



Committee Update Summary

PROJECT: **Round Lake Library**
Town of Malta and Village of Round Lake, New York

**BUTLER
ROWLAND
MAYS**

PROJECT N°: 14•37•29 Master Planning

DATE: 10 March 2017

ARCHITECTS,
LLP

Major Tasks Completed from Master Planning Agreement (this is not an exhaustive list of all tasks and meetings, but a summary of the major milestones):

- Site/Existing Conditions - Development and production of a Building Conditions Report for both the Clark House and the Malta Branch, summarizing findings and recommended improvements/mitigation measures relative to the physical conditions, building envelopes and interiors, as well as all of the site visits, interviews, and analysis necessary to produce those documents.
- Program - Review of the Library's Annual Report, demographic access patterns for residents of the chartered-to-serve area, and Long-Range Plans of Service, community surveys / focus group discussions, etc.
- Program - Multiple interviews with the Director and staff to derive program summaries for both the Clark House and Malta Branch, as well as comparisons of same to nationally-recognized standards. These helped inform the "needs survey" for library service moving forward.
- Program - Two public community workshops (Charettes) to solicit input and involve interested patrons and public in the pre-planning process. Only one was included in the basic services, but the committee felt that meeting in both locations was appropriate.
- Program - Development and production of Assumptions and Recommendations (see below) for the issues facing the institution.
- Program/Design - Site visits to multiple potential locations, identified by the committee as possible venues for library service to the chartered-to-serve population.
- Program - Meeting with local officials (Mayor, etc.) to review the Assumptions and Recommendations from a Village perspective.
- Program - Public Meeting with WRLIS to review the Assumptions and Recommendations (maintain Malta Site with longer-term lease and minor improvements, establish inadequacy of Clark House for 21st century library services, establish potential sites for a presence within the Village of Round Lake, recommend South Lawn site) from a WRLIS perspective, prior to conceptualizing any design ideas.
- Program - Multiple meetings with the Building Committee to reaffirm direction.
- Design - Committee site visits / field trips to multiple libraries for visualization of square footage implications, meeting room sizes, collection sizes, etc.
- Design - Development of multiple conceptual designs to reflect the need for adequate program space within the Village of Round Lake.
- Design - Refinement of the South Lawn design for site and building amenity issues, per committee discussions.
- Design - Presentation of conceptual South Lawn Design, as well as recommended improvements at Malta Branch, at public WRLIS Meeting.
- Design - Prepare Proposal (January 2017) for in-depth exploration of Clark House Site, despite previous findings and recommendations (proposal never executed).

For reference, the original agreement dated January 17, 2014, had the following provisions for meetings, all of which have been met or exceeded:

The number of anticipated meetings for the Preliminary Planning Services are:

Site/Existing Conditions:	Kickoff and Site Visit Meeting, Consultant Site Visits as necessary
Programming:	Two days of Staff Interviews, three Committee Mtgs, one Charette
Design:	Five Committee Mtgs, one Board Mtg, one Public Mtg
Campaign:	Two Committee Meeting, two Public Mtgs

Assumptions and Recommendations (Previously Reviewed and Presented):

1. Assumption: The Round Lake Library (RLL) must maintain a presence in the Village of Round Lake, whether at the Clark House or elsewhere.

Data Source: Consensus of two Public Meetings (both in Round Lake and Malta); initial feedback from stakeholders at the Women's Round Lake Improvement Society (WRLIS) and Committee levels; analysis of political climate, and recognition of historical precedence and chronology.

Recommendation: Review potential of existing Clark House for renovation and expansion; evaluate other sites within the Village of Round Lake.

2. Assumption: The Clark House Site (building and Library Lawn) is insufficient for a practical consolidation of RLL resources to provide true accessibility, square footage, parking, and 21st century programming and collection features to the entire chartered-to-serve area of the RLL.

Data Source: Existing conditions analysis of the Clark House (BRMA); evaluation of site constraints and opportunities (BRMA); recognition of Village-wide parking issues.

Recommendation: Determine specific sites within the Village which meet most of the following objectives: visibility/presence, accessibility, parking, future expansion, sustainability.

3. Assumption: Of the four sites examined in the Village of Round Lake, meeting minimum requirements of: lot size, access, potential availability, and anticipated public support, the South Lawn Site appears to be the most practical location for a new Library facility.

Data Source: Site visits; real estate analysis; resource and utility analysis; committee input.

Recommendation: The South Lawn Site has the potential to meet RLL needs in terms of a Round Lake presence. It appears to be of sufficient size to provide for an expanded level of service and access in a building, has proximity to the Rail Trail encouraging pedestrian and bike traffic, allows for a Visitor Center concept to the Village for both Rail Trail and vehicular traffic, may be tied to public events (eg.: Antique Fair) to provide parking and other amenities in a public building as a resource. This site is also preferable to the North Lawn based on topographic, drainage, and other practical considerations. It would not take a property off of the tax rolls (in fact, the sale of the Clark House would ADD a property to the tax rolls). Transition of "park" land needs to be examined for legislative requirements.

4. Assumption: The South Lawn Site, while providing an excellent option for a Village Presence with improved facility amenities (parking, access, collection, programming, etc.), is not of sufficient size or location for consolidation of ALL RLL operations.

Data Source: Consensus of two Public Meetings (both in Round Lake and Malta); Architectural Library Planning Programming; analysis of political climate, and recognition of historical precedence and chronology.

Recommendation: Maintenance of a branch elsewhere in the Town of Malta, while not ideally efficient in terms of consolidating staffing and facility costs, is an appropriate decision based on demographics, travel times, and the realistic expectations of any available lots in the Village of Round Lake. Sites should be examined and compared to the existing Town facility.

5. Assumption: The multiple sites examined within the Town of Malta (but outside the Village of Round Lake) are all potential solutions to the provision of services to the broader Town and chartered-to-serve area. However, the acquisition costs alone (leaving aside the costs for construction/renovation) would well-exceed the potential political and renovation costs at the Town of Malta facility.

Data Source: Existing building analysis of Malta Branch by BRMA; analysis of political climate (current services and lease provisions as perceived by the public); analysis of real estate availability and valuation levels; and recognition of historical precedence and chronology.

Recommendation: Develop dialogue with the Town of Malta regarding potential renovations to the Malta Branch, in conjunction with revisions and extension to lease arrangements. Confirm that Town long-range plans are consistent with maintenance of the Malta Branch long-term. Add additional facility identification way-finding.

Conclusion: RLL's long-range plans, based on this summary analysis and associated backup information and study, should at a DRAFT LEVEL, include the following:

- Negotiation with the Town of Malta for a long-term extension of the Town facility lease for a Malta Branch of the RLL, to include a small capital project (approximately \$200,000 - \$300,000) within the building footprint for renovations and improvements (eg.: power and data distribution, administrative area layout, SOHO and other small meeting space provisions, furnishings, finishes, lighting, signage, etc.).
- Negotiation with the Village of Round Lake regarding the potential to acquire the South Lawn lot for a new Library facility of 5,000 to 7,000 square feet, with parking and site improvements. Include transfer of Library Lawn to the Village a partial compensation for loss of South Lawn lot.
- Development of a conceptual design for the Village location, as well as a scope of work for Town facility renovations, with the Building Committee, Staff, and BRMA.
- Analyze the potential for private fund raising for capital project(s).
- Discuss the potential for other funding sources (DLD grants, Foundation grants, political bullet aid, etc. for capital project(s).
- Analyze potential for sale revenues from the Clark House property, once a new facility is constructed (allowing for usage during construction).
- Dialogue with planners of the Antique Fair, the Rail Trail Committee, the Historical Society, and other Town and Village events for coexistence strategies which reinforce each institution's mission.
- Discuss general strategies with prime stakeholders for recommendations and buy-in.
- Public Education for buy-in.
- Implementation, potentially phased over years.

Update:

The Master Planning Work is currently on hold, awaiting direction from the Library Board and WRLIS via the Planning Committee. It has been well-established that the findings and recommendations leading to the South Lawn conceptual scheme have been carefully documented and presented multiple times. If additional monies (\$4,200 per the January 16, 2017 proposal for additional services) are devoted to establishing a Clark House site scheme, such additions/renovations will be explored to similar depth. However, this was not done as part of the Master Plan because of the clear direction that the preliminary public input, physical findings, and analysis provided.

Renovations to the Clark House without additional space will not address:

1. Egress requirements from all levels
2. Accessibility to all levels
3. Inadequate staff work areas and circulation space
4. Inadequate space for collection development (must weed to add)
5. Inadequate and inaccessible meeting and program space, in a Village lacking same
6. Completely inadequate parking
7. Traffic patterns which increase vehicles on narrow Village streets
8. Lack of intuitive way-finding to the Library
9. Energy efficiency and operations issues with building
10. Issues related to staffing/supervising a multiple-story Library building with minimal staff
11. Issues related to small, cut-up floor plans per existing structure (collection arrangement, sitelines)

Renovations to the Clark House that include an addition with an elevator and exit stair will still not address:

1. Inadequate staff work areas and circulation space
2. Inadequate space for collection development (must weed to add)
3. Inadequate meeting and program space, in a Village lacking same
4. Completely inadequate parking
5. Traffic patterns which increase vehicles on narrow Village streets
6. Lack of intuitive way-finding to the Library
7. Energy efficiency and operations issues with the existing building (additions would be improved)
8. Issues related to staffing/supervising a multiple-story Library building with minimal staff
9. Issues related to small, cut-up floor plans per existing structure (collection arrangement, sitelines)

Renovations to the Clark House that include an addition with an elevator and exit stair AND a Meeting/Program Space with upper level staff/public collection space will still not address:

1. Completely inadequate parking
2. Traffic patterns which increase vehicles on narrow Village streets
3. Lack of intuitive way-finding to the Library
4. Energy efficiency and operations issues with existing building (additions would be improved)
5. Issues related to staffing/supervising a multiple-story Library building with minimal staff
6. Issues related to small, cut-up floor plans per existing structure (collection arrangement, sitelines)

Monies spent on pursuing the above options require that certain concessions be made, such concessions potentially in conflict with the committee's charge to develop a "path forward" for the Round Lake Library.

Based on the above, it is my professional opinion as a Library Architect, that the conceptual designs related to the South Lawn development would most effectively improve library services, reduce traffic in the middle of the Village, act as a gateway to the Village at special events (eg.: Antiques Show) or everyday visitors (eg.: rail trail), preserve the existing Clark House as-is (at an appropriate scale for the downtown residential context), and improve energy efficiency and other operating (staffing) considerations for the Library as an institution. All of this is in addition to providing a truly accessible building, with adequate parking, that is DESIGNED as a Library for sitelines, patron service, and programming.