

MRV ARCHITECTS

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PAUL VOELCKERS ROBERT MINCH

Project: **Ketchikan Library**
Subject: Grant Street Library Option

To: Heidi Eckstrand, Martha Schoenthal
Date:

MRV 0926

As requested by the Feasibility Committee, we have reviewed the publicity materials provided by "A Better Choice", referred to following as ABC. Their material illustrates a proposed design of the new Ketchikan Community Library on the upper portions of the Grant Street property, and argues that it is a successful fit.

The sketch illustrates a two-story solution with 30 parking spots, as shown, evidently fitting comfortably on the site and in harmony with the neighboring residences. Unfortunately, no accurate scaled drawings of this solution are provided, only generalized 3-D views. Our analysis of the site demonstrates that the solution shown for the site by ABC is not geometrically accurate, and is misleading about the site suitability for the community library.

Following, we restate the design criteria for the library size and its associated parking requirements. These size requirements are then contrasted with the size available for the project on the Grant Street, illustrating the breakdown of the site fit.

First, the library as programmed, for two stories, will need a minimum of 17,250 sq.ft. Significant separate programming work by Foraker/MRV illustrates the source of this number. ABC has not disputed its accuracy. Second, per a detailed survey by R&M Ketchikan, a total of approximately 23,500 sq.ft. exists at the "upper" portions of the Grant Street site, defined as the fence line along the top of the cliff, and extended over to intersect Grant Street.

From this total, two portions must be removed. First, the extremely steep area between Grant Street and the side fence should be removed, totaling 1,800 sq.ft. Second, an allowance for Edmund Street has to be made, with a minimum of 30' suggested. This totals 4,950 sq.ft. For fire-fighting and window washing, a minimum of 5' separation of the "cliff" fence will realistically be required, removing another 675 sq.ft. After these three subtractions, 16,075 sq.ft. remains available for the building and parking, minimum.

If the building is made into a simple rectangle as shown, with two stories, the footprint at each floor will be 8,625. If a simple sidewalk as shown in front of the building (per the sketch) is provided, a total of 6,775 sq.ft. remains for parking. A single strip of parking along the building will measure 45' x 9' for each stall, with two larger ADA spots required. MRV prepared a sketch, attached, that illustrates the maximum available parking in this remaining area totals 12 stalls.

The ABC drawing illustrates a site plan with a simple building sketched at roughly 160' x 45', or 7,200 sq.ft. This is over 1,400 sq.ft. per floor smaller than the building as programmed. More inaccurate is the depiction of 40 parking stalls illustrated in the drawing, versus the 12 spots that can actually be fitted.

The impact of the true parking capacity on the site must be acknowledged. The library itself has a calculated minimum requirement of 24 spaces, or twelve more than can be accommodated.

Furthermore, the existing parking lot has approximately 55 spaces currently utilized which will be displaced to other locations.

Finally, the geometric massing of the library has been 'fibbed' to show it actually shorter than the surrounding houses that front Edmunds Street. A two-story library will have a minimum of 12' floor to floor height, allowing for necessary floor structure and ducting. When a sloped roof is added above the second floor, starting at no less than 20' (12' + 8') off of the ground, it will have a ridge line height of approximately 40', significantly taller than the surrounding residential structures.

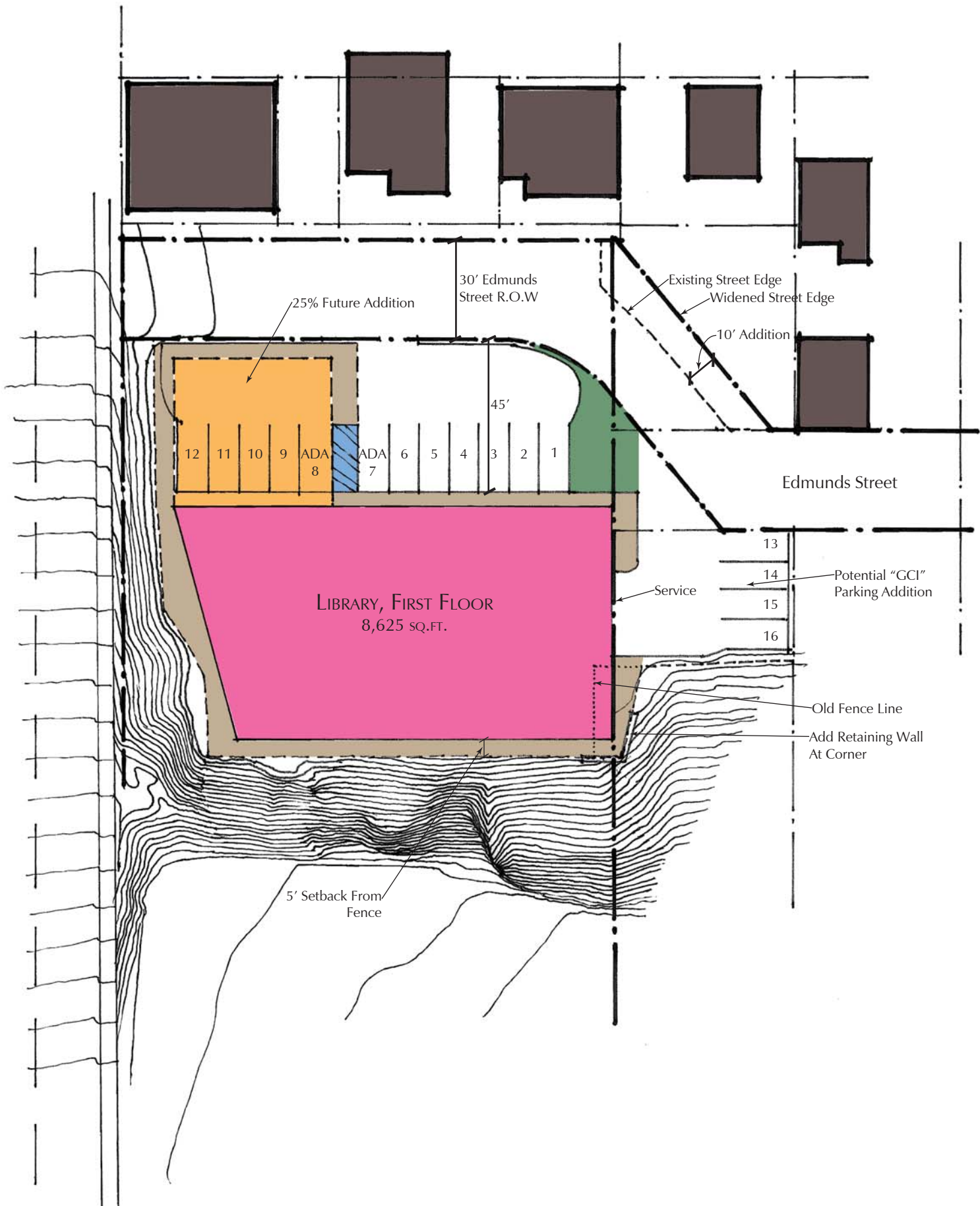
Finally, the programming for the new library strongly advised the allowance of 25% future growth capacity for both building and parking. Needless to say, the Grant Street site would allow neither.

Please contact me with any questions on this most important topic.

Sincerely,

Paul Voelckers
President, MRV Architects

Grant Street



LIBRARY, FIRST FLOOR
8,625 SQ.FT.

12 11 10 9 ADA 8 ADA 7 6 5 4 3 2 1

25% Future Addition

30' Edmunds Street R.O.W

Existing Street Edge
Widened Street Edge

10' Addition

45'

Edmunds Street

Service

Potential "GCI" Parking Addition

Old Fence Line

Add Retaining Wall At Corner

5' Setback From Fence

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GRANT STREET OPTION
KETCHIKAN LIBRARY STUDY