

Comparative Site Evaluations

for the
New Maitland Public Library



“Show me your library and I’ll show you your future.”

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City of Maitland, Florida



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The Maitland Public Library's Vision Statement

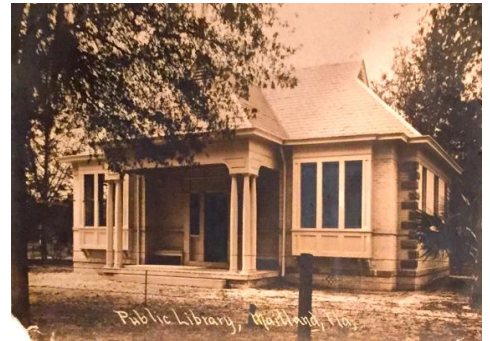
The mission of the Maitland Public Library is to connect the community to a world of opportunity.

The Maitland Public Library's Mission Statement

To accomplish this mission, the Library will continually update its reading, viewing, and listening collections, as well as seek new ways to stimulate the intellectual growth of library users of all ages and provide a comfortable, usable environment in which patrons may access resources, obtain technical assistance, and find avenues to become discriminating consumers of contemporary information.

Introduction

Celebrating 124 years as a community organized library, today's Maitland Public Library continues its vision and mission to support the city's historic and future evolution as a community of culture, art, learning, commerce and recreation. Surrounded by its lakes, parks and neighborhoods, the historical significance of its early vision in the 19th century joined together many renown leaders, artists, wealthy entrepreneurs, tourists, philanthropists, and families from great American cities, towns and universities. In 1907, their efforts organized the Maitland Library Association "for the purpose of erecting a library building."



Original 1907 Maitland Public Library & Community Center

The Historic Influence of Luminaries

Clara J. Dommerich in 1896 donated several hundred volumes of books from her personal library for the townspeople of Maitland to share. Originally housed in a citizen's home, the collection was subsequently moved to a storefront near the railroad depot. The site chosen in 1907 for the new library was the municipal park located at Maitland and Ventris Avenues and was owned by the town and supervised by the Ladies Park Association. Designed by Architect Charles B. Waterhouse, and built by his father William Waterhouse, the famous Maitland family who designed, built and lived in the Historic Waterhouse Residence (National Register of Historic Places) on Lake Lily.



Mary Louise Curtis Bok a nationally renowned patron of music and the arts founded the Curtis Institute of Music in Philadelphia in 1924. She was the only child of the magazine and newspaper magnate Cyrus H. K. Curtis and Louisa Knapp Curtis, the founders of the *Ladies' Home Journal*. Mary and her husband, Edward W. Bok, spent their winters in Central Florida, where they built the Bok Tower in Lake Wales designed by landscape architect, Frederick Law Olmstead. Mrs. Bok financially backed the famous experimental artist and architect J. Andres Smith who built his Research Studio and Artist Colony (1937) in Maitland, known today as The Maitland Art Center (National Register of Historic Places).



J. Andres Smith, educated at Cornell University, was a famous artist known for documenting World War I and his design of the Distinguished Service Cross. His architectural work with the Mayan Revival or "fantasy architecture" is best seen in his Maitland Research Studio. This occurred during the same era of Frank Lloyd Wright's Mayan Hollyhock House and Tokyo's Imperial Hotel. Smith met Mary Bok (above) and convinced her to finance the 6 acres of land that he built what is known today as The Maitland Art Center.



Initial Information

Existing Library Site

The existing site is bounded by Maitland Avenue, Ventris Avenue and adjacent to the existing Maitland Civic Center property. The first library building was built in 1907, with additions made to the original structure in 1959. Two additions followed in 1972, 1989 providing today a total area of approximately 12,555 building gross square feet. It is located on a site consisting of approximately 0.78 acres excluding a small triangular shaped surface parking lot north of the Library across Ventris Avenue.



With the Library's leadership and foresight, a new 21st century library is needed to serve an array of new opportunities for the community. To confirm the inadequacies of the existing library, the City commissioned a "Facilities Assessment Report" dated July 17, 2018 which documented serious deficiencies (including physical, functional, operational, codes, and life safety/ADA issues). In January 2020, the City Council reviewed a site feasibility report prepared by ACi Architects of the existing site's ability to accommodate the Library's service requirements within its existing site. The report's findings concluded a significantly larger and more flexible library design with future expansion capabilities on a different site is necessary.

Based on the City's and Library Board's commitment to serve the community's 2030 vision for Maitland, Library and City leaders have now decided to embark on moving forward with the study of 3 sites for a new 21st century library as a key next step to select a site and place the building of a new Maitland Library on a public referendum for the community to vote on in 2021.



Today's Library-Maitland and Ventris Avenues

Existing Library Land & Facilities

Fundamental Challenges

- Zoning/bldg/life safety code impacts building, parking
- High cost to modify structure, building envelope, building systems
- High cost for new Parking Garage-inefficient geometry/site constraints
- Cost for temporary relocation
- Future expansion difficult due to site constraints
- Adjacent land not available
- Inefficient floor plan & flexibility
- Site constraints challenge aesthetics

Findings

- Existing Library Site & Facilities deficiencies severely impact MPL's ability to meet current & long-term community needs.
- Building's life-cycle & cost effectiveness is beyond repair & renovation.
- Existing Library site cannot accommodate a new 21st century library space program.

Preliminary Building Program

Based on a general high-level assessment conducted by ACi Architects in January 2020, a preliminary projected building program for the new library would require an area of approximately 20,000 building gross square feet. ACi noted that once the City has a preferred site identified, a more in-depth program will need to be developed to provide a more detailed description of Library service requirements. Following the outcome of the City's determination of a preferred site from the three (3) presented in this document, a detailed programming process will be coordinated with the Library for the preferred site. At this stage, we have assumed the new library building program will be approximately 20,000 building gross square feet. Though there are different potential building layouts to allow multiple floors, ACi Architects evaluated a number of the most promising combinations and determined that using the City's 3 designated sites, the most efficient library layout is likely to be a 2-3 story building.

The New American Public Library

Community libraries stand at a crossroads. Amy Garmer of the Aspen Institute summed it up when she said, "While there are thousands of stories in the public library, the ones that matter the most come with the people who use the library." More than a decade ago, libraries across the world realized their vital functions of supplying books and access to information for the public was being replaced by Amazon, e-books and public Wi-Fi.

To fight for their survival, led by the American Library Association, they invented amazing new initiatives that are happening across the country and go far beyond the book lending model of the past. The best of those new initiatives are community-driven and include unique amenities like public parks, rooftop gardens, art galleries, teen centers, cooking schools, co-work space for growing entrepreneurs, video recording studios for visual resumes/digital film making, distributing distance learning content, and seniors learning how to reinvent themselves as they remain in the workforce.

Today, the future of success of a community's library is key to serving the public's need for its own "cool third place" where the people, place and platforms of knowledge and community creates a true shared city amenity for all of us.

People

- All age groups.
- Use and learn in distinct formats, text, audio and video.
- access to conversations, lectures among creative people.
- Community identity, local.



Platform

- User-centered.
- Array of available tools and technology.
- Lifelong access.
- Partners in with the digital age.



Place

- Inspired learning.
- Community gathering.
- Trusted and welcomed.
- Safe and child-friendly location.
- Create centers of learning, creativity and innovation.



Families

Spend time with their children in a **comfortable space** of **shared learning**.



Students

Meeting for group projects in **library classrooms**.



Retirees

Using **online tools**.



Wellness

quality of life learning.



Cultural

library as the cultural hub of the community.



Entrepreneurs

preparing presentations, interviewing, tutoring in co-working spaces using Wi-Fi.



Maitland's history created one of the highest educated and visionary cities in Central Florida. To the credit of the Maitland Public Library's leadership including its Board and Library staff, they have created invaluable levels of service to its visitors and patrons. However, they are restricted by the severe limits of the Library's physical needs and flexibility to grow into a more proficient 21st century library. Thanks to the City Council, their commitment to embrace the openness and flexibility that is required to move forward with the next step of a preferred site is what the Comparative Site Evaluation represents.

Site Key Plan



Site Evaluation

There are a number of qualities that were considered while evaluating the three (3) candidate sites. Some of them are qualitative with degrees of being more or less suitable for a library. An example might be shape and geometry; nearly any site could be made to work if the City is willing to spend more time and money and make certain compromises. Other factors like zoning, building/life safety codes and ADA are quantifiable requirements that must be met and cannot be ignored.

Site Evaluation Criteria

Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)
Site Size and Geometry			
Adequate size for library	The site is adequate size for a library with approximately 20,000 square feet.	Critical. This includes levels of complexities with potential purchase of additional property.	10
Suitable site geometry	The geometry of the site is appropriate for library program functions.	Critical – this will have an impact on the staffing efficiency and hence the operating cost of the library.	10
Site features	There are not any obvious features or existing uses that hinder site development.	Important but minor issues can be addressed by building design.	8
Site location	The site is located in the CRA.	Not critical but CRA offers cost and zoning advantages. Future growth is anticipated to be north of Horatio extending Independence Lane adding more mixed use to the existing town center.	5
Adequate on - site parking	The site has the potential to accommodate or share parking. Also, consider the expense of structured parking.	Location of and cost of parking depends upon demand in the context of events, public future development and future library expansion.	10
Flexibility	The site offers flexibility for future expansion.	This is an important criterion with respect to “future---proofing” the library against unanticipated future changes and/or opportunities to enhance the library and community.	10

Site Evaluation Criteria

Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)
Infrastructure			
Access to Utilities	There is access to Stormwater, Electrical, Natural Gas, Water and Sewer service without a major extension of existing lines.	Not critical but cost of potential extension of utilities if required must be folded into the project cost.	3
Roadways / Right-of-ways	Roadways, right-of-ways, easements, signalization do not require significant upgrades.	Not critical but will impact the budget.	4
Access			
Walkability	There is a sizable number of surrounding residents and visitors within ¼ of a mile of the site.	More is better although the percentage of people walking to the library may be relatively low.	4
Proximity to Bike Paths / Trails	Is the site near to any of Maitland's established bike paths/trails?	More is better although the percentage of people biking to the library will be relatively low.	5
Sustainability			
Sustainable Design Potential	Is the site suitable to apply sustainable design and engineering features like stormwater, solar, internal capture rate of vehicular trips, etc. that will benefit from redevelopment?	Not critical but preferable.	5

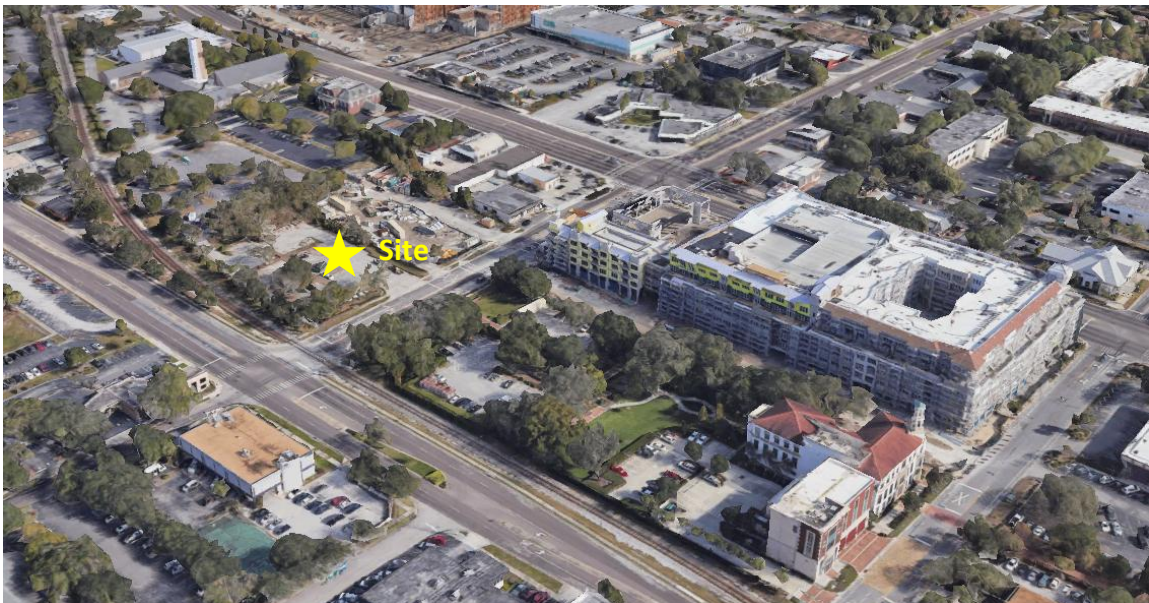
Site Evaluation Criteria

Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)
Comprehensive Development Plan/Downtown Master Plan			
Context --- aesthetics	Is the surrounding context aesthetically desirable as a library location today and in the future?	This is a subjective criterion but it will have an impact on people's willingness to use the library.	5
Context --- scale/massing	Does the scale of the surrounding context harmonize with a multi- story 20,000 square foot Library?	Sensitivity to scale, massing & planning impact site/building design.	5
Context --- synergistic, public anchor	Are there opportunities for meaningful community synergies with adjacent uses with measurable benefits to the Library's community mission and budget now and in the future?	This is a subjective criterion but it can impact site/building design/cost.	8
Visibility---street presence, placemaking	Is the site in a visually prominent, intuitive location and creates a destination experience?	A civic landmark should be in a prominent location that creates a new gravity of public realm for events and functions.	8
Financial			
Phasing	This site will not require a need for a temporary facility for the Library.	Additional costs.	8
Current Ownership	The Library can be built without the City acquiring additional land which would affect time and cost.	Critical.	10
Schedule			
Timing	The proposed site meets City's timing requirements for the preparation of a Bond Referendum.	Critical.	10

Site Evaluations

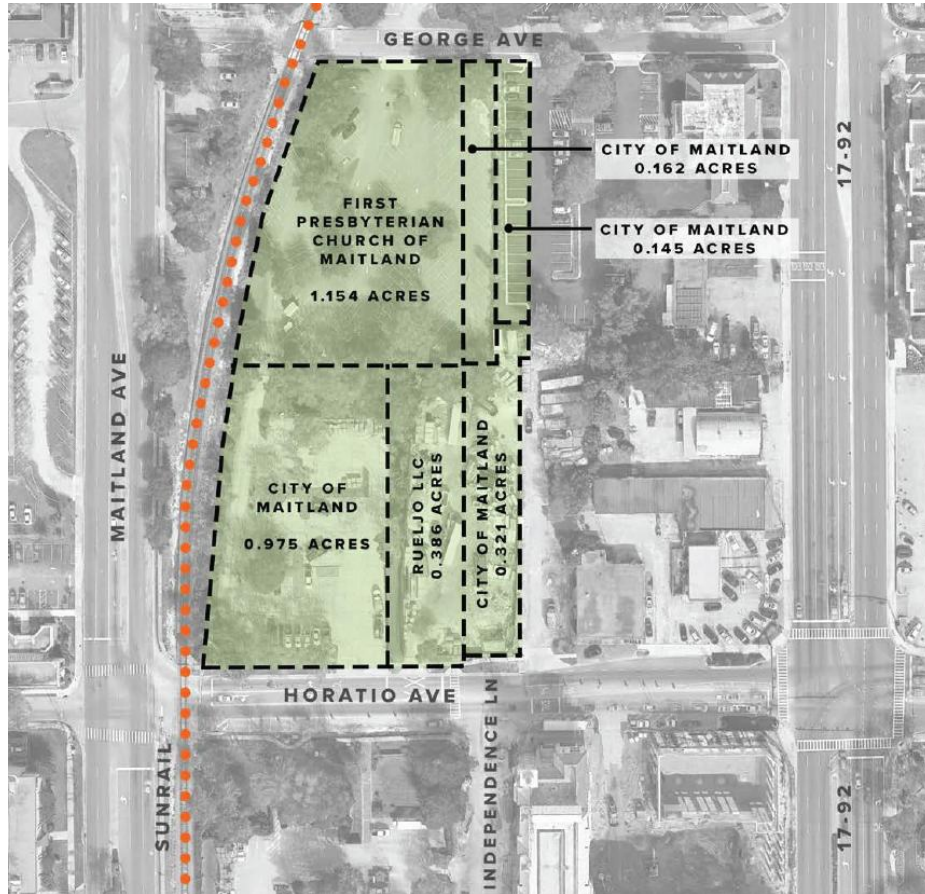
Horatio Avenue

The Horatio Avenue Site sits on the north end of the new Independence Lane between Horatio Avenue on the south and George Avenue to the north. This city-owned site is directly north of the new Maitland City Hall, Fire Station and public Independence Park where the old City Hall once stood. This site would be considered an urban infill site with a major design feature opportunity created by the planned extension of Independence Lane all the way up to George Avenue. The site is currently vacant and used for miscellaneous public parking adjacent to the existing First Presbyterian Church of Maitland’s parking lot. The site is just under 1-acre in size and the City would need to purchase the adjacent Rueljo LLC site in order to align the new Independence Lane extension to have enough site area to incorporate the footprint for a new library. This site will also require a parking garage in order to provide the required amount of parking for the library.



Aerial view of site.

Horatio Avenue Site Data



Zoning and Existing Conditions Summary

Site Parcel ID	25-21-29-5472-02-010
Zoning District	DMZD Main Street
Computed Acres	0.975
Flood Zone	None
Wetlands	None
Future Land Use	** Public Parks/City Property, Main Street
Community Design Standards	Land Development Code Update Feb 2020
Use Allowance	Libraries are a permitted use.*
Setback Requirements	Front – 8 feet Side – None Rear – None
Lot Size	No minimum.
Floor Area Ratio Requirements	0.50
Height Limitations	78'
Parking Requirements	1 per 200 SF
Existing Easements	TBD

* Maximum lot coverage could be increased provided parking is accommodated through the use of established common parking facility; increases in lot coverage and maximum Floor Area Ratio for individual properties are contingent on compliance with all applicable development code requirements. (Ord. No. 1115, Sec. 1, 8/8/05) See pages 29–31 in ord. [graphics at end of this section in this Code].

** Site is currently in the Public Parks/City Property Future Land Use but is contiguous to the Main Street Future Land Use Designation. If a Land Use Amendment is approved to the Main Street FLU, the Floor Area Ratio would increase to 1.20 FAR.

Conceptual Site Plan

Horatio Avenue



Commentary:

This concept proposes the extension of Independence Lane as a continuation of the City’s “Festival Street” pedestrian-oriented experience to George Avenue. A new “Library Plaza” visually and physically transforms Horatio Avenue featuring an urban plaza at the intersection of Horatio Avenue and Independence Lane overlooking the new Independence Park. The Library would act as a strong civic anchor connecting the City’s landmark public buildings, civic realm with a future expansion area to the west side. The proposed garage would be 3.5 levels with enough parking for the Library and public use. Additional parking levels can be added if required.

Pros:

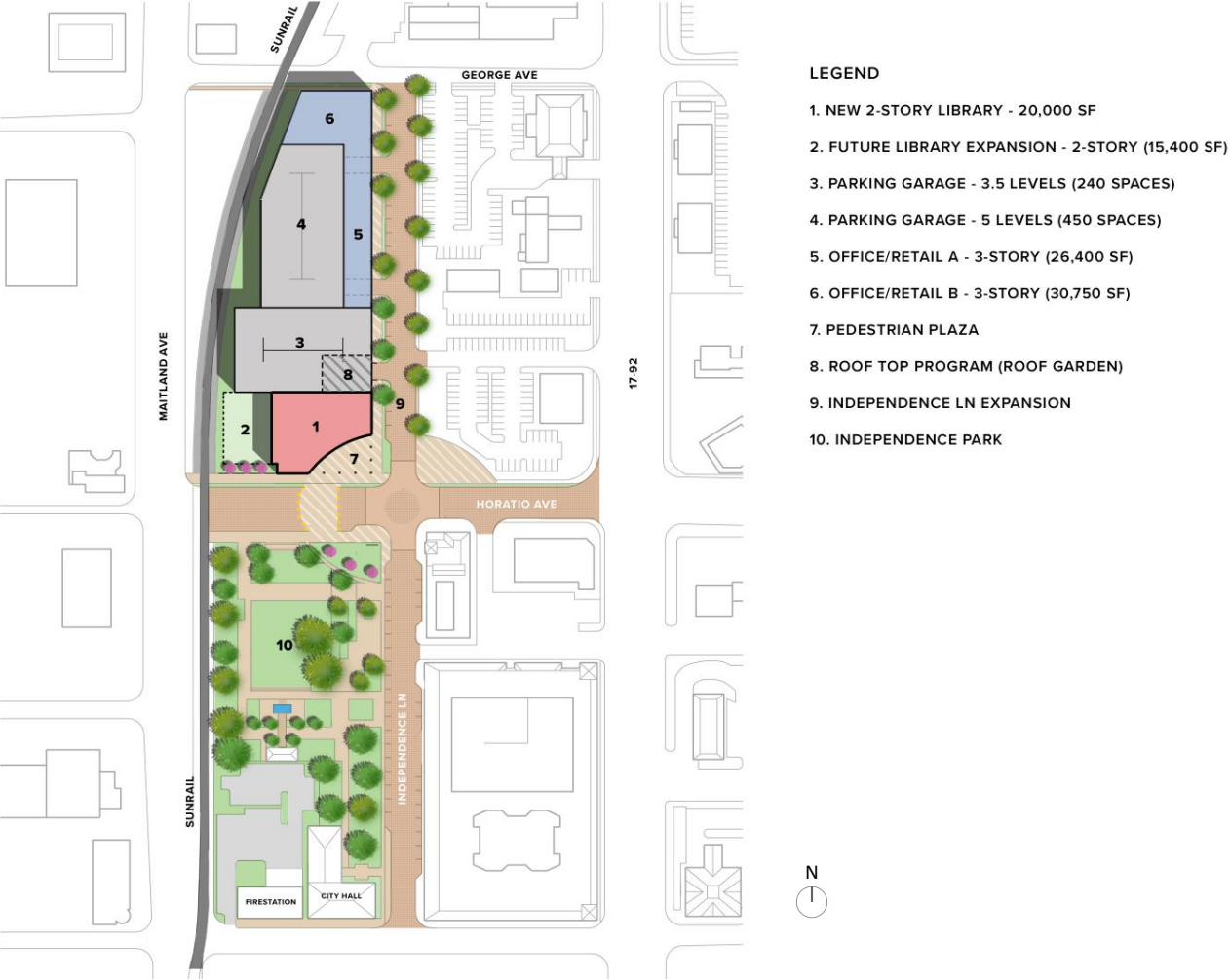
- Highly visible as an integral part of city’s emerging Downtown Maitland
- Extends Downtown north-south Independence Lane
- Garage within CRA for excess Public Parking

Cons:

- Purchase of additional land and extension of Independence Lane required
- Future synergistic development may be long-term
- Maximum floor plate is 12,000 SF
- North side of Library against garage-no windows
- Very little green space when Library expands
- Garage required
- Increased traffic along Horatio

Conceptual Site Plan

Horatio Avenue – Potential Future Redevelopment



Commentary:

This site plan takes all the qualities of the Library's initial building, pedestrian plaza and parking garage and looks at the future potential of a fully redeveloped Independence Lane extension. The redevelopment shows an additional public shared garage with approximately 57,000 SF of new commercial/mixed-use space.

Quinn Strong Park Site

The Quinn Strong Park Site proposes the new library on the highly visible northeast corner adjacent to Quinn Strong Park's boundaries at the intersection of Maitland Avenue and West Packwood Avenue. This site is currently occupied by a vacated office building/parking lot which can be demolished. A new library that physically brings the park to the street and interconnects with the art center can energize and integrate the library, park and art center as essential elements of an iconic civic-cultural-learning destination. The existing small Senior Center building functions can be incorporated into the new library. This site is within the ¼ walkability radius and connects to bike trails. Though a parking garage is not required for the library program, it can be built with the library or in the future as shown on the Conceptual Site Plan. This prominent corner also presents an important visual and physical connection to the heart of Maitland's emerging downtown, city landmark buildings and park



Historic Maitland Arts Center



Quinn Strong Park Site



Code and Existing Conditions Summary

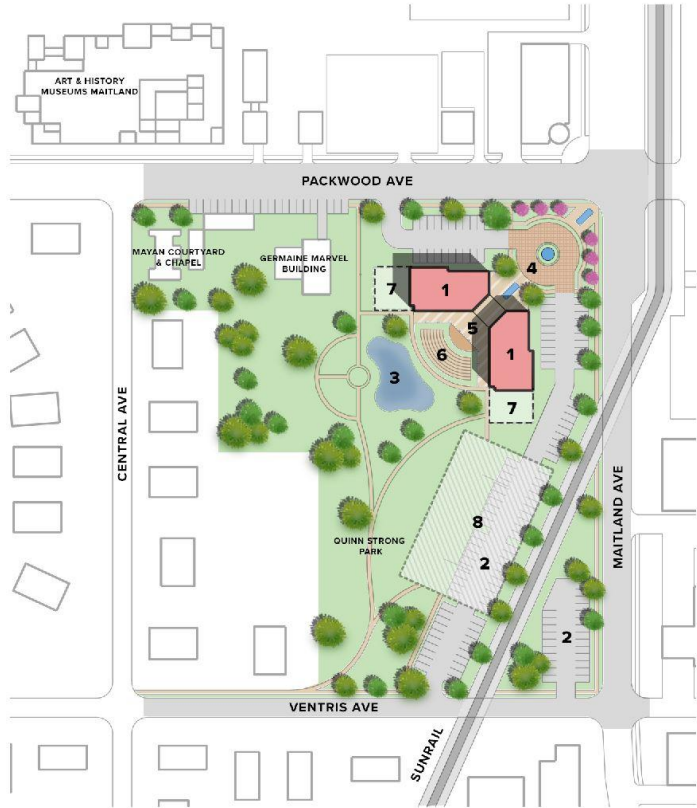
Site Parcel ID	36-21-29-0000-0013-013+009+36-21-29-8848-00-121
Zoning District	Main Street
Computed Acres	(0.48) – (0.57) – (2.83) – (0.34)
Flood Zone	None
Wetlands	None
Future Land Use	** Public Parks/City Property, Main Street
Community Design Standards	Land Development Code Update Feb 2020
Use Allowance	Libraries are a permitted use.*
Setback Requirements	Front – 15 feet Side – 3' Rear – 15'
Lot Size	No minimum.
Floor Area Ratio Requirements	0.3-2.0
Height Limitations	35'
Parking Requirements	1 per 200sf
Existing Easements	TBD

* Maximum lot coverage could be increased provided that parking is accommodated through the use of established common parking facility; increases in lot coverage and maximum Floor Area Ratio for individual properties are contingent on compliance with all applicable development code requirements. (Ord. No. 1115, Sec. 1, 8/8/05) See pages 29—31 in ord. [graphics at end of this section in this Code]

** Site is currently in the Public Parks/City Property Future Land Use but is contiguous to the Main Street Future Land Use Designation. If a Land Use Amendment is approved to the Main Street FLU, the Floor Area Ratio would increase to 1.20 FAR.

Conceptual Site Plan

Quinn Strong Park



LEGEND

- 1. NEW 2-STORY LIBRARY - 20,000 SF
- 2. SURFACE PARKING - 133 SPACES
- 3. WATER FEATURE
- 4. TRAFFIC COURT
- 5. PEDESTRIAN PLAZA
- 6. PERFORMANCE SPACE
- 7. FUTURE EXPANSION - UP TO 2-STORY (10,000 SQFT)
- 8. OPTIONAL PARKING GARAGE 3-LEVELS - (+/- 300 SPACES)

Commentary:

This option proposes a two story split wing design with a central glass lobby. The idea is to be able to view the park from the corner right through the building. Parking would be surface parked to minimize the cost of a garage. Key to this design would be upgrading the park design to make full use of the park as part of the civic space.

Pros:

- Site brings together art, history and culture to the Library
- The park is a great setting for the Library
- The site could be surfaced parked
- Room for a book drop off
- Library can be shared with the park and art museum
- Library would improve a corner of the park that currently has an old office building
- Plenty of greenspace

Cons:

- Demolition of existing buildings and parking lot.
- Park would need to be improved with the Library
- Maximum floor plate is approximately 10,000 SF-requiring 2 levels
- Parking is spread out

Lake Lily Site

The Lake Lily Site for the library is the portion of land currently occupied by the current civic center and existing library. It is directly adjacent to the existing Maitland Public Library to the north. The site is accessed by Maitland Avenue and is elevated above the lake offering a great view of Lake Lily. The site is currently controlled by the Maitland Civic Center, Inc. which is a private not-for-profit organization. The development of the site for the library as communicated to the City would need to incorporate a shared development to accommodate a new civic center, potential wellness center and garage. To understand and evaluate the site for the Library program, the Conceptual Site Plan looked at a stand-alone library with either expansion or a shared development area to the east and a garage.



Lake Lily Site Data



Code and Existing Conditions Summary

Site Parcel ID	36-21-29-2892-00-141 36-21-29-2892-00-051
Zoning District	Main Street
Computed Acres	(0.79) – (2.5)
Flood Zone	None
Wetlands	None
Future Land Use	** Public Parks/City Property, Main Street
Community Design Standards	Land Development Code Update Feb 2020
Use Allowance	Libraries are a permitted use.*
Setback Requirements	Front – 15 feet. Side – 3' Rear – 15'
Lot Size	No minimum.
Floor Area Ratio Requirements	0.3-2.0
Height Limitations	35'
Parking Requirements	1 per 200 SF
Existing Easements	TBD
Existing Utilities	This site is served by Sanitary, Storm, Gas, Electric,

* Maximum lot coverage could be increased provided that parking is accommodated through the use of established common parking facility; increases in lot coverage and maximum Floor Area Ratio for individual properties are contingent on compliance with all applicable development code requirements. (Ord. No. 1115, Sec. 1, 8/8/05) See pages 29–31 in ord. [graphics at end of this section in this Code]

** Site is currently in the Public Parks/City Property Future Land Use but is contiguous to the Main Street Future Land Use Designation. If a Land Use Amendment is approved to the Main Street FLU, the Floor Area Ratio would increase to 1.20 FAR.

Conceptual Site Plan

Lake Lily



Commentary:

This option proposes a two-story library building, garage and adaptive reuse of the existing library building as a civic and/or private commercial space. The design offers a large exterior arrival plaza as a “front door” for the library, garage and park with access to a large public garage from Maitland Avenue. A multi-purpose “community porch” provides an open air platform looking south towards Lake Lily for community events and casual outdoor destinations. Future expansion space would be to the east side and bridge over to the library second floor. The design would make use of the beautiful park space and terrain via a tiered site seating and meandering pathways. The library’s second level would have a large exterior terrace to take advantage of the views of the park and activities happening on the stage.

Pros:

- Site brings together the energy of the park space and lake
- The garage would provide extra parking for Lake Lily events and buffer train noise
- Park and event space could be shared with the library
- Existing library could be turned into a civic and/or commercial use
- New library would be in a familiar location as existing one & more than double in size over the next 30 years
- Room for future expansion

Cons:

- Civic Center land owner requires agreement with City
- Timing of City purchase for Bond Referendum
- Library would need to temporarily relocate during construction-added cost
- A shared site with existing Civic Center reduces area of library footprint and future expansion

Evaluation Criteria – Relative Importance and Scores

Category	Criteria	Comments	Relative Weighting (1=least important, 10=most important)	On a score from 1 to 5, how well does the site meet the established criteria?		
				Horatio Site Score	Quinn Strong Park Site Score	Lake Lily Site Score
Site Size and Geometry						
Adequate size for library	The site is adequate size for a library with approximately 20,000 square feet.	Critical. This includes levels of complexities with potential purchase of additional property.	10	2	5	2
Suitable site geometry	The geometry of the site is appropriate for library program functions.	Critical – this will have an impact on the staffing efficiency and hence the operating cost of the library.	10	3	5	4
Site features	There are not any obvious features or existing uses that hinder site development.	Important but minor issues can be addressed by building design.	8	3	5	3
Site location	The site is located in the CRA.	Not critical but CRA offers cost and zoning advantages. Future growth is anticipated to be north of Horatio extending Independence Lane adding more mixed use to the existing town center.	5	5	1	1
Adequate on-site parking	The site has the potential to accommodate or share parking. Also, consider the expense of structured parking.	Location of and cost of parking depends upon demand in the context of events, public future development and future library expansion.	10	3	5	3
Flexibility	The site offers flexibility for future expansion.	This is an important criterion with respect to “future-proofing” the library against unanticipated future changes and/or opportunities to enhance the library and community.	10	2	4	4
Infrastructure						
Access to Utilities	There is access to Stormwater, Electrical, Natural Gas, Water and Sewer service without a major extension of existing lines.	Not critical but cost of potential extension of utilities if required must be folded into the project cost.	3	5	5	5
Roadways / Right-of-ways	Roadways, right-of-ways, easements, signalization do not require significant upgrades.	Not critical but will impact the budget.	4	3	4	4
Access						
Walkability	There is a sizable number of surrounding residents and visitors within ¼ of a mile of the site.	More is better although the percentage of people walking to the library may be relatively low.	4	3	4	4
Proximity to Bike Paths / Trails	Is the site near to any of Maitland’s established bike paths/trails?	More is better although the percentage of people biking to the library will be relatively low.	5	2	3	3
Sustainability						
Sustainable Design Potential	Is the site suitable to apply sustainable design and engineering features like stormwater, solar, internal capture rate of vehicular trips, etc. that will benefit from redevelopment?	Not critical but preferable.	5	3	3	3
Comprehensive Development Plan/Downtown Master Plan						
Context --- aesthetics	Is the surrounding context aesthetically desirable as a library location today and in the future?	This is a subjective criterion but it will have an impact on people’s willingness to use the library.	5	3	5	5
Context --- scale/massing	Does the scale of the surrounding context harmonize with a multi-story 20,000 square foot Library?	Sensitivity to scale, massing & planning impact site/building design.	5	5	4	3
Context --- synergistic, public anchor	Are there opportunities for meaningful community synergies with adjacent uses with measurable benefits to the Library’s community mission and budget now and in the future?	This is a subjective criterion but it can impact site/building design/cost.	8	4	5	5
Visibility---street presence, placemaking	Is the site in a visually prominent, intuitive location and creates a destination experience?	A civic landmark should be in a prominent location that creates a new gravity of public realm for events and functions.	8	3	5	5
Financial						
Phasing	This site will not require a need for a temporary facility for the Library.	Additional costs.	8	5	5	1
Current Ownership	The Library can be built without the City acquiring additional land which would affect time and cost.	Critical.	10	3	5	1
Schedule						
Timing	The proposed site meets City’s timing requirements for the preparation of a Bond Referendum.	Critical.	10	3	5	1

Evaluation Criteria Summary

The following table is a summary of the weighted scores for each site presented in a heat chart format. **Green** fill indicates a relatively better score, **Yellow** is neutral and **Red** indicates a relatively poorer score.

	Horatio Site Score	Quinn Strong Park Site Score	Lake Lily Site Score
Site Size and Geometry			
Adequate size for library	20	50	20
Suitable site geometry	30	50	40
Site features	24	40	24
Site location	25	5	5
Adequate on-site parking	30	50	30
Flexibility	20	40	40
Infrastructure			
Access to Utilities	15	15	15
Roadways / Right-of-ways	12	16	16
Access			
Walkability	12	16	16
Proximity to Bike Paths/Trails	10	15	15
Sustainability			
Sustainable Design Potential	15	15	15
CDP / Downtown Master Plan Vision			
Context --- aesthetics	15	25	25
Context --- scale/massing	25	20	15
Context --- synergistic	32	40	40
Visibility---street presence, place-making	24	40	40
Financial			
Phasing	40	40	8
Current Ownership	30	50	10
Schedule			
Timing	30	50	10
Totals	409	577	384

Executive Summary

This evaluation was required because the existing library site lacks the flexibility that would allow the library to expand in an efficient manner. Our goal is to ensure that in years hence, the Maitland Public Library does not find itself in the same position.

The purpose of this study was to carefully collaborate with the City and Library to evaluate what is required to take action to select the best site possible for Maitland's library to move forward. This study indicates that the new Maitland Public Library *could* be placed on any of the 3 sites that were evaluated in this report. Each site comes with its own set of limitations and opportunities. The question is where the library *should* be placed.

Due to the rapid changes in the mission of a public library, flexibility is the single most important criteria in contemporary library design. If the library is to serve Maitland's evolving community, it should be truly "future-proof". Therefore, a flexible design is arguably the most essential project goal. The overriding importance of flexibility applies equally to the 3 sites for the library. All of the sites that were examined come with varying limitations with respect to access, parking, floor plate size, destination experience and especially, future growth. The more urban, downtown Horatio Site, offers lower flexibility due to its tight boundaries along the streets, train tracks, and garage. Therefore, additional land will be an important consideration. The Lake Lily Site offers an intuitively perceived synergistic site for a unique shared venue that, as currently understood, will require some form of a shared-use library/civic/wellness/community center and garage. The timing, cost and size of this type of program suggests reduced library flexibility that is difficult to resolve within the time frame prescribed for a public bond referendum. The Quinn Strong Park Site offers flexibility, prominence and good access from Maitland and Packwood Avenues to the Park and Art Center with the cost savings option of not having to build a garage immediately. A new 21st century library that visibly energizes and activates the Park and Art Center could be a key part of Maitland's bigger vision for an essential timeless civic anchor for knowledge, art and culture. In our estimation, if the leadership and community are ready to move forward with the next steps for a new library, then the Quinn Strong Park Site opportunities outweigh the limitations as is indicated by the criteria and scoring totals.

We at ACi Architects see this data as an important industry standard tool to help understand the relative importance of the variables for the 3 sites for informed decision-making. We look forward to working with you to bring your project to reality and giving the residents of Maitland the best community-driven library possible.

We remain, as always, at your service.



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