DESIGN PROCESS

• WE ARE OPEN MINDED SO WE CAN LISTEN TO THE COMMUNITY AND HAVE YOU IMPACT THE PROJECT DESIGN. OUR FRESH PERSPECTIVE COMES TO YOUR COMMUNITY EAGER TO LISTEN AND FIND THE COMMON THREAD.
• 13 CARNEGIE LIBRARY RENNOVATIONS COMPLETED - Delta County Carnegie Library, Delta, CO, McNichols Civic Center Building, Denver, CO, Salida Regional Library, Salida, CO, Chadron Public Library, Chadron, NE, Park Hill Branch Library, Denver, CO, Decker Branch Library, Denver, CO, Woodbury Branch Library, Denver, CO, Rocky Ford Library, Rocky Ford, CO, Rhinelander Public Library, Rhinelander, WI, Penrose Branch Library, Colorado Springs, CO, Oregon City Public Library, Oregon City, CO, Brownsburg Carnegie Library, Brownsburg, IN, Muncie Carnegie Library, Muncie, IN
• 230 LIBRARY PROJECTS COMPLETED PRIMARILY WITHIN COLORADO AND THROUGHOUT THE WEST
• WE WERE HIRED DUE TO OUR EXPERIENCE WITH CARNEGIE LIBRARIES, PUBLIC LIBRARIES, AND OUR COMMUNITY ENGAGEMENT PROCESS THAT AIMS TO LISTEN, REACT, AND CELEBRATE YOUR COMMUNITY WITHOUT ANY BIAS.
LISTENING

- March 21 2021 - Preserve and Renew Our Carnegie Library Task Force Meeting (Library Neighborhood)
- April 15 2021 - Preserve and Renew Our Carnegie Library Task Force Meeting (Ward 1)
- May 20 2021 - Preserve and Renew Our Carnegie Library Task Force Meeting (Ward 2)
- June 24 2021 - Preserve and Renew Our Carnegie Library Task Force Meeting (Ward 3)
- May 25 2021 - RATIO joins the team
- June 29 2021 - Community Meeting (3 design options)
- August 04 2021 - HPC Design presentation
- August 09 2021 - PARAB Design Presentation
- August 10 2021 - City Council Design Presentation (3 design options)
- September 09 2021 - Community Meeting
- October 04 2021 - PARAB Design Presentation (Site design preliminary approval given)
- October 06 2021 - HPC Design Presentation for approval (Massing design preliminary approval given)
- November 02 2021 - City Council Presentation for approval (Single design option approval)
- February 01 2022 - PARAB Design Presentation (Final site design approval given)
- February 23 2022 - Final Community Meeting (In person)
- February 24 2022 - Final Community Meeting (Virtual)

FUTURE

HPC FINAL APPROVAL
PLANNING FINAL APPROVAL
CITY COUNCIL FINAL APPROVAL
ARCHITECTURE NARRATIVE

PROJECT DESCRIPTION
The Manitou Springs Carnegie Library renovation and addition project is the culmination of an in-depth process conducted by the City of Manitou Springs and Pikes Peak Library District. The proposed scope has been influenced over the years by PPLD, library staff, Friends of the Library, Historic Preservation Commission, PARAB, and community members. The resulting consensus for the best path forward for the library was to explore three design options that study various ways for the addition to support accessibility, achieve 21st century library principals, and enhance community opportunities. The three design options were created to show diverse possibilities that create a dialogue to best determine the path forward. The final concept design option presented in this package is a direct reaction to the plethora of feedback received to date. We have distilled the diverse perspectives into a single design vision with the goal of finding a solution that truly represents its community.

HISTORIC SIGNIFICANCE
The following was taken from the provided Historic Structures Assessment report on September 12, 2002.

The building is within the National Historic District of Manitou Springs and is important for two reasons.

First, it is one of the 16 public libraries throughout the United States that were funded by grants from Andrew Carnegie.

Second, the building was designed by Thomas MacLaren a Formally trained Scottish Architect who had immigrated to Colorado Springs for health reasons.

Ground was broken in 1910 and the library opened on February 22, 1912.

The basement was originally unfinished but intended to be used to provide living quarters for the caretaker. A few years after the building was opened the offices of the Town Clerk were moved into the basement where it remained for over thirty years. The city constructed a vault for their more important records as an addition to the lower level. This vault is still in place today. Another modification was made to the building to accommodate the city offices. The center window of the lower level was opened into a door to provide an entry (and egress) for the city offices.

After the city offices were moved to other quarters the basement was used as a kindergarten room and later as a sixth grade classroom for the public school across the street.

Other than small exterior changes, the building has no major alterations or additions and appears much as it did in 1912.

All three design options take the historical significance of the existing structure into consideration in their own way and strive to follow the Secretary of Interiors (SOI) guidelines.

PRELIMINARY CODE REVIEW
This project will use the 2015 IBC, IECC, and IEBC. The existing masonry and wood structure will likely fall under the Type VB construction type with an Assembly Occupancy. With those designations, the maximum number of floors without a sprinkler system is two. The maximum floor area of a non sprinklered Type VB building is 6000sf. With allowable frontage increase, this number will grow to allow the total project area. Rated assemblies (floor, roof, wall, etc) are not anticipated to be required. No sprinkler system appears to be required due to the building area as well as anticipated occupant load being well below the 300 occupant threshold.
COMMUNITY FEEDBACK

- MUST FEEL LIKE MANITOU!

- EXISTING CARNEGIE LIBRARY TO BE THE PROMINENT STRUCTURE

- ARCHITECTURAL STYLE TO COMPLIMENT THE CARNEGIE

- SAVE AS MUCH PARK SPACE AS WE CAN

- LIKE THE IDEA OF COMMUNITY AND PARK SPACE ON THE ADDITION ROOF

- DONT LIKE STRUCTURES FEELING “MONUMENTAL” OR OVERPOWERING THE CARNEGIE

- EXPLORE OPPORTUNITY TO SET THE ADDITION OPTIONS FURTHER SOUTH
The site strategy revolves around the two main goals below. These goals were equally shared among the HPC, PARAB, and Community members.

1) **Assure the existing Carnegie Library is celebrated and remains the prominent structure on the site.**

2) **Preserve as much park space as possible.**

The two story portion of the addition was located to the secondary south elevation of the Carnegie. This preserves the Carnegie’s historic view from Manitou Ave. This also allows for the new main entry to serve the ADA parking space while not requiring a road to pass through the site further saving park space.

By keeping the upper level addition to 450sf and burying the remaining library addition area, we were able to minimise the amount of park space lost to the building footprint. The buried portion of the library will allow the park space to spill onto its roof and therefore save functional exterior park space. This saved park space on the roof area will activate the park in an accessible manner not previously available to the community due to the site slopes.
The current plan celebrates the existing Carnegie’s main floor by turning it into a flexible community room. It is intended to be programmed for a plethora of activities such as library programs, gallery space, educational seminars, and after hour community use. By locating this function on the upper floor there is the potential for the community room and roof deck to have after hour use while keeping the lower floor of the library secured. The addition on this level has been kept as small as possible to minimise the project’s visible size from around the site while still allowing for accessibility between floors.

The lower level of the existing Carnegie is intended to remain the Childrens area and is sized to host a class of 25 students. The addition on the lower level has been dug into the mountain side with the intent of minimising its presence on the site while still providing the needed flexible area to house a 21st century library. This flexible collection space combined with the new admin area will provide accessibility and update this Library to bring it in-line with the other PPLD branches of similar size.
The project scope consists of a 2,950sf addition onto the 3,486sf existing historic Carnegie Library as well as interior remodeling of the existing space. The addition is located on the secondary elevations of the south and west side of the existing library and has the majority of building located on the lower level. The historic strategy for this design strives to allow the Carnegie Library to remain the prominent element on site with the addition taking on a lower profile supporting role. The addition is set back into the earth to allow for views from the North, East, and West sides of the existing library to remain as untouched as possible and takes on a coloration and materiality intended to compliment the Carnegie’s materiality. A benefit of tucking the program into the earth is that it allows the park space to spill onto the roof to make sure minimal park area is lost from the addition. Outdoor reading or community events can be planned to take advantage of this accessible outdoor space.

Accessibility stems from the added ADA parking space. From arrival, an accessible path will connect the user to the new main entry located on the East side of the addition. A lift and stair was added to the interior space to allow for accessible travel between floors.
PREVIOUS THORP DESIGN - 3250SF
1625SF OF PARK SPACE USED

PROPOSED DESIGN - 2950SF
450SF OF PARK SPACE USED
Overall, trees on the Library lawn receive a C+ grade which is actually pretty good compared to most places. This means that most trees are nearing the end of their lifespan but there shouldn't be an urgency to remove trees unless there is a safety issue. Most trees seem to be 50-70 years old.

Several trees need to be pruned in order to preserve health and be on a regular trimming schedule. (FYI, 5 trees are scheduled to be trimmed on Oct 8th)

The lawn has excellent drainage so trees should thrive in this area. All tree species should do particularly well here.

The 2 trees that will be removed are diseased with questionable life remaining. No concerns from Marty to remove those trees. However, we should require 2-3 new trees to be planted in their place. Marty offered to help identify locations for new trees as well as the appropriate tree species.

DESIGN TEAM NOTES:
- WE WILL PUT IN 2 TREES FOR EVERY TREE REMOVED
- LOOK INTO WAYS TO RE-USE TREES IN A SPECIAL WAY
- THERE IS A LANDSCAPE ARCHITECT ON TEAM
How would you use the community room?
How would you use the rooftop area?
What should we add to the collection area?
What theme should the childrens library have