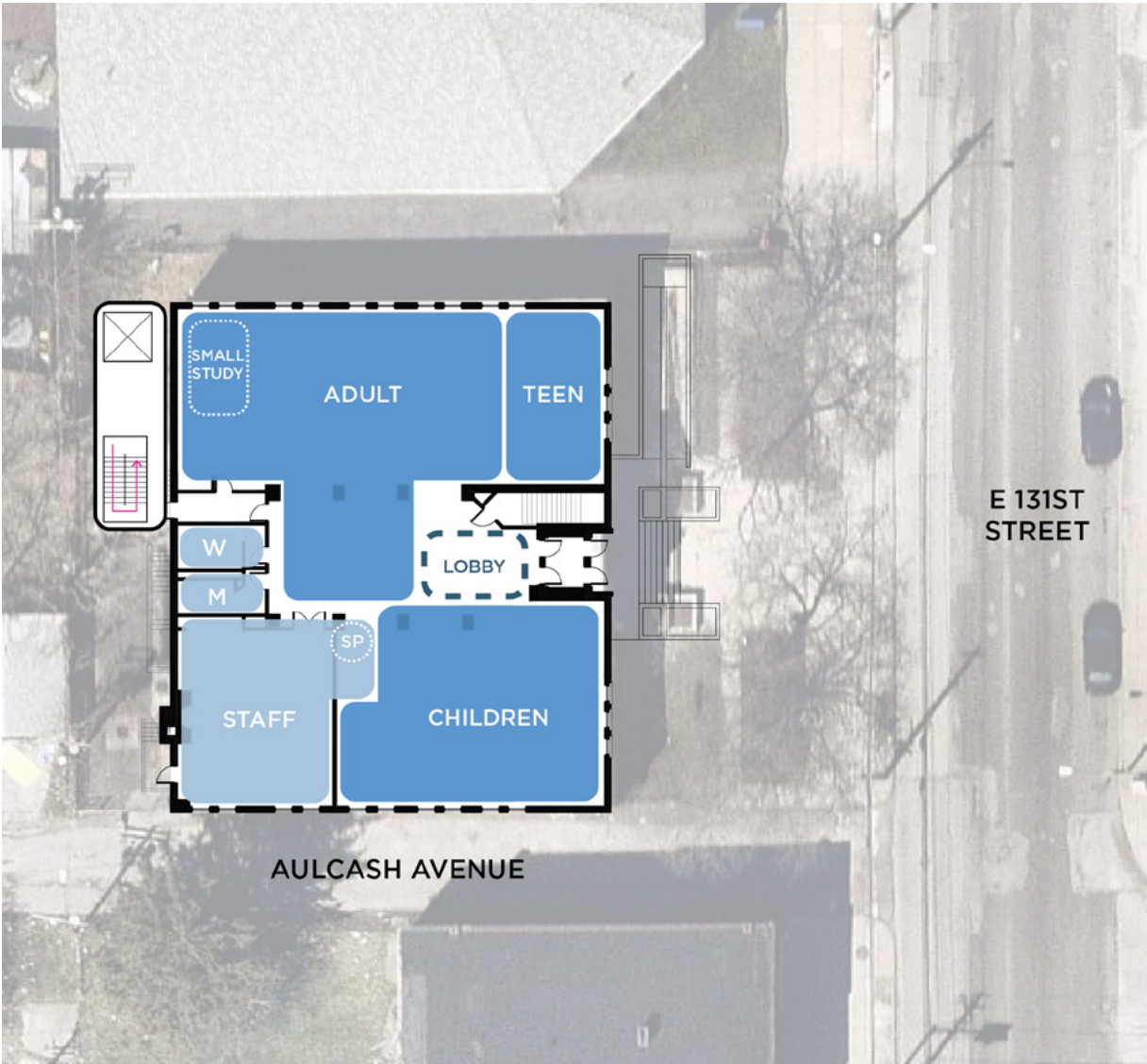


POTENTIAL FIRST FLOOR DIAGRAM

RECOMMENDATIONS

- Create a small addition with access to the ground floor and lower level
- Renovate branch to make more efficient use of the space
- Maintain existing historic entrance from East 131st Street
- Create a defined teen space
- Create new flexible meeting room as at the lower level
- Improve wayfinding
- Add small group study space or other collaboration space
- Improve children's collection with small interactives area
- Consider an after-hours lobby or book lockers for extended service
- Reclaim historic vaulted ceilings
- A CPL parcel across Aulcash Ave could provide a location for parking in the future

Future Vision



POTENTIAL FIRST FLOOR PROGRAM

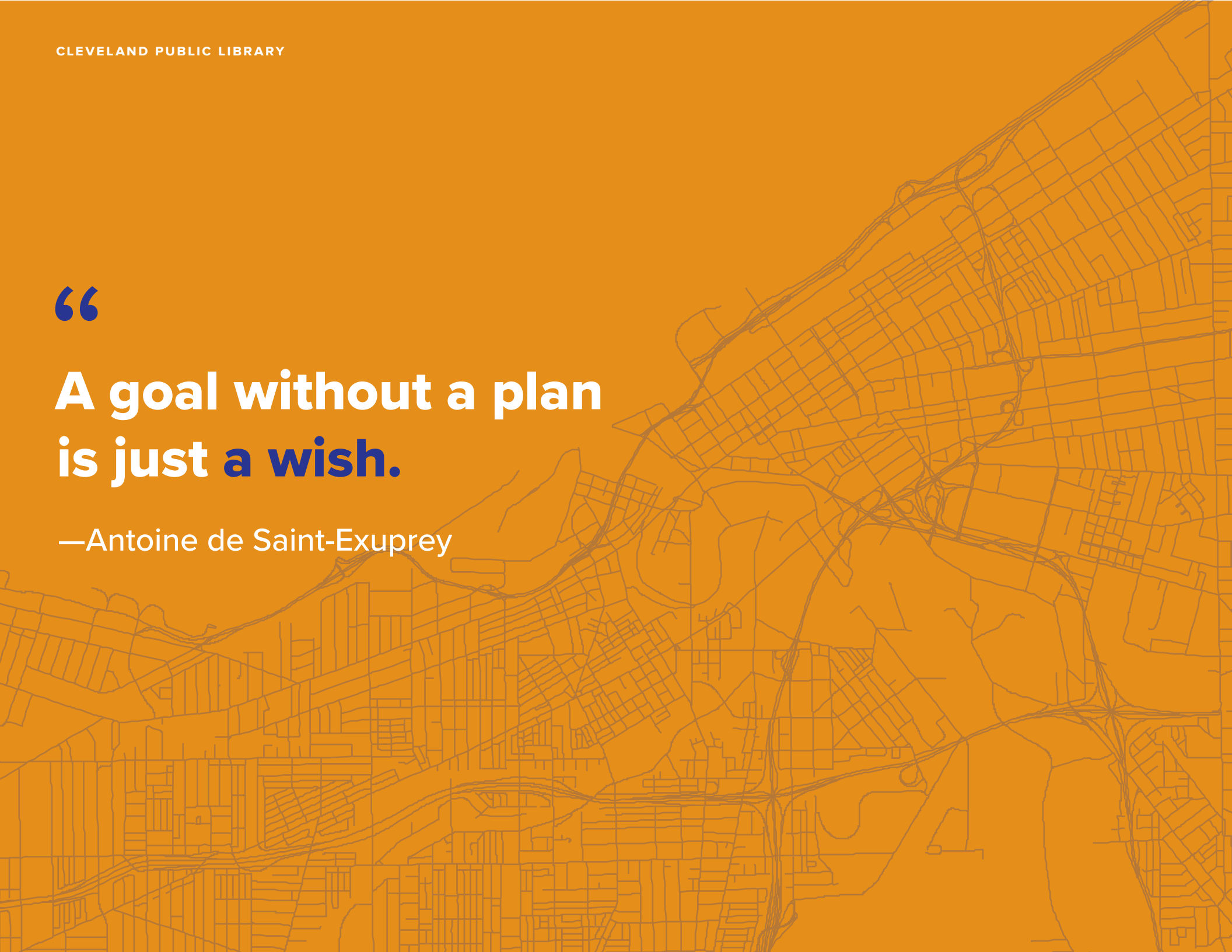
IMPLEMENTATION COSTS CONSOLIDATION

Total Cost Of Implementation: **\$4,200,000***
 COST LISTED IS BASED ON NEW BUILDING, SEE MT PLEASANT
 SECTION FOR ALTERNATIVE SITE OPTIONS

“

**A goal without a plan
is just a wish.**

—Antoine de Saint-Exuprey





SECTION 5

Implementation

Implementation

The recommendations put forth in prior sections of this document establish a bold vision for how Cleveland Public Library can re-imagine its spaces for the future. In order for these ambitions to be achievable there must be a defined and realistic path forward. This means creating an implementation plan that:

- **Estimates Probable Cost**
- **Identifies High Priorities**
- **Establishes an Implementation Schedule**

These exercises provide the tools needed to execute work of such broad scope effectively in a defined timeframe. The master plan is structured such that all the facility improvements are to be completed within ten years while limiting gaps in service and being equitable about how and when projects are implemented. The costs of the work must allow the Library to work within a responsible budget and secure the funding it needs to address the plan in its entirety. In addressing these practical concerns the master plan becomes more than a wish list; it is an actionable strategy for future growth.



COST ESTIMATING METHODOLOGY

The project budgets for the master plan were developed to be as comprehensive as possible in accounting for implementation costs without having specific building designs in place. The Library worked with the design team to classify levels of renovation that could be applied consistently to branches anticipated to have similar scopes of work. With the assistance of Regency Construction Services Inc an estimate of probable cost per square foot was established for each level of renovation and new construction. This was then utilized in creating project budgets for the scope of each branch project.

All the costs identified are intended to represent Total Project Cost which includes:

- Hard costs of site and building construction
- Professional service fees
- Furniture, Shelving and Equipment
- Other soft costs such as permit fees, utility fees, and inspections
- Contingencies to account for unforeseen conditions and unique aspects of specific building designs

EXISTING CONDITIONS

DEFERRED MAINTENANCE: VARIES

- As identified in deferred maintenance budgets.
- Deferred maintenance costs not covered by scope of renovation work to be performed has been incorporated on a case by case basis

NEW BUILDINGS

NEW CONSTRUCTION: \$460/SF

- Based on benchmark data from similar projects in the region as well as specific input regarding the library's requirements
- Cost assumes a 10,000-15,000sf building.
- Costs for additions have been estimated at a higher cost (\$575-800/sf) depending on scope

All costs identified here, as well as total cost of implementation listed in the branch sections, do not include escalation. Escalation, estimated at 3% per year, is factored into the group totals identified in the implementation section and is based on each project's anticipated place in the schedule.

RENOVATION LEVELS

INTERIOR REFRESH: \$114/SF

DEFERRED MAINTENANCE ITEMS +

- Replacement of all finishes
- Full replacement of furniture, cabinetry, and shelving
- Minor electrical updates including additional outlets, floor boxes and partial lighting replacement
- Replace/upgrade all AV/IT equipment
- Replace mechanical diffusers/grilles

FULL RENOVATION: \$163/SF

INTERIOR REFRESH +

- Partial reconfiguration of spaces
- Full lighting replacement
- Replace/upgrade AV/IT infrastructure
- Updated plumbing fixtures in existing restrooms
- Landscape and signage allowance
- Full ductwork replacement

MAJOR RENOVATION: \$221/SF

FULL INTERIOR RENOVATION +

- Significant reconfiguration of interior spaces including partitions, ceilings, doors, HVAC, and electrical
- New restrooms including new plumbing

PRIORITIZATION OF RECOMMENDATIONS

Cleveland Public Library is dedicated to making significant, impactful changes to all of its facilities in the next decade but certain projects stand out as time sensitive and essential. These are projects that serve an immediate need, are critical to the effectiveness of other aspects of the master plan or who's success is based on immediate involvement of other stakeholders. Identifying these initial high priorities ensures that the Library addresses crucial concerns promptly and forms the foundation for the implementation of the remainder of the work.

The master plan work has been organized into two primary phases for the branches, spreading the work, and associated costs, over ten years. The first group, which will include all the priority branches will be targeted for completion within the first five years with the second group occurring primarily in the five that follow. The updates to the Main Campus will run concurrently with the branch groups with projects executed over the span of the master plan. This phasing provides the foundation for a schedule that allows the Library to carry out the work in a thoughtful and balanced manner.

BRANCH PRIORITIES

MARTIN LUTHER KING JR BRANCH

- Design is already underway on this building that will provide a regional anchor on the east side of the city

JEFFERSON BRANCH

- This small but active Carnegie branch will be used to prototype the library's new service model in a compact but flexible space

WEST PARK BRANCH

- One of the most heavily used branches in the system in a unique, historic building will receive much needed maintenance and updating

WALZ BRANCH

- Partnership with a community minded developer will allow the Library to move forward with replacing this problematic but well located branch.

CENTRAL DISTRIBUTION FACILITY

- Building a new central distribution facility will play a critical role in the library being able to improve its operating efficiency while raising the level of service to the public

MAIN CAMPUS PRIORITIES

HISTORIC MAIN BUILDING

- Create new accessible entry at first floor through an expansion with an elevator or ramp
- Renovate first floor collection and mezzanines
- Relocate staff lounge and create new staff offices at fifth floor

LOUIS STOKES WING

- Relocate TechCentral computers to the first floor and renovate the 'Indoor Reading Garden' as new TechCafe
- Expand TechCentral Maker Space
- Renovate third floor as new Children's collection
- Renovate seventh floor as new Science & Technology collection
- Create new event and conference center at ninth & tenth floors

PHASING GROUPS

GROUP 1	
GROUP 1A	
MLK CENTER	[NEW BUILDING]
JEFFERSON	[RENOVATION & ADDITION]
HOUGH	[NEW BUILDING]
WALZ	[NEW BUILDING]
MEMORIAL NOTTINGHAM*	[NEW BUILDING]
WEST PARK	[RENOVATION & ADDITION]
GROUP 1B	
STERLING	[RENOVATION & ADDITION]
LORAIN	[MAJOR RENO. & ADDITION]
BROOKLYN	[MAJOR RENOVATION]
CENTRAL DIST. FACILITY	[NEW BUILDING]
EASTMAN	[REFRESH]
WOODLAND	[MAJOR RENO. & ADDITION]
ROCKPORT	[NEW BUILDING]
MT PLEASANT	[NEW BUILDING]
TOTAL COST: \$62,000,000*	

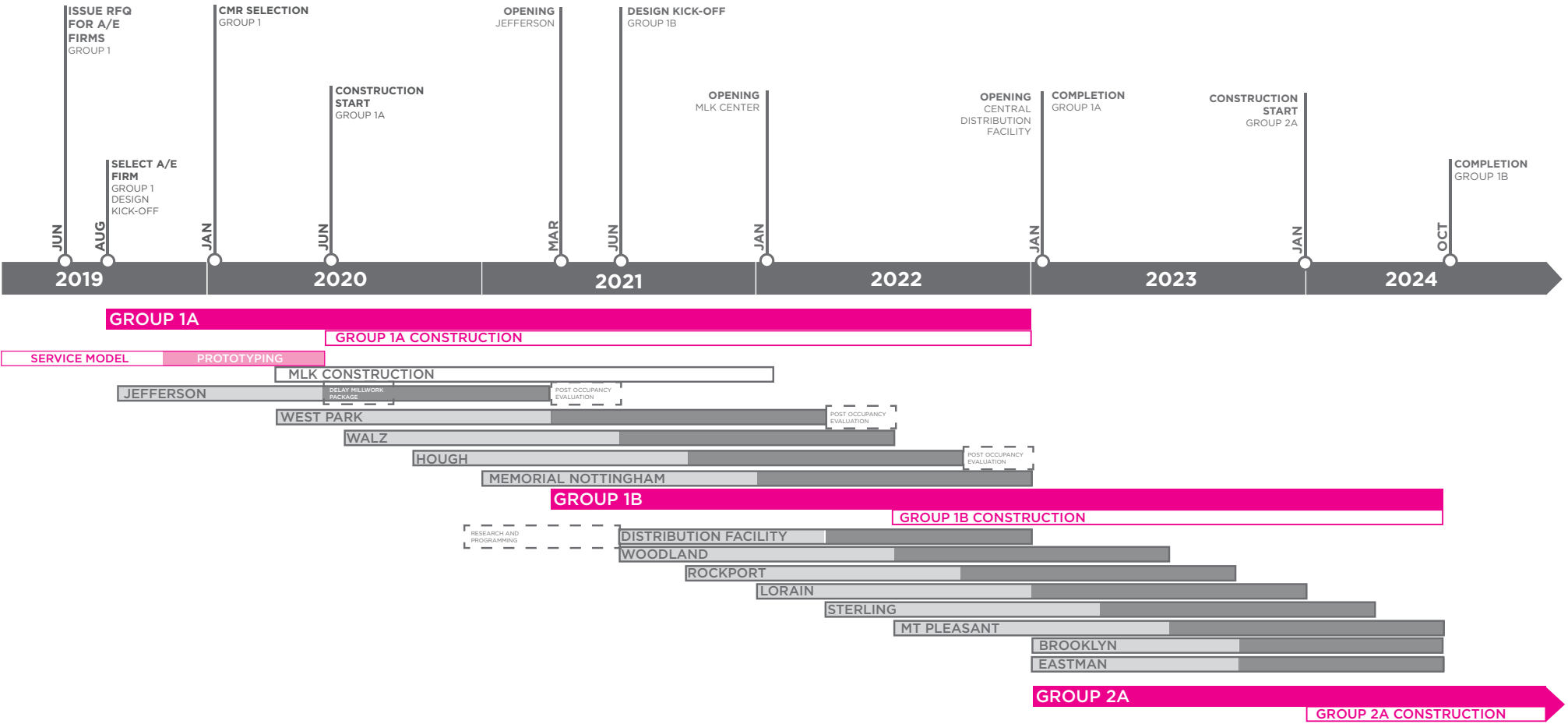
*TOTAL COST DOES NOT INCLUDE MEMORIAL NOTTINGHAM - IT IS ANTICIPATED THAT THE \$7,800,000 COST OF MEMORIAL NOTTINGHAM WILL BE COVERED BY ALTERNATIVE FUNDING SOURCES

GROUP 2	
GROUP 2A	
MAINTENANCE GARAGE	[RENOVATION]
ADDISON	[RENOVATION & ADDITION]
COLLINWOOD	[RENOVATION & ADDITION]
HARVARD LEE	[NEW BUILDING]
UNION	[REFRESH]
GROUP 2B	
SOUTH BROOKLYN	[RENOVATION & ADDITION]
FLEET	[RENOVATION & ADDITION]
CARNEGIE WEST	[MAJOR RENO. & ADDITION]
GLENVILLE	[REFRESH]
FULTON	[REFRESH & ADDITION]
LANGSTON HUGHES	[REFRESH]
RICE	[REFRESH]
GARDEN VALLEY	[REFRESH]
TOTAL COST: \$41,000,000	

MAIN RENOVATIONS	
GROUP 3	
MAIN BUILDING	[RENOVATION]
LOUIS STOKES	[RENOVATION]
TOTAL COST: \$60,500,000	

Total Costs identified for implementation of Phasing Groups includes cost of all work associated with the projects listed modified to include escalation costs based upon their anticipated construction dates

IMPLEMENTATION SCHEDULE



The implementation of Group 2 continues on through 2027.

Work associated with the Main Campus will be ongoing through the Master Plan process

A PATH FORWARD

The schedule proposed for completion of the master plan is **ambitious but achievable**. First addressing established priorities the library will learn from those projects and build upon their success as they take a balanced approach to re-imagining the rest of the system. For the entirety of the schedule the construction phases of the building projects stagger to limit the strain on the Library's resources. Scheduling also restricts construction occurring in proximate neighborhoods to limit gaps in service for neighborhoods who's branches are closed for renovation. While the master plan schedule focuses on the branches and improving their service to communities it will also be a time of big change at the Main Campus where there will be on-going updates and renovations throughout the ten years implementation period.

The schedule accounts for the continued development of the Library's new service model that, as it evolves, will inform the way its buildings take shape. **Factoring in time to work through new processes with the input of staff and then experiment with them**, first through prototyping ideas in existing spaces and then deploying them first in the Jefferson branch provides the opportunity to refine their approach to service before implementing on a larger scale. Addressing the new Distribution Facility as a part of

Group 1 will provide the Library the needed level of operational efficiency well before the majority of new or renovated branches come online. This will prevent temporary challenges to service that would be created by opening new, re-imagined branches prior to the infrastructure necessary for fully implementing the service model.

As Cleveland Public Library looks back upon its 150-year history this master plan provides a view of the bright future ahead. Though firmly rooted in

the Library's current vision this document should be approached with the same flexibility recommended for its buildings. The Library's approach to its facilities should continually adapt to the feedback of the community and accommodate patrons' evolving needs.



