



**REQUEST FOR QUALIFICATIONS  
FOR PROFESSIONAL DESIGN SERVICES  
AND DESIGN COMPETITION**

**Professional Design Services for  
MARTIN LUTHER KING JR.  
BRANCH PROJECT  
(MLK BRANCH)**

**Cleveland Public Library  
325 Superior Avenue  
Cleveland, Ohio 44114**

**To be advertised in the Cleveland Plain Dealer on October 16, 2017 and October  
23, 2017**

**Deadline for submission of qualifications statements is 5 PM EST MONDAY,  
NOVEMBER 27, 2017**

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# **CLEVELAND PUBLIC LIBRARY – MARTIN LUTHER KING, JR BRANCH – REQUEST FOR QUALIFICATIONS AND DESIGN COMPETITION**

## **INTRODUCTION AND OVERVIEW**

In accordance with Ohio Revised Code Sections 9.33 through 9.335, the Board of Trustees of the Cleveland Public Library (“Library”) is inviting qualified domestic and international professional design firms to submit their qualifications for architecture and engineering services to participate in a design competition for the construction of a new state-of-the-art branch library that will honor the legacy of Dr. Martin Luther King, Jr. Located along the western boundary of the University Circle neighborhood, this new Martin Luther King, Jr. branch library (“MLK Branch”) will replace an older, outdated building, better serving the community by its location on a major transit route and by providing flexible space that meets the needs of nearby residents. The new MLK Branch will become an integral part of a large, residential and commercial mixed-use project at the confluence of four distinct neighborhoods and districts: the Hough and Fairfax neighborhoods, the University Circle educational and cultural district, and the vast Cleveland Clinic hospital campus. This offers the Library a unique opportunity to create a library design that sets the tone for the larger development project that will serve as a gateway amongst these distinct neighborhoods. Selection of the successful design firm will be done through a Design Competition in accordance with the requirements of Ohio Revised Code Section 153.65 et. seq. The details of the Design Competition and the Request for Qualifications are contained in a separate Design Brief and Request for Qualifications document that can be obtained upon request (see below). If your firm is interested in being considered, please respond by submitting your Statement of Qualifications by **Monday, November 27, 2017, 5:00PM Eastern Standard Time.**

### **Project Location**

The project site consists of three parcels located on the north side of Euclid Avenue between E. 105<sup>th</sup> Street and Stokes Boulevard, Cleveland, Ohio 44106: Permanent Parcel Numbers 119-20-010, 119-20-011, 119-20-012. The site is currently occupied by an auto repair shop and a parking lot. The auto repair shop (Beal Auto Service) will be demolished by the Developer as part of the overall development project.

### **Project Objectives**

1. Create an architecturally innovative and iconic design that:

- a. Adds to University Circle’s reputation for excellent and architecturally varied and distinctive buildings
  - b. Elevates the profile and accessibility of the MLK Branch and honors the legacy of Dr. Martin Luther King, Jr.
  - c. Encourages increased usage by the public
  - d. Elevates the library user experience
  - e. Serves as a center of learning for a diverse and inclusive community
  - f. Allows for flexible use of space
  - g. Meets project budget
  - h. Responds to requirements of Building Program
2. Provide a suitable space to house the Anisfield-Wolf Book Award collection that appropriately communicates the important contribution that these works of literature have on advancing social justice.
3. Ensure connectivity between new developments, existing buildings and the surrounding neighborhood.
4. Promote public transit, bike-ability and walk-ability with consideration of the seasons and climate, particularly opportunities to support pedestrian activity in a winter climate.
5. Take public and stakeholder feedback into account.
6. Consider incorporating into the design an outdoor plaza, adjacent to the site.

#### **Building and budget details**

- Building size: 20,000 sf (1-2 levels.)
- Air Space: The Developer will construct a residential apartment building in the air space above library building as part of the overall development between 5 to 10 stories in height.
- Total Project Budget: \$10 million, which includes all costs of design, permits, consultants, soft costs, construction, and all contingencies.

#### **Two-Phase Design Competition Details**

- Phase I – Semi-finalists
  - Up to eight firms will be selected from the Statements of Qualifications in response to the Design Brief/ RFQ and will be interviewed remotely or in person.
- Phase II – Finalists
  - At least 3 firms will be selected from the Phase I interviews and Statements of Qualifications and be invited to develop a design concept for the new MLK Branch and present in-person.

#### **Finalist Requirements**

- Develop a building design that addresses programming needs, budget, and Library objectives.

## **Travel**

- Two required project trips to Cleveland:
  - 1-day site visit, stakeholder informational meeting, and limited public input.
  - 2-day presentation visit, including public presentation, and presentation to the Selection Committee, Advisory Committee, and the Library Board of Trustees.

## **Stipend**

\$20,000 will be paid to each of the three selected finalists upon satisfactory completion of the competition requirements to cover design costs and travel expenses.

To obtain a copy of the complete Design Brief and Request for Qualifications, contact Eric Herman, Capital Projects Manager at [Eric.Herman@cpl.org](mailto:Eric.Herman@cpl.org), by phone at 216-706-2025, or register at the Cleveland Public Library website at [cpl.org/procurement/2017-mlk-rfq](http://cpl.org/procurement/2017-mlk-rfq) and receive through email a link to a full copy of the Design Brief/RFQ.

## **Competition Schedule**

<b>Task</b>	<b>Date</b>
RFQ release	10/16/17
RFQ responses submission deadline	11/27/17
Selection and notification of semi-finalists	12/18/17
Semi-finalist interviews (remote or in-person)	1/8/18—1/19/17
Selection of Finalists by Committees	1/22/18—2/6/18
CPL Board meetings approving Finalists	2/13/18—2/15/18
Notification of Finalists	2/16/18
Proposal development	2/19/18—4/16/18
Site Visits	2/19/18—2/26/18
Presentations to Advisory and Selection Committees and public (in-person)	4/17/18—4/27/18
Ranking of Finalists by Committees	4/30/18—5/8/18
Board meetings, presentation and approval of ranking	5/15/18—5/17/18
Notification of selected firm	5/18/18
Contract negotiation	5/18/18—6/08/18
Board meetings approving Contract	6/19/18—6/21/18



**CLEVELAND PUBLIC LIBRARY –**  
**MARTIN LUTHER KING, JR BRANCH – DESIGN BRIEF AND**  
**REQUEST FOR QUALIFICATIONS**

**DESIGN BRIEF**

**INTRODUCTION**

Thank you for your interest in the Cleveland Public Library – Martin Luther King, Jr. Branch Design Competition. This brief will outline the background, objectives, guidelines, schedule, and process for participating in the competition.

**ABOUT CLEVELAND PUBLIC LIBRARY**

Our Mission:

We are the “People’s University,” the center of learning for a diverse and inclusive community.

Our Vision:

The Cleveland Public Library is and will continue to be the driving force behind a powerful culture of learning that will inspire Clevelanders from all walks of life to continually learn, share and seek out new knowledge in ways that are beneficial to themselves, their community and the world.

Our Strategic Plan: [https://cpl.org/wp-content/uploads/StrategicPlan\\_Booklet.pdf](https://cpl.org/wp-content/uploads/StrategicPlan_Booklet.pdf)

**ABOUT THE PROJECT**

The Board of Trustees of the Cleveland Public Library (“Library”) is inviting qualified professional design firms to submit their qualifications for architecture and engineering services for the construction of a new branch library. This new Martin Luther King Jr. branch library (“MLK Branch”) will replace an older, outdated building that will be demolished to make way for a large residential and commercial mixed-use project in Cleveland’s University Circle neighborhood. This offers the Library a unique opportunity to both significantly upgrade its branch facilities and move to a location directly on Euclid Avenue, one of Cleveland’s most accessible streets for public transit. It also allows the Library to design a new, iconic facility that honors the legacy of the branch’s namesake—Dr. Martin Luther King, Jr.

The current Martin Luther King, Jr. Branch of the Cleveland Public Library is situated at the confluence of four distinct neighborhoods and districts: the Hough and Fairfax neighborhoods, the University Circle education and cultural district, and the vast Cleveland Clinic hospital campus. The new library branch

building will be built less than 1/5 of a mile from its current location, but presents the opportunity to foment a greater level of integration amongst Cleveland's hub for education, healthcare, and cultural institutions with the neighborhoods that have not traditionally been included in the growth of the surrounding community.

University Circle is home to numerous cultural, educational, and medical institutions, as well as the region's second largest and fastest growing employment center. Demand for development space in this area is strong, and hundreds of millions of dollars of investment have been made in the area in the past several years, with multiple projects both underway and planned for the near future. University Circle is also surrounded by several Cleveland neighborhoods, many of which have not experienced the same level of investment and, in most cases, continue to struggle economically. Historically, University Circle has had a distant relationship with these communities, but recent physical development and leadership changes have begun to strengthen these connections, both physically and psychologically.

Cleveland Public Library is one of the only local institutions that has a city-wide presence, with 27 community branches. Clevelanders feel an intense connection to their local library branches; the Library system continues innovating to ensure that local branches are meeting community and educational needs through circulation, access to technology, providing meeting spaces, and a variety of public programming opportunities. The Library is always seeking opportunity to evolve as a hub for knowledge and a place that creates a community of learners.

As such, the MLK Branch serves a critical need in the University Circle, Fairfax, and Hough Communities. It is a cultural institution that welcomes all Clevelanders and provides a common ground for community members and residents in this complex, institutionally dominated urban neighborhood. Because its current site is being redeveloped, this branch will move around the corner to Euclid Avenue, at the southwestern edge of University Circle. The MLK Branch plays an important role as the symbolic host for Cleveland's annual celebration of Dr. Martin Luther King, Jr. Day. Additionally, the new branch will be the home of the Anisfield-Wolf Book Award collection. This 82-year-old award annually recognizes the most significant works of literature from the previous year that confront issues of race, racism, personal and cultural identity, and social justice. Cleveland poet and philanthropist Edith Anisfield Wolf established the book awards in 1935, in honor of her father, John Anisfield, and husband, Eugene Wolf, to reflect her family's passion for social justice. Presented by the Cleveland Foundation, it remains the only American book prize focusing on works that address racism and diversity.

## **DESIGN COMPETITION**

Recognizing this unique opportunity to conceive of the future MLK Branch as a multifaceted, next-generation library facility, the Cleveland Foundation has partnered with the Library to sponsor a design competition. The competition aims to not only fulfill the future needs of the Library and the neighborhoods it serves, but to ensure that the Cleveland Public Library's position, status, and value remain on par with its prestigious and influential neighboring institutions.

Interested architectural firms should submit their responses to this Design Brief/RFQ in order to be considered for this design competition. As fully described later in this document, architectural firms that show/have experience with innovative library, museum, or similar institutional design and the ability to address complex issues of equity and inclusion both through their designs and through their design processes will be encouraged to participate. The selected firm will need to design a library that is iconic yet welcoming to all, respects existing patrons while encouraging new users, and that is well integrated into the surrounding community. A special Advisory Committee consisting of both neighborhood and institutional stakeholders will be formed to review the RFQ responses and provide advice and context to the Library's Selection Committee as it selects three finalists for the design competition. Those three firms will be notified and invited to participate as finalists and each will be paid a \$20,000 stipend for the development of a visionary concept for the new MLK Branch. All finalists will be expected to present their concepts to the Library's Selection and the Advisory Committees in public. All finalists will also participate in a public meeting where their respective concepts will be presented to the public.

## **DISTRICT CONTEXT**

The location of the new library building occupies a space where 4 different and distinct neighborhoods converge. To the east is the cultural, educational and medical mega hub of University Circle, to the west is the 25,000-employee campus of the world-renowned Cleveland Clinic. To the north is Hough neighborhood, a historic neighborhood that experienced protests in the 1960s followed by decades of disinvestment and decay; and to the south is the Fairfax neighborhood—an area that has faced many of the same issues as Hough. Though the Library's patrons generally come from the Hough and Fairfax neighborhoods, the new branch location is situated within the area between these neighborhoods and within the area that is increasingly being targeted by developers for large housing projects.

The new MLK Branch will be located on the southwestern edge of University Circle—the one-square mile neighborhood and cultural district on the east side of Cleveland, Ohio that features America's densest concentration of cultural attractions and performing arts venues and includes such world-class institutions as the Cleveland Museum of Art, Severance Hall—home to the Cleveland Orchestra, the Cleveland

Institute of Art, Case Western Reserve University, the Cleveland Institute of Music, the Museum of Contemporary Art Cleveland, the Cleveland Botanical Garden, the Western Reserve Historical Society, historic Lake View Cemetery, the Cleveland Museum of Natural History, and University Hospitals Cleveland Medical Center.

Many of these institutions have placed great importance on the high-quality of design in their capital projects. The portfolio of nationally and internationally recognized architects and landscape architects working in University Circle include the recently completed expansion of the Cleveland Museum of Art by Rafael Vinoly Associates, the Weatherhead School of Management at Case Western Reserve University by Frank Gehry, the MOCA Cleveland by Farshid Moussavi, and the currently under-construction Nord Family Greenway by Sasaki Associates. The design competition presents an opportunity for the Cleveland Public Library to join and contribute to University Circle's architectural legacy.

While the population of University Circle ranks on the lower end of Cleveland's 36 defined Statistical Planning Areas (SPAs), it ranks near the top in importance to the city's economic sector. Neighborhood businesses and institutions provide the city with more than 30,000 jobs in a variety of fields, averaging 1,000 new jobs per year since 2005. Nearby attractions draw approximately 2.5 million visitors annually. As the neighborhood's name implies, higher learning is a major part of the culture of University Circle, with over 13,000 undergraduate, graduate, and professional students attending the area's various educational institutions.

The Hough neighborhood is located to the immediate northwest of the new MLK Jr. Library. This 2 square-mile neighborhood is bounded by Euclid and Superior Avenues and E. 55th and E. 105th Streets. While it was a predominantly white middle-class neighborhood in the 1950s, Hough's demographic make-up underwent significant change within a decade's time—by 1960, it had undergone a complete reversal from 5% nonwhite in 1950 to 74% nonwhite in 1960. Long before this racial turnabout, Hough suffered from an aging housing stock, a decline in maintenance and in the percentage of owner-occupied dwellings, and overcrowding. Close to the predominantly black Central neighborhood, Hough had become a natural area for change when the city's urban-renewal programs displaced many African-Americans in the mid-1950s. Realty companies fostered panic selling, and absentee landlords converted many of Hough's single-family units into rooming houses and tenements. In 1956, the neighborhood was an uneasy mixture of long-time residents, whites who had recently migrated from Appalachia, and blacks who had moved into Hough. The Univ.-Euclid urban-renewal project, promised as early as 1960, still had not made significant headway five years later. Hough, the Cleveland Press reported in a series of articles in February 1965, was in "crisis." Violence erupted on the night of 18 July 1966, marking the start of the

devastating Hough Rebellion, with the widespread destruction of buildings and property. The population of Hough declined from 65,694 in 1950 to 25,330 in 1980. Today, Hough is one of Cleveland's poorest neighborhoods. Within the past five years, the growth of both the Cleveland Clinic and Case Western University has increased real estate development activity in the portion of the neighborhood immediately adjacent to University Circle and the MLK Jr. Branch location.

The Fairfax neighborhood is located to the south and west of the MLK Jr. Branch library and its boundaries are Chester Avenue to the north, East 72nd Street to the west, 106th Street and Woodhill Road to the east, and roughly along Woodland Avenue to the south. Unlike neighboring Hough, many of Fairfax's residents were African-American by 1940, and predominately so by 1960. The neighborhood's population rose to a peak of 39,380, in 1950, but fell in each subsequent year since then. In 2010, only 5,167 people were reported to live in Fairfax, 96.88 percent of which were African American. Despite its declining population, Fairfax has seen some economic expansion along Euclid Avenue thanks in part to the ever-expanding campus of the Cleveland Clinic and GCRTA's Health Line (bus-rapid transit). Fairfax is also home to some unique cultural institutions—Karamu House in the Fairfax neighborhood, is the oldest African-American theater in the United States. Many of Langston Hughes' plays were developed and premiered at the theater.

Directly to the west of the MLK Branch, the Cleveland Clinic's 260-acre campus employs over 25,000 people. Routinely ranked as one of the top two hospitals in the United States, it draws patients from around the globe due to its world-renowned reputation.

A decade ago, many of the large anchor institutions in University Circle including the Cleveland Clinic were individually planning several large expansions that collectively exceeded several billion dollars. In comparison, both the Hough and Fairfax neighborhoods continued to see disinvestment and population loss. Recognizing the opportunity to coordinate and leverage the institutional investment for the betterment of the adjacent neighborhoods, the leadership at the Cleveland Foundation conceived of the Greater University Circle Initiative—an effort to catalyze economic development in University Circle and its adjacent neighborhoods. Started in 2005, this investment has solidified University Circle's position as a powerful leader and hub of innovation, education, medicine, and arts and culture in Northeast Ohio. The economic strength of major anchor institutions has been leveraged to strengthen the economically depressed neighborhoods adjacent to University Circle and is making it an attractive place to live, work, play, and visit. Many investments have already been made and more are being planned to continue to build on the district's success.

Despite all these efforts, the reality remains: the new MLK Branch library occupies a central geographic location where various contrasts converge: poverty and wealth, world-class health care and high infant mortality rates, high wage earners and the unemployed, high tech and no tech, PhDs and failing public schools. With the new MLK Branch, the Library has a generational opportunity to create a public place that brings together people from drastically different backgrounds in an enriching environment, one that celebrates, educates and diversifies our differing mindsets.

## **NEW CIRCLE SQUARE DEVELOPMENT PROJECT**

The new MLK Branch will be integrated into a new development project called Circle Square, consisting of a large residential and commercial mixed-use project to be situated on the area north of Euclid Avenue, south of Chester Avenue, east of E. 105<sup>th</sup> Street and west of Martin Luther King Jr. Drive. The Library will be situated on the southern-most edge of the development fronting on Euclid Avenue between the existing American Cancer Society building and, several lots away, the Fenway Manor Apartments, a senior living facility. Current plans show the surrounding development to be constructed in two phases. The first phase will be situated on the block bordered by E. 105<sup>th</sup> to the west, Chester Avenue at the north, Stokes Avenue to the east, and Euclid Avenue to the south. Phase I will include a 5 to 10 story high apartment building comprised of studio and one bedroom apartments just to the east of and over the library branch (see Air Rights section below), a grocery store and a pharmacy, a possible hotel, a fitness center, and some office space, all to the north of the Library. Additional, larger apartments are slated to be built above the retail space along Stokes Boulevard. A 20-foot wide walkway will be constructed by the Developers all along the length of the Library parcel immediately to the east. At this time the Developers have no plans to cover the walkway.

The second phase will be constructed on what is now green space located between Stokes Boulevard to the west, Martin Luther King, Jr. Drive to the east, Chester Avenue to the north, and Euclid Avenue to the south, and will include retail, office and residential buildings, and additional parking.

### **Air Rights above Library**

The Developers of Circle Square have the legal right to build in the airspace above the MLK Branch. The exact boundaries and dimension of the Developer's air rights parcel have not yet been defined, but based upon the massing plan included as Attachment C, it is anticipated that a portion of the 5 to 10 story apartment building will be constructed in the air rights above the Library, partially covering the roof of the Library. The front of the apartment building will be set back approximately 37 feet from the front of the Library, leaving a section of the Library roof exposed. A portion of the Library roof will also remain exposed in the northeast corner, where Library mechanical equipment will likely be installed. There is no

set height at which the air rights parcel must begin. Rather, the air rights parcel will begin at an elevation just above the roof of the Library and any equipment or amenities placed upon the roof.

Structural columns to support the apartment building will need to be placed within the Library for which the Developers will be financially responsible. At this time the anticipated weight of the apartment building or the type of materials to be used is unknown, but these details will become available from the Developers before design concepts are developed. Although the two buildings must necessarily share some of the same building elements, the Library should be visually distinct from the apartment building and should appear as separate building.

### **Library Parking**

Parking will be provided to the Library in a parking garage to be constructed by the Developers as part of the development project behind the Library to the north, across Reserve Court. Fifty (50) parking spaces will be reserved exclusively for the Library. The garage will be constructed in two phases, the first phase consisting of approximately 543 spaces to be constructed no later than 19 months after completion of the Library. A stairway and elevators will be placed in the southeast corner of the garage and a cross walk will be placed across Reserve Court directing library patrons to the Library building. The second phase will add another approximately 717 parking spaces. No time frame has been set yet for construction of the second phase.

The parking garage will be accessible from Reserve Court, which runs north of the MLK Branch in between the branch and the parking garage. Reserve Court will be a dedicated two-way street that intersects with E. 105<sup>th</sup> Street and Stokes Boulevard. Reserve Court will be accessible from Chester Avenue and Euclid Avenue. Access to Reserve Court from Stokes Boulevard, however, will be limited to morning deliveries only.

### **Plaza Adjacent to Library**

The development currently contemplates a small plaza adjacent to the Library on the east side close to Euclid Avenue. The plaza's frontage will be approximately 67 feet long, and the depth approximately 55 feet (See Attachment C). The Developers intend to install limited hardscaping in the plaza and invite the Library to collaborate on the design. The plaza will be open to the public, and the Library may use the plaza for periodic programming on a nonexclusive basis. Therefore, the Library design should incorporate access to the plaza.



## **REQUEST FOR QUALIFICATIONS**

### **PROJECT OBJECTIVES**

1. Create an architecturally innovative and iconic design that (not in order of importance):
  - a. Serves as a center of learning for a diverse and inclusive community
  - b. Elevates the library user experience
  - c. Elevates the profile of the MLK Branch and honors the legacy of Dr. Martin Luther King, Jr.
  - d. Adds to University Circle's reputation for excellent and architecturally varied and distinctive buildings
  - e. Encourages increased usage by the public
  - f. Allows for flexible use of space
  - g. Meets the project budget
  - h. Responds to requirements of Building Program (Attachment A)
2. Provide a suitable space to house the Anisfield-Wolf Book Award collection that appropriately communicates the important contribution that these works of literature have on advancing social justice.
3. Ensure connectivity between new developments, existing buildings and the surrounding neighborhood.
4. Promote public transit, bike-ability and walk-ability with consideration of the seasons and climate, particularly provide opportunities to support pedestrian activity in a winter climate.
5. Take public and stakeholder feedback into account.
6. Consider incorporating into the design an outdoor, programmable space within footprint of the site.

### **BUILDING AND SITE REQUIREMENTS**

- Building size: 20,000 sf (1-2 levels). The Developer will construct a residential apartment building between 5 to ten stories high in the air space above library building as part of the overall development. (See New Circle Square Development Project Section and Attachment C—Massing Study)
- Project site location: Permanent Parcel Numbers 119-20-010, 119-20-011, 119-20-012, on Euclid Avenue, Cleveland, Ohio 44106 (see Attachment E—Maps and Photos)
- Zoning: The area was recently rezoned as an Urban Core Overlay District. (See Attachment D)

### **PROJECT BUDGET**

The Library is a taxpayer funded institution and a careful steward of its public funds. It has established a total project budget of \$10 million for this building. The total project budget includes the costs of design, permits, consultants, soft costs, construction, and all contingencies. Finalists will be expected to provide estimates for the total costs of constructing the buildings designed. **All designs must meet the project budget.**



## **PROJECT DELIVERY METHOD**

The project delivery method will be through a construction manager at risk (“CMR”) The CMR will be selected after the successful architect/engineer has been engaged. The architect/engineer selected will be required to work in a collaborative manner with the CMR. The Library will hold the contract with the architect/engineer, and the Developers of the Circle Square development will hold the contract with the CMR.

## **SCOPE OF DESIGN WORK**

Although minor modifications to the scope may occur, the selected design team will be expected to work with the client team to perform the following anticipated scope of work:

- **Program verification.** An updated building program encompassing the current programming needs of the branch and community will be developed which will drive the design. Program verification may also include meetings with Library staff and development of renderings or modeling as needed to convey the intent to the Library Board.
- **Regulatory requirements.** Review the project against current building codes, Americans with Disability Act (ADA) and Architectural Barriers Act (ABA), environmental statutes, and any other requirements that might affect the construction plans for the building.
- **Document Preparation.** Prepare all phases of drawings and submit to the Library for review and comments before continuing with the design. Design phases will include schematic design, design development, 50% construction documents, plan check/bidding documents, and final construction documents inclusive of all improvements. Specifications (written) for bidding the execution of work, supplying of materials, etc. shall be provided in CSI format. Preliminary estimating and scheduling at each phase will also be required.
- **Cost Estimating.** Preliminary cost estimating will be required at end of conceptual and schematic design.
- **Bid and award support.** During the bidding and award process, the design team will provide information and input to the Library and Circle Square Developers as needed. This includes but is not limited to responding to questions from contractors, evaluating alternates and substitutions, attending pre-bid meetings, and assisting in evaluating bids and bidders.
- **Permitting and Review.** The design team shall submit drawings for permitting and approval to all jurisdictions having authority and revise drawings as necessary to secure approvals and permits.
- **Request for Information/Clarification.** The design team shall be responsible for supplying clarification and information when required regarding the construction documents.
- **Bulletins and Addendums.** The design team shall issue revisions to the drawings and oversee document version control.
- **Shop Drawing Review.** The design team shall review submittals and shop drawings from the chosen contractor and suppliers.

- **Progress Payment/Change Order Review.** The design team shall review contractor applications for progress payments, evaluation of proposed change orders, etc.
- **Contractor Coordination.** The project will utilize a construction manager at-risk project delivery method. Throughout the design, permitting, and construction phases, the design team shall coordinate and collaborate with the chosen construction manager at risk.
- **Construction Administration Services.** If required, construction administration shall include but not be limited to weekly construction meetings and minutes, responding to requests for information, site visits and inspections, submittal review, and contractor payment evaluation and approval. Expectations will be fully detailed in the contract negotiated with the selected proposer.
- **As-Builts and Post Construction Services.** The design team will take the as-built drawings submitted by the contractor or construction manager and develop CAD and PDF documents with all changes to the building incorporated. If required, the design team shall provide any post- construction design certifications to the requesting authority having jurisdiction. The design team will be available for a post-construction “Lessons Learned” site walk and review.

As part of the Basic Services, the design team will provide interior design services for building finish selections to be included in the construction bid documents, furniture planning design and selection, and create furniture bid documents that will be bid as a separate bid package at the appropriate time as determined by the Owner. Architect must create A/V bid documents as audio/visual systems design may be bid as a separate package at the appropriate time as determined by the Library. Basic services will also include MEP technology engineering. The Library may contain exterior components and architect may be required to provide or obtain landscape architect consultant services.

The building shall be designed to at least LEED Silver Certification. Architect will cooperate fully with Library’s LEED consultant and with a separate Commissioning Agent hired by the Library.

## **INTELLECTUAL PROPERTY RIGHTS**

Each of the short-listed firms will be deemed to be the authors and owners of their respective designs. The short-listed firm that is selected to design the new library will grant to the Library a license to use its design for purposes of constructing and maintaining the new library. The remaining two firms will grant to the Library and the selected firm a license to incorporate elements, ideas, and concepts contained within their respective designs into the design of the new library. Each of the short-listed firms will also grant to the Library a license permitting the Library to duplicate, digitize, publish on the Internet or otherwise use their respective designs for administrative, educational, and/or archival purposes provided that the Library will attribute ownership to the firm that created the design.

## **PHASED SELECTION PROCESS.**

**Phase 1.** The selection process will be completed in two Phases. As required by the Ohio Revised Code Sections 153.65-71, firms that submit Statements of Qualifications will be evaluated and ranked in order of their qualifications. The Library may hold discussions with some or all of the responding firms to explore further the submitters' qualifications. Phase I will involve the evaluation by the Advisory Committee and Selection Committee of the submitted Statements of Qualifications packages, and the generation of a long-list of up to eight firms or "semi-finalists". Firm interviews with the Advisory Committee and Selection Committee will be conducted in person or via web conferencing to assess qualifications, experience, competency, and ability to work with the Library, and three firms will be selected for Phase II evaluation ("short-listed firms").

**Phase 2—Design Competition.** Each short-listed firm shall receive a stipend to generate a design for submission and consideration as part of the Phase II selection process. The submission will be evaluated based upon the factors detailed in on page 17 below. The teams will have an opportunity to present their designs to the Selection Committee, Advisory Committee, and members of the community in person. The teams shall also submit a cost estimate for their proposed design as part of the evaluation, which may be reviewed by a third party selected by Owner.

After the presentations, the Selection Committee shall rank the short-listed firms in order of most qualified design firm with the best design, and submit the recommended ranking to the Library Board of Trustees for consideration. If the Library Board votes to approve the ranking, the Library will enter into contract negotiations with the most highly qualified firm with the focus of: 1) ensuring that the firm and the Library have a mutual understanding of the essential requirements involved in providing services; 2) determining that the firm will make available the necessary personnel, equipment, and facilities to perform the services within the required time; and 3) agreeing upon compensation which is fair and reasonable.

Upon negotiation of contract terms, an agreement shall be entered into between Cleveland Public Library and the firm in a form provided by the Library. If negotiations to reach a contract with the firm ranked most qualified fail, Cleveland Public Library shall inform the firm in writing of the termination of negotiations and may enter into negotiations with the firm ranked next most qualified. If negotiations to reach a contract with the firm ranked second most qualified fail, Cleveland Public Library shall inform the firm in writing of the termination of negotiations and may enter into negotiations with the firm ranked next most qualified.

## **SUBMISSION REQUIREMENTS**

### **Phase I Statement of Qualifications**

Design firms interested in being considered for a contract to provide the required services must reply with a Statement of Qualifications no later than **Monday, November 27, 2017 at 5PM, Eastern Standard Time.** Statements received after this deadline will not be considered.

#### **A. Statement of Qualifications Format**

Please provide the following information in your Statement of Qualifications:

1. **Firm Information.** Include in the qualifications statement the following information about the firm:

- a) Cover Letter. Cover letter must include: (i) name, address and phone number of the offices where the personnel assigned to the project will be based, (ii) name, title and phone number of the principal contact person.
- b) Company Overview. Company overview must include: (i) years of existence; (ii) legal form of firm; (iii) location of home office; (iv) general firm history; and (v) relevant professional expertise, licenses and certifications, and resumes of personnel expected to work on the project; and
- c) Insurance Certificate. Certificate of insurance evidencing the firm's current limits of liability for commercial general liability, business automobile liability, workers compensation, and professional liability insurance. The Library requires insurance limits minimums of: 1) Commercial general liability of One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury and property damage; 2) Automobile liability of One Million Dollars (\$1,000,000); 3) Workers' Compensation at statutory limits and Employers Liability of limits of not less than One Million Dollars (\$1,000,000); and 4) Professional Liability covering Architect's negligence, errors and omissions in the performance of professional services of not less than Four Million Dollars (\$4,000,000) per claim and Four Million Dollars (\$4,000,000) in the aggregate.

The Architect may use umbrella or excess liability insurance to achieve the required coverage commercial general liability and automobile liability provided such primary and excess insurance policies result in the same or greater coverage as required for the individual policies.

2. Project Specific Information. Include in your qualifications statement the following information:

- a) Project Understanding. A brief project understanding description. Include any concerns about scope, schedule, costs, etc.
- b) Project Qualifications. Discuss your firm's specific qualifications and expertise to provide the required professional services related to project requirements.
- c) Project Experience. Experience with relevant projects of similar nature.

Include: (i) description of the project and the services your firm provided for the project; (ii) project construction costs; (iii) start and completion dates for each project; and (iv) name, title and telephone number of the client contact most familiar with your services on the project.

d) Project Team and Organization. Identify key personnel proposed as project team members, including resume and description of the duties and responsibilities of the individuals proposed for the project.

e) References of other owners for which the firm has provided similar professional services, including name of owner, project description, contact person, address and telephone number, and firm's key personnel assigned to the project.

3. Design Team's Benefit to Project. Describe consultant team's reason for interest in this project and why the firm is uniquely qualified.

**B. Instructions for Submissions of Statements of Qualifications**

Statements of Qualifications, ten (10) hard copies, and one electronic version combined into a single PDF, must be submitted by **5PM United States Eastern Standard Time on Monday, November 27, 2017** to:

Joyce M. Dodrill  
Chief Legal Officer  
Cleveland Public Library  
525 Superior Avenue, 10th Floor  
Cleveland, Ohio 44114  
joyce.dodrill@cpl.org  
(216) 623-2808

Delivery of the packages will be time and date stamped. The Library reserves the right to reject any packages received after that time. Submitters are encouraged to ensure delivery prior to the date and time stated above.

**Questions and Inquiries**

Any questions regarding the interpretation or requirements of this RFQ must be submitted in writing by email to Joyce Dodrill, Chief Legal Officer for the Cleveland Public Library at [joyce.dodrill@cpl.org](mailto:joyce.dodrill@cpl.org), no later than **4:00PM EST on Monday, November 13, 2017**. A written response to all questions will be sent by email no later than **5:00PM EST on Friday, November 17, 2017** to all firms that are on record with the Library as having been furnished a copy of the RFQ. The Cleveland Public Library will not be responsible for any oral instructions or information.

**Communications**

Firms considering responding to this RFQ are strictly prohibited from communicating with any member of Library staff. All questions should be directed as described in the Section above.

**Cancellation; Rejection**

The Library reserves the right to cancel at any time for any reason this Request for Qualifications and to reject all qualifications statements. The Library shall have no liability to any proposer arising out of such cancellation or rejection. The Library reserves the right to waive minor variations in the selection process.

**Costs**

The Library assumes no responsibility for costs incurred in the preparation, presentation or submission of the Statements of Qualifications.

**Amendments to RFQ**

At its discretion, the Library may amend this RFQ by issuing amendments at any time prior to the deadline for receipt of Statements of Qualifications, and distribute the amendments to all firms on record with the Library as having requested and been furnished a copy of this RFQ.

## **EVALUATION CRITERIA**

### **A. Phase I Evaluation Criteria**

The primary architect/engineer or architect/engineer of record on the design team must be, 1) a registered architect holding a license and certificate of authorization issued by the Ohio Architects Board pursuant to ORC Chapter 4703, and/or 2) a professional engineer holding a license and certificate of authorization issued by the Ohio Engineers and Surveyors Board pursuant to ORC Chapter 4733. Out-of-state architects must have a local architect of record.

The design team must possess the competence to perform the required professional design services as indicated by the technical training, education, and experience of the firm's personnel, especially the technical training, education, and experience of the employees within the firm who would be assigned to perform the services.

The following criteria (presented in no particular order) will be considered in the Phase I evaluation of Statements of Qualifications:

- Demonstrated ability to meet owners' programmed project vision, program, scope, budget, and schedule on previous projects.
- Previous experience compatible with the proposed project (e.g., type, size).
- Previous experience with public sector projects.
- Past performance of prospective firm and its proposed consultants as reflected by the evaluations of previous clients with respect to such factors as control of costs, quality of work, meeting of deadlines, and compliance with contract.
- Qualifications and experience of individuals who would be directly involved with the project and experience in working together on projects.
- Proposer's apparent resources and capacity to meet the needs of this project.
- Proximity of prospective firms to the project site.
- Ability of the firm in terms of its workload and the availability of qualified personnel, equipment and facilities to perform the required professional design services competently and expeditiously.
- Experience with projects involving construction manager at risk.
- Experience in LEED design and certification of previous projects.
- Previous design of projects with outstanding design aesthetics.

### **B. Phase 2 Selection Criteria**

The designs submitted by each of the three short-listed firms will be evaluated on the basis of the following criteria (which are listed in no particular order): 1) aesthetics; 2) functionality; 3) achievement of project objectives, and 4) affordability. The Selection Committee reserves the right to assign such weight to the separate criteria as it deems appropriate.

## **COMPETITION SCHEDULE**

<b>Task</b>	<b>Date</b>
RFQ release	10/16/17
RFQ responses submission deadline	11/27/17
Selection and notification of semi-finalists	12/18/17
Semi-finalist interviews (remote or in-person)	1/8/18—1/19/17
Selection of Finalists by Committees	1/22/18—2/6/18
CPL Board meetings approving Finalists	2/13/18—2/15/18
Notification of Finalists	2/16/18
Proposal development	2/19/18—4/16/18
Site Visits	2/19/18—2/26/18
Presentations to Advisory and Selection Committees and public (in-person)	4/17/18—4/27/18
Ranking of Finalists by Committees	4/30/18—5/8/18
Board meetings, presentation and approval of ranking	5/15/18—5/17/18
Notification of selected firm	5/18/18
Contract negotiation	5/18/18—6/08/18
Board meetings approving Contract	6/19/18— 6/21/18

### **Stipend for the three selected Finalists**

\$20,000 will be paid to each of the three selected finalists. This amount includes the design fee and is to be used for reimbursement of any and all expenses, including all transportation costs. Firms will be paid as follows:

- 50% upon selection of finalists
- 50% upon competition completion and satisfactory completion of competition requirements

## **ATTACHMENTS**

**Attachment “A”—MLK Building Program**

**Attachment “B”—Stakeholders and Planning Efforts**

**Attachment “C”—Massing study and development and criteria package of overall Development,  
including new Branch**

**Attachment “D”—Zoning applicable to site**

**Attachment “E”—Maps and Pictures**



**Attachment A**

**BUILDING PROGRAM**

## **CLEVELAND PUBLIC LIBRARY MARTIN LUTHER KING, JR. BRANCH PROGRAM STATEMENT**

### **THE OPPORTUNITY**

A unique set of circumstances in University Circle presents the Cleveland Public Library with the opportunity to enhance the services it provides to the people who live, work, and study in this rapidly changing neighborhood. As the Library begins the process of redesigning the physical space in which those services are offered, one thing is certain: the new Martin Luther King, Jr. Branch must be an iconic building that draws attention to itself and its surroundings with the greater purpose of drawing attention to the message of the man whose name will be above its door.

### **BRANCH HISTORY & ARCHITECTURE**

Cleveland Public Library constructed the Martin Luther King, Jr. branch in 1970 to serve the University Circle community. It replaced Euclid-100, a smaller branch library with a history stretching back to 1929. By 1966, as the Library evaluated its needs in this community, a Cuyahoga County Regional Planning Commission report noted a lack of “regional” branch libraries that could boast larger collections and a richer array of cultural offerings. Cleveland Public Library therefore set out to build a regional branch four to five times larger than a regular branch library. Euclid-100 closed on May 15, 1970, one month prior to the opening of the new branch.

The Martin Luther King, Jr. branch, located at 1962 East 107<sup>th</sup> Street, opened with a dedication ceremony on June 14, 1970. Nearly 500 people attended this ceremony, an enthusiastic turnout that heralded the Library’s first flagship branch that would be second in size and services only to the Main Library downtown. *The Plain Dealer* went so far as to call this new facility Cleveland Public Library’s first “super” branch.

Pamphlets distributed at the dedication ceremony featured an excerpt from Dr. King’s famous “I Have a Dream” speech as well as a bibliography of books, recordings and other materials relating to the great civil rights leader and his work. Dr. King’s widow, Coretta Scott King, was invited but unable to attend the ceremony. She sent her regrets in a May 7, 1970 letter, in which she stated: “It is heartening to know that the Board of Trustees of the Cleveland Public Library has decided to honor the memory of my late husband by naming one of its branches after him . . . I hope that [the ceremony] will be inspiring and meaningful to all who share in it.”

From the start, this branch stood as a symbol of Dr. King’s legacy and as a place to honor diversity. At the dedication ceremony, Robert L. Merritt, President of the Cleveland Public Library Board of Trustees, expressed the Board’s conviction that the new branch “will help in its own way to translate into actuality the dream of Martin Luther King, Jr.” Within the branch’s first year of operation, the Library Board resolved that the new facility would house an urban center and a black studies center. This effort to embrace diversity was also evident in the branch’s leadership when Mrs. Louise Bolden was named Branch Librarian. Mrs. Bolden was one of Cleveland Public Library’s first black librarians to oversee a branch library, and she curated a wide-ranging collection of African-American texts.

A 1971 annual report points to the branch's inclusive nature, stating that it "serves a heterogeneous clientele: in fact a cross-section of greater Cleveland with interests and requests reflecting the whole range of our social, economic, and racial community." Indeed, the library's location along East 107<sup>th</sup> Street (Stokes Boulevard) between Chester and Euclid Avenues ensured the library could serve a wide range of patrons. In his remarks at the dedication ceremony, Board Member George J. Livingston pointed out that the location represented an intersection of many types of Cleveland residents:

"This is a crossroads between ethnic communities within this city; this is a crossroads where people move from east to west and from north to south. This is an area in which we have one of the great universities of our state . . . This is an area in which we can bring together the people who live in the apartments in this community who are living out the golden years of their lives, and this is an area to which we can attract the youth of this community, and I say that we are locating one of our major branches in perhaps one of the most American communities within our city."

The building site was purchased from the Chester-East 107<sup>th</sup> Realty Co. The construction cost amounted to \$720,865, which included the architect's fee; a grant from the Federal Library Services Construction Act covered \$388,300 of this financial burden. Warn and Schneider served as architects and Roediger Construction, Inc. as the contractor.

The building's interior featured 18,600 square feet. A graceful exterior arcade added an additional 3,700 square feet of exterior space and created a compelling appearance. The branch was constructed of yellow brick with high, arched windows that permitted ample natural light into the interior. In 1971, the Builders Exchange honored Alexander MacDonald of Roediger Construction, Inc. for his interior and exterior brickwork on the branch.

The building featured a driveway and a drive-up window. The antique wrought-iron gates at the drive-up entrance were a gift of former library trustee Mrs. Robert H. Jamison, who purchased the gates from Hiram College; these gates were originally intended for the Linda Eastman Garden downtown but were installed at the branch instead. A spacious parking lot ensured free patron parking and has proved to be a valuable asset, particularly in an area of the city with limited parking.

Inside, the branch featured an attractive two-story design and offered a collection capacity of 125,000 volumes. Tables and shelf panels were made of walnut, and the floors originally featured carpet of deep turquoise, according to a 1970 *Plain Dealer* article. In 1971, local artist Esther R. Samolar donated a sculpture commemorating Dr. King. This sculpture, which bears Dr. King's likeness, was mounted on a walnut panel and remains hanging inside the branch today.

The second floor of the Martin Luther King, Jr. Branch initially housed the reference collection, including books on sociology, philosophy, religion, science, technology and foreign languages. By 1980, the Library made plans to move the collection from the second floor to the first. The second-floor area went on to be used in a variety of ways, including art exhibits, lectures, film screenings and community events.

Notably, in 1987, the Library welcomed the Harriet Tubman Museum into this second-floor space. A range of items were displayed related to black culture and history, including a first edition of *Uncle Tom's Cabin* by Harriet Beecher Stowe, oil paintings of Harriet Tubman and Dr. Martin Luther King, Jr., a signed Duke Ellington photograph, slave shackles and other artifacts. More than 600 people attended the museum's opening. The museum, which curator Hanif Wahab said he named for abolitionist Harriett Tubman "because I could find no one of more worth," remained in the branch until the summer of 1988.

Today, the Martin Luther King, Jr. branch remains a standout Cleveland Public Library facility. While the "regional" designation ultimately did not play an enduring role in the Library's organization, Martin Luther King, Jr. endured as a premier branch. Beloved by staff members and patrons alike for its attractive facilities and extensive collection, this branch also served as a symbol of its namesake's devotion to equality and justice. For these reasons, it is imperative to respect the Martin Luther King, Jr. Branch's legacy when designing and constructing a replacement facility.

#### **COMMUNITY INPUT AND RECOMMENDATIONS**

In 2016, Cleveland Public Library held a series of public meetings to solicit input and suggestions from the community regarding the new Martin Luther King, Jr. branch. These meetings were facilitated by an independent consultant, Enlightenment Consulting Group.

At the meetings, members of the public shared the features they considered most important for the new branch. First, attendees stressed the importance of the library branch maintaining a presence within University Circle. Ideally, they hoped the new branch could become one of the defining institutions in the area. They also expressed an interest in a visually appealing building design that can stand as a point of pride within the community.

Additionally, attendees desired a new branch of at least comparable size to the current branch. ADA accessibility and the ability to continue serving the community's teen population were also important considerations. Community members praised the current building's two-story design and suggested a multi-story facility would be welcome in the new design, as well. Attendees also hoped that the music programs currently held at the branch could continue in the new building, and that meeting room space would remain available. Finally, community members expressed fondness for the design and appearance of the current building and suggested that perhaps some of those elements could be reflected in the new facility.

#### **DEFICIENCIES OF CURRENT BRANCH**

One of the Martin Luther King, Jr. branch's benefits—its position in a growing, thriving part of Cleveland—also serves as a challenge. At its current location on Stokes Boulevard between Chester and Euclid Avenues, the building is not particularly visible and is therefore easily overlooked. Furthermore, this area does not benefit from much pedestrian traffic, which may also limit patron usage.

A report in Cleveland Public Library's *Program for Branches 1976-1980* described the branch's location as "an area of open spaces, large buildings, and many of the aspects of a neighborhood without people in the immediate vicinity." In fact, the report went on to call Martin Luther King,

Jr. “a model branch with everything it needs except a public! It is beautiful, easily accessible (with parking available) and under-used. No physical improvement other than a better sign or signs is needed.”

Other challenges can be found in certain design aspects of the current building. The second floor, while spacious and attractive, was not designed as a gallery or performance area, which means it is not optimized for how the space is used today. Furthermore, the drive-through window is rendered largely ineffective by its location along the narrow driveway. Patrons may drop off books at this window, but they are unable to idle in the driveway long enough to receive other services. This significantly impedes the drive-through window’s utility.

Finally, the branch’s current design does not include a staff workroom located behind the circulation desk, which presents an inconvenience for staff as well as possible security concerns.

### **ACTIVITY & USAGE**

Martin Luther King, Jr. falls roughly in the bottom half of Library branches in terms of circulation. According to the “Demographic/Socioeconomic Conditions & Patron Borrowing Analysis of Cleveland Public Library” report completed by the Northern Ohio Data Information Service (NODIS), 1,967 patrons made 13,501 borrowing transactions at the Martin Luther King, Jr. Branch in 2010. A total of 60,215 items were checked out, averaging 4.5 items per transaction.

As of 2010, the branch fell last among all Cleveland Public Library branches in terms of the number of patrons per persons in the service area. The report designated the branch’s figure of 105 patrons per 1,000 persons as a “low penetration rate.” A mere 31% of borrowing transactions were made by patrons who live within the branch’s service area, which represents the third lowest percentage in the Library system, including the Main Library downtown. Furthermore, 40.1% of patrons who reside within the service area borrowed from the Martin Luther King, Jr. branch at some point in 2010, placing the branch again near the bottom of the list in this category.

In terms of attendance, Martin Luther King, Jr. falls within the middle of the Library’s branches. Various events and activities held in this larger-than-average branch may help with attendance numbers, but the surrounding area may have greater potential to draw local residents and other patrons into the neighborhood and library.

Despite these middling attendance and circulation figures, future development in University Circle is anticipated to bolster the area’s population, which, coupled with a new building situated in a more visible location, will likely increase library usage. A stop for the RTA’s HealthLine, a major bus rapid transit line that serves the Euclid Corridor and connects downtown Cleveland and University Circle, will be located immediately outside the Martin Luther King, Jr. branch’s new location on Euclid Avenue. Convenient access to this high-frequency public transportation route may drive additional patron use.

### **COMMUNITY DEMOGRAPHICS**

The Martin Luther King, Jr. branch serves an educated patron base that largely consists of adults. According to 2010 census figures, the branch service area recorded a population of 12,393, which puts the branch in the lower half of Cleveland Public Library service area populations. Like much

of the Cleveland metropolitan area, this service area experienced a decrease in population (totaling 20%) from 2000-2010.

Unlike the majority of Library service areas, however, the Martin Luther King, Jr. branch is projected to experience a population increase through 2020. The NODIS report anticipated an increase of 5.3% in this area's population, which makes Martin Luther King, Jr. the third-highest projected growth area among the Cleveland Public Library branches, and second only to the Main Library downtown in terms of change in service area population. Considering that the projected population numbers for library branches through 2020 reflect an average decline of 13.7%, this anticipated growth is significant.

The 2010 figures report that children under 18 years old accounted for 1,372 (11.1%) of the branch's patrons. This percentage falls "significantly below" the percentage of children served—often between 20-30%—at other Cleveland Public Library branches. The branch also falls in the bottom third of Library branches in terms of school-age patrons (children ages 5-17). John Hay High School, Citizen Leadership Academy and Cleveland School of the Arts represent the schools in this service area. Otherwise, adults—including those who live in nearby retirement housing—primarily make up the patron base for this branch.

The median household income for patrons in this area in 2010 was \$19,224, which puts the branch at the fifth-lowest among all Library branches and falls significantly lower than the median of \$28,064 (in 2009 dollars) for household income in the Library service area and \$53,362 household income in suburban areas. A total of 19.3% patrons in the Martin Luther King, Jr. service area are unemployed, which falls below the average of 16.5% from 2007-2009. Only 25% of housing units were owner-occupied in 2010, placing the branch in the fifth-lowest position in this category across the Library's service area.

A high percentage of patrons in this service area, however, are high school graduates—77.4%—which places the branch in the upper third of all library branches in this category. The area also boasts the third-highest percentage of residents with a Bachelor's degree or higher, at 28.2%. The NODIS report posits that new housing in the University Circle area may account for this high percentage of college-educated residents.

The branch's proximity to University Circle, the Cleveland Clinic and other institutions along the Euclid Corridor places it in a prime location. For this reason, the Library strives to build an appealing building that can stand out in the neighborhood and attract visitors.

#### **BRANCH REDESIGN ELEMENTS**

The redesigned Martin Luther King Jr. building should not only live up to its legacy as a flagship Cleveland Public Library branch, but it should also encompass the spirit of its namesake and offer a welcoming space that embraces diversity and inclusion. This branch offers the Library and the University Circle community the opportunity to honor Dr. Martin Luther King's legacy and to become an invaluable resource in a thriving Cleveland neighborhood.

The branch's architecture should allow the building to stand out from its surroundings and create a visually appealing impression that identifies it as a learning space on sight. The building, which is set at a target of 20,000 square feet spread over two floors, must provide a fully ADA-compliant,

barrier-free environment that supports the maximum degree of access and usage, regardless of individual physical limitations.

The key influencing factor for the interior design is that of flexibility. The space should be capable of being easily reconfigured for changing program and event needs. Ideally, the branch's interior will feature a central open space that can serve as a "public square" for patrons and visitors. The building must make use of perimeter shelving to ensure maximum flexibility in arrangement and configuration; any additional shelving should be wheeled and moveable. The branch should be equipped to house separate sections for the adult collection, a young adult section, a children's area and a separate comic/graphic novel section. Space for DVDs, CDs and periodicals is also required. Please see the Collection Overview section of this report for additional details.

To ensure that this branch will be able to host large meetings, community events and musical performances, the design should allow for a space that can accommodate up to 200 people. This design requirement could be realized in several ways, and creative solutions are welcome. Creating an open design that creates a visible, interactive and welcome environment is desirable. This option, however, raises some complications, such as whether a moveable stage or risers will be required, how seating will be configured and how to best integrate this performance area without impeding patron access to library services. Library flow and utility should always remain top of mind. Another option, meanwhile, might feature a separate auditorium with a sloped floor and permanent seating. In either case, the space must be able to accommodate a grand piano and AV/ IT access, and it should offer a welcoming environment for both library usage and event attendance.

In addition to this large meeting and performance space, an additional, smaller meeting room complete with a kitchenette (a single sink, a refrigerator and a microwave) with a capacity of fifty people is required. The floor of this meeting room should have hard, non-carpeted flooring. This meeting room must offer storage space for supplies and an adequate number of power outlets. The branch design will also ideally include a physically separate teen room with access to AV and tech hookups as well as a total of four quiet study rooms: three quiet study rooms that can each accommodate four people, and one additional quiet study room that can accommodate eight. These rooms should have glass doors and walls to provide visual access.

Public restrooms must be fully ADA-compliant and must be visible, i.e., in direct line of sight, from the circulation desk, where staff will unlock the restrooms via a remote buzzer system. Including a family restroom along with a men's and women's room is desired. The entryway to the restrooms or other designated wall space is needed for community notices, flyers and other items available free to the public.

The meeting spaces and the restrooms must be accessible for public meetings after hours, when the library is closed, without allowing the public access to the closed portions of the building.

A separate children's area should offer a story time/programming space capable of accommodating up to 25 children. This space should identify clearly as a children's area and offer the same flexible, welcoming environment as the rest of the branch. A separate children's computer station in this area will feature eight computers, including early literacy stations.

Furniture in the children's area should allow for inclusion of seating that accommodates a child and caregiver together. In addition to perimeter shelving in this area, book bins on lockable wheels designed to hold board and picture books facing outward for easy browsing should be provided. The children's area should include a separate closet offering a minimum of 50 cubic feet of storage space for children's programming supplies.

The branch must include at least 30 public computer stations attached to multi-function printer/copier/fax/scanner devices located within sight of the circulation desk. A separate laptop bar—ideally positioned in a visually appealing area, such as overlooking Euclid Avenue—with plenty of power outlets should be included. Overall, the branch should accommodate patrons' power needs by providing adequate power outlets and USB charging stations. Space for a cell phone charging station and a laptop charging station (with a capacity for eight laptops) must also be included in the design.

A mix of lounge and table seating should be available throughout the library. A separate vending area, which could possibly be located near the entrance and should feature casual seating and room for vending machines, should also be incorporated into the design. Hard, non-carpeted flooring should be used for this vending area as well as in the smaller meeting room and the staff room. Flooring in the auditorium/performance space, meanwhile, should be carpeted. The flooring installed throughout the main library space may be left to the architect's discretion.

The circulation area should include a staff workspace located behind the main circulation desk. Three service desks are also required; these desks should be portable and easily moved throughout the building based on changing needs within the interior space. Additionally, a manager's office, a staff workroom, a staff restroom, at least twelve staff lockers and a staff break room that includes a kitchenette are required. Ideally, the staff workroom will be on the first floor, adjacent to the manager's office and conveniently located for deliveries.

A "people counter" will be installed at every public entrance door, each of which will require electricity and a data line. Security of library materials will require the placement of interior and exterior security cameras that connect to a centralized surveillance system at the Main Library. The design must also allow for the installation of a security system for marked library materials at each public exit. The lighting throughout the branch should be set at a minimum of 35 foot-candles at 30" elevation, and the walls should be graffiti-resistant. Finally, ergonomically correct furniture appropriate for aging residents is another important consideration.

Interior and exterior signage should be attractive, highly visible and serve to invite users into the branch to provide efficient access. Adequate exterior lighting and attractive landscaping should assure the safe access and should facilitate security of the library property during closed hours. Additional design considerations include a convenient location for the shipping and receiving entrance (with storage space for at least 10 shipping bins for books) as well as custodial and maintenance storage, which must include space to store a snow blower, road salt and a fireproof box for gasoline. HVAC and other equipment should be placed on the roof, and space for garbage should be allotted on the property, perhaps near the custodial and maintenance storage.



The building is currently planned to be a near lot-line structure. This will leave no room on ground level for HVAC equipment or transformers. All required exterior equipment is expected to be roof mounted. Depending on the final layout there will be pads available on the northeast and south sides. Dumpster service will be off of Reserve Count and a fire rated closet with a separate entrance must part of the project.

A book drop capable of withstanding incendiaries, integrated as part of the building, is required, while a drive-up window that allows full service is a desired optional feature. If a drive-up window is installed, it must be adjacent to the main circulation desk so only one service desk will have to be staffed.

The front of the building should include space for a bicycle rack with a capacity of 12 bikes as well as benches. The building should also be constructed with sustainability in mind, and it should be capable of being of achieving LEED certification of Silver or better.

Also required is a vestibule with a book drop and lockers designed to allow patrons to pick up materials on hold after hours. The vestibule must be well-lit, visible from the street, and equipped with security cameras.

The building's main entrance will be on Euclid Avenue to provide access to pedestrian/bus rapid transit/bike traffic. The main entrance is to be in direct line-of-sight of the main circulation desk. Patrons who arrive by car, however, will park their vehicles in the library's designated spaces in the garage directly north of the library. The challenge will be to provide a minimum number of entrance/exit points to control access to library materials while not inconveniencing patrons who arrive by car. Patrons must have safe and secure access to the garage, protected from the weather.

## **ARTWORK**

This branch will incorporate public art in some capacity, whether displayed on the exterior of the building or grounds or inside the branch. Ideally, the architectural design will consider and accommodate the possibly by future public art. Creating a design that can highlight or naturally integrate a space for public art is desired.

The Library is also interested in finding a way to incorporate the original wrought-iron gates in the new design. These gates, which are described in the History and Architecture portion of this report, were a gift of a former library trustee. Preserving these antique gates in the new design, if possible, may help lend some history and character to the new building.

The original bronze dedication plaque will be preserved and moved to the new Martin Luther King Jr. branch. Finally, the Esther R. Samolar sculpture/plaque commemorating Dr. King, which currently hangs inside the branch, will also be moved to the new building.

Either a dedicated gallery space or designated wall space throughout the building is required for exhibits such as the annual Congressional art competition for high school students.

## **COLLECTION OVERVIEW**

The new branch must include space for a collection of approximately 20,000 items. This includes space for 1,000 reference books, 7,000 adult books, 6,000 juvenile books and 2,000 young adult

books. Additionally, the collection will include approximately 2,500 DVDs, 1,500 CDs and about 70 magazine titles.

Lastly, plans for this branch include the addition of the Anisfield-Wolf Collection as a special collection. The Library has a longstanding history with the Anisfield-Wolf Awards, a prestigious American book prize recognizing works that address racism and diversity. The prize's focus on human rights, social justice and race-related matters makes it an appropriate addition to Martin Luther King, Jr. Adding the collection to this branch will ensure these books are readily available within the community and will continue to secure the branch's legacy as a space that celebrates tolerance and diversity. Since 1936, over 170 books have been recognized. Expansion should allow for three to four books to be added each year.

## **RESOURCES**

In 2012, Cleveland Public Library contracted with researchers at Cleveland State University to prepare to the following report, which provided demographic and usage information relating to the Martin Luther King, Jr. Branch:

*Demographic/Socioeconomic Conditions & Patron Borrowing Analysis of Cleveland Public Library* prepared by research team at the Northern Ohio Data Information Service (NODIS) incorporating library usage data with the latest Census data (January 2012)

## **Attachment B**

# **STAKEHOLDERS AND PLANNING EFFORTS**

## **City of Cleveland and Cleveland City Planning Commission**

Making Cleveland and its neighborhoods "communities of choice" is a principal goal of the administration of Mayor Frank G. Jackson and a focus of the Cleveland City Planning Commission (CPC). Through the [Thrive 105-93 Corridor Project](#), CPC aims to better connect neighborhoods and set the stage for future investment along the E. 105th–E. 93rd Street Corridor. In partnership with the City of Cleveland, CPC is actively studying existing transportation and land use in adjacent neighborhoods to identify better routes and potential development to benefit residents, business owners, employees, and visitors to the corridor.

## **Northeast Ohio Regional Sewer District (NEORS)**

NEORS manages wastewater and stormwater disposal for 62 communities and 380 square miles. It is currently engaged in a construction program called Project Clean Lake with the goal of reducing pollution in Lake Erie caused by combined sewer overflow into the lake. It also has established a Regional Stormwater Management Program to address problems related to stormwater runoff from hard surfaces. Runoff contributes to regional stream flooding, erosion, and water-quality issues. Fees are charged to property owners based upon the amount of impervious surface area on the property. Credit against the fees may be given to property owners who reduce the amount of runoff through stormwater control measures.

## **One University Circle**

One University Circle, located at the site of the former Children's Museum of Cleveland at Euclid Avenue, Stokes Boulevard and Stearns Road, is a \$116 million residential high-rise building that will house 280 apartments. The 20-story building will include a secured parking garage, concierge services, a fitness center, an outdoor amenity deck with a swimming pool and a sky lounge offering bird's-eye views of the city. This first phase of development will occupy 1.3 acres of a 1.89 acre site owned by neighborhood nonprofit University Circle Inc., which entered a long-term land-lease agreement with local developers First Interstate Properties, Ltd. and Petros Homes. The first phase is scheduled to open in spring of 2018 and plans for phase II are in development.

## **Circle Square**

Circle Square is a pedestrian-oriented, mixed-use development being planned for the 7-plus-acre site encompassing Cleveland Public Library's Martin Luther King Jr. branch and the former Cleveland Third District Police Station, lining both sides of Stokes Boulevard and spanning properties south of Chester Avenue, and possibly north in the future. Local developer Midwest Development Partners hopes to

construct ground-level retail space, townhomes, four residential buildings ranging in height from approximately five to sixteen stories, and 1,750 parking spaces on the western edge of University Circle, in a project that could remake one entrance to the city's educational, medical and arts district. Such an investment would bring hundreds of new households to the city's second-largest employment hub, where builders have seen strong rental demand from medical residents, young workers, and aging Baby Boomers seeking culture and convenience. The project also would transform a prime curve along Chester from low-slung public buildings to private uses, with neighborhood-focused retail on the lower floors and apartments upstairs.

### **Case Western Reserve University**

CWRU is a 155-acre urban research university with 11,000 students and 6,000 full-time faculty and staff. Its highest regarded programs are engineering, science, biomedical and medical research. The School of Medicine is top-tier and the Performing Arts programs are well-renowned. The West Campus is currently being developed to include the Maltz Performing Arts Center and Cleveland Clinic-CWRU Health Education Campus. CWRU's most recent Campus Master Plan, completed with Sasaki Associates in 2015, highlights a number of catalytic projects designed to enhance connectivity between campus districts and the surrounding area. Among these projects include the Nord Family Greenway, the result of a collaboration with the Cleveland Museum of Art, which will produce a new civic landscape connecting CWRU's Tinkham Veale University Center to the Maltz Performing Arts Center.

### **Cleveland Museum of Art (CMA)**

The Cleveland Museum of Art (CMA) celebrated its Centennial in 2016 and has recently completed a \$320 million expansion and renovation, designed by world-renowned architect Rafael Viñoly, which increases its gross square feet (GSF) by 65% to 592,000 GSF. Serving as the heart of the expansion project, the Ames Family Atrium is a new significant civic space with innovative programming and amenities. The museum has experienced record-breaking attendance with the opening of the new expansion.

As an extension of CWRU Nord Family Greenway, CMA has engaged Sasaki Associates to provide design direction and oversight for the Doan Brook stream restoration and flood plain expansion in an effort to stabilize the severely eroded western slope of stream bank, which threatens CMA's facility. The Northeast Ohio Regional Sewer District (NEORS) will provide the technical design and engineering for the brook realignment. While the CMA floodplain design phase is underway, the adjacent Nord Family Greenway project will be in the midst of construction. The overarching goal between these two projects is to create a space that is seamlessly interwoven through design continuity. These projects present adjacent

developments with an opportunity to create and connect to a restorative landscape that prominently features the natural systems that run through the district and allows for innovative approaches to stormwater management.

### **Rockefeller and Wade Parks**

These adjacent, historic parks are central to the identity of University Circle and the neighborhoods of Glenville, St. Clair-Superior and Hough. Rockefeller Park is home to the Doan Brook (a direct tributary to Lake Erie), the Cleveland Cultural Gardens, and the David E. Davis Sculpture Garden. Wade Park includes the Fine Arts Garden at the Cleveland Museum of Art and Wade Oval, which sits at the heart of University Circle's museum campus and is managed and programmed by University Circle Inc. It is desired that adjacent future developments engage with, restore, and reactivate the park with an integrated design and potential for new park programming. Adjacent developments should improve the connectivity within the park and make better use of Harrison Dillard Bike Trail.

### **Holden Parks Trust**

For more than 25 years, the Holden Parks Trust (HPT) has funded over \$6 million in planning and capital projects in Cleveland's Gordon, Rockefeller and Wade parks. The Trust seeks to ensure the quality and viability of these parks for the thousands of residents and visitors who utilize them on a regular basis. Since its inception in 1988, HPT has been staffed by University Circle Inc. (UCI) and directed by a five-member Distribution Committee. The Distribution Committee is comprised of representatives from UCI, Cleveland Botanical Garden, Cleveland Museum of Art, and one appointee each by the City of Cleveland Mayor and Council President.

### **Upper Chester and Hough Planning**

In 2006, at the request of the City of Cleveland, The Finch Group (TFG), a Florida-based development team, began the development plan for revitalizing the Upper Chester district of the historic Hough neighborhood. That community-based effort culminated in a master plan published on December 10, 2007. On January 21, 2009 the City of Cleveland and TFG entered into a Letter of Understanding for TFG to coordinate the implementation of the 2007 master plan. Because of the worldwide financial crisis, the development was put on hold. In November 2012, however, legislation was approved permitting the City of Cleveland to enter a development agreement with The Finch Group.

The first phase of the development plan, called [Innova](#), was completed in June 2015 and consists of 177 units of luxury residential apartments, 23,000 square feet of retail space, and sufficient on grade parking. The building has 24-hour-per-day concierge/doorman in a two story over-sized lobby, a full 2,100 square

foot fitness center, ultra-high speed WiFi throughout the entire property, a rooftop deck, and resident's rec room. The estimated total development cost, including rent up reserves, is \$42 million. Hough Heritage Housing is under construction adjacent to Innova and will offer 60 units of senior affordable housing. Phase 2 of Innova will include 70 additional units of housing, a 160-room hotel and additional retail.

### **Cleveland Clinic Foundation**

The Cleveland Clinic is a world-class healthcare system. It is within the top systems in the United States and is one of the largest employers in the Greater Cleveland area. 25,000 of its 40,000 employees work at its main campus. The Lerner College of Medicine at the Cleveland Clinic is affiliated with CWRU.

The current master plan by Foster + Partners calls for the reimagining of Chester Avenue as a Boulevard and the institution's front entrance and identity. In June of 2013, CWRU and The Cleveland Clinic announced a landmark plan to jointly develop a Medical Education facility on the Cleveland Clinic's Main Campus to serve both the Case School of Medicine and the Lerner College of Medicine. There is possible development north of Chester for the Cleveland Clinic, which could include a hotel and/or daycare.

### **University Hospitals Cleveland Medical Center**

University Hospitals Cleveland Medical Center is a 1,000 bed tertiary care hospital located in the heart of University Circle. Roughly half of University Hospital's (UH) 21,000 employees work at its main campus. UH Cleveland Medical Center is an affiliate of Case Western Reserve University, and together they form the largest center for biomedical research in the state of Ohio.

### **Uptown District**

Located at the intersection of Euclid Avenue and Mayfield Road, Uptown is a mixed-use development district that includes arts, retail and housing. The Uptown District was awarded a Silver Medal from the 2015 Rudy Bruner Award for Urban Excellence. The development features 158 market-rate apartments, 130 student beds, and 65,000 square feet of retail. The district is anchored by the arts, with the Cleveland Institute of Art and Museum of Contemporary Art (MOCA). CIA consolidated its 525-student campus at Euclid Avenue in 2015 with the completion of the George Gund Building and Peter B. Lewis Theatre – home to the nationally-renowned Cinematheque film program. MOCA Cleveland was completed in 2012 and designed by Farshid Moussavi. Its central greenspace, Toby's Plaza, was designed by James Corner Field Operations and is managed by Case Western Reserve University.

## **Wade Oval and East Boulevard Institutions**

Numerous world-renowned arts and cultural institutions find their homes around Wade Oval and along East Boulevard. These include: The Cleveland Museum of Art, the Cleveland Orchestra (at Severance Hall), Cleveland Institute of Music, Cleveland Museum of Natural History, Cleveland History Center, and the Cleveland Botanical Gardens. Wade Oval is managed by University Circle Inc. and has year-round programming and activities, including a popular summer concert series and winter ice rink.

## **Park Lane Villa**

Located between Chester Avenue and Park Lane and between East 105<sup>th</sup> and East 107<sup>th</sup> Streets, Park Lane Villa is a luxury housing redevelopment project which opened in 2007. The Finch Group was the developer of this 96-unit historic redevelopment and is also the developer behind Upper Chester in Hough.

## **Cleveland School of the Arts**

Cleveland School of the Arts (CSA) is a specialty arts school in the Cleveland Metropolitan School District (CMSD) serving students in grades 8-12 for the 2016-2017 academic year. In August 2015, CMSD welcomed students back to a newly constructed, state-of-the-art facility on the site of the original building which had become deteriorated and obsolete. CSA is known for its strengths in both academics and arts. The school is located on Stearns Road across from the David E. Davis Sculpture Garden and adjacent to John Hay High School.

## **John Hay High School**

John Hay High School is a school in the Cleveland Metropolitan School District currently serving students in grades 9-12. The neoclassical school was designed by Cleveland Schools architect George Hopkinson, and was completed in 1929. John Hay underwent a complete renovation in July 2003 and reopened in fall 2006 with more than 200,000 sq. ft. of learning space. The school is attended by students from around the city, and its proximity to Case Western Reserve University provides students an opportunity to take college courses.

## **Judson Manor**

Judson Services, Inc., is a not-for-profit, interdenominational organization, which has served Northern Ohio since 1906. Judson currently operates Judson Park and Judson Manor (known collectively as Judson at University Circle); Chagrin Valley-based South Franklin Circle; the innovative membership program Judson at Home; and Judson Home Care. Together they offer independent living, community



memberships, outreach initiatives, assisted living, short-term rehabilitative and long-term skilled nursing care, memory support services, and home health care.

### **University Circle Transportation Planning**

Moving Greater University Circle is a three-part study and implementation plan that is helping University Circle Inc. (UCI) and its partners assess areas of need and opportunity in the district's transportation system. The study includes a District Parking Study, Transportation & Mobility Study, and Transportation Management Implementation Plan. The study has identified short and long-term strategies for effective transportation management thorough data analysis and stakeholder engagement. The University Circle Sustainable Transportation Advisory Committee (STAC) is a group of area stakeholders working together toward the implementation of the plan.

### **Cleveland Sight Center**

Cleveland Sight Center (CSC) has served the needs of Northeast Ohio residents who are blind or have low vision for over a century. Located at E.105th and Chester Ave, CSC provides preventative, educational, rehabilitative, and other services for individuals who are blind or visually impaired, directly serving approximately 10,000 clients annually. In addition to providing educational and rehabilitative services, CSC also offers social and recreational activities for its clients, hosts camping sessions, and has a Low vision Clinic. More than 100 specially trained staff members, including social workers, optometrists, certified vision rehabilitation therapists, orientation and mobility instructors, occupational therapists, educators, nurses, and other professionals work to help individuals with vision loss to live and work independently. CSC utilizes its urban University Circle location as a key tool to achieve its goal to empower people who are blind or who have limited vision to realize their full potential and to shape the community's vision of that potential.

**Attachment C**

**MASSING STUDY AND DEVELOPMENT**  
**AND CRITERIA PACKAGE OF**  
**OVERALL DEVELOPMENT, INCLUDING**  
**NEW BRANCH**





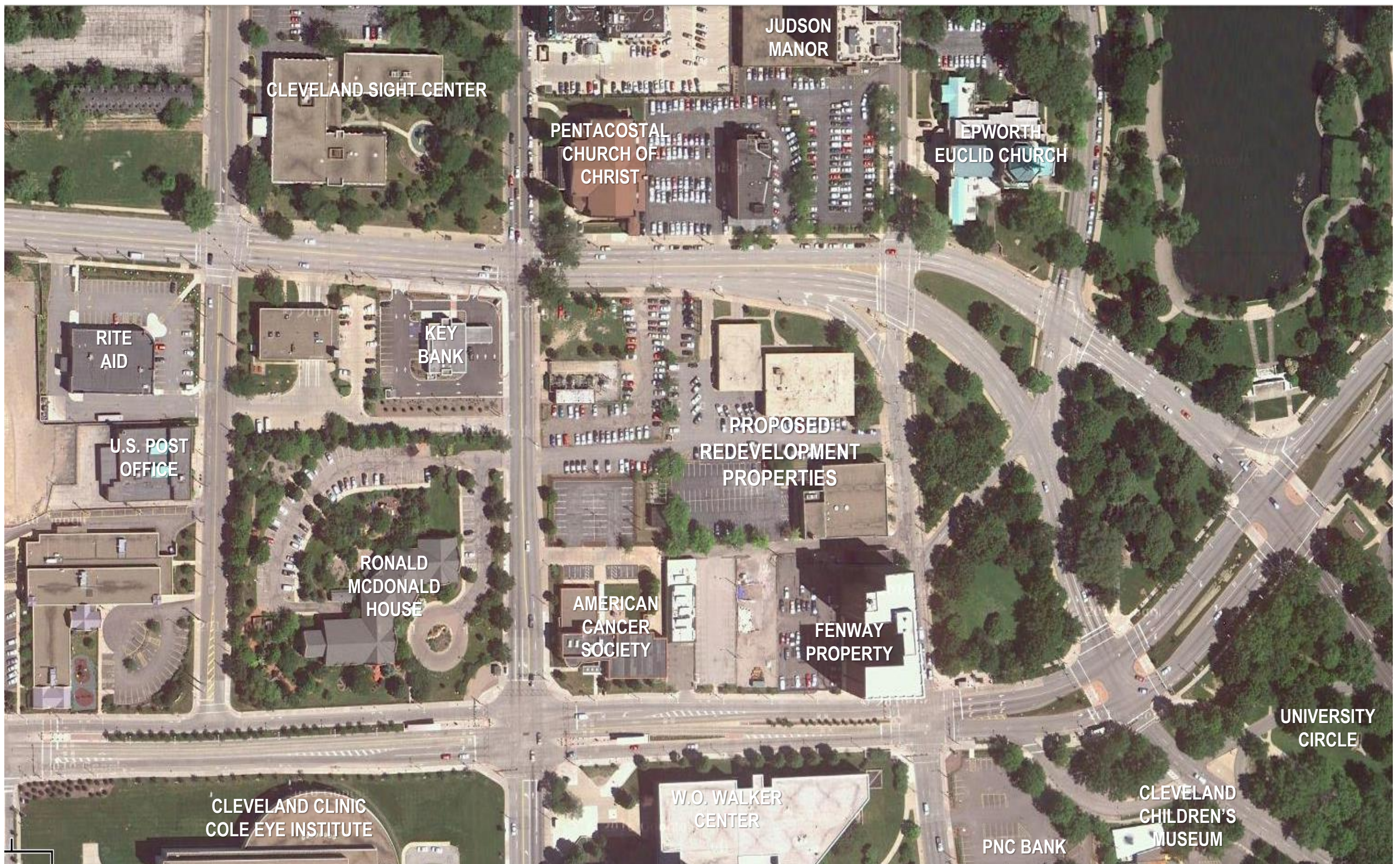
## Planning and Development Criteria Package

### **CLEVELAND PUBLIC LIBRARY MARTIN LUTHER KING JR. University Circle Branch**



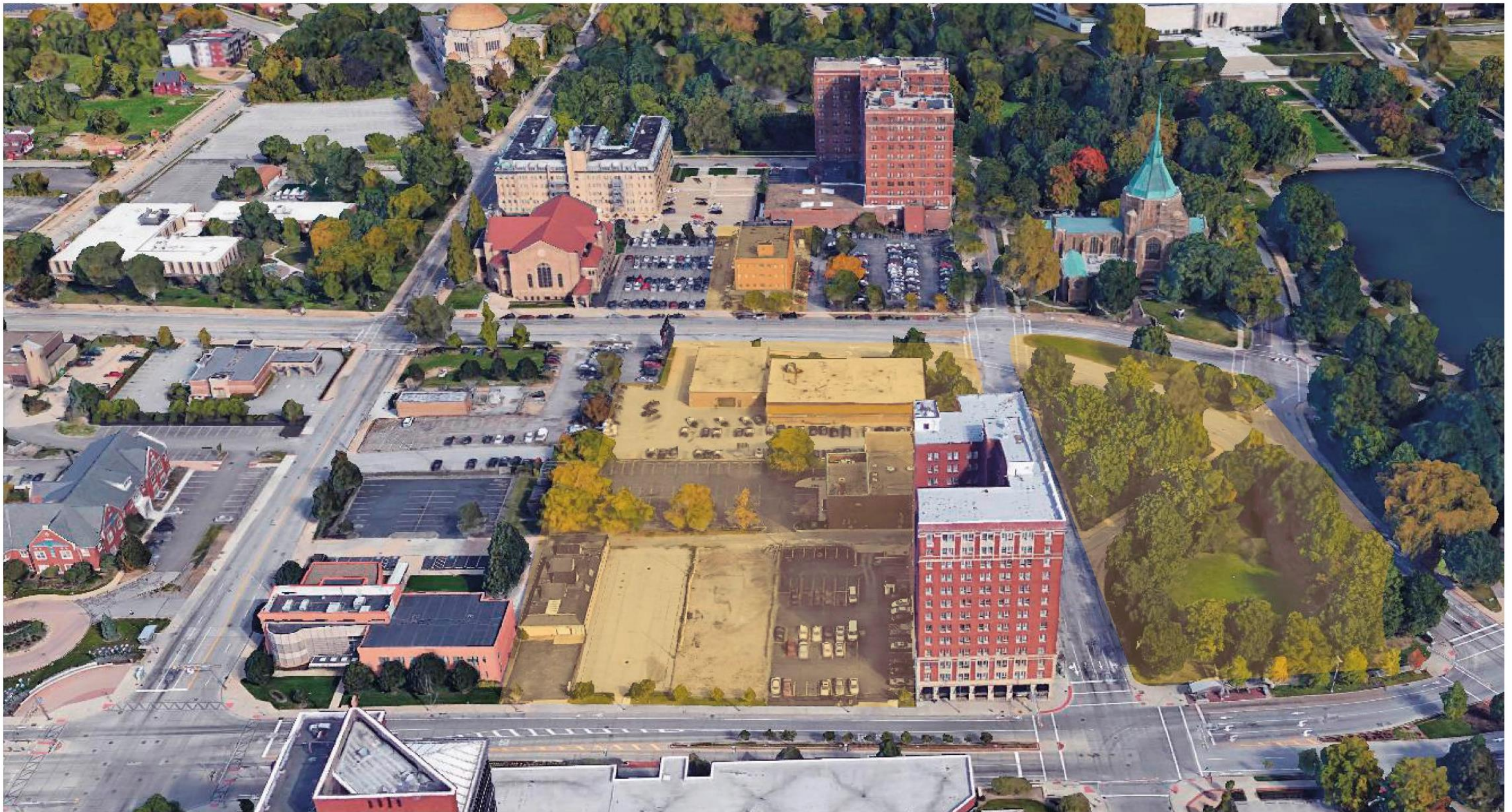
**A new mixed-use  
neighborhood in the University  
Circle District  
of Cleveland—the city's center of  
arts, culture, health, education,  
and lifestyle.**





## Current Uses within the Development District





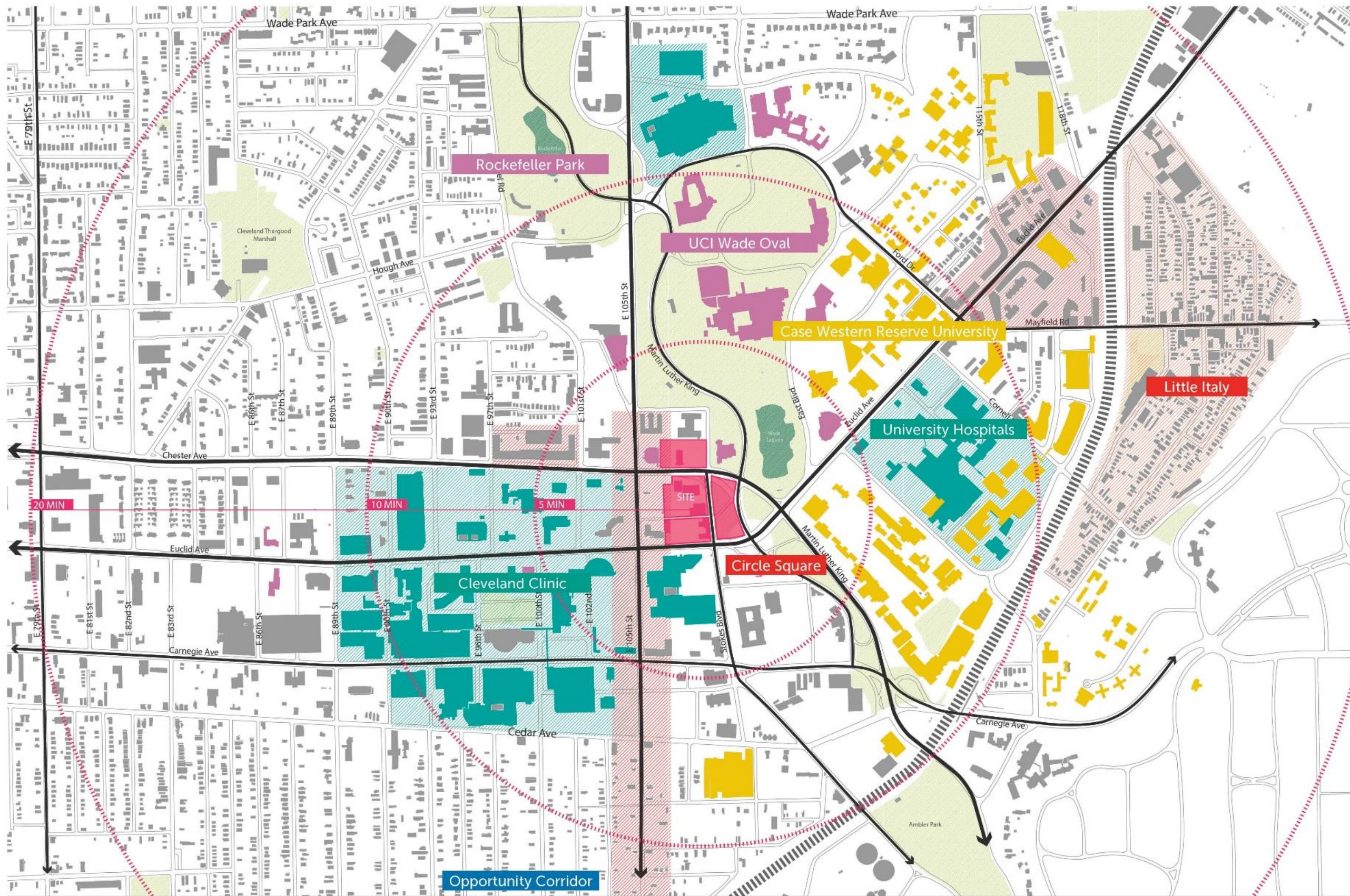
**Development District**

Property Ownership

■ Developer Controlled







- Arts and Cultural Facilities
- Educational University Campus
- Healthcare Institutions
- Retail / Mixed Use Destinations

# Neighborhood

## Community Institutions and Amenities

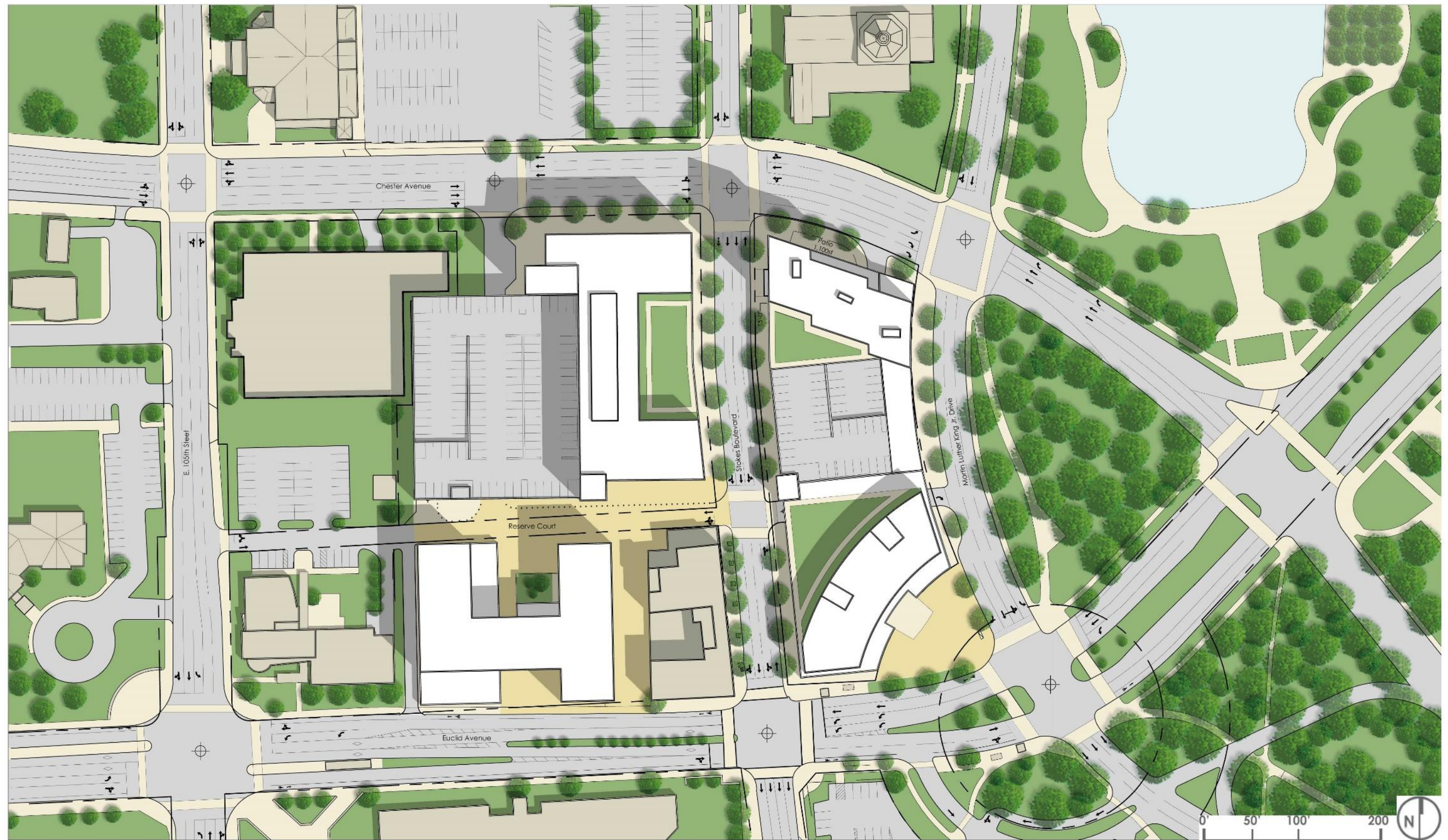






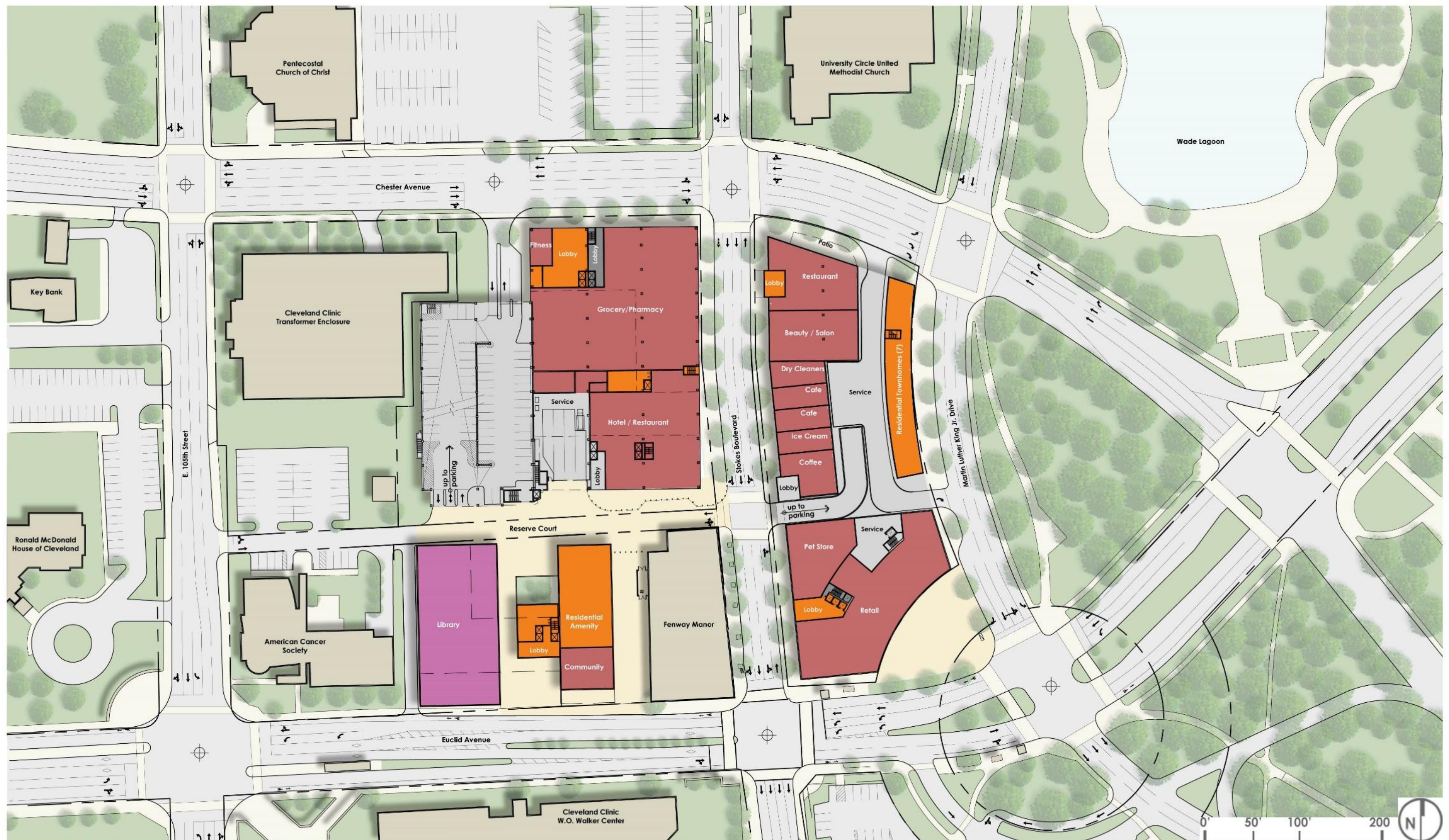
**The University Circle "City Center" Concept**





# Site Development Plan

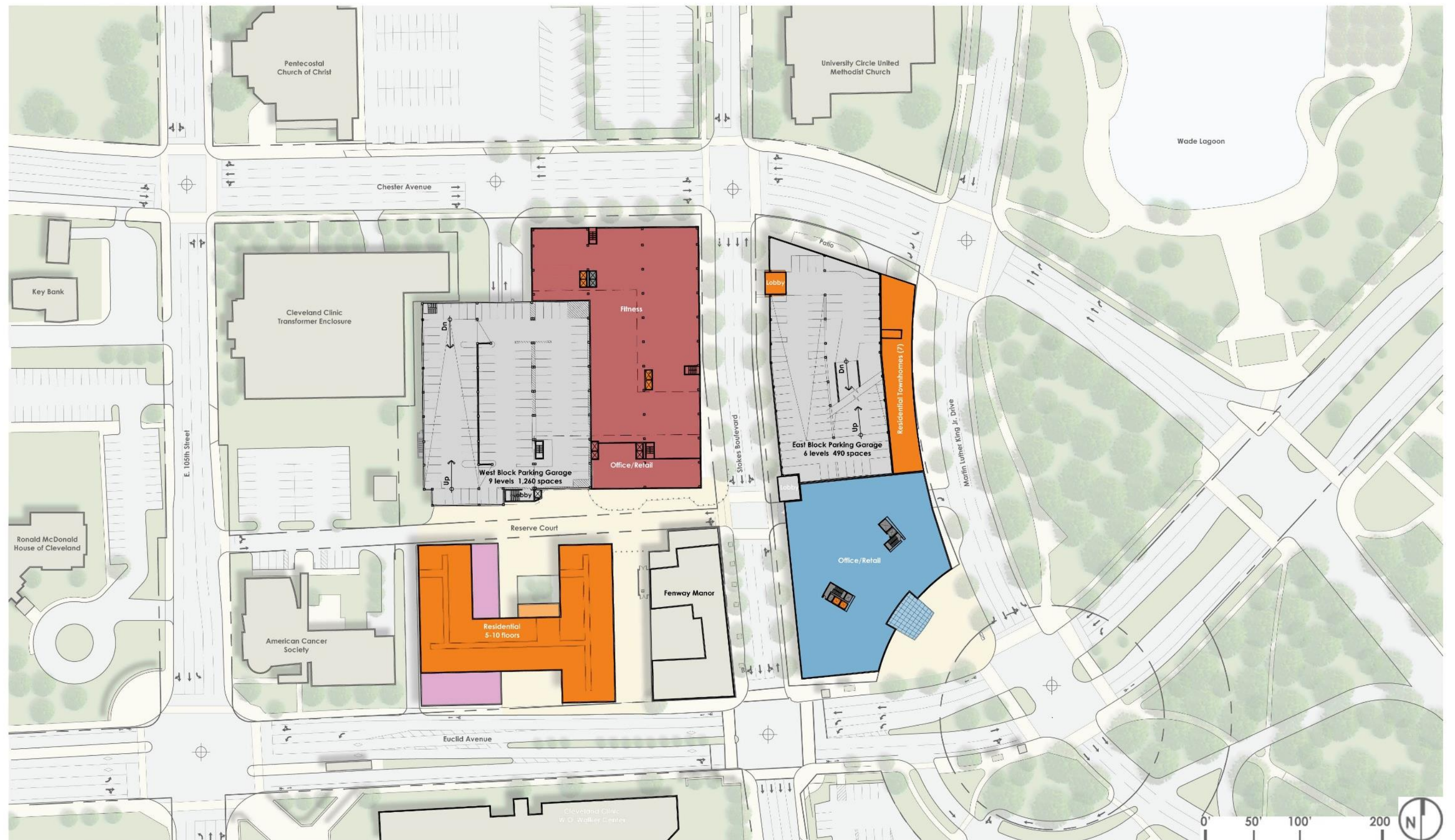




## Ground Floor Leasing Plan

■ Retail
 ■ Residential
 ■ Parking
 ■ Library
 ■ Office

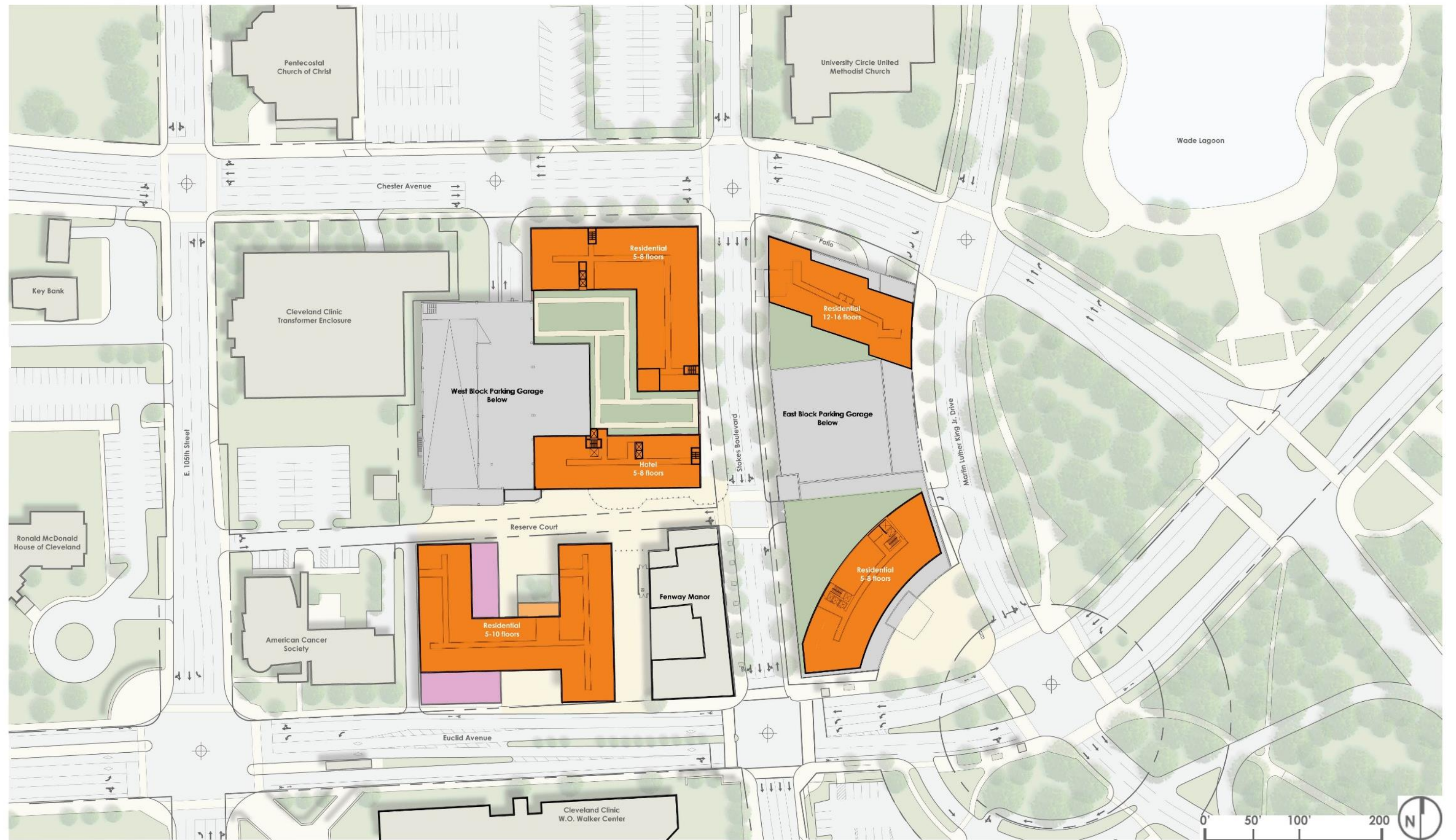




## 2nd Floor Leasing Plan

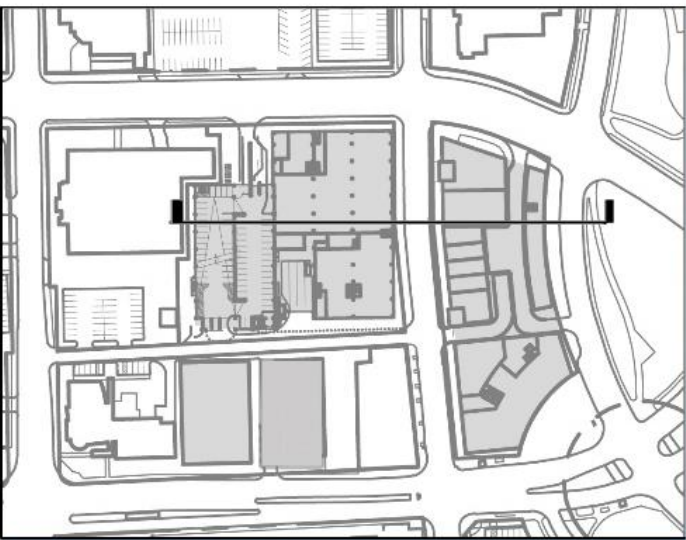
■ Retail
 ■ Residential
 ■ Parking
 ■ Library
 ■ Office





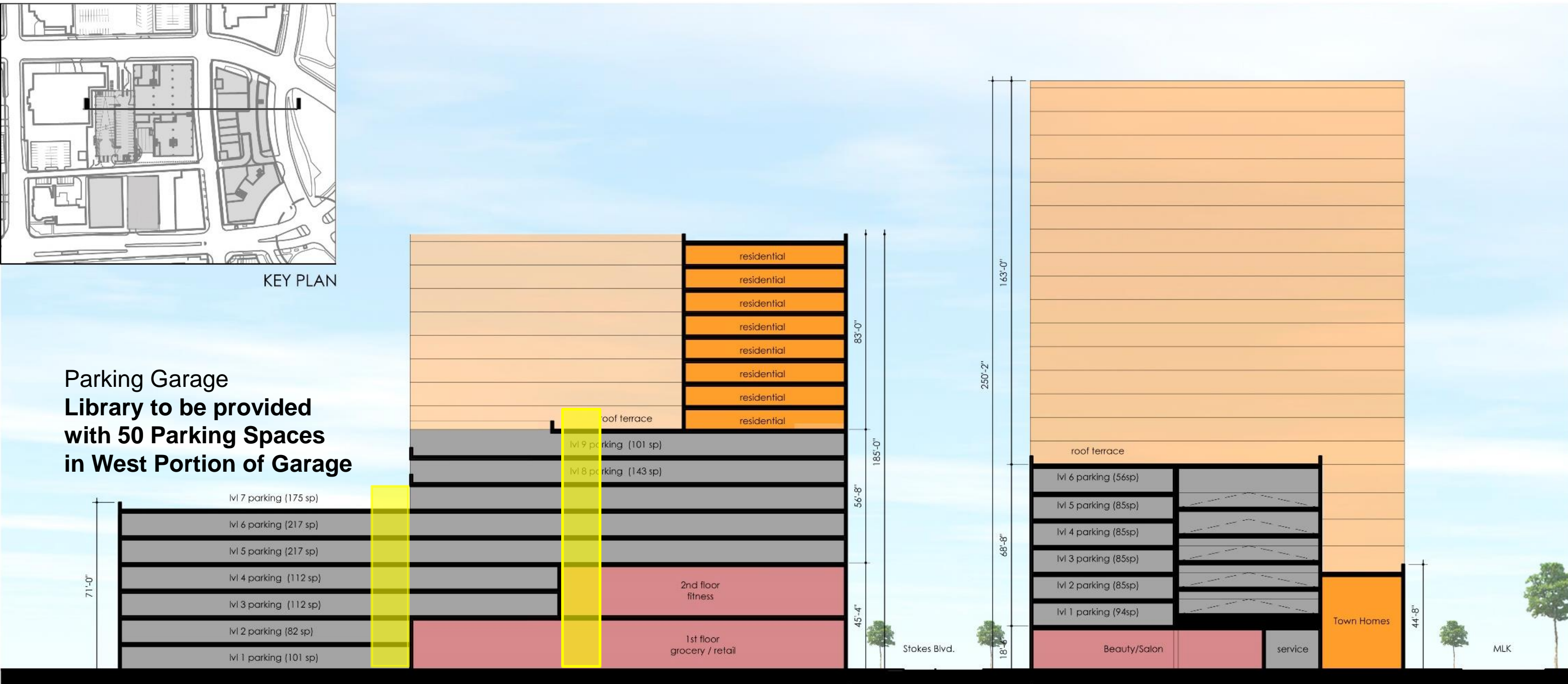
**Typical Residential Floor Plan** ■ Retail ■ Residential ■ Parking ■ Library ■ Office





KEY PLAN

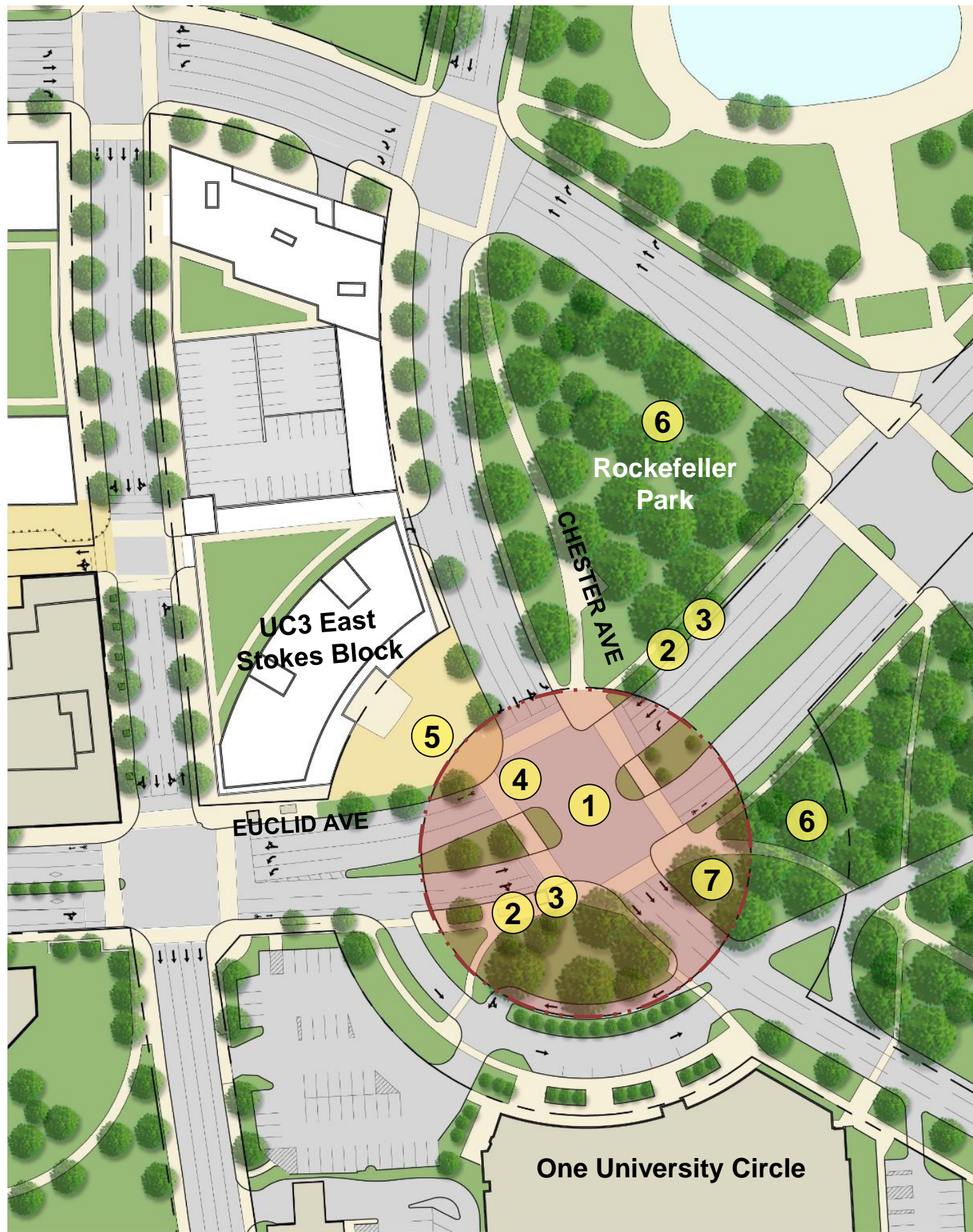
Parking Garage  
Library to be provided  
with 50 Parking Spaces  
in West Portion of Garage



Elevator Lobby and Stairs  
to be used by Library  
and Public

East / West Building Section





- ① Traffic Calming
- ② Health Line Stops
- ③ Transit Waiting Environment
- ④ Pedestrian Crosswalks
- ⑤ University Circle Information Center
- ⑥ Art Park
- ⑦ Digital Lighting Display



**“Re-creating the Circle”.....Restoring the Visual Image of University Circle**





Hardscape Patterns



Integrated Landscaping



Public Art



Light Fixtures



Wayfinding



Plaza Seating

**Place-making Elements and Ideas**





**Conceptual Rendering of Stokes Blvd. District**





Existing Library



**Proposed Site of New Cleveland Public Library –  
Martin Luther King Jr. Branch along Euclid Avenue**



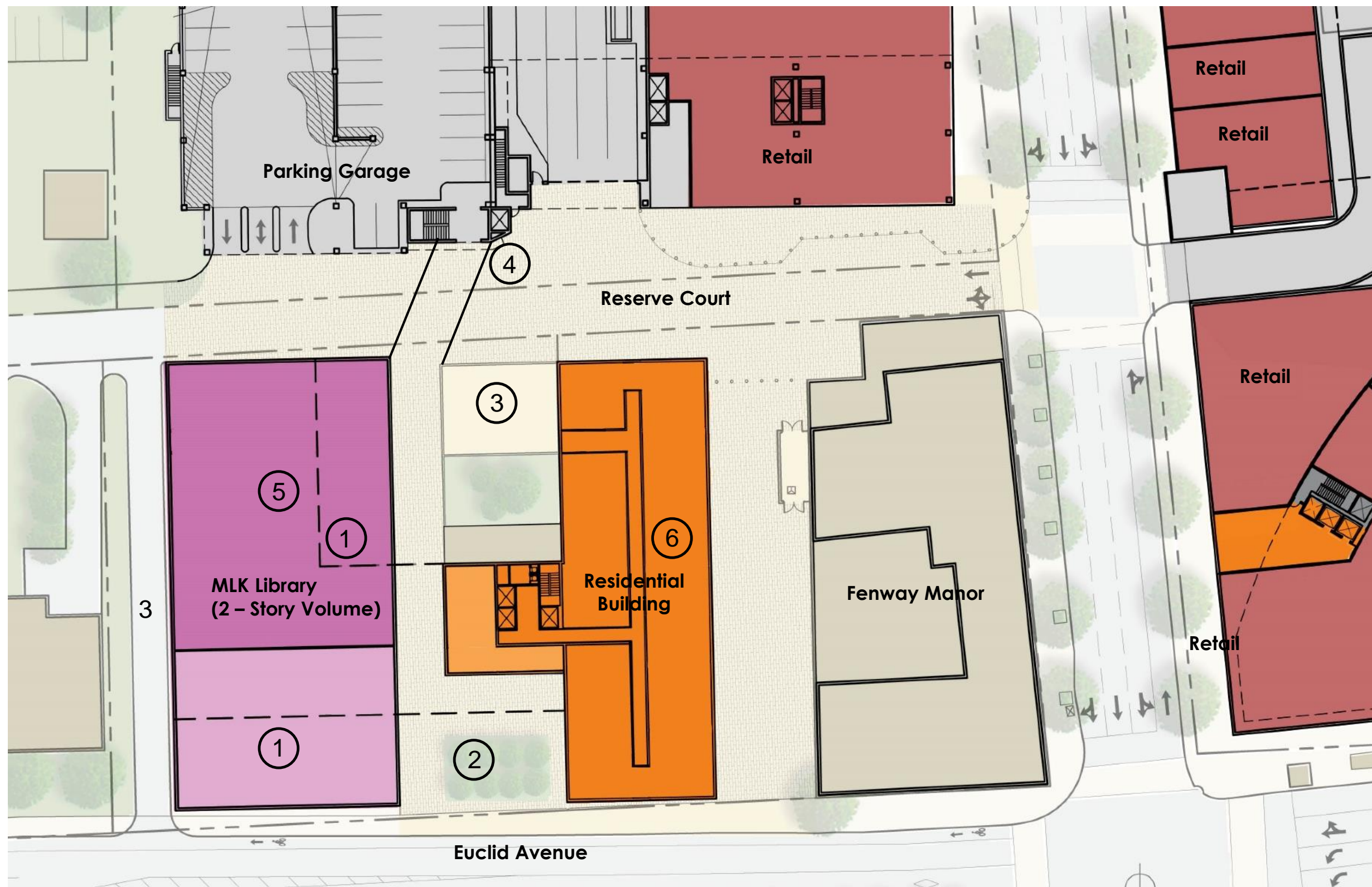


## Project Components And Amenities

1. Residential Building Above Setback for Library to Make Identifiable Statement
2. Crosswalk and Walkway to Entry
3. Library Drive – One-way South With Book Drop
4. Entrance Courtyard / Reading Garden
5. Service / Loading
6. Garage Elevator
7. Public Plaza
8. Potential Location Structural Supports to be determined
9. Residential Building to be 5 to 10 Stories

## Conceptual Urban Design Plan – Along Euclid Avenue Cleveland Public Library – MLK Branch





## Project Components And Amenities

1. Residential Building Above Setback for Library to Make Identifiable Statement
2. Entrance Courtyard / Reading Garden
3. Service / Loading
4. Garage Elevator
5. Potential Location Structural Supports to be determined
6. Residential Building to be 5 to 10 Stories

## Conceptual Urban Design Plan – Along Euclid Avenue Cleveland Public Library – MLK Branch





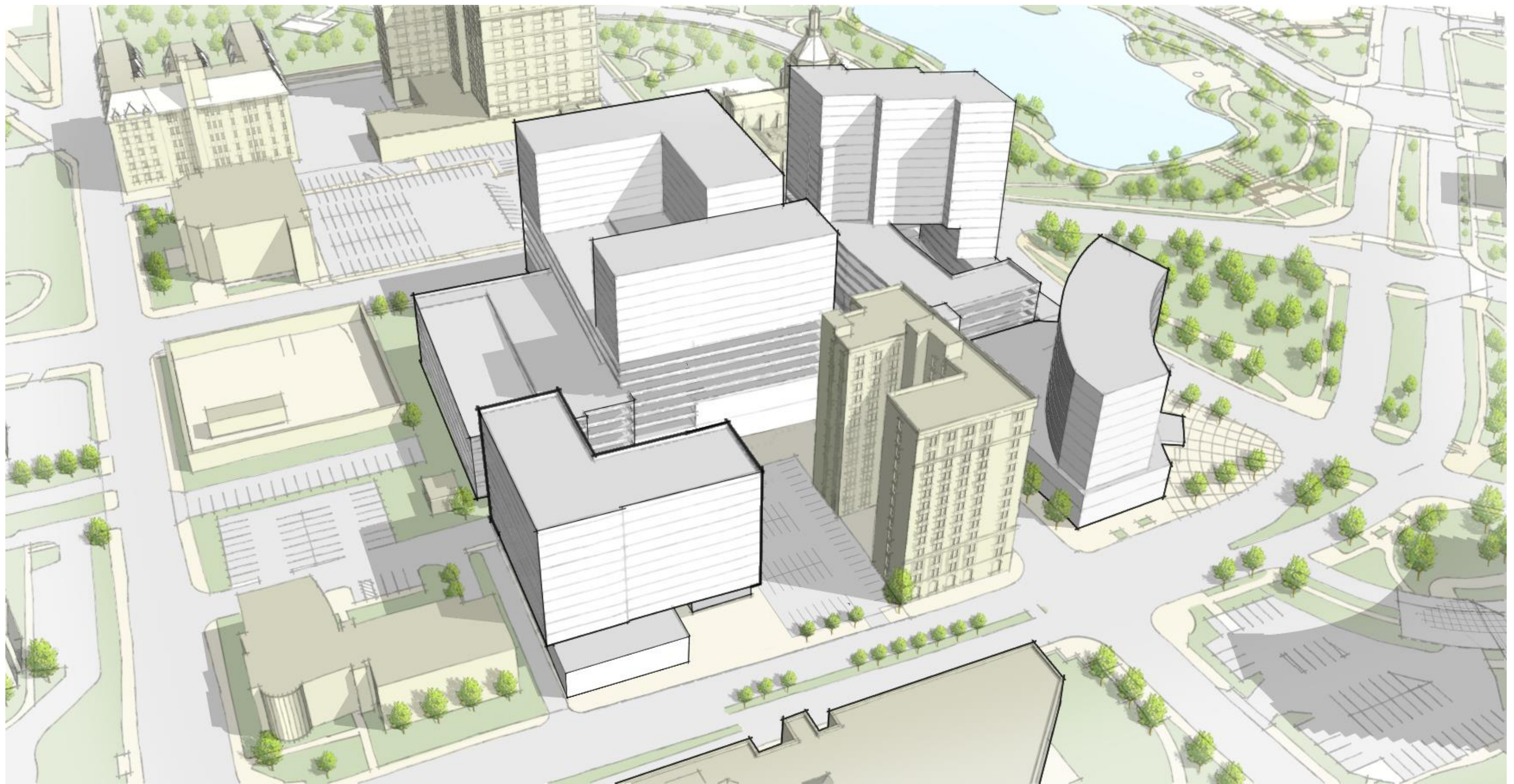
## Existing Aerial View Along Euclid Avenue Cleveland Public Library / Mixed-Use Development





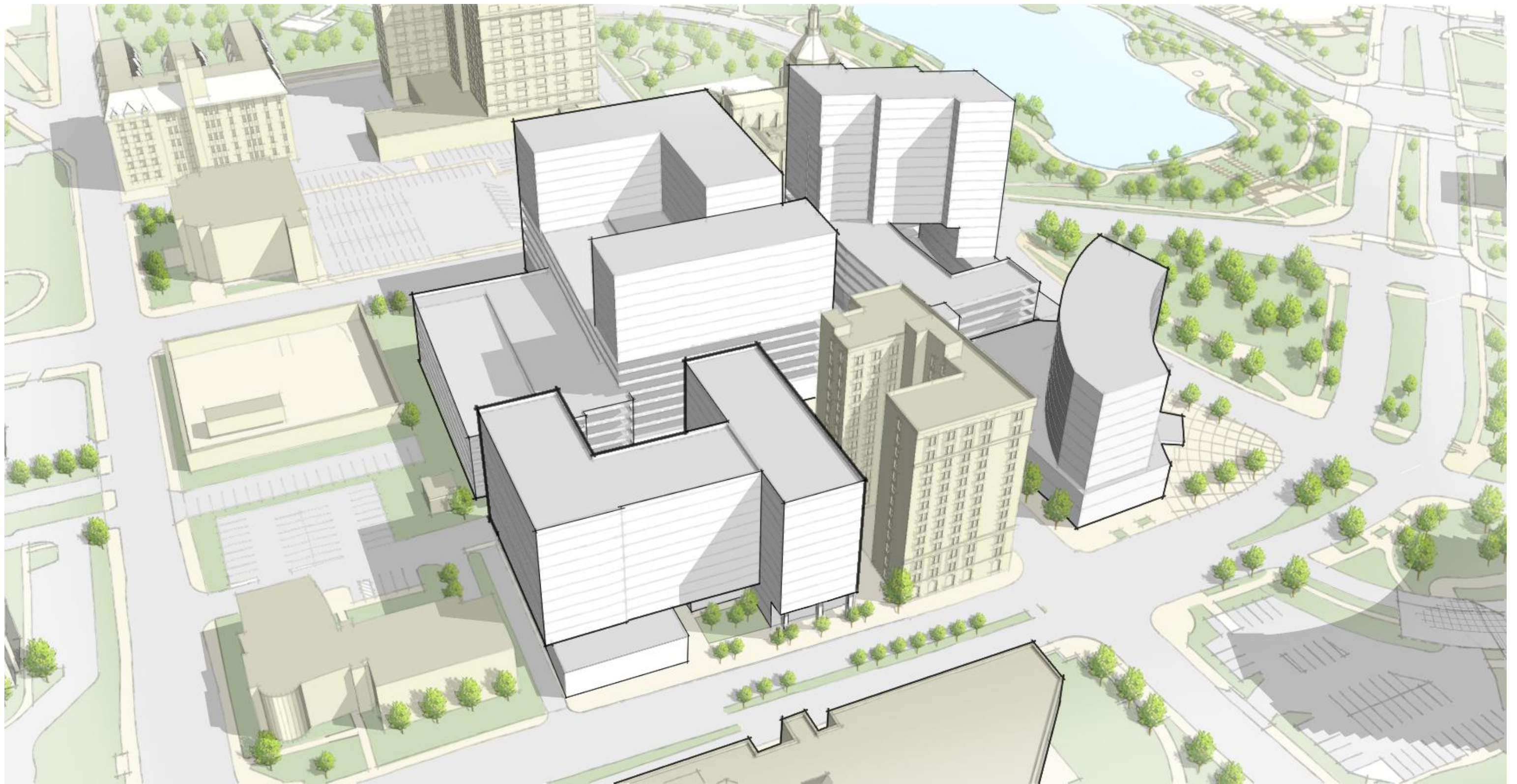
## Libraries in Mixed-Use Buildings - Precedents





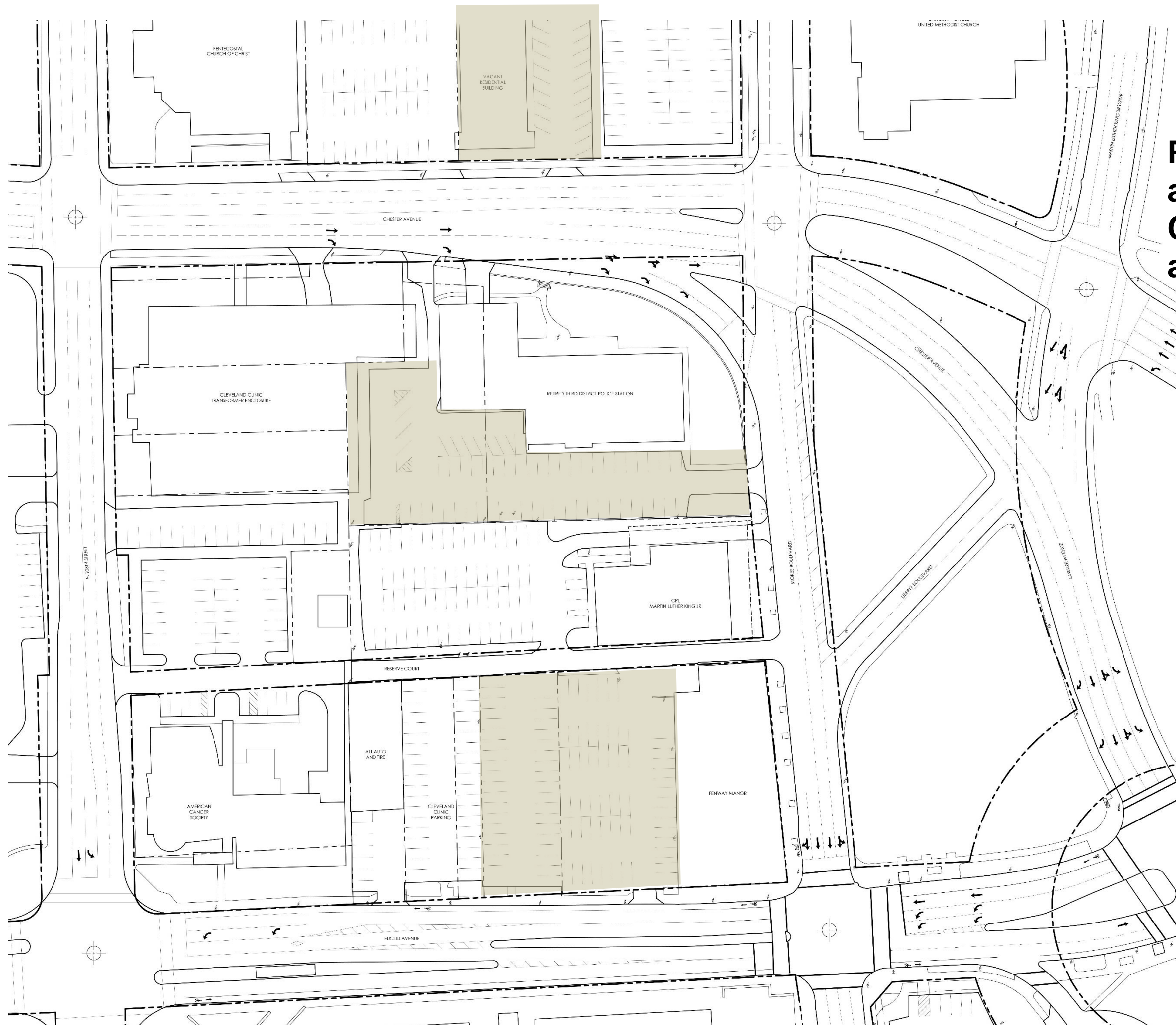
## **Conceptual Massing Study – Phase 1 Along Euclid Avenue Cleveland Public Library / Mixed-Use Development**





## **Conceptual Massing Study – With Phase 2 Along Euclid Avenue Cleveland Public Library / Mixed-Use Development**

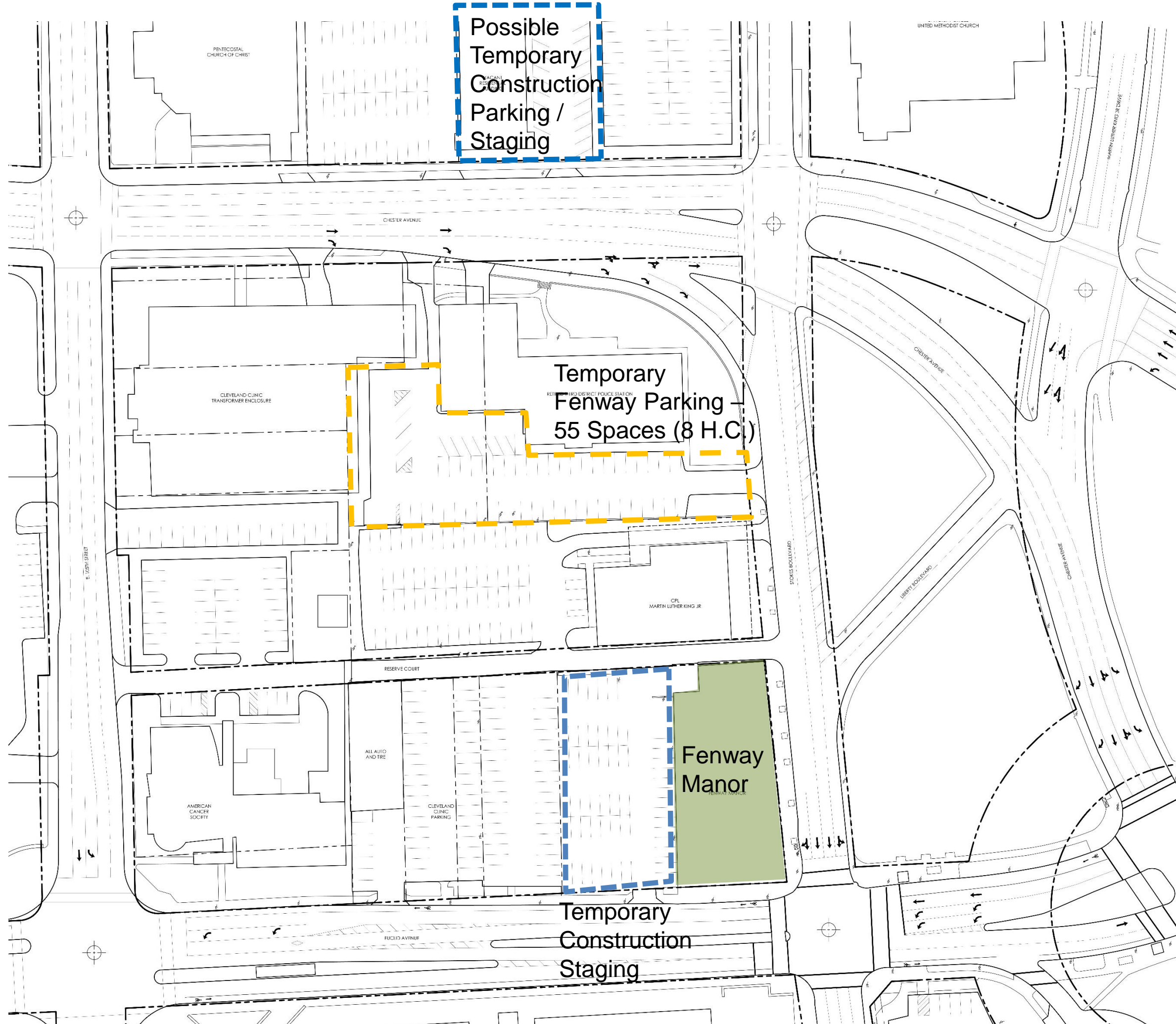




## Properties Controlled and Available for Construction Staging and Temporary Parking





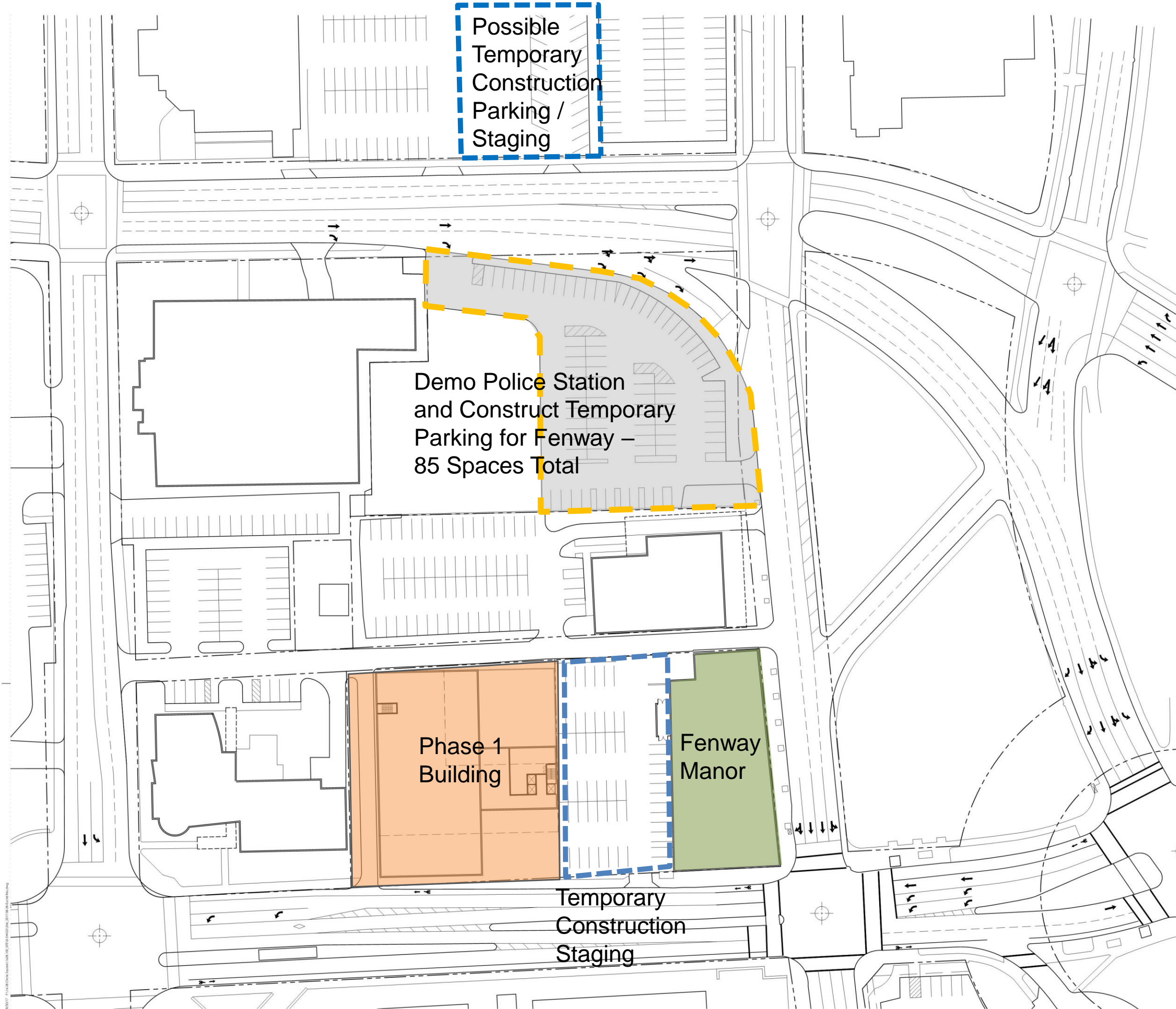


# CONSTRUCTION STAGE 1

**Prepare Site Areas, Temporary  
Fenway Parking and Construct  
Fenway Manor**





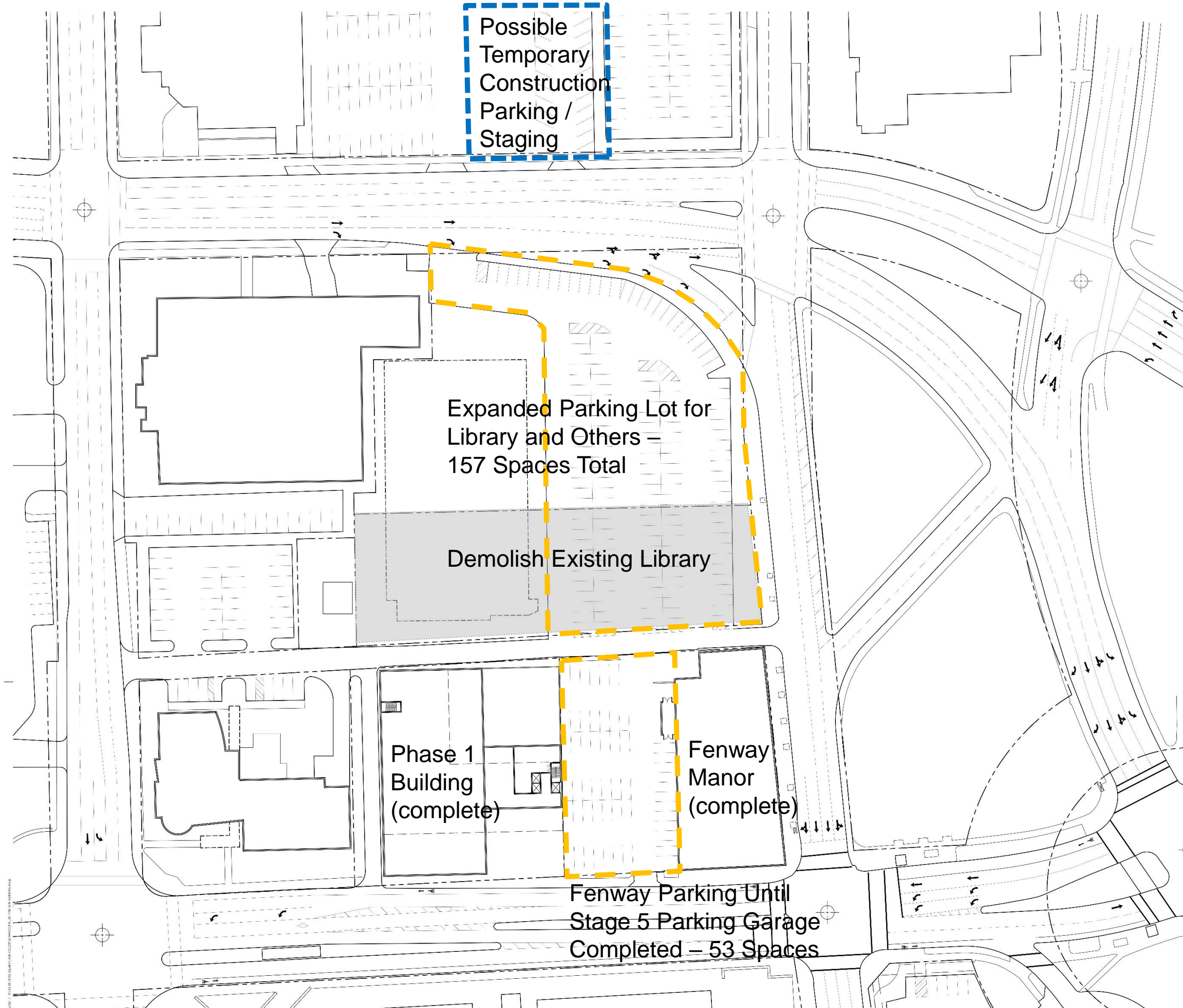


# CONSTRUCTION STAGE 2

**Demolish Police Station,  
Prepare Temporary Parking,  
and Construct Library and  
Phase 1 Residential Building**





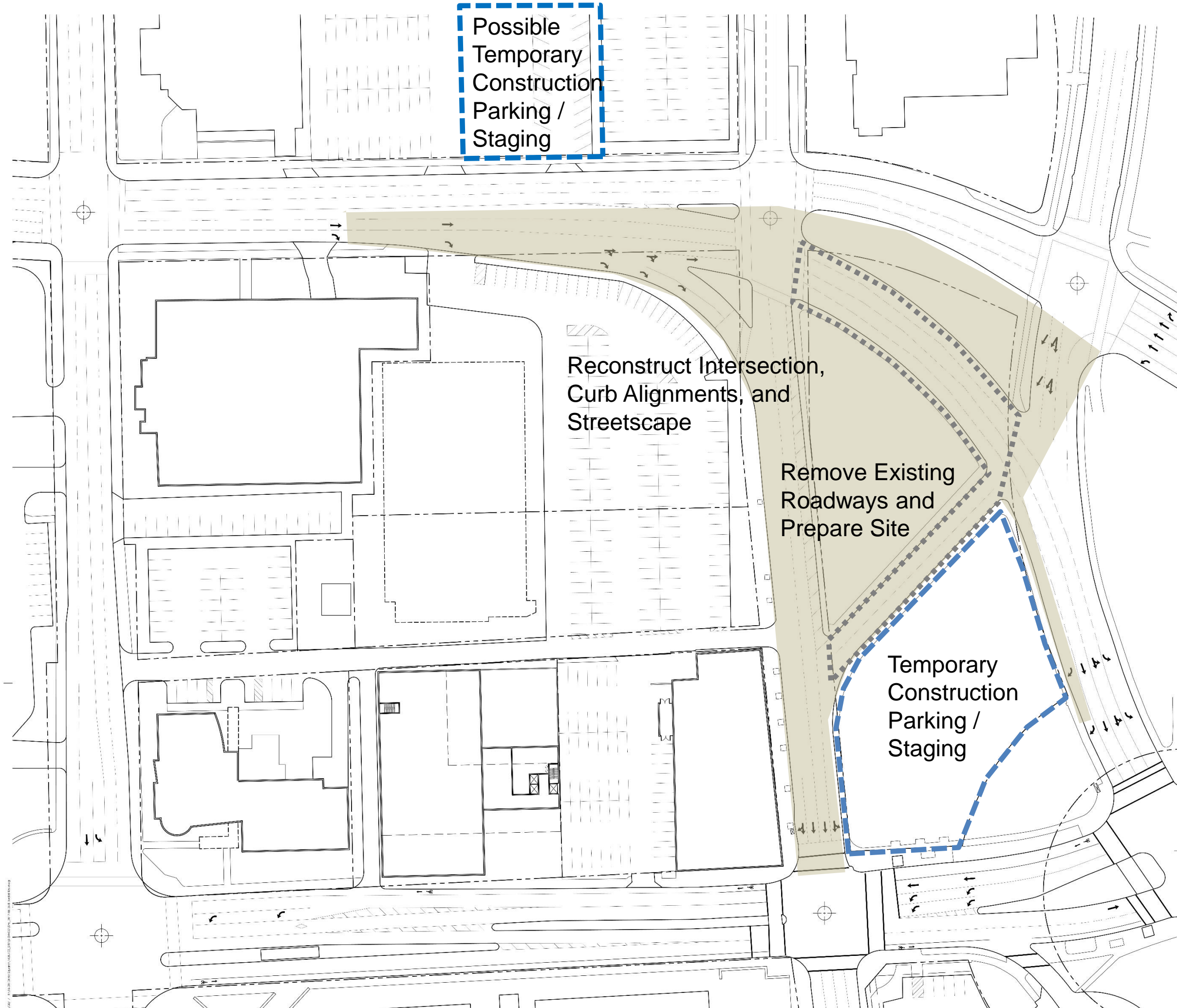


## CONSTRUCTION STAGE 3

**Relocate Fenway  
and Temporary Library  
Parking, and Demolish  
Existing Library Building**





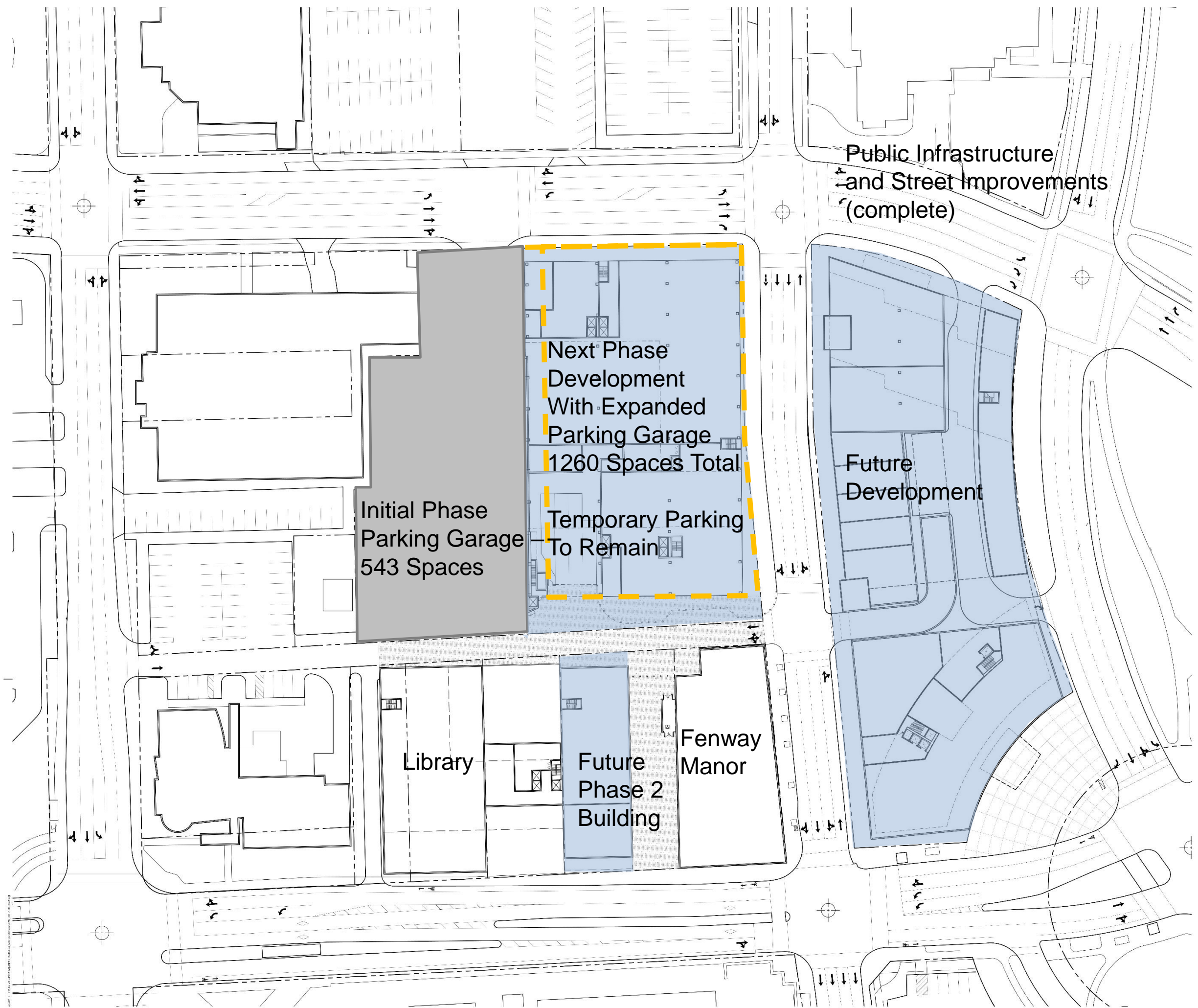


# CONSTRUCTION STAGE 4

**Public Infrastructure  
and Streetscape**







# CONSTRUCTION STAGE 5

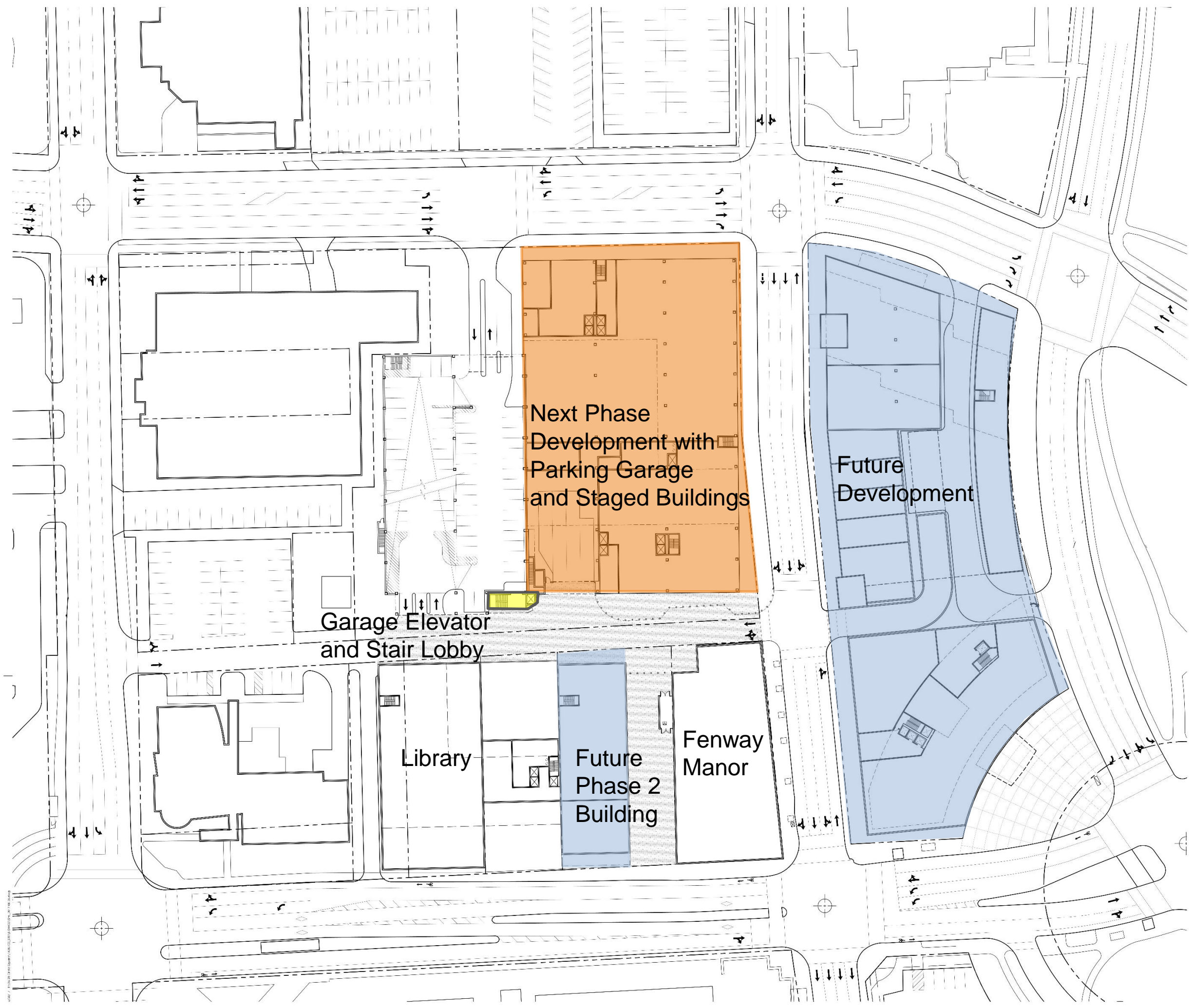
**Initial Phase Parking  
Garage Constructed**



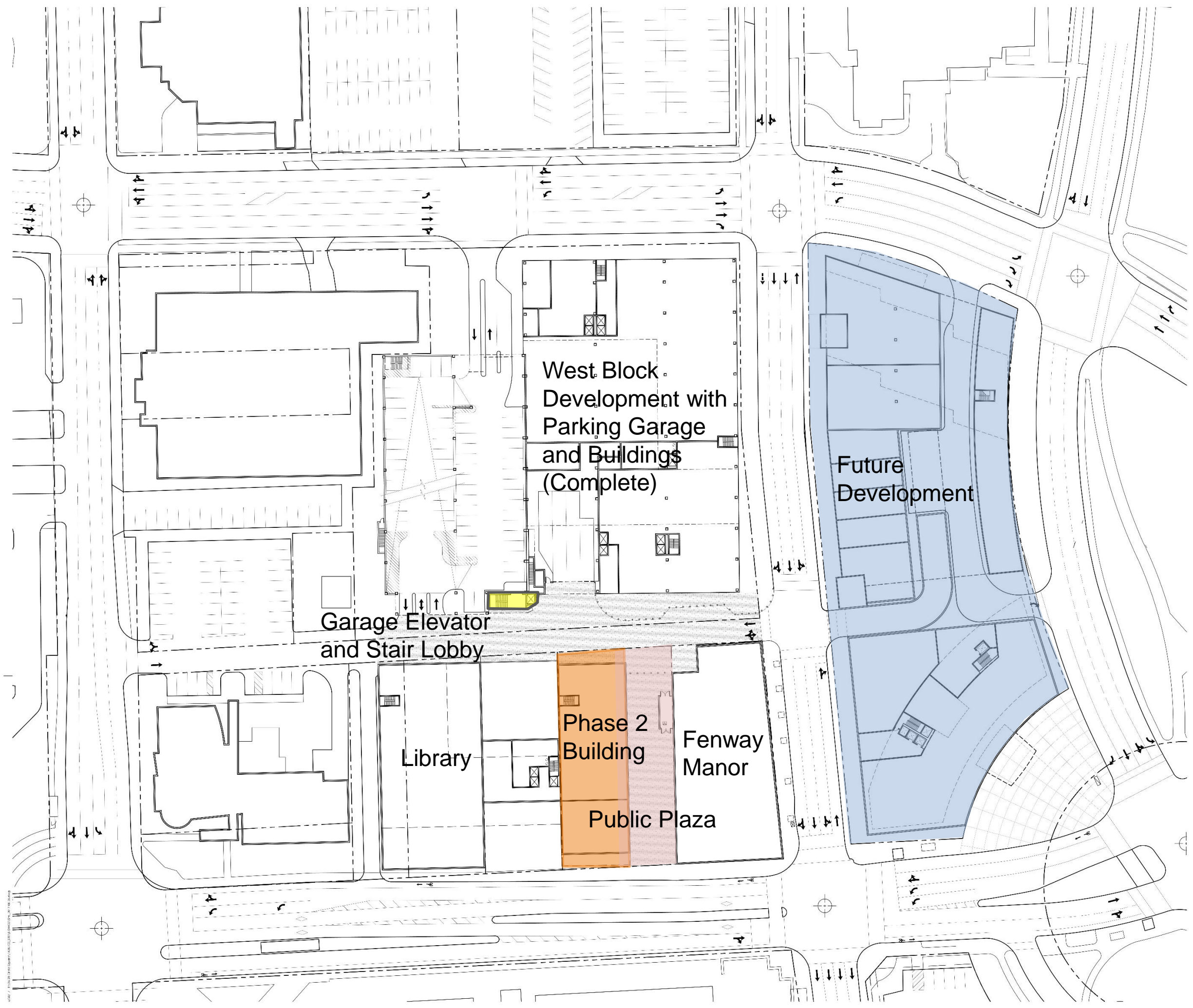


# CONSTRUCTION STAGE 6

**Construct West Block  
Parking Garage and Some  
Buildings with Fenway and  
Library Parking**







# CONSTRUCTION STAGE 7

**Construct Phase 2  
Building and Public Plaza**



# **Attachment D**

## **ZONING**

In addition to the regular zoning requirements, the project site is subject to a zoning overlay. The details for the area, height and use specifications and the overlay are listed below:

1. Area, Height and Use districts

Zoning Code	LLR-K5
Zoning Area District	K
Zoning Height District	5
Zoning Use District	Limited Retail Business

Link to Cleveland's zoning code:

[http://www.amlegal.com/codes/client/cleveland\\_oh/](http://www.amlegal.com/codes/client/cleveland_oh/)

2. Zoning Overlay

The Library has gone on the record with the City Planning Commission to indicate its intention to request variances from the requirements of the Urban Core Overlay District for the minimum building height (348.05(d)(3)(C)), the prohibition on a drive through lane if the design supports one (348.05(c)(2)), the 11 foot minimum for finished floor to finished ceiling, except for the first floor 348.05(3)(G)), and the prohibition on split-face concrete masonry units building materials (348.05(4)(E)).

**§ 348.05 Urban Core Overlay (UC) District**

(a) *Purpose.* The Urban Core Overlay (UC) District is established to foster the development of dense, vibrant, mixed-use neighborhoods that encourage a quality pedestrian experience. The UC achieves this goal for urban cores by setting forth requirements for consistent street walls, pedestrian-oriented building features, minimizing conflicts between vehicles and pedestrians, and screening of off-street parking and service areas.

(b) *Mapping.* The UC District may be overlaid on any zoning district where authorized by ordinance of Council. Areas designated as UC Districts are planned to be developed in accordance with the purpose set forth herein.

(c) *Use Regulations.* All uses permitted in the underlying zoning district shall be permitted in the UC District, except that the following uses as regulated below:

- (1) Open sales lots are prohibited;



(2) Any establishment served by a drive-through lane providing access to windows or other facilities at which food or merchandise can be ordered or picked up, or business can be transacted by a person in a motor vehicle is prohibited when accessed from a principal or secondary street frontage.

(d) *New Construction and Additions.*

(1) <i>Block Length.</i>		
A. Block length	500 ft. max.; No development shall cause a net increase in existing block length.	
B. Block perimeter	1,400 ft. max.	
C. Mid-block pedestrian connection or public alley	Block lengths over 400 ft.	
(2) <i>Setbacks.</i>		
A. Front yard depth; principal street frontage	Single-family, two-family, townhouse: 0 ft. min., 10 ft. max.	All other building types above the ground floor: 80% of frontage build-out: 0 ft. to 3 ft. max., or equivalent ground plane area 20% of frontage build-out: 12 ft. max., or equivalent ground plane area
B. Front yard depth; secondary street frontage	Single-family, two-family, townhouse: 0 ft. min., 6 ft. max.	All other building types above the ground floor: 80% of frontage build-out: 0 ft. to 3 ft. max., or equivalent ground plane area 20% of frontage build-out: 12 ft. max., or equivalent ground plane area
C. Interior side yard depth	0 ft. min.	
D. Rear yard depth	0 ft. min.	
(3) <i>Building Configuration.</i>		
A. Frontage build-out, principal and secondary street frontage	90% min.; the frontage build-out requirement may be met with a streetscreen, plaza, or square for up to 10% of the street frontage. Streetscreens shall be 3.5' in height min. Streetscreens screening non-active uses shall be 6' in height min. and shall have 50% opacity min.	
B. Active use; first-story	Required on 70% of each of the principal and secondary street frontages	
C. Building height	Minimum building height at actual setback shall be 1/2 the width of the street ROW on which the building fronts. (ex. where a building fronts a 60' right of way ROW, minimum building height shall be 30')	

	Maximum height shall be as regulated by the underlying Height District.		
D. Floor area ratio	No max.		
E. Entrances	Single-family, two-family, townhouse: Each first-story unit fronting a principal or secondary street shall provide a main pedestrian entrance to that principal or secondary street frontage.	Multi-family residential: Required: At least one main pedestrian entrance from a principal or secondary street frontage.	All other building types: Required: Each use fronting a principal or secondary street frontage shall provide a main pedestrian entrance to that frontage. Such entrance shall be recessed to prevent doors swinging over the ROW, including patio space in the ROW, under Section 3109.03.
F. Height of finished first floor above grade	First-story residential: 18 in. min., 5.5 ft. max, subject to increase of up to 3 ft. to accommodate slope across site. building lobby may be at 0 ft.	First-story non-residential: 0 ft. min.	
G. First-story height; non-residential, principal and secondary street frontages	11 ft. min. finished floor to finished ceiling		
(4) <i>Building Design Features.</i>			
A. First-story glazing, non-residential	60% min. of each of the principal and secondary street frontages between 3' and 8' above grade shall be transparent windows and doors		
B. First-story glazing, residential	30% min. of each of the principal and secondary street frontages between 3' and 8' above grade shall be transparent windows and doors		
C. First-story articulation; frontage build-out	One vertical break required at intervals not to exceed 60 ft. (ex. piers, columns, and/or 3" min. change in facade plane)		
D. Architectural articulation required: Balconies, bays, awnings, sunshades,	Single-family, two-family, townhouse: Required on 50% min. of all units facing each	All other building types: Not required.	

planter boxes, or similar	of the principal and secondary street frontages; Balconies, if used, shall be 1 ft. min. depth, and railings shall have minimum 30% transparency.		
E. Materials; principal and secondary street frontage	Single-family, two-family, townhouse: Glass in any dimension is permitted. All other materials shall be human-scaled, except materials used on building bases (up to 4 ft. above grade) may be larger in size. Prohibited: plain and split-face concrete masonry units, synthetic stucco, vinyl siding	All other building types: Prohibited: plain and split-face concrete masonry units, synthetic stucco, vinyl siding	
(5) <i>Parking, Loading and Garages.</i>			
A. Required parking	None		
B. Screening of surface parking, structured parking, and enclosed parking	Liner building or facade along principal and secondary street frontages that does not appear as a parking structure required. Height of liner building or facade shall be equal to or greater than the height of the parking structure, and no less than required by division (f)(3)C. building height. Frontage build-out of liner building or facade shall be equal to or greater than the width of the surface parking, structured parking, or enclosed parking it screens, less permitted access openings. Liner building shall meet all the requirements of any Overlay District in which it is located.		
C. Parking access, drives, garages, and service access  Where a secondary street frontage or alley abuts the property, no	Single-family, two-family: 10 ft. max. width/lot	Townhouse: Two-way traffic: 18 ft. width max. One-way traffic: 10 ft. width max.; 20 ft. max. aggregate width per frontage	All other building types: Max. single opening width: 24 ft. Max. opening height for service access: 14ft. Max. opening height

access is permitted on a principal street frontage			for parking entrance: 10 ft. Aggregate width of openings per development phase shall not exceed the number of street frontages of the development phase multiplied by 24 ft.
	Prohibited: Garage doors facing a principal street frontage		
	Alley: Unlimited		
D. Valet Zones	Shall not reduce existing sidewalk width, or shall maintain 8' min. through pedestrian sidewalk zone.		

(e) For purposes of this section, "principal street frontage" means the street line where the principal building entrance and address are located.

(f) The Commission may approve an application under this section with design and dimensional elements that are in accordance with the following standards when the site plans, color elevations, or other drawings demonstrate the proposed building configuration, design, or garage better meet the purpose of the Urban Core Overlay:

(1) Frontage build-out should not be less than sixty percent (60%) on each of the principal and secondary street frontages;

(2) Active use on the first-story should not be less than fifty percent (50%) on each of the principal and secondary street frontages;

(3) First-story non-residential glazing should not be less than fifty percent (50%) on each of the principal and secondary street frontages;

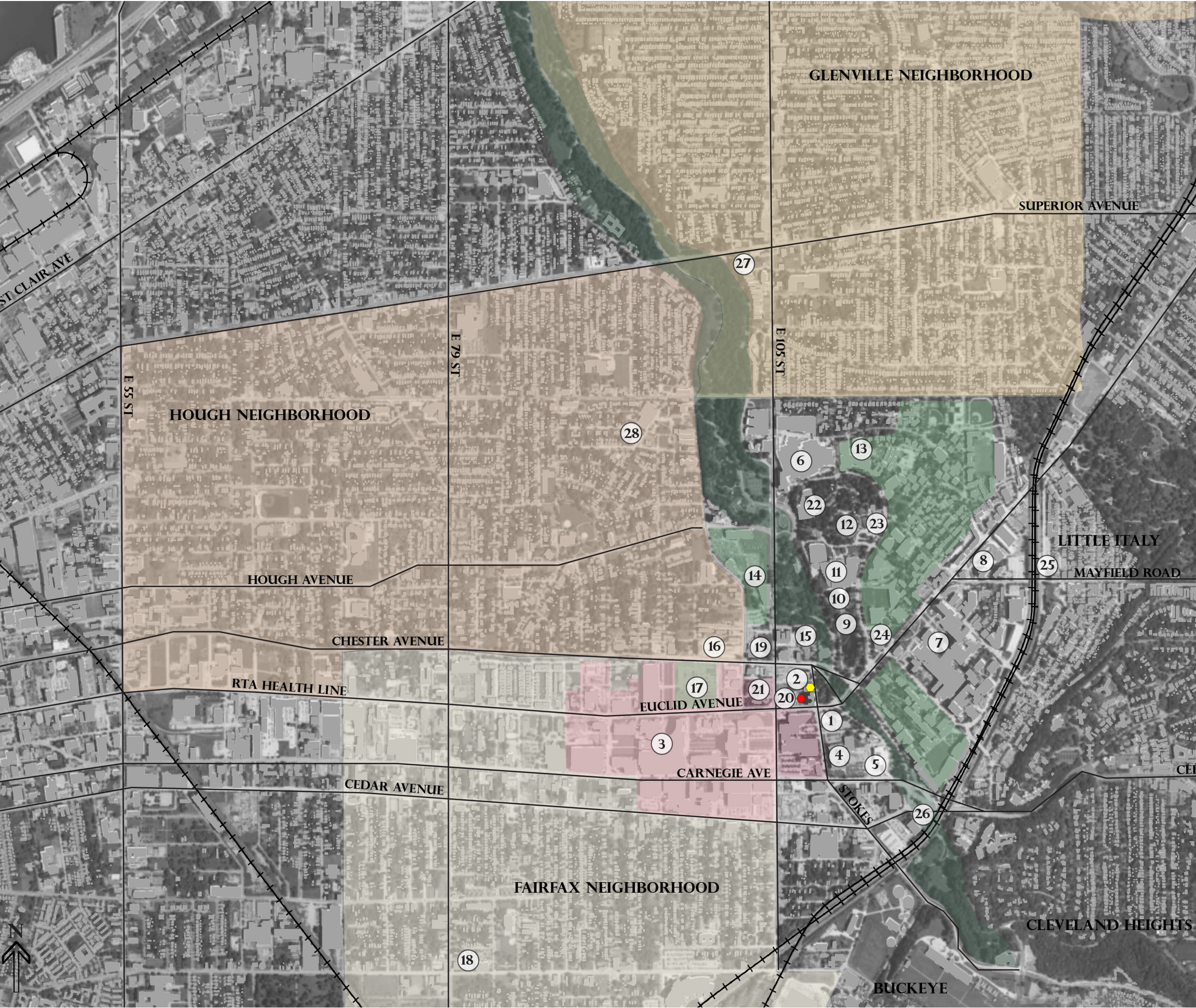
(4) Garage doors facing a principal or secondary street frontage for single-family, two-family and townhouse units should be no wider than ten (10) feet.

(Ord. No. 364-16. Passed 5-2-16, eff. 5-4-16)









**Attachment E**

**MAPS AND PICTURES**



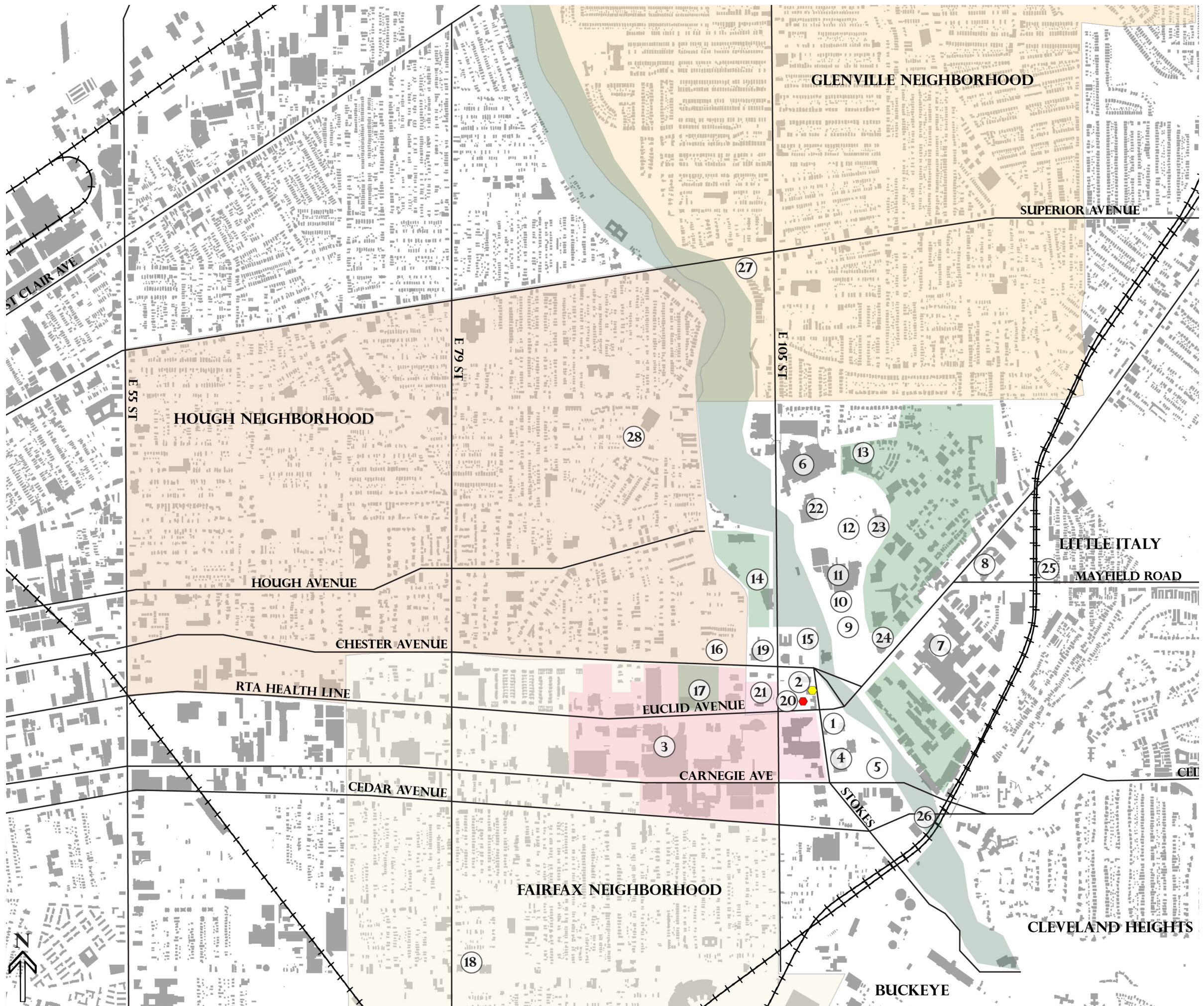


**LEGEND**









- |   |  |
|---|--|
|  GLENVILLE NEIGHBORHOOD  |  ROCKEFELLER PARK             |
|  HOUGH NEIGHBORHOOD      |  CWRU                         |
|  FAIREAX NEIGHBORHOOD    |  CLEVELAND CLINIC FOUNDATION  |
|  NEW MLK BRANCH BUILDING |  EXISTING MLK BRANCH BUILDING |

- ① ONE UNIVERSITY CIRCLE
- ② CIRCLE SQUARE
- ③ CLEVELAND CLINIC FOUNDATION
- ④ JOHN HAY HIGH SCHOOL
- ⑤ CLEVELAND SCHOOL OF THE ARTS
- ⑥ VA HOSPITALS
- ⑦ UNIVERSITY HOSPITALS
- ⑧ UPTOWN
- ⑨ CMA FINE ARTS GARDEN & LAGOON
- ⑩ CWRU NORD FAMILY GREENWAY
- ⑪ CLEVELAND MUSEUM OF ART
- ⑫ WADE OVAL
- ⑬ WESTERN RESERVE HISTORICAL SOCIETY
- ⑭ CWRU WEST CAMPUS & MALTZ PERFORMING ARTS CENTER
- ⑮ JUDSON MANOR
- ⑯ INNOVA AND UPPER CHESTER
- ⑰ CWRU HEALTH EDUCATION CAMPUS
- ⑱ KARAMI HOUSE
- ⑲ CLEVELAND SIGHT CENTER
- ⑳ AMERICAN CANCER SOCIETY
- ㉑ RONALD McDONALD HOUSE
- ㉒ CLEVELAND MUSEUM OF NATURAL HISTORY
- ㉓ CLEVELAND BOTANICAL GARDEN
- ㉔ SEVERANCE HALL
- ㉕ RTA RED LINE CEDAR UNIVERSITY STATION
- ㉖ RTA RED LINE LITTLE ITALY UNIVERSITY CIRCLE STATION
- ㉗ LANGSTON HUGHES LIBRARY
- ㉘ HOUGH BRANCH LIBRARY





**LEGEND**









- |   |  |
|---|--|
|  GLENVILLE NEIGHBORHOOD  |  ROCKEFELLER PARK             |
|  HOUGH NEIGHBORHOOD      |  CWRU                         |
|  FAIRFAX NEIGHBORHOOD    |  CLEVELAND CLINIC FOUNDATION  |
|  NEW MLK BRANCH BUILDING |  EXISTING MLK BRANCH BUILDING |

- ① ONE UNIVERSITY CIRCLE
- ② CIRCLE SQUARE
- ③ CLEVELAND CLINIC FOUNDATION
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- ㉘ HOUGH BRANCH LIBRARY



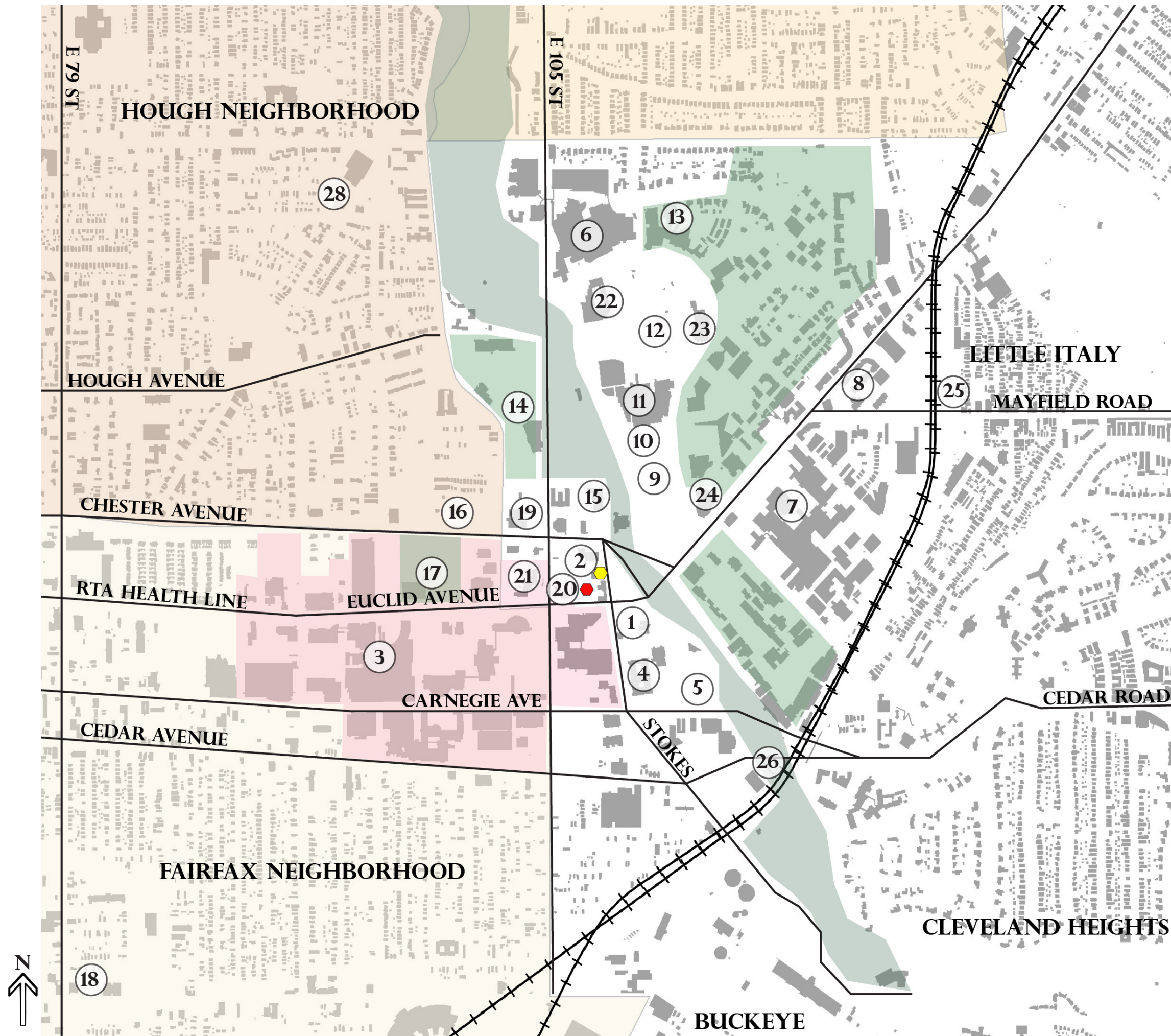


**LEGEND**

- |   |  |
|---|--|
|  GLENVILLE NEIGHBORHOOD  |  ROCKEFELLER PARK             |
|  HOUGH NEIGHBORHOOD      |  CWRU                         |
|  FAIRFAX NEIGHBORHOOD    |  CLEVELAND CLINIC FOUNDATION  |
|  NEW MLK BRANCH BUILDING |  EXISTING MLK BRANCH BUILDING |

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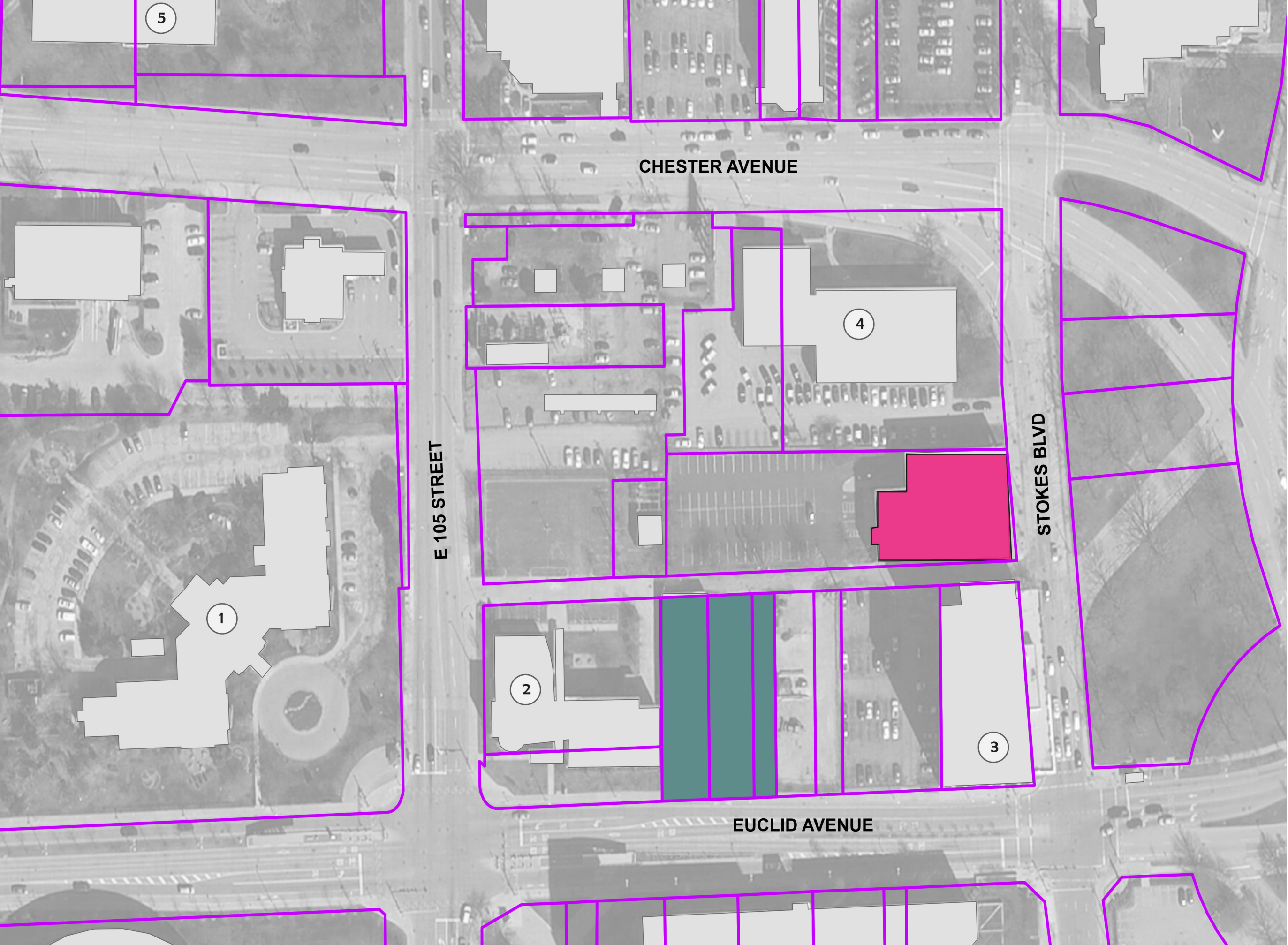




**LEGEND**

- |                         |                              |
|-------------------------|------------------------------|
| GLENVILLE NEIGHBORHOOD  | ROCKEFELLER PARK             |
| HOUGH NEIGHBORHOOD      | CWRU                         |
| FAIRFAX NEIGHBORHOOD    | CLEVELAND CLINIC FOUNDATION  |
| NEW MLK BRANCH BUILDING | EXISTING MLK BRANCH BUILDING |
- 
- |   |   |
|---|---|
| ① | ONE UNIVERSITY CIRCLE                               |
| ② | CIRCLE SQUARE                                       |
| ③ | CLEVELAND CLINIC FOUNDATION                         |
| ④ | JOHN HAY HIGH SCHOOL                                |
| ⑤ | CLEVELAND SCHOOL OF THE ARTS                        |
| ⑥ | VA HOSPITALS  |
| ⑦ | UNIVERSITY HOSPITALS                                |
| ⑧ | UPTOWN  |
| ⑨ | CMA FINE ARTS GARDEN & LAGOON                       |
| ⑩ | CWRU NORD FAMILY GREENWAY                           |
| ⑪ | CLEVELAND MUSEUM OF ART                             |
| ⑫ | WADE OVAL   |
| ⑬ | WESTERN RESERVE HISTORICAL SOCIETY                  |
| ⑭ | CWRU WEST CAMPUS & MALTZ PERFORMING ARTS CENTER     |
| ⑮ | JUDSON MANOR  |
| ⑯ | INNOVA AND UPPER CHESTER                            |
| ⑰ | CWRU HEALTH EDUCATION CAMPUS                        |
| ⑱ | KARAMU HOUSE  |
| ⑲ | CLEVELAND SIGHT CENTER                              |
| ⑳ | AMERICAN CANCER SOCIETY                             |
| ㉑ | RONALD McDONALD HOUSE                               |
| ㉒ | CLEVELAND MUSEUM OF NATURAL HISTORY                 |
| ㉓ | CLEVELAND BOTANICAL GARDEN                          |
| ㉔ | SEVERANCE HALL                                      |
| ㉕ | RTA RED LINE CEDAR UNIVERSITY STATION               |
| ㉖ | RTA RED LINE LITTLE ITALY UNIVERSITY CIRCLE STATION |
| ㉗ | LANGSTON HUGHES LIBRARY                             |
| ㉘ | HOUGH BRANCH LIBRARY                                |

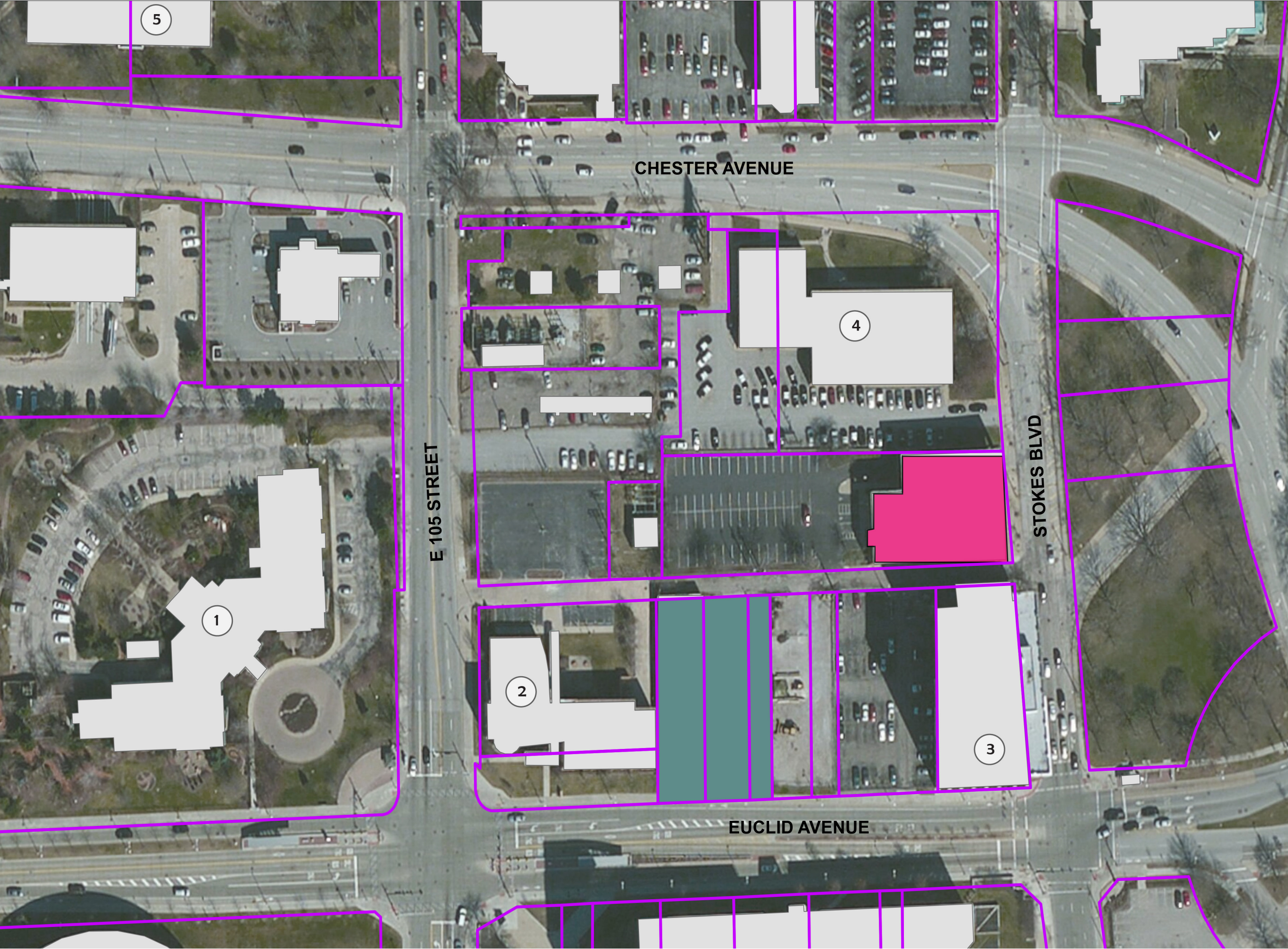




- LEGEND**
- EXISTING MLK BRANCH BUILDING
  - NEW MLK BRANCH BUILDING
  - PARCELS
  - 1 RONALD McDONALD HOUSE
  - 2 AMERICAN CANCER SOCIETY
  - 3 FENWAY MANOR
  - 4 CIRCLE SQUARE
  - 5 CLEVELAND SIGHT CENTER







**LEGEND**

EXISTING MLK BRANCH BUILDING

NEW MLK BRANCH BUILDING

BUILDINGS

PARCELS

1

 RONALD McDONALD HOUSE

2

 AMERICAN CANCER SOCIETY

3

 FENWAY MANOR

4

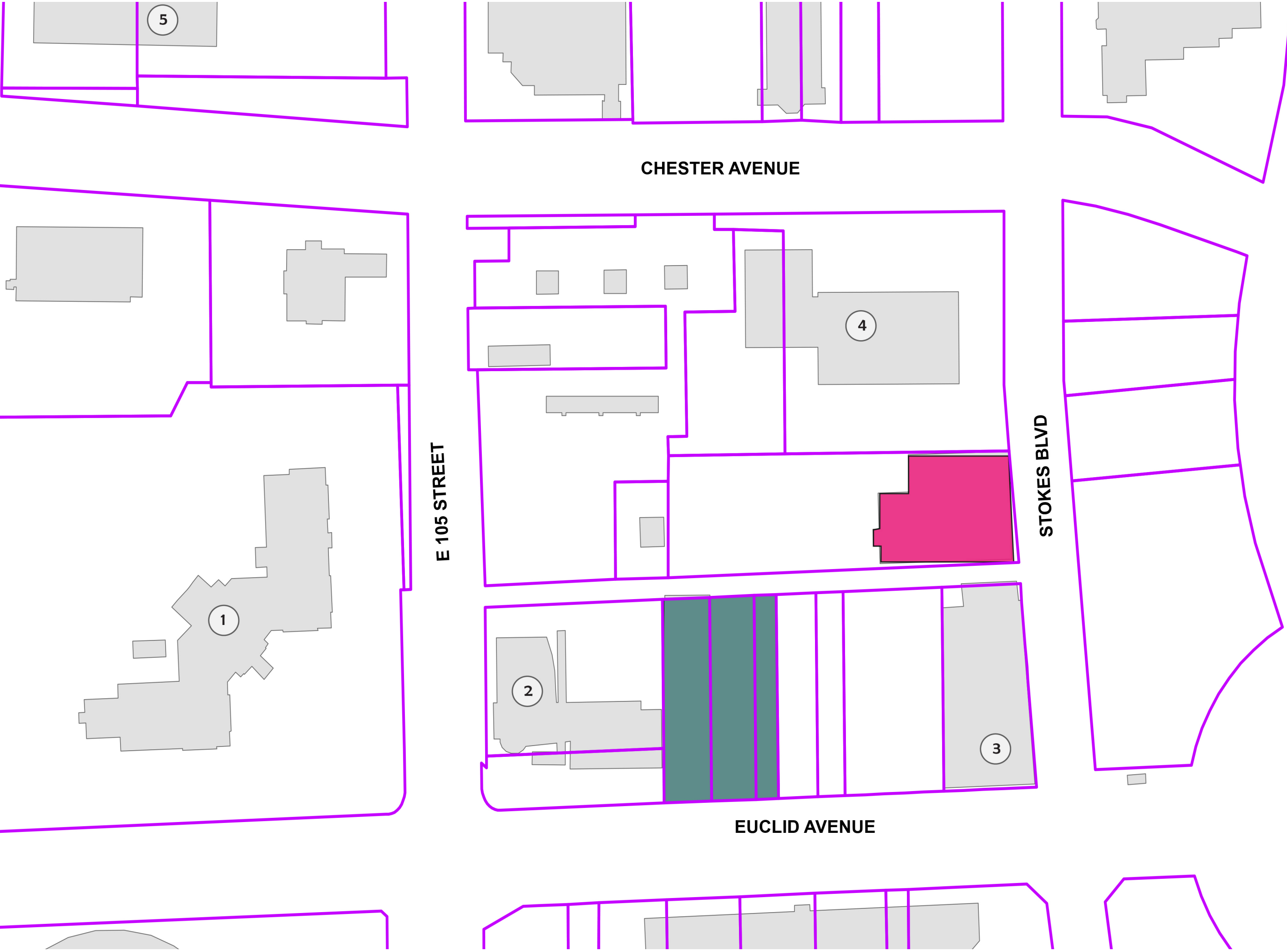
 CIRCLE SQUARE

5

 CLEVELAND SIGHT CENTER

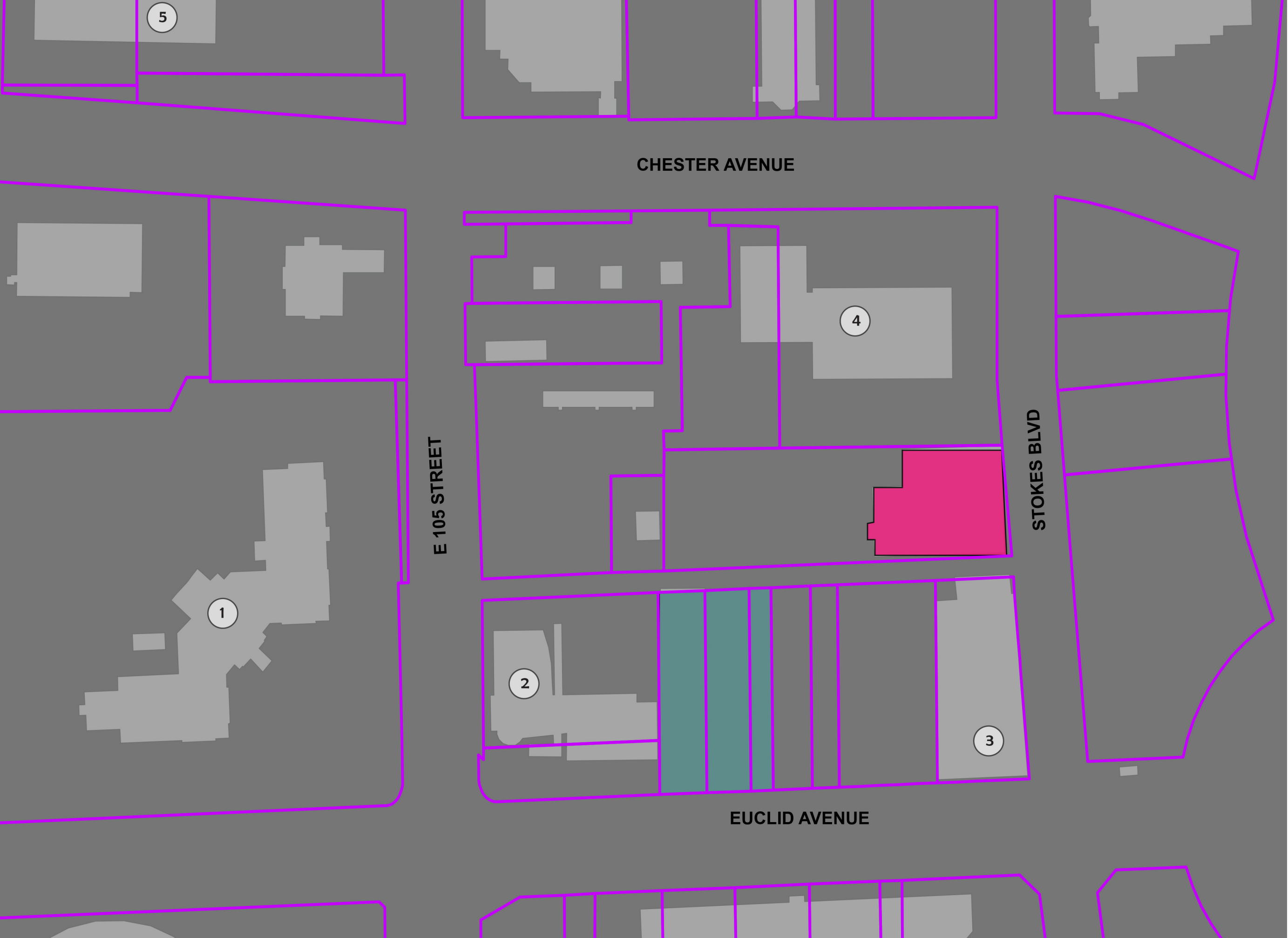






- LEGEND**
- EXISTING MLK BRANCH BUILDING
  - NEW MLK BRANCH BUILDING
  - BUILDINGS
  - PARCELS
  - 1 RONALD McDONALD HOUSE
  - 2 AMERICAN CANCER SOCIETY
  - 3 FENWAY MANOR
  - 4 CIRCLE SQUARE
  - 5 CLEVELAND SIGHT CENTER

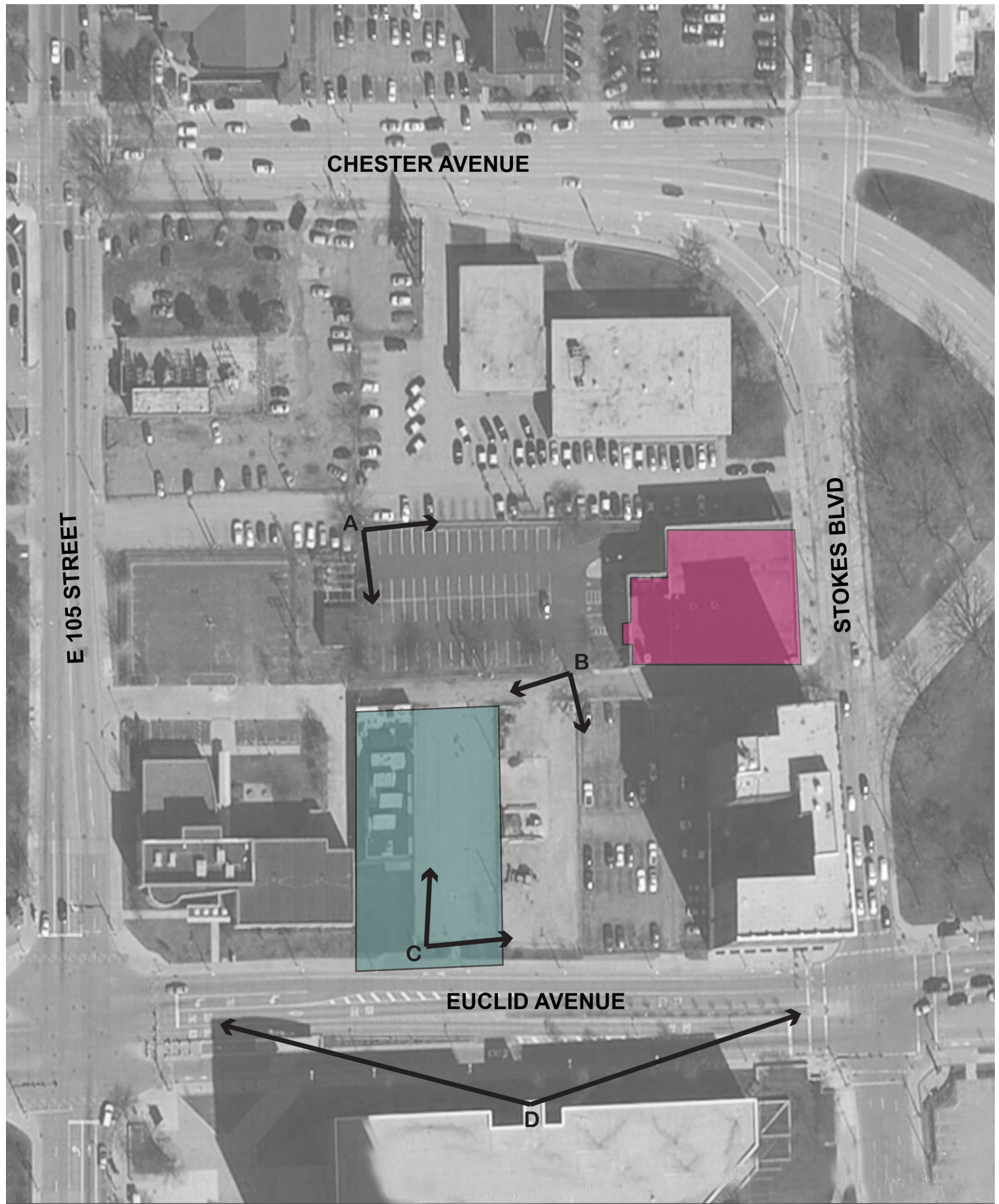




- LEGEND**
- EXISTING MLK BRANCH BUILDING
  - NEW MLK BRANCH BUILDING
  - BUILDINGS
  - PARCELS
  - 1 RONALD McDONALD HOUSE
  - 2 AMERICAN CANCER SOCIETY
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View A



View B



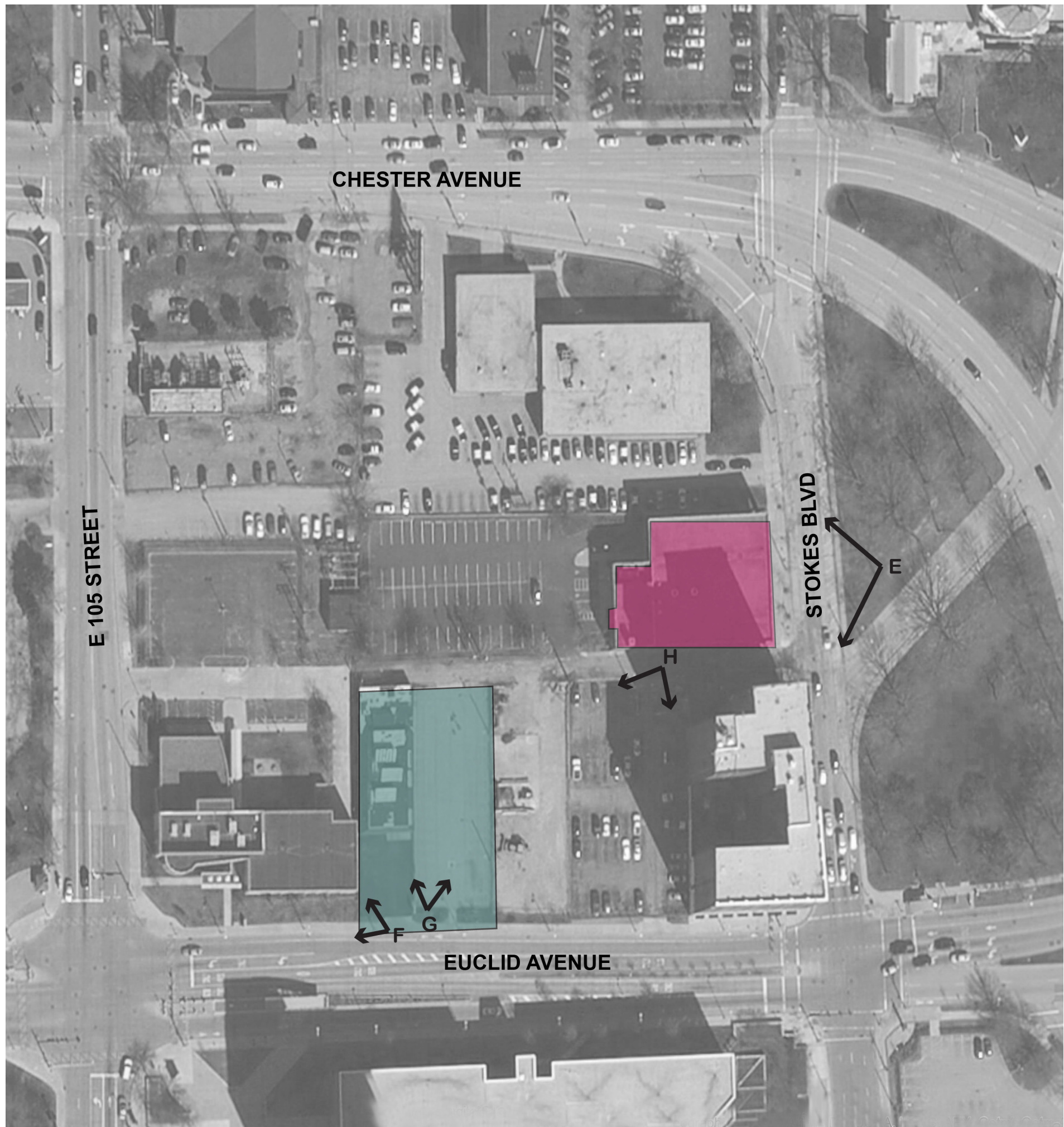
View C



View D







View E



View F



View G



View H

