



Lynnfield Library Community Update
The Lynnfield Library Building Project

Thursday, January 7, 2016 @ 7:00 p.m.
Huckleberry Hill School Cafeteria

Town of Lynnfield
Lynnfield Public Library
William Rawn Associates, Architects
Design Technique, Inc., Owners Project Manager (OPM)

www.lynnfieldlibrary.org/library-building-project/

Our Library, Our Tomorrow

AGENDA

- *Review inputs from Community Meeting on 11/19/15 and Focus Groups on 12/17/15*
- *Why we need a new library*
 - *Case for a new Library Building*
 - *Existing conditions/needs*
- *Building Program update*
- *The process ahead – what is needed from Town*
- *Breakouts:*
 - *Reedy Meadow site ideas*
 - *Innovative designs for consideration*
- *Closing*

Community Meeting 1



WILLIAM RAWN ASSOCIATES, Architects Inc.

Lynnfield Public Library

Community Meeting 1



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Lynnfield Public Library

Community Meeting 1



- * Exhibit Space / Gallery
- * Meeting space → project space } Teens
 - group study
- * MAKER SPACE
- * program space for Adults
 - group study
- PARKING ISSUE
- stroller space
- * space with nice outdoor visuals
- * outside open space for concerts, etc.
- CONCERT SPACE
- * space for more children at story time
- * FLEXIBLE SPACE
- * BOOK DROP - easy access
- * CAFÉ SPACE - perhaps with a vendor
 - or bring in your own / Keurig

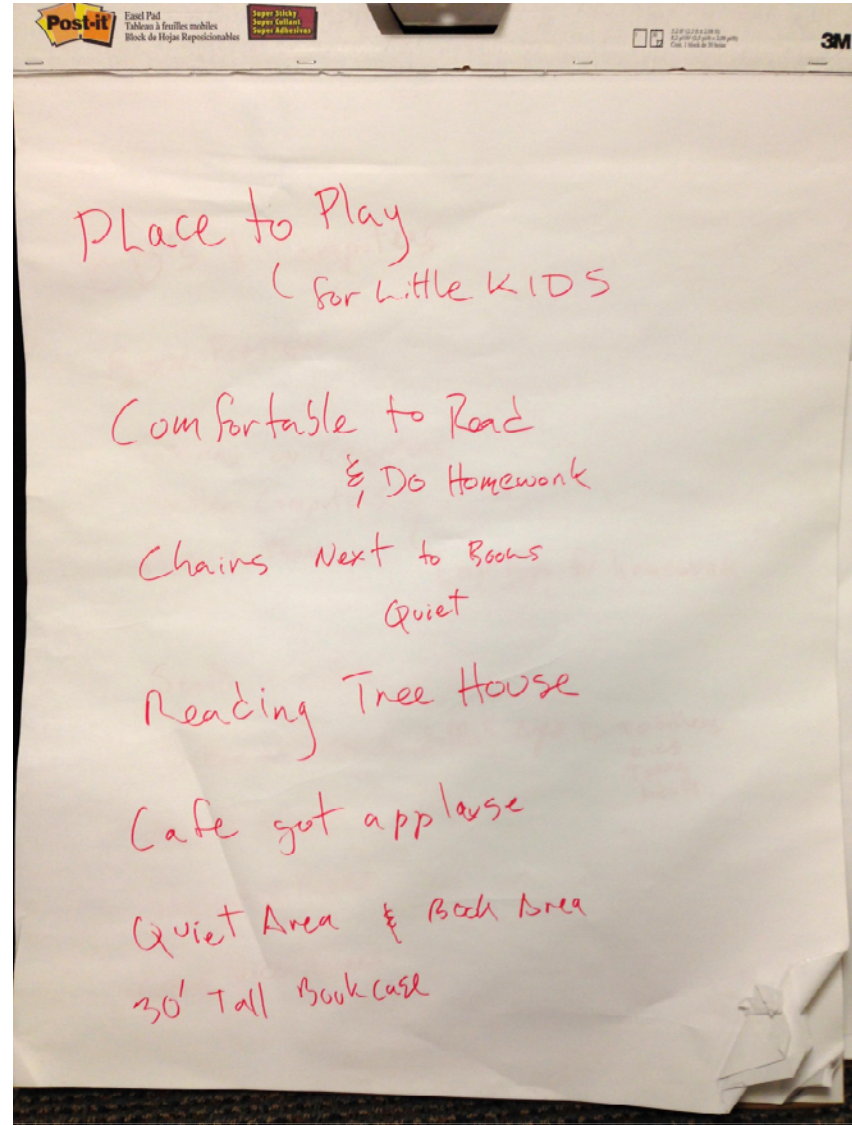
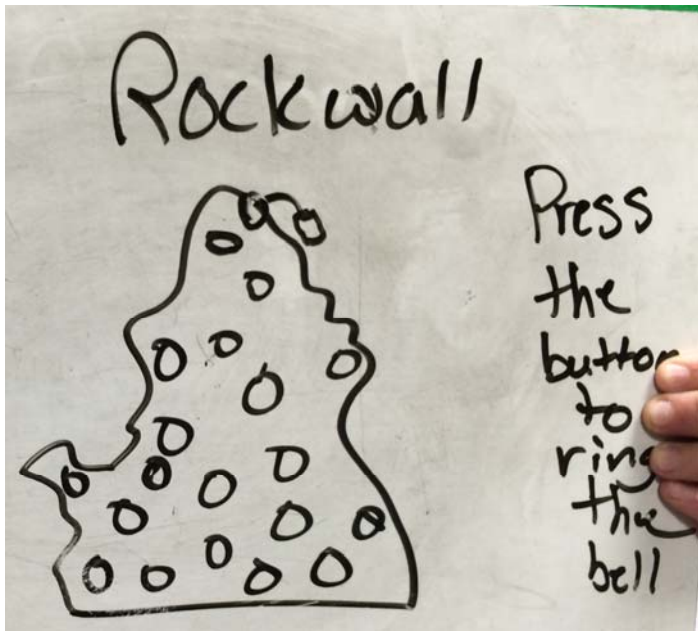
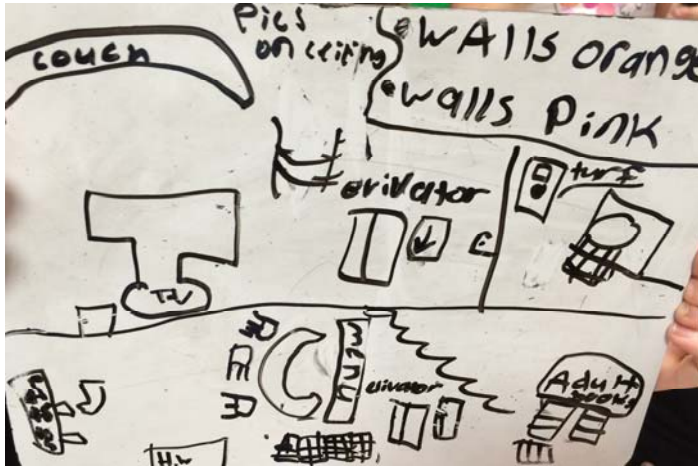
What we heard from you:

1. Why do we need a new library?
2. Concerns over budget and size
3. Library should be the Crown Jewel – the most public and accessible building in town
4. Some residents visit libraries in adjacent towns
5. Recognition that Library is the only building other than schools where state grant money is available
6. We were encouraged to think big & show libraries of the future

Your Ideas for a New Library:

- Needs Own Meeting space
- Covered drop off
- Natural light and sense of openness
- More current books
- Space for Outdoor Reading
- Dedicated spaces for different ages
- Maker space
- Place for public records
- Place for coffee and snack
- Comfortable seating

Elementary and Middle School Focus Groups



Elementary School Focus Groups

What We Heard:

- Charts, maps and solar systems on the floor/ceiling
- Would like to push a button to order a book that is delivered in a tube
- A place for Challenges (Legos etc)
- A place to color on the walls
- Little Kids and Older Kids Separate Rooms
- Quiet Space for Homework
- Everyone Had Been to Library Recently

Middle School Focus Groups

What We Heard:

- Library as a Second Home
- Have Your Own Place
 - Be Able To Talk
 - Be Able To Eat (Café was Popular)
- Group Study Rooms for Clubs, Homework, Tutoring
- Not Enough Teen Books
- Headphones: Kids Like to Listen to Music Doing Homework

THE CASE FOR 21ST CENTURY LIBRARY

- ***Moving forward ~ 20 years further into 21st Century***
 - ***Provide facility suitable for flexible community/cultural meetings with excellent physical access and support for our children's education – toddler's to young adults and seniors***
 - ***Provide a positive addition to Lynnfield's heritage***
 - ***Platforms enabling adults and seniors to embrace the "digital age" as technology evolves – educate, explore & enrich***
 - ***Place that supports learning to read and opportunity to continue throughout life***
 - ***Encourage education and collaboration with new technologies***
 - ***Flexible space and design for space that fosters and accommodates transition from paper to digital***
 - ***Free up valuable historic structure that may be rehabilitated/repurposed/maintained for appropriate 21st century use by Town***

WHAT IS OUR SITUATION NOW?

- ***No program room seating 100 comfortably for library or community***
- ***Collections expanded with ruthless weeding and redistribution between age groups but still coming up short of need***
- ***Building is too crowded***
- ***Poor lighting and acoustics***
- ***Lack of space for:***
 - ***Meetings – small to large***
 - ***Children and teen's interests and programs***
 - ***Tutors and students – no place for education to continue***
 - ***Patrons on laptops***
 - ***Maker spaces for arts, crafts and innovative pursuits of any age group***
 - ***Collaborative group projects***
- ***Insufficient parking, not contiguous, unsafe and with poor access***

EXISTING CONDITIONS

- ***Access & Parking***
- ***Spaces – Adult, teen, children, toddlers, staff***
- ***Meeting spaces***
- ***Persistent deficiencies***

FRONT AND ON STREET PARKING



- ***Limited, tight street parking and only “designated” handicap parking spaces***
- ***Present Library requires 36 off street parking spaces. 8 spaces exist at rear***
- ***Overflow and staff parking available in Town Hall parking lot:***
 - ***Across 2 dangerous streets***
 - ***Stop signs in one direction only***

OFF STREET PARKING



- ***Only designated Library parking lot is at rear of building***
- ***4 spaces along side of church belong to the Church***
- ***Despite the “Do Not Enter” sign, cars frequently **use exit** as an entrance***

BUILDING ACCESS



- ***Only public entrance consists of two sets of double doors - neither is automated***
- ***Patrons in wheelchairs and caregivers/children with strollers struggle to get inside***
- ***During heavy rain, parking lot can overflow and water flows down the emergency exit stairs and under the door into the basement***

MEETING SPACE



- ***Folding partition screen blocks (some) noise from rest of building***
- ***All tables and chairs must be rearranged before and after each program***
- ***Nonfiction collection largely inaccessible to patrons during programs***

TODDLERS AND CHILDREN



- *Lack of designated program space causes programs to be held amidst collections and no places for caregivers and children to sit together*
- *Limited seating; caregivers forced to stand while children participate*
- *During programs access and use of the collections are limited*
- *Need to shelve books higher than a small child can reach*

YOUNG ADULT AND TEEN SPACE



- *Young Adult space virtually non-existent, noisy and unable to accommodate 20+ middle school students who regularly visit after school squeezing out others*
- *When a program is running, collections become completely inaccessible*
- *Limited shelving for collections and unreachable top shelf also used*
- *No space is available for teen computers*

SITTING AREAS FOR ADULTS AND TEENS



- ***Internet stations also double for reading when not in use***
- ***IT / wiring setup is hodgepodge and wires easily disconnected by patrons' feet***
- ***Minimal Wi-Fi bandwidth and outlets. Patrons bring laptops and use mezzanine for hours at a time restricting use by others***

MAIN READING ROOM



- *Barrel vaulted ceiling in Reading Room/Mezzanine creates untenable acoustics throughout building*
- *Intensified noise levels during small programs and meetings held on mezzanine*
- *No designated quiet areas for studying or reading; fully used by teens and tutors during after school hours*
- *Palladian window light becomes blinding, creating glare when the sun is high*

CIRCULATION & REFERENCE DESKS



- ***Strength of good patron service allows for the ability of the staff to communicate and welcome patrons. This is achieved through close proximity and easy navigation between service desks.***
- ***The current layout does not meet this expected quality of service.***

CIRCULATION OFFICE & STAFF WORKSPACE



- ***Circulation Office overcrowded with staff conducting multiple tasks :***
 - ***Sorting deliveries***
 - ***Retrieving hold shelf items***
- ***View of Circulation Desk extremely limited, difficult to know when staff needed***
- ***Technical Services workspace limited & also used by Friends further curtailing activities***

THE GREEN ROOM



- ***2nd story vestige of 1856 one room school and 1st library structure in 1904.***
- ***Not accessible to public or usable without addition of elevator at cost over \$200,000***

FICTION AREA DURING BASEMENT FLOODING



- ***Severe rainstorms cause parking lot and stream to flood, water pours water down emergency exit into the basement***
- ***Cleanup/testing for mold closed basement over month in 2014 eliminating access to fiction, newspaper back issues and Friends Book Sale / Mechanical Rooms***

PERSISTENT DEFICIENCIES



- ***Lights on either side of ceiling fans permanently off due to strobe effect when lit***
- ***DPW does not replace lights until a sufficient number have burned out***
- ***Large number of burnt out lights make parts of the room feel dark and gloomy***
- ***Severe weather causes major water leaks throughout the building - Youth Services, Genealogy, Circulation Desk area and Technical Services***

BUILDING PROGRAM

- ***Building Program requires:***
 - ***Site that has been approved by the Town for exclusive use by the Library***
 - ***28,000 sq. ft. space for activities regardless of location***
 - ***Parking***
 - ***Per State Guidelines - 70 patron parking spaces required***
 - ***Eligible cost funded by MBLC and Town. The MBLC Grant does not pay for paving.....***
 - ***ADA accessible parking spaces (must include 1 van accessible) and adequate staff parking***
 - ***Funded entirely by Town***

WHAT ARE OUR OPTIONS?

We can:

- ***Renovate and expand existing library by building up and out***
 - ***Acquire 1 or 2 adjacent homes at cost of around \$1,000,000 to meet space and parking needs and prepare the site***
 - ***Reroute underground stream on present site and neighboring property for new building and parking***
 - ***Relocate present septic system located under Library parking lot in rear of building or replace***
- ***Construct new building on Reedy Meadow parcel***

TOWN MEETING SPRING 2016

- ***Preliminary schematic design finalized by architects William Rawn Associates, OPM Design Technique and Library Board of Trustees in early 2016***
- ***Continuing synergetic collaboration with Capital Facilities Advisory Committee appointed by Board of Selectmen***
- ***Warrant(s) to be considered at Town Meeting will seek:***
 - ***Permission for Trustees to submit a Construction Grant Application to Massachusetts Board of Library Commissioners (MBLC) by January 2017***
 - ***Approval for recommended preliminary schematic design***
 - ***Permission to build library on Reedy Meadow if that is the recommended design***

REMINDER: THE CASE FOR 21ST CENTURY LIBRARY

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BREAKOUT SESSIONS

- Innovative designs for consideration***
- Reedy Meadow site ideas***

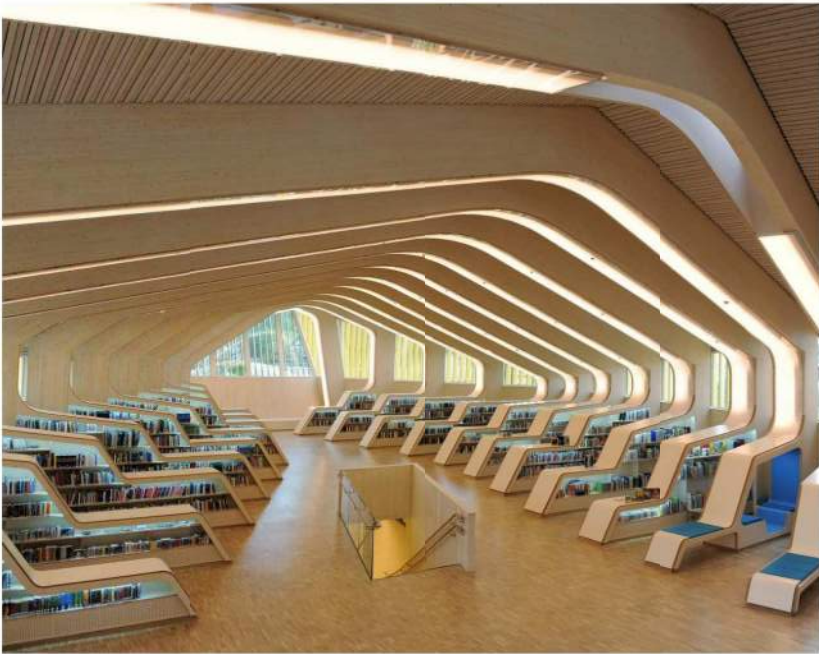
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CLOSING