

# Kennett Library **Visioning Study**



Prepared by **RRMM Lukmire Architects**  
in collaboration with **Providence Associates**



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## **Kennett Library Visioning Study** – Final April 25, 2017

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We would like to thank the following people for their close attention and keen interest in the Visioning process.

#### **Visioning Task Force**

Kennett Township – Lisa Moore, Whitney Hoffman, Bill McLachlan & Jeff Yetter; Newlin Township – Karen Ammon & Janie Baird; Pocopson Township – Brad Pieper & Ricki Stumpo; Borough of Kennett Square – Joe Scalise, LaToya Myers & Gail Bowden; Pennsbury Township – Carolyn Mohr & Aaron McIntyre; East Marlborough Township – Cuyler Walker & Laurie Prysack

#### **Kennett Library New Building Committee**

Carolyn Mohr (chairperson), Bill McLachlan, Jeff Yetter, Jim Nelson, Loren Pearson, Cathy Elder & Henry Brown

#### **Kennett Library Board of Trustees**

Thomas C. Swett, President, (East Marlborough Township); Jeff Yetter, Vice President, (Kennett Township); William C. McLachlan, Treasurer, (Kennett Township); Margaret Egli, Secretary, (East Marlborough Township); Karen Ammon, Trustee, (Newlin Township); Chris Britt, Trustee, Member-at-Large; Henry Brown, Trustee, Member-at-Large; Jim DiLuzio, Trustee, (New Garden Township); Chris Larsen, Trustee, Member-at-Large; Dr. Brenda Mercomes, Trustee, (Borough of Kennett Square ); Carolyn Mohr, Trustee, (Pennsbury Township); Dr. Loren Pearson, Trustee, (Newlin Township); Bradley Peiper, Trustee, (Pocopson Township); Dr. Barry Tomasetti, Trustee, Member-at-Large

**Kennett Township** – Lisa M. Moore, Manager

**Chester County Planning Commission** – Susan S. Elks & Kevin Myers

#### **Borough of Kennett Square**

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## Introduction

RRMM Lukmire Architects (formerly The Lukmire Partnership, Inc.) and Providence Associates, a national library planning consultancy, were commissioned to develop a Visioning Study for the proposed Kennett Library. In addition to the Library, the Visioning Team was asked to study the potential for combining administration offices for the Borough of Kennett Square with the Library, to share resources and, with the inclusion of the Auditorium, provide a more comprehensive community center. The Visioning Study is to:

- define the requirements of a 21<sup>st</sup> century library
- evaluate the existing Kennett Library, its physical conditions and site constraints
- evaluate the Library's current and future programs and collection needs
- engage the community to elicit what they most care about the existing Library and what they want to see in a new facility
- engage Library staff in planning for a new Kennett Library and developing a facility program
- develop a facility program for the Borough of Kennett Square administrative offices
- investigate the feasibility of siting the Library on the Weinstein property in downtown Kennett Square

The Visioning Team consists of Gregory S. Lukmire, AIA, William E. Evans, AIA, Toni Garvey and Brandon Hughes. Successive visits were made by the Visioning Team. During those visits, the Visioning Team toured the Kennett Library, met with the Library Task Force and Library Board; Library and Borough staff; and key stakeholders. Multiple focus groups and three town hall meetings with the public were also held, and an online community survey was conducted. Based on data provided by the Library, results of the community meetings, online survey and the Visioning Team's knowledge of 21<sup>st</sup> century community libraries, the following building program and vision were developed. In response to this input, a conceptual design was developed reflecting the vision as well as implications of locating a new Library/Borough Community Center in the Weinstein property. The conceptual design sections go into greater detail explaining the conceptual organizations by floor.



## I. Executive Summary

Results of the Visioning Study can be summarized as the community's call to replace the existing Kennett Library with a new, larger facility that will bring it into the 21<sup>st</sup> century. Strong support exists in the community for Kennett Library, and particularly its staff, along with some puzzlement that this sentiment wasn't already well understood. The Visioning Study is a call to bring the Library and Borough offices into a consolidated, flexible, modern-in-function facility, while at the same time serve as an anchoring symbol in a community dating to early Colonial times in Pennsylvania.

The Visioning Study seeks not to lose sight of the region's proud history – from the founding Quakers, the Revolutionary War, the Abolitionist Movement and the Underground Railroad. And a building of this central importance should recognize that the Borough of Kennett Square has been listed on the National Register of Historic Places since 1989. The Visioning Study proposes that the legitimate response is one of respectful coexistence and collaboration with the Library's older neighborhood, one that doesn't imitate the past but draws from its lessons.

As an important repository of resources, Kennett Library should provide access to all comers, helping toddlers experience the joy of learning to read, encouraging the community's youth along a path of involvement and exploration, and providing programs for seniors to enrich their lives. The mission of a 21<sup>st</sup> century library is not altogether different from its predecessor, save the means by which patrons are engaged: encouraging intellectual pursuits, providing resources to all, and being a locus around which communities can prosper.



**“God is in the details” Mies van der Rohe**

Library science continues to search for new resource technologies, always facing the obstacles of older buildings for which these technologies were never anticipated. The only constancy about technology is that it probably won't resemble what it replaces. This is a basic truth that all buildings face, but is magnified in libraries, given their mission. Anticipating the future is a largely fruitless exercise, but leaving space to accommodate it is not.

A balance of program elements is recommended for the new Kennett Library building. The Visioning Study goes into deeper details later, but the following charts represent what is recommended in a broad brush manner, beginning with overall program sizes, followed by the charts for the library floors.

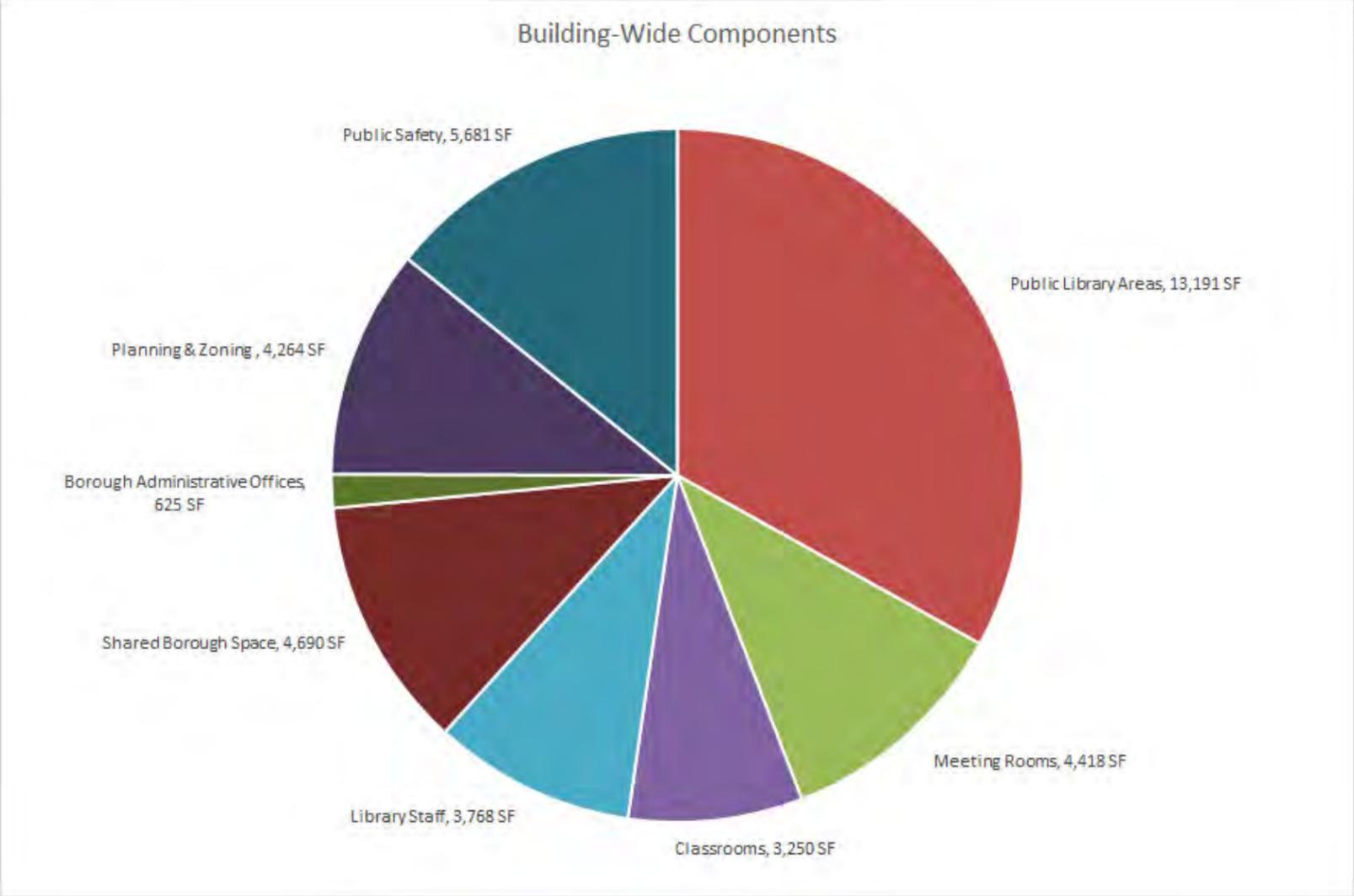


Figure 1 The proposed building broken into components

**While still the single largest element in the proposed Kennett Library, the public areas for reading and books have become one of many equally important spaces in a 21<sup>st</sup> century library. Additionally, it is proposed that roughly one quarter of the building be dedicated to the Borough’s administrative functions.**

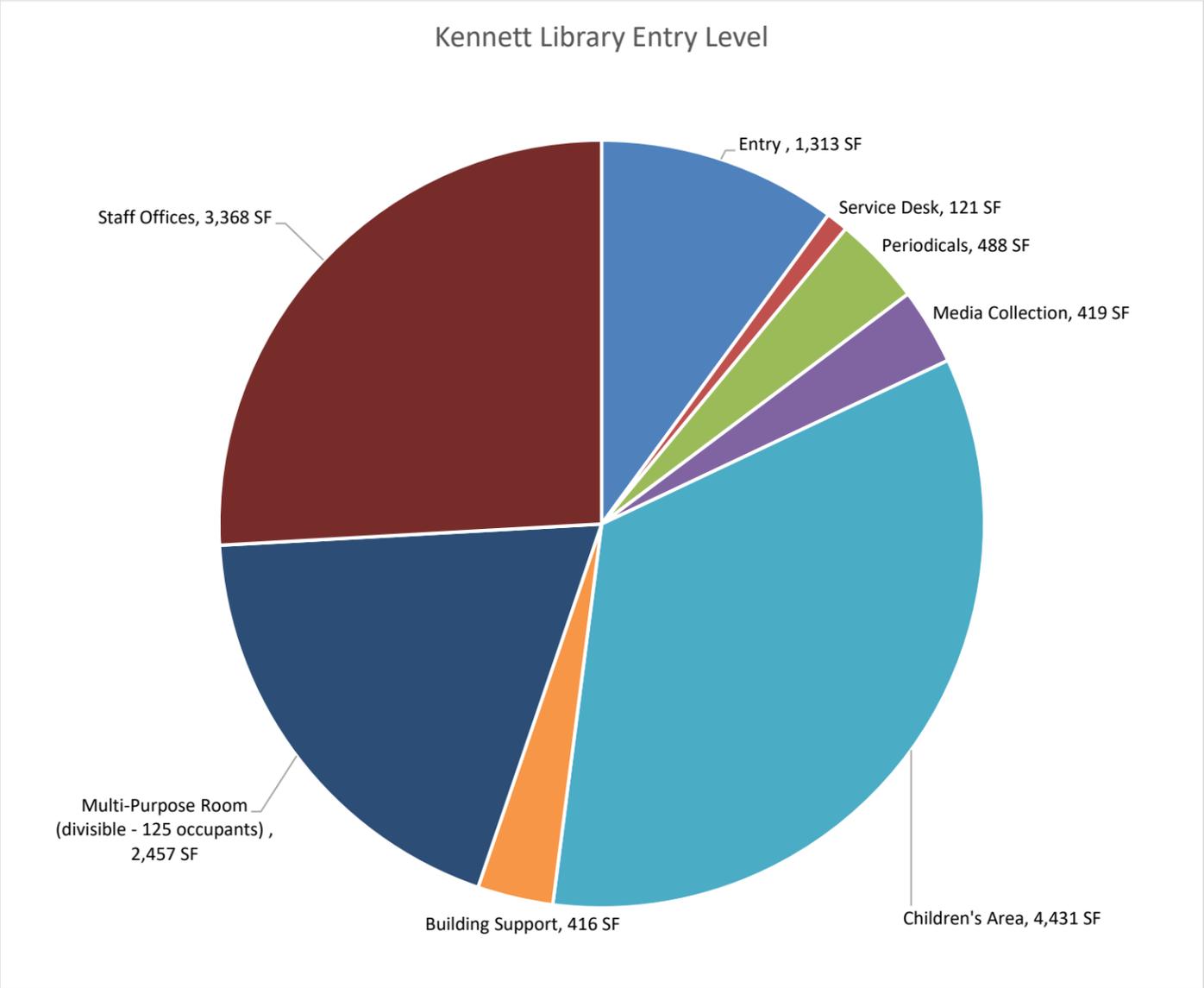


Figure 2 The Library's entry level is proposed to be a high energy public space.

The Library's entry level is proposed to be a high energy public space with unobstructed sightlines. RFID self-check will smooth the checkout process. Children's will have first priority for natural light. This level locates the most frequently used spaces, Children's and a Multi-Purpose Room for a variety of programs, meetings and seminars. The Staff offices and workroom are also on this floor.

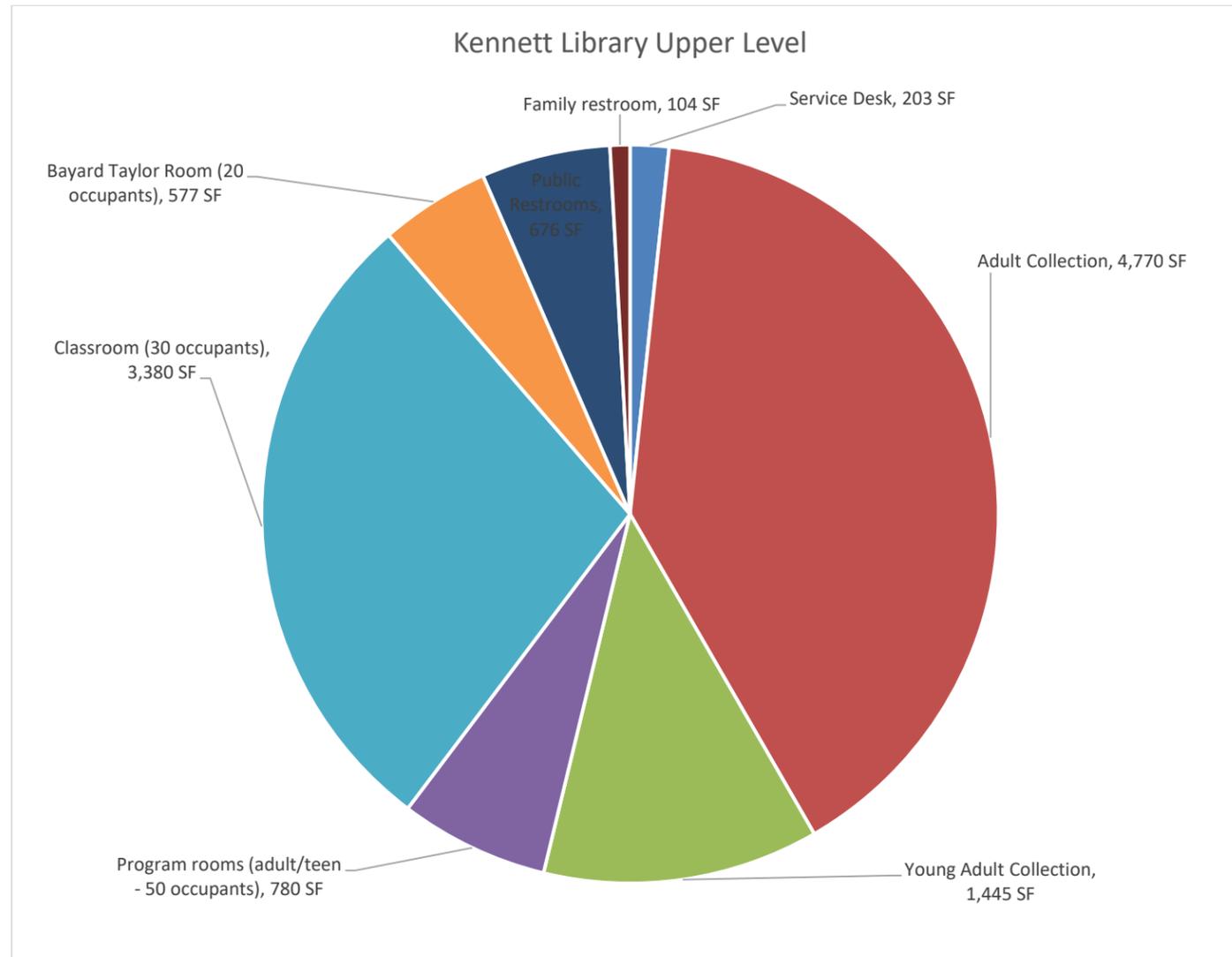


Figure 3 The Adult and Young Adult areas are to be the crown to this building.

**The Adult and Young Adult areas are to be the crown to this building, supported by a variety of study rooms and classrooms for adult literacy. This floor is proposed to be composed of familiar materials, wood and stone, made visible to the street, particularly in late evening. Clerestory windows will introduce natural light deep into the main reading area.**

### Site vs Program

One of the more important intersections in building design occurs at the nexus of a building's program applied to a particular site. The Weinstein property under consideration looks to have both advantages and disadvantages. This 26,100 square foot property is ideally located at the eastern edge of downtown Kennett Square, offering the potential for a building of note, highly visible as one approaches up State Street by car. This corner site also offers light and views that an interior site (such as the existing Kennett Library site) cannot. However, fitting the

49,858 square foot building program will leave little exterior space left on the site. The site's size requires a three-story building. The details of how this building can be organized is discussed later in Conceptual Building Organization. Because of the site's constraints, onsite parking is proposed to be a single-story 44-space parking garage, combined with loading dock and police sally port, all to be below street level on State Street.

By the nature of this site, the building will be a conservatively compact facility, however given its placement in Kennett Square, this should be to the good, creating a strong, well-proportioned addition to the downtown, in keeping with a tradition of buildings brought to the edges of their sites. Downtown Kennett Square is best defined by its street grid, and the proposed Kennett Library will fit well into this tradition. Because of the building's denseness, windows become premium opportunities, and will need to be judiciously placed so that the building's occupants will enjoy the views this corner site accords. In terms of the Library itself, the necessary width of the building will require careful study of how natural light arrives in the public rooms.

### Leadership in Energy & Environmental Design (LEED) <sup>i</sup>

The Visioning Study proposes that this building project adapt the LEED system of evaluating building systems, overall energy efficiency and modern environmental measures to minimize its impact on our only world. Given the high visibility of this project within the community and the greater Chester County, it is proposed that LEED Gold be the goal pursued. The LEED accrediting system is the only national program that combines all aspects of energy and environmental design in its evaluation. From reclamation of brownfield sites to transportation and pedestrian access, to high R-value building envelopes and best-of-class building systems, a full range of issues are examined and evaluated – in full view of the community, with consensus being the ultimate goal.

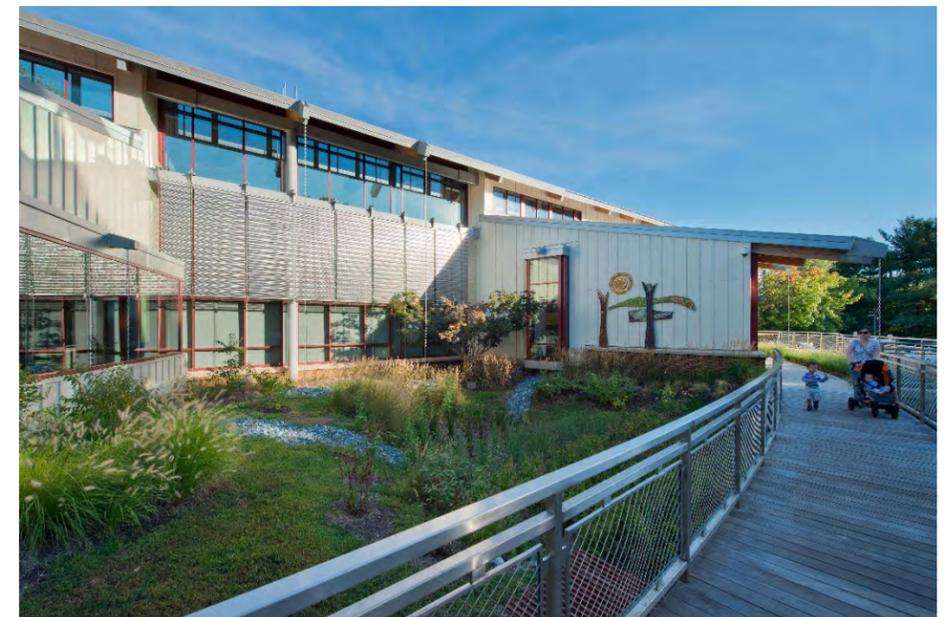


Figure 4 Olney Library's LEED Gold rain basin

## II. Study Process

The processes used to gather information, gain community input, measure library use and determine future space needs for a new Kennett Library including:

- Meetings with the public; Borough and Library staff; library supporters; and community leaders
- Review of Library usage statistics, operations and services
- Evaluation of Library collection sizes
- An online survey of the community

- Determining space allocations in a 21<sup>st</sup> Century library

The individuals attending the meetings that were conducted in Kennett were instrumental in determining library spaces and adjacencies, as their ideas and opinions were remarkably similar in focus. These observations also fit well with the Library’s own staff’s vision for a new Library. In addition to meeting with the general public in town hall settings, the Visioning Team met with:

- Kennett Library administrators and staff
- Borough of Kennett Square administrators and staff
- Library Board of Trustees, Kennett Library Task Force and the Library Building Committee
- Seniors, teens and tweens, members of the business community
- Parents and caregivers of children
- Individuals with disabilities or those who work and/or live with them
- Library adult literacy staff and volunteers
- Public school system Superintendent and staff

The support for a new library is strong. Reflected by the consensus generated at all meetings, southern Chester County needs a much larger, up-to-date public library. There is support for a 21<sup>st</sup> century library, as a community center and gathering place that can meet residents’ needs for many years. In particular, people commented on the need for meeting and study space, comfortable seating areas, a space for teens to gather and study, convenient parking and a building that is accessible and welcoming to everyone in the community.

### III. Demographics



Figure 5 Kennett Library Service Area

As part of the Kennett Visioning Study, the current and projected demographics for the eight municipalities were gathered and analyzed. <sup>ii</sup> Chester County, Borough of Kennett Square, and seven neighboring municipalities, including Kennett, East Marlborough, West Marlborough, New Garden, Pennsbury, Newlin and Pocopson Townships are partnering with Kennett Library to study the need for a new community library.

Chester County as a whole has a well educated population with 93% obtaining high school diplomas, 49% holding bachelor degrees or higher, and a median income of \$85,976. Persons in poverty are 6% for the County as a whole. Additional information on Chester County population and household demographics are included in Appendix D.

In 2015, the combined estimated population of the eight municipalities is 44,410. It is projected that the total will increase to almost 50,000 in ten years and to over 55,000 by 2040, an increase of 27% over 2015. This rate of growth, however, is not consistent over the eight municipalities. Ordered by population size, the following is a demographic summary.

**New Garden Township**, the largest of the eight with a 2015 population of 12,096, is one of the areas with larger robust growth. The projected 2040 population is 15,010, or 24% higher than in 2015. It is also one of the more diverse municipalities: 26.4% of the 2015 population is Hispanic or Latino<sup>iii</sup> and 67% is White (i.e. not Hispanic / Latino). 83% of residents have graduated from high school and 48% have a bachelor's degree or higher.<sup>iv</sup> While the median household income is strong at \$117,500, there is still 11.5% of the population living in poverty in New Garden.

**Kennett Township** is the next largest of the eight areas. The 2015 population of 8,172, projected to increase 29% to 10,556 by 2040, is reported as less diverse than New Garden. Kennett Township has a Latino population of 10.5%. 96% of residents have graduated from high school and 49% have a bachelor's degree or higher. It is not surprising, then, that the median household income is almost \$103,000 and just 2.5% of the 2015 population lives in poverty.

**East Marlborough Township** has a 2015 estimated population of 7,283, a number that is projected to increase to 9,890 by 2040 (+36%). This fast-growing area is racially homogeneous with a population that is 89% White. 95% of residents have graduated from high school and 59% have a bachelor's degree or higher. The median household income is \$104,776 – similar to New Garden and Kennett Townships. The percentage of residents living in poverty is 1.8%, far below the County's average.

**Kennett Square Borough**, the next largest municipality, has a 2015 population of 6,167. It is one of the fastest-growing areas, with a projected 2040 population increase of 37%. Kennett Square is also the most diverse of the eight areas with a Hispanic / Latino population of 48.8% and an African American population of 7.2%. 59% of residents have graduated from high school and 22% have a bachelor's degree or higher. The median household income in Kennett Square is \$61,892 with 12% of residents living at or below the poverty line.

**Pocopson Township** is experiencing moderate growth compared with the areas discussed above. The 2015 population of 4,762 is projected to increase by 19% by 2040 to 5,796. In the 2010 census, less than 5% of the population is Hispanic / Latino; 8.4% of the population is African American. The median household income in Pocopson is \$98,215, with 3.4% of the population living below the poverty line.

**Pennsbury Township** - The estimated 2015 population of 3,659 is projected to increase to 4,138 (+13%) in 2040, making Pennsbury one of the slower growing of the eight municipalities. At the 2010 census, almost 94% of Pennsbury Township's population is non-Hispanic White with 3.1% Asian and less than 2% Hispanic / Latino. The median income for a household in Pennsbury is \$83,295, with just 1.2% of the residents living in poverty.

**Newlin Township** has a total area of just 12 square miles. Newlin is 97% White and 2% Latino / Hispanic. The population of 1,356 is about one-third the size of Pennsbury's, and that number is expected to increase 20% by 2040. The median income is \$68,828, and 3.5% of individuals are living below the poverty line.

**West Marlborough Township** – The last of the municipalities included in this study, West Marlborough has an estimated population of 821 in 2015. The population is projected to increase just 5% by 2040 to 861. The population is almost 90% non-Hispanic White, with a 8.7% Hispanic / Latino population. 4.8% of the residents are below the poverty line per the 2000 census, and the median household income is \$52,283.

MCD Population Projections 2015 - 2045	2015 Estimate	2020 Estimate	2025 Estimate	2030 Estimate	2035 Estimate	2040 Estimate	2045 Estimate	Abs Change 2015 - 2045	% Change 2015 - 2045
East Marlborough Township	7283	7850	8414	8986	9482	9890	10235	2952	41%
Kennett Square Borough	6167	6666	7163	7667	8104	8463	8767	2600	42%
Kennett Township	8172	8690	9206	9730	10184	10556	10872	2700	33%
New Garden Township	12096	12730	13360	14000	14555	15010	15396	3300	27%
Newlin Township	1356	1415	1474	1534	1586	1629	1665	309	23%
Pennsbury Township	3659	3763	3867	3972	4064	4138	4202	543	15%
Pocopson Township	4856	5060	5264	5471	5649	5796	5921	1065	22%
West Marlborough Township	821	830	838	847	855	861	866	45	55%

### Income and Education

A revealing aspect of the demographics for Chester County generally is that compared to the entire Commonwealth, and to the USA as a whole, Chester County has a significantly higher percentage of persons with higher education degrees. A second point worth noting is that the Kennett area represents the largest concentration of employment centers in the southern part of the County. Further *“By 2045, the Delaware Valley Regional Planning Commission has projected that employment in Chester County will grow to over 397,000 jobs, adding over 87,000 jobs between 2015-2045.”*<sup>v</sup> Investing in Kennett Library’s public access to education and learning generally will help to ensure those statistics.

**If previous cases prove true in Kennett, the new Kennett Library should easily anticipate a 50% increase in visits.**

### IV. Current Library Usage

Kennett Library currently serves a community of 44,000 with a collection of approximately 47,500 items, including books, books on CD, DVDs, magazines and graphic novels. **It is a customer-driven collection, with Library staff focusing on those materials of greatest interest to the community.** During fiscal year 2015-2016, there were 116,217 visitors to the Kennett Library, with a collection circulation of 145,556. Thirty-one percent of community members currently hold library cards. If previous cases prove true in Kennett, the new Kennett Library should easily anticipate a 50% increase in visits.

The Library has a robust schedule of classes and public programs. The Adult Literacy Program offers off-site ESL classes<sup>vi</sup> for adults - eight classes per week - and one-on-one tutoring in the Library several times each week. Programs for all age groups are popular, particularly those for teens. Kennett offered 155 teen programs last fiscal year and had an average attendance of 20 at each program.

Average ALP Attendance					
Class	Orig. Enrollment	Nov	Dec	Jan	Feb
Day Class	42	17	15	15	15
Evening I	26	11	9	7	5
Evening II	16	10	9	8	8
Evening III	18	10	7	9	8
Evening IV	21	10	9	8	8
<b>Totals</b>	<b>123</b>	<b>58</b>	<b>49</b>	<b>47</b>	<b>44</b>

Technology use is also a much-desired service for the Kennett-area community. The Library's seven computers were used more than 9,800 times last year, the equivalent of four and half users per computer per day. With a six-fold increase in public computers, this program of the Kennett Library will draw a significantly larger attendance. It has been suggested that this trend, beginning in the 90's, would fall off over time; however that hasn't proved true. This is a continuingly popular trend in library usage that is seen nationwide.

**With a nearly six-fold increase in public computers, this program of the Kennett Library will draw a significantly larger attendance.**

## V. On-Line Survey & Questionnaire Results

In October-November, 2016, an online customer survey was conducted. The survey was in Spanish and English, and respondents had the choice of taking the survey online or completing a paper copy. Three hundred three responses were collected. The people who responded to the online survey like their Library's collection and services and value the knowledge and skills of the staff who work in the Library. However, the current library facility cannot support the changes people would most like to see in their Library – more books, a larger facility with a variety of meeting and study spaces, comfortable seating, a facility that is accessible to everyone in the community, and more programs. 75% of survey respondents said that a new/larger library building is very important or important to them. The survey is found in Appendix B.

**The people who responded to the online survey like their Library's collection and services and value the knowledge and skills of the staff...**



*Figure 6 England Run - Children's*

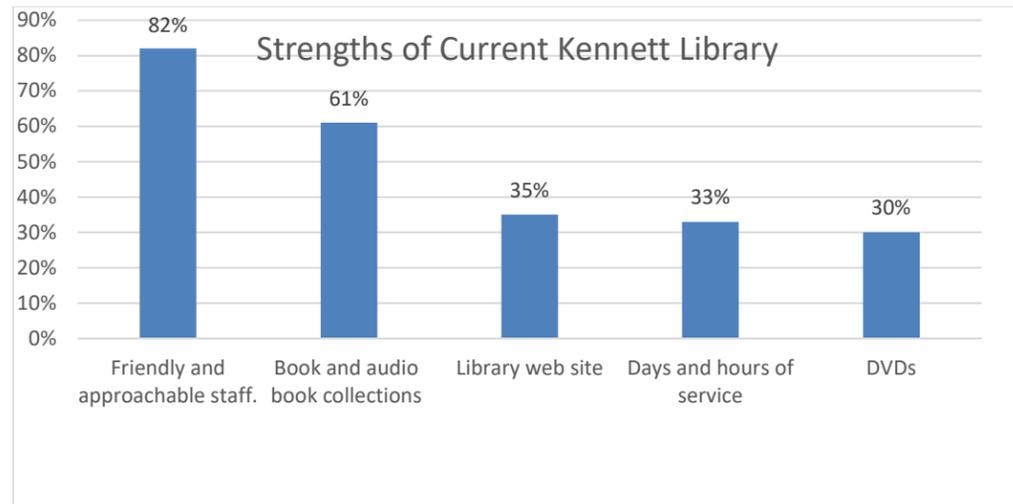
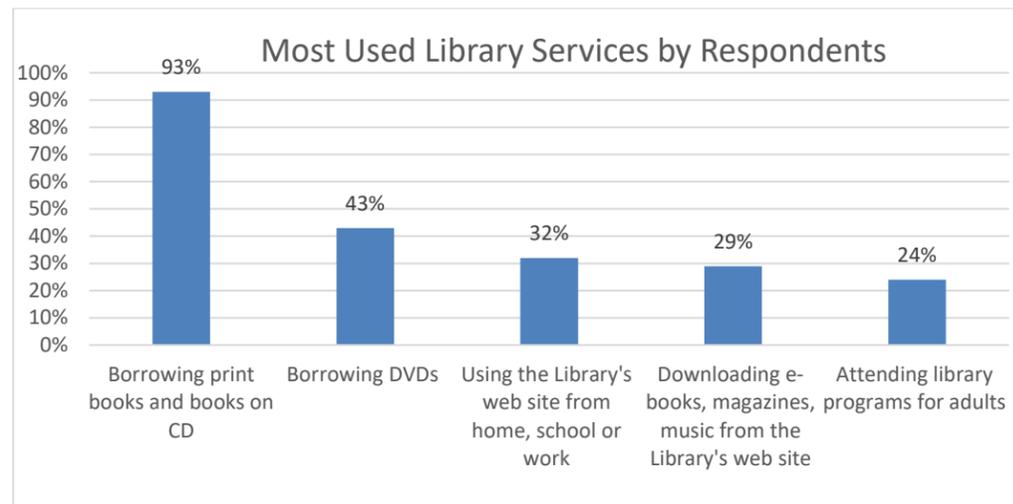


Figure 7 England Run's Living Room



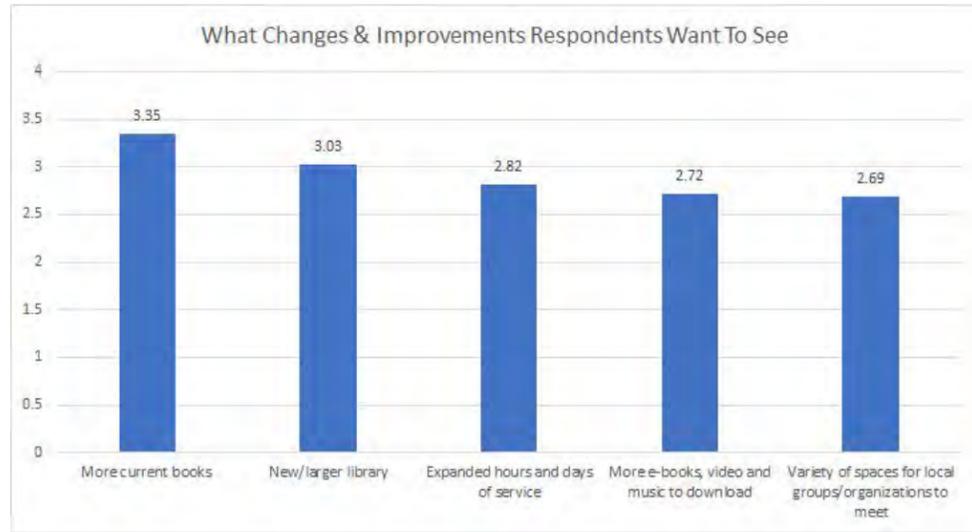


Figure 8 Olney Library's Gallery

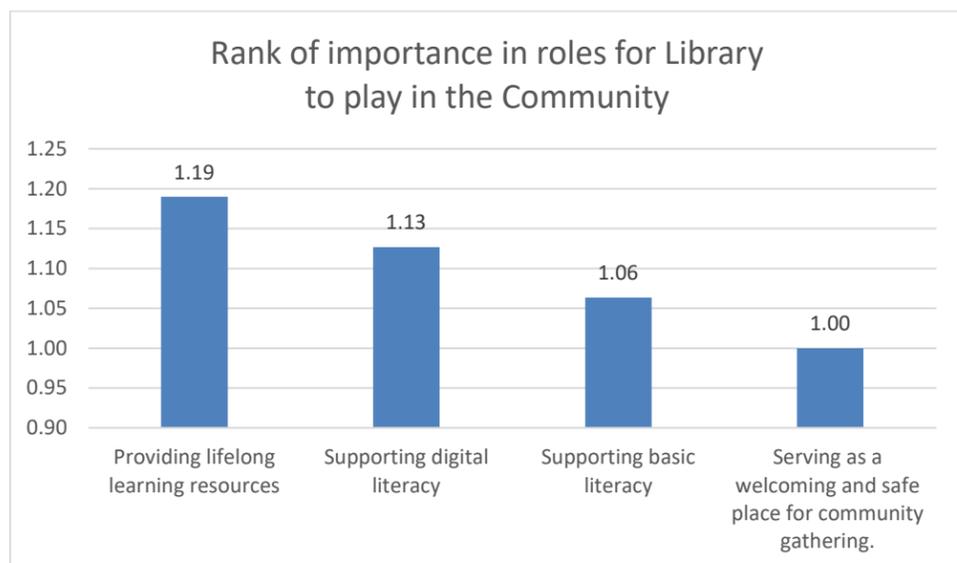
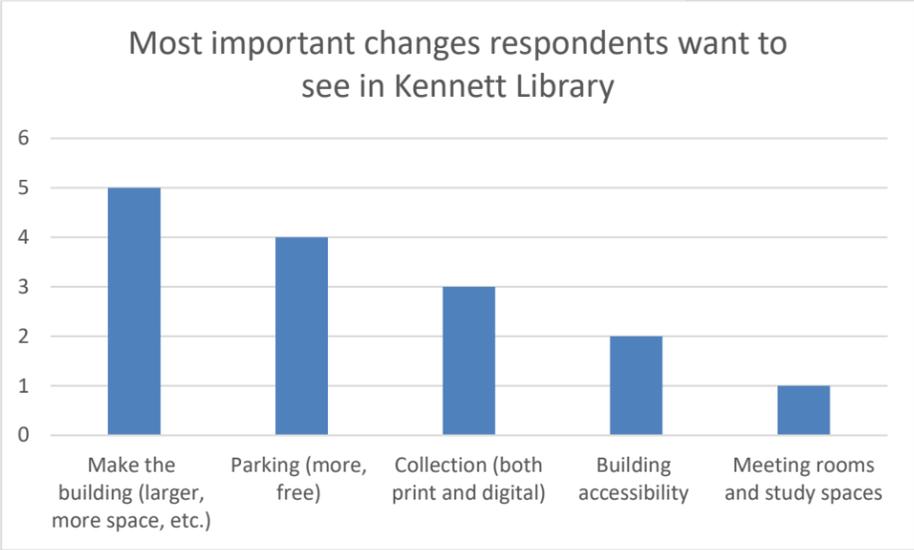
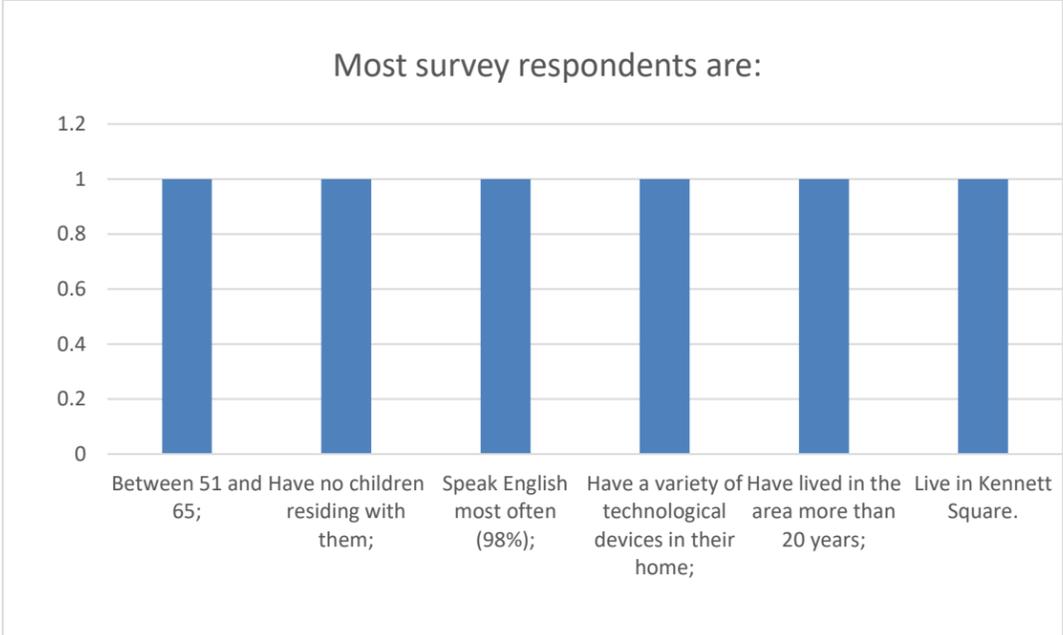


Figure 9 Figure 5 This data was taken by weighted average. The 0.19 difference among the weighted averages indicates that these are closely preferred outcomes for the new Kennett Library.



**On-line Survey Summary**

Respondents were asked how often they use the Kennett Library. The majority (54%) visit the Library several times a month, and about 85% of the respondents visit the Library at least three to six times a year. Five percent of respondents do not use the Library. Of the 38 people who told us why they don't use Kennett Library, 15 cited cost of parking and/or its availability.

Most of the survey respondents (93%) go to the Library to check out books and books on CD. Over 40% use the Library for the DVD collection. Remote use is also popular; 32% use the Library's web site from home, school or work; and almost 30% download e-books, magazines or music from the web site. About 25% like to read books, magazines and newspapers in the Library; close to 20% of respondents use the Library's Wi-Fi, and a robust 24% attend Library programs.

The Visioning Team wanted to know how people find out about Library programs and events and learned that almost 60% get that information from the Library's web site. 48% of respondents learn about programs in the Library's weekly e-blast, and close to 45% from flyers and posters in the Library. Friends and neighbors are another good source for this information; 22% responded that their source for information about Library programs is word of mouth. About 20% of people rely on social media (e.g. Facebook, Twitter) for news about Library programs. <sup>vii</sup>

When asked about the strengths of the Kennett Library, respondents told us that approachable and helpful staff is number one (82%). Rounding out the top five Library strengths are book and audio book collections (61%), the Library's web site (35%), the days and hours of service (33%) and DVDs (30%).

Respondents were asked what changes or improvements they would like to see at the Library over the next several years, and they were asked to rank those improvements as very important, important, somewhat important or not important. The response with the highest weighted average is for more current books; 87% of respondents rated this as very important or important, followed by a new/larger library building (70% very important or important.) Next are expanded days/hours of service, followed by more e-books, music and video to download; and a variety of spaces for local groups and organizations to meet.

The Visioning Team gave respondents four library roles to rank in importance. Survey respondents rated the four as close to equal, with a difference in weighted average of only 0.18 difference between them, as follows:

- providing lifelong learning resources for all ages
- supporting digital literacy for all ages
- supporting and promoting basic literacy (reading)
- serving as a welcoming and safe place for social interaction.

Finally, respondents were asked to identify the *most important changes* they would like to see Kennett Library make over the next several years to insure its value to them, their family and all residents. One hundred-seventy people responded with comments on the facility itself (e.g. lighting), library services and collections, hours, furniture, programs and accessibility. The five topics mentioned most were:

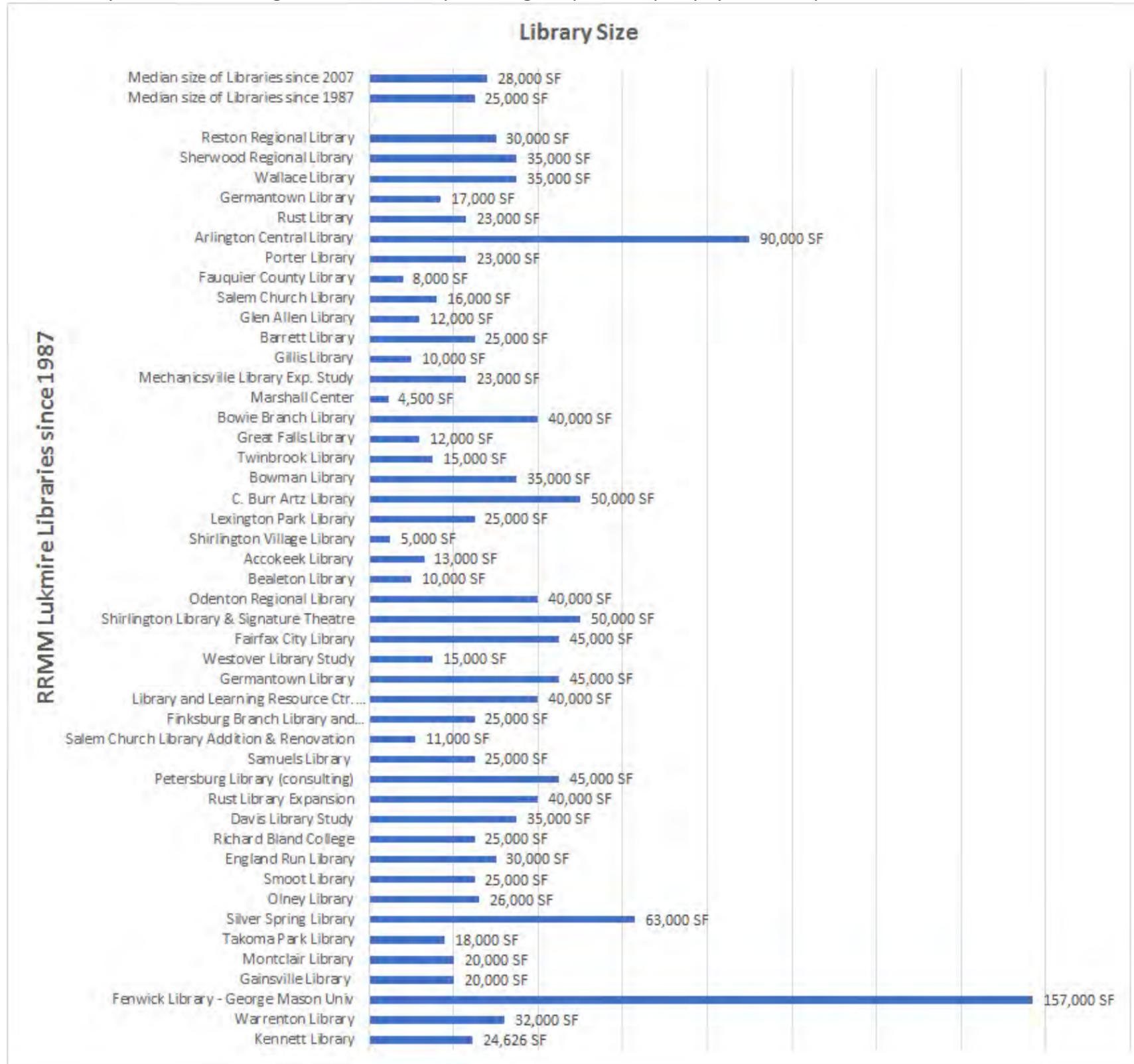
- a larger building, more and free parking
- larger print and digital collections
- need for an accessible building (i.e. one where everyone can easily enter and navigate)
- need for community meeting and study spaces.

We also asked respondents questions about themselves. On average, respondents were between 51 and 65 years old with children no longer in the home. They have a variety of technological devices in their home (e.g. smart phone, laptop, tablet) and have lived on average more than 20 years in the area.

## VI. Library Size – Comparisons

RRMM Lukmire has been designing libraries since 1987, ranging from several thousand square foot branch libraries to major public libraries of some 60,000 square feet and upwards to three stories. Most have been in the mid-Atlantic region. Previous to the Kennett Library, none were in Pennsylvania, however the similarities between community sizes and cultural history compared to those in Chester County are not at all dissimilar. <sup>viii</sup> The majority of these were public libraries, with a small number of higher education libraries in the mix. Using these as a case study in size, the median library size has grown modestly over the past 30 years from 25,000 square feet to 28,000 square feet, including the largest library, GMU's Fenwick Library at 157,000 SF. Removing that library from the equation results in an even smaller growth in the median size to 26,000 square feet for public libraries. A number of the larger libraries include library system administrative offices. The

programs for these libraries have varied; however they all have some combination of spaces similar to that being proposed for Kennett Library, with a steady increase in meeting and collaboration space being compensated partly by more compact collection sizes.



### Hockessin Library as a Case Study in Size

The on-line survey and public interviews revealed that the Hockessin Library (built in 2008 in New Castle County, Delaware), is popular with the Kennett community. Given its relatively recent construction, both the physical facilities and programs are well aligned with current library standards. While the service population for the Hockessin Library is 75% of Kennett Library, its attendance out paces the existing Kennett Library. The only notable difference is collection size, which may also have to do with a more traditional service model at Hockessin, or it may be that Hockessin’s librarians have local precedence for the sizes of their collections. The growth in computers confirms that trend still continues.

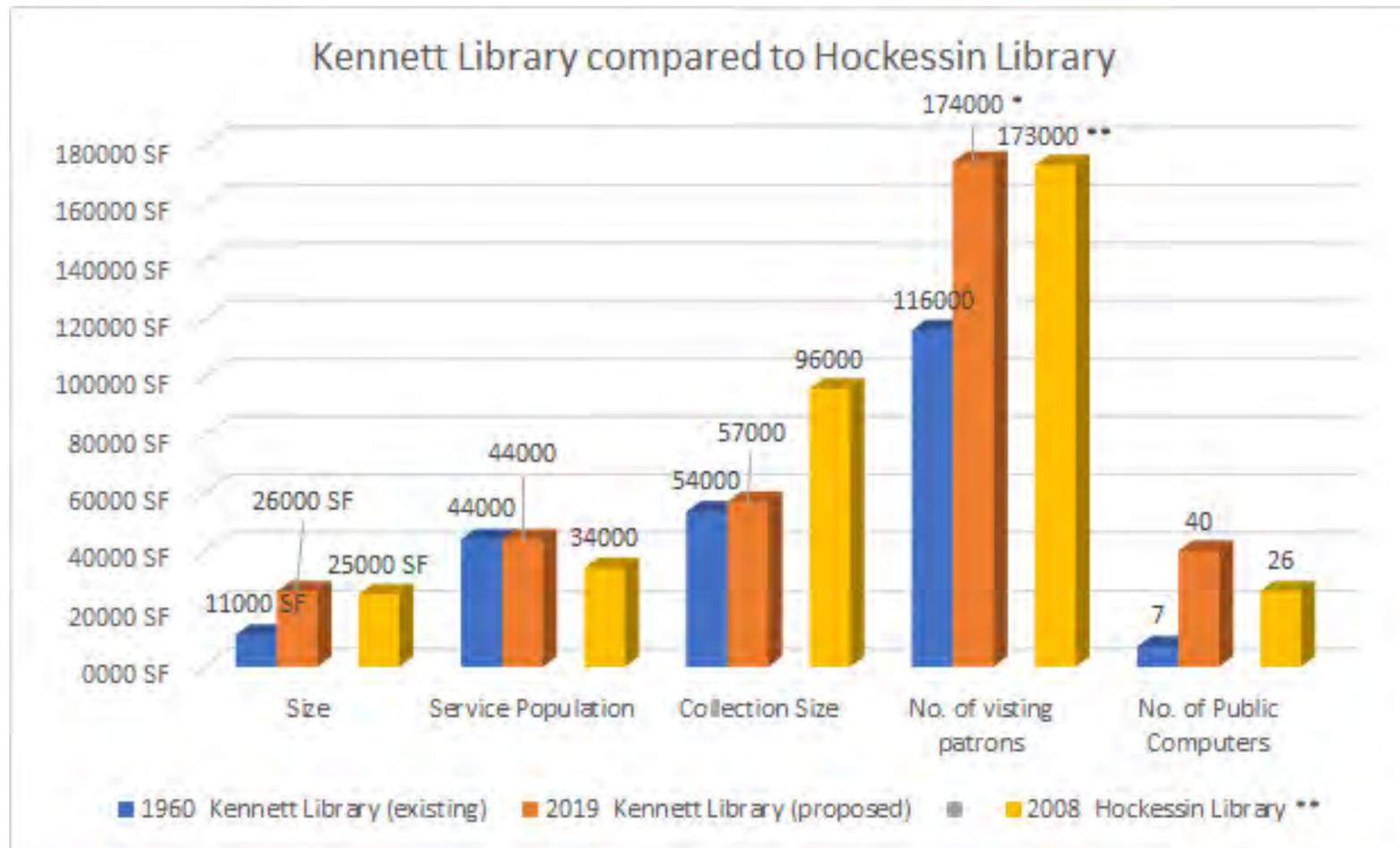


Figure 10 The projected Kennett Library assumes a 50% increase in patron visits compared to Hockessin 2014 patron data.

### Library of Virginia – Comparison

The Library of Virginia provides guidance to the Virginia’s local library systems. Statistics, for recommended building size and number of computers are provided in a 2009 document, Planning for Library Excellence.

### VII. Existing Conditions – Kennett Library & Borough Offices

The existing Kennett Library is undersized to the community it serves. The existing facility is a 1960’s building of some 11,000 SF that suffers from a lack of collection space, study space, meeting rooms, children’s program room, young adults, and adult literacy space. The existing facility has multiple ADA violations. The building systems are worn out, contributing to high continuing maintenance costs and high energy

consumption due to inefficient, out of date equipment. Lighting throughout the facility is poor. The original HVAC equipment is being coaxed to continue and needs to be replaced, if for no other reason than to bring the building up to current fresh air standards. The building does not have fire sprinklers, which is a significant fire safety concern for an Assembly Use building. Toilet rooms do not meet ADA standards, and there is no elevator preventing the disabled from reaching the Children's area on the ground floor. The facility does not meet current building code standards. In the current push for energy efficiency and environmental protection, the present facility represents the 'before' picture. Similarly, the Borough's existing administration facilities do not meet current standards, being housed in pre-existing structures never intended for their present use. Among the issues are a difficult adaption of a turn of the century residence into the Borough's administration offices, and a lack of security for the Borough's police force. With the present-day concern for public safety, the later point is of concern to the Borough. The Borough's goals are to locate their offices in the new facility and return the Victorian house into a more appropriate use for a residence of character.

The existing Library would be difficult to expand due to its awkward layout and it would be nearly impossible if the Borough offices were added to the programmed space. The existing Library site is too small to effectively expand the Library. The parking lot directly behind the Library is owned by the Borough. Previous studies for the Library alone were investigated, incorporating the surface lot, along with studying the Weinstein site as an alternative.<sup>ix</sup> The conclusion was that while building a new Library on the existing site was possible, (provided it was merged with the Borough's surface lot), the greater opportunity for the Weinstein property made that site the preferred choice. The existing Library site has the following deficits:

- Lot-line to lot-line development would be required (and incorporating the surface lot is required).
- Size of the site would more greatly constrain the size of a parking garage.
- Mid-block site location restricts the Library's visibility in downtown area, i.e. ability to promote the library is limited.
- Minimal ability exists to provide landscaping except a narrow planting strip along Church Alley (the west side of property).
- Library would have to close or relocate during construction.
- Borough's use of their existing lot could not continue.

## VIII. Weinstein Property

320 East State Street

The property is bounded by State Street to the north, Willow Street to the east, and adjacent properties to the west and south. Grade slope some 8-10 feet along State Street, and slopes at greater than 5%, making drop-off and handicap parking inappropriate along State Street.<sup>x</sup> Willow Street, on the other hand, is relatively flat and can accommodate handicap parking and drop-off functions.

The existing site is largely covered by an asphalt parking lot, with a fringe of trees along Willow Street. The existing lot sits approximately 4-5 feet above Willow Street and slopes to a degree following State Street. Soil borings for the project site have not yet been taken, so soil types are unknown. There is no visual evidence that the site has been previously used for activities such as a gas station or auto repair shop suggesting that it has no history of contamination by petrochemicals.



Figure 11 Existing Weinstein site and surrounds



Figure 12 View of site from intersection at Willow & State Streets



Figure 13 View north on Willow St. with site at left



Figure 14 Site from SE corner of property



Figure 15 South on Willow St. at SE corner of site

State Street is a one-way, westbound street (part of a two-way pair with Cypress Street). State Street is a well traveled thoroughfare, with heavy truck traffic. Traffic-generated noise on State Street should be a consideration for the final design. The street has two travel lanes and parallel parking along much of its length. There is no traffic signal at the State and Willow intersection. Given the traffic on State Street, some type of traffic calming or signal should be considered for pedestrians crossing State Street to the Library. Sidewalks exist on both sides of State Street, although they have been altered over the years, and some sections are interrupted by heaved concrete and patched asphalt. Pedestrian street crossing are well marked. Sidewalk along the site frontage should be part of the construction project for the Library.

In the immediate vicinity of the Weinstein property, there are a variety of modest commercial enterprises (with some upper-story residences). Opposite on Willow Street, a recently built parking lot was built to provide overflow parking for the YMCA situated one block to the east on State Street. The relatively short distance between the YMCA and the proposed Library makes collaborative programming a strong possibility. On the north side of State Street, a mix of single family and multi-family residents begins a half block off State Street. South of State Street, a mix of multi-family, commercial and institutional buildings extend south to Cypress.

Being a corner site, the Weinstein property's only immediate neighbor on State Street is at 316 State Street. Structures extend for most of that site's depth in a series of varying aged and shaped structures joined together. The original building is a small, two story brick structure. Street frontage is limited by a parking lot running the same depth. The majority of the buildings appear to be used for storage or low impact industrial uses. The site appears generally to be underdeveloped given its location.

To the south of State Street, Willow Street has a mix of apartment buildings, an overflow parking lot for the YMCA, opposite the Weinstein site. South of the Weinstein site there are two underutilized buildings and then the Second Baptist Church. A sidewalk does not exist for the entire length of the block on Willow, on which the Weinstein property sits.

### Zoning and Historic District

The Weinstein property lies just within the Borough's C-2 Secondary commercial district, and less than a block from the C-1 Commercial District. Development of the proposed facility in the C-2 district is allowed by right.<sup>xi</sup> A Zoning overlay<sup>xii</sup> for building height allows development of much taller buildings than the proposed facility. The Weinstein site also lies within the Borough's Historic District. No historic building is located on site; however the Borough's Historic Commission has a right of review due to its location within the Historic District. The proposed design intends to be of institutional scale with well developed streetscape designs for State and Willow Streets.



IX. Vision for a Community Center in Kennett Square

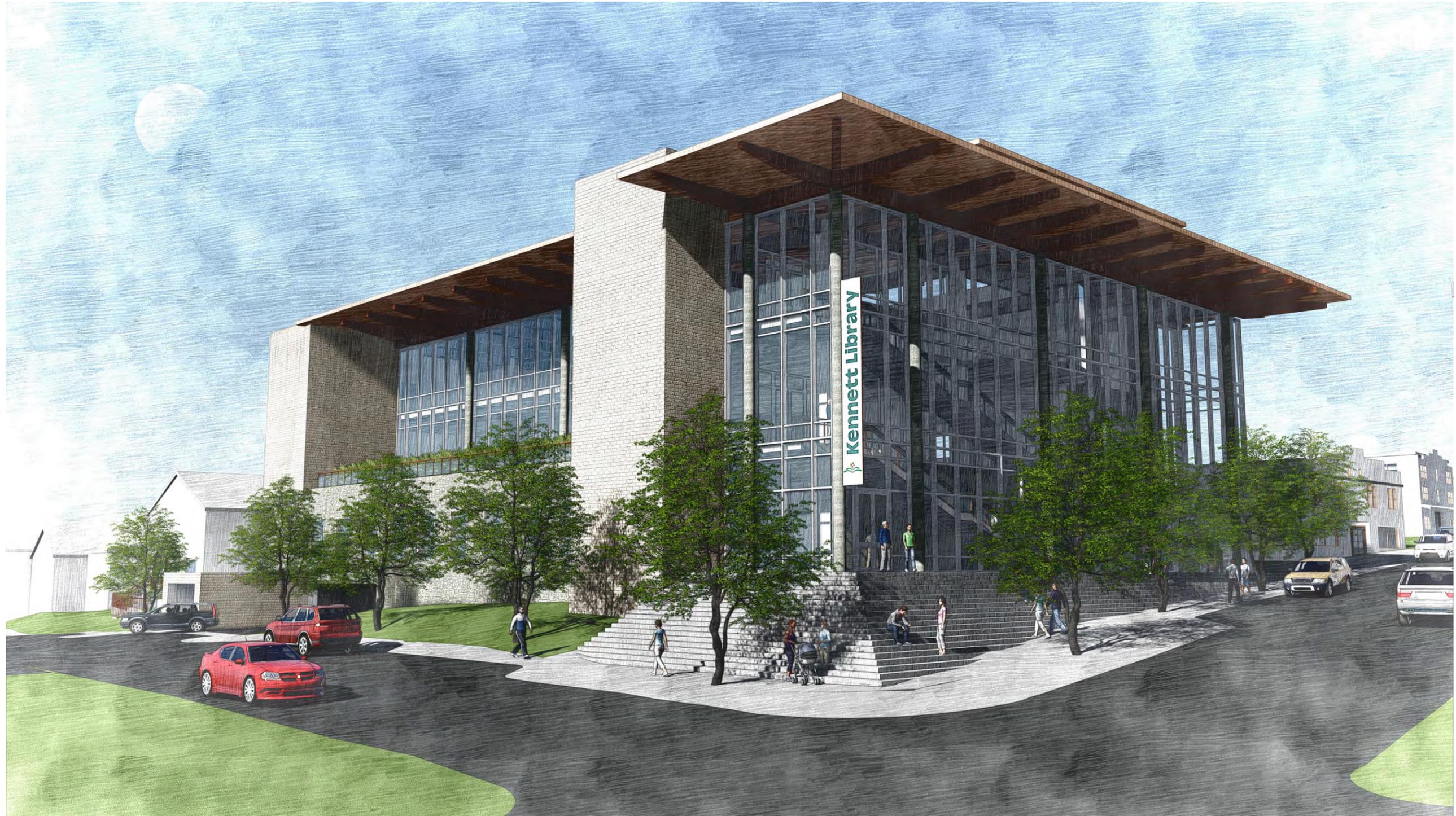


Figure 18 Conceptual view from the intersection at State and Willow Street looking southwest

Community centers come in varying shades and colors, figuratively speaking. What they have in common is the idea that an open, democratic community seeks to offer all people, regardless of background, ethnicity and origins, equal opportunity and equal facilities to achieve their personal goals and passions. By combining the community library with community political and administrative leaders, it is hoped that these shared facilities will demonstrate better than words how the Kennett community seeks common ground. A key example is the proposed Auditorium that will serve as a community meeting space for any manner of public programs, and provide Borough of Kennett Square with a formal, public boardroom for its Board and committees. The Borough’s program will augment the scale of the project and is augmented by the same, giving it a place of notability in Kennett Square.

Community libraries have always stood as symbols of common goals for learning and the shared values that underpin a civilized people. Libraries play an important role in introducing children of all backgrounds to the joys of reading and the continuation of that experience through a lifetime. In the United States, libraries help to orient newly arriving immigrants who may not have the resources and language skills that they aspire to hand down to their children. Libraries are places of knowledge and learning, and in the present-day, libraries are important in helping to knit a community’s social fabric, offering a wide variety of programs, from storytime to baking classes. One small community library visited recently was quite proud of its cake pan collection, conspicuously displayed and available for check out to their patrons.

Libraries are also economic engines and are vital to a healthy urban place. While not income generating in themselves, libraries attract development like pollen to bees. There is a synergy to such projects that extends beyond the immediate bounds of the facility. When communities commit the resources to invest in public libraries, keen sighted developers and savvy retailers will pay attention. In case after case where communities invest in their libraries, the resultant stimulus to the surrounding area is remarkable. In new communities they are seeds, and in existing communities they can become catalysts for reinvestment. Three such libraries are shown on Page 35.

### Proposed Building Program

The following chart illustrates a summary of space needs for the new Community Center. The proposed building is estimated to require 49,858 square feet. Based on the characteristics of the Weinstein property, the facility will be on three floors, with a parking level of 19,847 square feet beneath the occupied floors.

<b>Building Space Program Summary</b>	
<b>Kennett Library</b>	
Public Library Areas	13,191
Meeting Rooms	4,418
Classrooms	3,250
Library Staff	3,768
<b>Library Subtotal</b>	<b>24,626 SF</b>
<b>Borough Administration</b>	
Shared Borough Space	4,690
Administrative Offices	625
Planning & Zoning	4,264
Public Safety	5,681
<b>Borough Subtotal</b>	<b>15,260 SF</b>
Building Area	39,886 SF
Grossing Factor = 25% (Includes mech/elect rooms, corridors, stairs & structure)	9,972 SF
<b>Total Gross Area</b> (GSF = gross square feet)	<b>49,858 GSF</b>
<b>Parking Level</b>	
44 parking spaces (including 2 HC spaces)	17,769
Sally Port (w/ 2 spaces)	1,461
Loading Dock	617
	<b>19,847 GSF</b>

## Proposed Kennett Library Program

The Library program was developed in close concert with the Kennett Library staff and vetted by the Kennett Building Committee. The purpose of the program is to provide the designers with a clear roadmap as to the Library's physical space needs. Since this program was developed independent of any specific layouts, grossing factors were used for circulation between spaces, and building elements such as walls, stairs and elevators. The grossing factors anticipate that an efficiently-shaped layout will be generated.

The complete Library Program is included in Appendix A to this Study. Proposed Library components include:

	General	Adults	Young Adults	Children
Entry & restrooms	1,434 SF			
Adults' Collection		3,905 SF		
Young Adults' Collection			1,445 SF	
Children's Collection				3,261 SF
<b>Meeting &amp; Study Space</b>				
Multi-Purpose Rm.	2,457 SF			
Board Rm.	780 SF			
Program Rms		780 SF		780 SF
Adult Literacy Classrooms		3,380 SF		
Quiet, Tutoring & Group Study Rooms			1,456 SF	390 SF
Computer Lab		520 SF		
Auditorium	3,000 SF			
Staff Offices	3,368 SF			
<p>Note 1. Mechanical and electrical rooms are assumed and included in the grossing factors for the building. Walls, stairs and elevators are also included.</p> <p>Note 2. Auditorium / Borough Board Room is shared between Library and Borough</p> <p>Note 3. Meeting &amp; study spaces are shown distributed between Adult, YA &amp; Children's to explain proposed locations within the building. Regardless, all such spaces are available for scheduling by staff for all patrons.</p>				



Overall, the various collections are anticipated to grow modestly. The collection sizes for all books, AV, books on CD, etc. are anticipated to grow by 6%, with the largest growth in Young Adults, and Adult's Non-Print collections. Adult fiction and nonfiction collections are expected to keep steady at 21,000 volumes. By contrast, Young Adults' collection is expected to grow by 30% and Adult's Non-Print by 35%. The complete breakdown can be found in Appendix A.

A conservative 25% factor for books in circulation was used to derive the actual shelving counts, meaning that the shelving is expected to house no more than 75% of the total collection. The Adult collections are calculated using 60-inch shelves with 4-foot aisles. Young Adults is calculated at the same sizes, and Children's is calculated using 42-inch shelves with 4 foot aisles. These provide generous circulation, better distribution of natural light and better visual observation by staff across the entire space.

There was near unanimous agreement among the community members who were surveyed that the largest growth from the existing library should be for people-centric spaces. [The following lists the breakdown of these collaboration spaces.](#) <sup>xiii</sup>

**Adults Area** will offer:

- two Group Study rooms, for groups of 6 or less
- four 2-person Tutor Rooms
- a Quiet Study room for 15
- a Computer Lab for 12
- Three Adult Education classrooms for classes of up to 30 people
- Adults will share a Program/Maker space with Young Adults for group projects

**Young Adults** will offer:

- a Program/Maker space as noted above
- a Group Study for 6 or less
- Vending / lounge alcove

**Children's Area** will offer:

- a Program Room and prep
- two 2-person Tutor Rooms

**General Purpose Meeting Spaces:**

- Multi-Purpose Room (seating 125 and divisible) should be adjacent to Children's Area but scheduled by Staff for all Library patrons.
- Auditorium (co-located with the Borough administrative offices) will offer an acoustically-isolated space with sloped seating for 300 persons, and serve alternatively as the Borough Boardroom. AV equipment and lighting are recommended to be part of the project. This space will be programmable for local performances, film shows, and lectures.

### [Proposed Borough of Kennett Square Program](#)

A key element in developing this project is the recommended inclusion of administrative offices for the Borough of Kennett Square. Both from a financial perspective, as well as providing increased visibility for the Borough and Library, the co-location of these programs will magnify the anchoring influence on State Street at a gateway site leading into downtown Kennett Square. By combining Library and Borough facilities, the principal of increased density of development is following Chester County's Landscapes<sup>2</sup> <sup>xiv</sup> principals in reinforcement of the County's key urban areas.

The Borough program was developed in concert with Borough officials. Interviews were conducted with Borough officials, including the Mayor, Borough Manager, Chief of Police, Planning & Zoning Administrator and other staff.

Some concern in the community has been expressed for the public safety elements of the program. Locating the police here will offer the best type of security for Library patrons. What the Visioning Study proposes is that, by joining these Borough functions to the facility, a positive face and an open door between the community and its police can be shown – without involving the public in the secure aspects of the police operations. A separate entrance, totally removed from public circulation, is planned to handle detained individuals brought into the facility. Detained individuals will only be held temporarily prior to transfer to other facilities. Circulation to and from the detention area will be by a secure stair and elevator, and will not cross public circulation, nor be witnessed by the public. A secure sally port is planned for transfers, with separate circulation to and from the detention area. No visitations (other than legal counsel and required medical treatment)

will occur, and individuals will be sent elsewhere for bond hearings and adjudication, as well as long term incarceration. It is worth noting that the physical space allocated to actual detention amounts to three holding cells for temporary holding, no more than 273 square feet. This is 2.6% of the total Borough Program and less than 1% of the total building. These holding cells are for individuals being held prior to transfer, and are not intended for use in serious crime incidents.

Proposed Borough Administration Components	
Entry & restrooms	1,690 GSF
Board Room / Auditorium	3,000 GSF
Administrative Offices	781 GSF
Planning & Zoning	4,264 GSF
Police Administration	3,491 GSF
Police Operations	2,191 GSF



The complete Borough Program is included in Appendix A to this Study. Proposed Borough components are included here.

### Conceptual Building Organization

The image in Figure 17 represents a conceptual building organization, based on the Weinstein property. As the primary ‘tenant’ in the building, the Kennett Library is proposed to be located where it will be most visible – at the top – and where the views of the surrounding community will be the best. It allows for the inclusion of a reading terrace for Children’s. This placement will also offer the introduction of a clerestory, so that the center of the Adult floor will receive natural light directly. The raised volume of the proposed clerestory will also enhance the spatial characteristics of this floor.



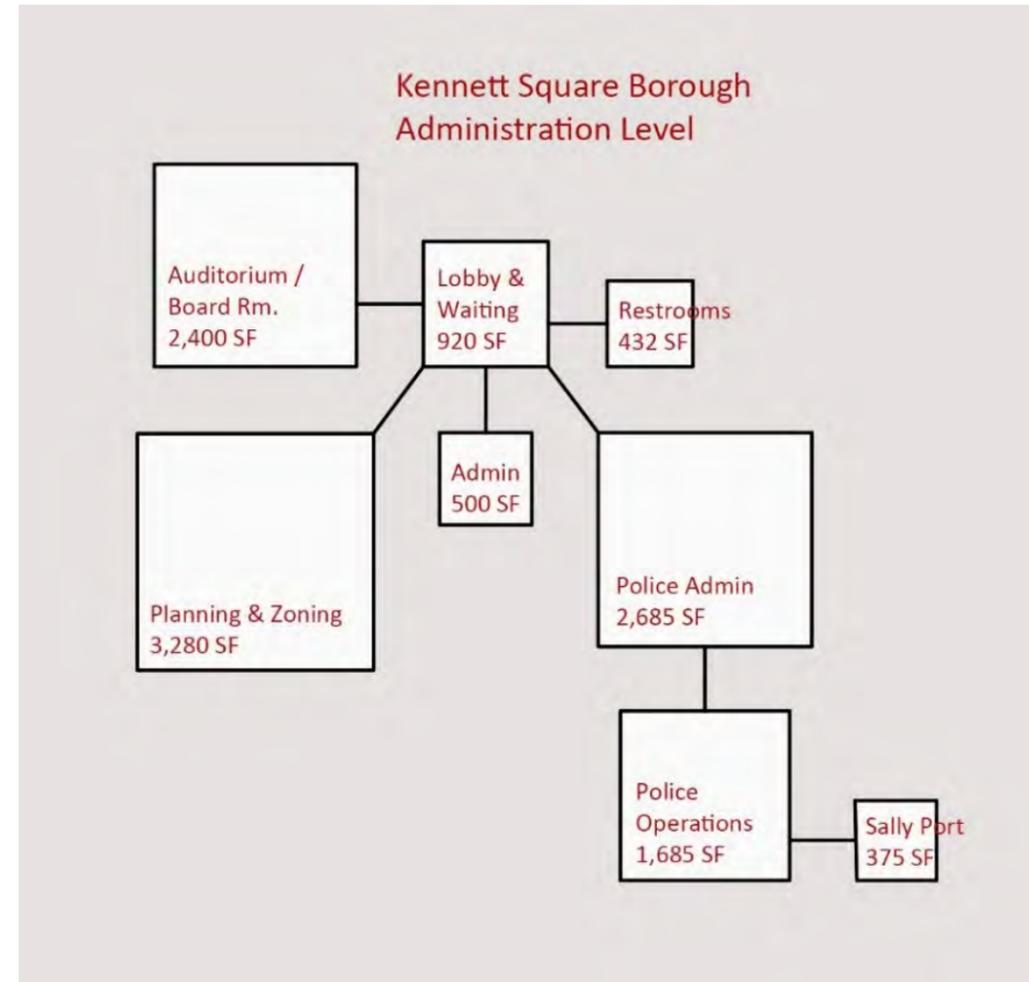
Figure 19 View looking toward State Street & Willow Street intersection

### Conceptual Kennett Borough Admin Organization

The Conceptual Plan proposes that the Borough of Kennett Square Administration be located on the building's entry level. The following organizational diagram demonstrate relative relationships and scale of spaces on this floor.

The primary functions for the Borough Administration level are:

- Lobby & Waiting
- Auditorium / Borough Board Room
- Administration Offices
- Planning & Zoning
- Police Administration
- Police Operations

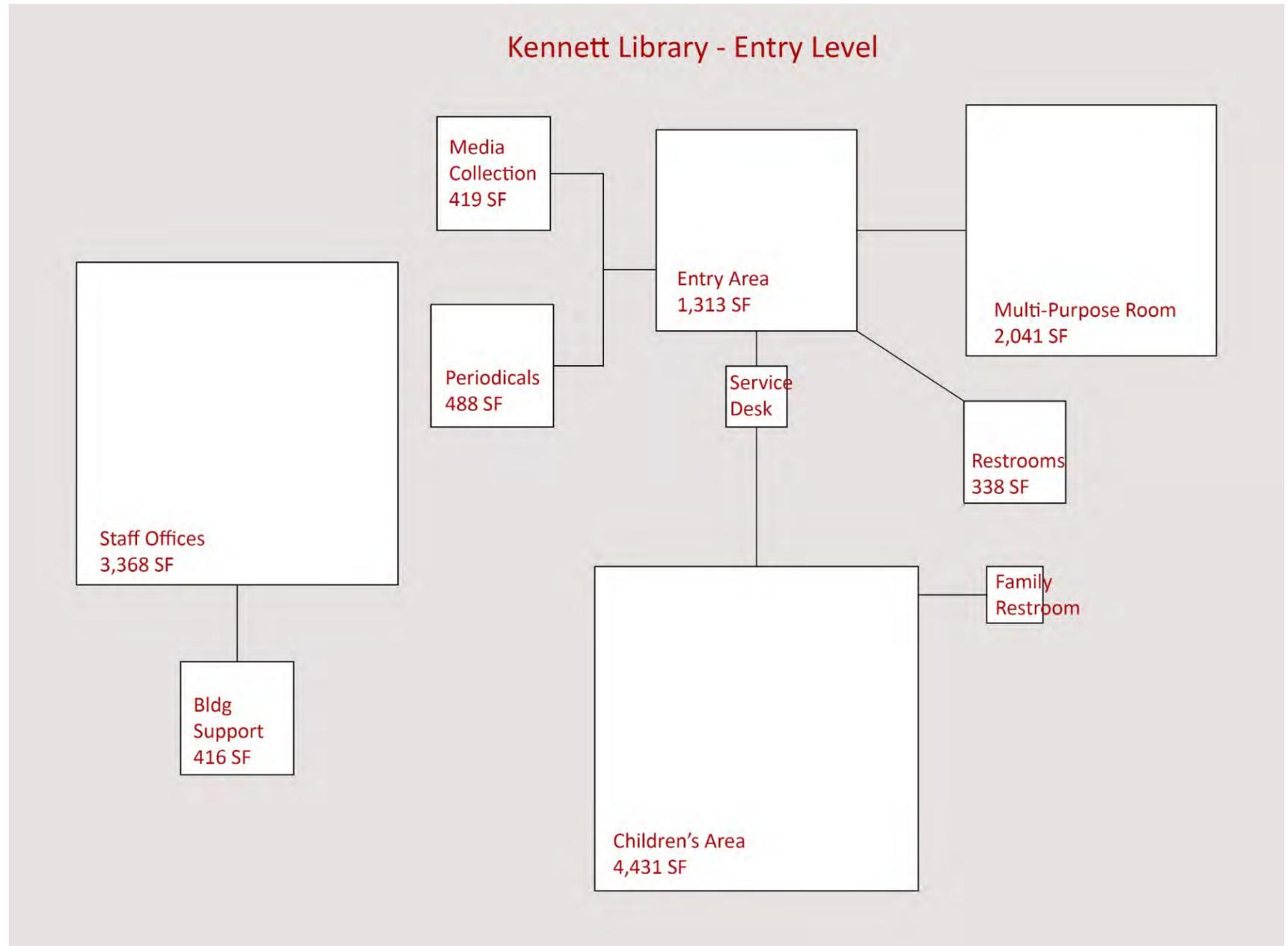


### Conceptual Library Organization

The Conceptual Plan proposes that the Library be organized on two levels. The following organizational diagrams demonstrate relative relationships and scale of spaces for each level.

The primary functions for the Library Entry Level are:

- Entry, Service Desk and self-check
- Popular reading such as Periodicals and Non Print (CD's, AV)
- Multi-Purpose Room
- Children's Area (including Children's Program Rm.)
- Staff offices (Circulation workroom and staff workstations)



The primary functions for the Upper Level are:

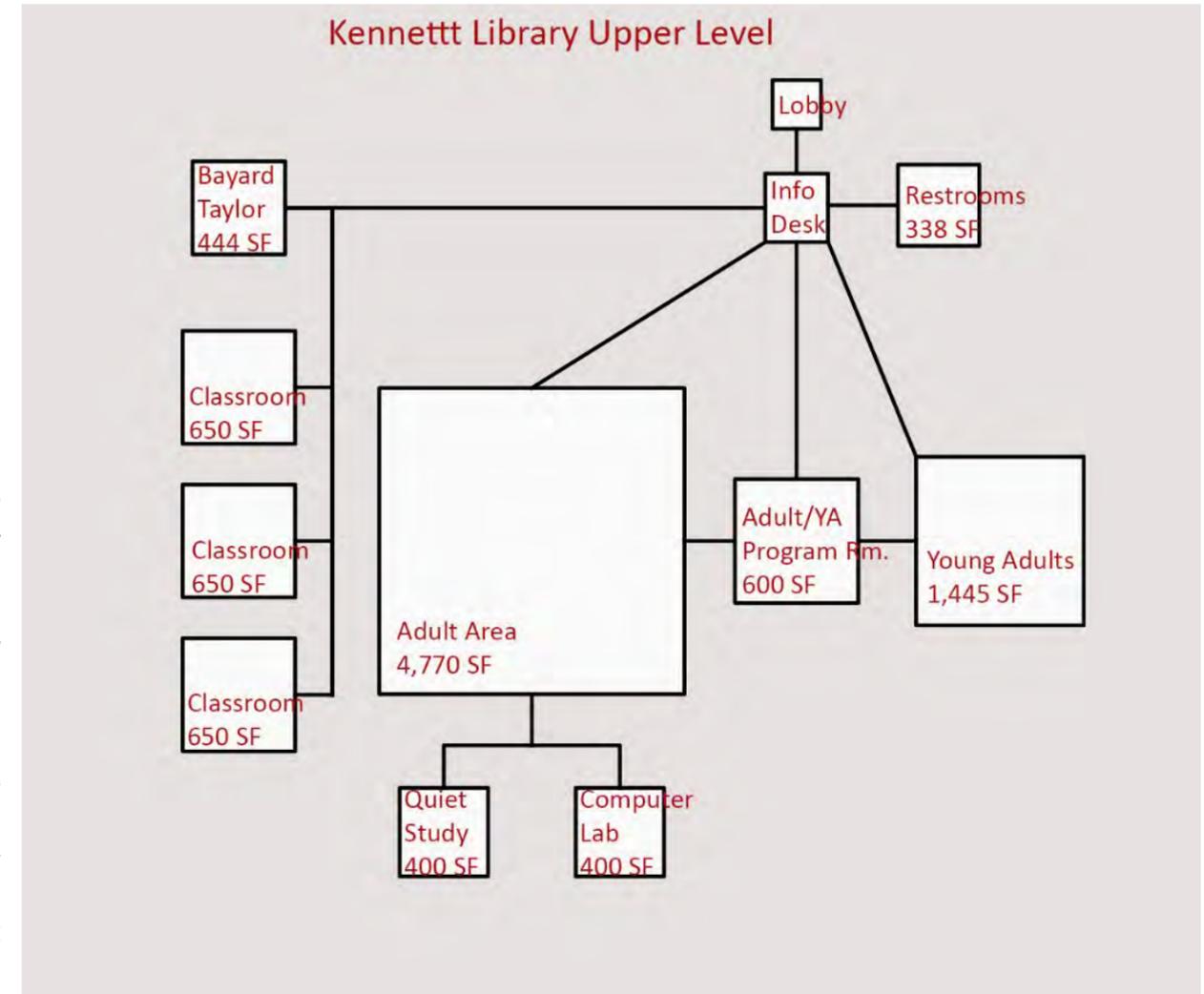
- Lobby, Information Desk and self-check
- Adult Area
- Young Adult
- Adult/YA Program Rm, Quiet Study & Computer Lab
- Adult Education classrooms

### Proposed Development

The site is ideally located as a gateway into Kennett Square, given its prominence entering the downtown from west-bound State Street. Topographic features of the Weinstein property will be of significant influence on the design of the new Kennett Library. The primary result is granting the building a podium, raising it from the corner of State and Willow Streets. This topographic condition will also allow the garage level to slip in invisibly under the building facing State Street, while allowing the garage at-grade entry from Willow Street. The later point reduces traffic congestion that otherwise would be created by an entrance on State Street.

As described in the previous section, the building's basic order by floor is: Garage, Borough Offices, Library Entry Level & Library Upper Level. As proof of concept – particularly as it applies to the Weinstein property's constraints – the Visioning Team developed organizational relationships. The building's primary elevation is on State Street, with proposed entries at both ends, bringing patrons into a main lobby running the width of the building, in order to draw pedestrians from either direction. Ground level grade is at El 350 - 352, approximately two-thirds of the way along the street front. Consequently, site stairs feathered against the street grade are proposed, with ADA access from the west end of the site. Additional ADA access will be available from Willow Street, entering the garage level along with patrons being dropped off streetside. Because of the relatively flat grade along Willow St, a car drop-off with a van-accessible parking space is planned to serve the facility, bringing people via elevator into the building's main lobby.

The Main Lobby is proposed as an atrium space extending the full height of the building, much like in a modern theater, organizing the building's mixed use functions. At street level, it serves as waiting / queuing space for the Auditorium, <sup>xv</sup> access to the public elevators, and entry into the Borough offices. The Main Lobby's principal feature is a ceremonial staircase with gentle incline, encouraging patrons to the Library and signaling what awaits them above is definitely worth visiting. Entry to the parking garage is from Willow Street. Because of grade, the garage level will only be open along Willow Street, with the other walls being solid. A loading dock is located beside the garage entrance. A freight elevator serving all floors is located here. The police sally port is also proposed here, to be enclosed and out of view.



Concept Renderings

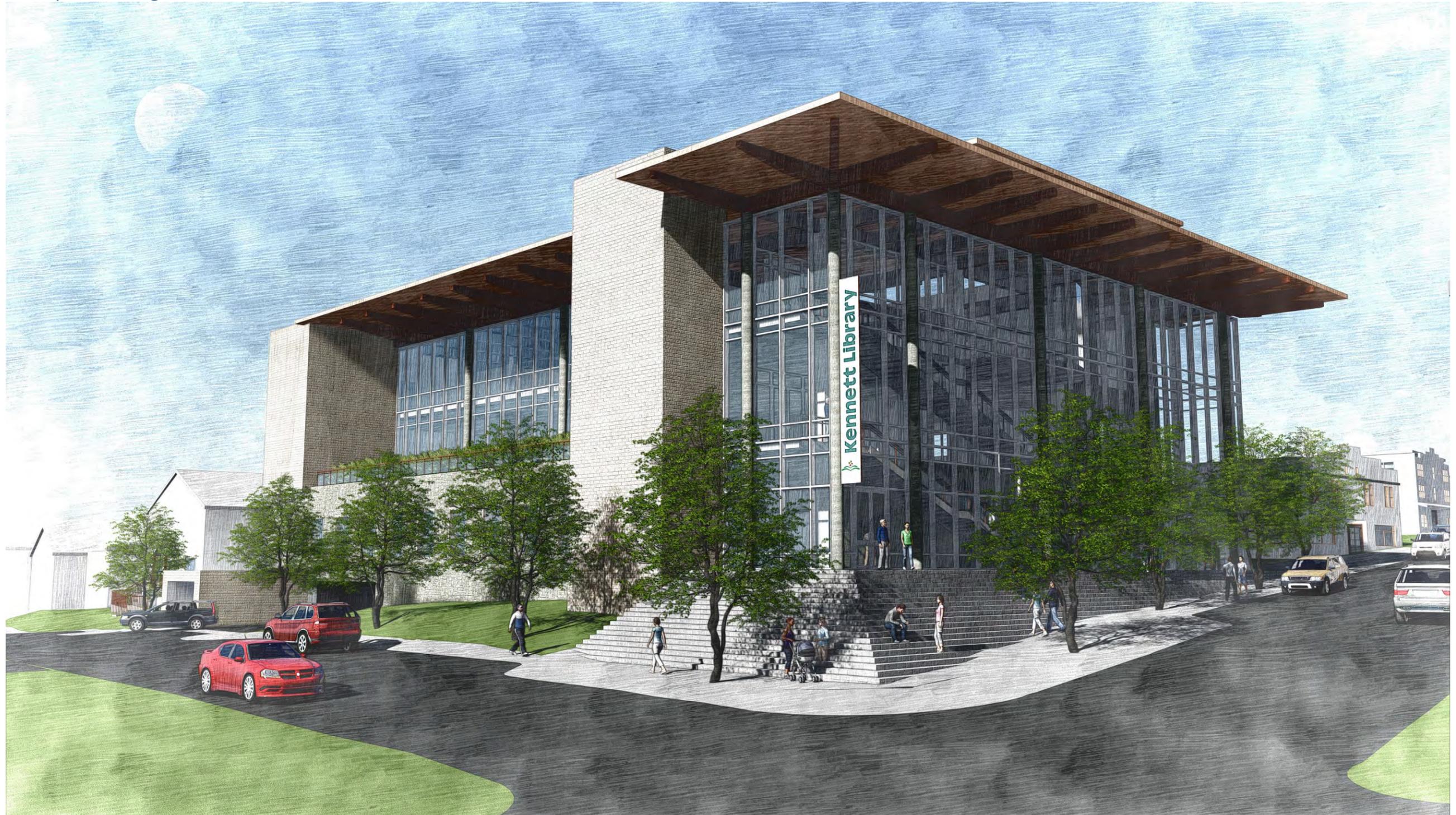


Figure 20 Proposed Kennett Community Center

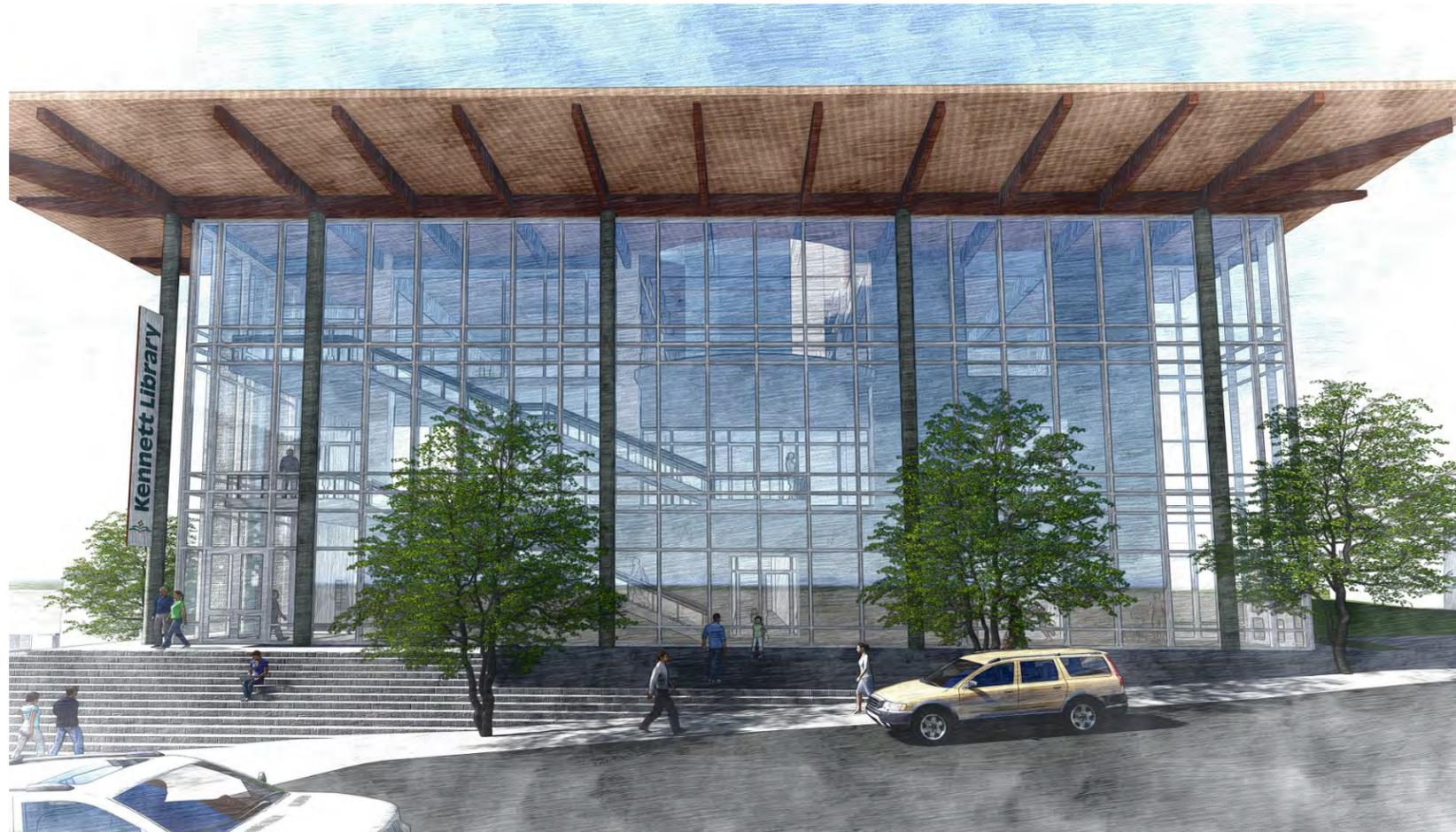


Figure 21 View of atrium at State Street. Lobby is proposed as an Atrium, serving as Auditorium lobby and access to stair & public elevators.



Figure 22 View looking east on State Street.



Figure 23 View of Atrium looking past the Auditorium toward the main entrance.

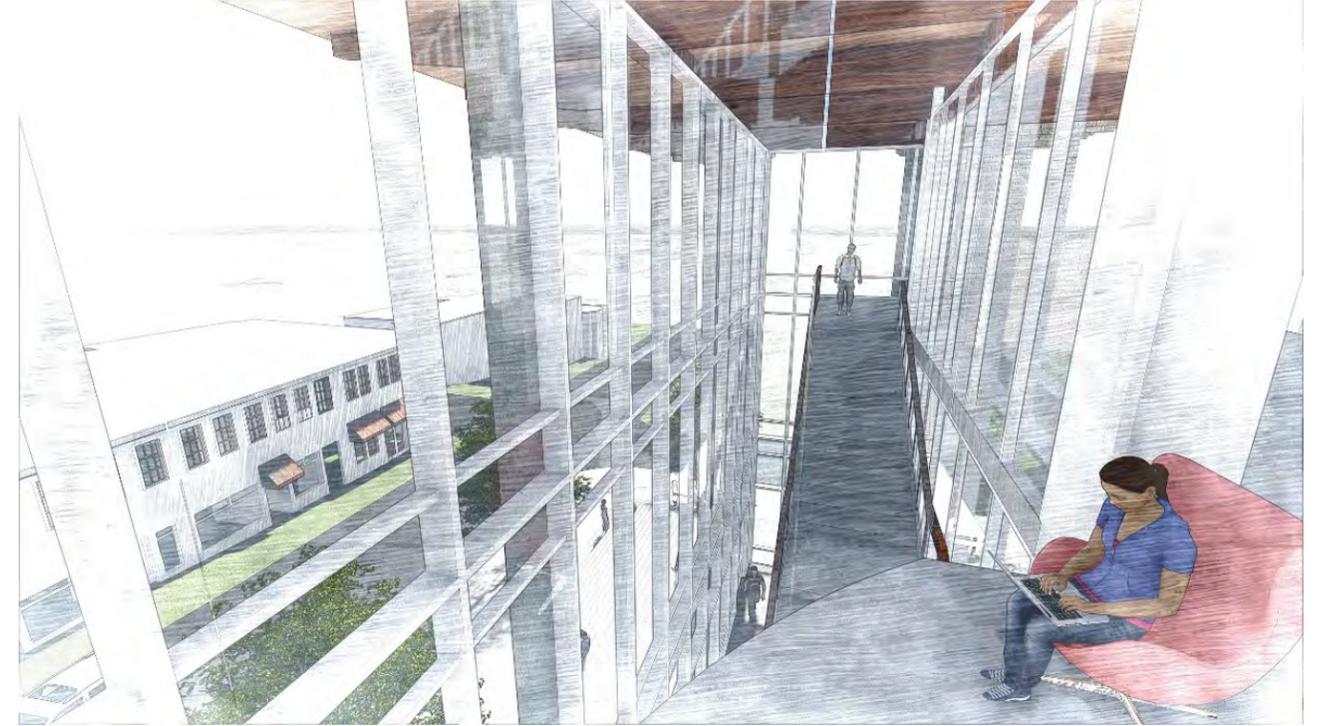


Figure 24 View from Adults looking toward the main entrance.



Figure 25 View of Atrium from Library entrance looking down toward the Auditorium.



Figure 26 View from Willow St. Children's reading deck is visible.



Figure 27 Close-up of main entrance.



Figure 28 View of Atrium stair & clerestory beyond.



Figure 29 View of green roof & clerestory.



Figure 30 The Auditorium will keep the building active in the evening.

## X. Vision for A New Kennett Library

Today's public libraries anchor community life, centered around principals of learning and exploration that have long been endorsed in Pennsylvania. Libraries draw people together. In the best of circumstances, they are "destinations" – places for the community to gather and connect in a variety of ways. The modern public library is one of the most highly-used, publicly-supported service provided in a community, a people-centric space.

A new library for southern Chester County must be designed with an understanding of the evolving role of the public library in the 21<sup>st</sup> century. Service delivery (in the parlance of library science) relies strongly on the application of the latest operational technologies, making available access to digital and electronic resources to the community. Today's culture is experiencing the rapid burgeoning of electronic publishing, the continuous development of more compact, robust devices, and the growth of self-service technologies; the best libraries aim to embrace these changes while being mindful of the library traditions from which they have grown. Hardbacks, paperback, CD's and eBooks are but different means to the same end – knowledge.

Kennett's new public library should be inviting, comfortable, spacious and attractive. It must incorporate flexible and easily-adaptive spaces for a variety of functions and age groups, and should be sufficiently flexible in design to accommodate changing community needs and interests over the coming decades.

The design for the building should provide ample natural light, supplemented by glare-free artificial light which is controlled electronically to balance the lighting while saving energy. There should be a variety of gathering spaces to accommodate group study, large group activities/events, small group conversation and solitary contemplation. Special attention should be given to sound containment and attenuation, especially between noisy and quiet areas as well as between staff and public areas. Detailing and materials should provide a clear and uplifting sense of spatial order.

A new library can be expected to serve this community effectively for the next twenty to twenty-five years without major building system replacements<sup>xvi</sup>. The library's architecture should be capable of adapting to longer term changes without significant alteration. The expected life of this facility is planned at 50 years and beyond. The building's major building systems should be designed for high energy efficiency, beginning with the design of a tight, high R-value building envelope. HVAC systems<sup>xvii</sup>, should employ heat recovery technology and be monitored at all points of the system. Well ventilated spaces should provide user comfort while consuming least energy. Natural light, balanced with efficient artificial fixtures and controlled electronically, will provide significant improvements in energy savings over systems of just a decade ago. Artificial lighting, beyond being a major energy consumer, is also a significant source of heat that must be handled by the building's air conditioning.

Green roofs offer enhanced solutions to stormwater quality, while at the same time insulate the building's roof from temperature extremes. Material selections avoiding off-gassing by VOC (volatile organic compounds), and cradle-to-grave material selection are both principals of designing healthy buildings.

**“Despite the skepticism of some, the evolving public library is doing quite well and will not be disappearing any time soon.”**

Despite the skepticism of some, the evolving public library is doing quite well and will not be disappearing any time soon. A 2012 Pew study indicates that fully 91% of Americans ages 16 and older say public libraries are important to their communities; and 76% say libraries are important personally to them and their families. In that same report, 53% of persons age 16 and over said they had visited a library at least once in the past year. Currently in southern Chester County, close to 14,000 people (31%) are registered borrowers of Kennett Library. With the completion of the new Kennett Library, that attendance number could easily double.

The library needs to be a welcoming and engaging facility. Self-service, including check-out and return of materials, must be available in this very busy library. Defined areas for youth, for popular books and media for adults, and a quiet zone for those wanting to read, study and reflect without distractions all contribute to a positive user experience. Comfortable, lounge-style seating spaces for reading magazines, newspapers and books are a must. A generous area for adults and table/carrel seating, wired for laptops and other devices, accommodates a variety of patron uses. A variety of types of meeting spaces – from small rooms for tutoring to conference rooms for 20 persons to performance and event spaces – were requested in all community meetings and focus groups. The Meeting Room should allow for dividing into smaller separate spaces with sound-proofed, movable partitions.

Staff need appropriate and adequate work space for more efficient and effective service delivery, away from, but easily accessible to, public areas. Customers will be able to conduct all library business at one desk per floor. Replacing large, traditional service desks with combined circulation/information desks, along with roving librarians (with information stations strategically positioned) provides a more convenient user experience.

Libraries, as the community's “living room” or “third place,” provide the public with a place to gather – away from home and work. They provide for individual study, creation and interaction, and should include adequate individual seating and meeting/study spaces from small rooms to large multi-purpose spaces. Space demands have been reduced for housing the collections, with provision of more space for the public to work and interact as we see public library users moving from simply “consuming” information to creating something with that information. Traditionally, the public library is open more days and more hours than any other community public service.

## Library As Economic Catalyst

It is difficult to overstate the impact of a well-developed library on its neighborhood. Attractive urban streetscape, eye catching graphics and a visually appealing exterior will win over the community. Combining this with the energy of their patrons, libraries stand out as landmarks in their communities.



*Figure 31 Shirlington Library/Signature Theatre anchors the Village at Shirlington, a multi-million dollar renovation and expansion of a 1950's strip mall.*



*Figure 32 C Burr Artz Library began the redevelopment of Carroll Creek Park in historic Frederick, Maryland.*



*Figure 33 Germantown Library anchors the new town's downtown.*

## Elements of a 21<sup>st</sup> Century Public Library

- Customer driven
- Library as “Destination” *the* place where the community connects and engages
- Inviting, comfortable, spacious, attractive, colorful and brightly-lit facilities
- Flexible adaptive spaces for a variety of service functions, e.g. training and conference rooms, lectures, theater, gallery, and café
- Convenient, transparent access to and delivery of services
- Community resource for lifelong learning and literacy
- Interactive spaces for children ages preschoolers, encouraging and supporting love of reading, purposeful play, imagination, discovery and learning
- The “happening” place for teenagers - inspiring and supporting learning, creativity and social interaction
- Family-friendly spaces for interaction, learning, and events
- A resource for adults, engaging them through programs, technology and volunteer opportunities
- Collections that are current and responsive to community interests, along with more specialized local/regional history collections , and with unique hard-copy resource materials from decades past
- Plentiful up-to-date technologies and virtual services; e.g., Wi-Fi; laptops, e-book readers, tablets, downloadable e-content; classes focused on a broad range of digital literacy skills; maker-spaces for multimedia creation; dynamic, easy-to-use website; resources supporting small business; workforce development; ESL and more
- Building layouts and adjacencies that maximize the customer’s library experience
- Facilities designed with flexibility to re-purpose spaces as community needs change over time
- Service models that maximize customer satisfaction, foster staff interaction with users, and streamline operations



## Cost of Project

The proposed size of the Kennett Community Center (Library & Borough Administration) building is 49,858 square feet. Current costs for buildings with 50-year life expectancy of this size and scope range from \$300/SF to \$350/SF. As the design develops in the later stages of Schematic Design, Design Development and Construction Documentation,<sup>xviii</sup> increasingly more detailed cost estimates are performed by third party estimators not involved in the design itself. Budget for library furniture and equipment run \$25-30 per square foot. Library technology costs can add \$5-10 per square foot.

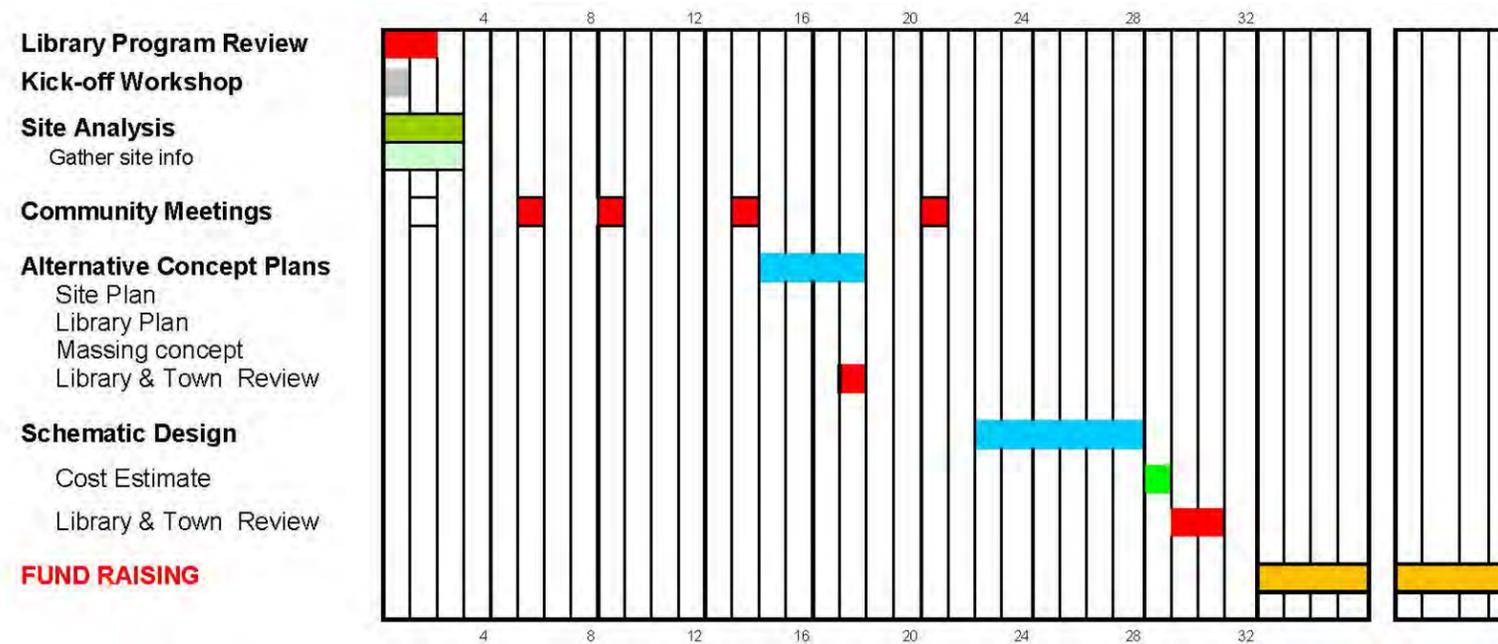
A key decision regarding the method of procurement will need to be addressed going forward. Previous discussions with a previous Kennett Library Board indicated a preference for using the Construction Manager as Contractor (at Risk) method. Should that continue to be the preference, it will be important to begin process of selecting the CM as soon as practically possible. Design-Bid-Build is the traditional method, in which the Architect/Engineering team prepares construction documents for bidding by pre-selected, or open bid to qualified general contractors. Preselection of general contractors allows for some control over who's accepted for bidding; in all other respects, contractually this continues to be Design-Bid-Build. Construction Manager as Contractor (at Risk) changes the contractual relationships, to involve the CM in early design decisions. At a specified point during design (which can be as early as 50% Construction Documents or as late as the final Construction Documents) the CM will offer the Owner a Guaranteed Maximum Price (GMP) for the work. Another aspect is that a CM can bid out early work ahead of when the CD's are 100% completed. Such early packages may include sitework, foundations and steel framing. Several articles are attached in the Appendix discussing methods of procurement.

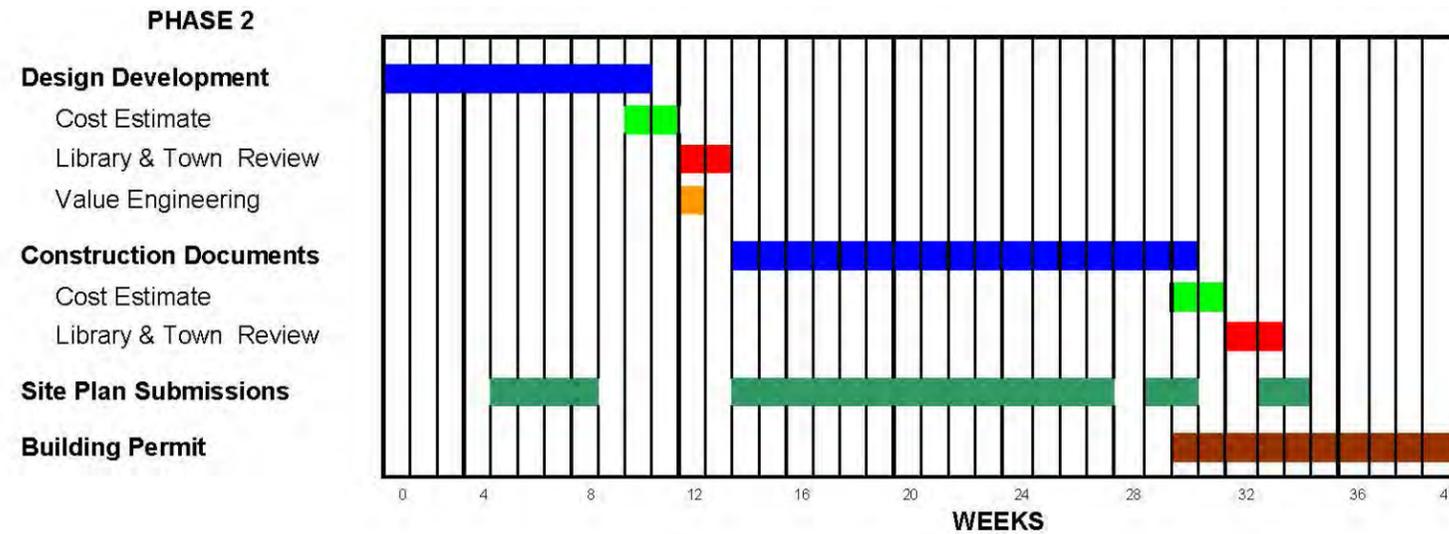
The following represents an initial estimate, based on the proposed Program:

Garage: 47 cars @ \$15-20,000 per space =	\$705,000 - \$940,000
Borough: 15,260 SF @ \$300-\$325 =	\$4,578,000 - \$4,959,500
<u>Library: 24,626 SF @ \$300 =</u>	<u>\$7,387,800</u>
Total=	\$12,670,800 - \$13,287,300

Library furnishings 24,626 SF @ 25-\$30/SF=	\$615,650 - \$738,780
Other Library technology 24,626 SF @ \$5-10=	\$123,130 - \$ 246,260

**Design Schedule – Timeline of Events**





Key to the overall schedule moving forward are completing concepts and Schematic Design, in preparation for the fund raising campaign. By the time Schematics are completed, a design concept will be developed into layouts for all spaces on all floors, accompanied by interior and exterior renderings, and building narratives for all building systems, including mechanical, electrical, plumbing and fire prevention. The project's first detailed cost estimate is also prepared at the completion of this milestone.

## XI. Why A New Kennett Library?

### I. To support the Library's mission and vision by providing:

- A center for life-long learning
- A popular destination for people living in southern Chester County
- A place to discover the power of information and to inspire ideas
- A place where the joy of reading is developed and nurtured

### II. To meet the needs of a growing, changing community by providing:

- A "third place" In the community where people socialize, connect and learn
- A building that is easily accessible to everyone in the community
- An adaptable building with spaces and furnishings that are easily reconfigured to meet the immediate and long term needs - of individuals and groups alike
- Convenient covered on-site parking
- comfortable seating areas to encourage social interaction and group study, while at the same time providing areas of quiet study
- ample and flexible meeting rooms
- children's spaces that nurture and support reading, learning, creativity
- space to nurture early childhood literacy
- program spaces for children, teens, adults and families
- gathering place for teens to learn, create and collaborate
- classrooms for the Library's robust literacy program
- book stacks that let in natural light and open the library visually for staff supervision
- extended views to the outdoors for reflection, discovery and aid in energy efficiency performance

### III. To create a civic center in downtown Kennett Square by providing:

- A targeted catalyst for redevelopment of the eastern end of State Street and downtown Kennett Square generally
- Outwardly-focused architecture that is inviting, stimulating the interest from passersby – a fundamental goal of a 21<sup>st</sup> Century library.
- A public space for the greater community
- A facility that reflects the highest values of the community in which it will exist

### IV. To create a landmark in the evolution of energy efficient, environmentally sensitive buildings by:

- Achieving LEED Gold<sup>xix</sup> for the new facility to serve as a model for environmental and energy-efficient best practices.
- Redeveloping a prominent property in Kennett Square for public use
- Reclaiming an existing parking lot for a better, higher use
- Creating a building with ample natural light and views

## Chester County's Visioning Goals

How does a new and larger Kennett Library achieve goals set out in Chester County's comprehensive plan? The following points are made:

- Increased availability of publicly accessible of education and learning
- Renewed development within Kennett Square, a key goal for locating development within already-existing urban areas
- Reclamation of an under-used site, with attendant water quality improvements
- Attraction for housing coming back into a livable urban area
- Location of public facilities on an existing public transportation route
- Efficient use of existing utilities and infrastructure
- Engine for economic improvements in an urban area
- Encouragement of walking – for reduced congestion and improved population health

Simply speaking, the current Kennett Library is not large enough to address the deficiencies identified by the community and the existing site will not support an expansion of the building. The current property and building cannot be efficiently repurposed to serve the community in the coming decades. That is the challenge, to carry the community's goals for a new, larger Kennett Library to fruition.

## Next Steps

To promote enthusiasm within the community for a new Kennett Library, and assist with fund raising, it is essential that the building be planned through to completion of the schematic phase. It is important that what is represented to the community via renderings is a close depiction of what will be built. It is equally important that the momentum developed during the Visioning Study not lapse due to an extended pause while funding is raised.

This Study recommends that the public meetings continue, one at the completion of concepts and one at the completion of Schematic Design. Between meetings, employing the Library's website to keep the community in the conversation will be important, as will email blasts organized by the Library. These investments in time and labor should reap the reward of sustained community support.

## End Notes

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<sup>i</sup> Buildings are registered with the US Green Building Council (USGBC) and the design team follows a well-documented process, through a series of design and construction uploads, beginning with the LEED Scorecard which sets out what credits are being pursued.

<sup>ii</sup> Data obtained from US Census Bureau, taken from the 2010 census and the ACS statistical surveys. [https://en.wikipedia.org/wiki/American\\_Community\\_Survey](https://en.wikipedia.org/wiki/American_Community_Survey)

<sup>iii</sup> “While the two terms are sometimes used interchangeably, “Hispanic” is a narrower term that only refers to persons of [Spanish](#)-speaking origin or ancestry, while “Latino” is more frequently used to refer generally to anyone of Latin American origin or ancestry, including [Portuguese](#) and [Brazilians](#). “Hispanic” thus includes persons from Spain and Spanish-speaking Latin Americans but excludes Portuguese and Brazilians. Because [Brazil's population](#) of 191,000,000 is several times larger than [Spain's population](#) of 47,000,000 and because there are more [Brazilian-born Americans](#) than [Spanish-born Americans](#) in the United States, “Latino” is a broader term encompassing more people. The choice between the terms among those of Spanish-speaking origin is associated with location: persons of Spanish-speaking origin residing in the eastern United States tend to prefer “Hispanic”, whereas those in the west tend to prefer “Latino”.

[https://en.wikipedia.org/wiki/Hispani\\_Latino\\_naming](https://en.wikipedia.org/wiki/Hispani_Latino_naming)

<sup>iv</sup> Percent of persons 25 years or older.

<sup>v</sup> From Chester County Trend Report No. 6 <http://www.chescoplanning.org/CompPlan/Topics.cfm>

<sup>vi</sup> GED = General Educational Development certificate. ESL = English As a Second Language.

<sup>vii</sup> This could be related to the average age of respondents.

<sup>viii</sup> In Virginia and Maryland, public works projects, such as libraries, community centers and schools are constructed using mostly local and some state bonds. These projects are typically planned for and bonded at the county or incorporated city level, however the specific targeted communities are in all cases sub-jurisdictional, e.g. Reston Library is a Fairfax County library, located in Reston, VA, and Shirlington Library is an Arlington County library located in the Village of Shirlington development. Development and planning for these community facilities involve close engagement of the local communities in the process.

<sup>ix</sup> The Lukmire Partnership (now RRMM Lukmire Architects) previously investigated both sites in 2012, along with the Ways Lane site.

<sup>x</sup> ADA requirements for drop off and parking require less than 2% slope in direction of the vehicle and cross slope of less than 2%.

<sup>xi</sup> From Kennett Square Borough’s Zoning Ordinance *“Essential public uses including, but not limited to arts centers, offices for a civic organization, museum, library, and post office (not including a post office distribution center).”*

<sup>xii</sup> Kennett Square Zoning’s 23-23 - TBO Tall building *overlay* conditional use district allows for building not to exceed seventy-five feet with specific provisions. The proposed Kennett Library is anticipated to be in the range of fifty feet to the primary cornice line.

<sup>xiii</sup> During the initial investigations, one Design Team member shared a library table with a party of three who were critiquing a book scheduled to be published.

<sup>xiv</sup> Landscapes2 is the currently adopted Chester County Comprehensive Policy Plan. *“Development of Landscapes3, the update to Landscapes2, Chester County’s Comprehensive Plan, has begun. Landscapes2 has served the County well since adoption in 2009, with open space preservation, urban center revitalization and municipal planning assistance through the Vision Partnership Program.”* From Chester County Planning Commission’s website <http://www.landscapes2.org/>

<sup>xv</sup> Auditorium / Borough Board Room.

<sup>xvi</sup> Building systems such as roofs, HVAC and electrical infrastructure should be designed to last for this period of time, applying usual maintenance to them.

<sup>xvii</sup> HVAC = heating, ventilation, air conditioning.

<sup>xviii</sup> Schematics, Design Development and Construction Documentation are widely used milestones in building design. With the development of Building Information Modeling, the timeline for these milestones is evolving, with more and more upfront decisions being pushed into the early phases.

<sup>xix</sup> United States Green Building Council’s LEED system (Leadership in Energy and Environmental Design) rates buildings based on a wide range of categories, from energy efficiency to user wellbeing in healthy buildings, to daylighting and reclamation of underused urban sites. LEED Gold is the second highest rating and stands in testament to a rigorous examination of these criteria. <http://www.usgbc.org/leed>