

# MRV ARCHITECTS

1420 GLACIER AVENUE, JUNEAU, AK 99801 (907) 586-1371  
PAUL VOELCKERS ROBERT MINCH

Project: Ketchikan Library  
Subject: Copper Ridge Library Option

To: Heidi Ekstrand, Martha Schoenthal  
Date: May 8, 2010

MRV 0926

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As requested, we have developed a more refined site design for a potential new library on the Copper Ridge site. The following development issues are clarified in the attached sketch.

1. The new library is designed as a single-story 16,250 sq.ft. option as recommended in the building program. The site is organized so that the library and surrounding landscaped area is the first thing encountered on entering the Copper Ridge development.
2. Parking for 22 vehicles is illustrated. The site would accommodate more vehicles if needed. Parking will be located on the northerly, interior portions of the site. The down-slope in front of parking would readily accommodate plowed snow storage.
3. A drop-off lane suitable for buses and transient vehicles is located adjacent to the main entry to the building. The drop lane then connects to the parking.
4. Ample green space and planted buffers will be developed on the site. It is recommended that a densely planted strip be provided along the northerly site boundary, shielding future building development from the library. The site frontage along the 3rd Avenue By-pass could be developed as community park space, utilizing trails, paths, and benches to encourage public entrance and enjoyment. This landscaped area will get the added benefit of flowing together with the ample right-of-way green space along the road system.
5. The building orientation roughly parallels the top of the slope, and will have a very desirable combination of south-facing views, and also sweeping views over Bear Valley toward Deer Mountain. The library will be very visible from approaching traffic, especially coming up the hill from Bear Valley.
6. Plenty of space is available for future additions. Both the minimum 25% growth and a potential 35% growth are illustrated on the sketch.
7. The building will be oriented with an optimum south/southeast direction for the most beneficial daylighting.

## Observations:

The site has many positive attributes which can be utilized in the building and site design. Foremost is the ability to create a strong public presence for the library at the intersection of Copper Ridge Road and the 3rd Avenue By-pass.

This setting enjoys numerous advantages of views out, easy vehicular access and parking, immediate bus access, and reasonable pedestrian access. The location is central to the general downtown core area, with very positive connections to the community recreation center and new pool, and a variety of community schools.

The building has the opportunity to be an attractive beacon at the top of the Schoenbar Road grade approaching from Bear Valley, and to a lesser extent, approaching from the By-pass. It is a safe, highly visible, and increasingly utilized pedestrian route.

Finally, it appears that the site will have both the lowest purchase price and lowest development cost, given the quality of infrastructure improvements already made.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Voelckers", with a long, sweeping horizontal stroke extending to the right.

Paul Voelckers  
President, MRV Architects