



SEATTLE PUBLIC LIBRARY UNIVERSITY BRANCH RENOVATION

*** 1. PROJECT OBJECTIVES**

2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

- ENERGY AND EGRESS CODE
- WEST WING EXTERIOR WALL REBUILDS
- ENTRANCES, OPENINGS, & MATERIALS
- EXTERIOR TRASH ENCLOSURE

APPENDIX (PREVIOUS ARC BRIEFINGS)

2019 “LIBRARIES FOR ALL” LEVY

- RENEWAL OF 2012 LIBRARY LEVY
 - MAINTAIN/EXPAND COLLECTIONS + SERVICES
-

PROJECT GOALS

- IMPROVE LIFE SAFETY
- IMPROVE ACCESSIBILITY
- INSTALL ELEVATOR
- MEET LEED GOLD (ELECTRIFICATION)
- EXPAND PROGRAM & SERVICES

EXPANDED PROGRAM + SERVICES

- ADD MEETING/STUDY ROOMS
- INCREASE COMPUTER & RESTROOM ACCESS
- MAINTAIN EXISTING COLLECTIONS

PUBLIC + STAFF SAFETY

- IMPROVE INTERNAL SIGHT LINES
- PROVIDE ADDITIONAL EMERGENCY EXIT

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APPENDIX (PREVIOUS ARC BRIEFINGS)

BUILDING HISTORY + EXISTING CONDITIONS

PROPERTY CONTEXT + LANDMARK CONTROLS

PROPERTY DATA

Property Name:	University Public Library
Site Address:	5009 Roosevelt Way Northeast
	Seattle, WA 98105
Tax Assessor’s File No.:	0825049041
Construction Date:	1910
Original Architect:	Somerville & Côté
Original Builder:	Unknown
Landmark Designation:	2001

NEIGHBORHOOD BUILDINGS

Nearby City of Seattle Landmarks buildings within a quarter-mile radius include the following:

1. Church of the Blessed Sacrament, 1910
5041 9th Avenue
2. University Library, 1909
5009 Roosevelt Way NE
3. Fire Station #17, 1929
1050 NE 50th Street

LANDMARK CONTROLS

- Site
- Exterior of building
- Interior of main floor (excludes lower floor)
- Excludes coverings and movable furniture

CHANGES TO ORIGINAL BUILDING

- | | |
|-------------|---|
| 1933 | Light Fixtures altered with Pittsburgh reflectors |
| 1951 | New oil burner |
| 1951 | Light installed over front entrance |
| 1954 | Lights improved |
| 1955 | Railings installed on interior and exterior stairs at entrances, 17 car parking lot |
| 1956 | Installation of natural gas heating plant |
| 1961 | Alter building per plan by architects Durham Anderson & Freed |
| 1982 | New conduit, wire service for library remodel |
| 1983 | Structural bracing of masonry gable ends and chimney to existing library building |
| 1984 | Alter existing library per plans, install fire alarm system, install lighting |
| 1987 | Construct accessibility ramp, provide new wiring, and seismic and system upgrading |
| 1999 | Install 20 AMP circuit to run existing sump pump |
| 2001 | Landmarks designation |
| 2015 | Window repairs |
| 2016 | Exterior fence, accessibility ramp and parking, and exterior handrail lighting |
| 2017 | Window repairs, lower floor power operated door |



BUILDING HISTORY + EXISTING CONDITIONS

SUMMARY

DESCRIPTION

The Seattle University Branch Library is one of six remaining Carnegie Libraries operated by Seattle Public Libraries. Designed by architects Somervell & Côté, library was constructed in 1908 and first opened in 1910. The architectural style of the University Library is Neo-Classical, with a formal grand entrance and bilateral symmetry. The building's two-story structure was typical for its era, and combined a number of systems and materials. It is considered an unreinforced masonry (URM) building, constructed of reinforced concrete framing with hollow clay tile infill, and finished with cement stucco. Some Mediterranean influence is indicated in the stucco cladding, glazed terra cotta roof tile, and exposed rafter ends. The regular, symmetrical fenestration pattern is characterized by openings with a strong vertical proportion.

The library is located at 5009 Roosevelt Way NE, just north of the City of Seattle in the University District neighborhood. The site is a rectangular corner lot, bounded by Roosevelt Way NE on the east, NE 50th Street on the south, and 9th Ave NE on the west. The building is centrally located within the site, which slopes steeply downward to the east to meet the sidewalk at Roosevelt Way NE. The main entrance faces east with a central, ascending monumental stair. A paved parking lot is located at the west (rear) of the building. The surrounding area is characterized by a diverse mix of residential neighborhoods and commercial businesses.

PROJECT SCOPE

The building does not meet current or pending seismic performance criteria, and the building's Carnegie design and its site relationship presents challenges to providing universal and equitable access. The branch now faces the challenge of serving an increasingly diverse range of patrons while adapting to new norms of learning, research, and public service. While the primary project goals of this project are seismic, accessibility, and energy code compliance, the size and scale of the scope creates the opportunity for a complete building and site renovation to improve the user and staff experience.



UNIVERSITY BRANCH 1910



UNIVERSITY BRANCH 1931

BUILDING HISTORY + EXISTING CONDITIONS

EXISTING PHOTOS - EXTERIOR



EAST ELEVATION (MAIN ENTRY)



SOUTHEAST SITE + FACADE



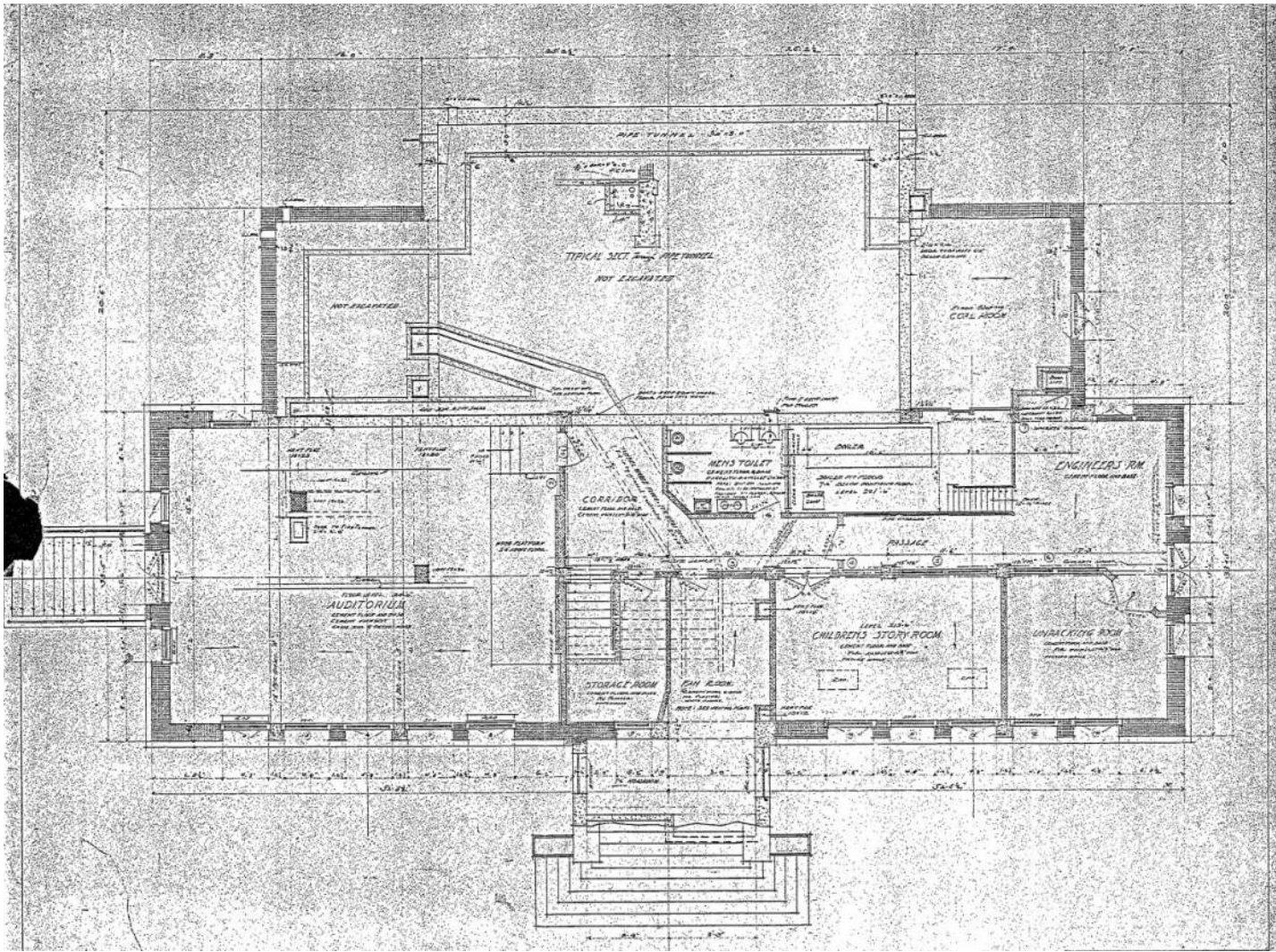
SOUTHWEST ENTRY



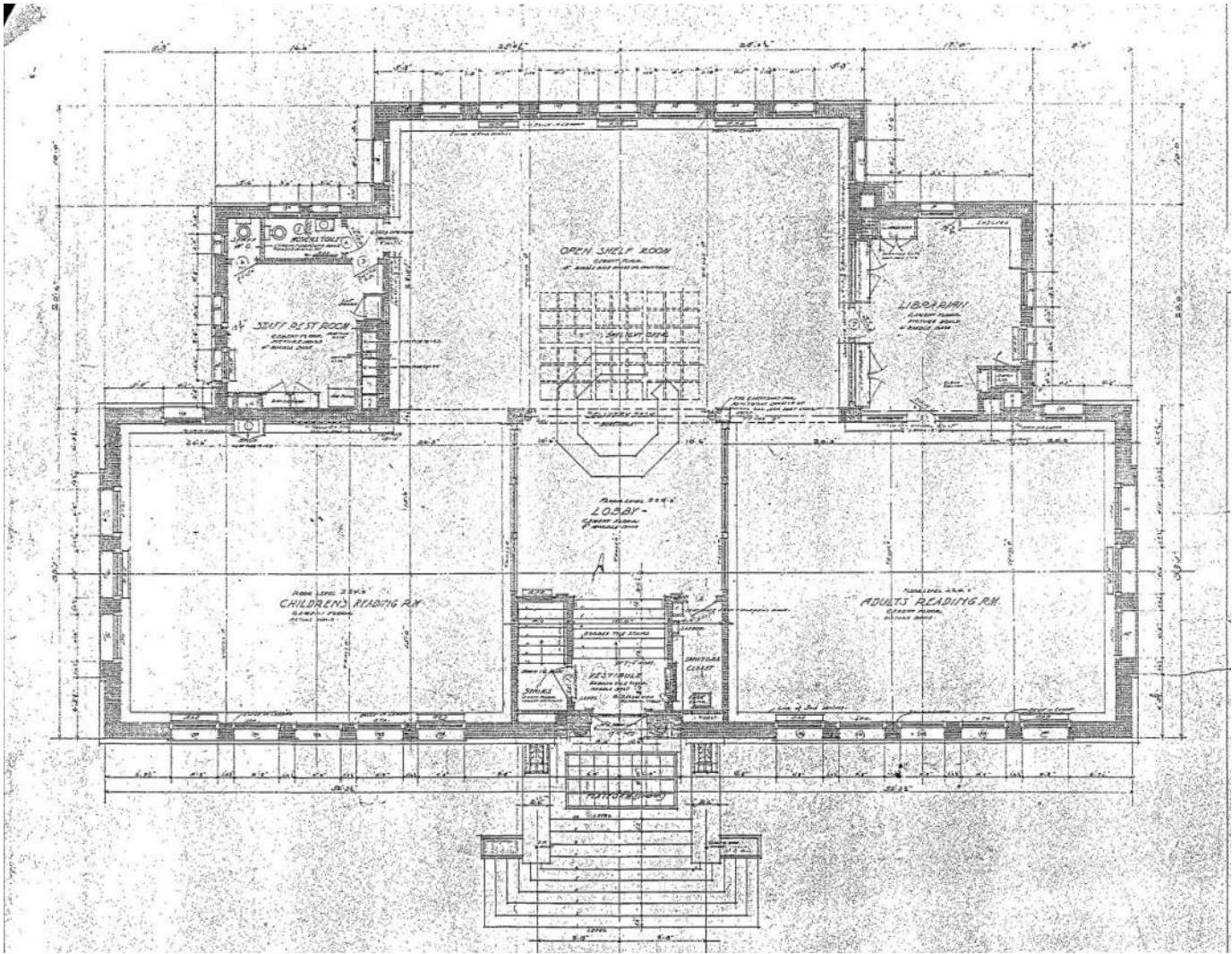
NORTHEAST SITE + FACADE

BUILDING HISTORY + EXISTING CONDITIONS

ORIGINAL DRAWINGS



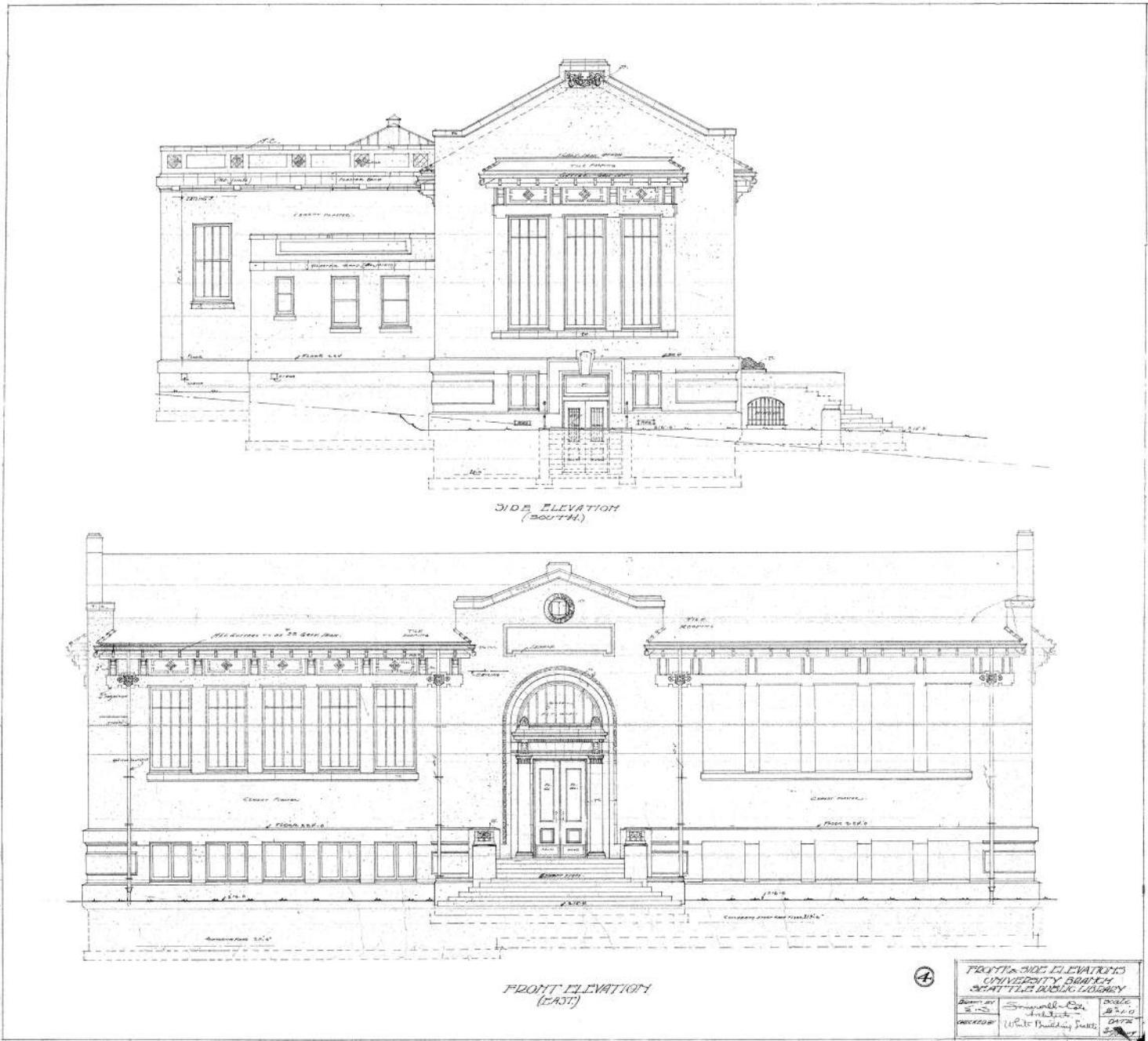
BASEMENT (LOWER LEVEL) PLAN



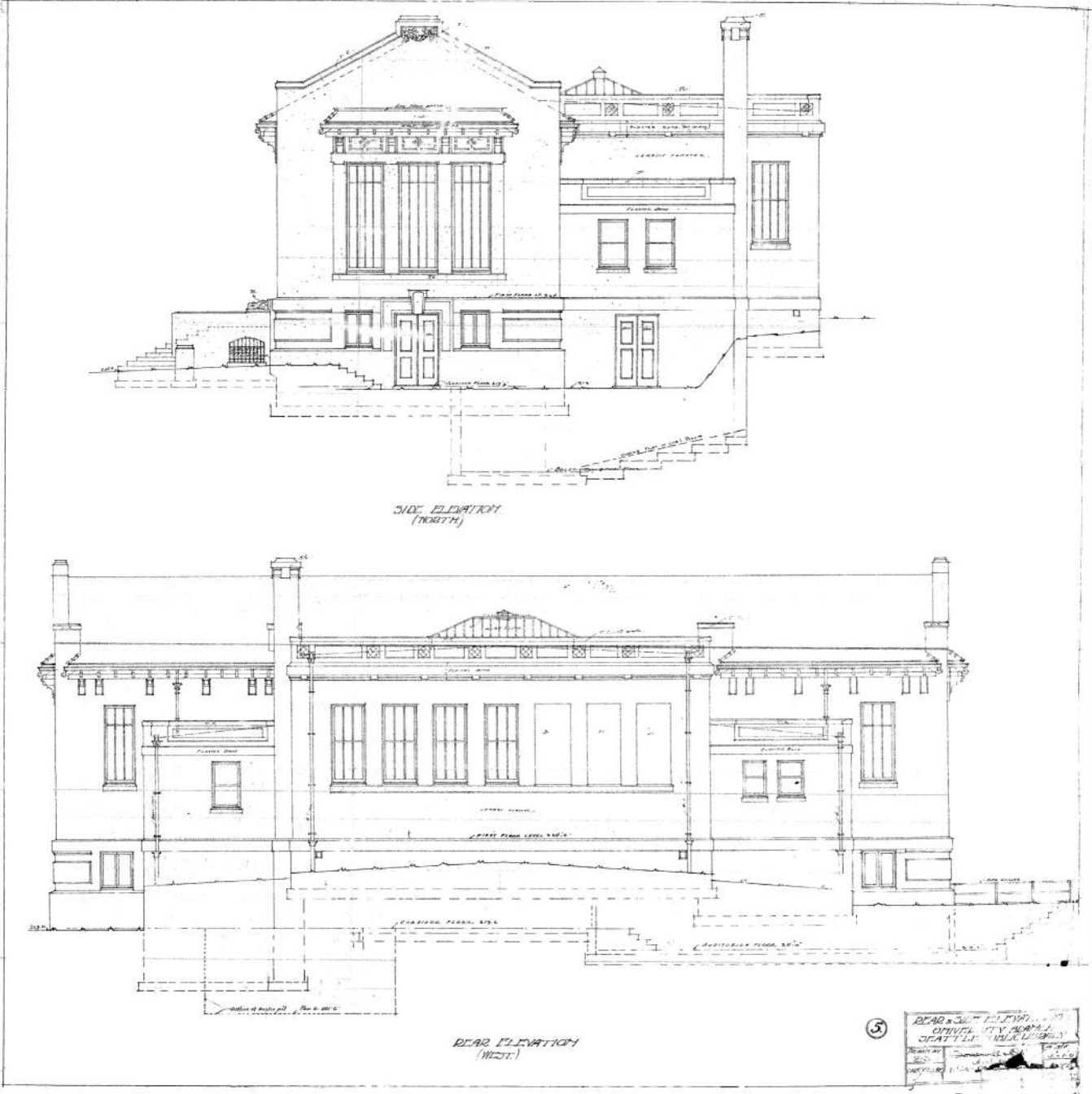
MAIN FLOOR (MAIN LEVEL) PLAN

BUILDING HISTORY + EXISTING CONDITIONS

ORIGINAL DRAWINGS



EAST AND SOUTH ELEVATIONS



NORTH AND WEST ELEVATIONS

1. PROJECT OBJECTIVES

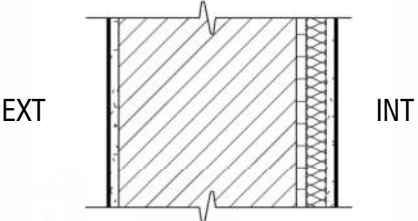
2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

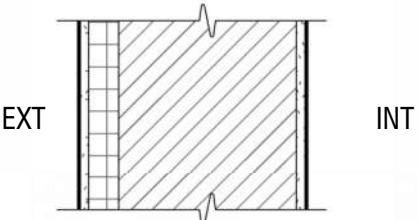
- * • ENERGY AND EGRESS CODE
- WEST WING EXTERIOR WALL REBUILDS
- ENTRANCES, OPENINGS, & MATERIALS
- EXTERIOR TRASH ENCLOSURE

APPENDIX (PREVIOUS ARC BRIEFINGS)

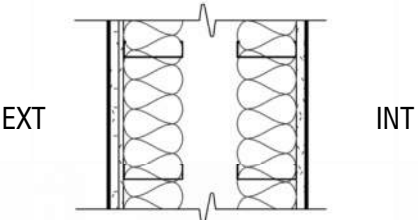
ENERGY AND EGRESS CODE
ENERGY CODE COMPONENT REQUIREMENTS



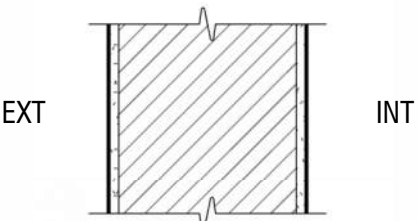
1. INTERIOR INSULATION



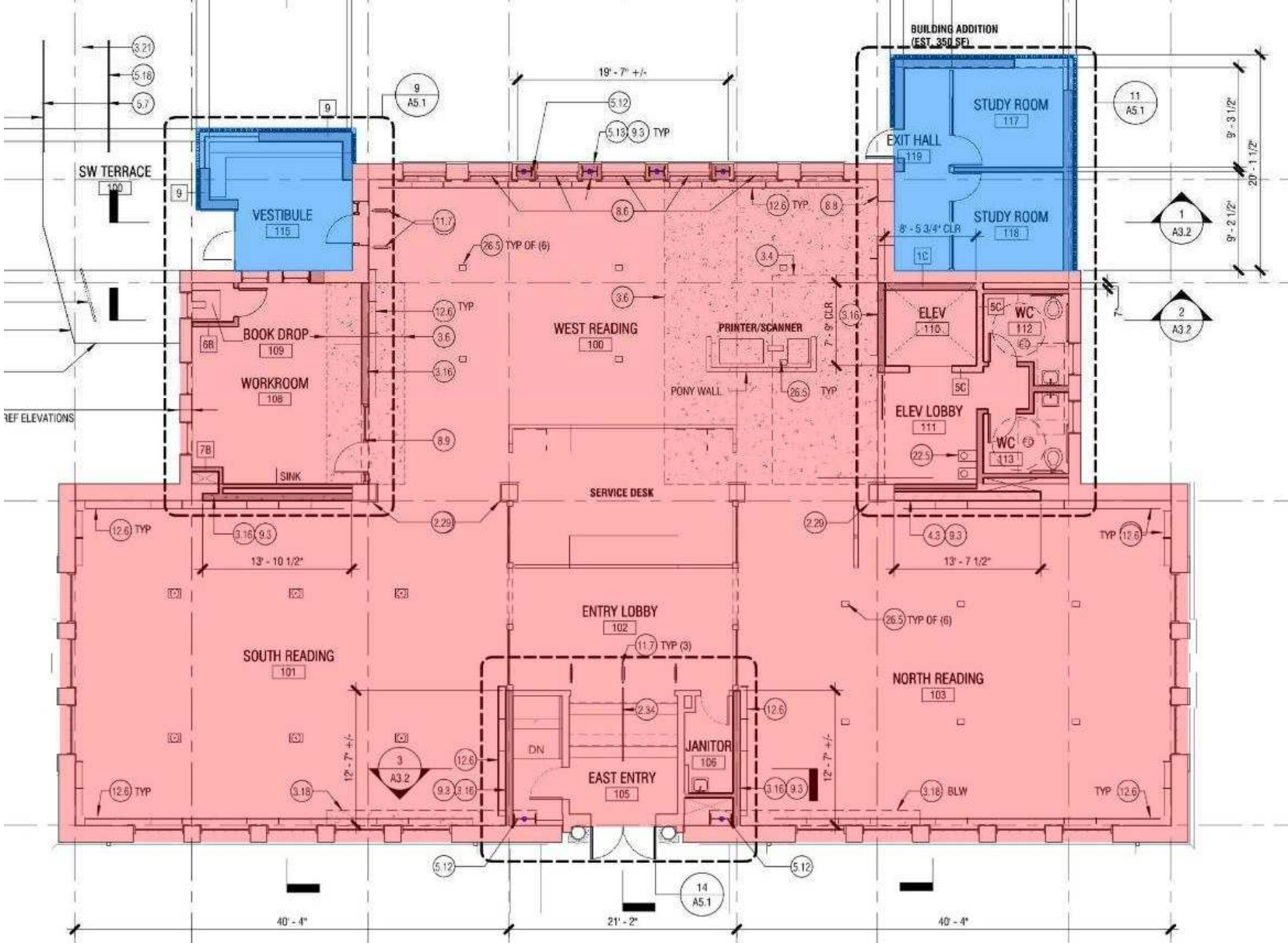
2. EXTERIOR INSULATION



3. WALL REBUILD



4. EXISTING MASONRY
(PROPOSED)



The substantial alteration requirements for the project include **meeting the requirements of the 2018 Seattle Energy code**, including C402.1.3 Opaque Thermal Envelope Insulation component minimums.

This requirement could be met via a number of approaches to modifying the exterior walls, including insulating at the exterior, interior,

or rebuilding walls. **All such strategies would come with prohibitive project costs and loss of original finishes and wall assemblies**, as well as significant modification or replacement of historic interior and exterior elements, including (but not limited to) windows, exterior banding/relief, and interior shelving and wood mouldings.

SHKS PROPOSAL:
Request code variance for energy code exemption for C402.1.3 requirements at existing building elements where meeting component requirements would negatively impact historic elements and finishes included in the landmark's controls and incentives agreement. C402.1.3 requirements will be met where historic elements/ finishes are not present or will not be affected.

ENERGY AND EGRESS CODE

EAST ENTRY BUILDING CODE

The existing configuration of the east entry door, stair, and lower level access door have a number of conditions that are not code compliant for the proposed main & lower level egress plan:

- The symmetrical main east entry door leafs do not meet the minimum 32" clear width for egress (30-3/4").
- The existing door to the lower level does not swing in the direction of travel for lower level egress.
- The position of the existing door to the lower level does not permit 12" extension for lower level egress stair handrail.
- The existing landing stair handrails do not meet the minimum 12" extension beyond end of stair.
- An additional handrail is required to prevent original door from protruding into defined main level egress path.



EAST DOOR EXTERIOR



EAST DOOR INTERIOR



LOWER LEVEL DOOR, STAIR, & RAIL

SHKS proposes the following:

- Retain the existing east entry door width to preserve east facade symmetry & detailing.
- Install new landing stair handrails; extend to the maximum extent feasible without obstructing lower level egress (10.5")
- Preserve the existing location of the lower level door; reverse swing and inset door as required to not obstruct main level egress path.
- Install new wood handrail at lower level stair. Extend handrail to the maximum extent feasible (7-1/2").



LOWER LEVEL DOOR



MIRRORED INSET



EXISTING HANDRAIL
(LOWER LEVEL SIDE)



EXISTING DOOR & STAIR
(MAIN LEVEL SIDE)

ENERGY AND EGRESS CODE

EAST ENTRY BUILDING CODE

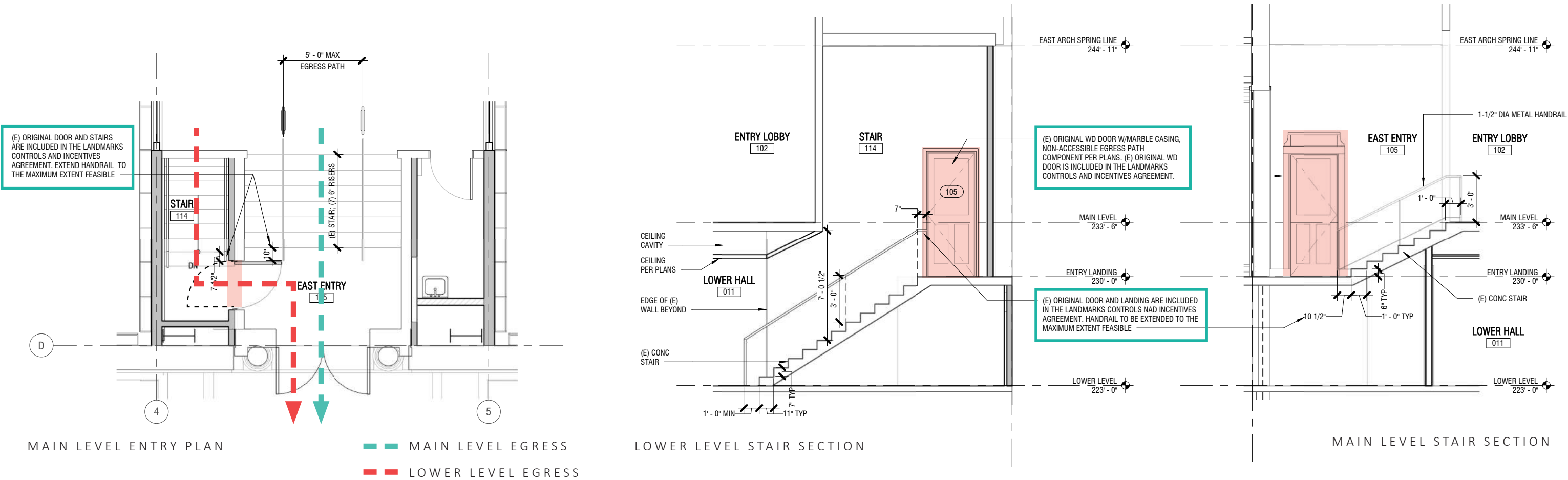
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- The existing landing stair handrails do not meet the minimum 12" extension beyond end of stair.
- An additional handrail is required to prevent original door from protruding into defined main level egress path.

2018 Seattle Existing Building Code:

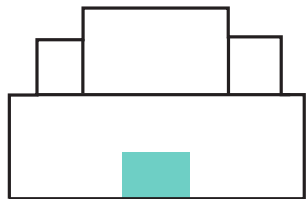
"Section 306.1 Landmarks (exception):

Where approved by the code official, compliance with this code is not required where preservation of historic elements precludes complete compliance and a reasonable degree of safety to the public and the occupants of the building is provided."



SHKS Proposal:

- Retain the existing east entry door width to preserve east facade symmetry & detailing.
- Install new landing stair handrails; extend to the maximum extent feasible without obstructing lower level egress (10.5")
- Preserve the existing location of the lower level door; reverse swing and inset door as required to not obstruct main level egress path.
- Install new wood handrail at lower level stair. Extend handrail to the maximum extent feasible (7-1/2")



ENERGY AND EGRESS CODE

EAST ENTRY BUILDING CODE

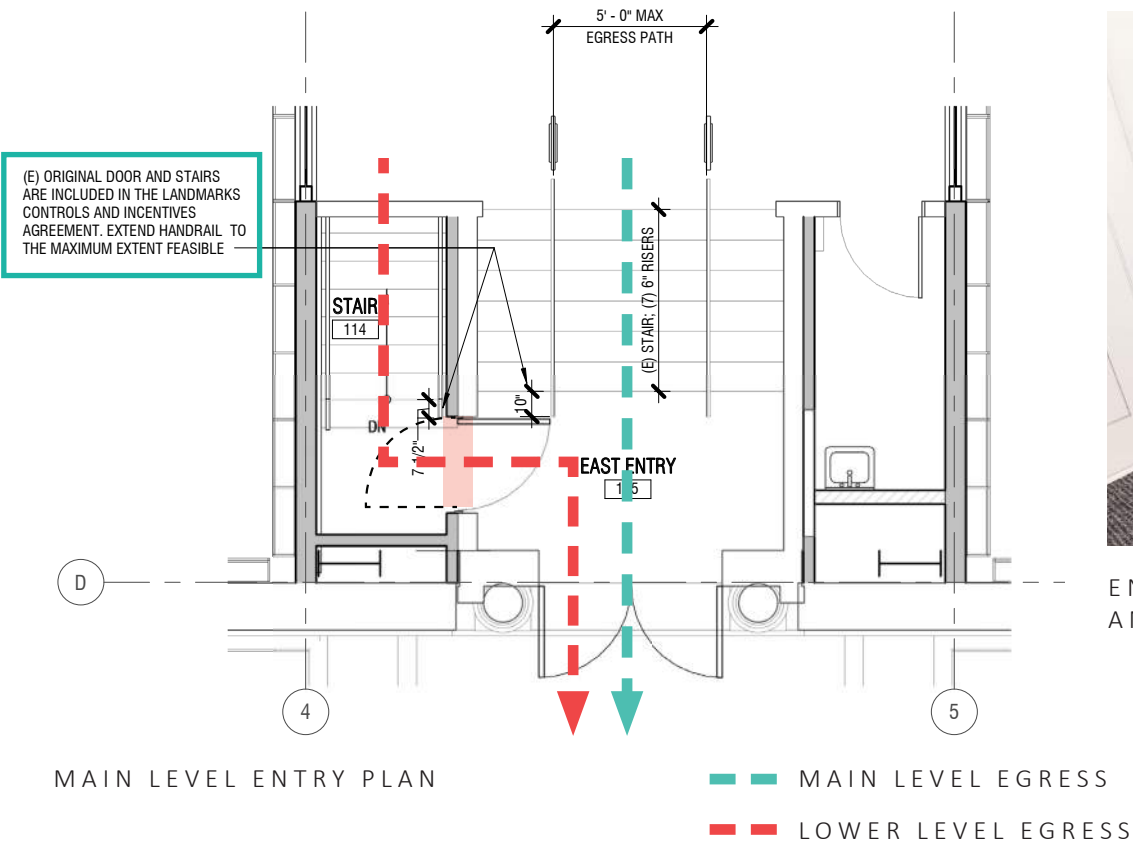
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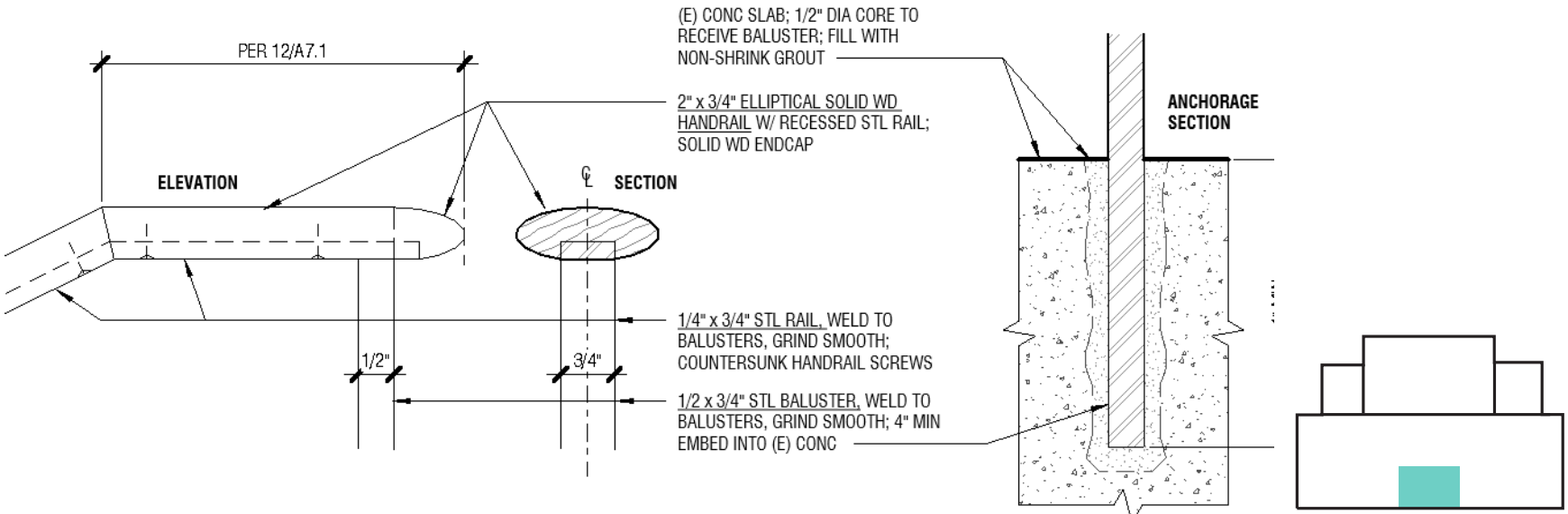
ENTRY W/ PROPOSED (2) HANDRAILS AND WALK-OFF MAT



PROPOSED WOOD HANDRAIL PROFILE



EXISTING NON-ORIGINAL METAL RAIL



SHKS Proposal:

Remove the existing non-original metal rail and install (2) elliptical profile wood handrails on metal balusters (profile indicated in drawings). The proposed profile, differentiated from the original wood handrail to the lower level, prioritizes comfort and grip, provision of pushable surface, and reference to the existing metal rail.

Remove existing resilient flooring from landing and stairs and install continuous walk-off mat as required (10'-0" minimum extension from door) to meet LEED interior air quality credit requirements.

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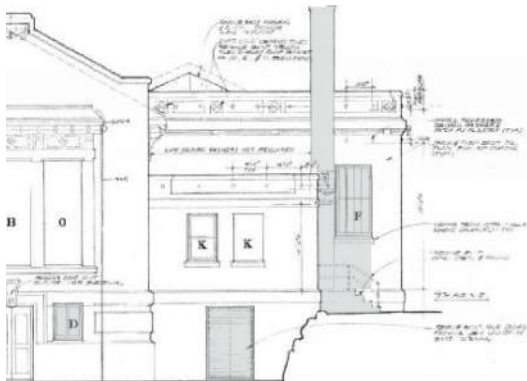
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APPENDIX (PREVIOUS ARC BRIEFINGS)

BUILDING EXTERIOR MODIFICATIONS
EXISTING NORTH ELEVATION



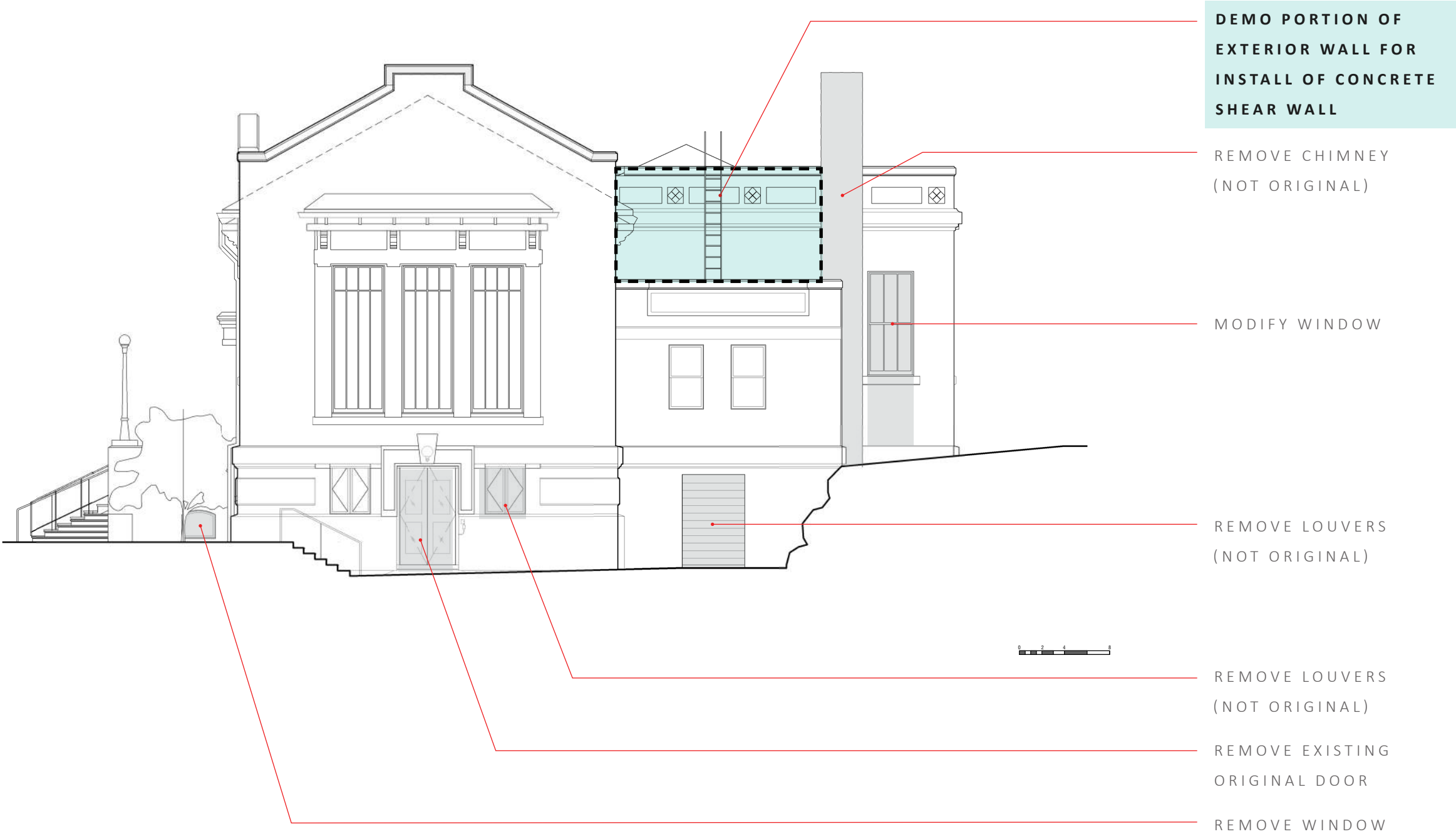
1910



1986



EXISTING

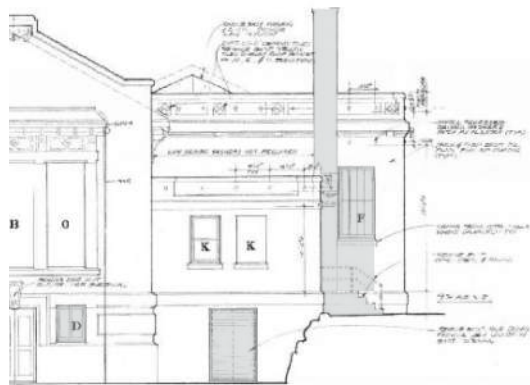


BUILDING EXTERIOR MODIFICATIONS

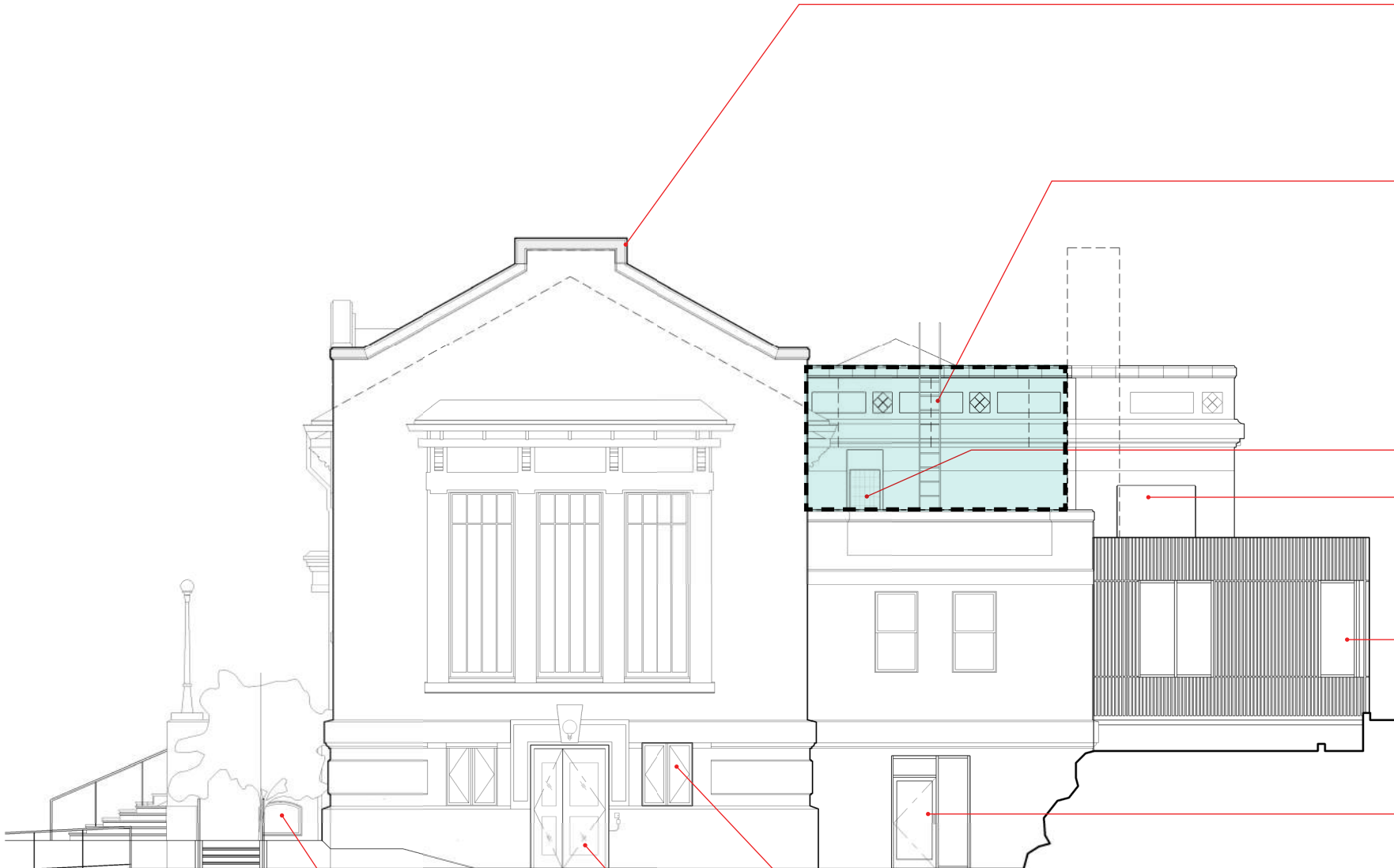
PROPOSED NORTH ELEVATION



1910



1986



SALVAGE AND REINSTALL
TILE ROOF PARAPET
CAPS WITH EMBEDDED
ANCHORS, TYP

**INSTALL CONCRETE
SHEAR WALL;
REPLICATE ORIGINAL
BANDING,RELIEF, TILE.
3-PART STUCCO TO
ALIGN WITH (E) STUCCO**

ROOFTOP HVAC UNITS

SKYLIGHT OVER EXISTING
OPENING

STUDY ADDITION

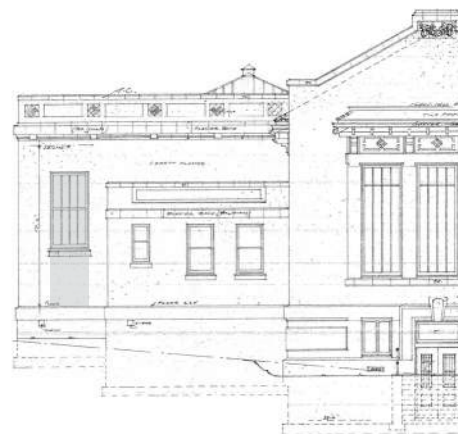
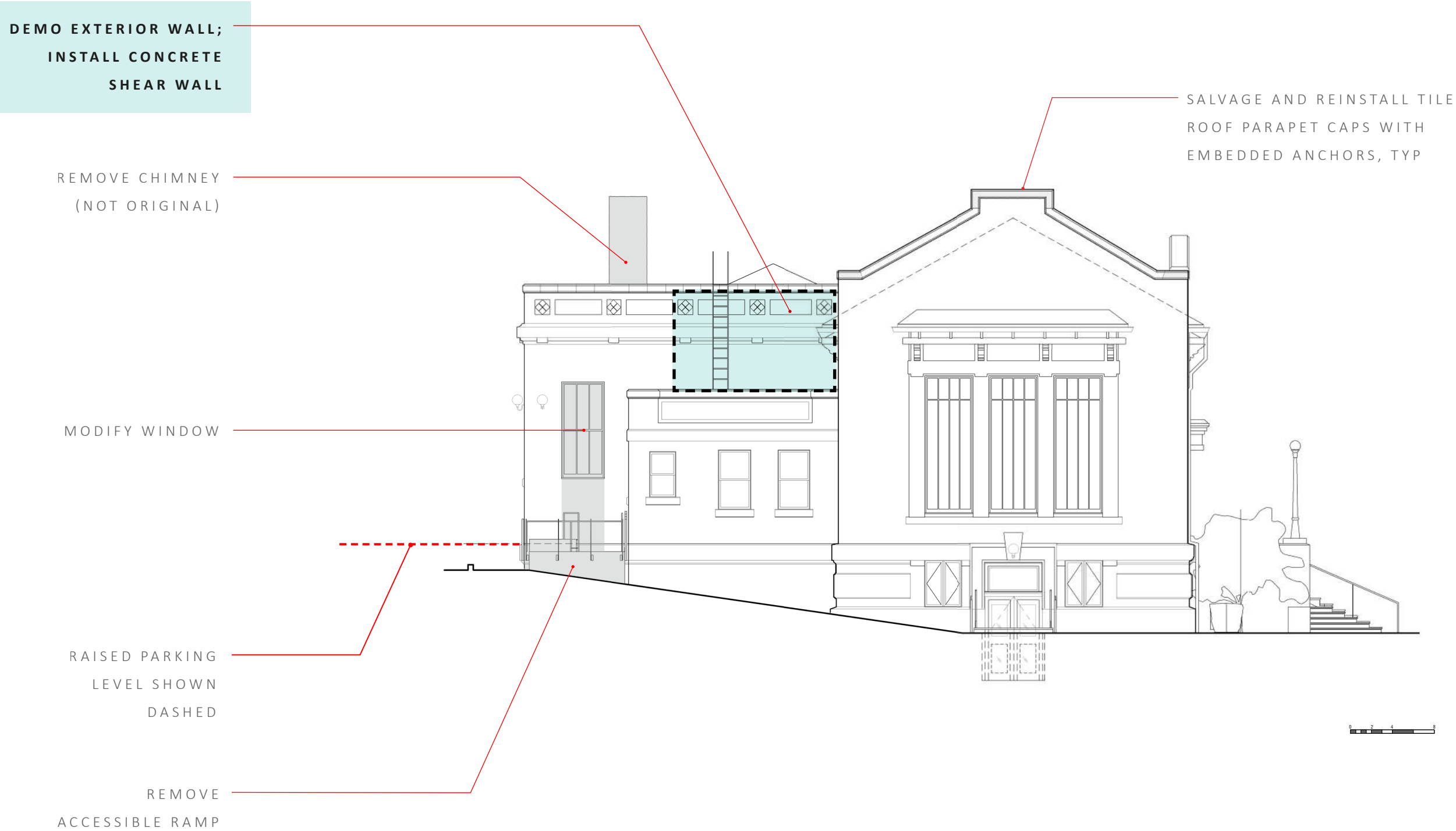
ENTRY DOOR, TRANSOM,
AND SIDELITE IN EXISTING
OPENING

WINDOW - RETURN TO
1910 DESIGN INTENT

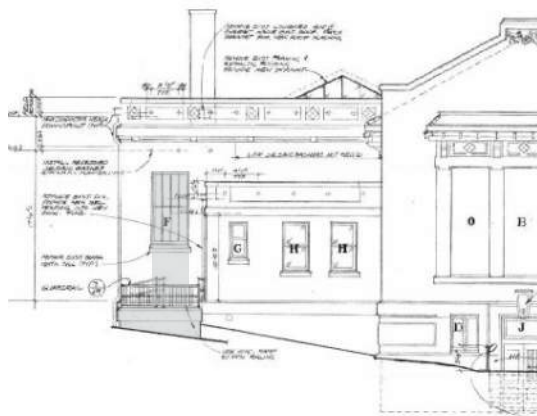
UNEQUAL LEAF ALUMINUM
DOOR (COMMUNITY ROOM
EGRESS)

LOUVERS (MECHANICAL
ROOM)

BUILDING EXTERIOR MODIFICATIONS
EXISTING SOUTH ELEVATION



1910



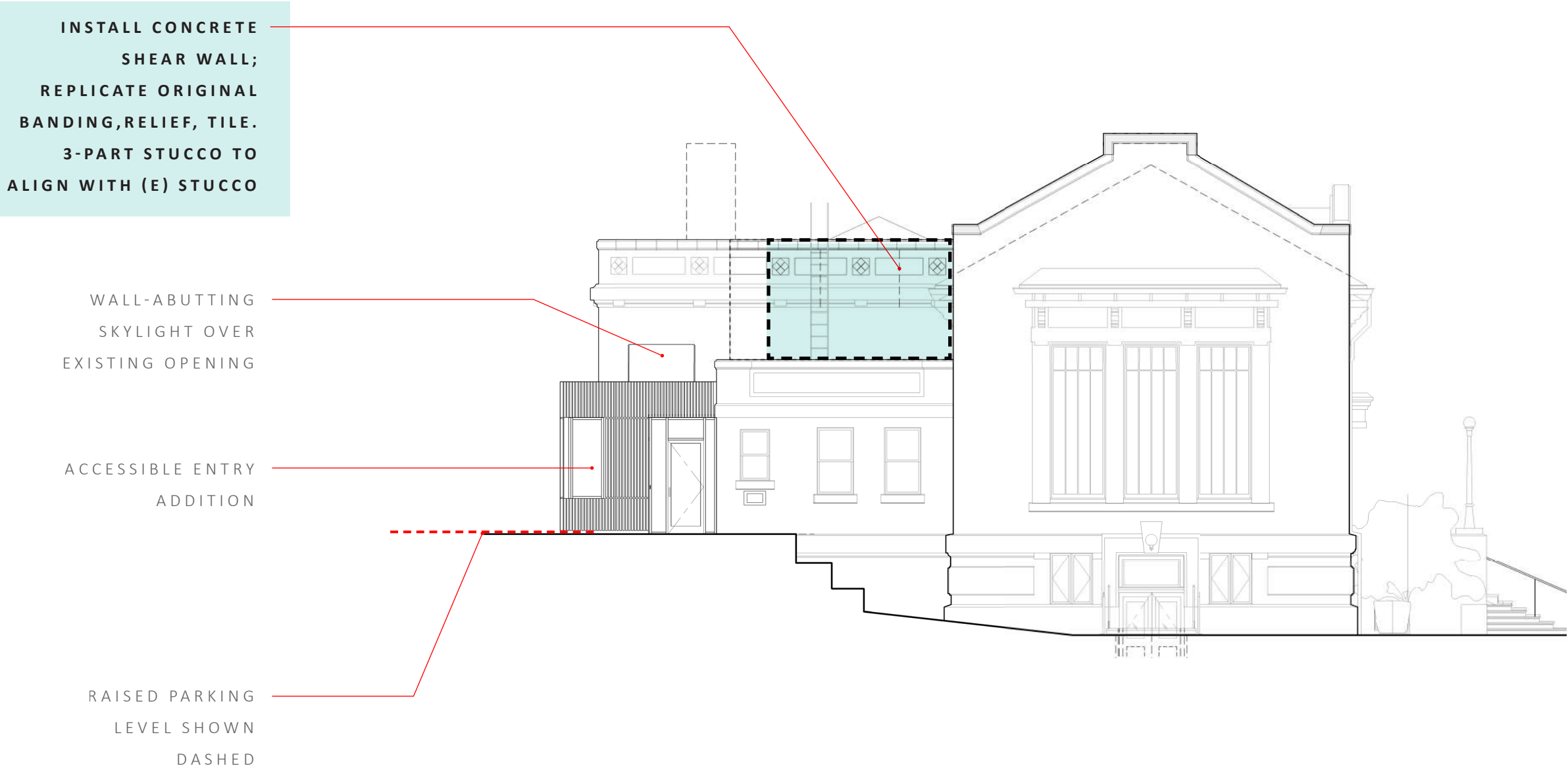
1986



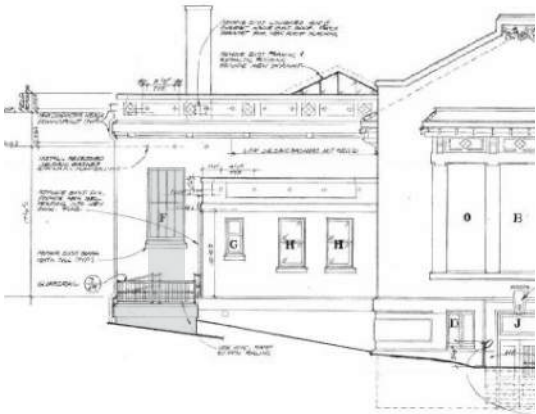
EXISTING

BUILDING EXTERIOR MODIFICATIONS

PROPOSED SOUTH ELEVATION



1910



1986



EXISTING

BUILDING EXTERIOR MODIFICATIONS

EXISTING WEST ELEVATION

DEMO EXTERIOR WALL;
INSTALL CONCRETE
MOMENT FRAME

REMOVE CHIMNEY
(NOT ORIGINAL)

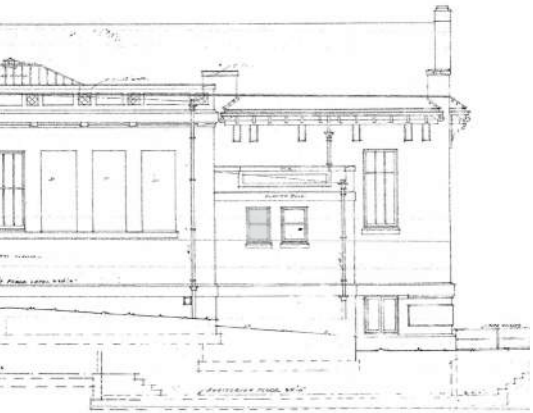
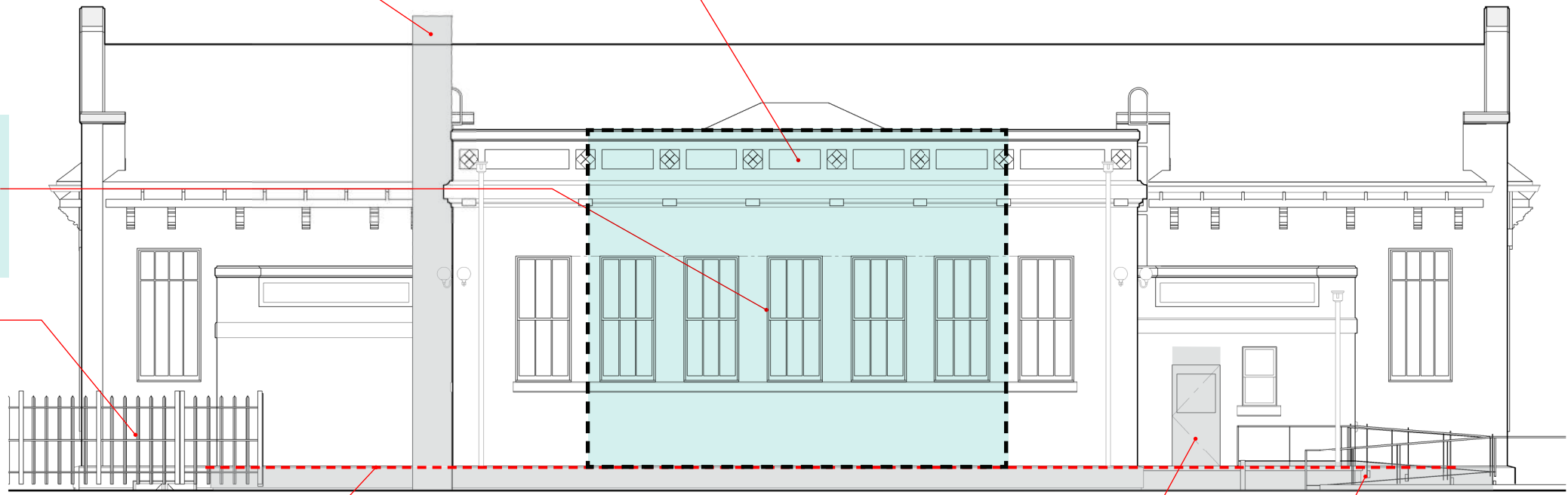
SALVAGE (5) EXISTING
WINDOW FRAMES AND
SASHES FOR REINSTALL

REMOVE FENCE

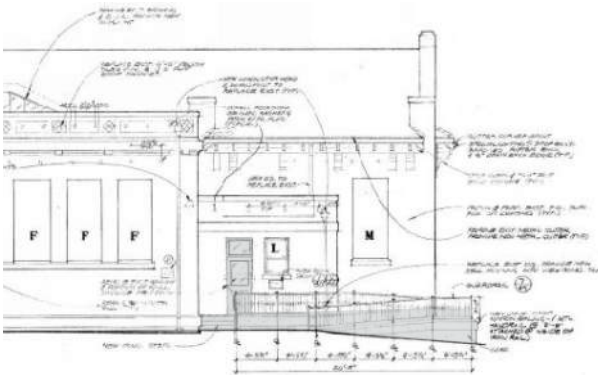
RAISED PARKING
LEVEL (RED DASHED)

REMOVE DOOR (NOT
ORIGINAL)

REMOVE
ACCESSIBLE RAMP



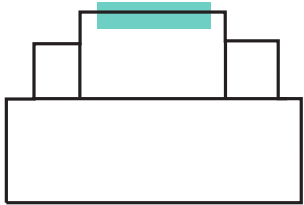
1910



1986



EXISTING



BUILDING EXTERIOR MODIFICATIONS

PROPOSED WEST ELEVATION

CONC MOMENT FRAME
REINSTALL WINDOWS;
REPLICATE ORIGINAL
BANDING, RELIEF, TILE.
3-PART STUCCO TO
ALIGN WITH (E) STUCCO

WALL-ABUTTING
SKYLIGHT OVER
EXISTING OPENING

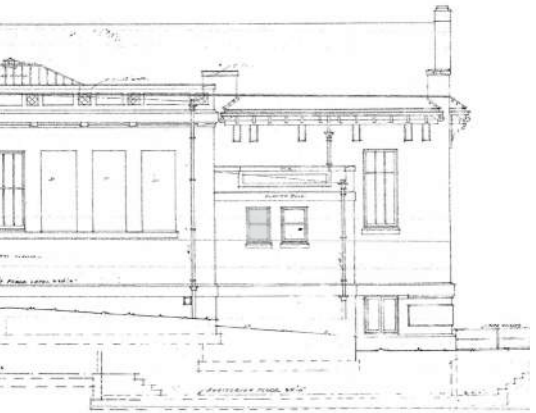
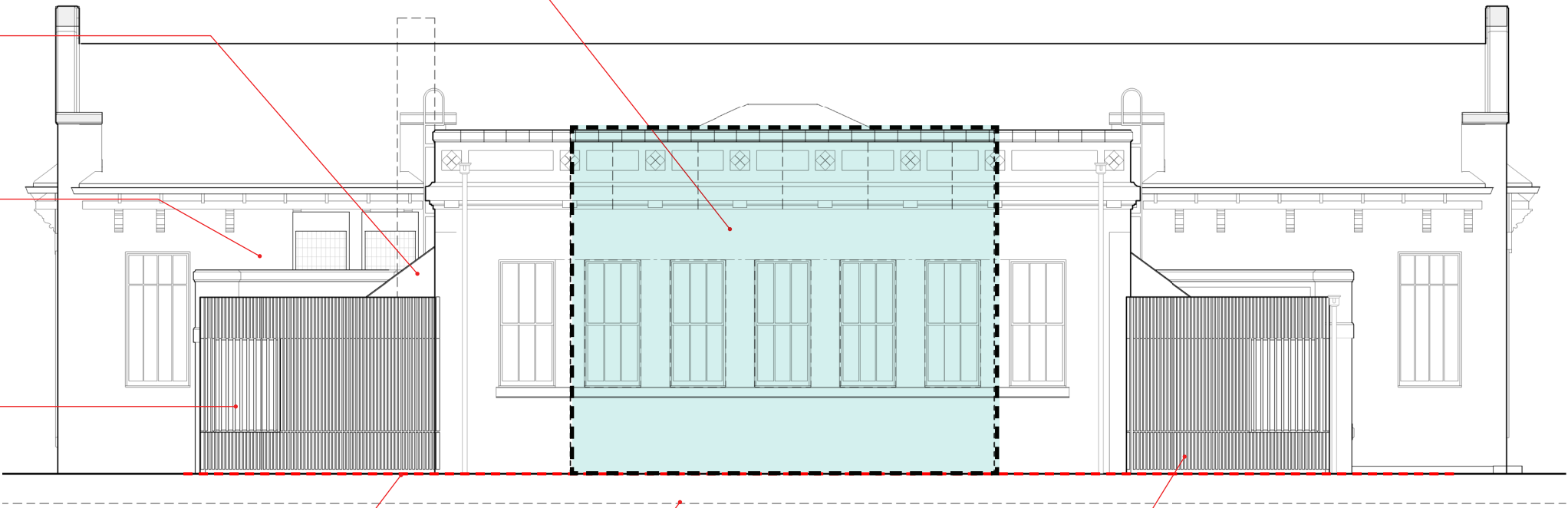
ROOFTOP HVAC
UNITS

STUDY ADDITION

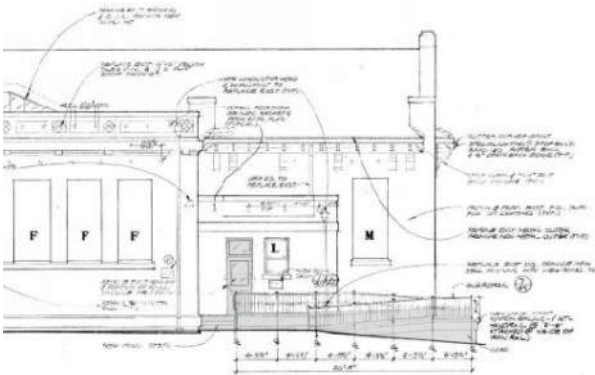
RAISED PARKING
LEVEL (RED
DASHED)

PREVIOUS
PARKING LEVEL
(GRAY DASHED)

ACCESSIBLE ENTRY
ADDITION



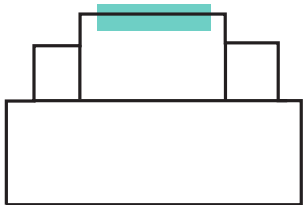
1910



1986



EXISTING



BUILDING EXTERIOR MODIFICATIONS

WEST WALL REINFORCING OPTIONS

West Wing Structural upgrades

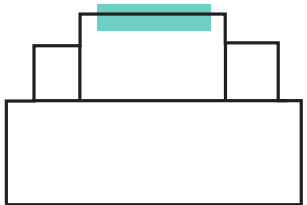
As part of substantial alteration requirements, the renovation includes **new shear element upgrades at the the west wing**. In order to minimize loss of existing shelving, maximize floor space, and preserve architeturar character, the design locates new structure **within the west wing wall within the exterior wall itself**.

SHKS pursued a number of structural and finish material options for the rebuild of the the wall, assessing factors such as constructablity, moisture infiltration and drainage, thermal expansion, and replication of original exterior details (see following slides).



PROPOSED: CONCEALED MOMENT FRAME (STEEL AND/OR CONCRETE)

- + NO REDUCTION TO PERIMETER SHELVING
- + LIMITED FOUNDATION WORK
- + CONCEALS FRAME (COLUMNS/BEAM)
- WALL DEMO/REBUILD
- SALVAGE/RESINTALL OF WINDOW



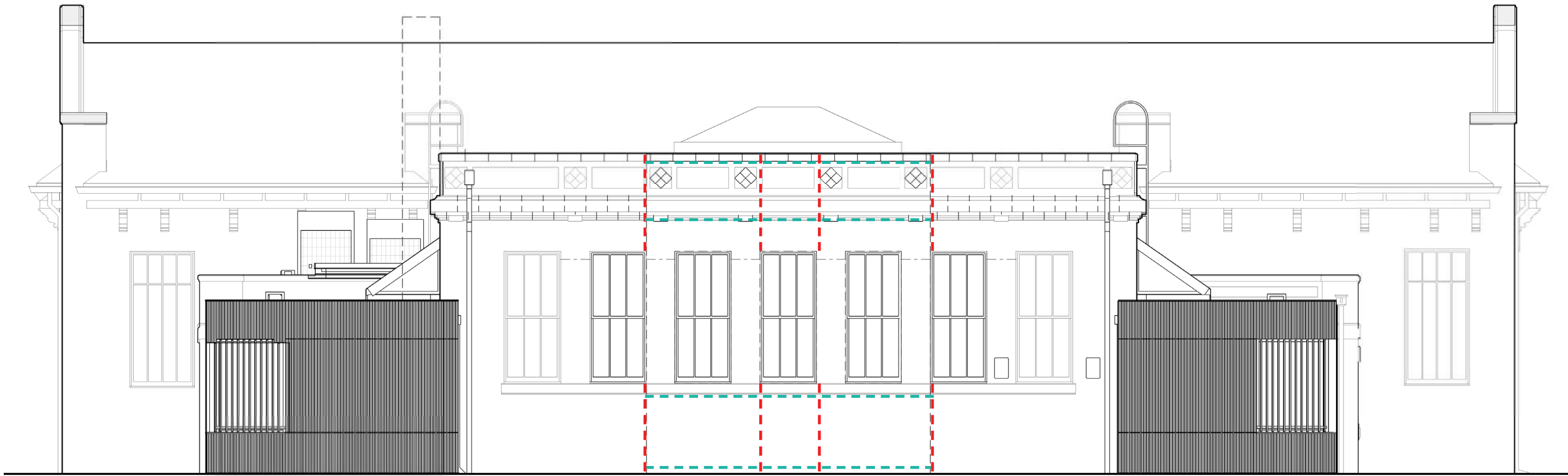
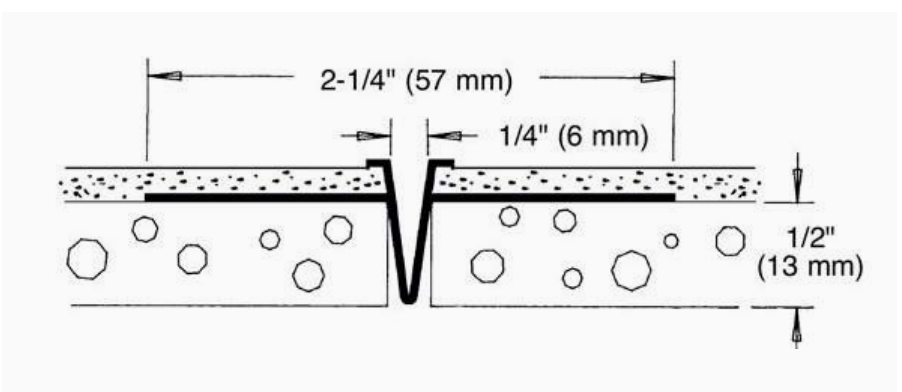
BUILDING EXTERIOR MODIFICATIONS - WALL REBUILDS

PREVIOUSLY PROPOSED WEST-WING WALL REBUILD METHOD

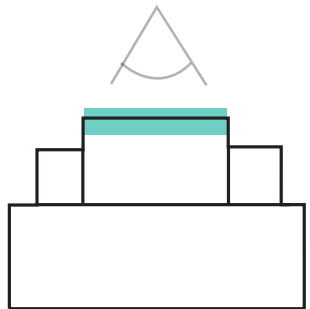
WALL REBUILD & FINISH CONTROL JOINTS

At the previous Landmarks briefing on 07/26/23, SHKS proposed the use of an internal steel moment, metal framing and a composite panel assembly to rebuild exterior west wing walls.

A composite panel assembly would require control joints, a drainage plane, and weeps for the the assembly to be warrantable. **A masswall (stucco on concrete) avoids the use of control joints and restores the original unrelieved exterior finish.**



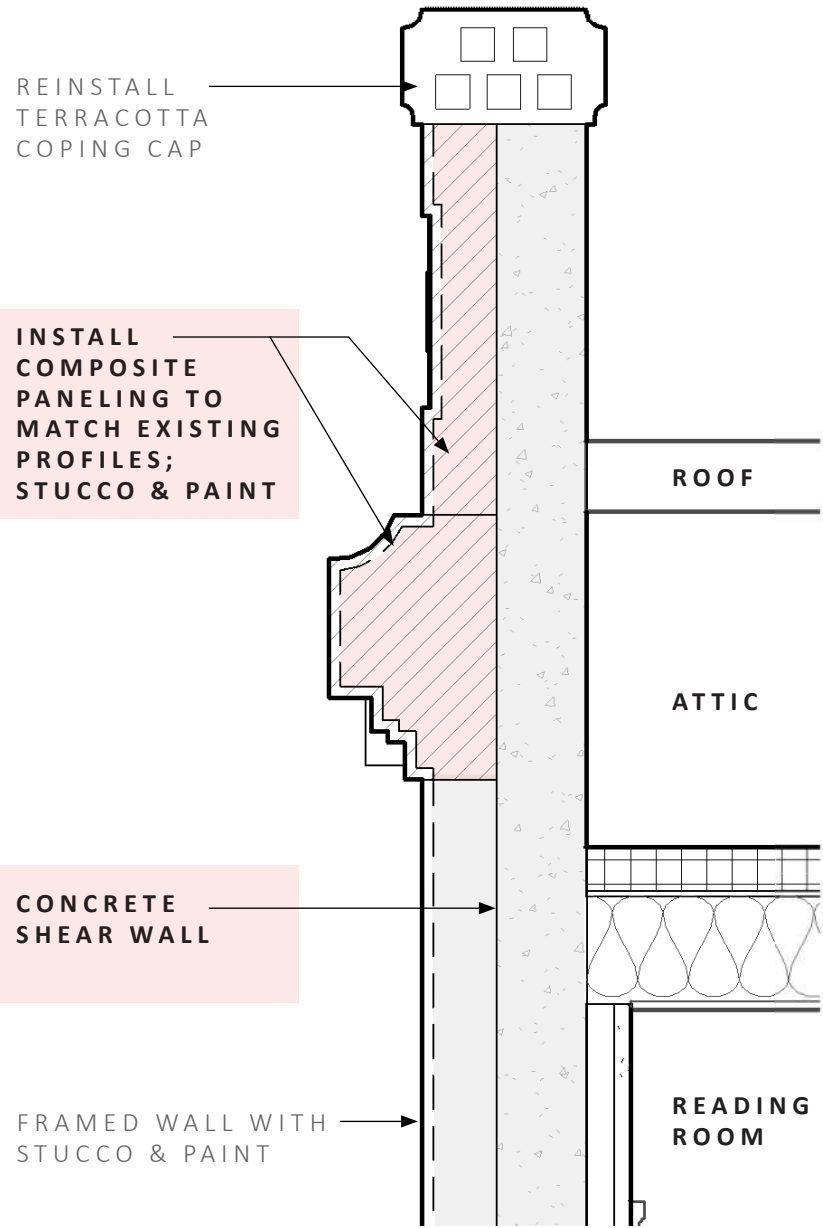
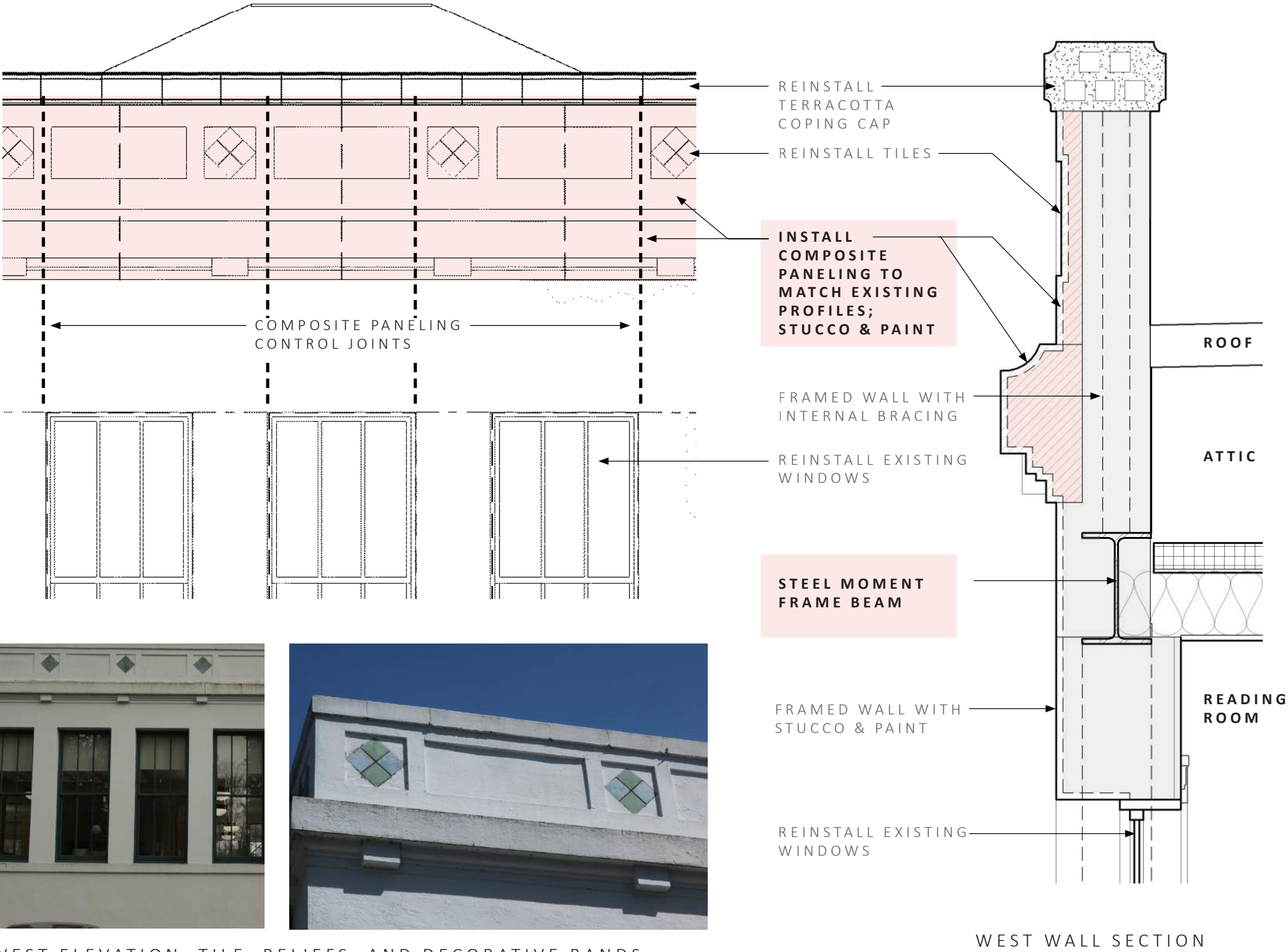
- CONTROL JOINTS FOR COMPOSITE PANEL SYSTEM (18' MAXIMUM)
- DRAINAGE FLASHING



WEST ELEVATION W/ CONTROL JOINTS

BUILDING EXTERIOR MODIFICATIONS - WALL REBUILDS

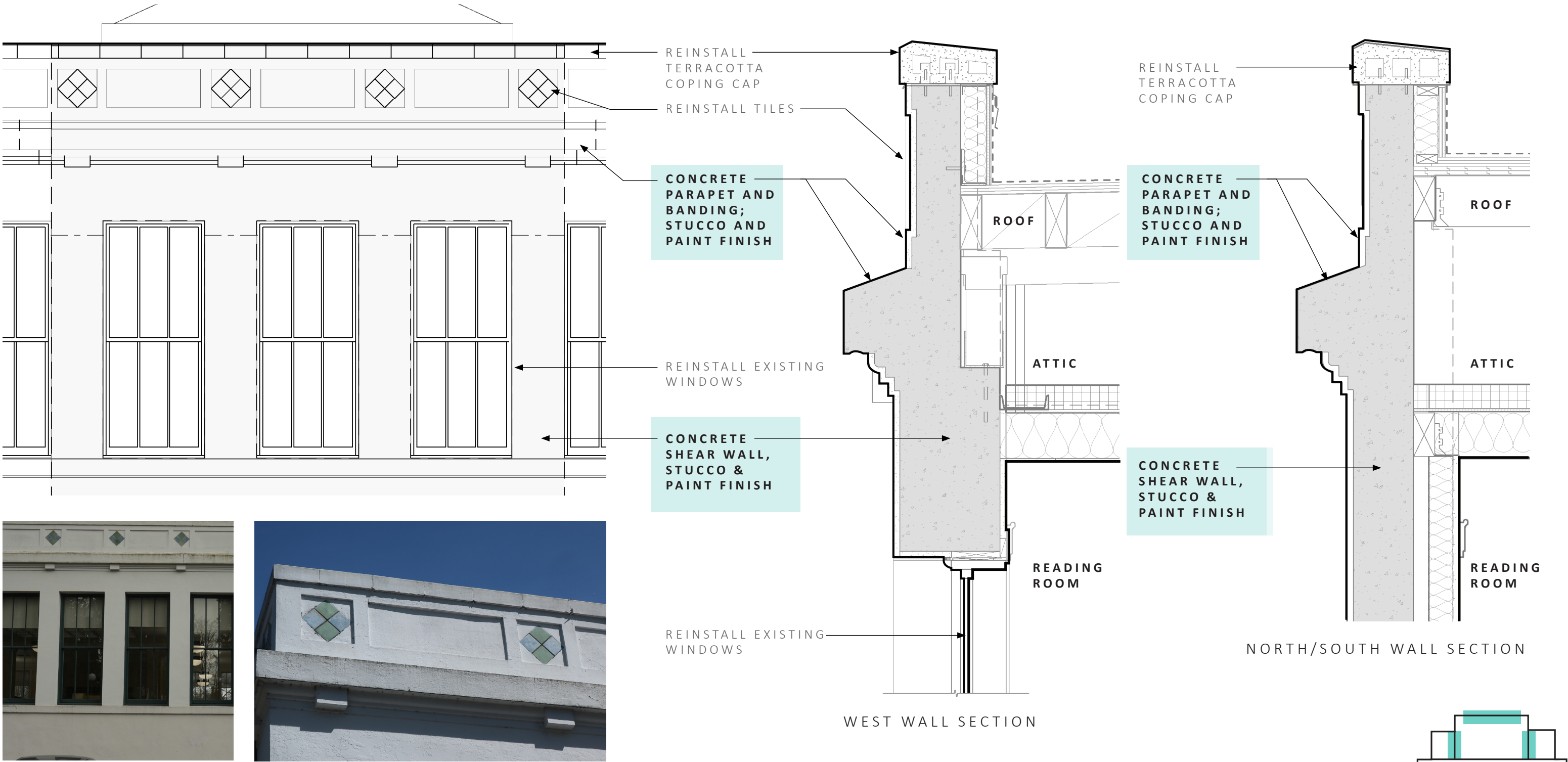
PREVIOUSLY PROPOSED WEST-WING WALL REBUILD METHOD



WEST ELEVATION; TILE, RELIEFS, AND DECORATIVE BANDS

BUILDING EXTERIOR MODIFICATIONS - WALL REBUILDS

PROPOSED WEST-WING WALL REBUILD METHOD



BUILDING EXTERIOR MODIFICATIONS - WALL REBUILDS

PROPOSED WEST-WING WALL REBUILD METHOD



TYPICAL BANDING; PAINT OVER CEMENTITIOUS BLOCK



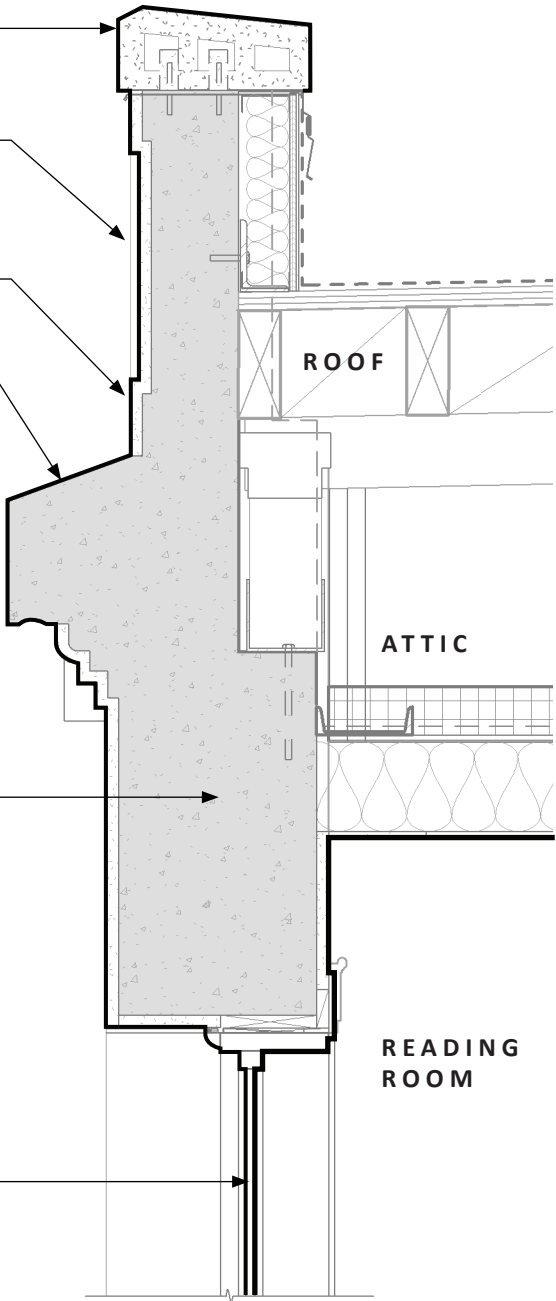
WEST ELEVATION; TILE, RELIEFS, AND BANDING

REINSTALL
TERRACOTTA
COPING CAP
REINSTALL TILES

CONCRETE
PARAPET AND
BANDING;
STUCCO AND
PAINT FINISH

CONCRETE
SHEAR WALL,
STUCCO &
PAINT FINISH

REINSTALL EXISTING
WINDOWS



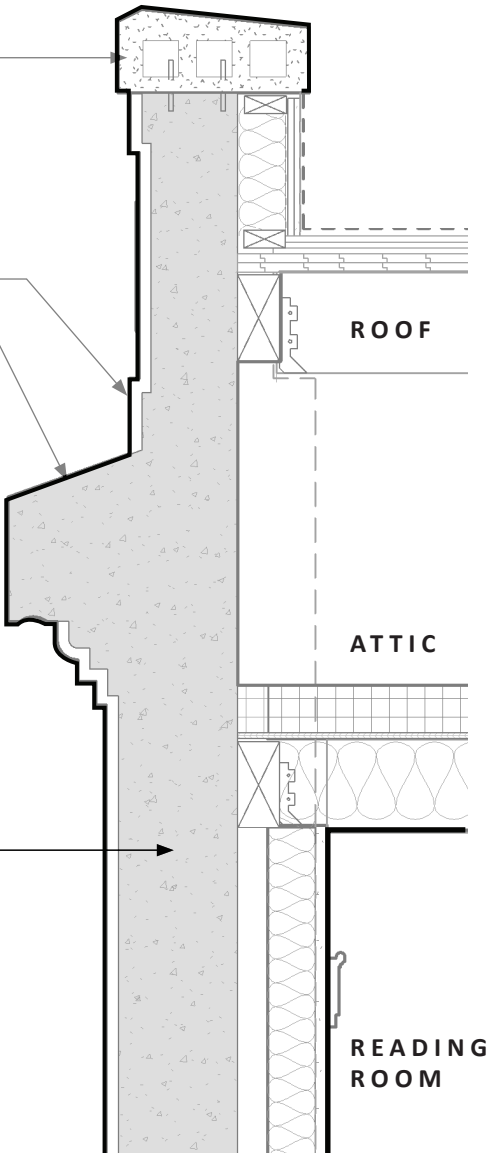
WEST WALL SECTION

REINSTALL
TERRACOTTA
COPING CAP

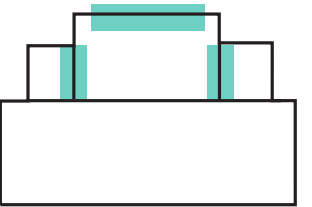
CONCRETE
PARAPET AND
BANDING;
STUCCO AND
PAINT FINISH

CONCRETE
SHEAR WALL,
STUCCO &
PAINT FINISH

READING
ROOM

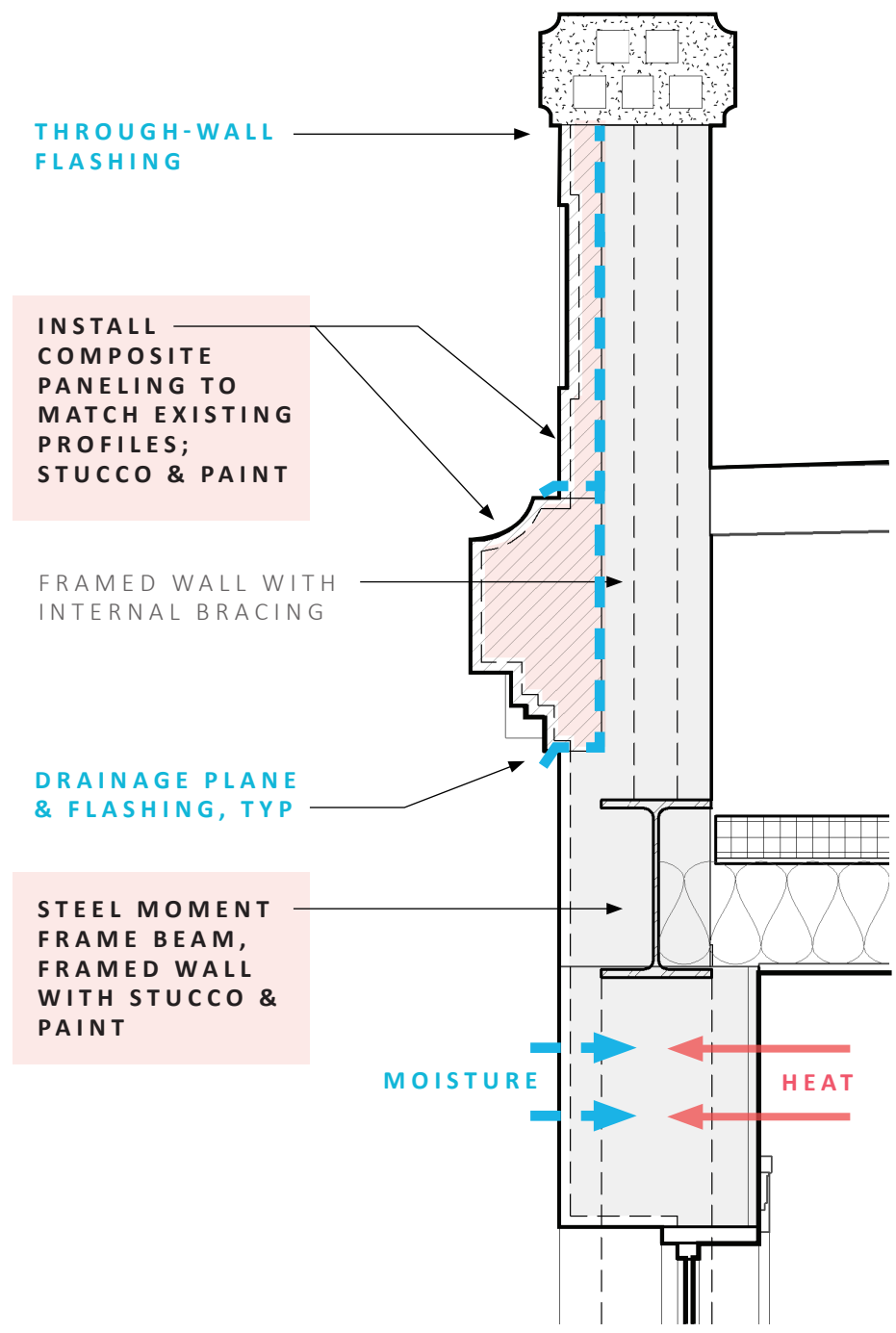


NORTH/SOUTH WALL SECTION

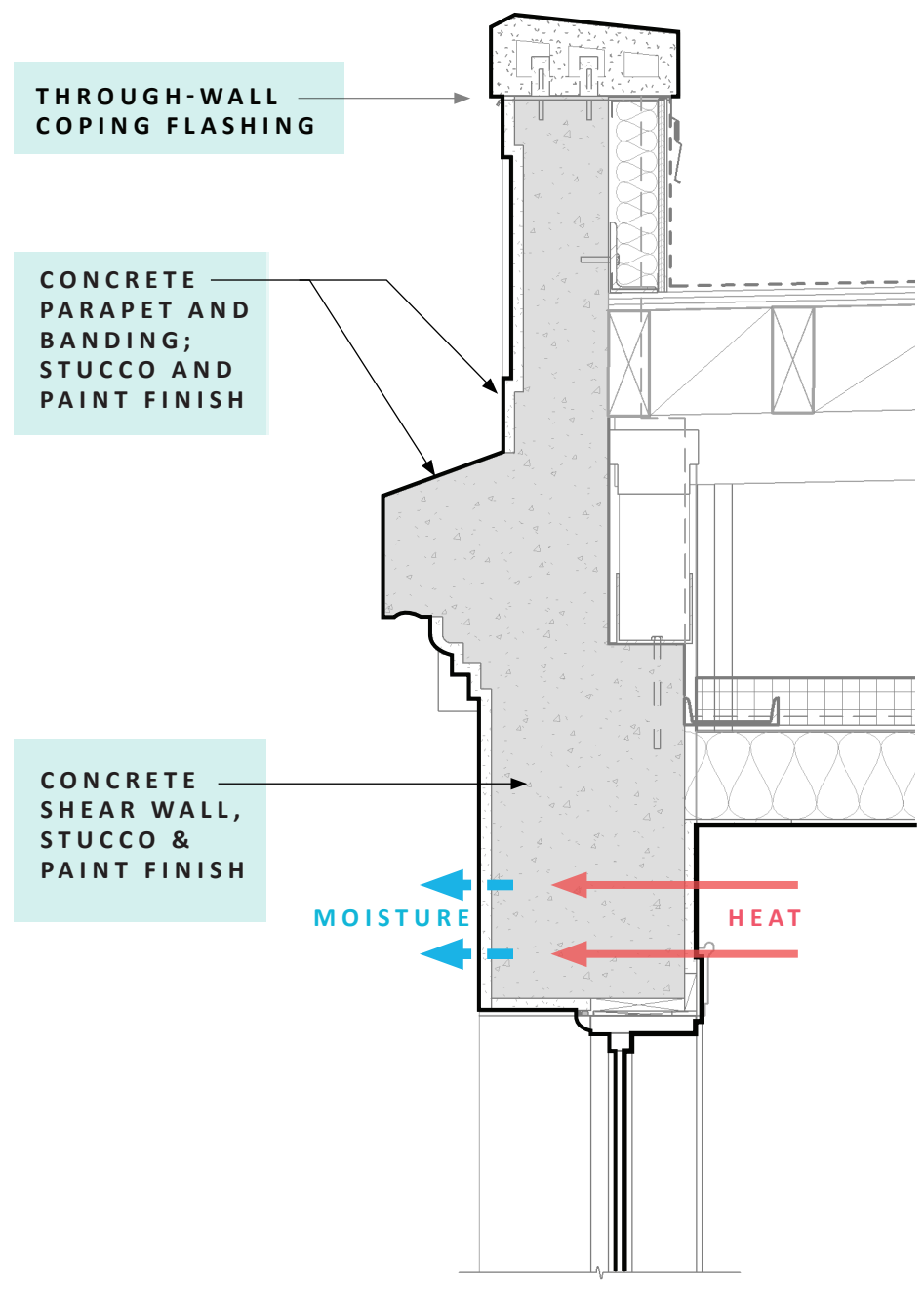


BUILDING EXTERIOR MODIFICATIONS - WALL REBUILDS

PROPOSED WEST-WING WALL REBUILD METHOD



PREVIOUSLY PROPOSED:
COMPOSITE PANELING (EIFS, SIM)



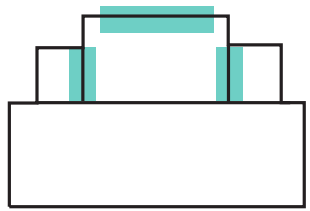
CURRENTLY PROPOSED:
CAST IN PLACE CONCRETE

Through-wall Coping Flashing
The existing coping caps were covered with liquid flashing during previous roofing and repair projects to limit costs. As a majority of coping caps are to be salvaged and reinstalled as part of the proposed wall rebuilds, the project is an advantageous time to install through-wall flashing to protect the wall assembly.

SHKS Proposal:
Salvage and reinstall existing original terracotta coping caps with **anchor bolts and through wall flashing (west wing parapet only).**

- CAST-IN-PLACE CONCRETE**
- + MINIMIZE THERMAL DIFFERENTIAL
 - + MATCH EXISTING MOISTURE APPROACH
 - + OBVIATE THE NEED FOR CONTROL JOINTS
 - + MATCH STRUCTURAL BEHAVIOR
 - MINOR NEW/OLD STUCCO TRANSITION

- METAL FRAMING AND EXTERIOR INSULATION FINISHING SYSTEM**
- INCREASED THERMAL DIFFERENTIAL
 - INCREASED DRAINAGE REQUIREMENTS
 - DISSIMILAR STRUCTURAL BEHAVIOR
 - STUCCO CONTROL JOINTS
 - + CRACKING MINIMIZED WITH USE OF CONTROL JOINTS



BUILDING EXTERIOR MODIFICATIONS - WALL REBUILDS

THROUGH-WALL COPING FLASHING



VIEW FROM PARKING



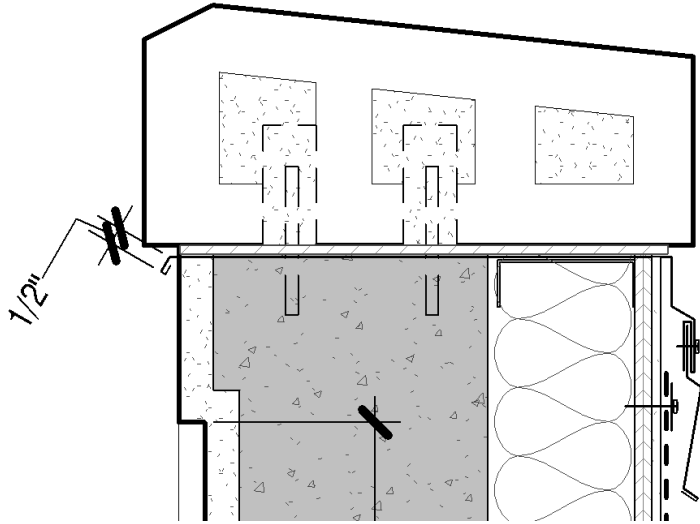
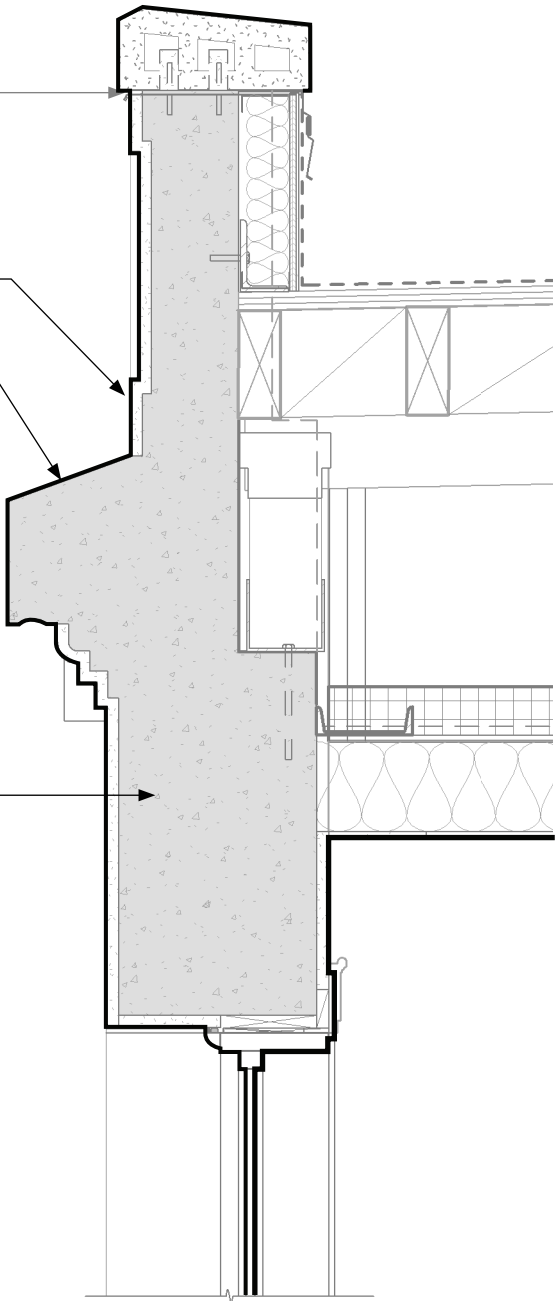
CLOSE-UP OF COPING FLASHING

THROUGH-WALL
FLASHING

CONCRETE
PARAPET AND
BANDING;
STUCCO AND
PAINT FINISH

CONCRETE
SHEAR WALL,
STUCCO &
PAINT FINISH

THROUGH-WALL
FLASHING,
(1/2" DRIP EDGE,
BEAD-BLASTED
STAINLESS STEEL)



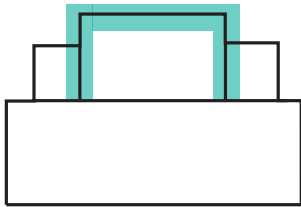
PARAPET SECTION DETAIL

Through-wall Coping Flashing

The existing coping caps are covered with liquid flashing from previous roofing and repair projects. A majority of west-wing coping caps are be salvaged and reinstalled as part of the proposed wall rebuilds; the project is an advantageous time to install through-wall flashing to protect the wall assembly.

SHKS Proposal:

Salvage and reinstall the existing original terracotta coping caps with **anchor bolts and through wall flashing (west wing parapet only)**. Exposed exterior drip edge to to be 1/2" bead blasted stainless steel.



1. PROJECT OBJECTIVES

2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

- ENERGY AND EGRESS CODE
- WEST WING EXTERIOR WALL REBUILDS
- * • ENTRANCES, OPENINGS, & MATERIALS
- EXTERIOR TRASH ENCLOSURE

APPENDIX (PREVIOUS ARC BRIEFINGS)

ENTRANCES AND OPENINGS

FLOOR PLANS AND OPENINGS

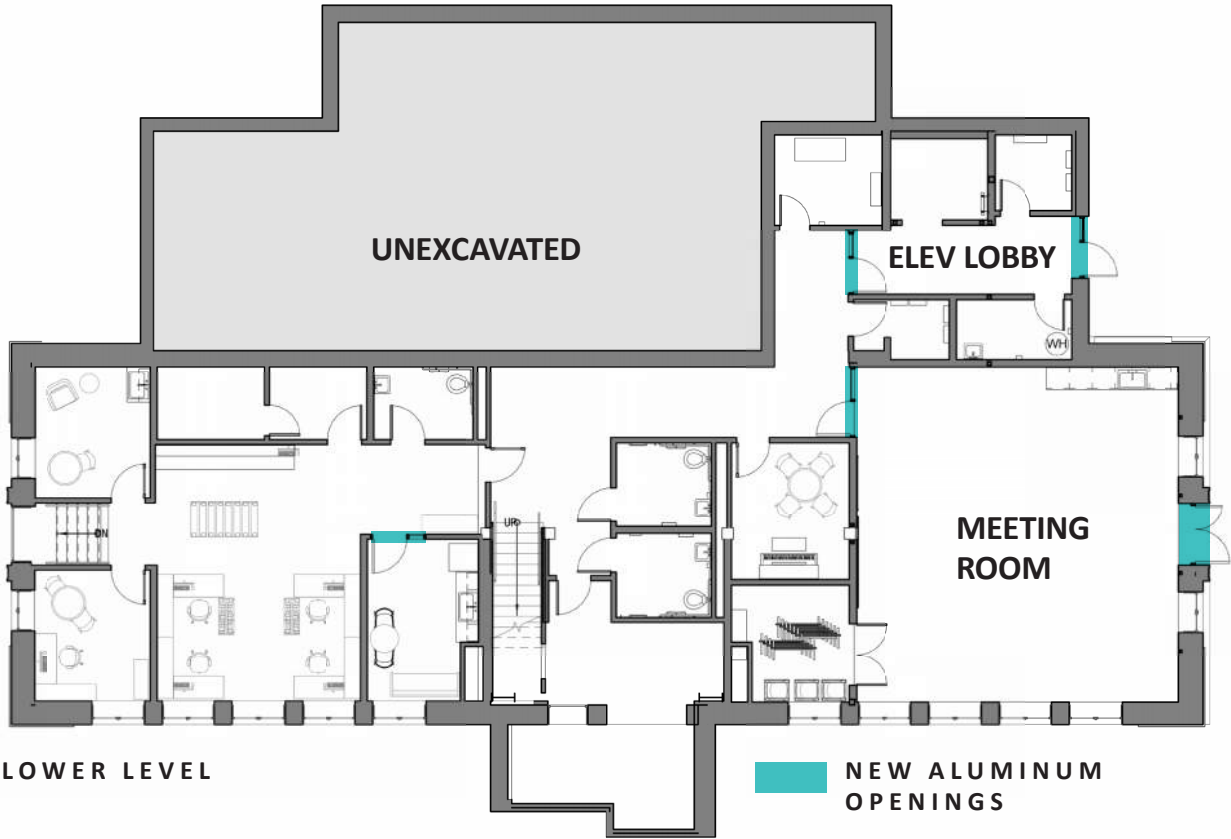
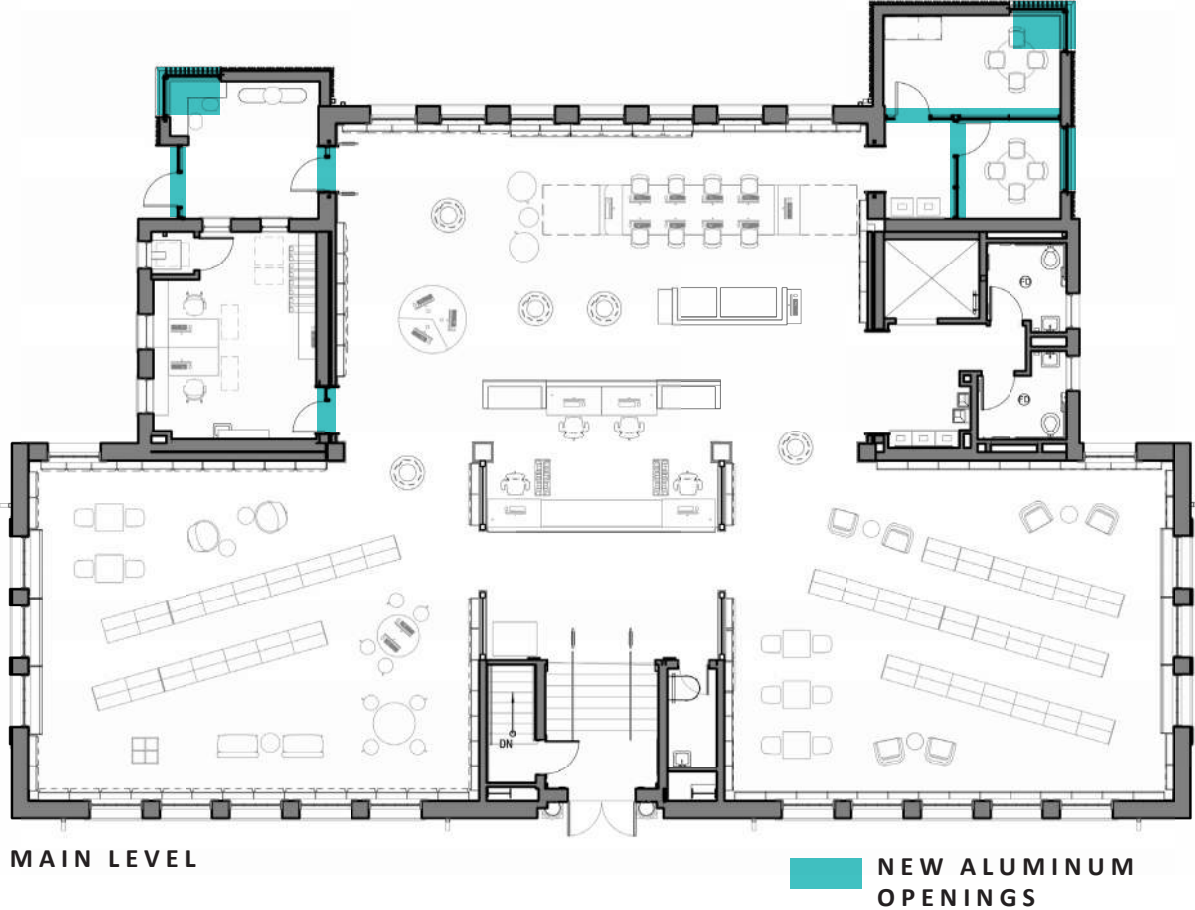
New Openings

The project includes a number of new interior and exterior framed openings at both the existing building and additions, often in close proximity to each other and original framed openings.

SHKS Proposal:

Consistent material and finish across new glazed and stick framed openings that differentiates itself from existing openings while being compatible with existing finishes.

Clear anodized storefront at these openings, each denoting an interior/exterior transition, and/or a programmatic shift.



SOUTHWEST ADDITION



WEST WING OPENINGS



STUDY ROOM ADDITIONS



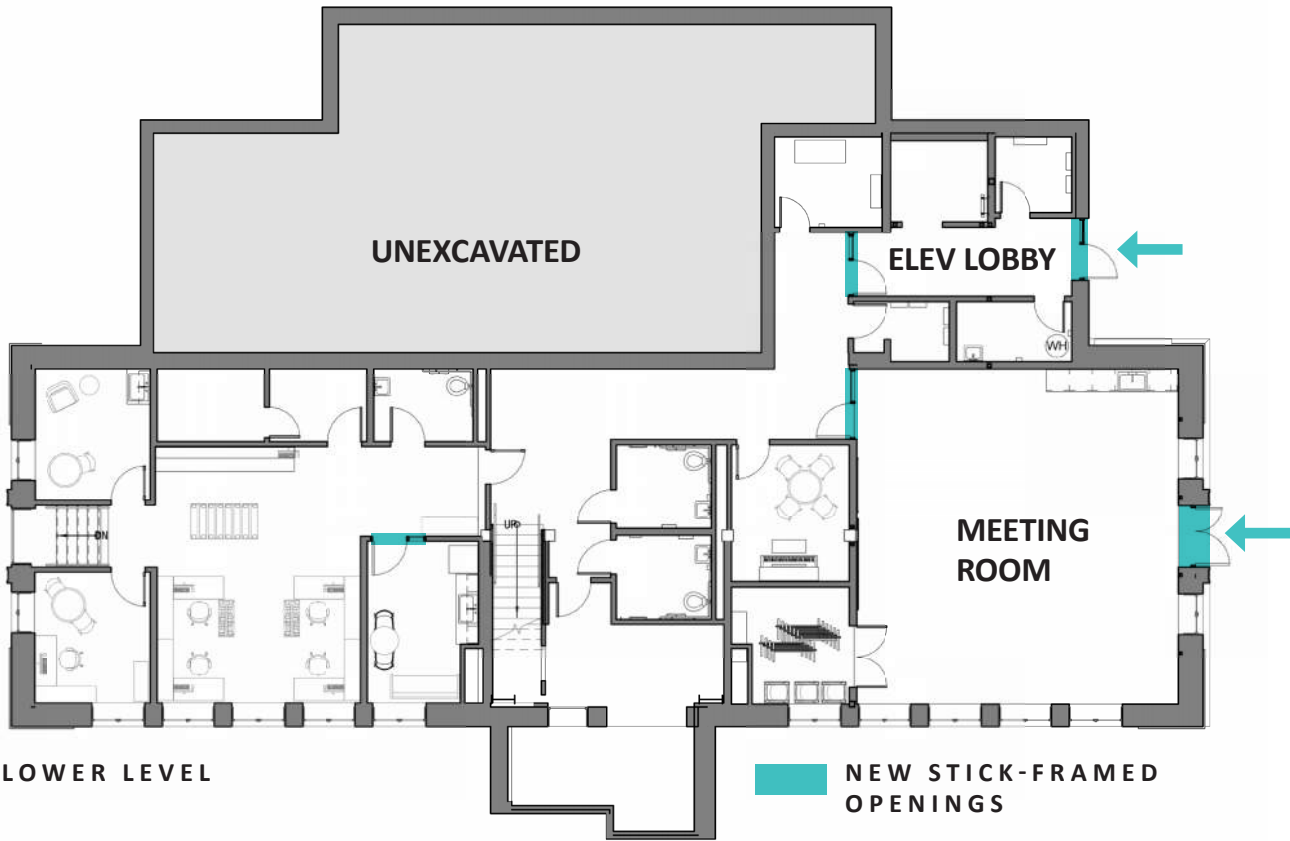
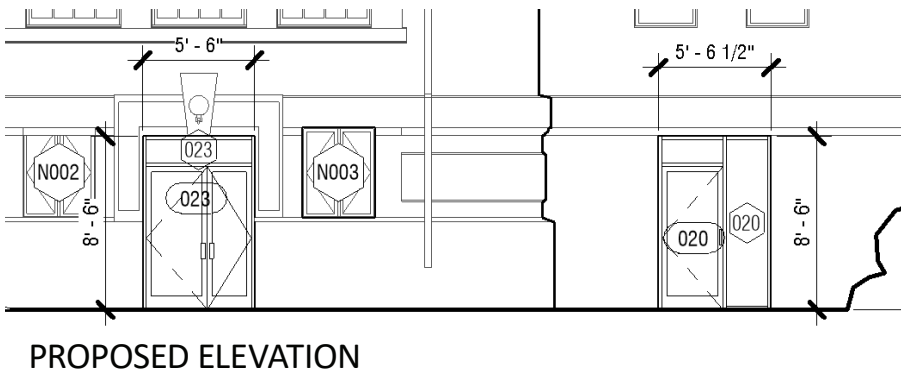
LOWER LEVEL MEETING



LOWER LEVEL ENTRIES

ENTRANCES AND OPENINGS

FLOOR PLANS AND OPENINGS



North Elevation Openings:

Relocation of the lower level meeting room requires modification or replacement of the existing original double door to meet egress requirements (min. (1) 3' wide leaf).

The lower level lobby will also have a new framed opening after removal of the existing non-original louver. Both openings are 8'-6"H, greater than the typical maximum for wood door manufacturers.

SHKS Proposal:

Install **clear anodized aluminum frames and doors** to match all other new interior/exterior glazed openings (see previous slide). SHKS proposes the use of **transom windows to reduce the size of the openings.**

The existing green color of the window/trim is not original; SHKS anticipates them being painted white in their next maintenance cycle to match their original color; clear aluminum framing is compatible in tone with white and differentiated from original opening materials.

1. PROJECT OBJECTIVES

2. BUILDING HISTORY + EXISTING CONDITIONS

3. DESIGN PROPOSALS

- ENERGY AND EGRESS CODE
- WEST WING EXTERIOR WALL REBUILDS
- ENTRANCES, OPENINGS, & MATERIALS
- * • EXTERIOR TRASH ENCLOSURE

APPENDIX (PREVIOUS ARC BRIEFINGS)

EXTERIOR TRASH ENCLOSURE

PROPOSED WELDED BAR GRATE

North Elevation Openings:

SPL has requested a secure enclosure in their north service yard for their two dumpsters. The enclosure screen must be transparent for visibility in and around the enclosure, and must be relatively impact resistant for vehicular impacts (trash truck, vans) and potential vandalism.

SHKS Proposal:

Install a painted metal enclosure. Utilize **welded bar grating** for durability and visibility (sides and top). **Paint dark (black or dark bronze) to match existing metal site elements**, including the existing fence, handrails, and new steel retaining walls.



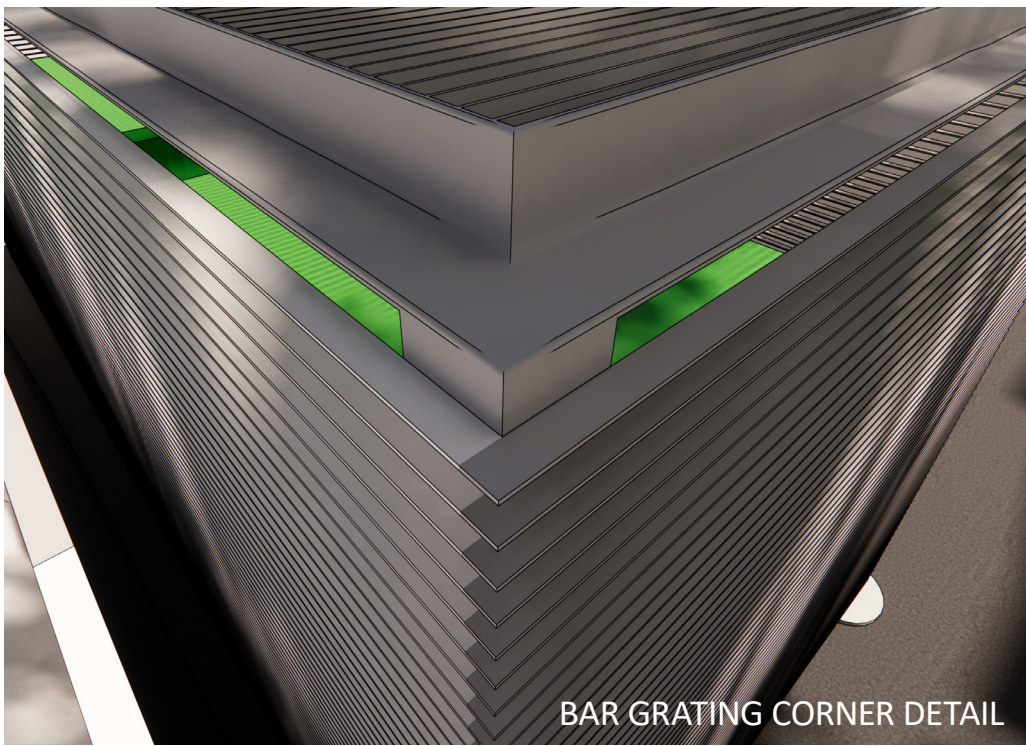
VIEW FROM NORTH DRIVEWAY



WELDED BAR GRATING



TRASH ENCLOSURE



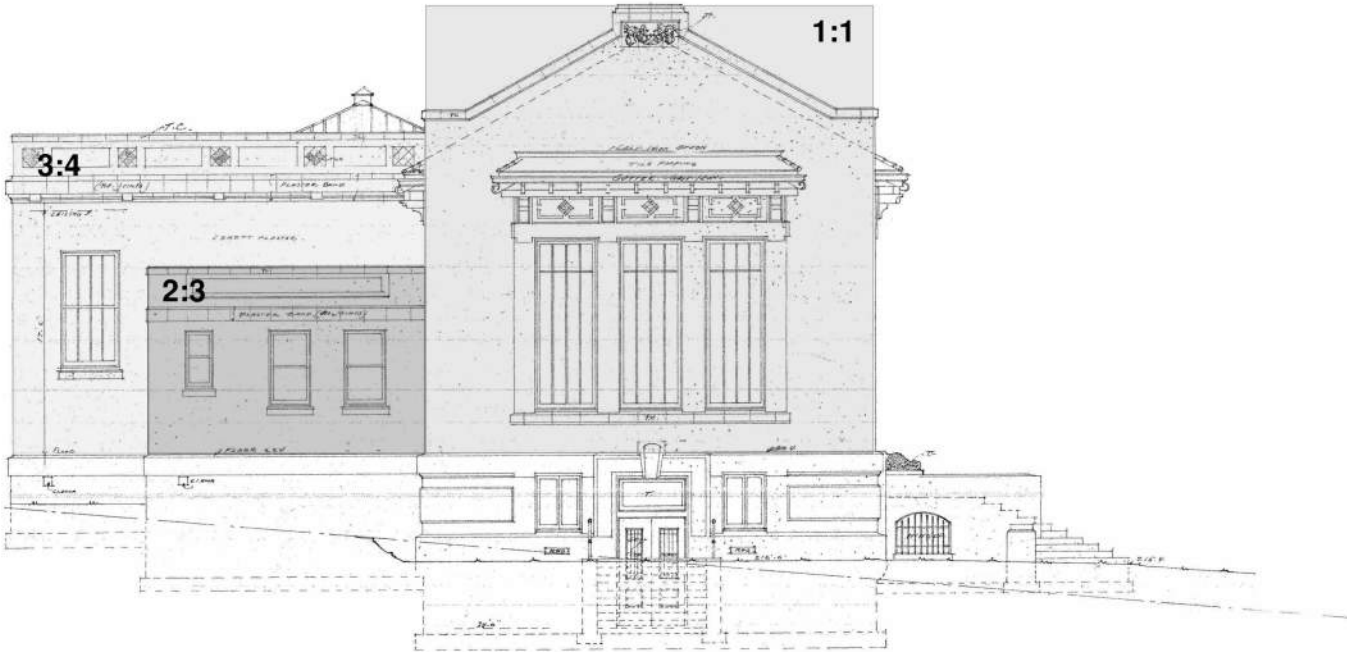
BAR GRATING CORNER DETAIL

APPENDIX

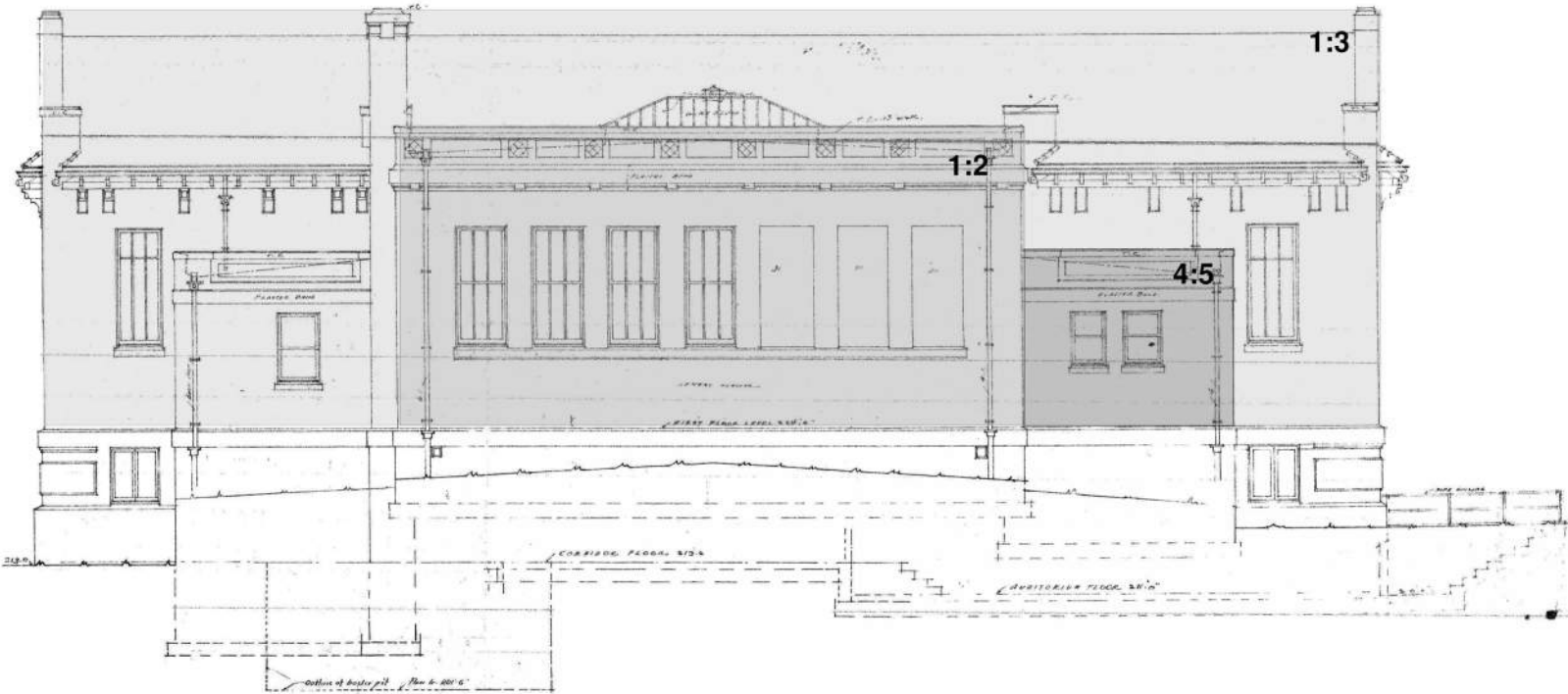
REFERENCE SLIDES (PREVIOUS BRIEFINGS)



DESIGN PRINCIPLES
EXISTING BUILDING PROPORTIONS



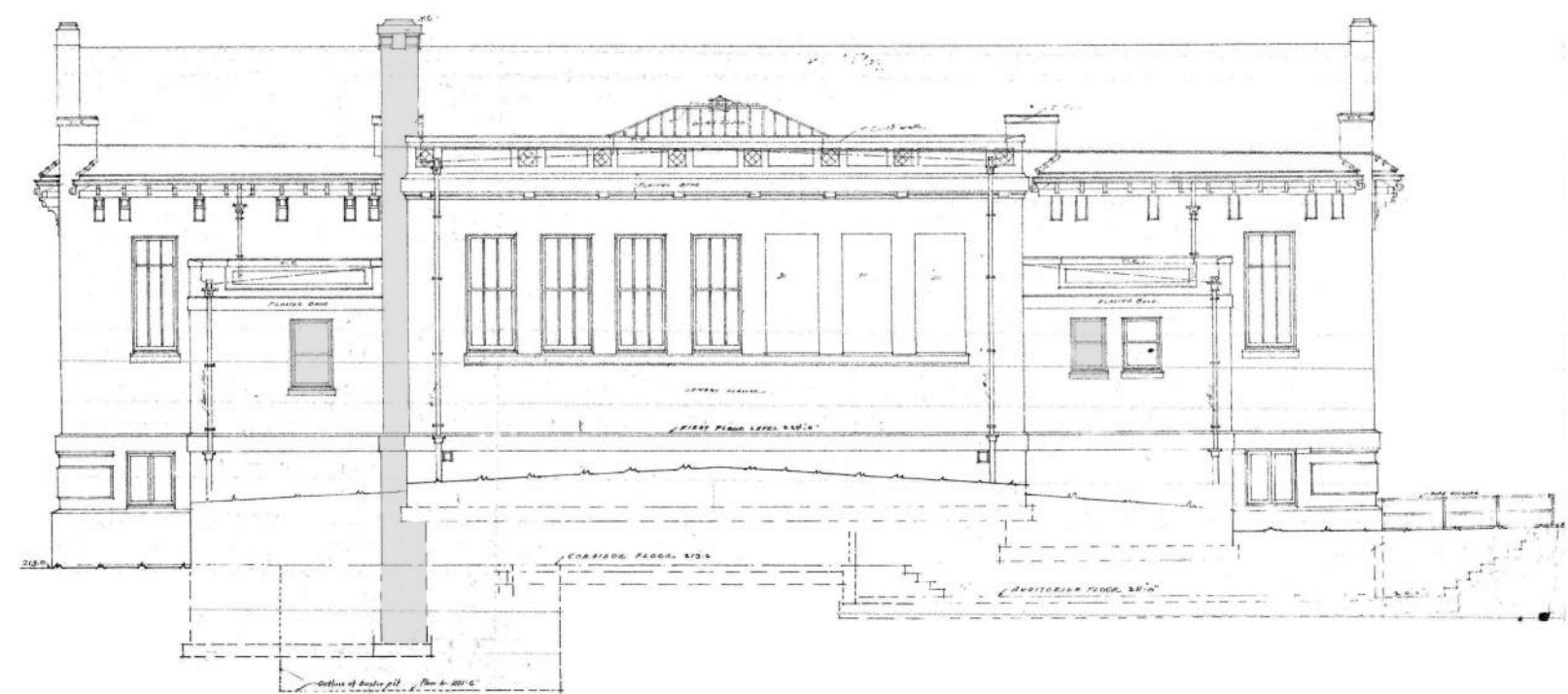
SOUTH ELEVATION



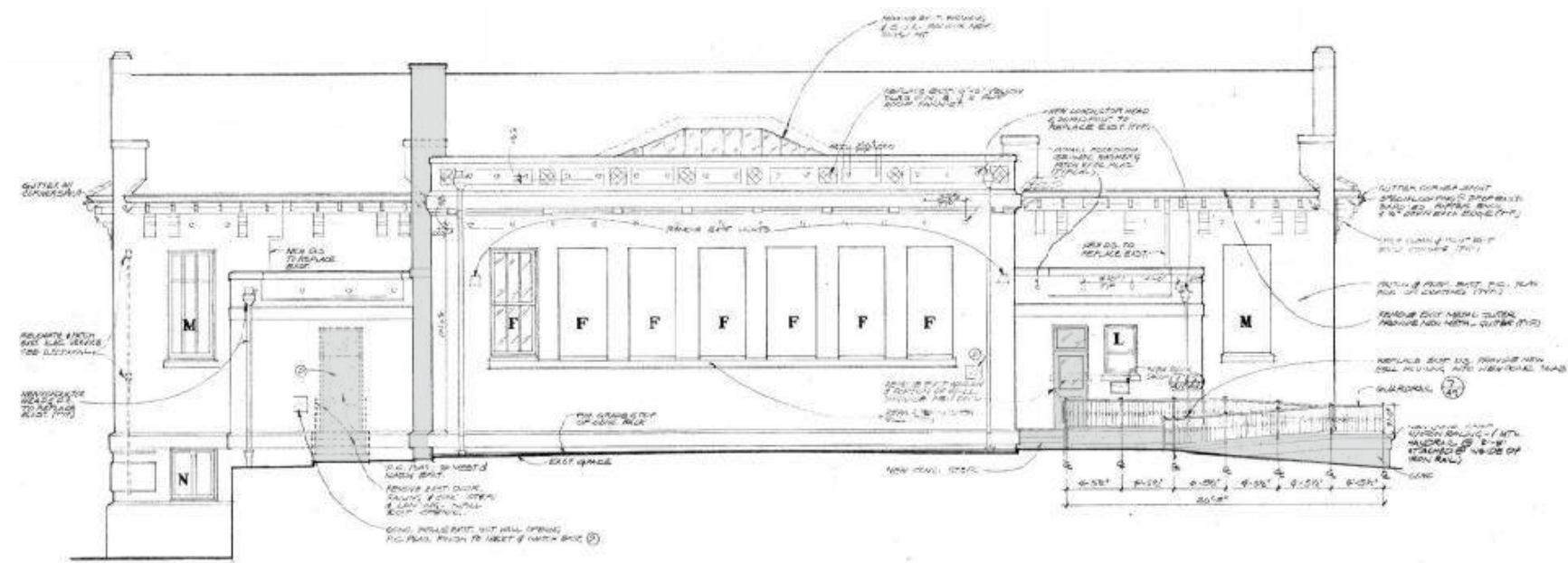
WEST ELEVATION

DESIGN PROPOSALS

WEST ELEVATION - CHANGES OVER TIME



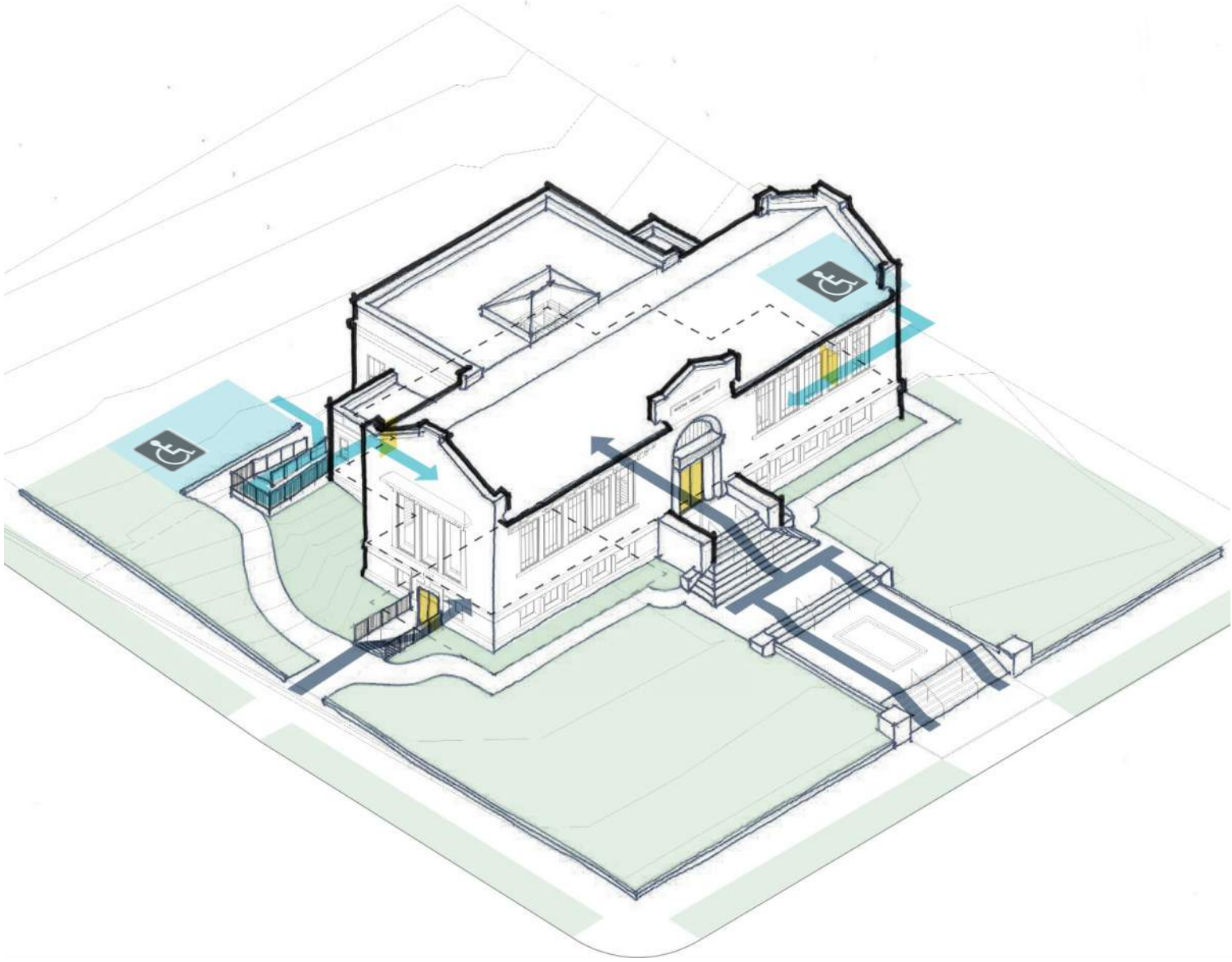
WEST ELEVATION - 1910



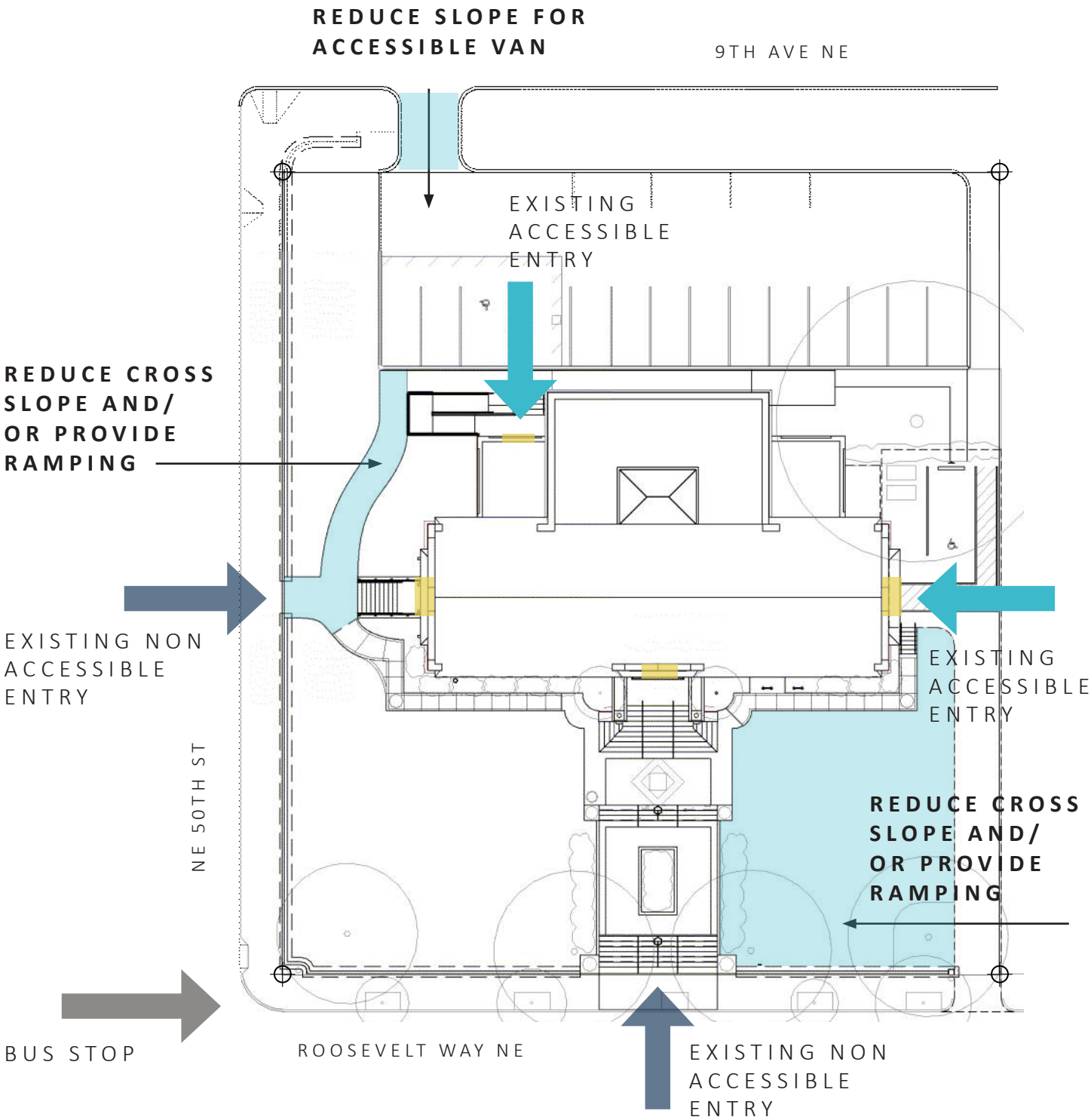
WEST ELEVATION - 1986 RENOVATION

SITE ACCESSIBILITY IMPROVEMENTS

EXISTING SITE & ENTRY ACCESSIBILITY

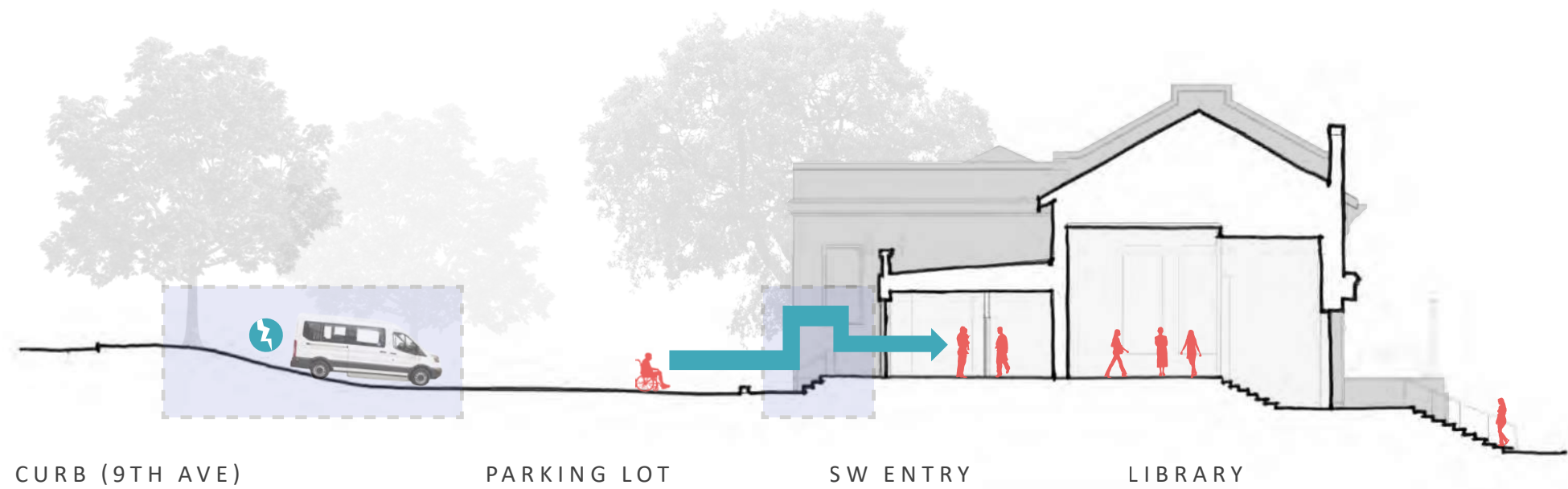


ACCESSIBLE NON-ACCESSIBLE BUILDING ENTRY

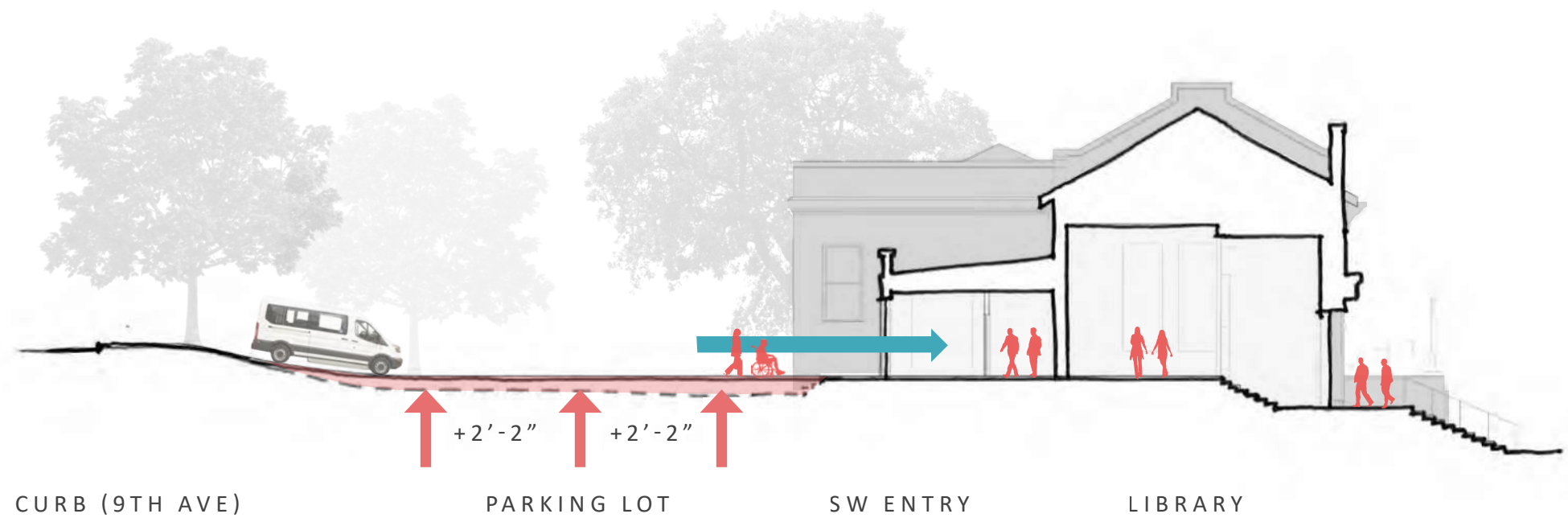


SITE ACCESSIBILITY IMPROVEMENTS

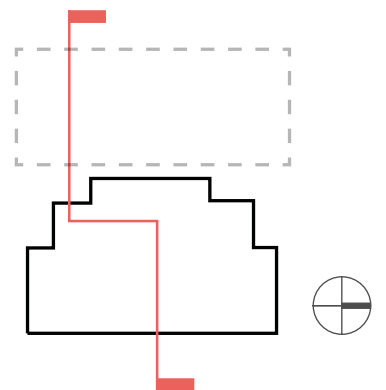
RAISED PARKING



EXISTING CONDITION

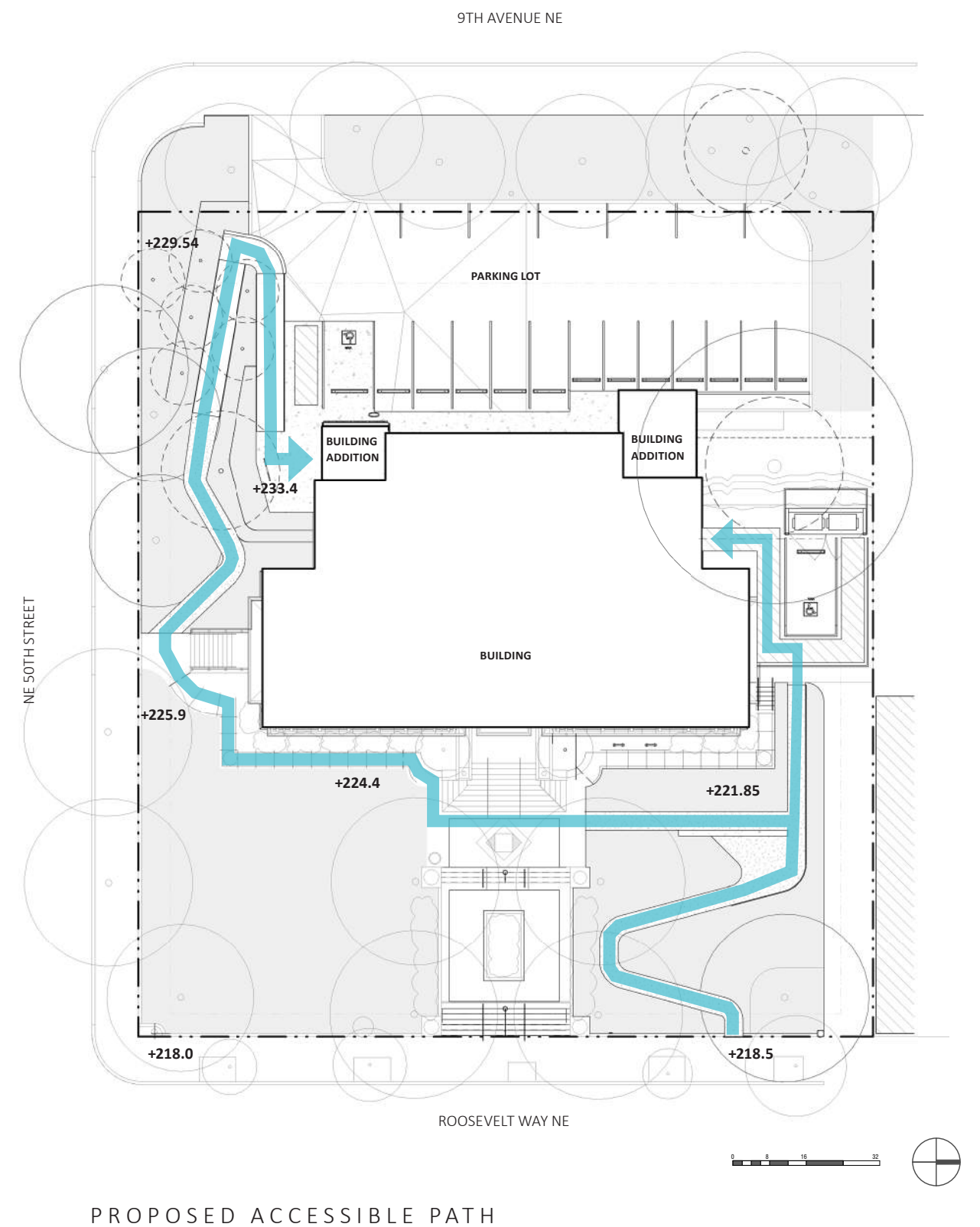
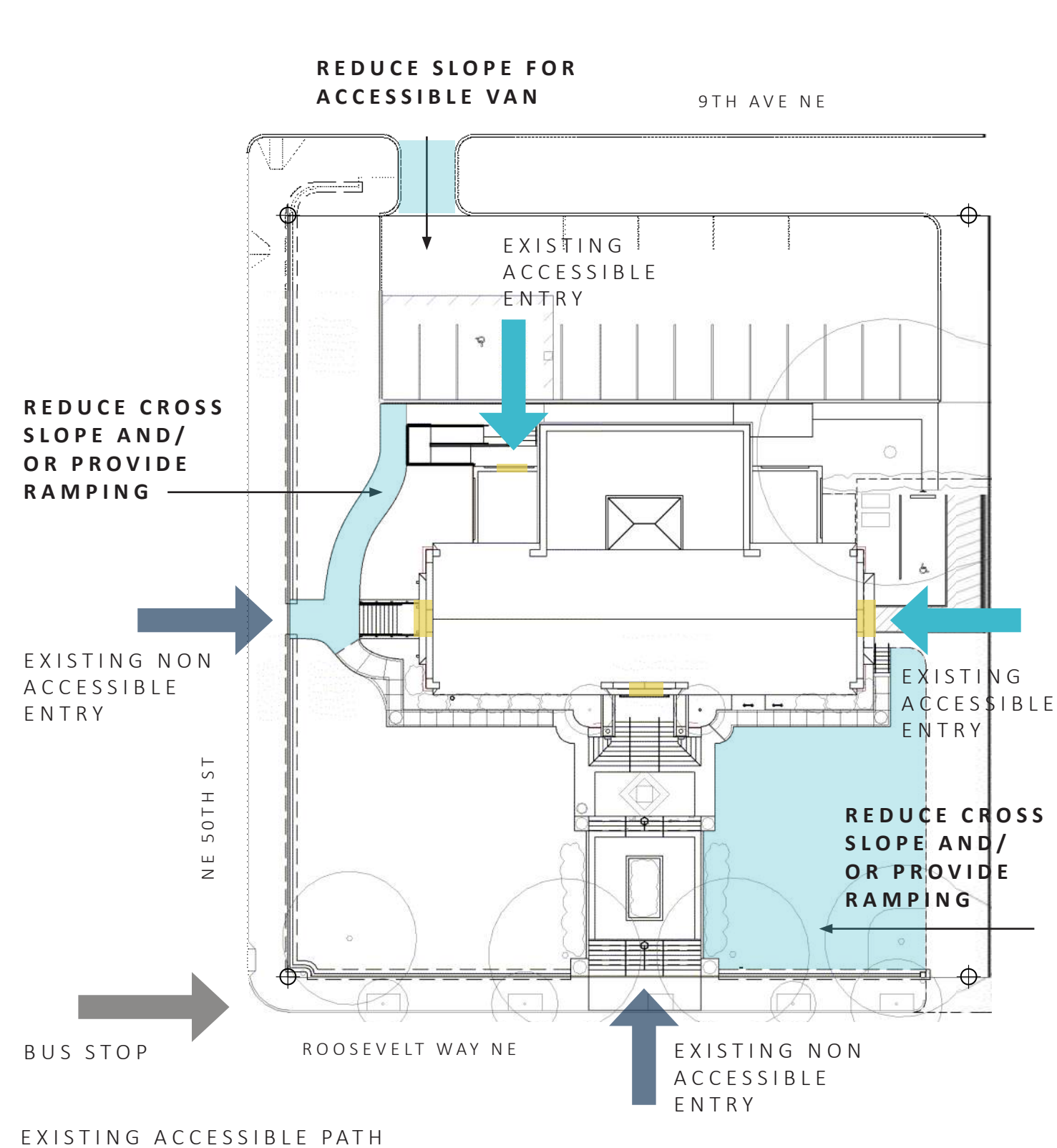


RAISED PARKING



SITE ACCESSIBILITY IMPROVEMENTS

PROPOSED ACCESSIBLE PATH



BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

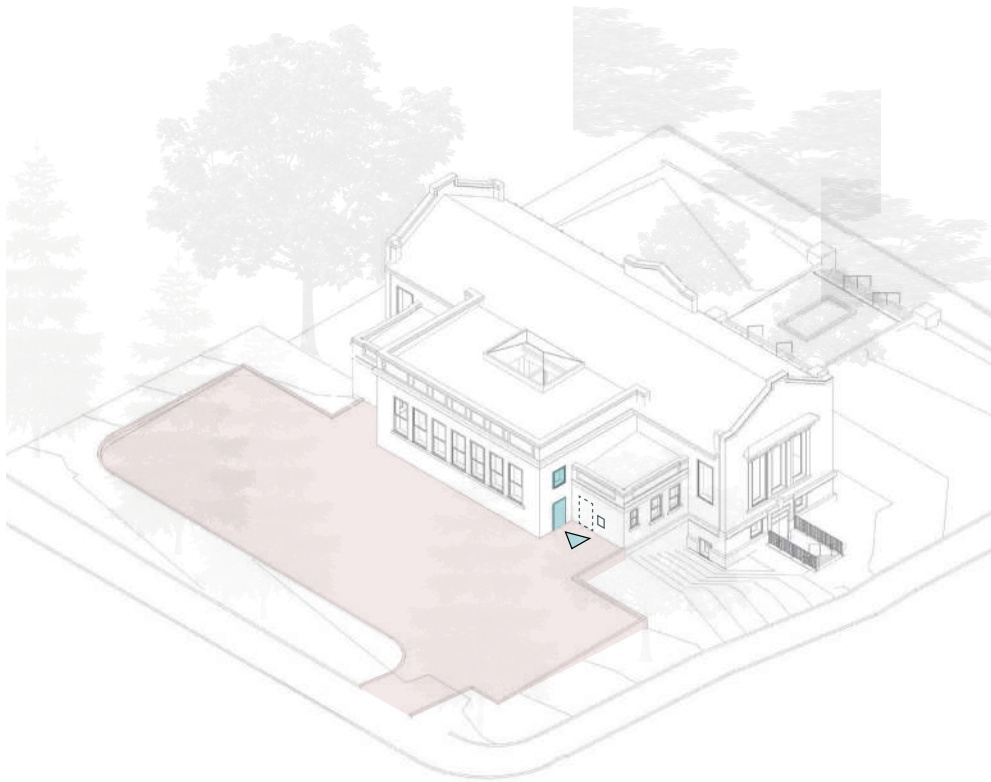
PROPOSED OPTION

LANDMARKS PRESERVATION BOARD FEEDBACK

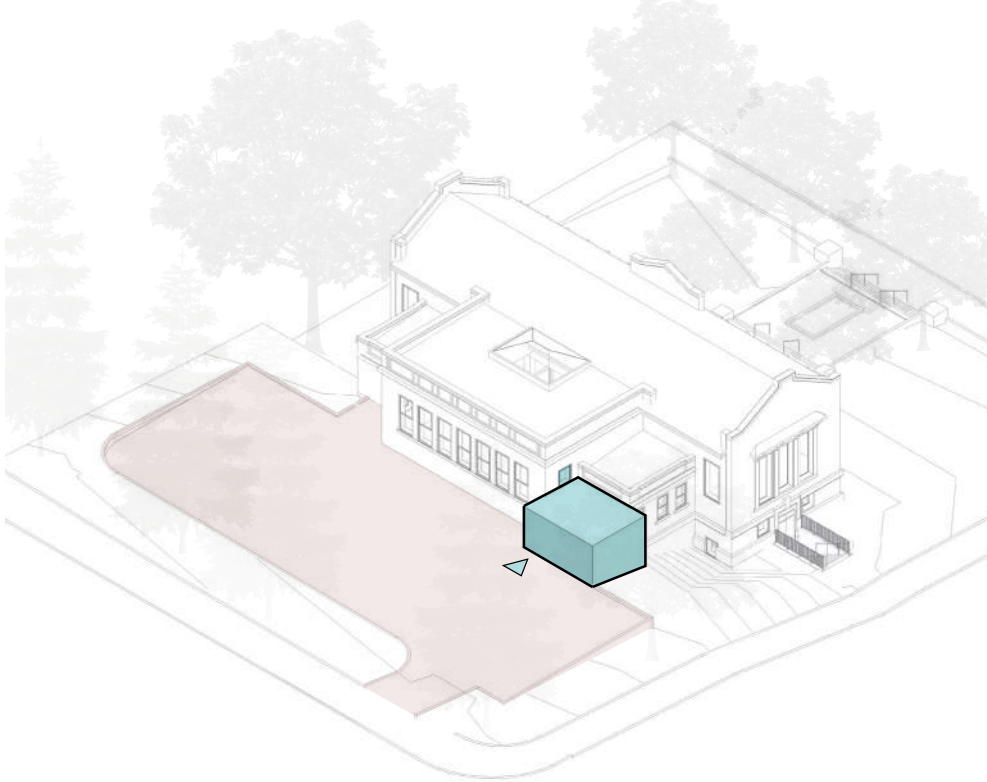
At the Landmarks Preservation Board Meeting on 7/9/22, SHKS Architects presented an overview of existing conditions, project objectives, and design principals for the project. SHKS also presented design options for site accessibility improvements, and programmatic changes that included options for new building additions at the west (rear) side of the building, adjacent to the existing service bays.

Feedback from the ARC was generally favorable to the site accessibility improvement approach of minimizing walkway slope at the east site, noting that further visualizations of the southeast ramping section to assess visual impacts to the existing building.

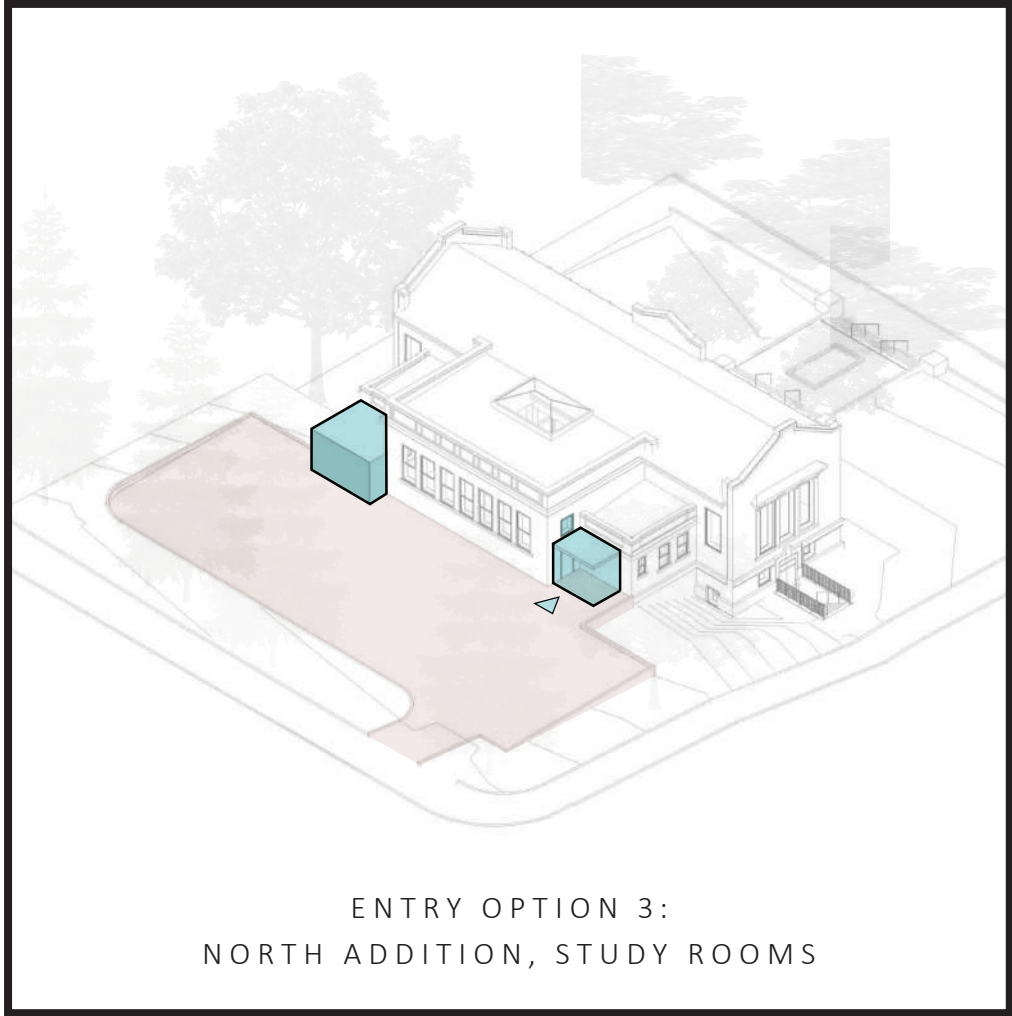
The ARC acknowledged the need for expanded program in meeting the library’s current and future operational needs, and was generally favorable to the location and overall massing of the proposed building additions. The ARC noted that further study would be needed to assess the massing & material relationships between the addition and existing building.



ENTRY OPTION 1:
MODIFIED ENTRY, CENTRAL WORKROOM



ENTRY OPTION 2:
SOUTH ADDITION, WORKROOM

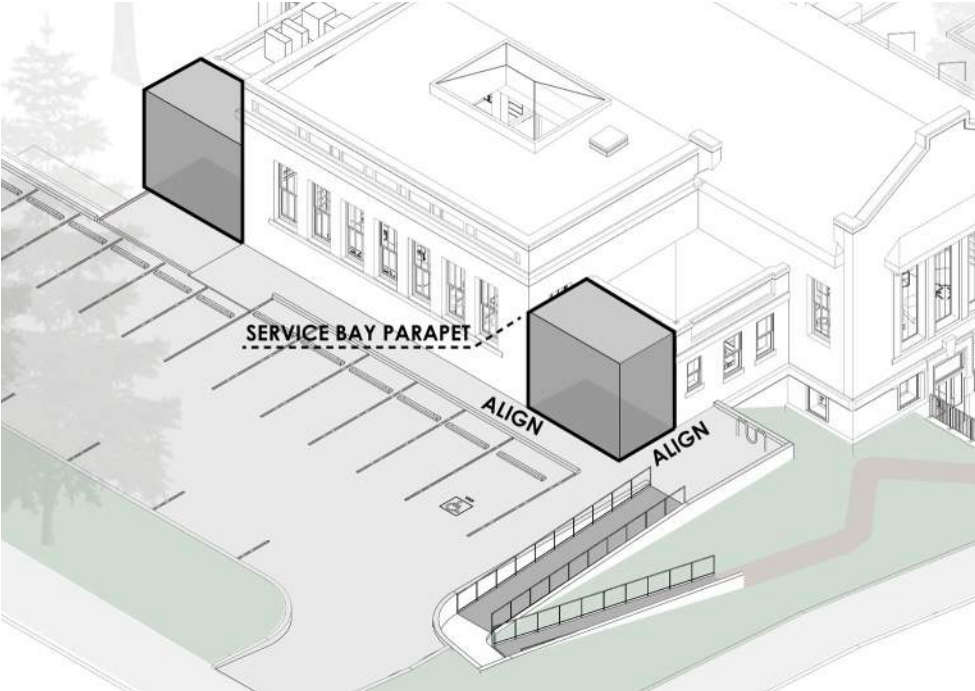


ENTRY OPTION 3:
NORTH ADDITION, STUDY ROOMS

PREFERRED OPTION FOLLOWING
07.15.22 ARC GUIDANCE BRIEFING

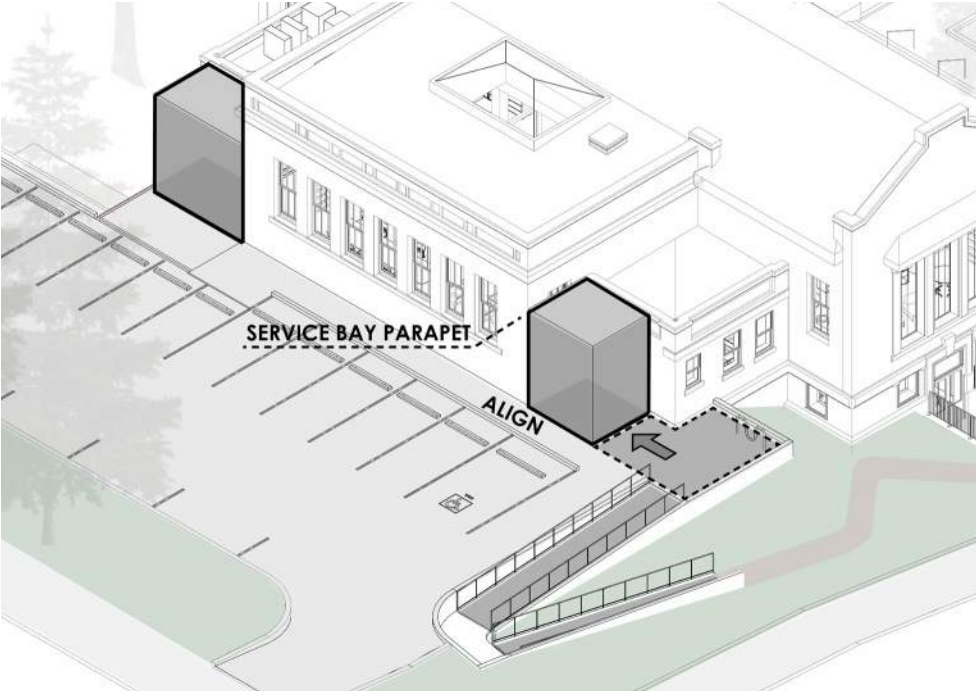
BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

FOOTPRINT AND MASSING



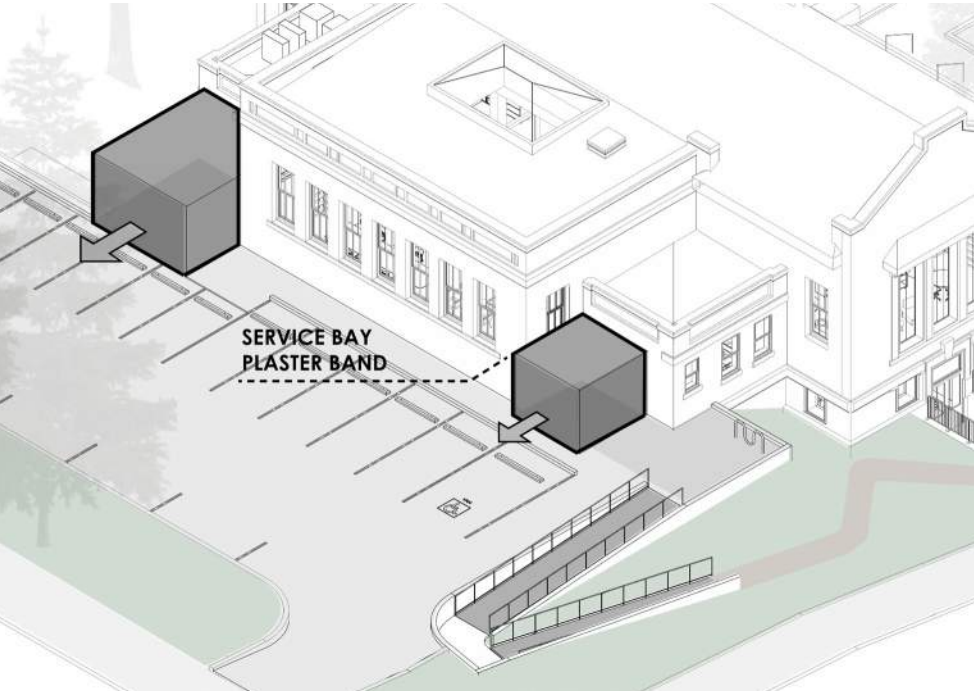
01 MAX VOLUME

- SET HEIGHT TO SERVICE BAY
- FOOTPRINT ALIGNED



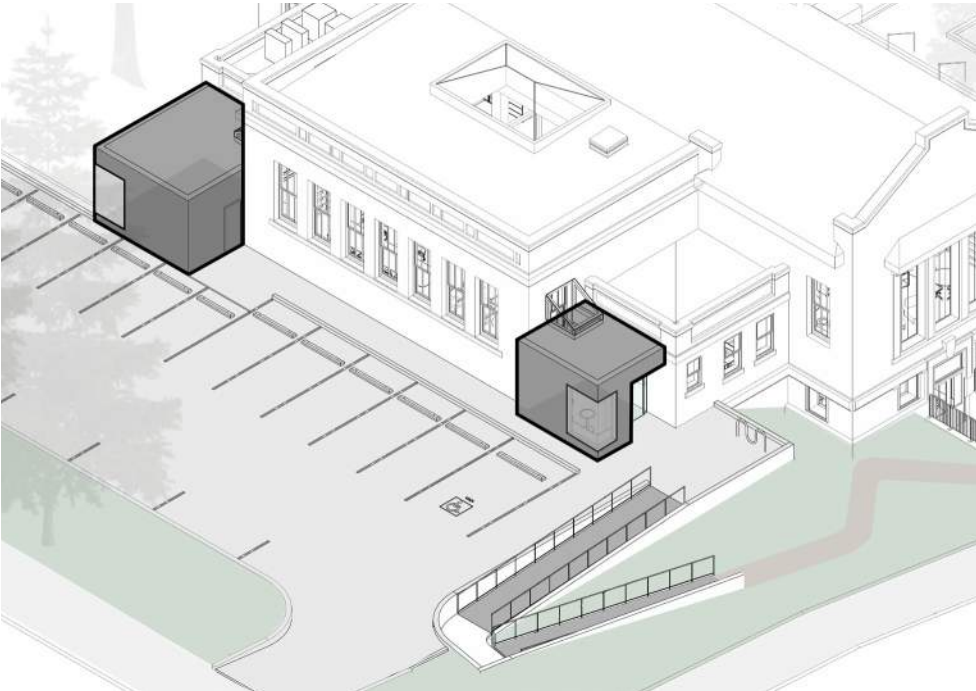
02 TERRACE SPACE

- EXPAND ENTRY TERRACE
- EXPOSE SERVICE BAY CORNER



03 HEIGHT LIMIT

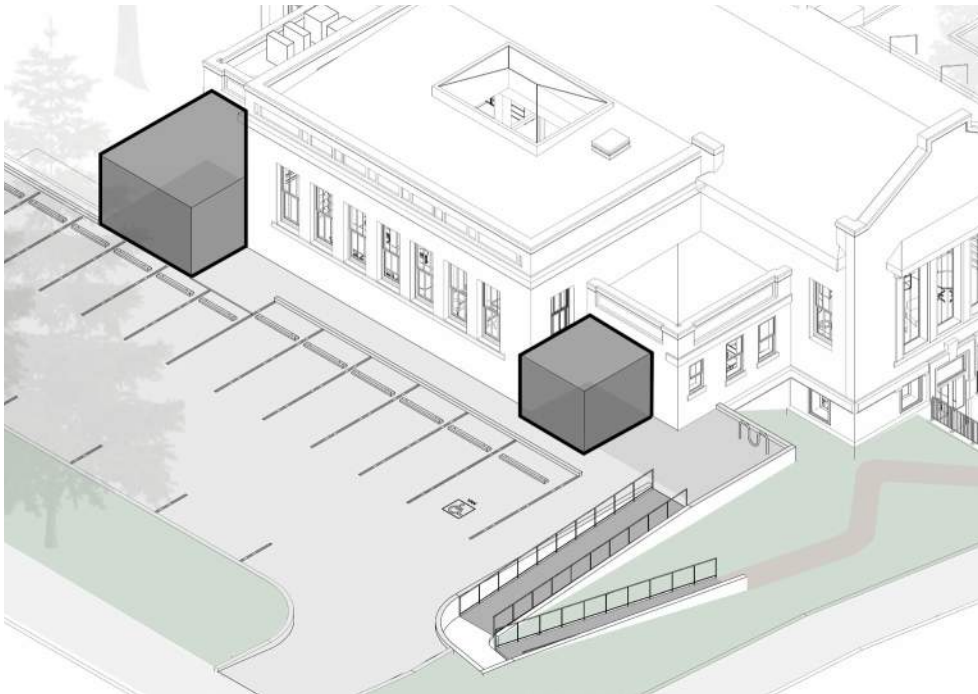
- ALIGN WITH PLASTER BAND
- EXPOSE EXISTING WINDOW



04 PROPOSED

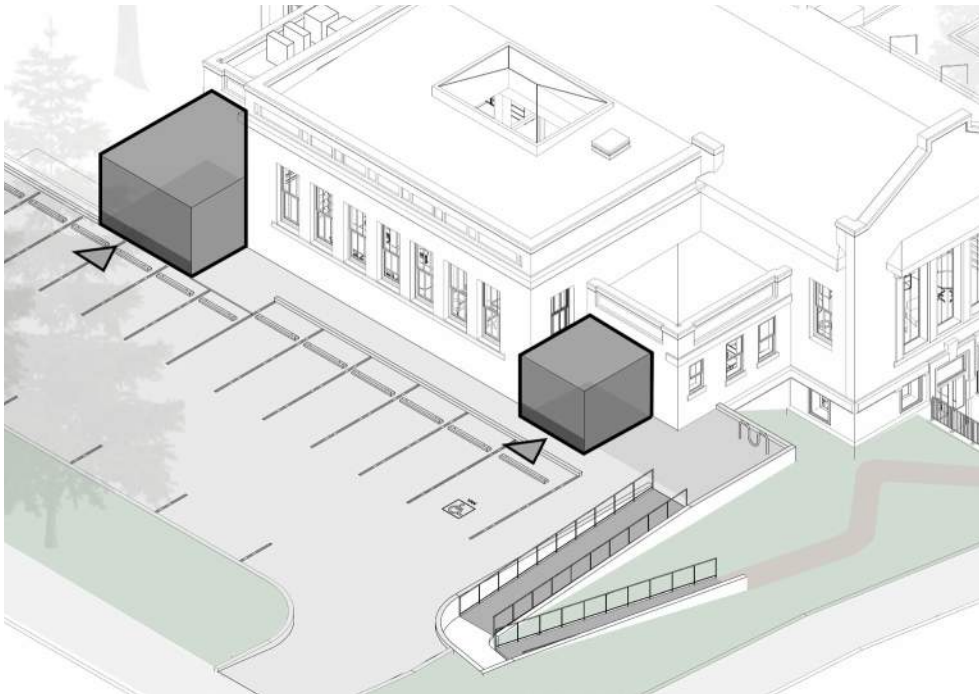
- INCREASE PROGRAM SPACE
- EXPRESS WEST WING CORNER

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS
SITE & ENTRY CONSIDERATIONS



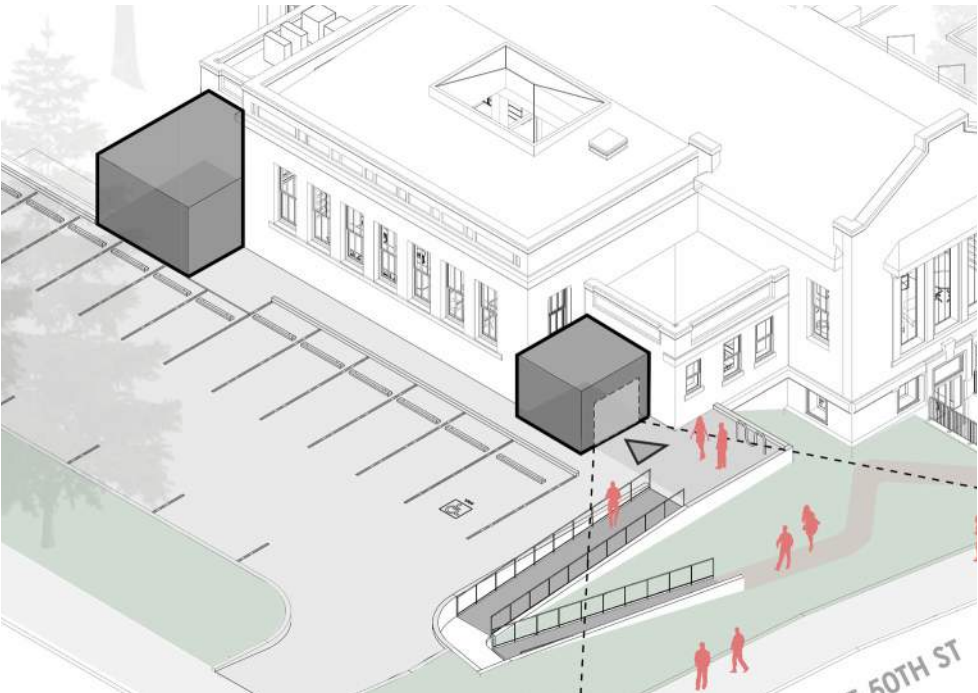
01
BASE VOLUME

- MASSING DEFERS TO EXISTING BUILDING



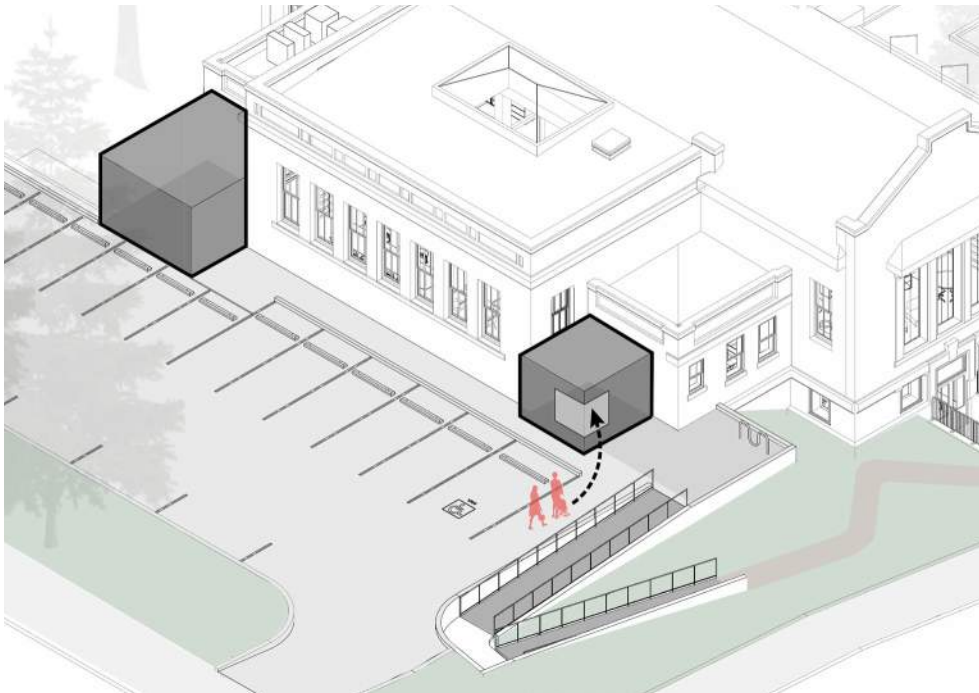
02
PARKING BUFFER

- MATERIALS & VOLUME TO PROTECT FROM TRAFFIC



03
SOUTH FACING

- OPEN TO SITE PATH
- ENTRY VISIBILITY TO STREET

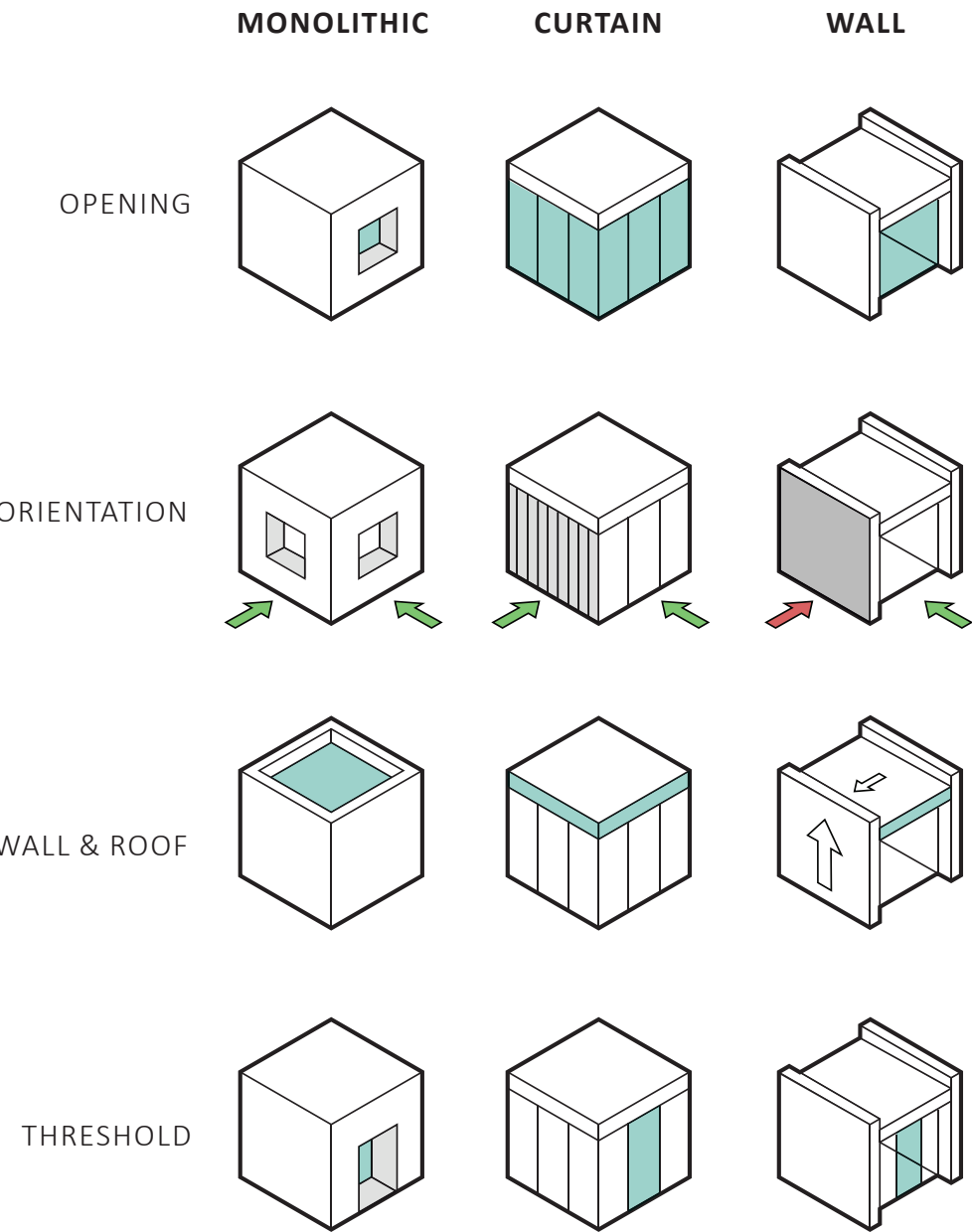


04
ENTRY VISIBILITY

- OPEN SIGHTLINES TO PARKING
- EXPRESS TECTONIC APPROACH

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

BUILDING LANGUAGE - EXISTING BUILDING & PROPOSED ADDITIONS



EXISTING BUILDING LANGUAGE



OPENING



ORIENTATION

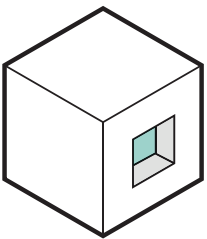
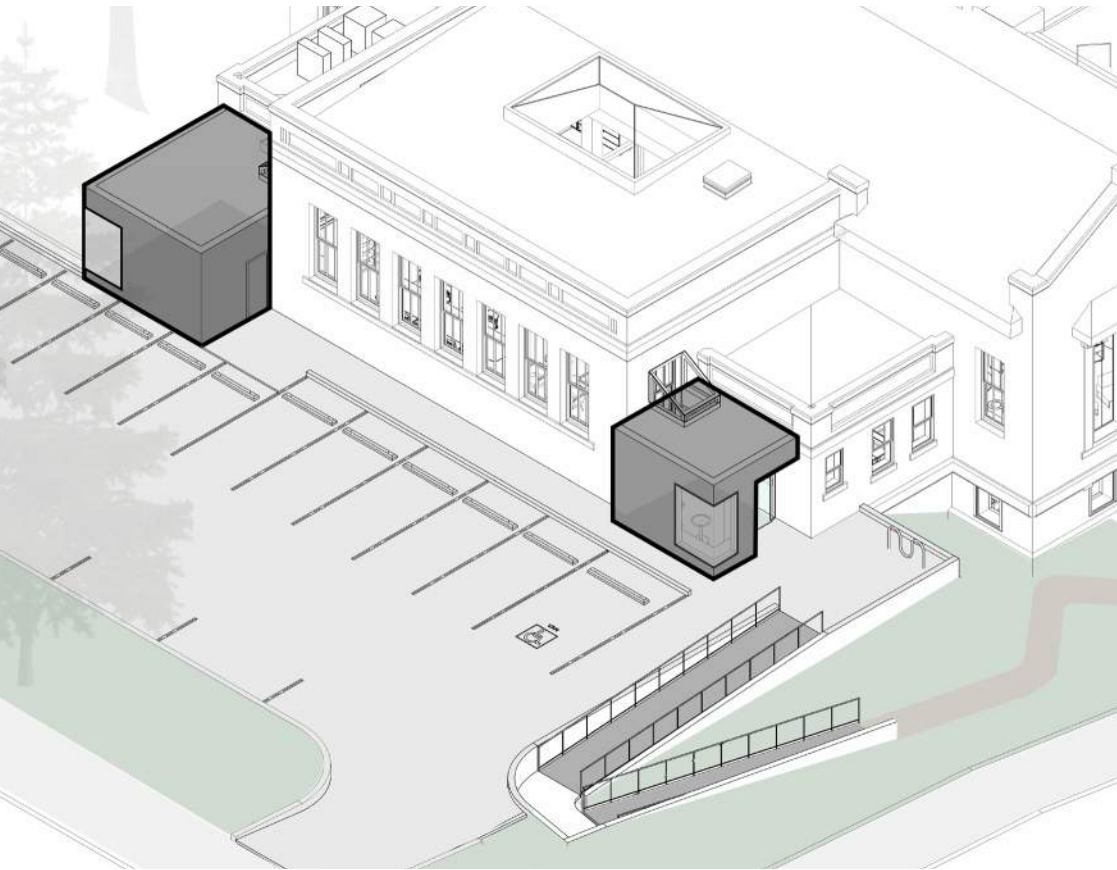


WALL & ROOF

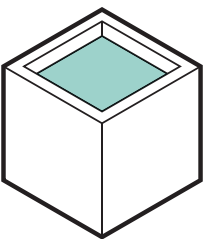


THRESHOLD

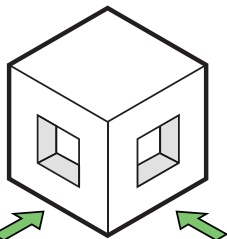
PROPOSED - MONOLITHIC



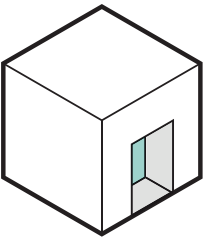
PUNCHED
OPENINGS



PARAPET



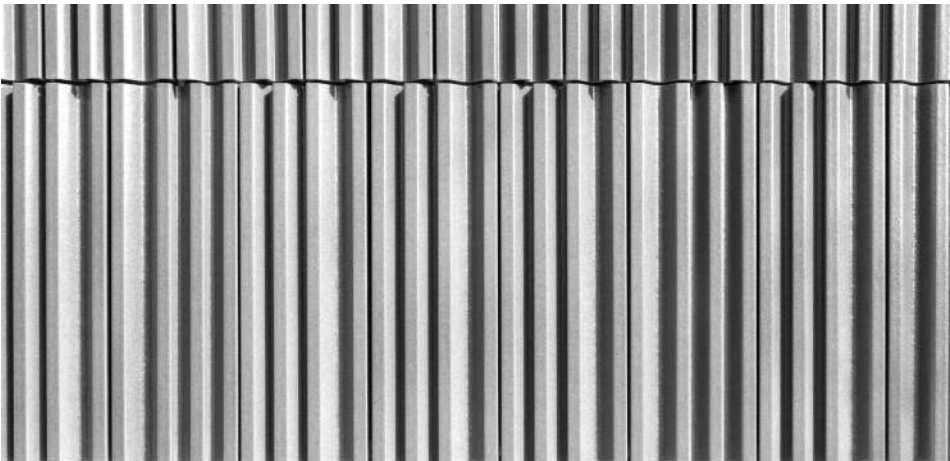
EQUAL
FACING



DEEP
THRESHOLD

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

EXISTING MATERIAL QUALITIES



MATERIALS

COMPATIBILITY + DIFFERENTIATION

The proposed design responds to the original building materials, which utilize unitized masonry in its structure and roofing. Its white stucco exterior and terra cotta detail contribute to a monolithic yet textural appearance. Both the material grain & perimeter windows lend to a vertical grain and unit proportion.

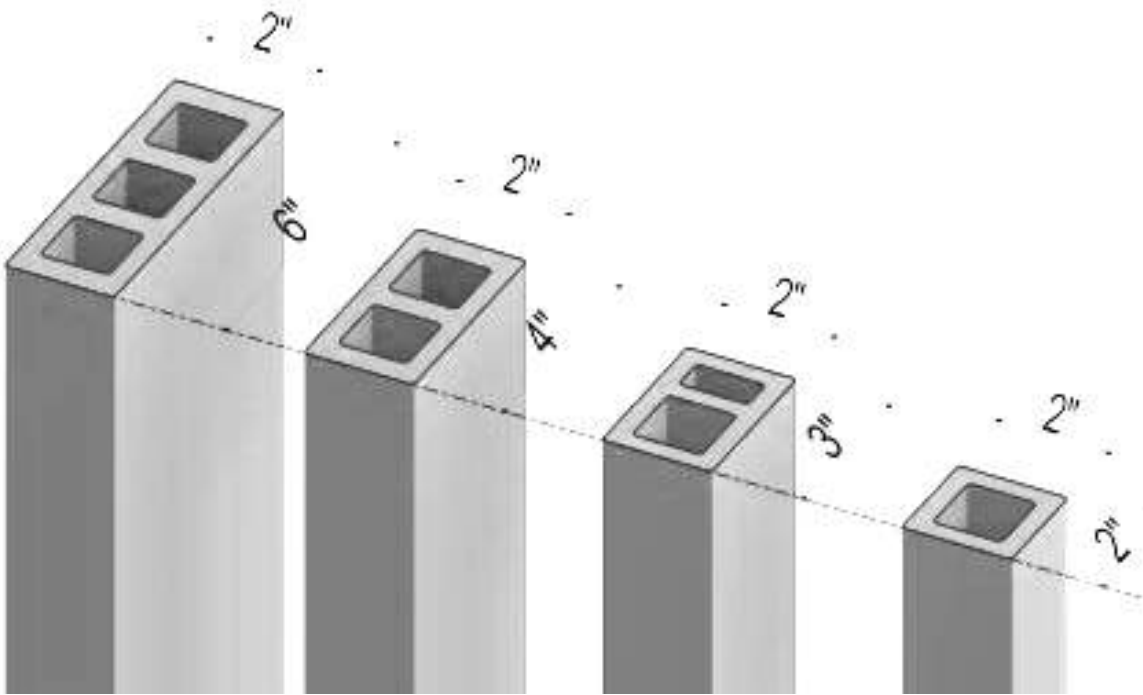
The project proposes the use of a white colored glazed terra cotta rainscreen system for cladding the building additions, following the original building's material philosophy, yet differentiating the additions through contemporary building technology.

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

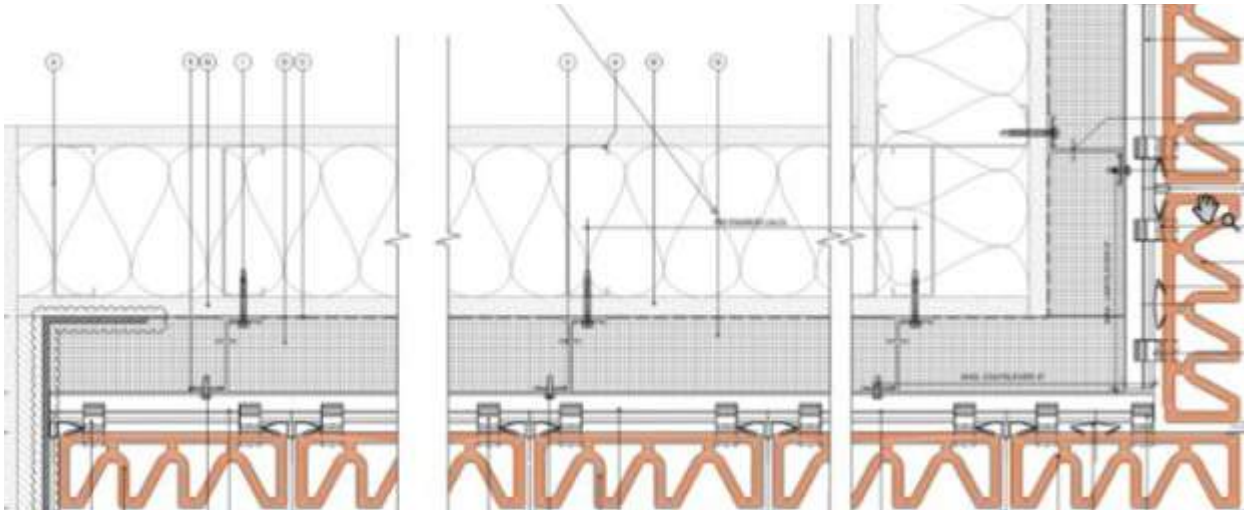
MATERIALS AND CLADDING SYSTEM



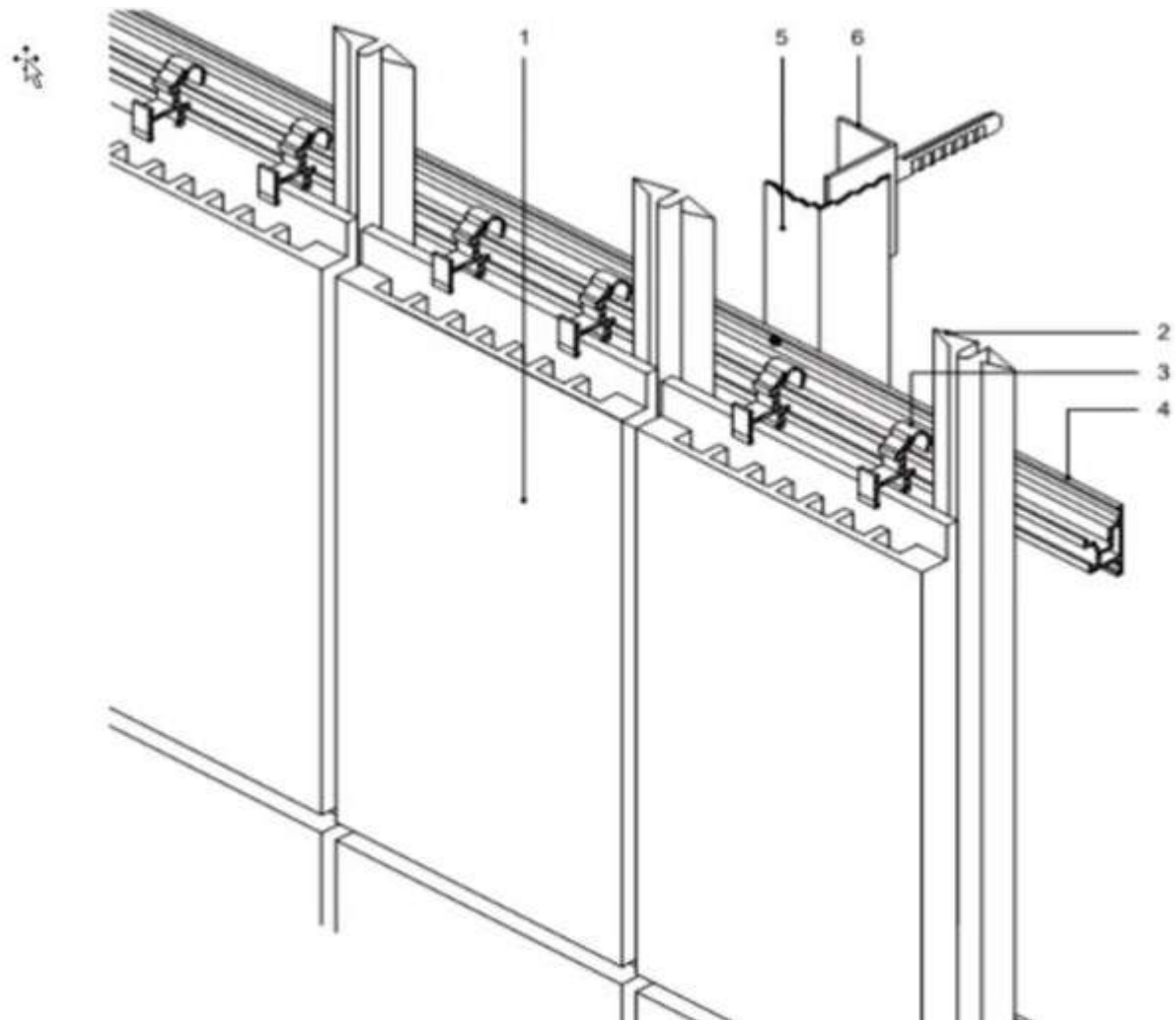
TERRA COTTA RAINSCREEN PROFILES



TERRA COTTA SUNSCREEN BAGUETTES



TYPICAL WALL SECTION



TYPICAL ASSEMBLY

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

TERRA COTTA PROFILE OPTIONS

At the April 6th Landmarks Preservation Board Meeting, additional option studies were requested visualize the impacts of terra cotta cladding types. Below are a number of studies assessing the impacts of orientation, size of unit, and the textural variation provided by various profiles.



Horizontal

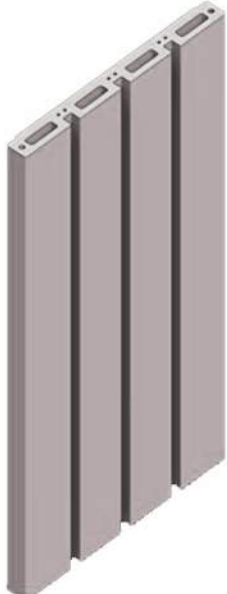
A horizontally oriented profile tests the hypothesis of vertical grain. Horizontal layouts contrast with the vertical grain of the existing building windows and mullions.



Slotted Flat Profiles

A shallow profile was studied to assess the value of depth. A lack of depth limits the potential shadow-play and results in a flatter texture that does not complement the existing stucco or terracotta detailing.

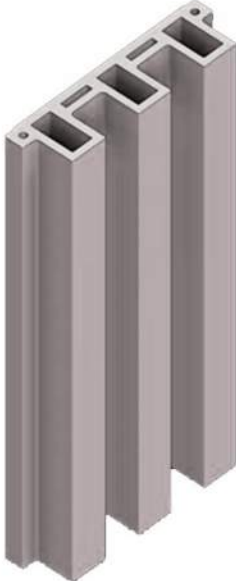
Additionally, unbroken full-height vertical cladding limits the ability to express building proportions.



Regular Verticals

Adding depth to the profile increases shadow and emphasizes wall depth, while responding to the rhythm of the original building. The depth of shadows is more consistent with the existing terra cotta detailing.

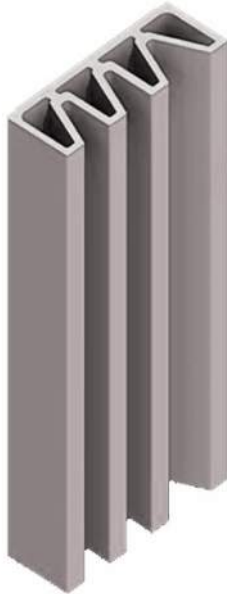
Breaks in the cladding express proportions and allow for localized replacements.



Custom Verticals

A variegated custom profile carries the same benefits of a more regular vertical while introducing variation to the rhythm, reflecting the natural variation of the existing stucco. This is consistent with an approach of complementary yet differentiated cladding building elements.

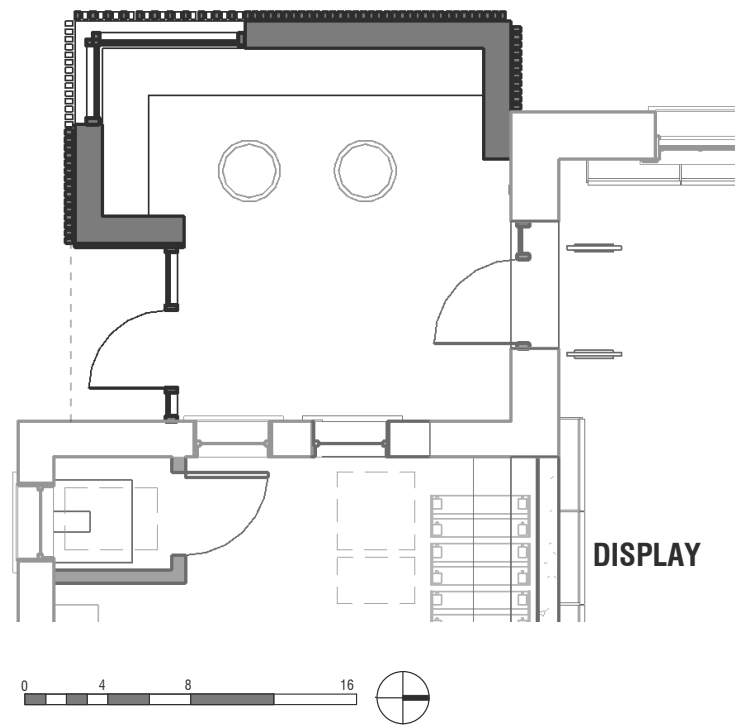
***Proposed**



***Alternate**

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

ADDITIONS DEVELOPMENT - PERSPECTIVES



SOUTH ADDITION

Alignment & Proportion

The proposed addition openings align with the adjacent service bay plaster band that delineates its roof plane, as well as its lower window sills. A roughly 1-2-1 proportion between roof, window, and foundation datums, which is shared with the adjacent west wing reading room.



SOUTH ELEVATION



WEST ELEVATION



PARKING APPROACH



WALKWAY APPROACH

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

ADDITIONS DEVELOPMENT - OPENING LOGIC



VERTICAL OPENINGS



LARGE OPENING + CORNER



CORNER + WEST SHADING

***Proposed**

COMPATIBILITY + DIFFERENTIATION

Following the April 6th Landmarks Preservation Board Meeting, SHKS revisited the opening logic of the proposed building additions. At the last meeting, the following was heard:

- The massing of the proposed additions was acceptable
- The proposed terra cotta rainscreen cladding was acceptable
- The board requested visualizations of alternative window opening logic to demonstrate the appropriateness of the proposed scheme

Purely punched openings—especially vertical—imitate the existing windows. By contrast A carved corner window responds to and differentiates itself from the original building's in a method compatible with monolithic buildings (contemporary examples shown at right).

CONTEMPORARY MONOLITHIC BUILDINGS w/ CARVED CORNERS



CLYFFORD STILL MUSEUM
DENVER



NORTHGATE BRANCH
SEATTLE



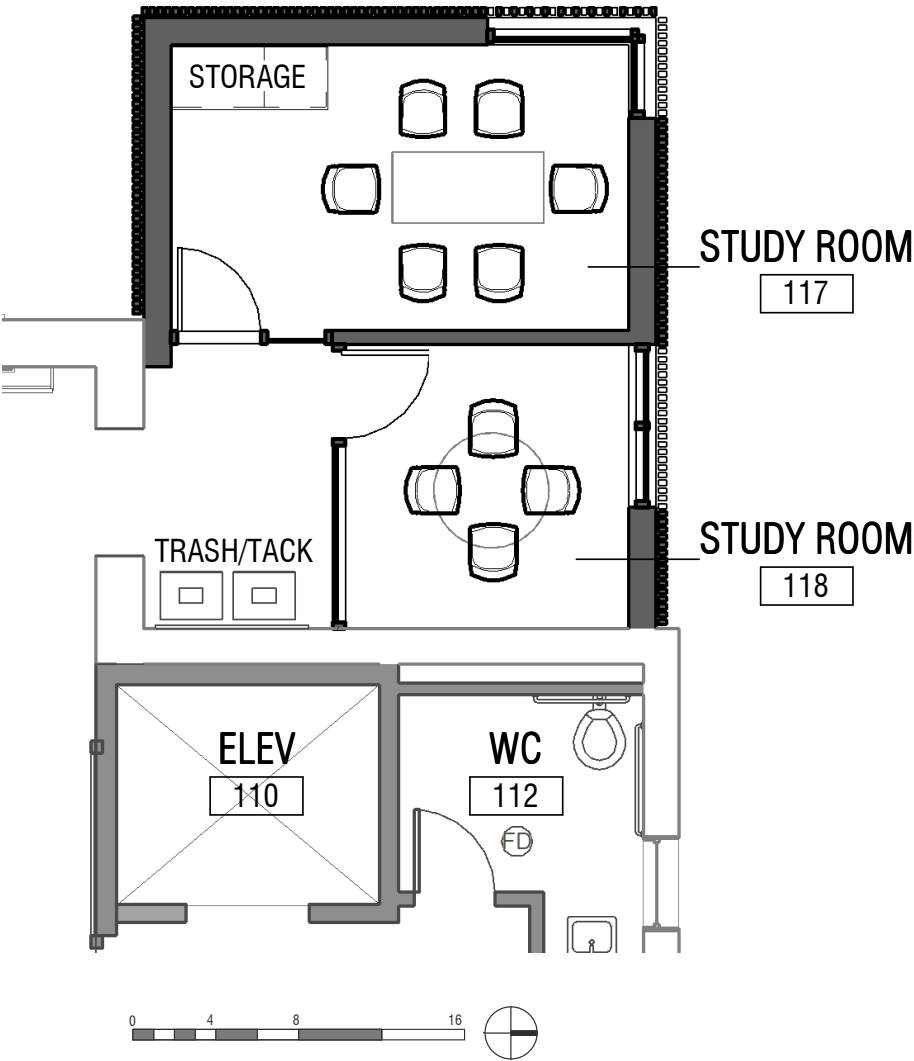
ST. PETERS CHURCH
KLIPPAN



COMMUNITY CENTER
REID-BRIG

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

ADDITIONS DEVELOPMENT - PERSPECTIVES



NORTH ADDITION

Roof Elements

Outdoors units for the new HVAC system are proposed to be located on the north service bay roof. The elevator overrun aligns with the parapet. These elements will not be visible from the parking lot, though the outdoor units will be visible from the higher elevation of 9th Avenue.

A solar panel array is proposed to be located on the west wing roof. The incidence angle will be set such that the panels will be fully concealed by the parapet when viewed from 9th Avenue.



PARKING VIEW



WEST ELEVATION



NORTH FACADE



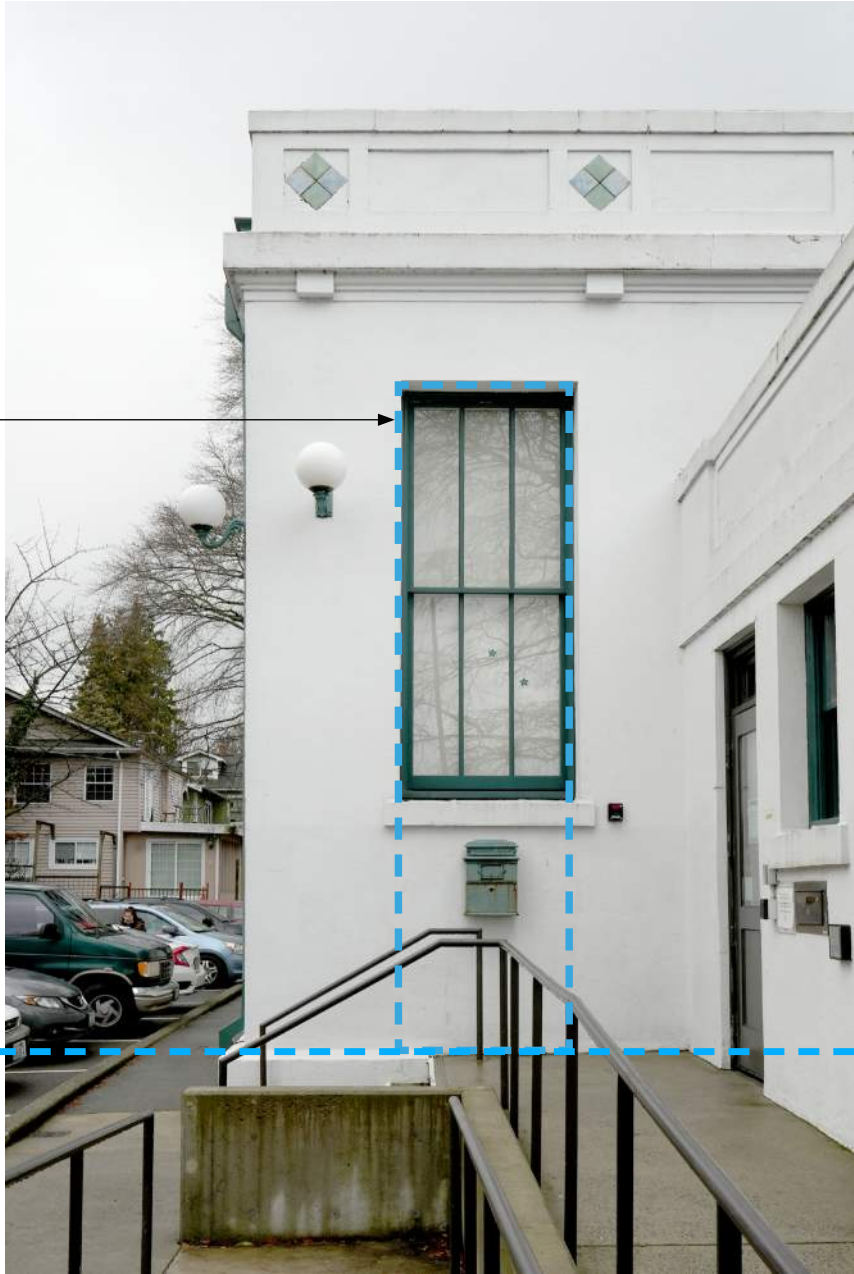
ROOFTOP ELEMENTS

BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

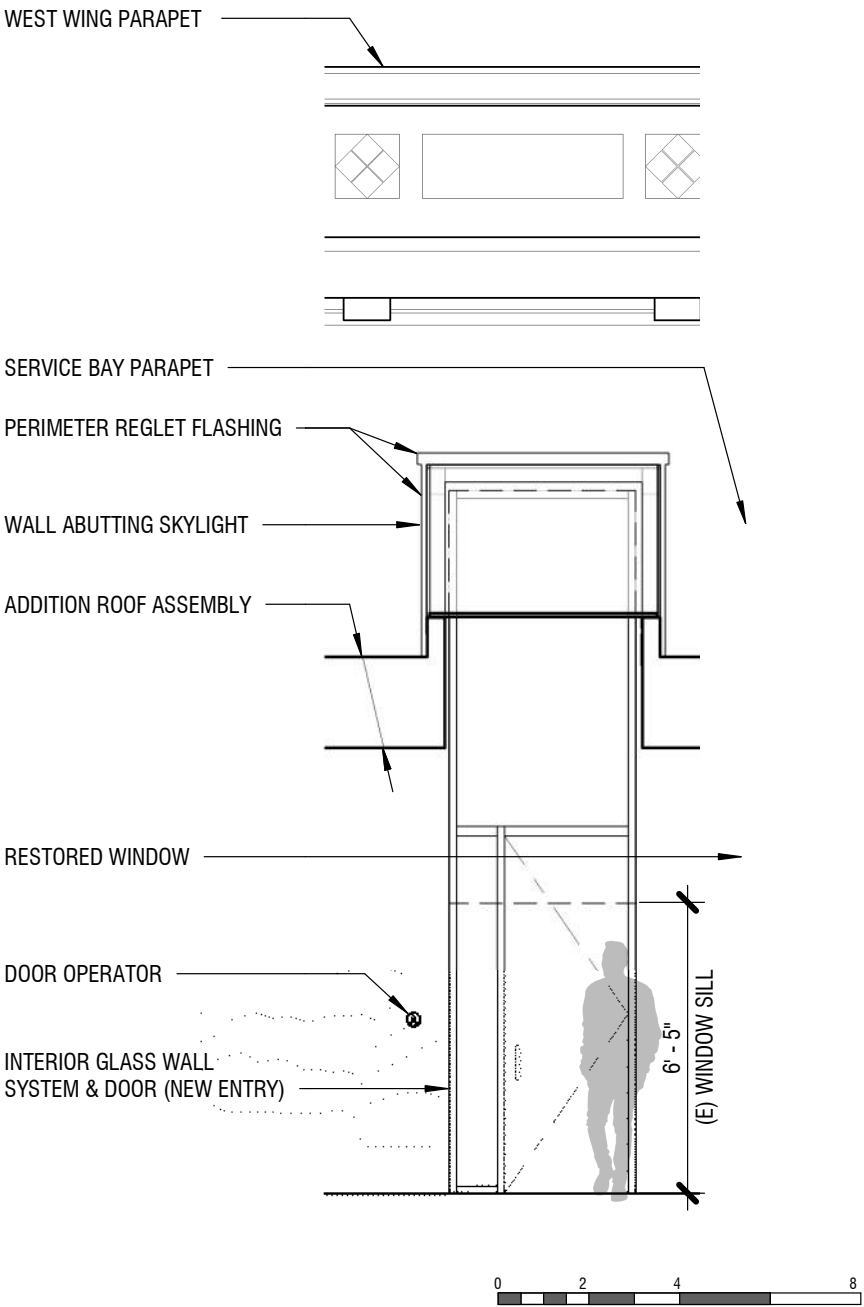
MODIFIED ENTRY - ACCESSIBLE ENTRY ADDITION

DEMO (E)
WINDOW AND
WALL BELOW

PROPOSED
PARKING
ELEVATION



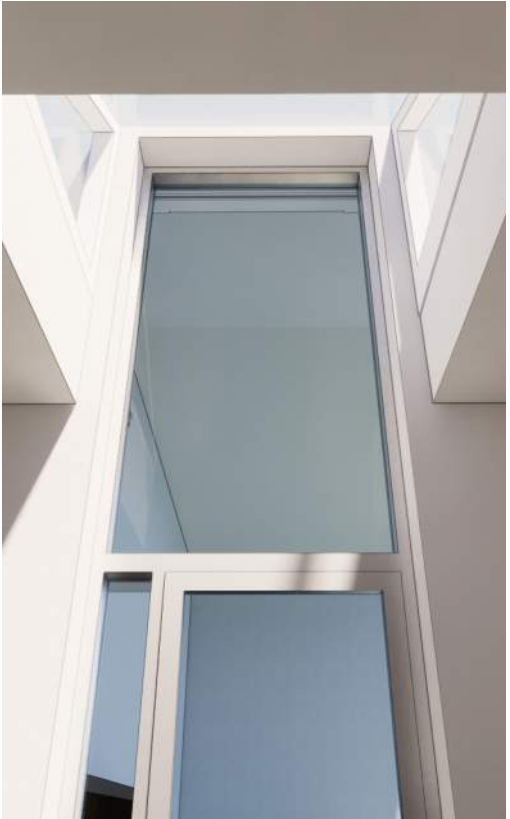
EXISTING SOUTHWEST ENTRY & WINDOW



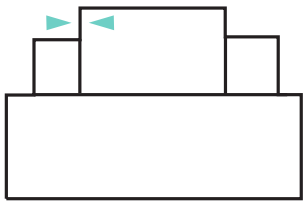
PROPOSED ENTRY SKYLIGHT ELEVATION



EXISTING WINDOW INTERIOR



PROPOSED ENTRY SKYLIGHT



BUILDING EXTERIOR MODIFICATIONS + ADDITIONS

MODIFIED ENTRY - ACCESSIBLE ENTRY ADDITION



Existing Condition



Addition Beyond



1: Window Removal

- Vertically flush opening
- Clear delineation of old & new openings
- Maximizes daylight & minimizes sticking

***Proposed**



2: Window Removal w/Sticking

- Vertically flush opening
- Mimics original tripartite glazing
- Accessible door framing misaligned with sticking above



3: Retain Upper Sash

- Retains portion of original window
- Transom or tall door required to bridge gap
- Lintel delineates old & new openings



4: Retain Upper & Lower Sash

- Maximizes retainage of material
- Reflects original window operation
- Lintel delineates old & new openings

SW Accessible Entry Development

At the April 6th Landmarks Preservation Board Meeting, the board requested the development of alternate approaches to the SW entry opening treatment to assess the appropriateness of the proposal. SHKS developed a number of schemes with a range of approaches to window grain and retainage of the existing window.

*Note: The presence of the proposed building addition roof and wall-abutting skylight beyond (image left) is omitted from the images above for visual clarity.

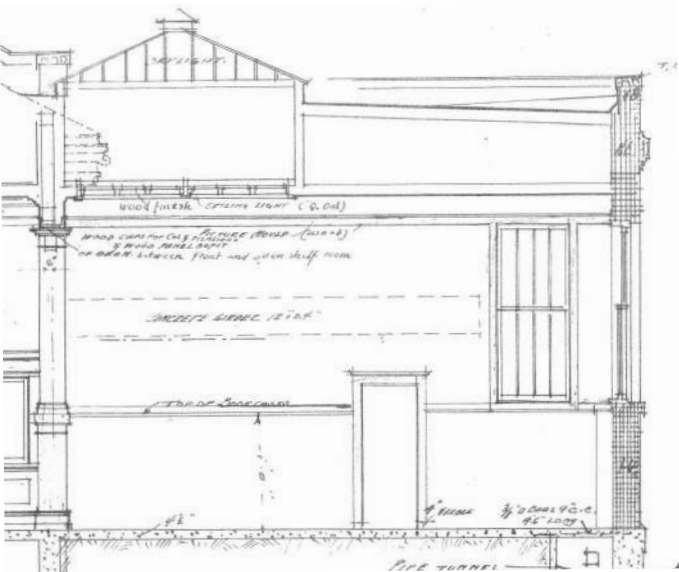
INTERIOR MODIFICATIONS
WEST WING - INTERIOR ELEVATIONS



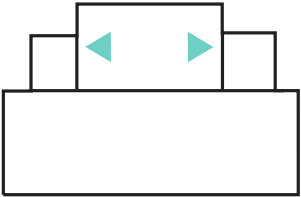
WEST WING NORTH - ORIGINAL WORKROOM OPENING



WEST WING SOUTH - EXISTING OPENING (1986)



WEST WING SOUTH - 1910 OPENING



INTERIOR MODIFICATIONS

WEST WING - INTERIOR ELEVATIONS

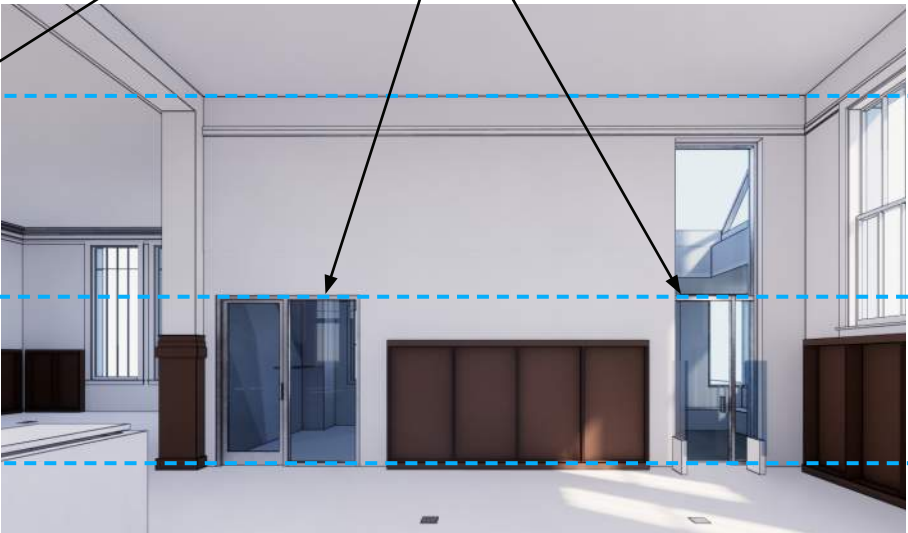
At the April 6th Landmarks Preservation Board Meeting, SHKS proposed salvaging and reinstalling the existing wood and glass partition at the north wall of the west wing (see previous slide).

It was since found that this solution is incompatible with SPL's operational requirements of sufficient visual access and circulation clearances into this elevator lobby. Due to this and the visual impacts of the proposed elevator shaft obscuring half of the glazing, SHKS is now proposing the removal of this partition, and installing a headwall to align the opening with the mirrored south wall openings.

- **ELEV LOBBY OPENING WITH WOOD TRIM**
- HEADWALL TO MATCH MIRRORED OPENINGS/DOORS
- **STAFF WORK ROOM DOOR & ACCESSIBLE ENTRY DOOR**
- HEIGHT TO MATCH MIRRORED ELEV LOBBY HEADWALL



WEST WING NORTH - PROPOSED OPENING



WEST WING SOUTH - PROPOSED OPENING

WEST WING CEILING

NEW DOOR/ OPENING HEIGHTS

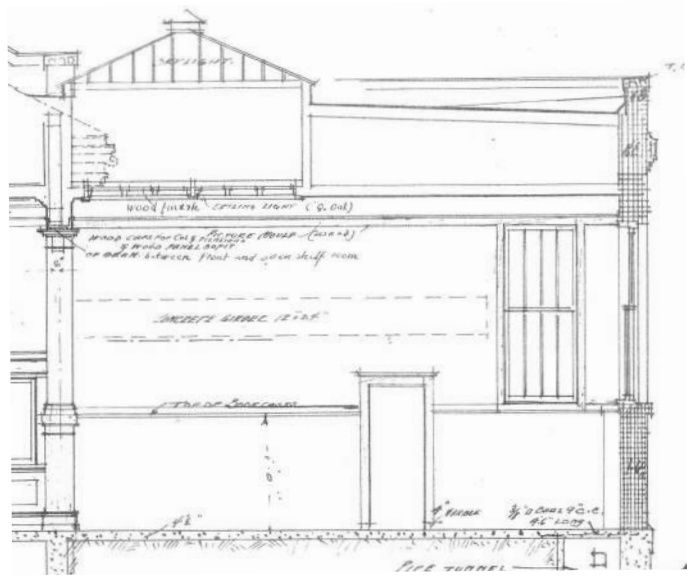
FLOOR LEVEL



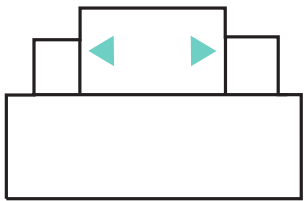
WEST WING NORTH - ORIGINAL WORKROOM OPENING



WEST WING SOUTH - EXISTING OPENING (1986)



WEST WING SOUTH - 1910 OPENING



INTERIOR MODIFICATIONS
LIGHTING & CARPET



EXISTING READING ROOM



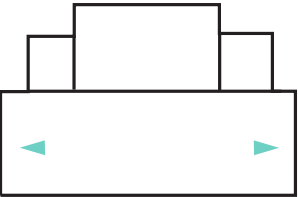
PROPOSED READING ROOM (FCUS, CARPET, LIGHTING)



LIGHT FIXTURE OPTIONS



CARPET TILE OPTIONS





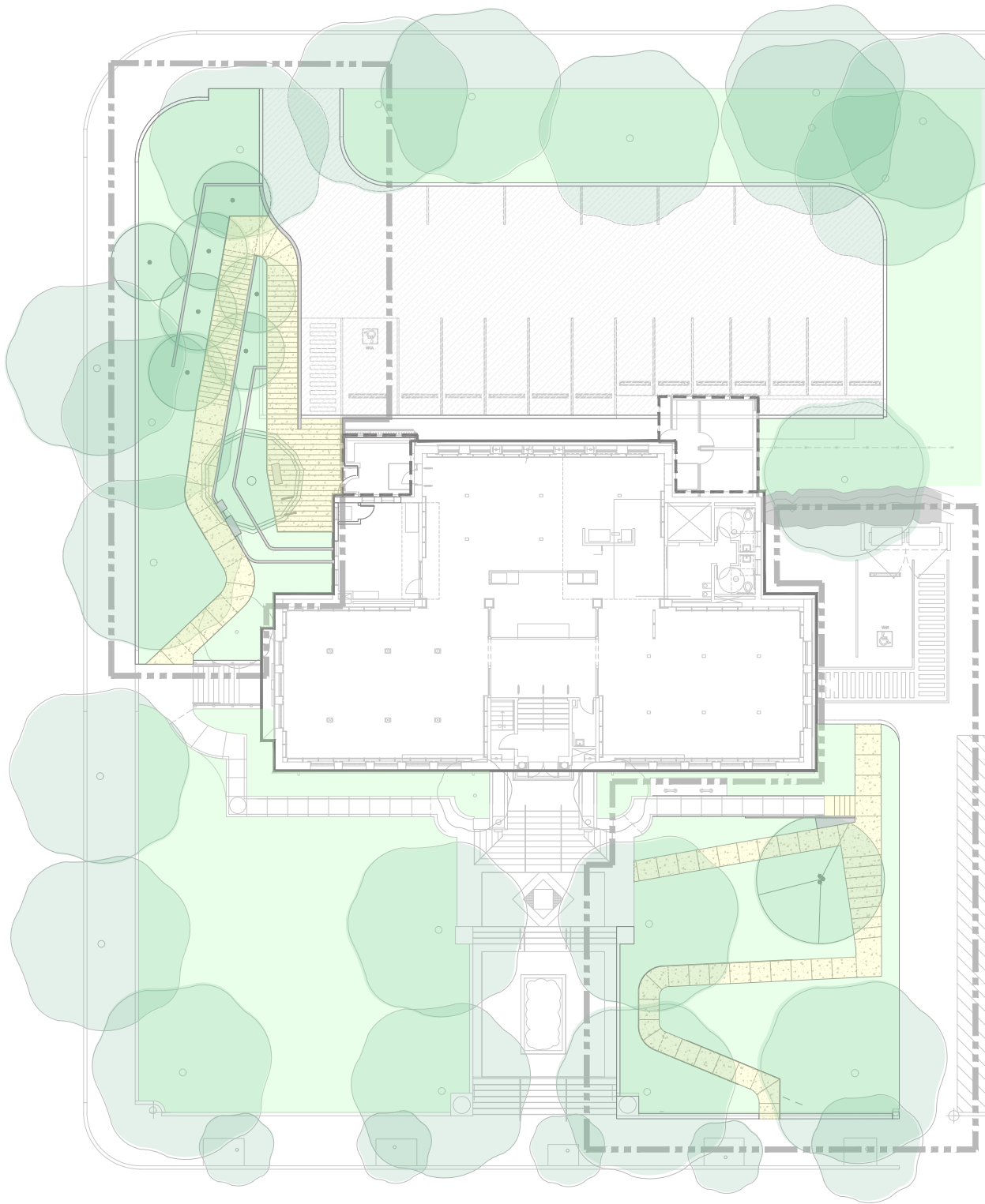
With the addition/renovation of the University Branch Library, an understanding of existing neoclassical elements and how they can be incorporated is important. Modern designs that embrace the solid, monumental characteristics can weave together the existing site elements while improving overall site accessibility and providing additional programmed space for seating and gathering. These site and precedent images demonstrate the potential ways in which to construct new elements that are sensitive to and integrate with existing conditions.

With the insertion of new elements into the site, the consideration of how much to integrate the neoclassical style has been studied. Questions included: should the site embrace the style in both form and materials, or deviate? These precedent images demonstrate potential interventions that balance embracing elements of the existing site, while proposing new materials, forms, or both. The proposed design embraces the weight and character of the existing building and site, while allowing the structural landscape elements to compliment, rather than compete.

INTEGRATING THE PAST + CONTEMPORARY INSERTIONS

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OVERALL SITE PLAN

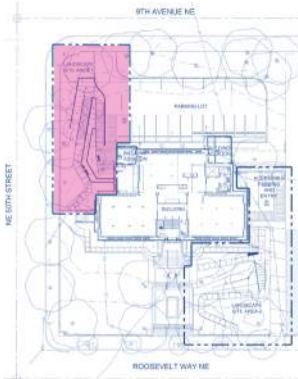


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SPL UNIVERSITY BRANCH | SITE ADA OPPORTUNITIES

SW SITE AREA - NE 50TH ST ACCESS

KEY MAP



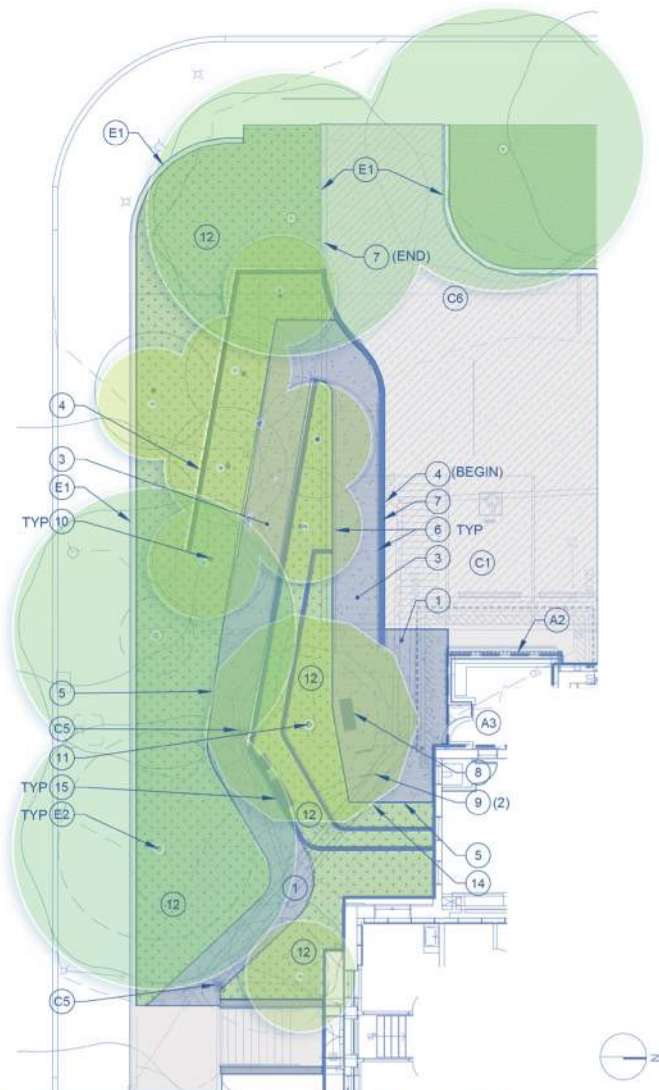
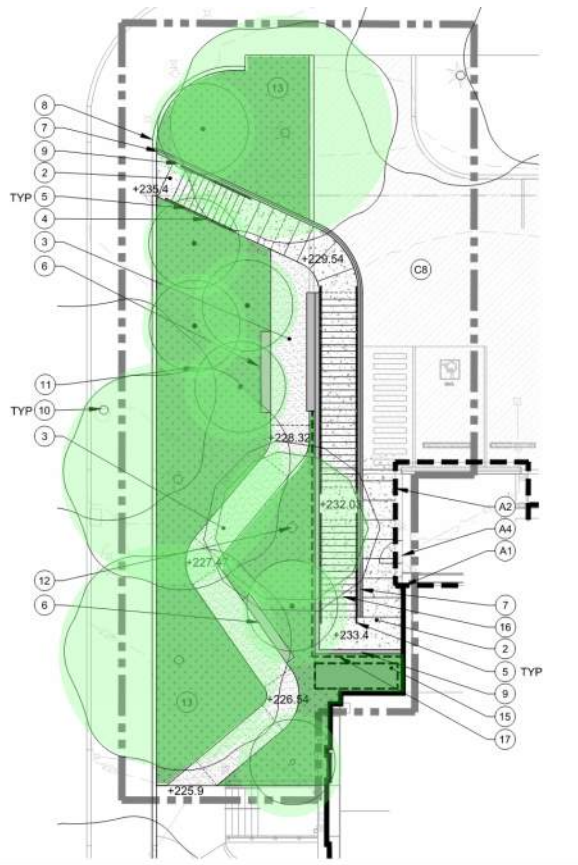
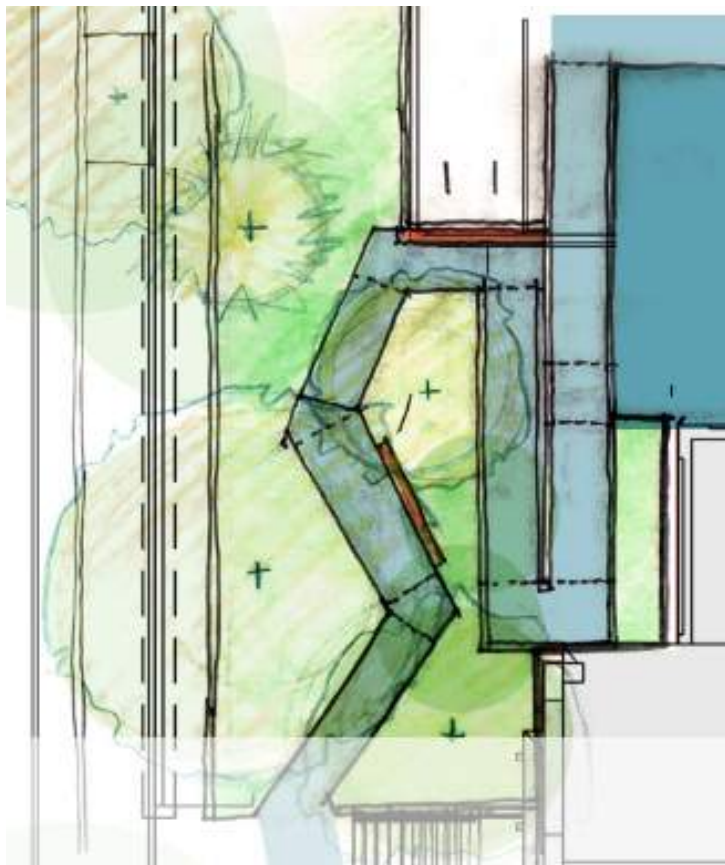
LEGEND



NORTH ELEVATION

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SW SITE AREA - NE 50TH ST ACCESS - DESIGN EVOLUTION



CURRENT SCHEME ADVANTAGES:

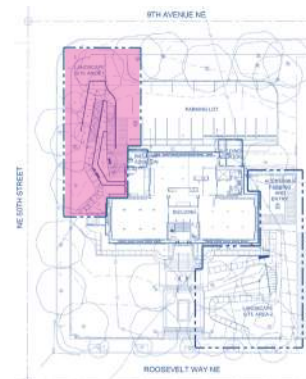
- Pathway trajectory minimizes impact on existing trees.
- Inviting and accessible sloped walk segment starting at mid-block sidewalk
- Terraced walls to reduce individual wall height and eliminate need for guardrail.
- Additional stepped walls to open up the space and make the pathway feel safer and less constrained.
- Harmonized relationship of upper plaza to architectural expansion.

SPL UNIVERSITY BRANCH | SITE ADA OPPORTUNITIES

LEGEND



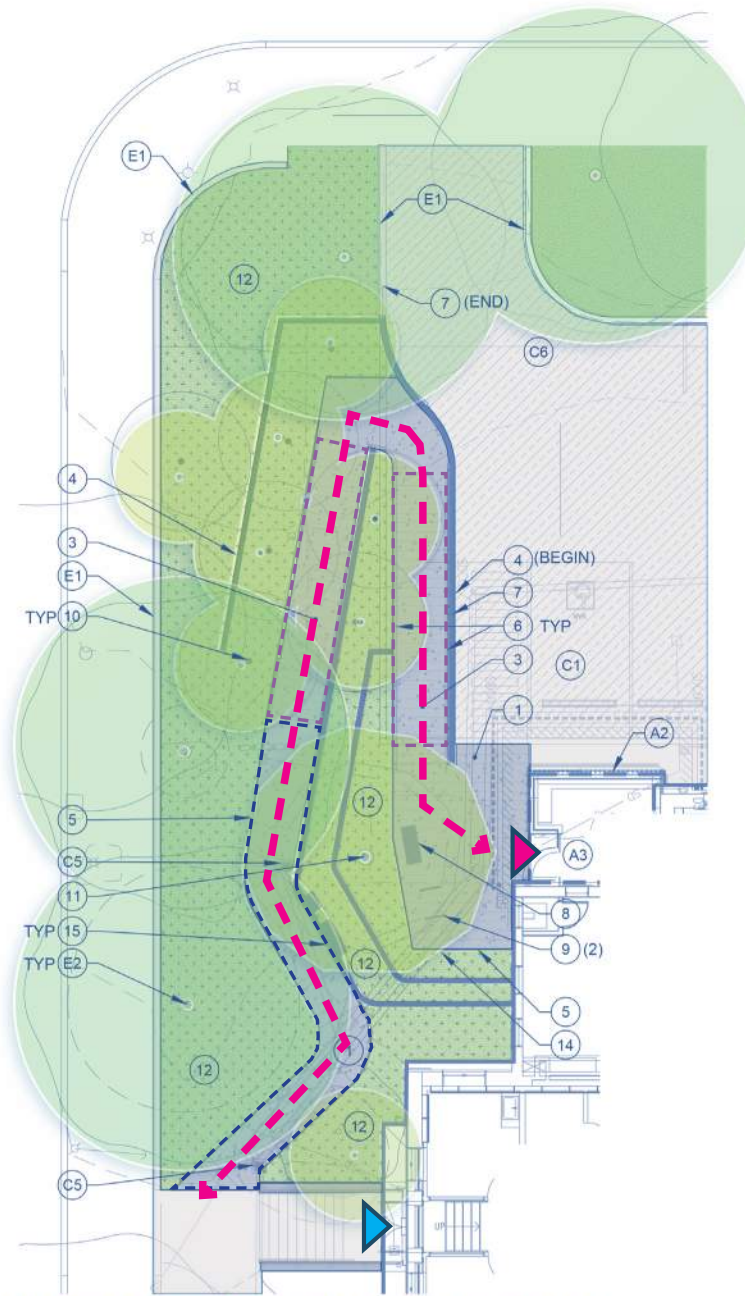
KEY MAP



N PLACE
0.2 FOR TREE PROTECTION
REMAIN, SEE L0.2 FOR TREE
ITORE, INCLUDING
DINTS, SANDBLAST FINISH, SEE L5.1
JINTS
1.1
CONC FTG
/ALL W/ C/P CONC FTG
L5.2
E L5.2
TOP, SS FRAME
AREA, SEE L4.1
JSE
SS FRAME

SPL U
Re
006 ROOSEVELT
Drawn by
Checked
Date
Sign

SITE PLAN - NE 50TH ST ACCESS



1 LANDSCAPE MATERIALS PLAN AREA 1

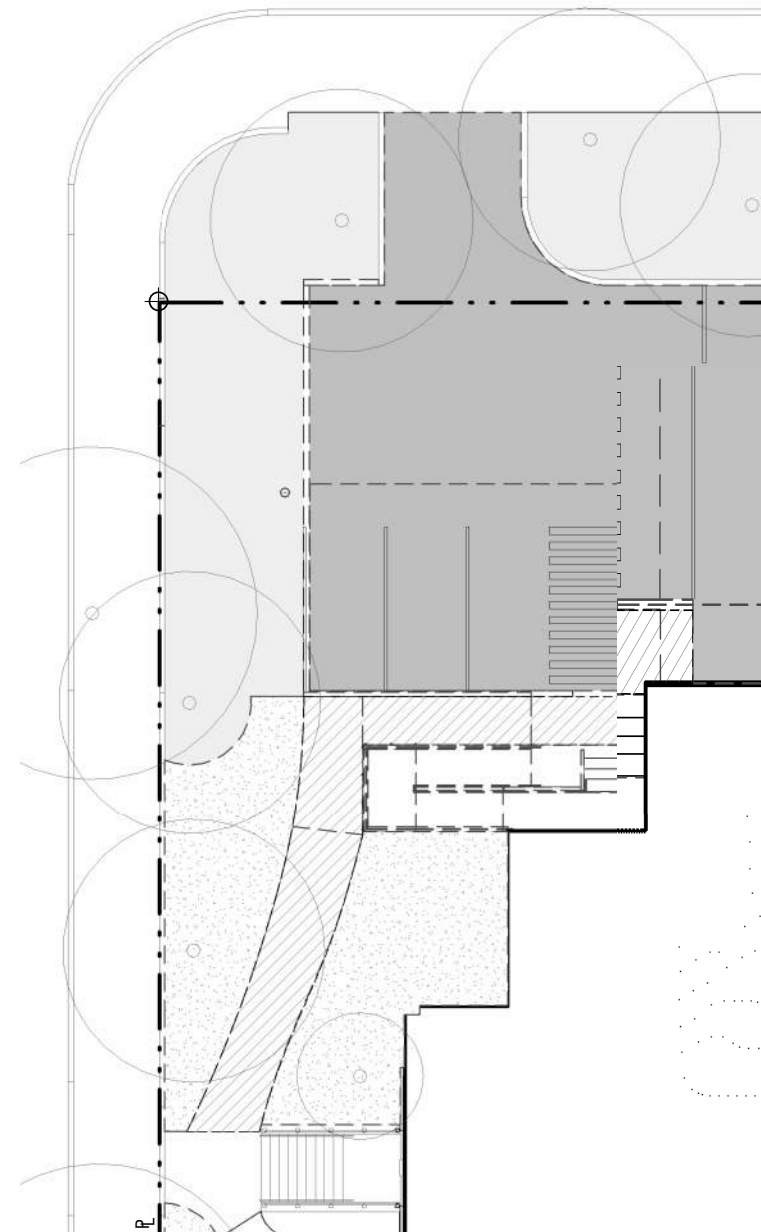
SCALE: 1" = 10'-0"

SITE MATERIAL AND LAYOUT NOTES:

PLANT LEGEND:



EXISTING - NE 50TH ST ACCESS



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PERSPECTIVE VIEWS



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7

PERSPECTIVE VIEWS



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8

PERSPECTIVE VIEWS



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9

PERSPECTIVE VIEWS

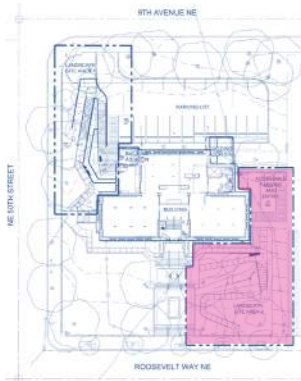


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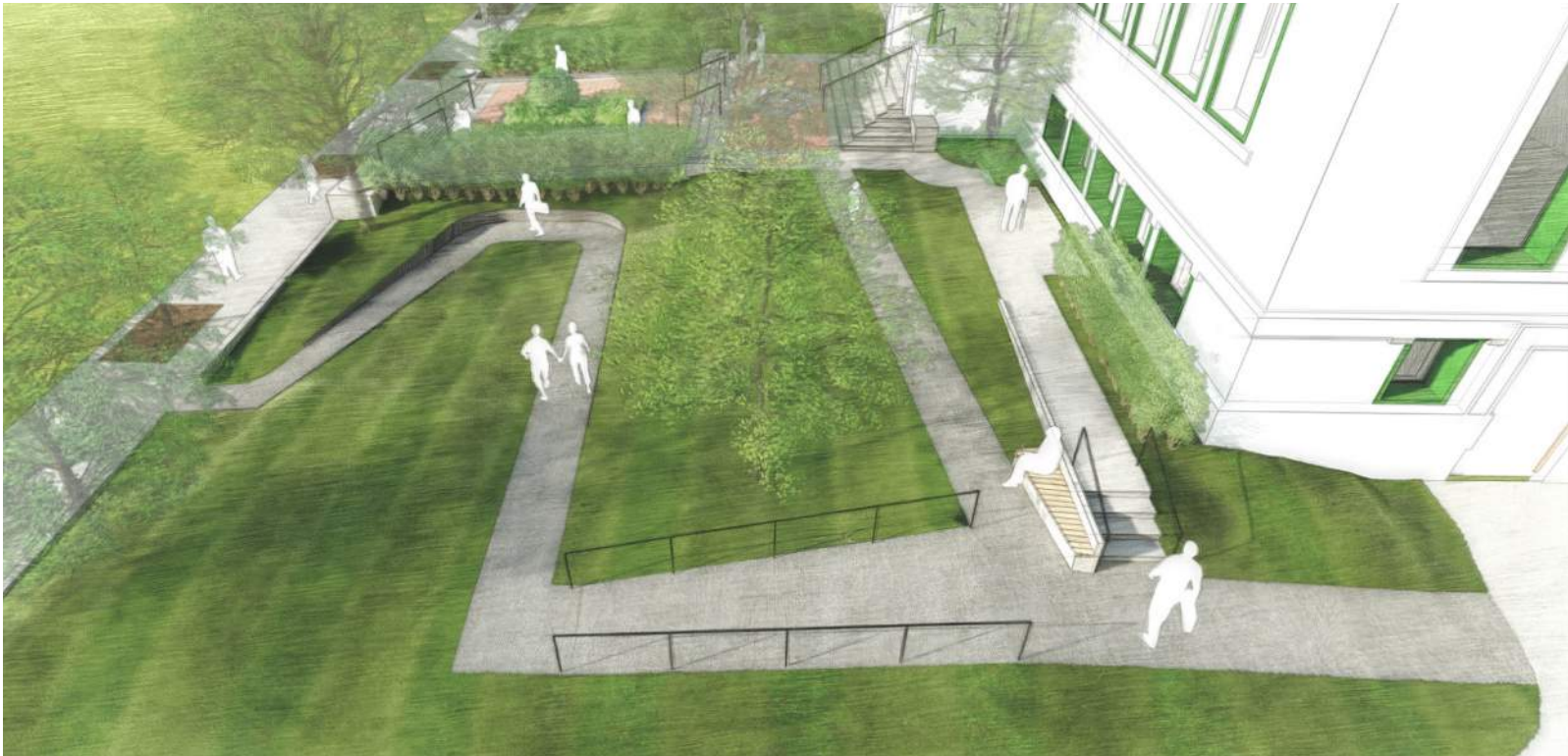
10

NE SITE AREA - ROOSEVELT WAY NE ACCESS

KEY MAP



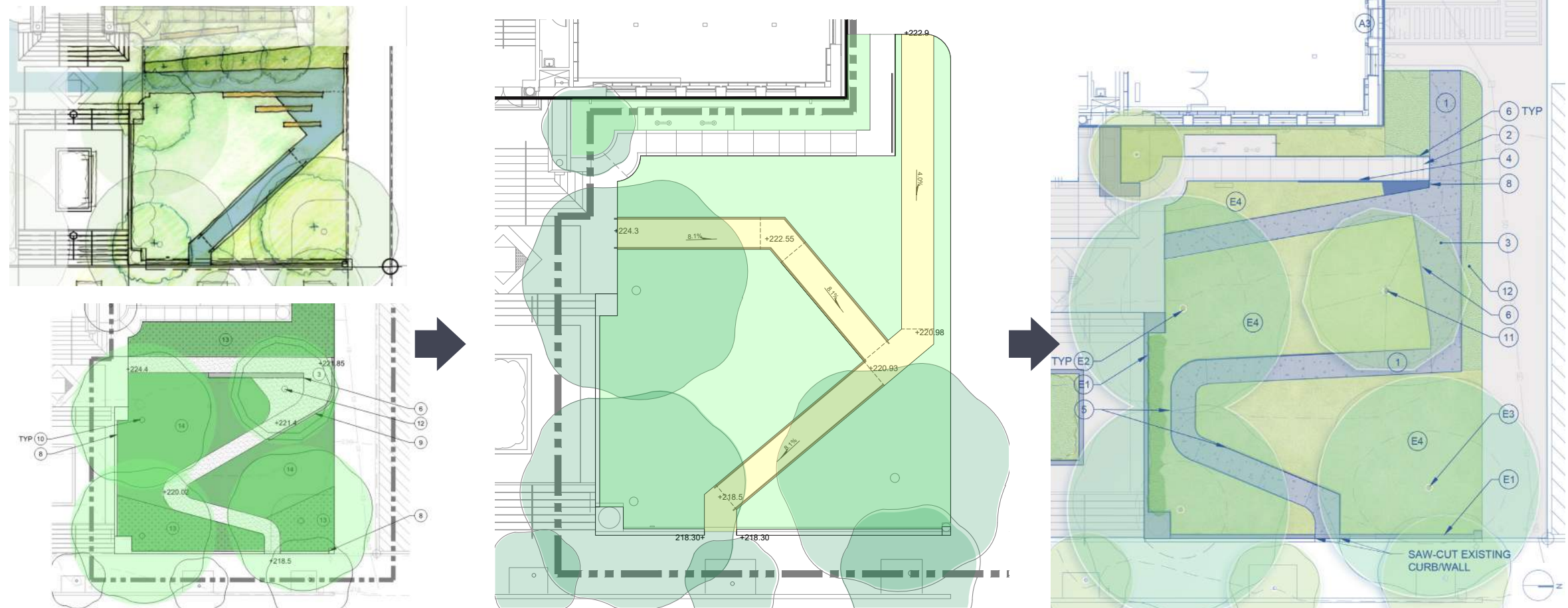
LEGEND



SOUTH ELEVATION

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NE SITE AREA - ROOSEVELT WAY NE ACCESS - DESIGN EVOLUTION

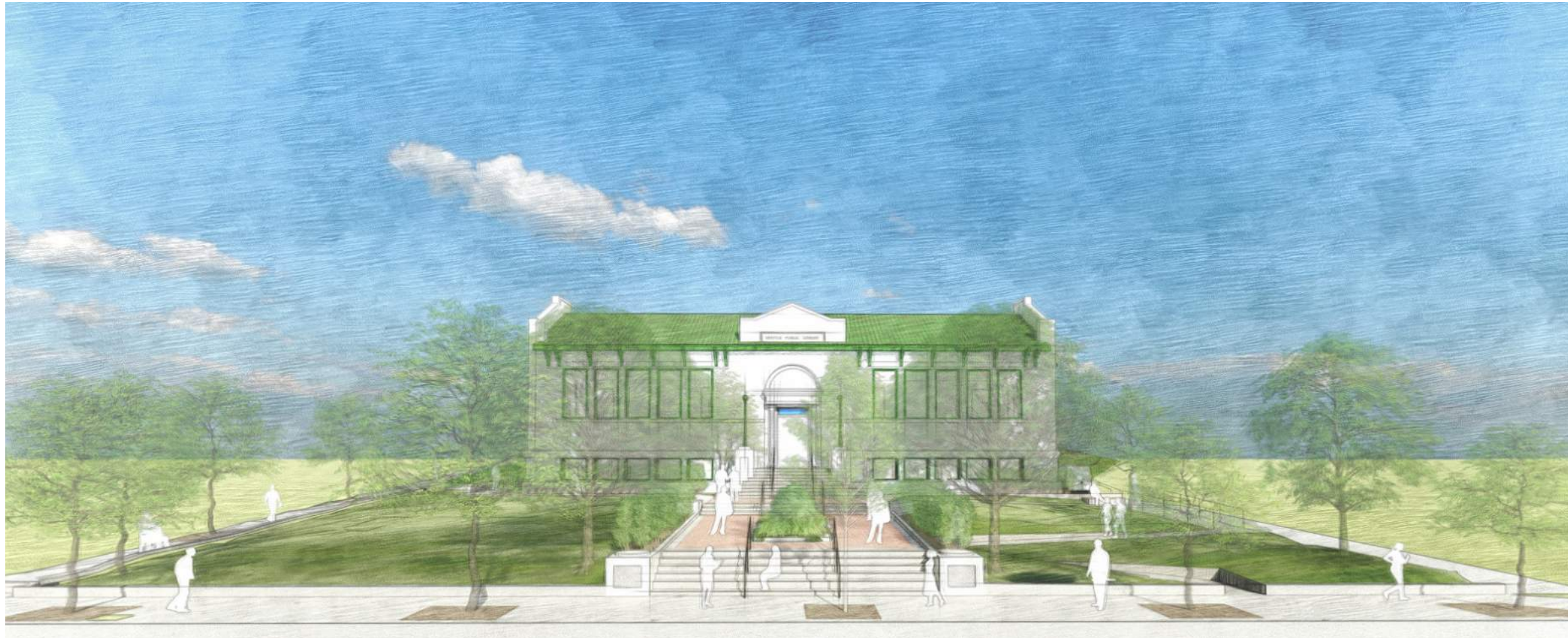


CURRENT SCHEME ADVANTAGES:

- Pathway trajectory minimizes impact on existing trees.
- Ramp section with rails location minimizes impact on east elevation to maintain symmetry.
- Sloped walkways make up most of the grade change - gradual and easier to navigate.
- Stair relocation makes site navigation more intuitive.
- ADA access from street to both lower level entry and to south pathway ADA improvements, connecting entire site.

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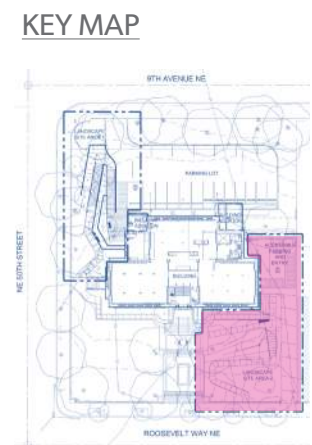
EAST ELEVATION - FRONT LAWN



SPL UNIVERSITY BRANCH | SITE ADA OPPORTUNITIES

LEGEND

- BUILDING ENTRIES
- ACCESSIBLE BUILDING ENTRIES
- ADA ACCESS ROUTE
- ADA ACCESSABLE RAMP
- SLOPED WALK



IN PLACE
0.2 FOR TREE PROTECTION
REMAIN, SEE L0.2 FOR TREE

STORE, INCLUDING
JOINTS, SANDBLAST FINISH, SEE L5.1

JOINTS
1.1
1" CONC FTG
WALL W/ CIP CONC FTG
L5.2
E L5.2
TOP, SS FRAME

AREA, SEE L4.1
JSE

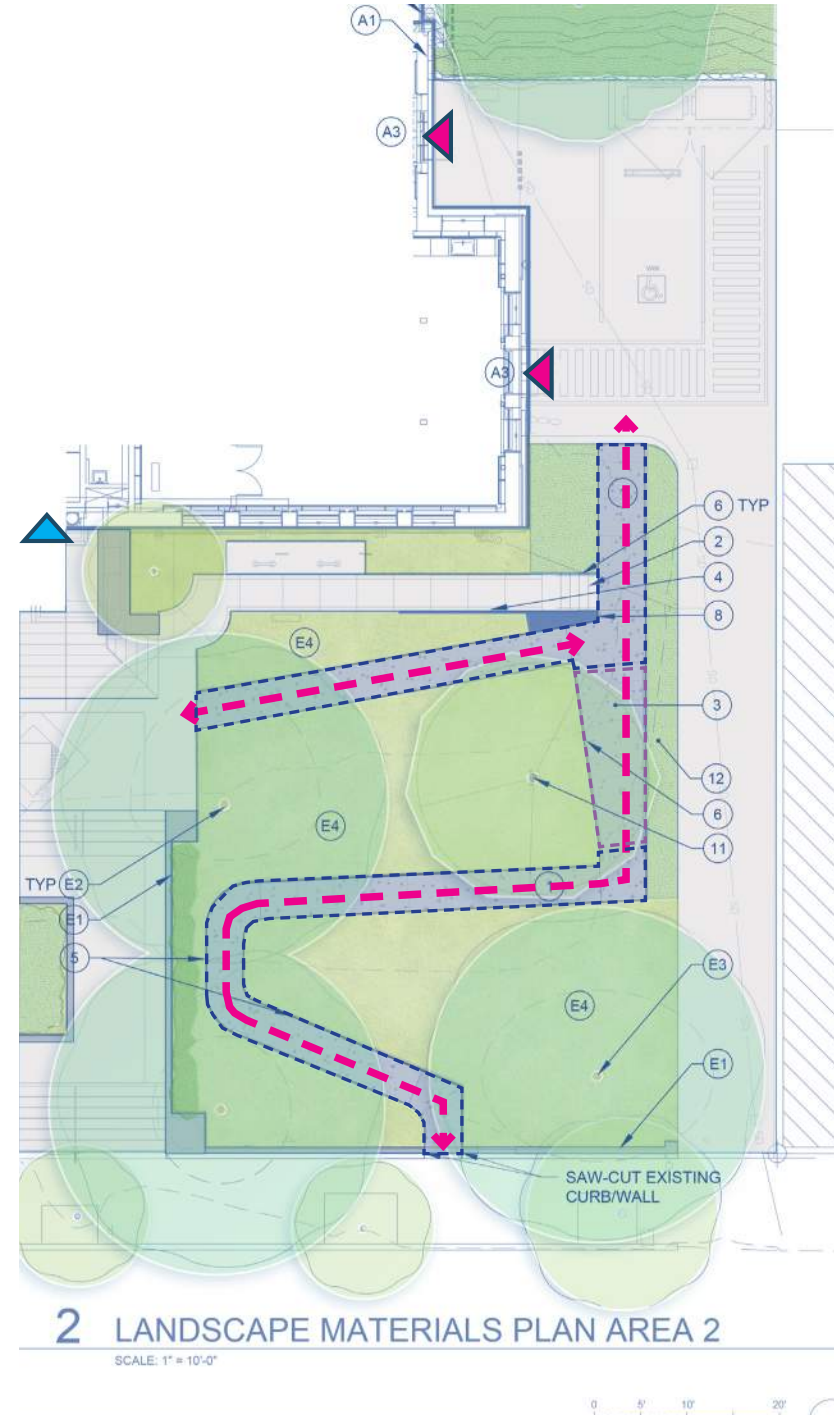
SS FRAME

SPL U
Rei

0000 ROOSEVELT

Drawn by:
Checked:
Date:
Scale:

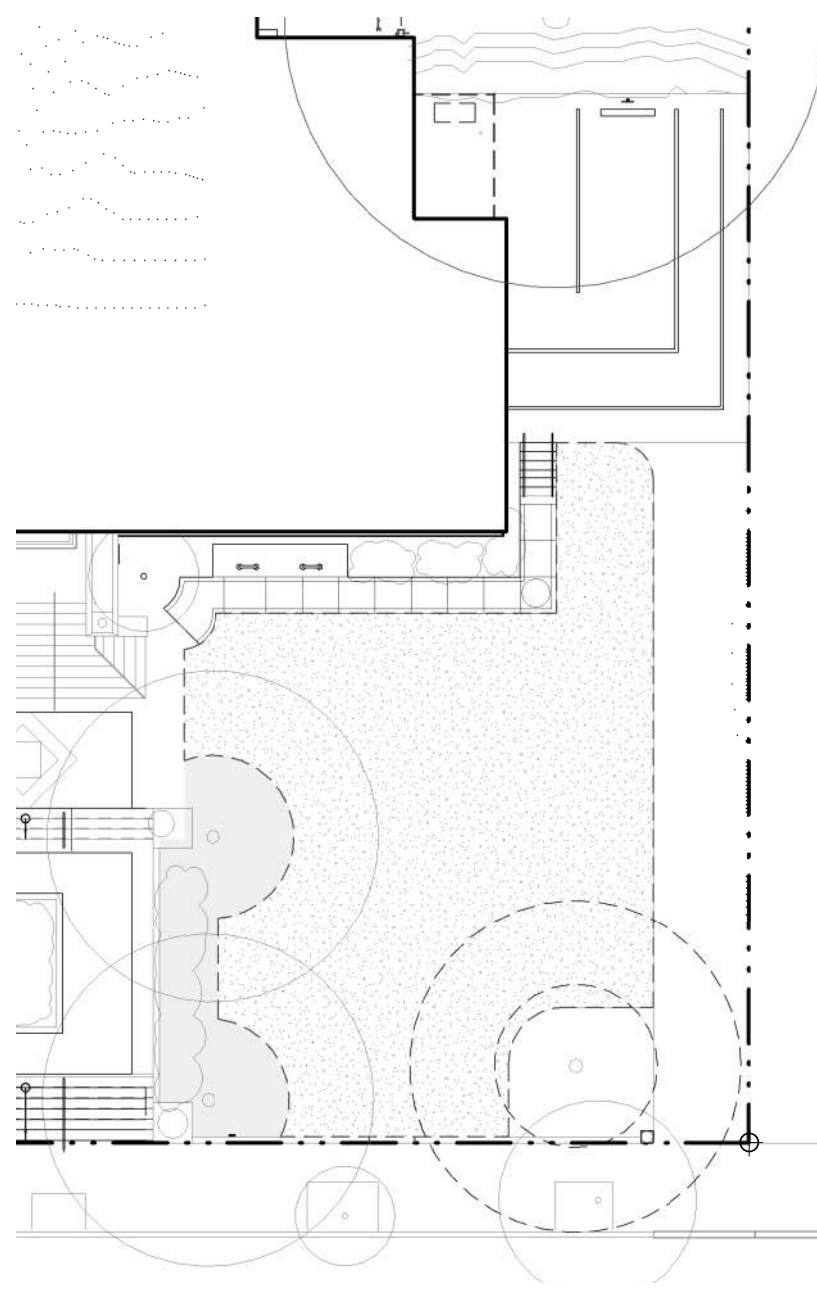
SITE PLAN - ROOSEVELT WAY NE ACCESS



PLANT LEGEND:

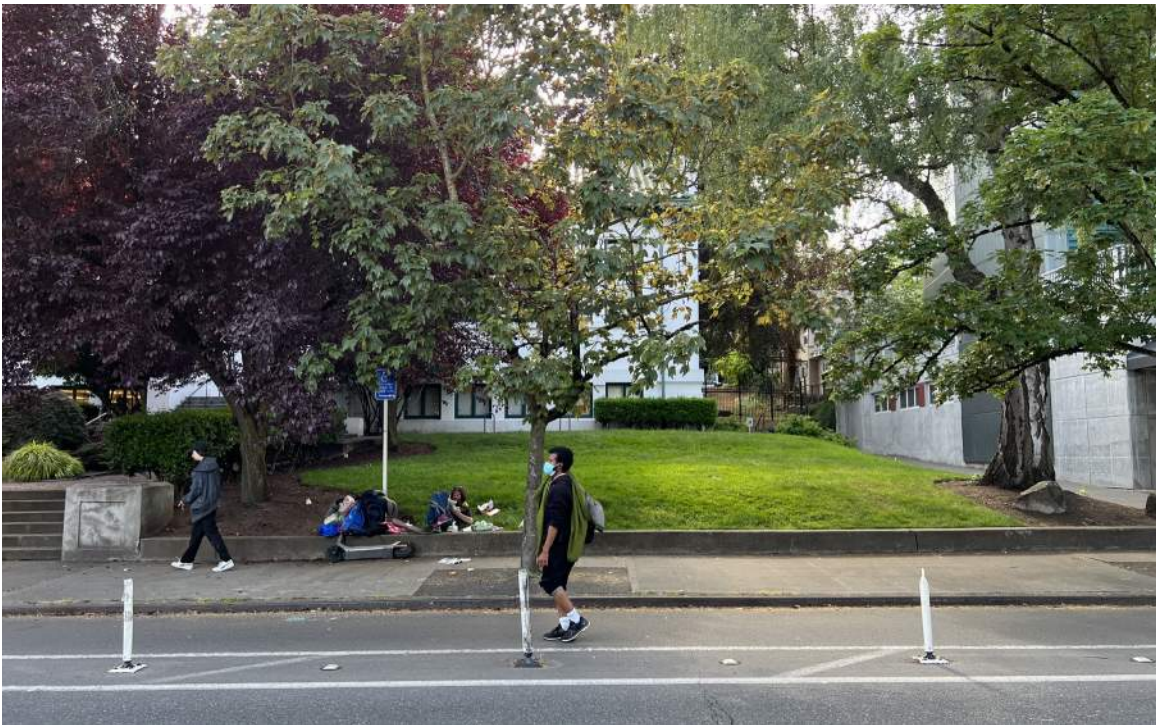
SMALL SHADE TREE OPTIONS:	QTY	SHRUB AND GROUND COVER OPTIONS:	QTY
7		GAULTHERIA SHALLON	2,529 SF
		1 ALLIUMS H. 2. ARBUTUS STRIFE	

EXISTING - ROOSEVELT WAY NE ACCESS



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PERSPECTIVE VIEWS



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15

PERSPECTIVE VIEWS



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16

PERSPECTIVE VIEWS



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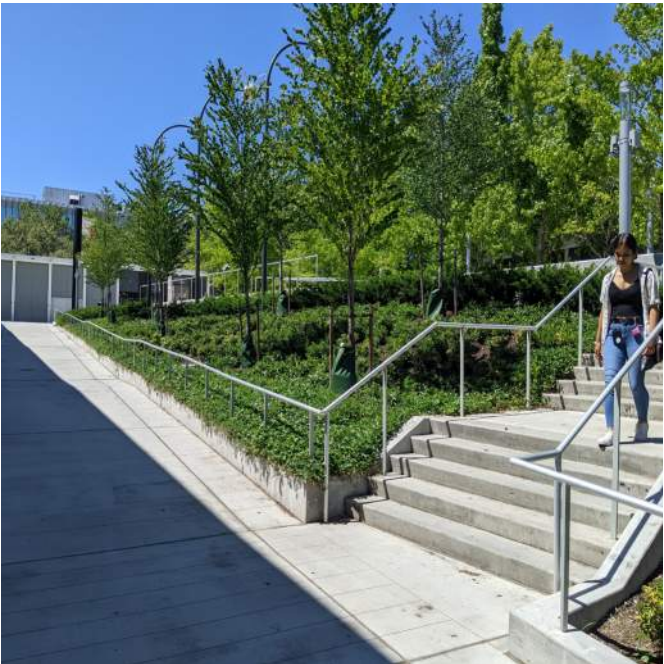
17

PERSPECTIVE VIEWS



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18



Due to the negotiation of significant grade changes throughout the site, retaining walls will be required in order to provide improved universal accessibility. Retaining walls will be designed to blend as much as possible into the site and be light in their visual impact. Planting will be used in order to minimize visual impact by screening walls where possible.

Concrete walls provide a simple, neutral, solid expression that fits with existing elements.

Although more contemporary, steel walls also provide simple, neutral expressions that allow for more area for planting and negotiation of grading in areas where horizontal space is limited.

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SITE MATERIALS