



## INTRODUCTION

Astoria has outgrown its library facility which has not changed much since it was built in 1967. The work commissioned here follows the Ruth Metz Library Renovation Study Report completed in 2013, and attempts to address findings and recommendations concluded in that report.

The project team has been tasked with interviewing stakeholders on the needs of the project and a wide range of opinions were given with many issues raised, some of which are summarized here:

- the City has a sensitivity to high costs
- the existing library building is very limited
- there is a desire for a state-of-the-art library
- preservation of the Astor Library building is important
- preservation of the adjacent Merwyn Building is important
- there is a need for more affordable housing downtown
- there is a need for more political consensus

The project team's scope is to examine 6 options for an expanded or entirely new library and test their viability and estimated costs. The options given are:

- a. renovate existing library and basement
- b. renovate library with addition to south parking lot
- c. renovate library and the Merwyn (with housing)
- d. renovate library addition into the demolished Merwyn site
- e. new library in Heritage Square
- f. new library in Heritage Square with housing

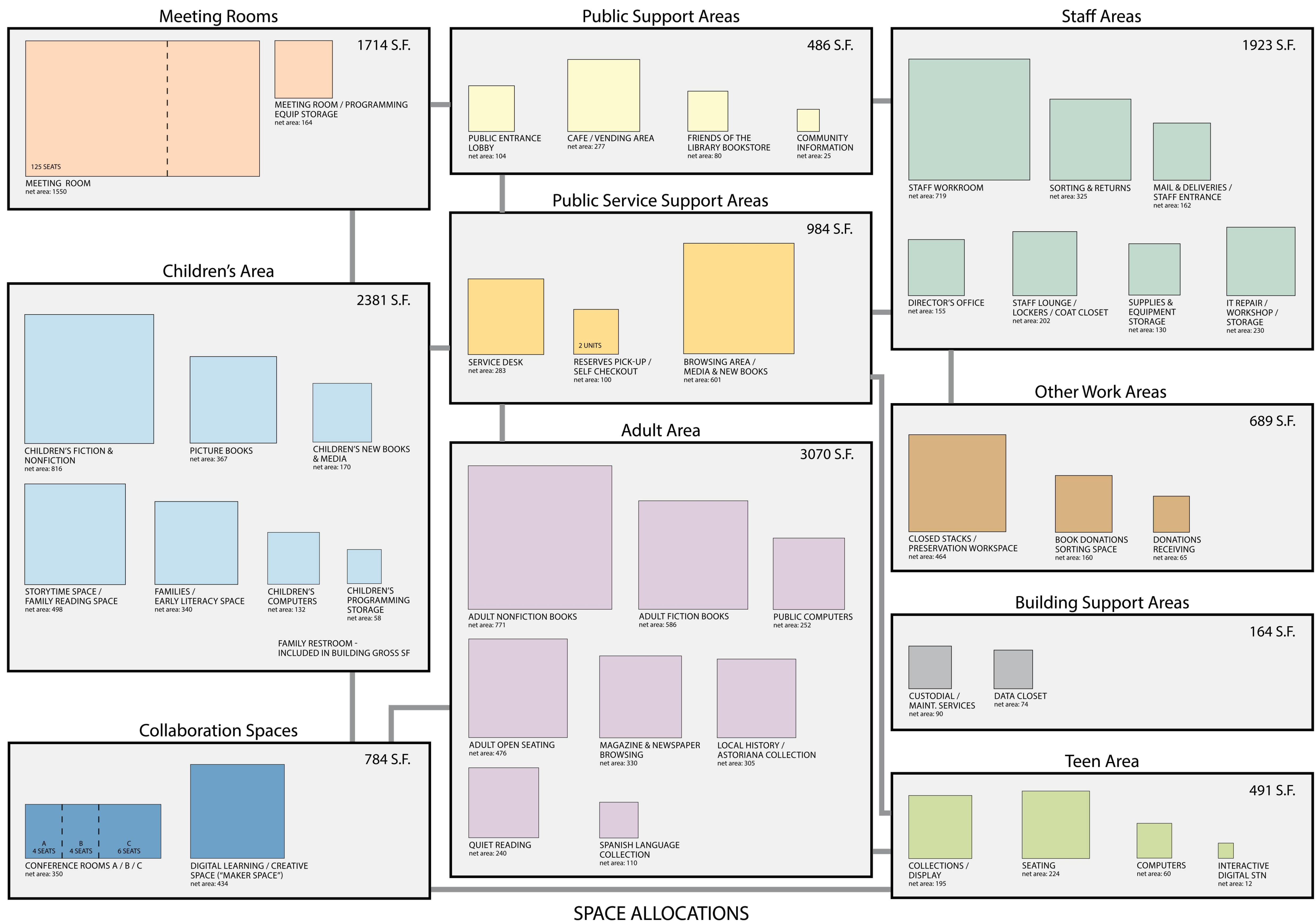
While drawings have been provided for the 6 development options, these approaches are merely "test fits" that show preliminary opportunities and constraints. By no means are these options final or thoroughly worked out to meet all code items, library needs, and building requirements. The options provided are meant to be compared with each other in order for the city to determine the most appropriate approach moving forward in providing a better library for the community.

## AREA PLAN

N.T.S.







September 10, 2013 | Programming

Wall Thickness, Pathways, Elevator, Stairways, Restrooms  
 (30% of Programmed area) = 5,436 S.F.  
 TOTAL BUILDING AREA = 18,122 S.F.

Ruth Metz Associates  
 Kathryn Page Associates  
 FFA Architecture and Interiors  
 Kress consulting

**PROJECT VALUES**

- Public Access
- Economic Redevelopment
- Community Focused
- Sustainable
- Innovative
- Adaptability
- Historically Representative and Significant

**IMPORTANT COMMUNITY NEEDS**

- Life long learning opportunities for all ages.
- Places for children and families to engage in activities that develop the language and literacy skills of young children so that they can be ready for school.
- Positive options for teens that will spark an nurture their self-development, creativity, and self-esteem.
- Beauty, light, spaces, and activities to help residents counter the negative side of the prevailing climate. spaces and activities the bring people together to help break their isolation.

**NEW LIBRARY PROGRAMING CONCEPTS**

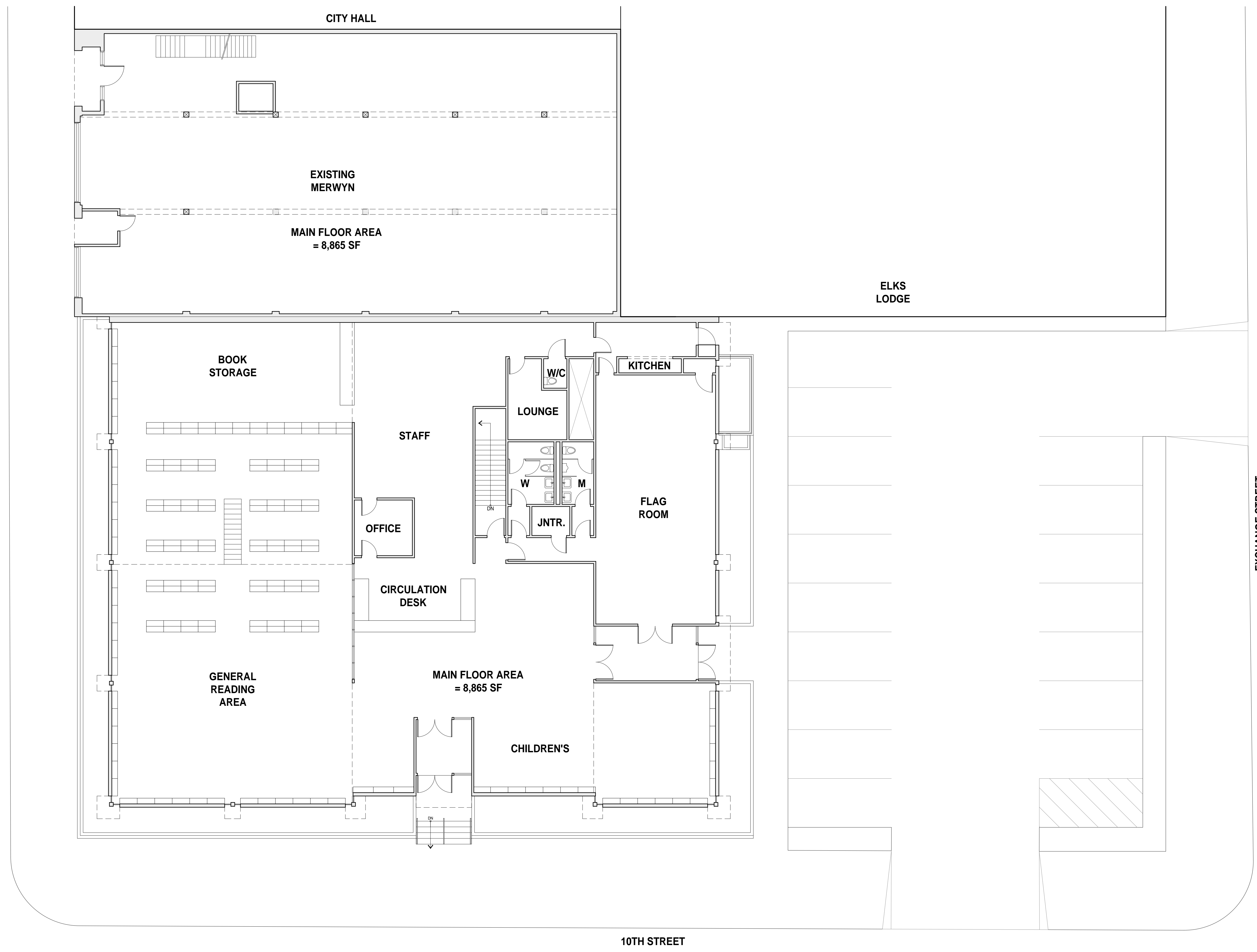
- Open and welcoming space
- Acoustical zoning (separate quiet spaces)
- Self explanatory layout / visibility
- Operation with minimal staff
- Flexible spaces and furniture
- Browsable and accessible collections
- Technology integration
- Functional staff work space

**DESIGN DIRECTIVES**

- Children's area should be visible from reading room for children's safety
- Current Flag Room is undersized for desired community meeting space
- Meeting Space needs to be access after Library hours
- Minimize number of points of entry
- Maximize site lines from circulation desk and avoid hidden spaces for safety

**LIBRARY PROGRAM FROM 2013 METZ REPORT**





**ASTOR LIBRARY CODE SUMMARY**

OCCUPANCY : A3  
 CONSTRUCTION : TYPE IIIb (assumed)  
 MAXIMUM HEIGHT : 55'  
 MAXIMUM STORIES : 2  
 MAXIMUM AREA PER STORY : 9,500 SF  
 Increased area due to frontage : 2,375 sf  
 Total allowed area per story :11,875 sf

**EGRESS CODE:**  
 If the basement is used for an occupancy of more than 50 people, then a second means of egress (stair) must be provided.

**FIRE CODE:**  
 Existing building areas appear to not need sprinklers. If any addition add areas that total more than 11,875 SF per story, then entire building will need to be sprinklered. A new code conforming fire alarm system and exit lighting should be installed with any new remodel of the building.

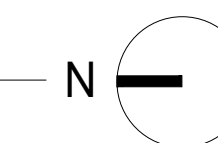
**SEISMIC CODE:**  
 It is difficult to say if the existing building meets current seismic code without a full analysis, however better wall connections and roof/floor attachment may need to be incorporated in a remodel. The larger concern is the adjacent buildings which are most likely un-reinforced masonry, and therefore at risk of damaging the lower Astor Library from above.

**ENERGY CODE**  
 If substantial alteration of the existing building is reached then upgrades to the efficiency of the building envelope, fixtures, and equipment will need to be made.

**ACCESSIBILITY CODE**  
 Any substantial alteration of the existing building would require bringing the entire building up to current ADA code. This would include access from the exterior, the parking lot, all bathrooms, door clearances and hardware, and an elevator to the basement.  
 If the basement has an occupant load greater than 5 and contains public space, an elevator must be provided.  
 At least one accessible route needs to connect each story and mezzanine in multistory buildings.  
 A mezzanine that is greater than 3,000 SF is required to have an elevator.

**EXISTING GROUND FLOOR PLAN**

1/8"=1'-0"







Astor west elevation



Astor east elevation



Astor view from northwest



Astor basement



Astor Flagroom



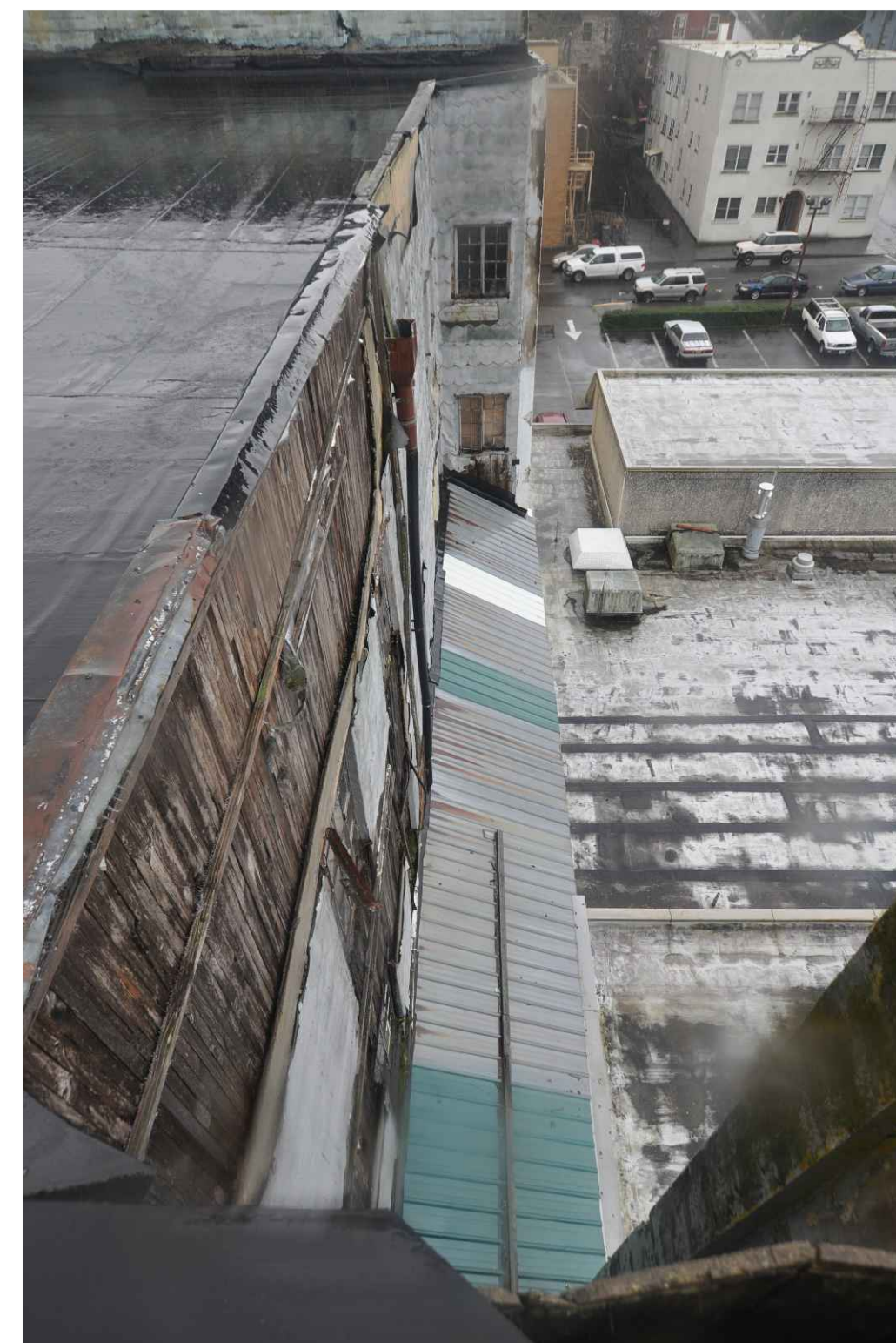
Astor roof as seen from roof of Merwyn



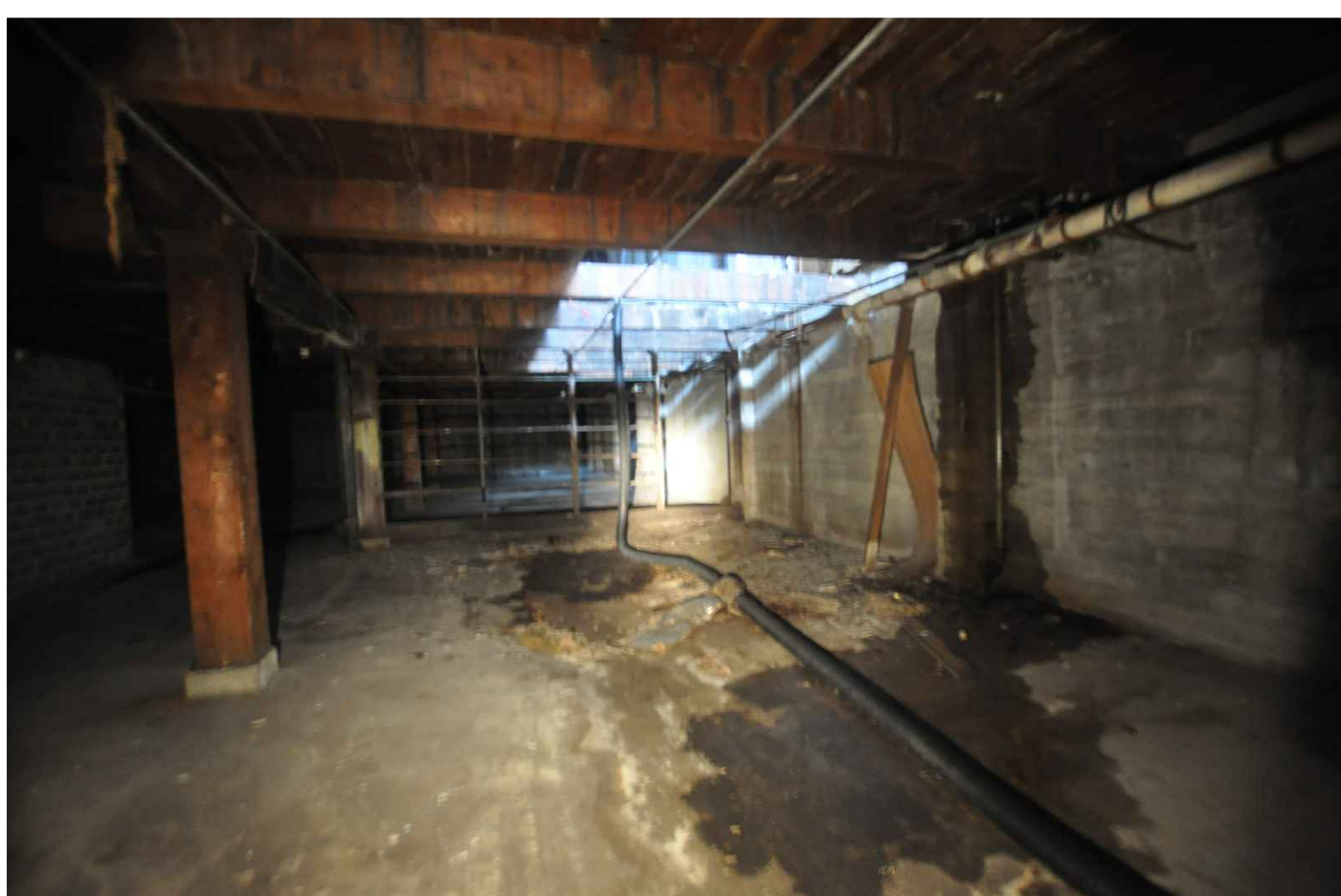
Merwyn north elevation



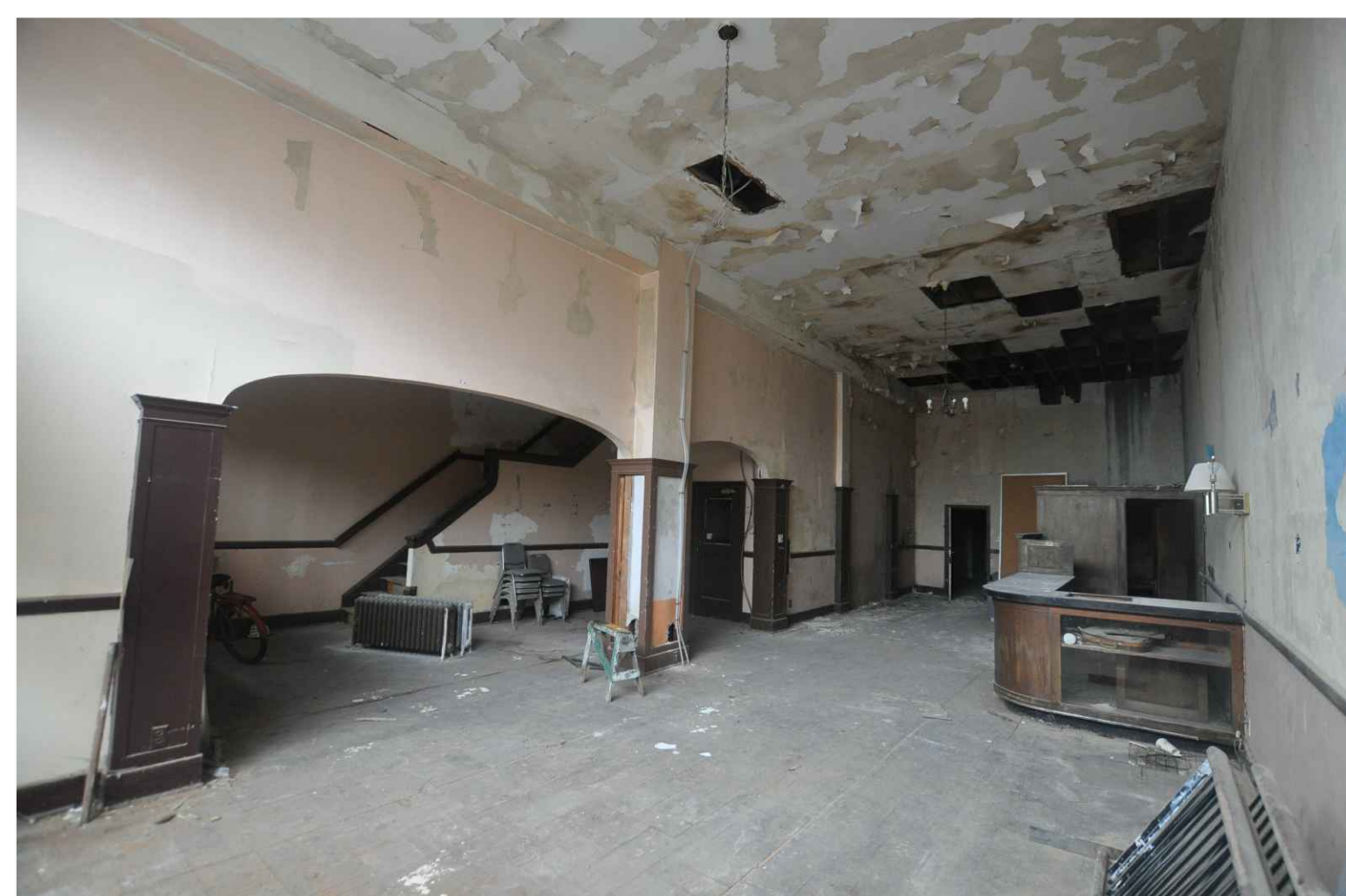
Merwyn next to Astor



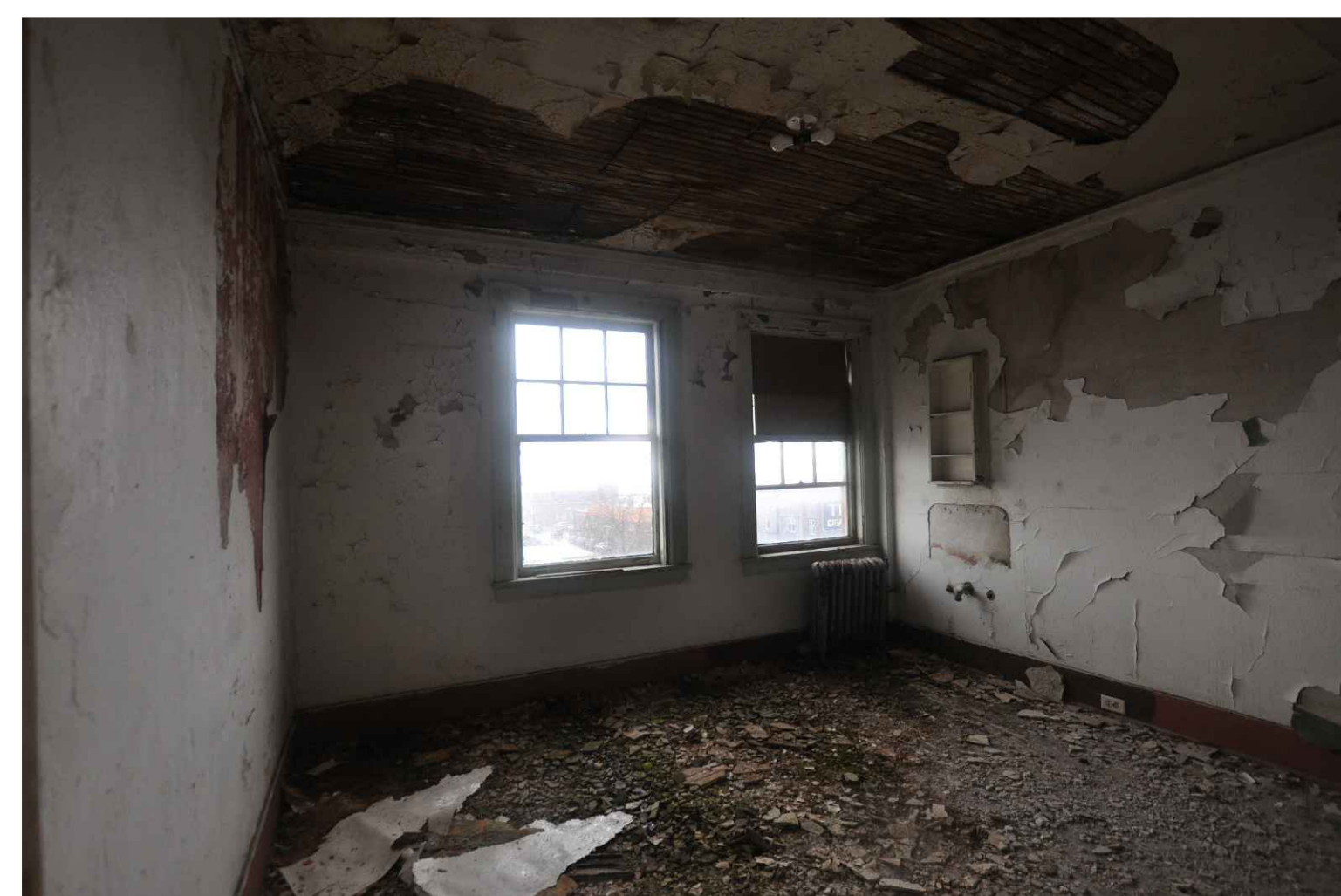
Merwyn west elevation above Astor roof



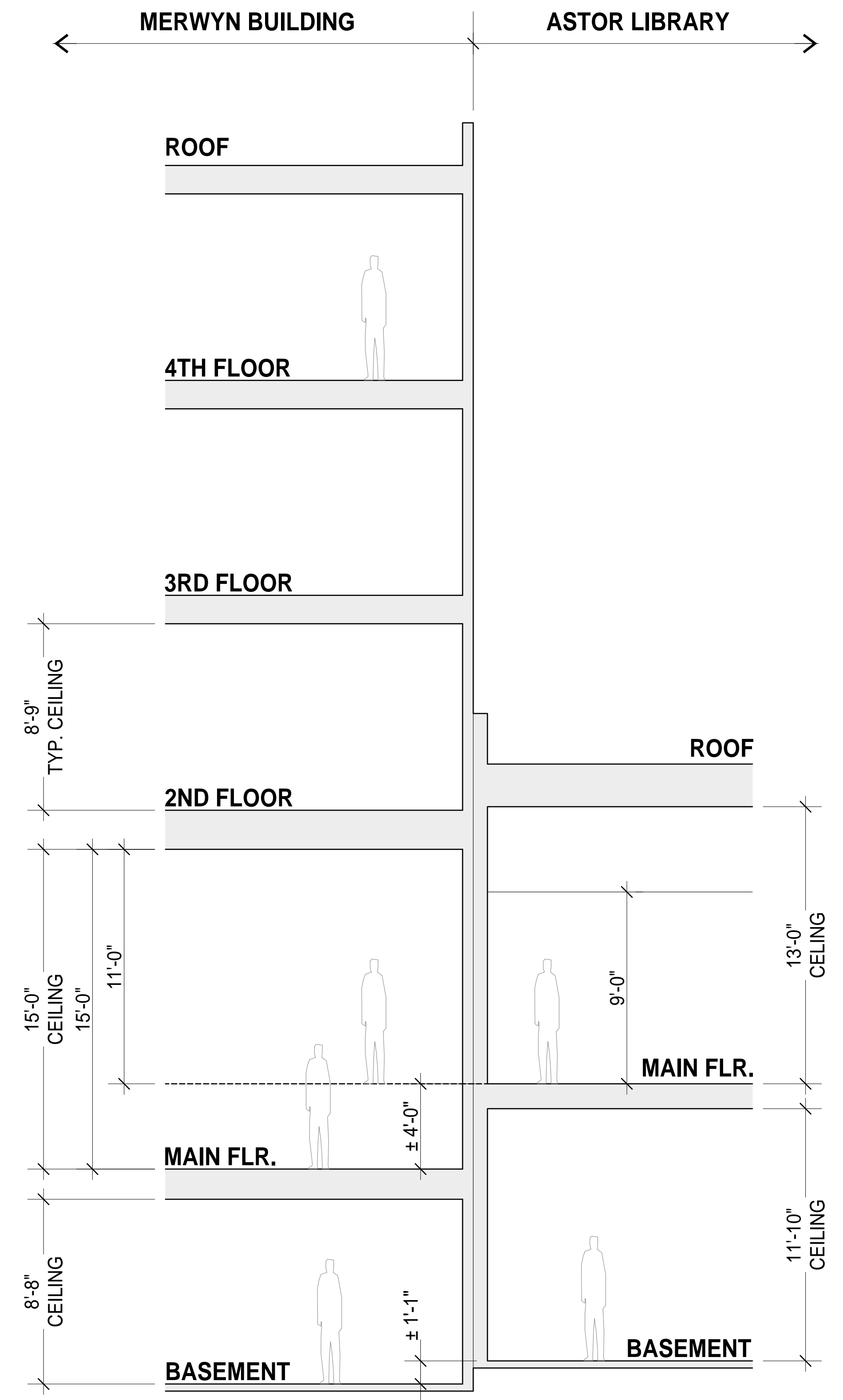
Merwyn Basement



Merwyn main floor lobby



Merwyn upper floor apartment



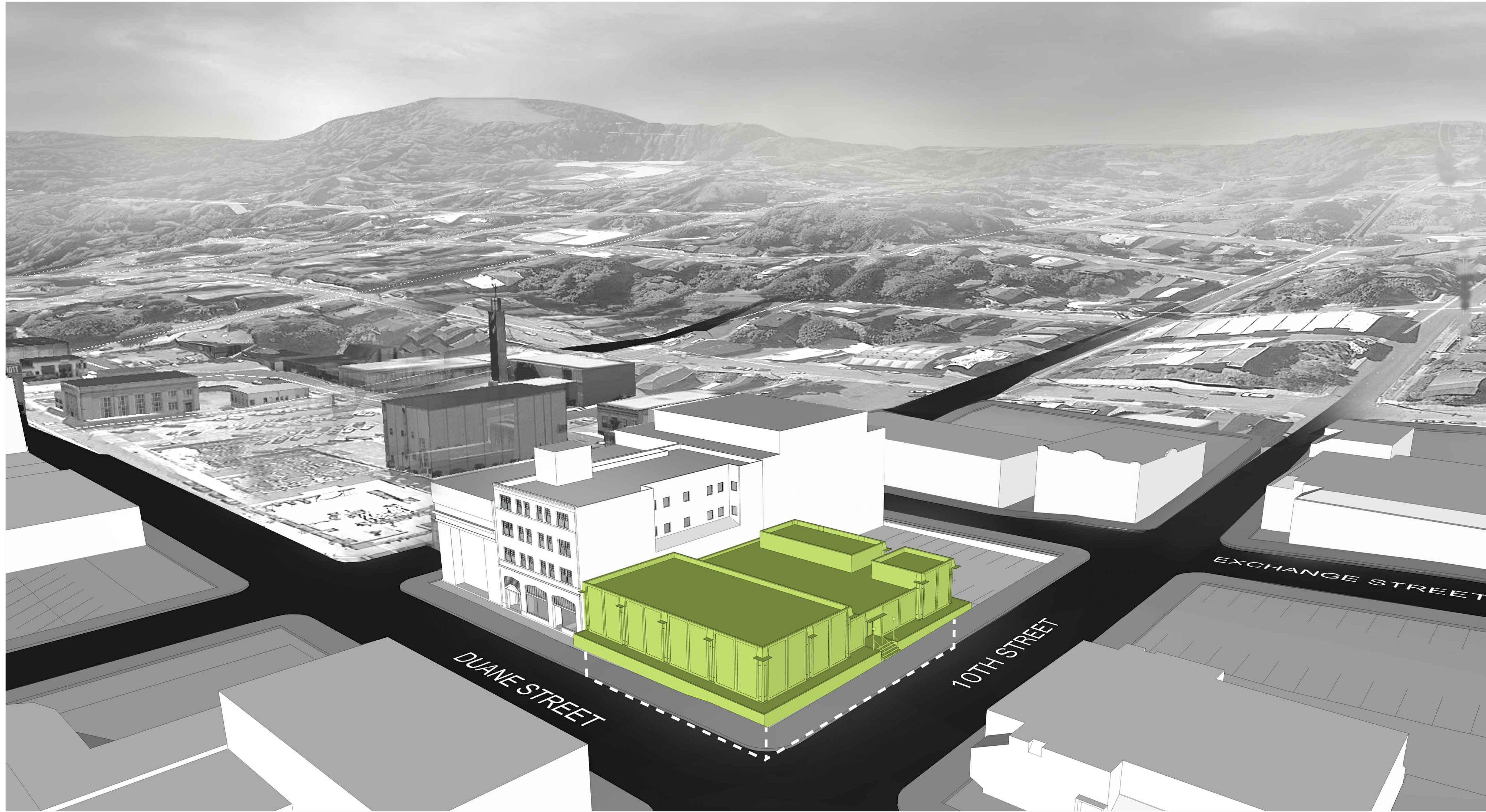
**EXISTING BUILDING SECTION**

1/4"=1'-0"

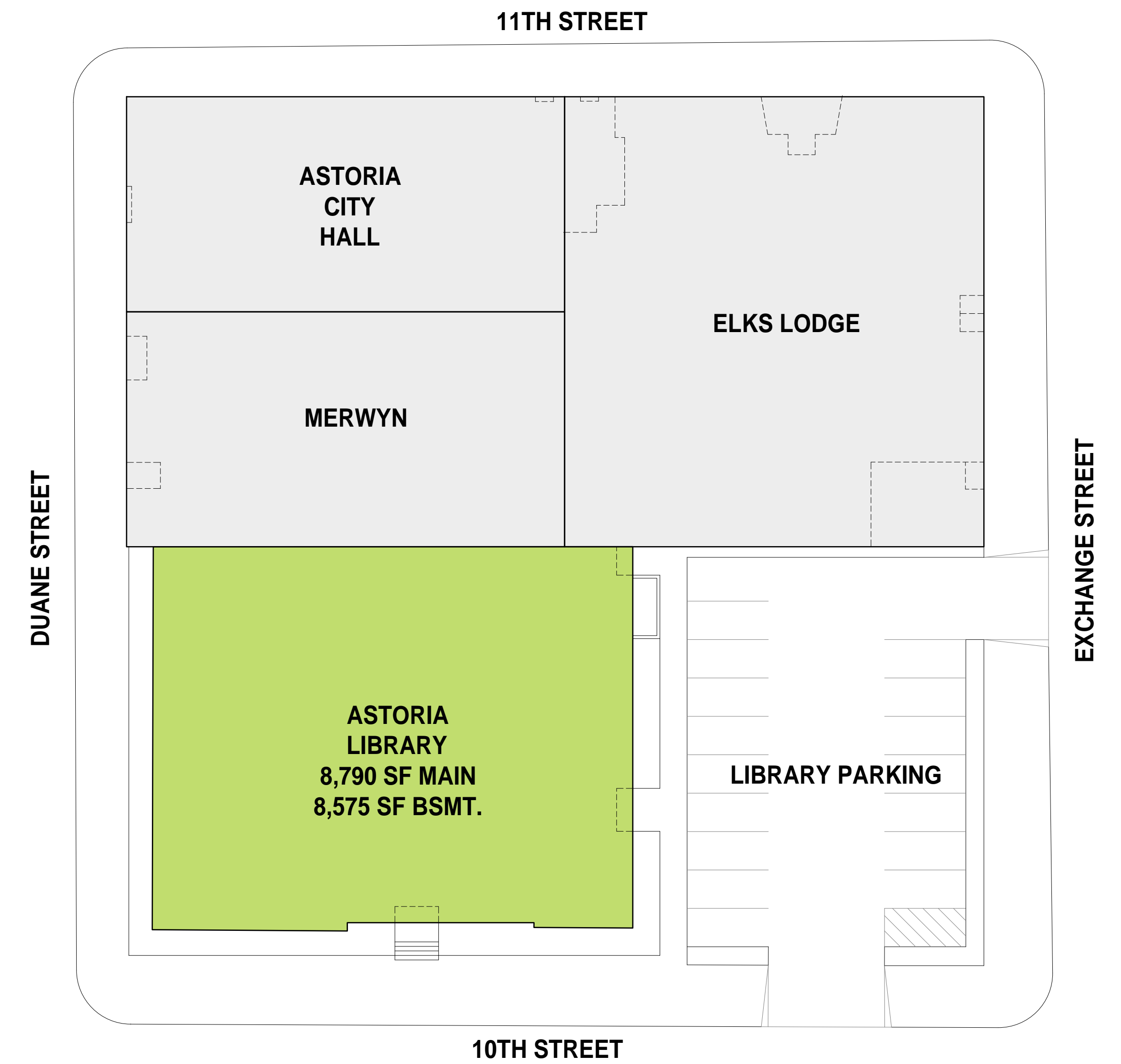


# OPTION A

## RENOVATE ASTOR LIBRARY AND EXPAND INTO BASEMENT

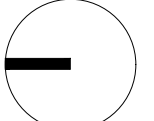


VIEW FROM NORTHWEST



SITE PLAN

1"=20'-0"



### PROS

- parking lot directly adjacent to library : provided
- potential to save construction costs without an addition or a new building
- existing library building : saved and reused
- 2nd means of egress can be provided for a separate Merwyn development

### CONS

- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- total program area (18,000 sf): not met
- some of the new library needs and goals : can't be met due to layout compromises
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- entries : multiple , may be confusing
- lines of sight : blocked to some degree
- public and staff safety : compromised
- natural light and views to surroundings : minimal without major changes to the building facades
- fate of merwyn building : not addressed
- duane street revitalization : minimal contribution without major changes to the building facade
- new exciting architectural expression : not provided
- new housing units : not provided

### AREA CALCULATIONS

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
	17,430 S.F.

### COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled	\$6,144,947	\$7,320,600
	\$352/SF	\$420/SF
OTHER PROJECT COSTS:		
-temporary library during construction phase		TBD
-added operational costs for multiple floors		TBD



# OPTION B

## RENOVATE ASTOR LIBRARY AND EXPAND INTO SOUTH PARKING LOT



VIEW FROM SOUTHWEST



SITE PLAN

1"=20'-0"



**PROS**

- program area (18,000 sf) : met
- entries : singular, clear, welcoming
- natural light and views to surroundings : can be achieved without major changes to the existing building (in new addition)
- new exciting architectural expression : provided in addition
- existing library building : saved and reused

**CONS**

- parking directly adjacent to the library: not provided
- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- some of the new library needs and goals : can't be met due to layout compromises
- lines of sight : blocked to some degree
- public and staff safety : compromised (not as much as a,c,d)
- fate of Merwyn building : not addressed
- contribution to Duane street revitalization : minimal without major changes to the building facade
- new housing units : not provided

**AREA CALCULATIONS**

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
NEW SOUTH ADDITION	6,100 S.F.
	<hr/>
	23,530 S.F.

**COST SUMMARY**

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled & 6,100 sf addition	\$9,139,052	\$10,964,980
	\$388/SF	\$466/SF

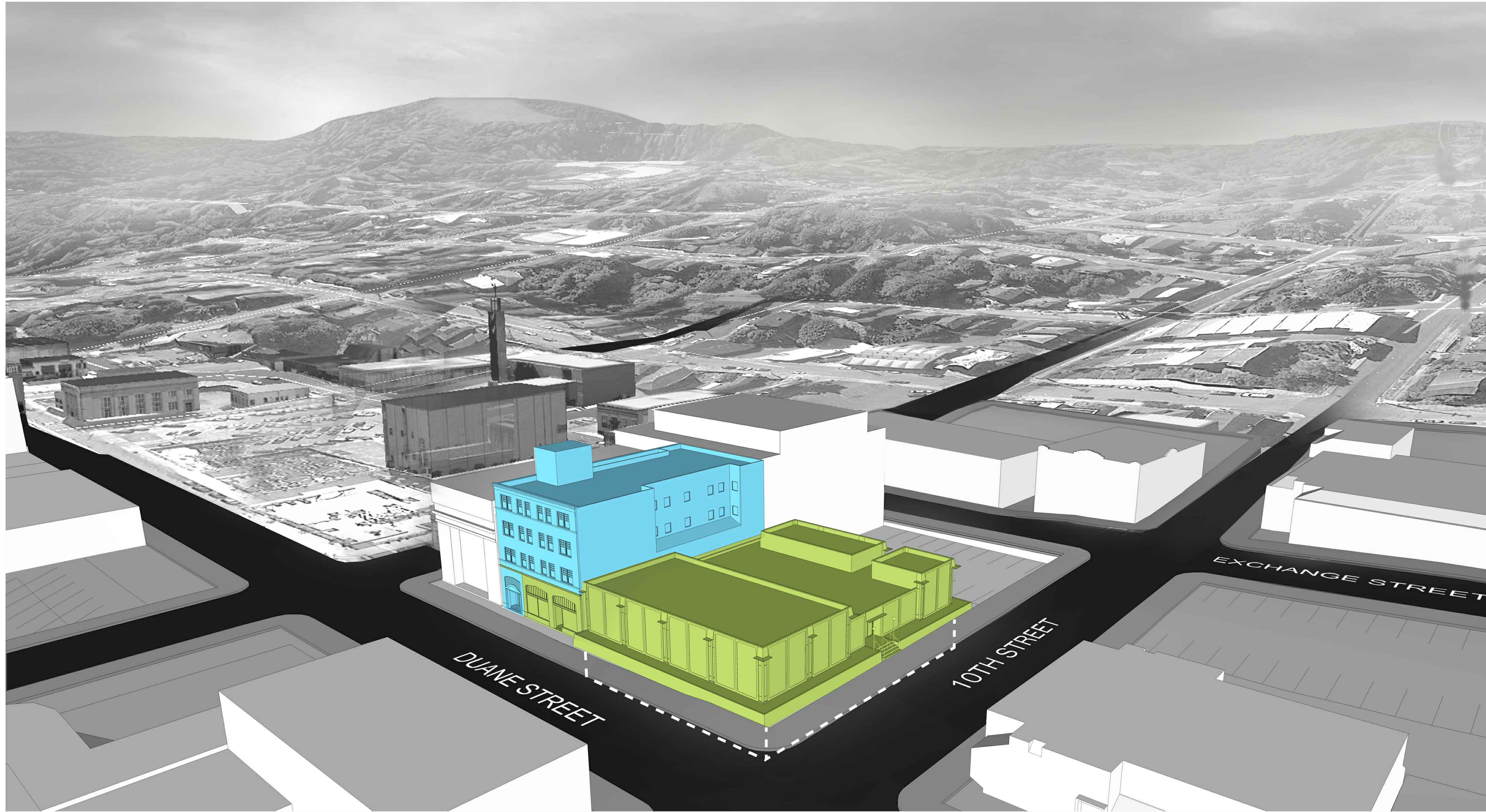
**OTHER PROJECT COSTS:**

-temporary library during construction phase	TBD
-relocation of parking	TBD

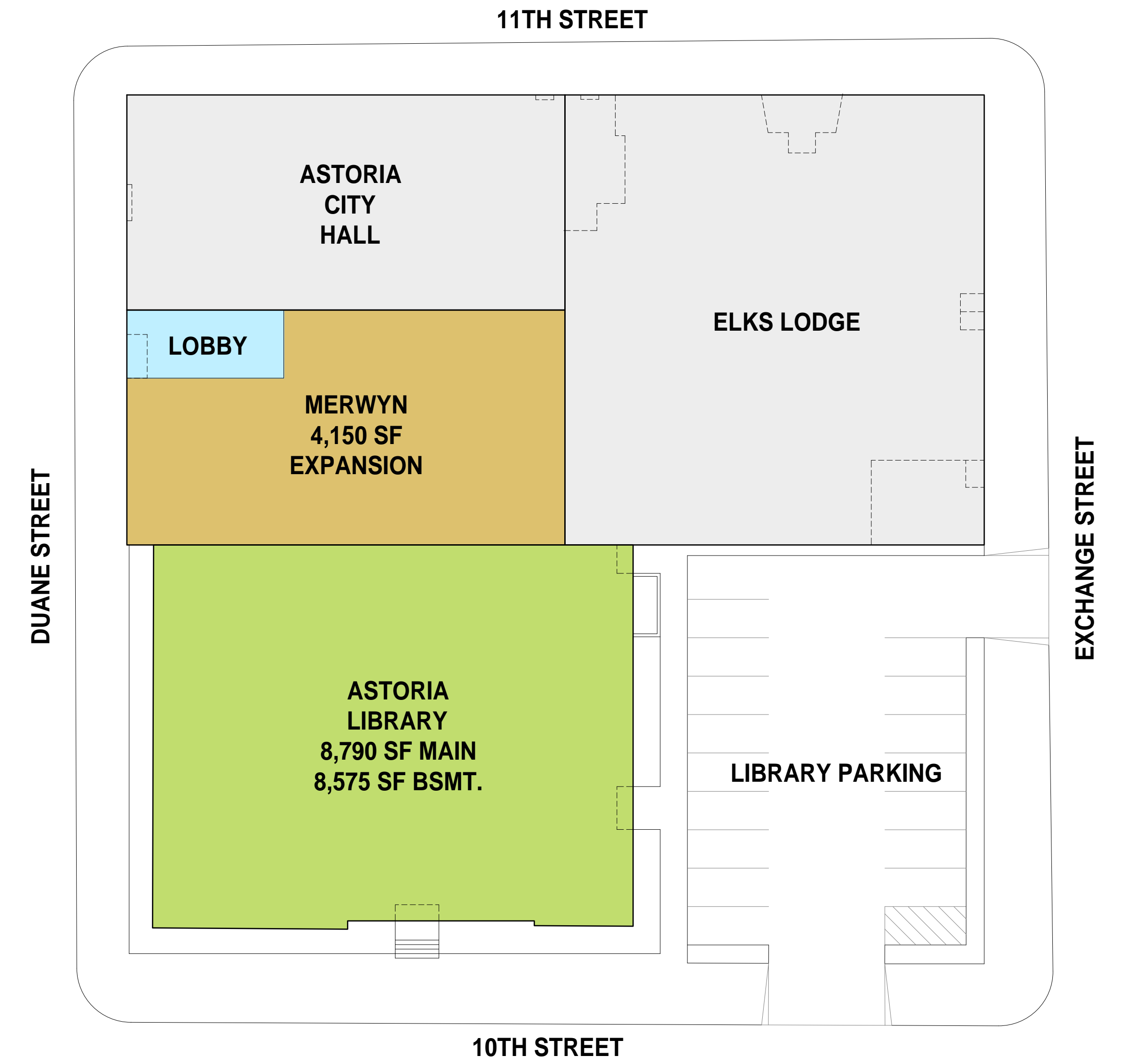


# OPTION C

## RENOVATE ASTOR LIBRARY AND EXPAND RENOVATED MERWYN WITH HOUSING ABOVE

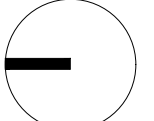


VIEW FROM NORTHWEST



SITE PLAN

1"=20'-0"



### PROS

- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- Duane street revitalization : contributes
- existing library building : saved and reused
- existing Merwyn building : saved and reused
- new housing units : provided

### CONS

- parking for housing : not provided
- cost of acquiring or leasing Merwyn site : added
- complexity of mixed use (housing and library) : added
- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- some of the new library needs and goals : can't be met due to layout compromises
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- entries : multiple , may be confusing
- lines of sight : blocked to some degree
- public and staff safety : compromised
- natural light and views to surroundings : minimal without major changes to the building facades
- new exciting architectural expression : not provided
- universal design : compromised with need for lift between buildings

### AREA CALCULATIONS

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
REMODELED MERWYN MAIN FLOOR	4,150 S.F.
LIBRARY TOTAL	21,580 S.F.
LOWER FLOOR LOBBY FOR HOUSING	500 S.F.
3 FLOORS OF HOUSING	11,130 S.F.
HOUSING TOTAL	11,630 S.F.

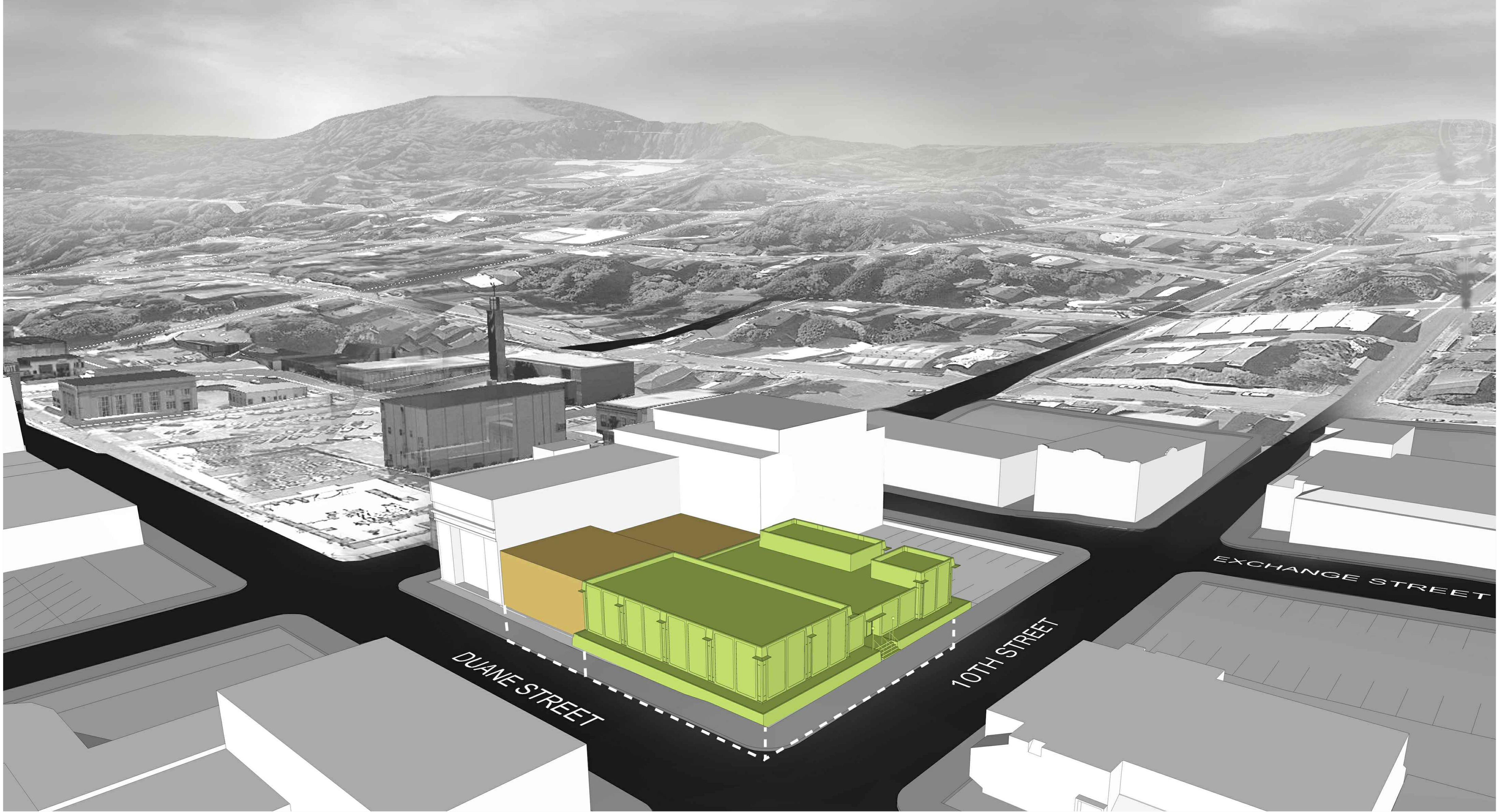
### COST SUMMARY

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled Astor	\$6,663,489	\$7,930,650
4,150 sf remodeled Merwyn (library space only)	\$1,815,925	\$2,161,250
21,580 sf total	\$8,479,414	\$10,091,900
	\$393/SF	\$466/SF
OTHER PROJECT COSTS:		
-temporary library during construction phase		TBD
-added operational costs		TBD
-purchase of Merwyn		TBD
-grant administration		TBD
HOUSING CONSTRUCTION COSTS:		
11,630 sf (workforce)	LOW	HIGH
	\$2,723,065	\$3,602,335
	\$234/SF	\$310/SF

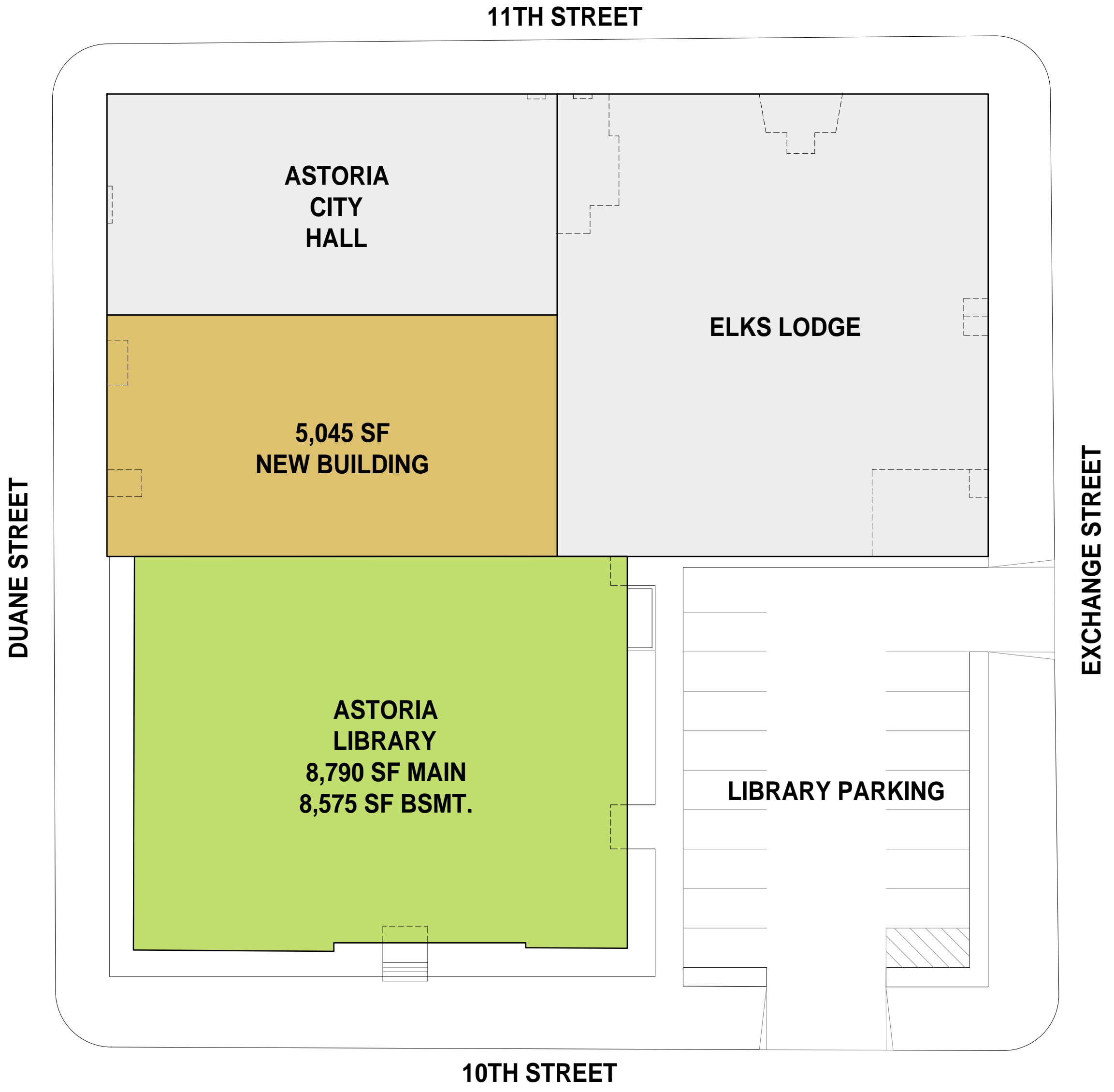


# OPTION D

## RENOVATE ASTOR LIBRARY, DEMOLISH MERWYN, AND NEW ADDITION ON MERWYN SITE

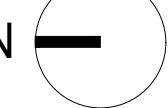


VIEW FROM NORTHWEST



SITE PLAN

1"=20'-0"



**PROS**

- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- new exciting architectural expression : provided (in addition)
- Duane Street revitalization : contributes
- existing library building : saved and reused

**CONS**

- cost of acquiring Merwyn building site : added
- cost of demolishing Merwyn building : added
- operational costs for staffing, security, and efficiency of moving materials: will increase annually over time (two floors)
- library operations during construction: need to be closed or moved
- some of the new library needs and goals: can't be met due to layout compromises
- layout efficiencies as measured by the flow of materials and people throughout the building : not optimized
- entries : multiple , may be confusing
- lines of sight : blocked to some degree
- public and staff safety : compromised
- universal design : compromised (with need for lift between buildings)
- site development potential(merwyn) : under utilized (also does not cover the party-wall conditions behind it)
- existing Merwyn building : demolished (not saved)
- new housing units : not provided

**AREA CALCULATIONS**

EXISTING LIBRARY MAIN FLOOR	8,865 S.F.
EXISTING LIBRARY LOWER FLOOR	8,565 S.F.
NEW ADDITION IN MERWYN SITE	5,045 S.F.
	<u>22,475 S.F.</u>

**COST SUMMARY**

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
17,430 sf remodeled Astor	\$6,491,629	\$7,930,650
5,045 sf addition to Merwyn site	\$1,878,960	\$2,295,475
	<u>\$8,370,589</u>	<u>\$10,226,125</u>
	\$372/SF	\$455/SF

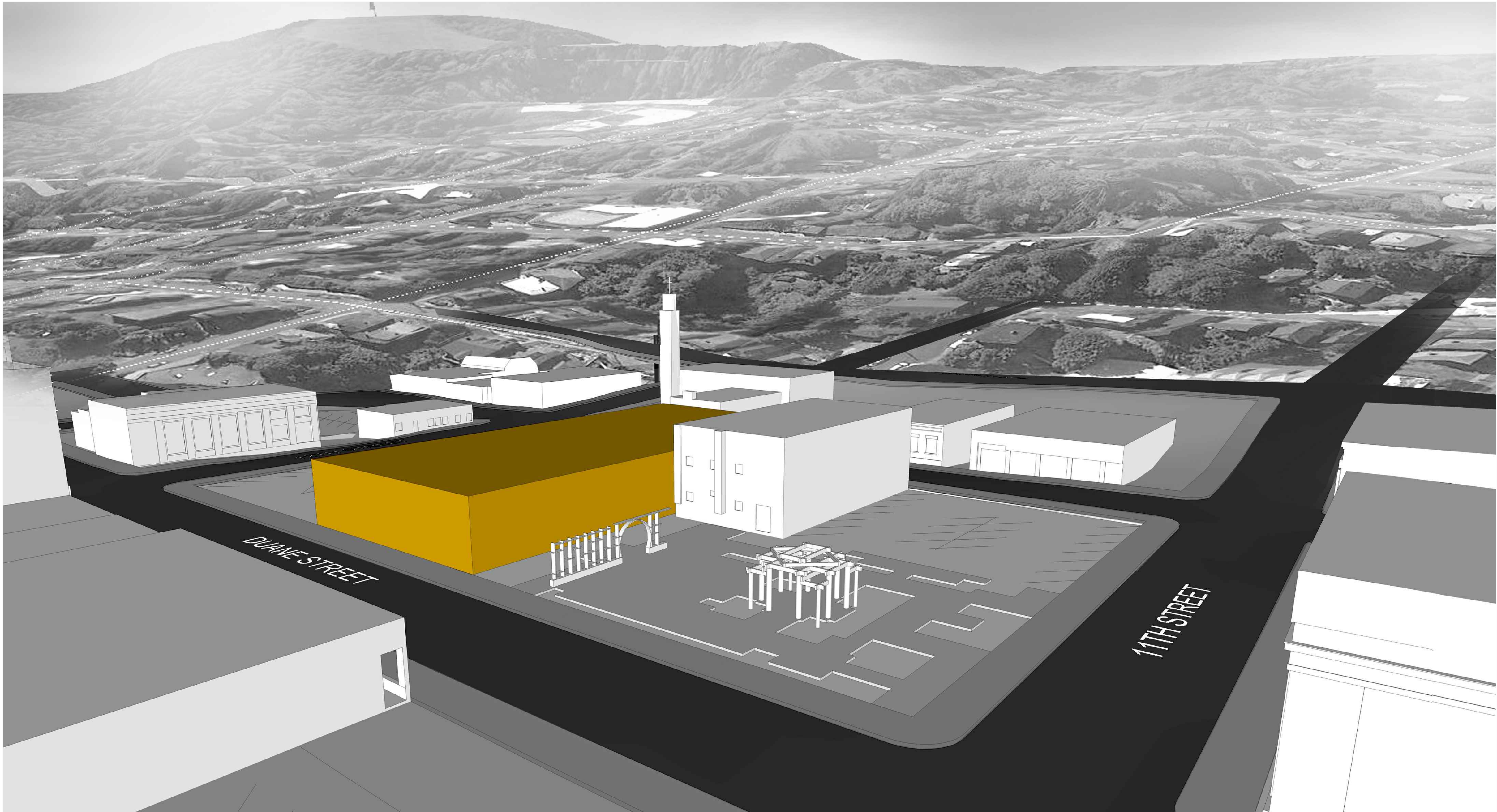
**OTHER PROJECT COSTS:**

-temporary library during construction phase	TBD
-added operational costs	TBD
-purchase of Merwyn	TBD
-demolition of Merwyn	TBD



# OPTION E

## NEW LIBRARY AT HERITAGE SQUARE



VIEW FROM NORTHWEST

**PROS**

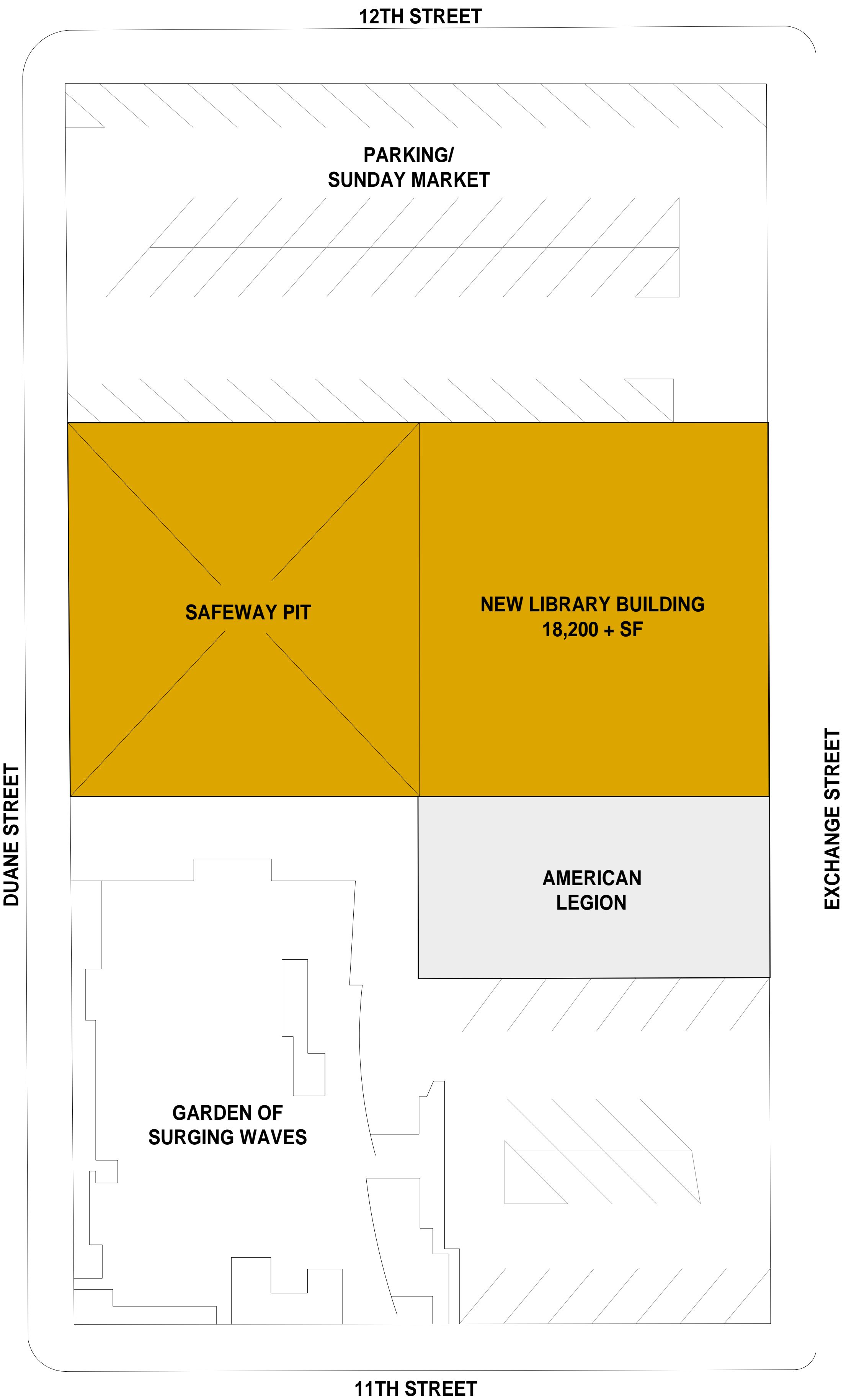
- sale of lease of library property : possible revenue
- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- operational costs for staffing, security, and efficiency of moving materials : optimized
- library operations during construction : unaffected
- all of the new library needs and goals : can be met
- layout efficiencies as measured by the flow of materials and people throughout the building: optimized
- main entry : singular, clear and welcoming
- lines of sight - optimized
- public and staff safety -optimized
- universal design - optimized
- new exciting architectural expression : provided
- Duane Street revitalization : contributes strongly and provides a catalyst for development in the area

**CONS**

- existing library : new use needed
- merwyn building : not addressed
- new housing units : not provided

**AREA CALCULATIONS**

NEW LIBRARY AREA 18,000S.F.



**SITE PLAN**

1"=20'-0"



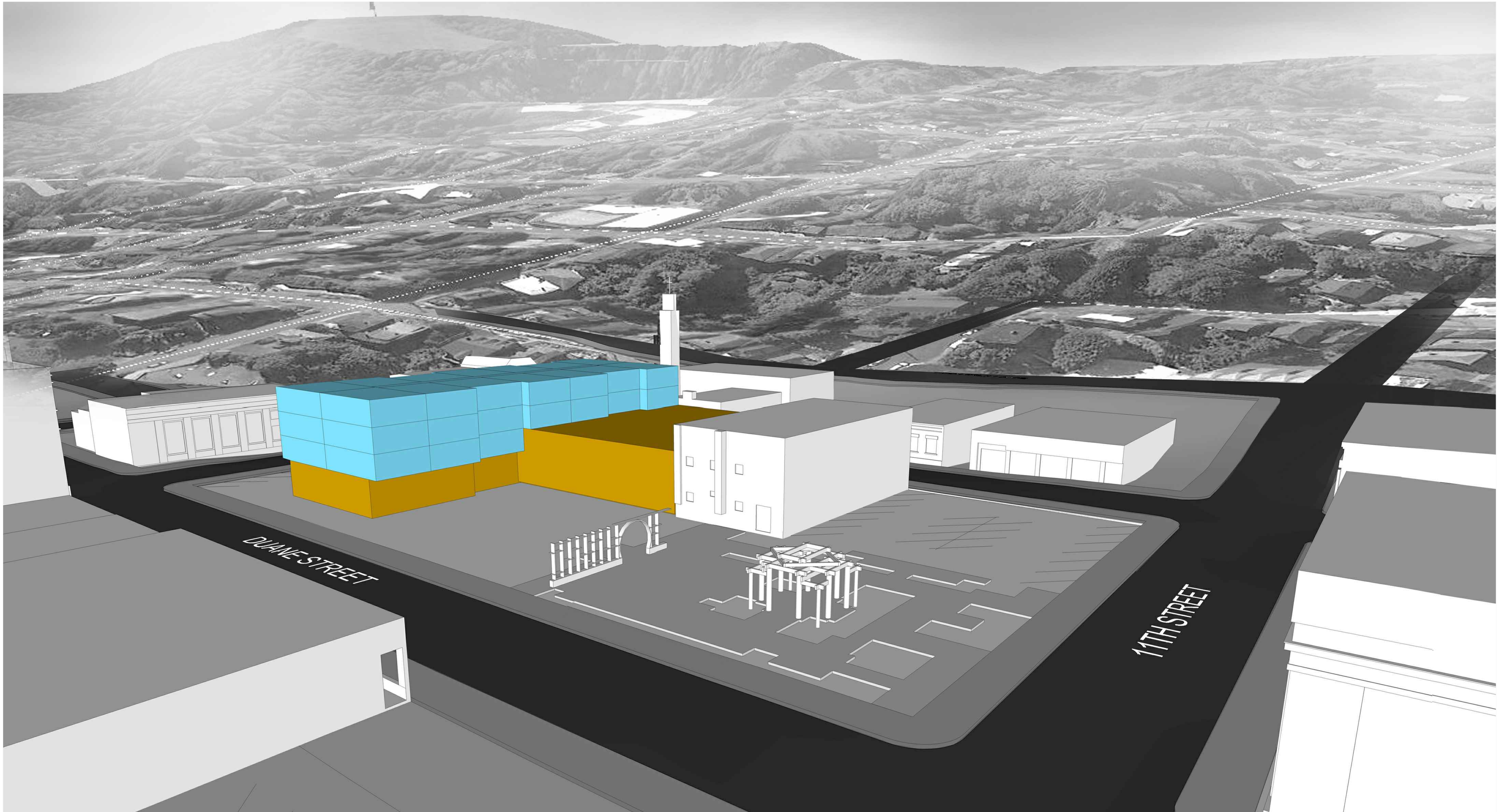
**COST SUMMARY**

LIBRARY CONSTRUCTION COSTS:	LOW	HIGH
new 18,000 sf library	\$11,124,000	\$12,996,000
	\$618/SF	\$722/SF
OTHER PROJECT COSTS:		
-temporary library during construction phase		N.A.
-sale or lease of Astor Library building		TBD



# OPTION F

## NEW LIBRARY AT HERITAGE SQUARE WITH HOUSING ABOVE



VIEW FROM NORTHWEST

### PROS

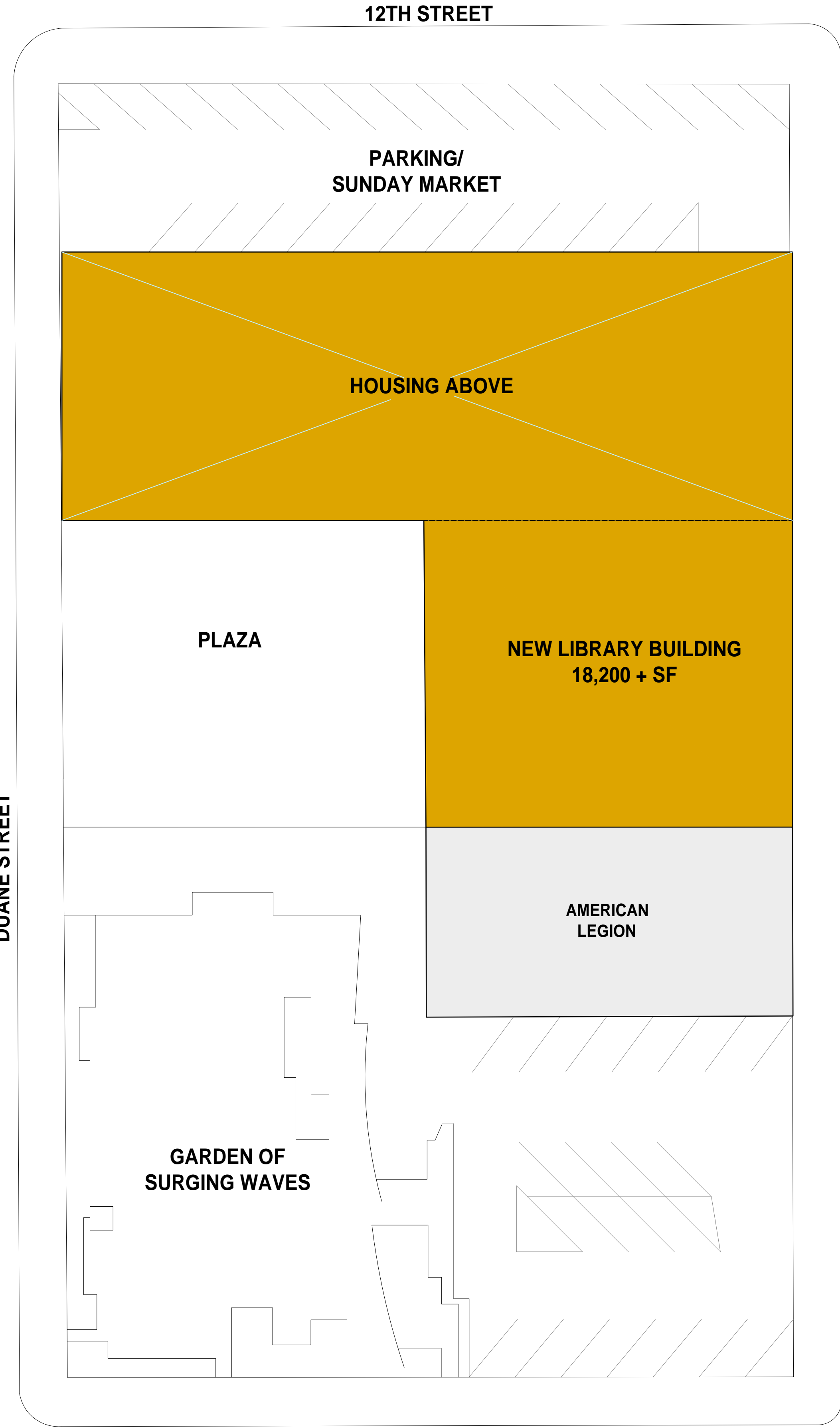
- sale of lease of library property : possible revenue
- total program area (18,000 sf) : met
- parking lot directly adjacent to library : provided
- operational costs for staffing, security, and efficiency of moving materials : optimized
- library operations during construction : unaffected
- all of the new library needs and goals : can be met
- layout efficiencies as measured by the flow of materials and people throughout the building: optimized
- main entry : singular, clear and welcoming
- lines of sight : optimized
- public and staff safety : optimized
- universal design : optimized
- new exciting architectural expression : provided
- Duane Street revitalization : contributes strongly, catalyst for development in the area
- new housing units : provided

### CONS

- existing library : new use needed
- Merwyn building : not addressed
- complexity of mixed use (housing and library) : added

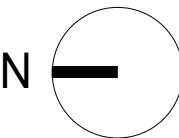
### AREA CALCULATIONS

NEW LIBRARY AREA	18,000 S.F.
NEW HOUSING AREA	~54,000 S.F.
	72,000 S.F.



### SITE PLAN

1"=20'-0"



### COST SUMMARY

	LOW	HIGH
<b>LIBRARY CONSTRUCTION COSTS:</b>		
new 18,000 sf library	\$11,124,000	\$12,996,000
	\$618/SF	\$722/SF
<b>OTHER PROJECT COSTS:</b>		
-temporary library during construction phase		N.A.
-sale/lease of Astor Library building		TBD
-sale of housing project to developer		TBD
<b>HOUSING CONSTRUCTION COSTS:</b>		
54,000 sf (market rate)	\$17,604,000	\$25,164,000
	\$326/SF	\$466/SF