

ZJ LOUSSAC PUBLIC LIBRARY FACILITY MASTER PLAN REPORT

# EXECUTIVE SUMMARY

DRAFT REPORT :: MARCH 18, 2013

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## ZJ LOUSSAC PUBLIC LIBRARY FACILITY MASTER PLAN REPORT

### EXECUTIVE SUMMARY

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# ACKNOWLEDGMENTS

This document is one in a series of five (5) publications included in the ZJ Loussac Public Library Facility Master Plan. The complete set of planning documentation is comprised of:

Executive Summary

Volume 1 Research, Analysis, and Engagement

Volume 1A Existing Conditions Diagrams

Volume 2 Vision and Guiding Design Principles

Volume 3 Facility Master Plan Recommendations

The ZJ Loussac Public Library Facility Master Plan is an informed result of generous and thoughtful contributions by many community members: long-time library advocates and cardholders, non-library users, business and community leaders, library staff, library administration, and municipal staff.

## Client



Municipality of Anchorage Public Works

Anchorage Public Library

## Stakeholders

Library Advisory Board

Anchorage Library Foundation

Friends of the Library

Facility Master Plan Community Task Force

ZJ Loussac Public Library Staff Task Force

Community Members

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# OVERVIEW

The Facility Master Plan produces a bold and inspirational long-term vision for the facility that defines its contemporary purpose in Anchorage, including its role in the discovery and creation of knowledge; in building and advancing our community. Based on the tenets of the Vision and Guiding Design Principles, this Facility Master Plan serves as the foundation document for the next 25 years of engagement at the ZJ Loussac, the flagship of the Anchorage Public Library System. It serves as the basis for ongoing planning for development and operation of the ZJ Loussac Library. Finally, the Facility Master Plan is intended to be used as a management tool for leaders and community members to explain and communicate needs; to strategize funding opportunities and development implementation; and to guide short-term and long-term facility decisions based on general recommendations within this Plan.

The effort to begin renewal of the Loussac was initiated with a \$14M Anchorage Library Renewal Initiative campaign starting in 2006, which renovated and constructed improved branch facilities, and the “APL Library Community Plan” (2010), which documented the community’s wishes for a revived Loussac. The next major part of this Initiative must be a robust renovation of the Loussac Library, starting with a comprehensive main entry redesign based on a new vision forward. Small-scale maintenance upgrades to Loussac have occurred since the Community Plan was completed, and other smaller projects are in the planning stage. The Facility Master Plan should be implemented based on the vision, the guiding principles, the capabilities, and the needs of our Anchorage community. The recommendations in this report are meant to inspire a bold vision for the future that can begin to create positive change as the vision takes hold within a transformative library model of service.

During the planning process and based on community and design team input, many ideas stood above others as inspirational, yet realistic and sustainable options to present as recommendations. Recommendations are based on the current and future needs of the Loussac, which has seen significant change in operational and service models during its lifetime. Significantly reduced staffing over the years has overstressed the functionality of the current facility. In addition, operational expenditures are well above peer libraries. Less staff and high operational costs have led to a taxing situation for both library administration and patrons. These planning recommendations are based on community and library administration input; research and analysis by the design team of existing conditions, as well as existing operational and service models; community growth projections; collections status and growth potential; and user behavior patterns, program growth, and potential use projections.



Community Plan and Master Plan Diagram:: Illustrates how the APL Community Plan, published in January 2010, relates to the Facility Master Plan and Entry Design

Image Source: Bruce Mau Design

# OVERVIEW

## ZJ LOUSSAC PUBLIC LIBRARY

The ZJ Loussac Library serves as the main facility of the Anchorage Public Library (APL) system, which serves a population of approx 295,570 people within the Municipality of Anchorage and totals nearly half of Alaska's population. APL is managed by a Library Director and receives guidance from a nine-member Library Advisory Board. The Library currently has 64 full time and 29 part time staff (69 of which are based out of the ZJ Loussac Library). APL is well supported by the community and receives additional financial and program support from the Anchorage Library Foundation and Friends of the Library. The Foundation is the lead organization on capital projects and long-term planning, while the Friends support materials acquisition and library programs.

APL is the largest public library in Alaska and serves as the largest net lender of materials: much of this activity takes place at the ZJ Loussac Public Library. Patrons come to Loussac for books, to attend children's story time, research, perform job searches, use computers, host/attend meetings, or just occupy this free, public space. Statewide, Alaskans enjoy interlibrary loans, special programs, the Ready to Read Resource Center for early literacy and research support from the Loussac.

The sustainable reinvention of a place as vital and complex as a public library demands thoughtful community input into the greatest possibilities, while respecting existing conditions, to create a bold and viable vision to guide the library into the future.

Since opening in 1986, the ZJ Loussac Library has remained a landmark destination for our community and has seen significant wear over the past 26 years. Loussac is currently open seven days a week. Although the Loussac Library's Midtown location is more centralized than many "main" libraries, the vast majority of users arrive by automobile. This property and facility are well-loved, well-worn, and overdue for upgrading: the site is challenging due to heavy non-library traffic flow and minimal pedestrian circulation; the building entry is tucked away, not identifiable from any surrounding street and is a safety concern for accessing the facility; original building finishes remind us of the Project 80s era instead of inspiring us with a contemporary vision of "library"; building systems are draining on energy; operational functionality within the large building footprint for current and future staffing models is not cost-effective and taxes employee morale; interior way finding for users is haphazard and confusing. It is time to renew the ZJ Loussac Public Library.



ZJ Loussac Public Library  
Image Source: Library of Congress

# TRENDS

Libraries across the country are experiencing an extraordinary revitalization as they shift beyond traditional service and facilities models to become interesting, inspiring spaces intended for a multitude of uses: multiple areas for study, gathering, and research; light-filled stacks of books and periodicals; coffee shops and restaurants; play areas and computer labs, and community rooms for gatherings of all types. Our evolution with digital media and internet computers explains part of the library's transformation, but not all. Cultural shifts in work patterns and how we learn and play also influence a library's physical design. And so, more flexibility is in demand for this building typology.

While libraries have traditionally offered a variety of programs and opportunities for children, it is a growing trend to offer increased programs and spatial experiences for library users of all ages. Conferences, collaborations, forums, training opportunities, speakers, and creative partnerships introduce patrons to new ideas and connections that are limitless.

Librarians and staff convene the conversation, curate the experiences, and equip the public with tools to engage. They build productive connections both locally and globally, and look for opportunities to empower library users.

Despite the growing availability of free Internet and computer access in libraries, total circulation in Alaska increased 19% the last 10 years and the number of people attending library programs across the state increased 16%.

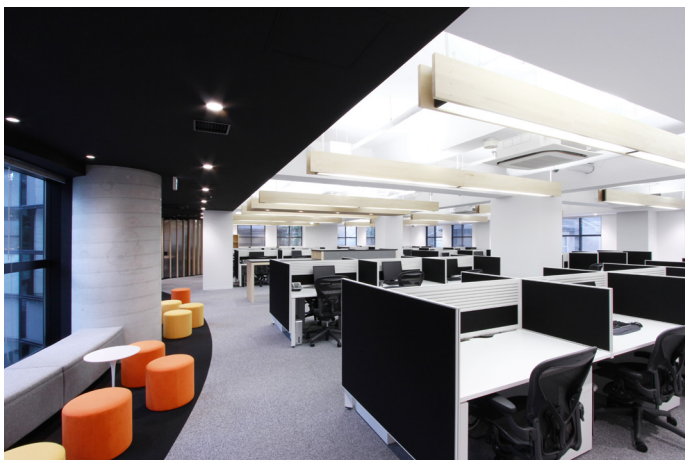


Image Sources: Bruce Mau Design--

“The library isn’t just an immovable structure. It has the potential to reach outwards and touch the community.”

– Homeless/In-Transit  
Focus Group Participant

“It’s about the vibe. It’s open. There are tons of windows. You can feel the energy and intellect surging through the air...it may be quiet, but my mind wants to speak and listen.”

– Survey Respondent  
discussing the library’s potential

“As libraries’ contents began to dematerialize, their social possibilities migrated to the fore.”

– Jefferson Gilbert  
Executive Director,  
Canadian Urban Libraries Council

# SITE AND FACILITY DEFICIENCIES

## SITE

The ZJ Loussac Public Library is located at 3600 Denali Street, Anchorage, Alaska. **Site Circulation** and **Accessibility** around and on the property is challenged at the Library. Heavy, non-library traffic flow through and around the parking lot, combined with a lack of safe, properly paved pedestrian circulation options, makes it difficult to move through the site. Further, the building's main entry is tucked away and is not easily identifiable from any surrounding street. Entering the building demands either climbing unsafe steps and crossing an often slippery exterior plaza or navigating across a busy driveway to reach an elevator that serves from the ground to the first level only.

The existing **Book Drop** area is a group of stand-alone book collection bins, well outside the building footprint, and within the parking lot. These exterior book drops are heavily used and staff must transport books in heavy carts many times a day across a parking lot during all weather conditions, many conditions which are unfavorable for such activity. Likewise, patrons either use these exterior book drops year-round or must carry loads of books up and into the building to the main circulation desk area on Level 2 for return.

The grounds and **Open Spaces** that surround the ZJ Loussac Public Library are some of Anchorage's only open public gathering space of this scale. Unfortunately, the property is not well organized in terms of pedestrian circulation and flow. Foot-worn pathways are created year-round in both grass and snow as evidence pedestrians utilize particular patterns that are not accommodated as a site amenity. Traffic flow, particularly vehicles shortcutting through the parking lot and Sharrock Way create hazardous scenarios for pedestrians moving about the property, as well as for patron vehicles entering and exiting the property. Little connectivity, neither physical nor visual, exists between the Loussac site and neighboring properties, particularly Cuddy Park.

Image Source:  
(Upper and Middle) RIM Architects Design Team  
(Lower) Corvus Design



Stair to Main Entry, Level 2



Book Drop



Open Space



# SITE AND FACILITY DEFICIENCIES

## FACILITY

The Z.J. Loussac Public Library is approximately 159,000 gross square feet of library and community-use spaces constructed over four floors, which includes the connecting three-story wing for the Alaska Collection, a unique programmatic component combined with the Loussac library and community functions. The result of a two-step design competition of Project 80s, this Building Form is likely one of the best representative examples of late post-modernism in Alaska. Post-modernism emerged from a rejection of stark and utilitarian designs from early 20th century architecture and is defined by complex forms that emphasize history and/or symbolic representation. The formal qualities of the building are very challenging to reorganize in terms of a contemporary and functional library layout. Sight lines across floor areas are cut off by a central circulation core, which minimizes the staff's capacity to view the majority of floor area while at a service point location. Vertical circulation (stairs and elevators) within the building do not contiguously serve all floors, which creates disruption in patron user flow, as well as staff work flow.

## CURRENT FACILITY PROGRAM

**LEVEL 1** contains the **Anchorage Assembly Chambers**, the **Wilda Marston Theatre**, and a **Conference Room** rentable by the public. This meeting room has an adjacent, outdated kitchen. A **Book Handling Room**, a **Garage**, and **Library Support Areas** exist within the non-public portion of this level. The remote drum component of the building underneath the Alaska Collection contains a special holdings **Vault**, **High Density Storage Room**, and **Librarian Work Room**, as well as **Mechanical and Electrical Services**. The **Pre-Function Lobby** between the Chambers and Theater is small, has low ceilings, and offers little in the way of inspiration or welcome to the public. Large gatherings cannot be currently accommodated without impacting circulation between the adjacent spaces.

**LEVEL 2** contains the **Main Circulation Desk**, **Holds Pickup**, **Children's Area** with a Story time Room, **Child's Media**, **Adult Fiction**, a tenant-occupied **Coffee Shop**, and **Security Office**. The main level of the **Alaska Collection** is located at this level, as well, yet accessed via Level 3. The Alaska Collection contains print and non-print material on Alaska and the North and represents a very unique and special collection for the Loussac and for Alaskans.

**LEVEL 3** contains **Adult Non-fiction**, **Teen Underground**, **Reference Desk**, **Periodicals**, **Genealogy** and the recently relocated **Adult Media**. The **Ann Stevens Room**, adjacent pre-function area/gallery, and public space overlooking and open to the Alaska Collection below are also located on this level.

**LEVEL 4** contains **Library Administration** and **Staff Offices**, **Board room**, **Workrooms**, **Technical Services**, **IT/Server Room**, and miscellaneous staff-focused spaces. Non-library uses include an **A/V Production Studio** run by the MOA Fire Department to serve the Assembly Chambers, as well as the production of fire safety films. This uppermost floor, in particular, is highly underutilized, by as much as 40%, with the recent vacancy of the Media area.

# SITE AND FACILITY DEFICIENCIES

## BUILDING SYSTEMS

As described at length in the Building Condition Survey (2010-by others), the majority of the **Building Systems** - (heating, cooling, and ventilation systems) are the original components. They are near the end of their useful life expectancy, or are significantly behind in terms of technology and efficiency. The lighting system was recently upgraded for energy efficiency, but limited budget did not allow deficiencies in location and quality of lighting levels to be addressed. The building is lacking in quantity of data outlets to accommodate the current patrons' needs. The building floor structure is concrete, which has limited adding power and data outlet additions in the floor over the years. This has hindered the library's ability to respond to library service and patron needs in a flexible way because of the cost and operational impact/disruption of adding these outlet locations.



Original (1986) Boilers  
Image Source: RIM Architects Design Team

Replacement of the majority of the building systems, as recommended in the Building Condition Survey and analyzed in a recent Investment Grade Energy Audit on the Loussac Library (Alaska Housing Finance Corporation, May 04, 2012; [http://www.akenergyefficiency.org/sites/default/files/CIRI-ANC-CAEC\\_MOA\\_Loussac\\_Library.pdf](http://www.akenergyefficiency.org/sites/default/files/CIRI-ANC-CAEC_MOA_Loussac_Library.pdf)), will markedly improve the Energy Efficiency of the facility and systems. Correction of over-active energy consumption (such as continuously running boilers and ventilation system) will improve energy consumption.

**The 2012 AHFC Energy Audit reported annual energy cost estimation for the existing building to be \$377,900, based on 2009 and 2010 energy cost data.**

Major inefficiencies outlined in this report are:

- Low efficiency boilers and water heaters (consuming more energy to “keep up”)
- Ventilation system over-activity during unoccupied hours
- Heating system over-activity during unoccupied hours
- Windows and skylight systems—low U-factor (low insulating value)
- Lighting, interior—outdated fixtures, bulbs, lighting controls
- Lighting, exterior—outdated fixtures, bulbs, lighting controls

The AHFC Energy Audit report maintains if all sixteen (16) recommended energy efficiency projects are implemented and managed appropriately for an approximate initial cost of \$2.6 Million, facility utility cost savings could be as high as 35% over an 18.7 year payback period (\$134,033 estimated savings per year). Alternately, taking the nine (9) most cost-effective measures into consideration, at an initial cost of approximately \$750,000, utility costs will be reduced by \$119,652 per year, for a savings as high as 32% with a 6.2 year payback period. Notes: The quantitative figures quoted here are specific to the AHFC Loussac Library Energy Audit report and are not part of cost estimating scope of this report. The Energy Audit did not make recommendations for improving the thermal envelope of the building having any remarkable impact to energy savings over time.

# SITE AND FACILITY DEFICIENCIES

## TECHNOLOGY

**Technology** resources are outdated for 21st century public library needs. Public computers and access for mobile devices used by patrons, provide reasonable accommodation as far as functionality of library catalog and on-line programs. The current internet bandwidth is significantly deficient and affecting patron and staff satisfaction. The physical quality of technology support spaces, including first floor telecom room and server room, and equipment need improvements. Patron self-check machines are first generation and at the end of their life. There are half the number of public computers needed and there is a lack of stations for multiple users at one computer.



Existing Computer Equipment  
Image Source: RIM Architects Design Team

## COLLECTIONS AND INTERIOR FUNCTIONALITY

Current **Collections** at the Loussac contain primarily Adult Fiction and Non-fiction books; large print books; audio books; and a variety of digital media platforms. Periodicals include hardcopy newspapers and magazines, as well as microfilm and microfiche with historic periodical information. The size of Loussac's collection falls in the middle compared to its peers' collection sizes. The Collection is spread out on Levels 2 and 3 of the library. Adult Media recently relocated from Level 4 to Level 3 and Children's Media to Level 2, within the Children's Area, in order to eliminate the existing service point on Level 4 which required a dedicated staff member during hours of operation. The trend for Media within the Loussac is a reduction in the collection size within upcoming years as more and more digital/online resources become available. The same case can be made for periodicals—reduction in collection size, and therefore, there is a reduced need for floor area that can be utilized for more seating areas or other flexible use spaces. Current shelving heights for Collections are taller than the current norm, block views outside, do not afford ample natural light to enter into the building interior, and create a warehouse feel.

The existing **Circulation Counter/Station** located on the second floor is the first point of contact for library visitors. Unfortunately, it has an unwelcoming and barrier-like physical presence. It was originally designed to accommodate ten workstations/positions, and has become extremely oversized as staff size has been adjusted. Its current size and layout creates a barrier to service to patrons and lacks flexibility.

There are limited **Patron Seating Areas** for large group gatherings or areas for concentrated library users to gather together. Furniture within the facility is dated and worn. Unfortunately, the Loussac provides significantly less **Program Spaces** for both adults and children as compared to peer libraries, mainly due to lack of library-designated program space, staff, and lack of funds. Loussac-sponsored programs currently share use of publicly-accessible conference and meeting rooms, as well as outdoor spaces. The building needs to be reorganized to improve the capability to host library-sponsored programs. The building has very few spaces for meetings, conferences, group study, and collaboration for public or library use. Spaces available for use are outdated in finishes, environmental controls, and technology. Those with kitchen facilities are also outdated. **Pre-function** and **open gathering areas** are sparse and minimal. Outdated finishes, environmental controls, and technology in these areas are in need of upgrades or general reconfiguration to meet current and future flexible design considerations.

Other general deficiencies include unused/underutilized spaces and ADA access issues. A noticeable number of rooms have become unneeded, mostly in support spaces. Under utilized spaces occur in both public and back-of-house area. This can be attributed inefficient layout of furniture/furnishing, inconvenient locations of

# SITE AND FACILITY DEFICIENCIES

power/data infrastructure, and a lack of emphasis on maximizing use of space. Many spaces do not comply with accessibility standards, both in public and support areas. Inadequate door approach space is the most predominant deficiency, but a variety of non-compliant items are present.

## ADMINISTRATIVE AREAS



Administrative Office Area

*Image Source: Bruce Mau Design*

**Administrative Areas** are mainly located on Level 4. The layout and area accommodated the original staff count for the facility, but is now very underutilized. Finishes and equipment in kitchens and break rooms are outdated and worn. Offices are over-sized for today's space requirements for comfort and efficiency for library staff. Some of the Youth Services staff sit on Level 2 within the confines of the Children's Areas. Some staff sit adjacent to the Vault and Storage Rooms in the Alaska Collection "drum", which is very isolated from the remainder of the staff. The Circulation Desk has one office near the book check area.

# ENGAGEMENT

## PROCESS

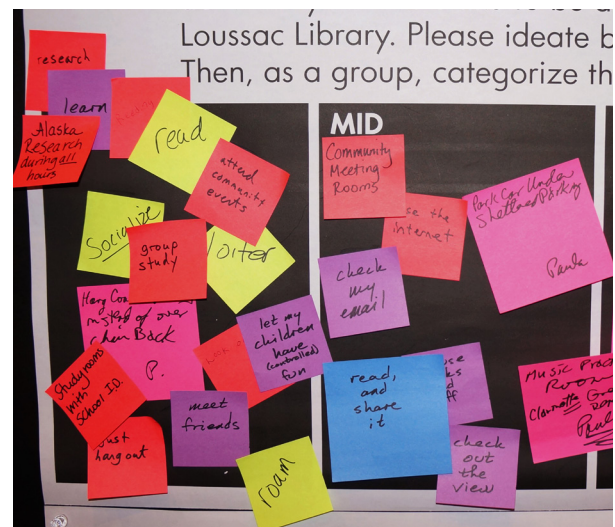
Key Findings from Community Input were based on community online surveys, community bulletin board, project website comment board, Community Task Force outreach, community visioning workshops and focus groups, Loussac Staff Task Force outreach, joint-use partnership discussions, and stakeholder input. The following summarizes major outcomes of the community workshops, focus groups, and staff-led outreach—leading toward a Vision and Guiding Design Principles:

### WORKSHOP 1 :: “NO MATTER WHATS”

Participants discussed big picture ideas, such as what makes our community special, what we like to do in our spare time, and what can the library offer that is missing in our community. These fundamental ideas informed a set of parameters for success that the community would like to see in the future library “no matter what.”

#### Outcomes:

- Balance of new and traditional media (books and otherwise)
- Accessibility to information (and to the building)
- Welcoming and comfortable spaces
- Quiet and collaborative spaces
- Icon of community and civil life
- Community hub
- Regionalist—be true to our place
- New entryway that is safe for all and that invites us in



Community Workshop 1 :: Participant Priority Exercise  
Image Source: Bruce Mau Design

### WORKSHOP 2:: “SCENARIOS”

At the second community workshop, the design team shared three “scenarios” for the future of the Loussac Library, which were developed from research and insight obtained through the first workshop, as well as the community survey and online comment board. The workshop participants were asked to help further develop each one and to determine which directions hold the most promise. This information was synthesized and from it evolved a distinct framework crafting an exciting and viable way forward for the Loussac Library.

#### Scenarios:

- The Trailhead (library as a place of discovery)
- The Portal (library as a technology-rich conduit)
- Alaskan Amplifier (library as a cultural and a regional epicenter)

# ENGAGEMENT

## STAFF - LED OUTREACH

Staff set up informational booths at neighborhood places (groceries and community fairs) to seek community input based on the first workshop's questions

### Outcomes:

- A safer facility for all users
- Better technology throughout the facility
- A sustainable-funding model

## FOCUS GROUPS

The design team met with multiple focus user groups, again using the questions from the first workshop, to gain further insight into the purpose and need of Loussac in their lives—How can Loussac serve them better/best?

### Outcomes:

- Library as a “Third Place”
- Multi-generational
- It’s about people
- Teaching and training
- Way finding
- Storytelling
- Accessible entry
- Outreach
- Building as manifestation of seasons



Focus Group :: Alaska Native Group  
Image Source: Bruce Mau Design

## THE ENGAGEMENT PROCESS OUTCOME

A new take on the ‘Portal’ Scenario—creating a two-way exchange for discovery and use of information resources; creating maximum flexibility of the physical space in and around the building; creating ‘best practice’ opportunities to host our community in the 21st Century.

# VISION

## FORWARD TO A VISION

Charting a new course for such an important civic institution as the ZJ Loussac Public Library is appropriately challenging. Not only are the expectations varied, the tenets sacrosanct, and the hopes high, but the territory itself is shifting and reforming under our feet. Questions about the very nature of libraries are calling into question fundamentals long taken for granted. What is a library? Why a library? For who? For how long? Who cares?

Some may also say that the timing couldn't be worse. It's hard to imagine what's possible when the avenues to reach it seem to be crumbling. It feels naive to create and construct when the timbre of the times is a quiet but determined tearing-down at the hands of apathy.

Why start out with such doom and gloom? Because it factors in. Because we'll have to answer these tough questions as we stand in defiance of comfortable doubt. Because we can build with more insight and determination when we know just what's at stake.

The gloom also means that what we're building towards needs to be extra bright. It needs to be unabashedly ambitious and refreshingly confident. While it might be tempting to scale back and shy away from things that feel grand and audacious, we should remember that doing so would be to enlist with the skepticism that is antithetical to our aims.

**With this new vision, we declare an intention. What matters is how good and valuable an intention it is, not how distant it may appear from where we are now. If it is good—if we deem it important and worth working towards—we will champion it. If we champion it wholeheartedly, we will find ourselves in the company of more and more champions.**

With the Guiding Design Principles, we outline a set of practices that will lead us to the Vision. This set of principles is firm in motivation but flexible in execution. We suggest ideas for how each principle (and therefore, the overall vision) can be brought to life, but these are just that—ideas—meant to inspire rather than prescribe. As the Master Plan becomes a reality over the next several years, the Guiding Design Principles will act as a living framework to provoke and check new plans and designs.

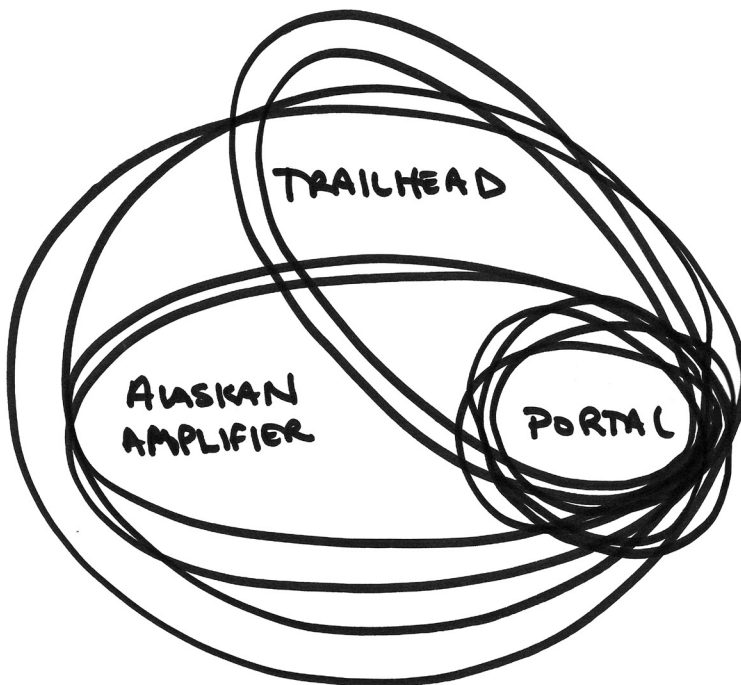
As you consider the Vision, we ask that you evaluate if you believe it to be a worthy destination. We ask that you ask if Anchorage and Alaska needs this type of place. If you come to believe, as we have, that these answers are yes—that this is what a library can become, that it can serve the entire community and state uniquely and irreplaceably, that who should care is me and you—then we ask you to shake off the dust of doubt and shed the idleness of indifference and see yourself as a champion.

# VISION AND GUIDING DESIGN PRINCIPLES

## A CLEAR DIRECTION

With significant research and public input guiding the design team, we put forth three potential directions (called “scenarios”) for the future of the ZJ Loussac Public Library. In a collaborative and creative workshop session with the public, we asked participants to let us know which direction(s) held the most promise, excitement, and sustainability for the library.

Some participant groups chose to combine multiple scenarios, to rename or modify a scenario, or simply to throw their enthusiasm behind one in particular. The Portal, an ambitious direction centered around connection and a global-local dialog, emerged as the strong preference. Every group included it in their selection (either as a stand-alone or in combination)—the only scenario that garnered this response. Multiple groups chose it as a stand-alone direction—the only scenario that garnered this response.



*This simple visualization shows the weighting of scenario selection represented by circling each group’s choice. The energy and focus around the Portal is evident.*

### EXPLANATION FOR THIS EMPHASIS INCLUDED:

- This feels like something new and distinctive
- It is not offered anywhere else in Anchorage or even Alaska
- It can include and bridge across generations
- The best elements of the Alaskan Amplifier combine well with this idea
- It has a generative (making, constructive, solution-oriented, active) character

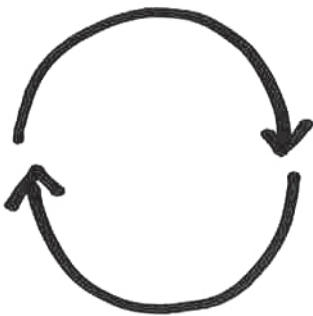
Next, the team’s task was to explore a renewed idea of the Portal—inspired by the commentary and contribution of the workshop participants, drawing in important elements from the other two scenarios that could strengthen (but not dilute) the direction, and looking to the focus group outcomes to add new and enriching facets to the concept.



# VISION AND GUIDING DESIGN PRINCIPLES

## REFINEMENT OF THE DIRECTION

One of the things that workshop participants voiced quite emphatically was that the Alaskan Amplifier scenario's notion of corralling and broadcasting the local character and creativity was a baseline behavior—that it could and should underly the new vision for the library (although it was not enough on its own).



This important insight adds a new dimension to the Portal. In the Portal, the library reaches out broadly and collects otherwise distant strands of knowledge—allowing the community to engage with them in a dynamic local place. Of course, Alaska has something to communicate back out to the world. The learning and discovery can be a two-way dialogue. The library is where you come exploring new territories and connections, but also to share outwardly to those new reaches. The ZJ Loussac Public Library is the community's portal to the world, and also a portal for the world to discover Alaska. The connection is a virtuous cycle.



A second major insight that integrates the local element into this direction came from the focus groups. Through our discussions we realized just how much diversity of experience, diversity of culture, diversity of knowledge, and global insight is based right here in Alaska. Often, you needn't look farther than your neighbor to discover something eye-opening and startlingly unfamiliar. The library as Portal can create new opportunities for Alaskans to share their unique perspectives and stories with each other.

The most deeply resonant element of the library as Trailhead was the connection to the natural world, and the wonderful mystery of venturing into the unknown. This is about a uniquely Alaskan way of experiencing things—rooted in adventure and tied inextricably to the elements. This feeling of expansiveness and activation of the environment is deeply sympathetic with the notion of a learning and discovery Portal. It can characterize the habitat of the library, making sure that the surroundings suggest limitless reach and the beginning of a journey.

With these new insights understood, we were able to further develop the concept of the library as a Portal, building a comprehensive yet cohesive vision for the ZJ Loussac Public Library.

## VISION AND GUIDING DESIGN PRINCIPLES

# A NEW TAKE ON THE LIBRARY

### WHY IS THIS DIFFERENT?

Traditionally, the library has focused on housing and making available a repository of static information. This vision sees the library not as the access point to an archive, but as the active gateway to the living information that is shaping our world. This library is the nexus of a real-time global exchange rather than a record of the existing dialog. Patrons participate in the exchange, both taking in knowledge and sending out their story.

This vision also stands apart as a place of generation. As the community seeks to share who they are and what this place is, the library fosters the articulation of that who and what by hosting the creation of local culture and possibility.

### WHY SHOULD THIS HAPPEN AT THE ZJ LOUSSAC PUBLIC LIBRARY?

We now know so much more about learning—that it is much more than study alone, that it involves creation, communication, collaboration, and inquiry. This vision of a living information portal promotes a pluralistic approach to learning that is truly multi-method and multi-media.

It also connects to the very heart of the library as a civic institution: the democratic empowerment of the people through information. The modern information landscape is a remarkable living ecosystem, and this portal opens channels for Alaskans connect with the new insights, opportunities, changes, and debates that have the greatest potential to enable our community.

# VISION AND GUIDING DESIGN PRINCIPLES

## A VISION FOR THE ZJ LOUSSAC PUBLIC LIBRARY

**The ZJ Loussac Public Library is the community’s living portal to the unfolding information that is shaping our world—engaging our community in the real-time global exchange of ideas, discourse, research, creativity, and discovery.**

By reaching out and collecting otherwise distant and separate strands of knowledge, the library acts as the central connection point between this array of global thought and the community it serves. The library translates its broad network of auspicious relationships into unique opportunities for the public to participate. Conferences, collaborations, forums, training opportunities, speakers, and inventive affiliations introduce patrons to new ideas and learning connections that extend outward limitlessly.

The library also introduces the world to Alaska, as the discovery becomes a two-way dialogue. Fostering the incredible wealth of local creativity and expressing the natural beauty of its surroundings, the ZJ Loussac Public Library captures this place anew and champions the community as they share it outwardly. The library hosts a dynamic ecology of learning, creation, and exchange.

Librarians and staff convene the conversation, curate the experience, and equip the public with the tools to engage. They build productive connections both locally and globally, and look for opportunities to empower Alaskans using the pathways of the library portal.

# VISION AND GUIDING DESIGN PRINCIPLES

## GUIDING DESIGN PRINCIPLES

THESE SEVEN PRINCIPLES WILL BRING THE VISION TO LIFE

### CREATE CONDUITS

Perhaps the most important endeavour to realize the library as a portal to the world will be to establish the conduits of exchange and engagement.

### HOST RELENTLESSLY

Being the central connection point means acting as a host for an extraordinary variety of people, perspectives, topics, activities, and ideas.

### ENGAGE THE ENVIRONMENT

The natural experience of Alaska helps to define this place, and is one of the most compelling things that we can share with each other and the world.

### COMPARE & CONTRAST

Opening onto the world and inviting it in allows the library to act as a microcosm—complex at least and jam-packed with an almost overwhelming plurality at best.

### CHARGE THE HUMAN CONNECTION

As a place of convergence, for both people and ideas, interaction at the library is best when energized and out of the ordinary.

### TELL THE STORIES

Alaska's narrative takes on many forms and the library champions the gamut, at once representing and enlightening the population.

### CULTIVATE LOCALLY

Creating opportunities for meaningful engagement in the portal means fostering our local potential.

# RECOMMENDATIONS

The proposed master plan renewal of the Loussac will involve extensive work to most areas of the building and systems; restacking, a major rearrangement of Collections and program spaces within the facility, and also a refreshed exterior appearance and grounds.

## **SITE MASTER PLAN** (see attached Site Master Plan)

The proposed master plan site layout achieves improved safety and way-finding through a new perimeter vehicular circulation, which ties into the new segment of 38th Avenue, from Barrow Street to A Street. This new circulation route is recommended to provide ease of accessing the Library from the various corners of the community. The main parking lot south of the Library will be reconfigured, and include an extension of the new 38th Avenue, as the main drive aisle through the lot. This main aisle will extend east, and connect with a reconfigured access road that connects 40th Avenue to Denali Street and Telephone Avenue.

A new drop-off lane/loop is recommended off Barrow Street. A reconfigured main parking lot will include a pedestrian walk along the east edge, leading to the Library entry plaza, and connecting south to Cuddy Park. A one-way drive-up book drop lane will be provided. The balance of the site improvements will include entry plazas, passive and active outdoor children's areas, improved performance space, and prominent directional signage.

## **MASTER BUILDING PROGRAM** (see attached Master Plan Programming Recommendations)

**LEVEL 1** will continue to house the Anchorage **Assembly Chambers**, the **Wilda Marston Theatre**, and a large amount of 'back-of-house' library support space. The first floor entry lobby will expand to the south, creating a 3-story tall public lobby. The library **circulation desk** will be relocated to the first level, and will have its own securable lobby. The security office will relocate to this level, and space for a coffee shop tenant will be available in the public lobby. The southwest face of the building will be expanded, to facilitate a **drive-up book drop**, house automated materials handling equipment, and relocate library workspace associated with materials and book processing to the main level. The Alaska Collection vault, will be relocated from the remote drum component, to the first floor of the main building.

**LEVEL 2** will become an active first level of the library, home to the **Children's Area** with Story Time Room, **Child's Media**, relocated and expanded **Teen Center**, '**Creation Lab**', Adult Media, and a comfortable "**Living Room**" in the former Circulation Area. Adult Fiction is relocated to the 3rd floor. Space will become available for a 'partner' tenant that supports library programs. The main level of the Alaska Collection will become a quiet space. Several new Group Meeting Rooms and Study Rooms will be provided on this level.

**LEVEL 3** will be reorganized to house the **Adult Services collections**, including Adult Non-fiction, Adult Fiction, Reference, Genealogy, and relocated Alaska Collection. A new **Computer Lab** will be provided. Select finishes in the **Ann Stevens Room** will be refurbished. Several new **Group Meeting Rooms**, and **Study Rooms** will be provided on this level. The atrium space will provide overlook down onto the 2nd and 1st floors.

**LEVEL 4** will continue to contain **Library Administration** and **Staff Offices, Boardroom, Workrooms, Technical Services, IT/Server Room**, and miscellaneous staff-focused spaces; but in a more space-efficient manner. This will allow conversion of some of the space into potential **Tenant Space** for partner organizations, and a '**Community & Education Center**.' A new additional elevator, with elevator lobby, will provide direct after-hour access to/from the first floor lobby, to the non-administrative spaces on this level.

The Site Master Plan and Programming Plan diagrams, located at the end of this document, illustrate the recommended Master Plan for the facility.

# MASTER PLAN RECOMMENDATIONS

## MASTER PLAN IMPLEMENTATION

This facility master plan has been analyzed, cost estimated, prioritized and organized into multiple projects to facilitate incremental funding and phased construction, and to anticipate continued occupancy of Loussac. The following describes the scope of each of the proposed projects associated with the Master Plan.

### NEW ENTRY



Existing Main Entry at the Second Level + Details of Existing Conditions  
*Image Source: RIM Architect Design Team*

**BASELINE OPTION** :: The initial project for the renewal of the Z. J. Loussac Library will be a New Main Entry. The renovation will create an inviting and welcoming entrance at ground level into the facility. This will expand the pre-function lobby and move the face of the building near the edge of Sharrock Way. This project as currently funded at \$3.9 million construction cost, will include the following:

- Demolition of existing Level 2 entry plaza and stairs
- Demolition of existing Level 2 sloping glazed main entry vestibule, stair, and elevator
- Demolition of existing Level 1 entry vestibule, stair, and elevator
- Closing off through-access of Sharrock Way, and pedestrian plaza infill at new entry. This will require a Traffic Impact Analysis report
- New main entry at Level 1 between Assembly Chambers and Wilda Marston Theatre
- Expanded building lobby footprint between Assembly Chambers and Wilda Marston Theatre, 1500 sf +/-
- Dedicated ground floor Loussac Lobby, relocated Circulation Desk and Holds Pick Up, and new “open” stair from Level 1 to Level 2. This dedicated library lobby will be enclosed and separate from the public area pre-function lobby
- New Security Office at Level 1
- Existing (2) passenger elevators modified to provide public access from Levels 1 to 4
- Expanded balcony floor area at Level 3 overlooking Level 2, replacement public “open” stair from Level 3 to 2
- Shaft for future additional passenger elevator, near new lobby footprint
- Replacement exit stair, Level 2 to ground level

# MASTER PLAN RECOMMENDATIONS

- “Rough-in” at expanded building lobby for future cafe tenant
- Replacement public conference room located elsewhere in the building
- Current second floor Circulation Desk Area becomes a reconfigured to “living room”, a gathering and lounge space for users to sit
- New furniture and furnishings for the newly created public spaces on Levels 1 & 2
- Accessibility, structural, life-safety, site, and/or building systems upgrade to areas affected by this scope of work
- Overall project scope to include adjusting power & data ports, HVAC zones, controls, distribution boxes, and supply and return air diffusers; new carpet/flooring and new seismically braced suspended ceiling; and newly painted walls & soffit to areas affected by this scope of work

**PREFERRED OPTION** :: To include recommended, additional design scope listed here as the preferred option, the Total Project Cost (construction cost and “soft” costs) is estimated at \$10 million. An \$8 million dollar request for additional funding has been made in the 2013 State Legislative Session that could provide supplemental funding toward the preferred entry option. Additional design scope includes :

- Larger new lobby footprint, increased an additional 5 ft +/- eastward towards plaza
- Additional passenger elevator from ground floor lobby to 4th floor for better public access
- 4th Floor pre-function lobby adjacent to new additional elevator for better public access
- Modest building footprint addition (approximately 4,000 square feet) beyond the existing southwestern facade at ground level to create ‘shell space’ for future automated materials handling (AMH) equipment and future back-of-house work area. This building addition provides for a walk up Book Drop area on the addition’s exterior wall that functions as manual materials handling. Radio Frequency Identification (RFID) and AMH equipment is not included. This addition may serve as a temporary main library entry and Circulation Design Area during construction.

## FUTURE PROJECT RECOMMENDATIONS :: INTERIOR RENEWAL



Examples of Existing Interior Spaces Needing Renewal  
Image Source: RIM Architects Design Team

This recommended scope of work will upgrade the balance of the building interior, including specifically:

# MASTER PLAN RECOMMENDATIONS

- Media & Adult Service Relocation
- Children’s Center Renovation
- Teen Underground Expansion
- Ann Stevens Restoration
- Galleria Renovation
- Fourth Floor Renovation—Reorganized Administrative Offices to create potential tenant spaces in under utilized space.
- Way Finding Package, Interiors
- FF&E For Building
- New Computers/technology & A/V Equipment
- Comprehensive ADA Assessment, per 2010 Guidelines
- Seismic Upgrades, as required
- Life Safety Upgrades, as required
- ADA Assessment and Upgrades, as required
- Energy Efficiency Improvements, Building System Upgrades/Repairs



## FUTURE PROJECT RECOMMENDATIONS :: EXTERIOR RENEWAL

This recommended scope of work will address the following elements:

- Site Changes and Circulation/Use Improvements
- Replace Exterior Glazing
- Replace Children’s Area Skylight
- Exterior Building Graphics
- Brick Exterior Assessment and Repairs

Examples of Exterior Renewal Needs

*Image Source: RIM Architects Design Team*



# PROPOSED SCHEDULE

	2013	2014	2015	2016	2017
<b>NEW MAIN ENTRY</b>					
Additional Fundraising Campaign for Construction	March 2013 - May 2014				
Design and Documentation - Entry	June 2013 - February 2014				
Permitting Process		February - March 2014			
Bidding Phase		February - March 2014			
Construction Phase		April 2014 - August 2015			
Entry Opening			August 2015		

## NEXT STEPS

This Facility Master Plan represents one phase of a long-term process toward renewal of the Loussac. The process began in 2006 with the APL Renewal Initiative, to improve library facilities, programs and outreach, and continues on with this effort to help frame necessary questions and to offer recommendations based on data and input gathered.

The design team recommends that the Municipality consider the following as next steps in the Loussac Renewal process:

- Solicit public comment on the recommendations contained in the Facility Master Plan.
- Meet with library boards to strategize a framework for future fundraising based on these recommendations.
- Meet with elected and appointed officials, to discuss master plan recommendations and private fundraising framework.
- Generate a Case Statement for planning and strategy in fundraising.

# RECOMMENDATIONS

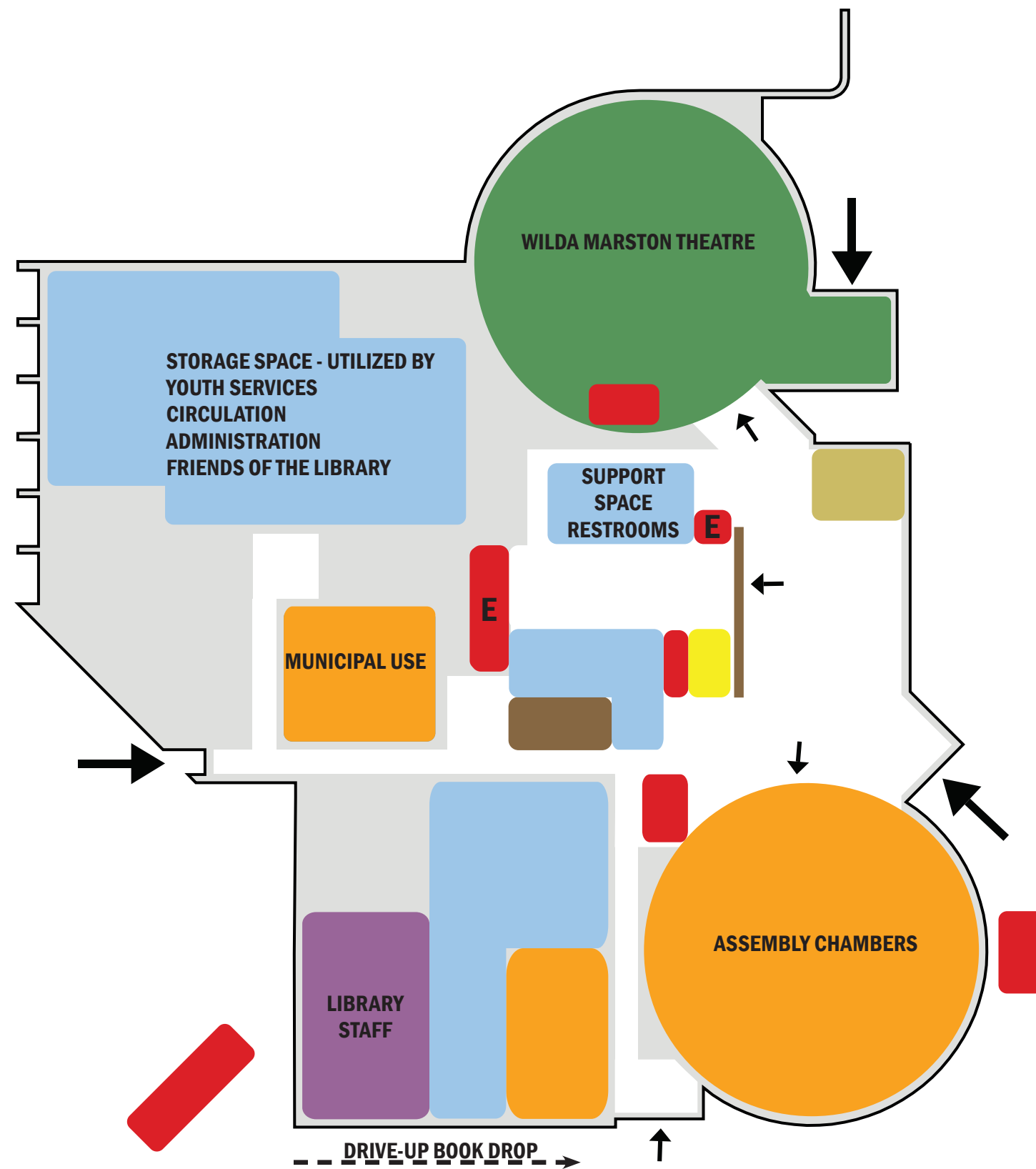
## SITE MASTER PLAN



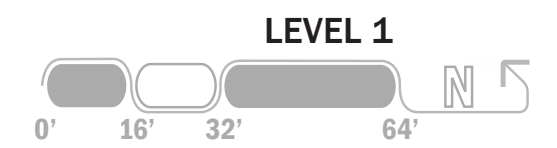
# RECOMMENDATIONS

## PROGRAMMING PLAN DIAGRAMS

Plan Diagrams Represent All Master Planning Projects



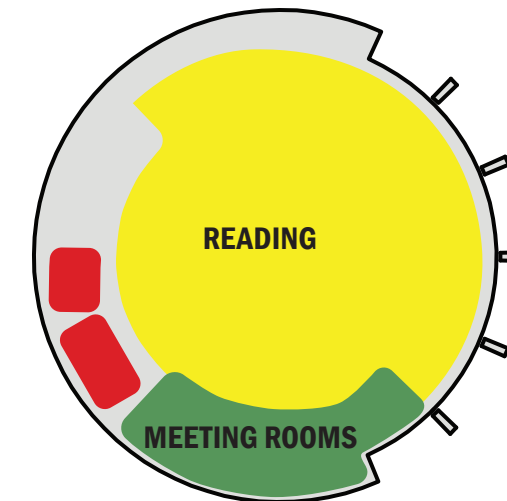
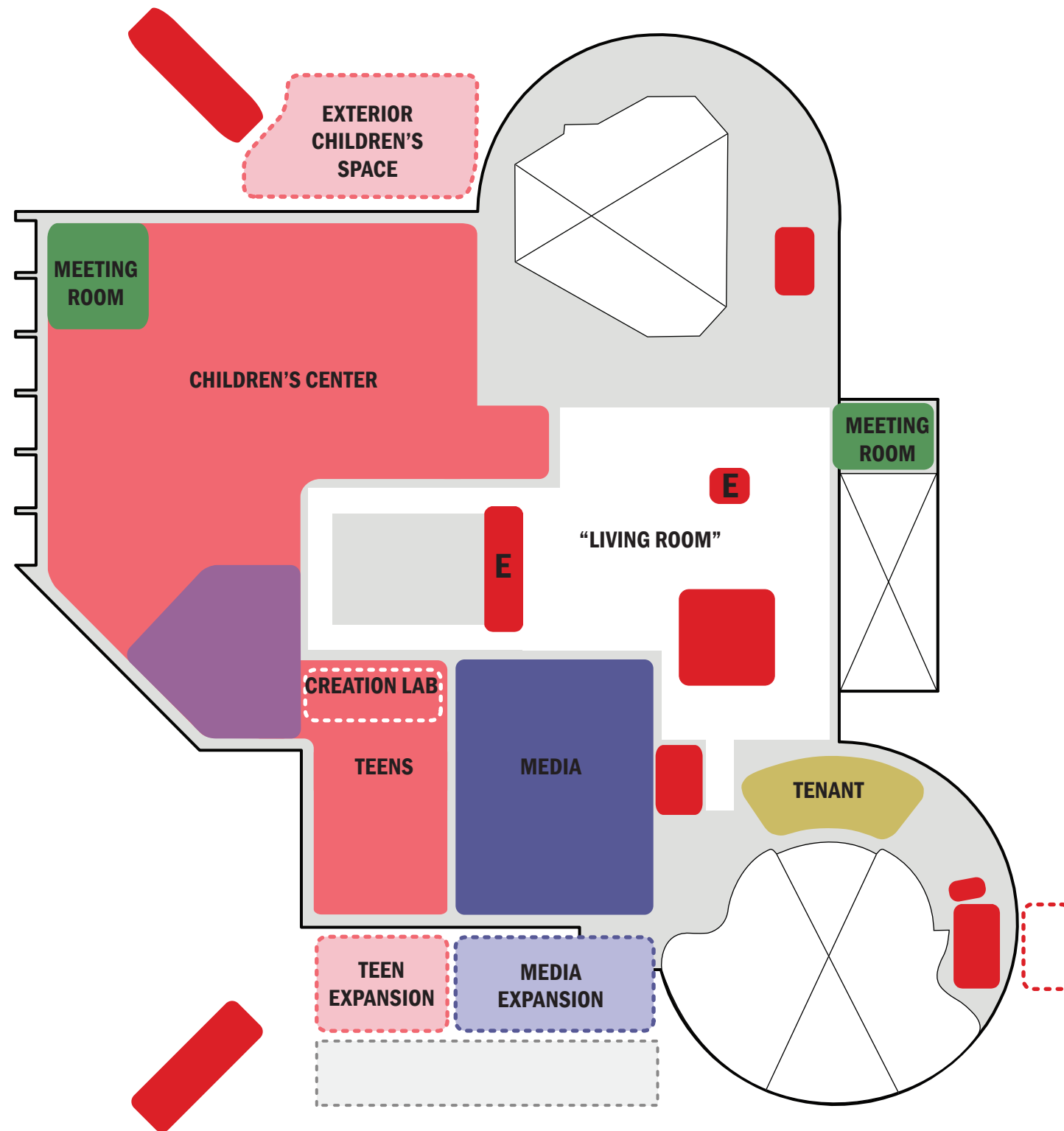
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- MUNICIPAL/COMMUNITY USE
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- LIBRARY CIRCULATION
- ADMINISTRATION/STAFF
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- OPEN TO BELOW
- E** ELEVATOR
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE



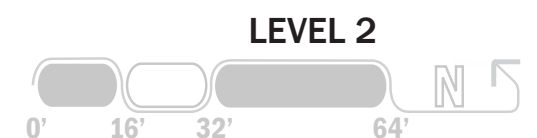
# RECOMMENDATIONS

## PROGRAMMING PLAN DIAGRAMS

Plan Diagrams Represent All Master Planning Projects



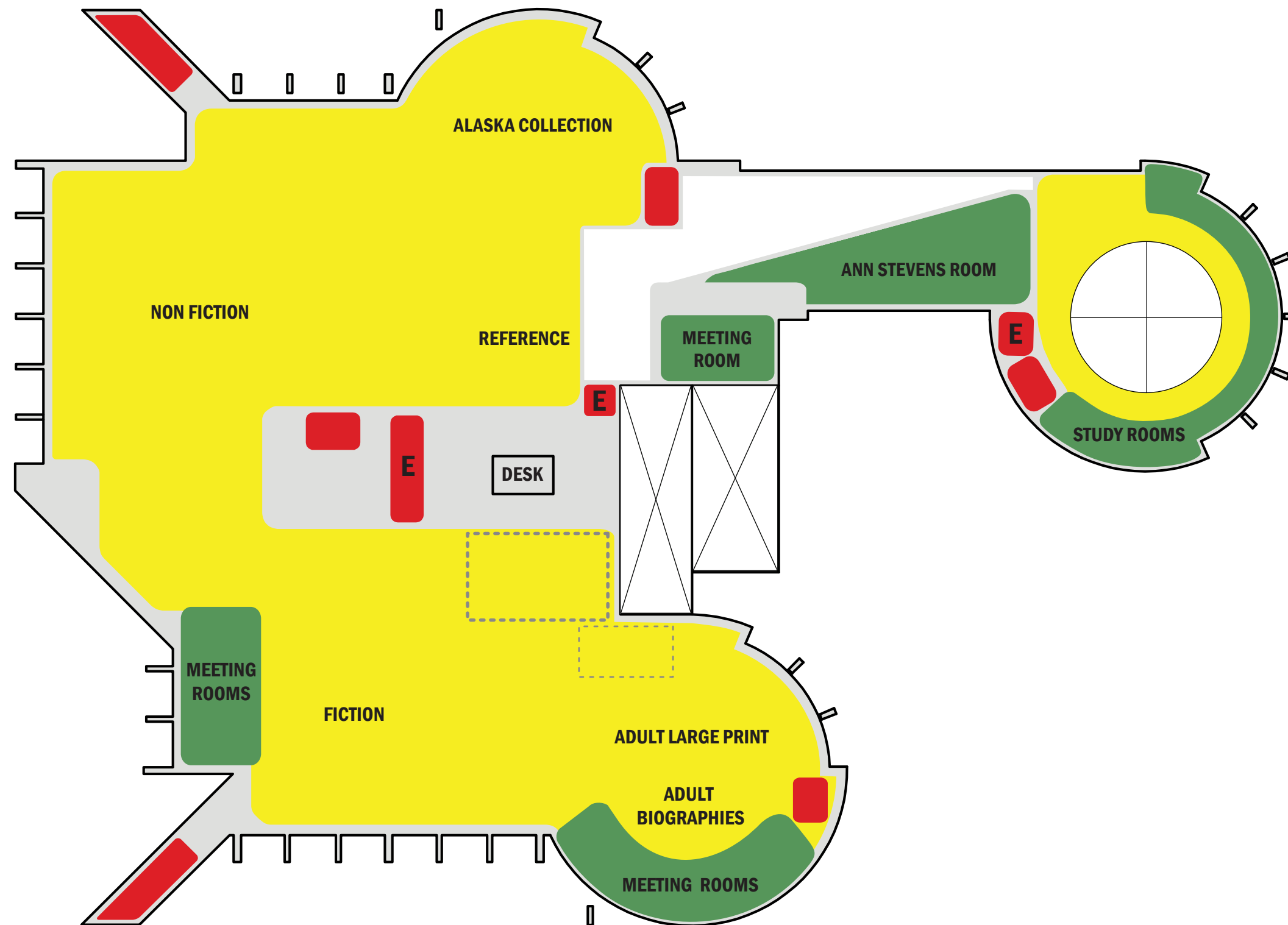
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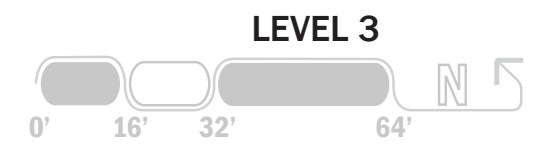
# RECOMMENDATIONS

## PROGRAMMING PLAN DIAGRAMS

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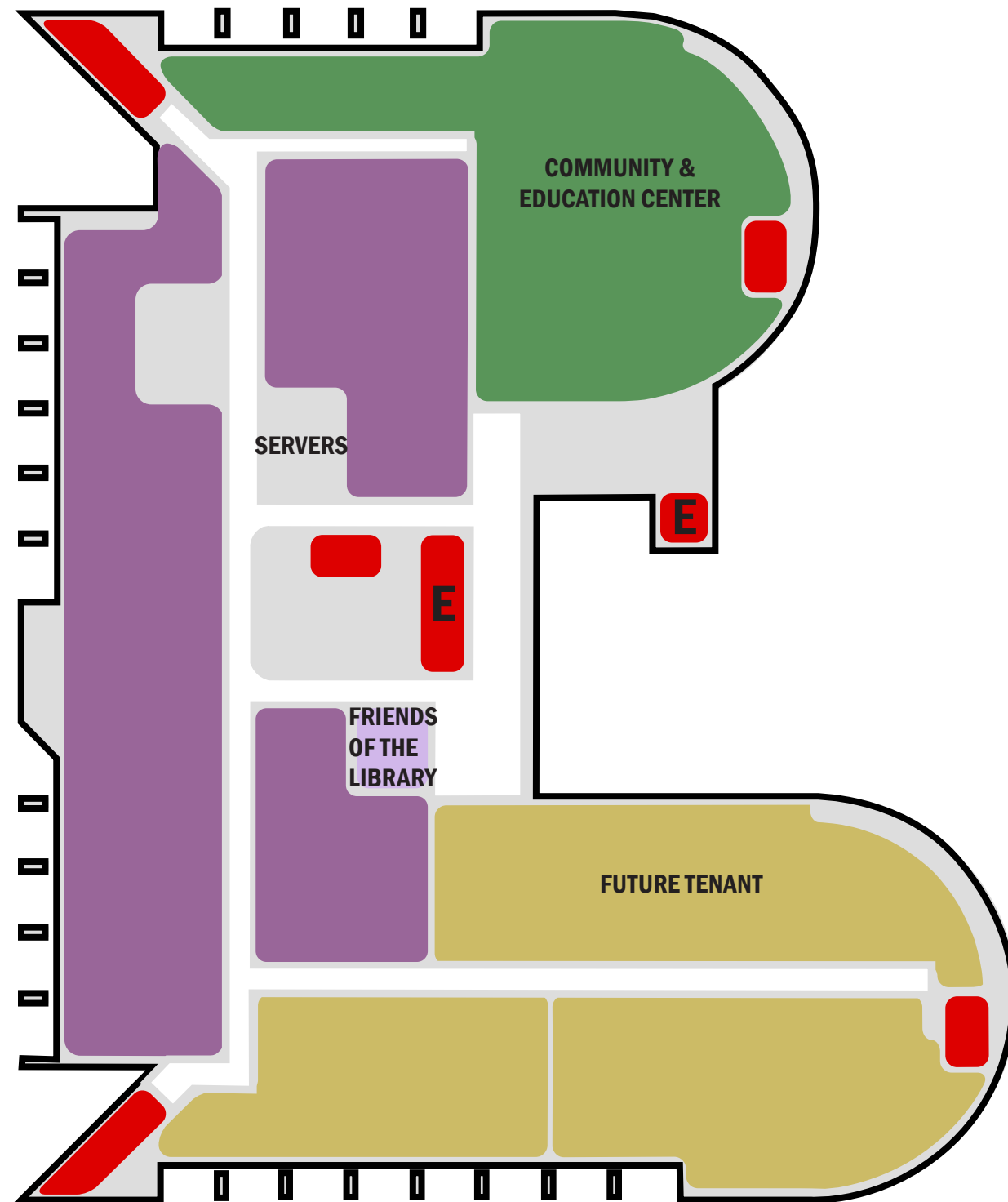
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# RECOMMENDATIONS

## PROGRAMMING PLAN DIAGRAMS

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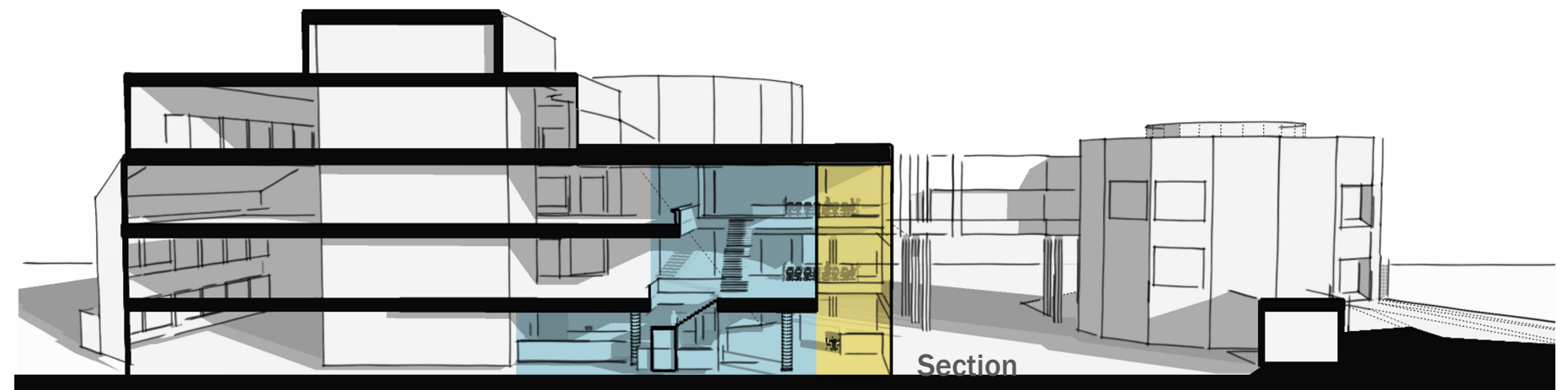
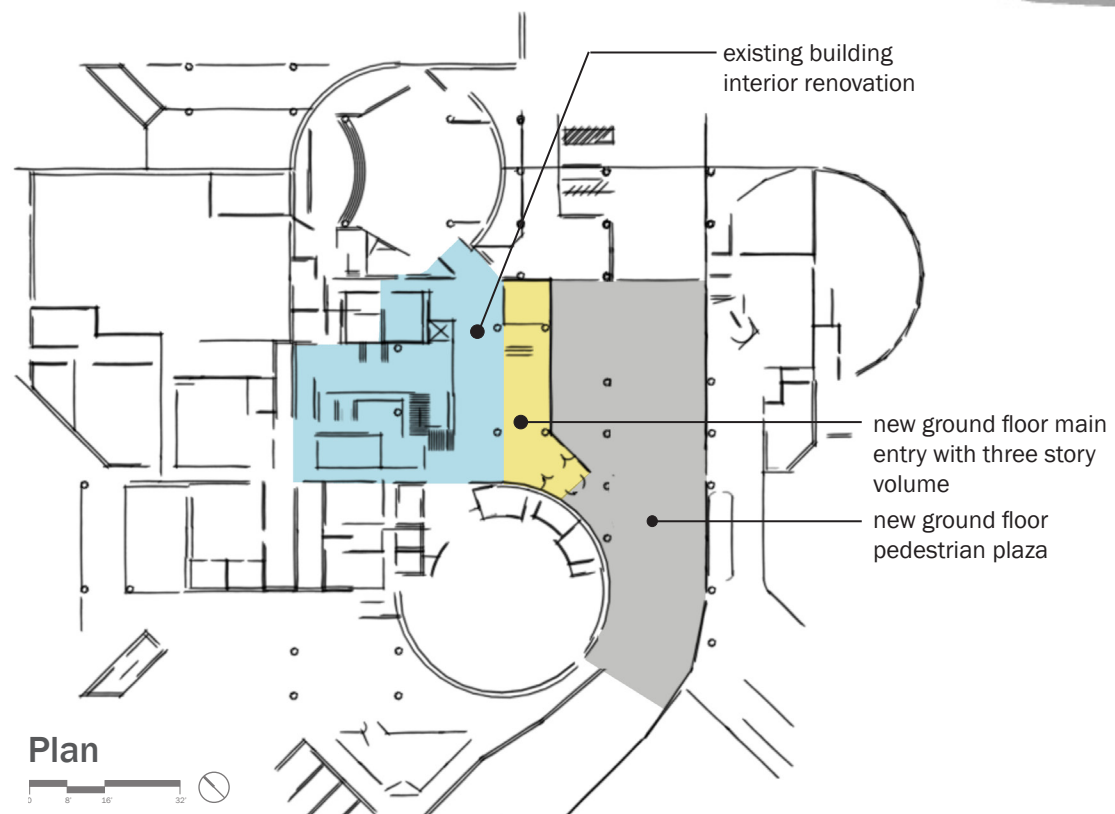
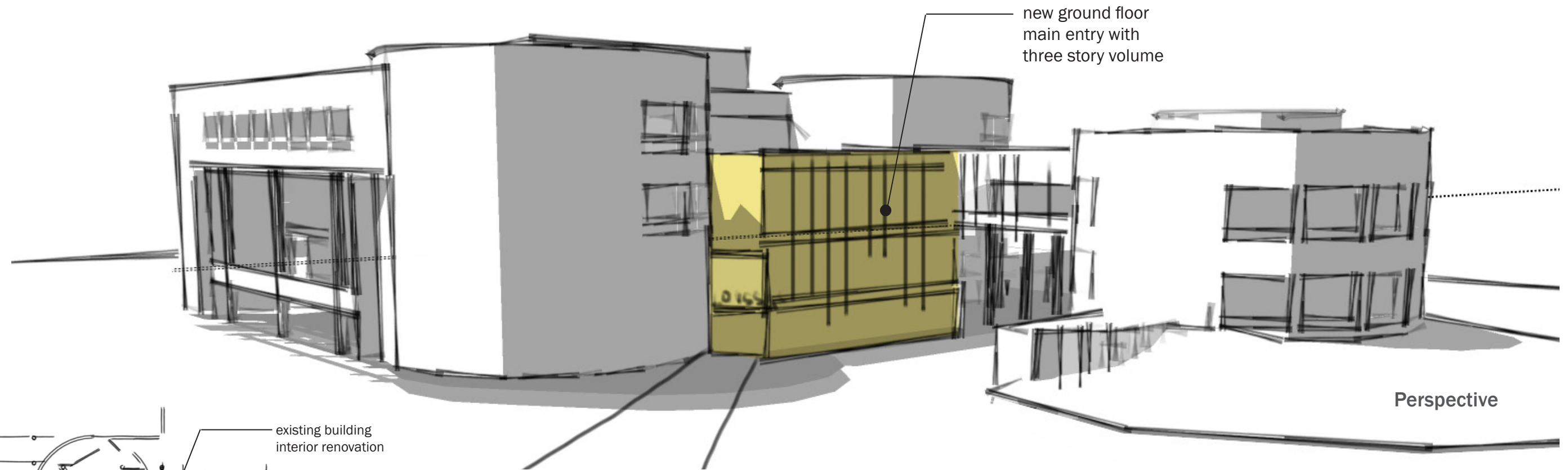


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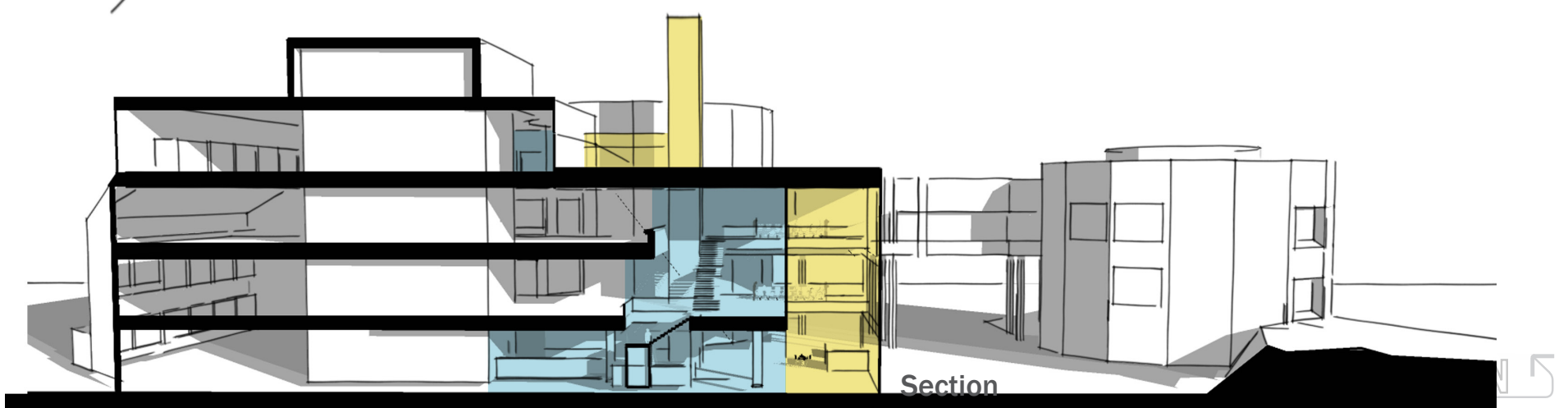
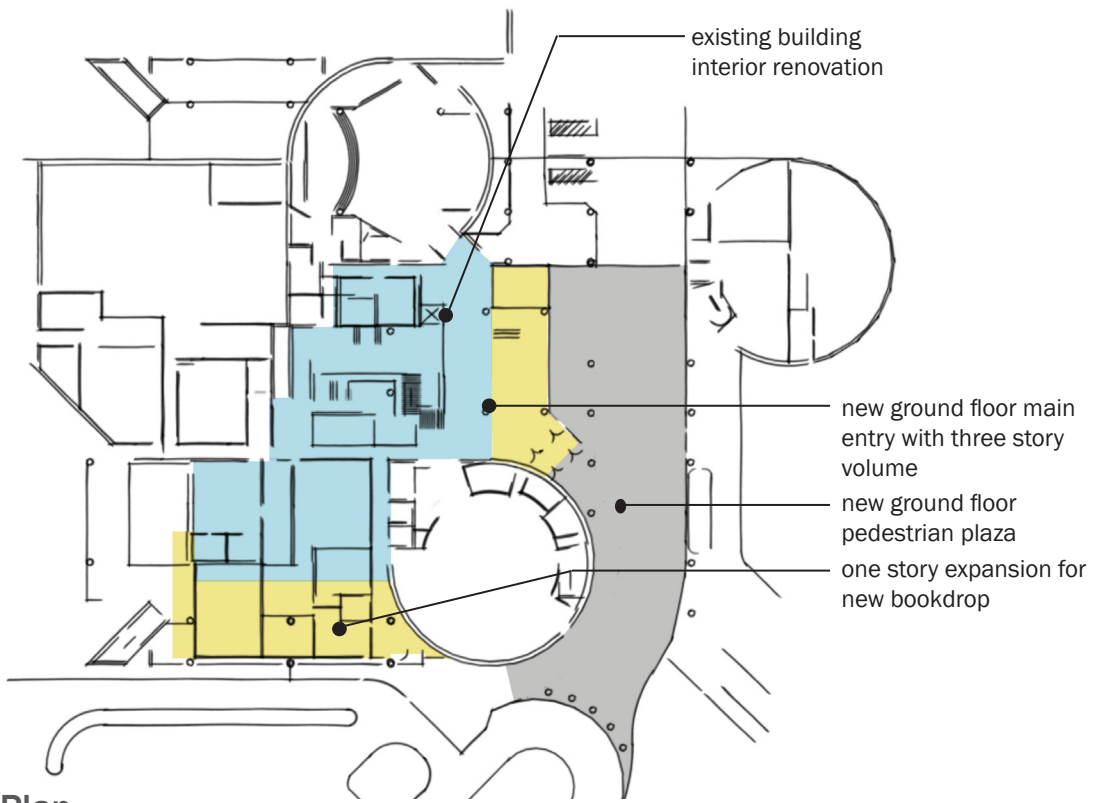
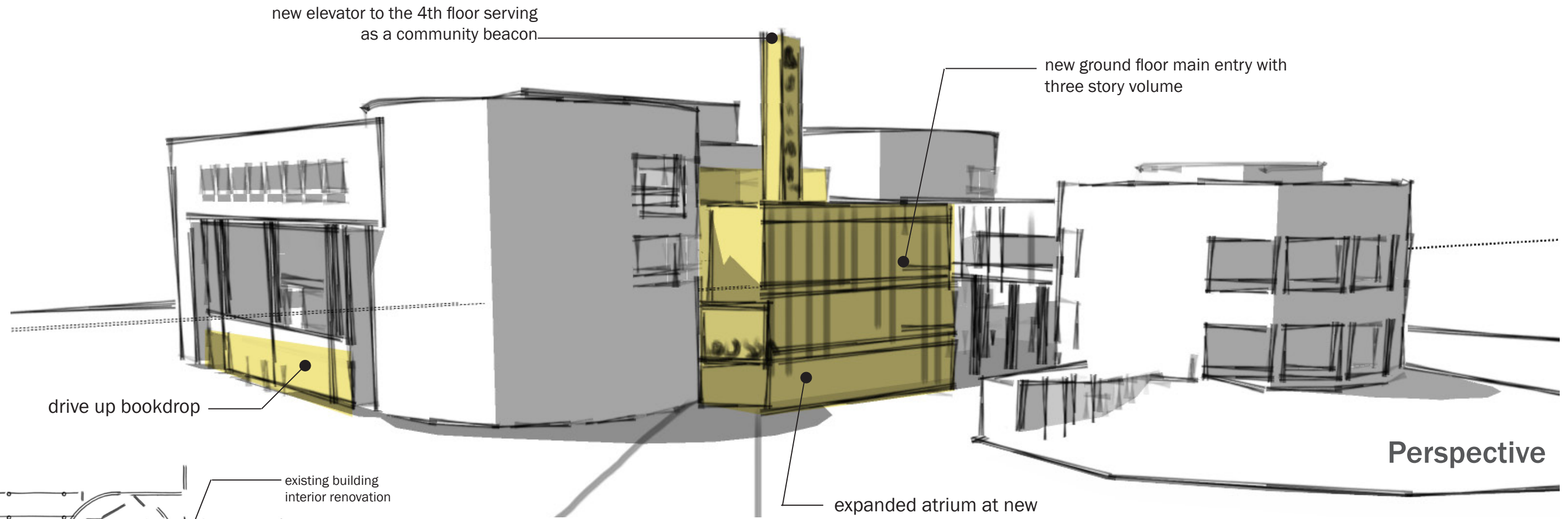
# RECOMMENDATIONS

## ENTRY DESIGN :: BASELINE OPTION



# RECOMMENDATIONS

## ENTRY DESIGN :: PREFERRED OPTION





GO TO [WWW.LOUSSACFUTURE.ORG](http://WWW.LOUSSACFUTURE.ORG) TO READ THE COMPLETE  
FACILITY MASTER PLAN DRAFT REPORT