<u>New Library Pre-Design</u>

Yellowknife Public Library

December 8, 2008

Submitted by:

- **Library Planning Consultants**
- **Barr Ryder Architects & Interior Designers**
- **Pat Cavill Consulting**

Table of Contents

Executive Summary

1.0 Introduction and Background

Library Planning Consultants, in conjunction with *Barr Ryder Architects & Interior Designers* and *Pat Cavill Consulting,* was contracted by the City of Yellowknife and the Yellowknife Public Library for the purpose of conducting a community needs assessment and producing a conceptual Building Plan. These are preliminary steps to the construction of a new purpose-built library in 2013.

The genesis of this current project stems from a presentation of the Friends of the Yellowknife Public Library to Council requesting funding for a study to determine the following:

- The features which should be included in a new standalone library;
- Potential funding opportunities;
- Possible partners the city may pursue in the library project.

2.0 Project Goals

Our innovative approach to this study was guided by the following goals:

- To construct a document that will present an accurate assessment of the library space requirements to address and serve the needs of the Yellowknife Public Library over the next twenty-year period.
- To develop a communication document that will provide the foundation for library growth in Yellowknife. It will provide a factual basis for fund-raising endeavours, communication with architects, engineers, and any other construction related organizations.
- To produce a document that will serve not only as a guide to the anticipated building project but also will provide a reference work and yardstick to library management and the City of Yellowknife management team over the twenty-year development period.
- To investigate and develop site-planning options that will support the City's already extensive deliberations and studies for future growth and enhancement on two existing city owned sites.
- To consider options that will provide the blueprint for a flexible, multi-use, vibrant and viable facility anchored by the library.

- To provide guidance towards Conceptual Green Design Initiatives.
- To monitor for a cost effective and feasible building program.

3.0   Part One: Yellowknife Residents and Library Stakeholders Speak Out

Three methods of engaging the community were used in this element of the study:

- Preferred Futuring; representatives of groups and organizations in Yellowknife
- Focus Groups; library users and potential users from various sectors of the population.
- Interviews: Councillors / Administrators/Service Club/staff

3.1   Findings

Preferred Futuring, focus group, staff and interview participants all said that public input is of paramount importance and that the results of this needs assessment should be given high priority.

Here are the conclusions from those taking part in these processes:

- The Somba K'e location is preferred over the multiplex
- There is strong support for a multi-use building with an art gallery or art space and a theatre included.
- All participants were clear on wanting a green building with high environmental standards
- Participants also want natural light, a warm, comfortable, inviting atmosphere with a northern, aboriginal flavour.
- Library users enjoy the library in different ways and want the new library to have spaces both for quiet reading and study and meeting places where conversation can be held without disturbing others.
- A separate children's library and teen area have been requested.
- The new building should be wireless, with more space dedicated for computer use at terminals or on personal laptops.
- Improvements in the aboriginal and multi-cultural collections.
- People see their new library as a "gem", with beautifully landscaped outdoor spaces for reading or just looking at the view.
- They want more programming for more ages and for the library to do more promotion and outreach
- More and flexible meeting room space for the community.

- Safety, security and accessibility in the current library are a major concern of all participants and it was stressed that this concern would be carried forward in any new building. At the same time that people are worried about the homeless and truant teenagers, they are very proud of the library for being inclusive, and want the new library's services to remain so.

4.0   Part Two: Development of Building Program

4.1   Standards Used

Standards are established to provide guidelines for future planning initiatives, determining funding levels and for the purpose of establishing quality of service in response to need. Provincial standards exist for Saskatchewan, Ontario and Alberta Public Libraries. This study uses the Alberta Standards. They are the most current series of criteria applicable to the Canadian situation.

There are three levels of service expressed in the Standards as follows:
- **Initial** level provides the basic library service
- **Essential** level builds on the initial service
- **Enhanced** is the highest level of service

Standards for library service are always dependent on population currently served and projected for a minimum of twenty years (average span of time that public buildings are designed to last).

5.0   Design Population

Population statistics were taken from the 2006 Census (Statistics Canada) and extrapolated according to the anticipated increases shown in the Yellowknife Smart Growth Redevelopment Plan. Figures were projected from those of the NWT Bureau of Statistics.

The study begins with the population of Yellowknife at 19,443 in 2007 and is extrapolated to 24,462 in 2032.

The City of Yellowknife comprises 46% of the population of the North West Territories at this time. The library holds a large collection of materials particular to the Territories and also acts as a major resource centre to the entire Territory. A new library it will require space for and growth of this collection over and above that necessary to strictly service the citizens of Yellowknife.

6.0   Library Elements and Space Requirements

Following are the space requirements for the core library service components included in the Alberta Standards.

Space Required for Collection

Collection space required is determined by the following space standards:

- Books (both hard cover and soft) 10 volumes per square foot;
- Periodicals on display occupy 1.4 square feet
- non print materials, 10 items per square foot (same as print collection)

The ten volumes per square foot figure accounts for an expansion factor and the necessity of a minimum 42" wide aisle between stacks for access by the handicapped.

An allowance for circulation statistics is normally included in calculations of collection area. In this study the consultant will allow for a shelf capacity for 90% of the lending collection through the twenty-year study period.

Staff Space Component

- Initial Level suggests 0.35 FTE* per thousand
- Essential Level suggests 0.5 FTE per thousand
- Enhanced Level suggests 1.0 FTE per thousand

An average of 175 square feet per staff person is suggested.

*Yellowknife uses a standard of 37.5 hours per week per FTE and thus .5 additional FTE was included in the calculation to account for this difference.

User Space Component

5 seats per thousand capita at 30 square feet per seat is the user seat calculation, plus public computer workstations require a further 25 sq. ft. per workstation.

7.0 Core Library Space Needs through 2032

Space needs in the library were calculated for Initial and Essential levels of service (see section 5 and 6 of study.)

The following chart summarizes the library core component space needs in the current library and extrapolated through 2032. Full details for all core components space requirements are shown in Section 5 of the study.

Space Analysis Summary, including Non-Assignable Space
(Essential Level Standards)

Library Component	2008 Library, for 19,443 Population	Projection by Components (2012)	Projection by Components (2017)	Projection by Components (2022)	Projection by components (2032 –xx)
Total Collection Area	6,784 sq. ft.	7,715 sq. ft.	8,045 sq. ft.	8,259 sq. ft.	8,682 sq. ft.
User Seating	3,750 sq. ft.	3,270 sq. ft.	3,420 sq. ft.	3,510 sq. ft.	3,669 sq. ft.
Staff Work Stations	1,964 sq. ft.	2,165 sq. ft.	2,246 sq. ft.	2,299 sq. ft.	2,403 sq. ft.
Technology for users (in addition to user seating above	875 sq. ft.	875 sq. ft.	875 sq. ft.	875 sq. ft.	875 sq. ft.
25% Non Assignable Space	3,343 sq. ft.	3,506 sq. ft.	3,647 sq. ft.	3,736 sq. ft.	3,907sq. ft.
TOTAL LIBRARY SERVICE SPACE	16,716 sq. ft.	17,531 sq. ft.	18,233 sq. ft.	118,679 sq. ft.	19,536 sq. ft.

1. The chart indicates library core service space only. Recommendations related to meeting room space are indicated following.

2. Add for Northern Collection area from 335 sq. ft. currently, to 465 sq. ft. by 2032

8.0 Meeting Room/ Program Space

Meeting and programming space will be essential within a new library. The current area dedicated to program functions is 2,222 sq. ft. Community growth through 2032 as well as space for anticipated video conferencing, auditing of seminars and lectures for distance learners, on site seminars and meetings as well as the traditional library programs indicate a total of 2,880 sq. ft. are needed.

The consultant team did not examine or determine space needs for possible partnering groups in a shared facility.

9.0   Design Program Area Requirements

The program area requirements are a refinement of space needs for the library based on breakdowns of the various overall library components.

Calculations were based on what the current component is occupying and projections are taken for at intervals through 2032 at maximum build out.

Program Based on Essential Level Standards   (Areas in Sq. Ft.)

Component	# items 2007	Area 2007	# Items 2022	Area 2022	# items 2032	Area 2032
Collection (10% circulation rate included)						
Subtotals		6,087		8,187		8,661
User Seating						
Subtotals		4,545		4,385		4,565
Staff Area						
Subtotals		1,190		2,037		2,135
Overall Building Area for Build Out to 2032					Net area	15,361
					Net to gross Ratio (25%)	3,840
						19,201
Public Meeting Areas						
Subtotal (add to Bldg Area)		2,222				2,880

Notes to Program Development:

1. The Northern Collection is included with the overall collection
2. Design area programs have been developed using the essential model.
3. Staff area configurations are determined including circulation desk, lounge, and individual workstation areas.

Part 3: Site and Concept Development Options for Library of 2032

10.0 Public Input

In April of 2008, in addition to the community consultation described in Part 1, a survey questionnaire was distributed to obtain important input regarding the site selection and facility design for the new public library. A total of 96 questionnaire responses were received and have formed the basis for the summary (see Appendix).

This information has been used as a key parameter in the facility program, site and concept development.

11.0 Options Development

11.1 Approach

The City Of Yellowknife Administration identified two possible location options for the next Library facility. Namely the Somba K'e Civic Area and the existing Multipurpose Centre/future Field House site. The options developed in Appendix F indicate the program assessed against the site constraints for each site. It is assumed that the total program development will be the maximum used for each of these sites and that at minimum, the Library program will be developed. It has been determined that the concepts will as well, include for potential "library partner" use spaces considered to be conducive to and supportive of, the Library functions. A suggested common area for these uses has been identified to allow equal comparisons of each concept. Any growth and/or increase beyond this base program is therefore considered outside of the scope of this study.

For the library the recommended Essential program model previously identified, forms the common basis of all options.

12.0   Option 1 – Somba K'e Civic Area

Concept 1 (Rock Site)

Key Plan
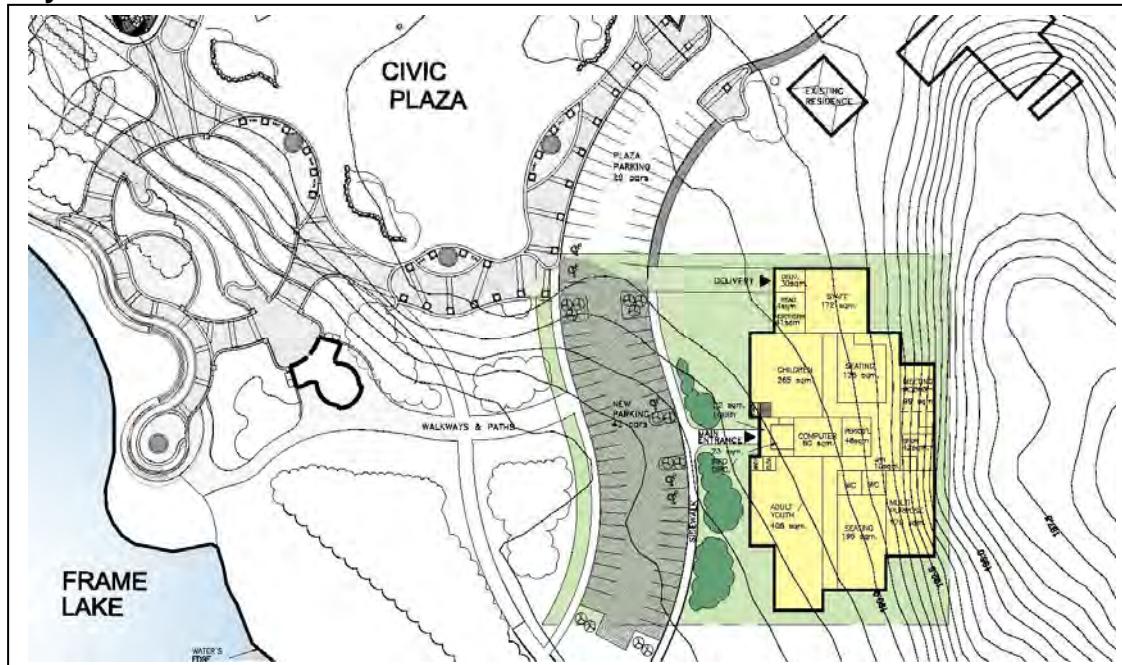
Area Summary and Cost Opinion

Area/Cost Opinion:

.1 New Construction *1
    .1 Level 1 – Library – 2,100 m² x $3,000
    .2 Level 2 – Partner – 2,100 m² x $2,500
	$ 6,300,000
	 $ 5,250,000
		
		 *2

.2 Parking (Allowance – 71 cars)	$ 93,000	
.3 Site Development (Allowance)	$ 76,000	
Subtotal:	$11,719,000	(A)
.4 Contingency - Design & Construction (20%)	$ 2,343,800	
.5 Furniture & Equipment Allowance (4%)	$ 468,760	
.6 Fees/Expenses/Management Allowance (13%)	$ 1,523,470	
Subtotal:	$ 4,336,030	(B)
Option Total: (A + B)	**$16,055,030**	**(C)**

Concept 2 – (Lakeside Site)

Key Plan
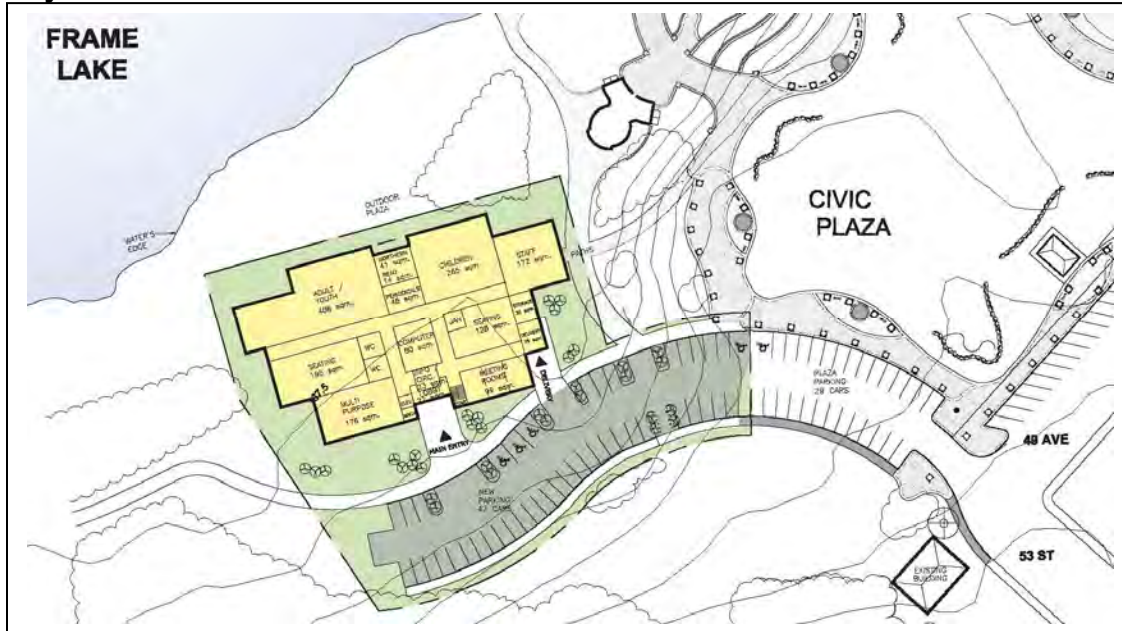
Area Summary and Cost Opinion: Somba K'e Civic Area – Civic Area

Area/Cost Opinion:

.1 New Construction *1		
.1 Level 1 – Library – 2,100 m² x $3,000	$ 6,300,000	
.2 Level 2 – Partner – 2,100 m² x $2,500	$ 5,250,000	*2
.2 Parking (Allowance – 71 cars)	$ 93,000	
.3 Site Development (Allowance)	$ 110,000	
Subtotal:	$ 11,753,000	(A)
.4 Contingency - Design & Construction (20%)	$ 2,350,600	
.5 Furniture & Equipment Allowance (4%)	$ 470,120	
.6 Fees/Expenses/Management Allowance (13%)	$ 1,527,890	
Subtotal:	$ 4,348,610	(B)
Option Total: (A & B)	**$ 16,101,610**	**(C)**

13.0   Option 2 – Existing Multiplex and Future Field House Site

Field House Concept 3

Key Plan
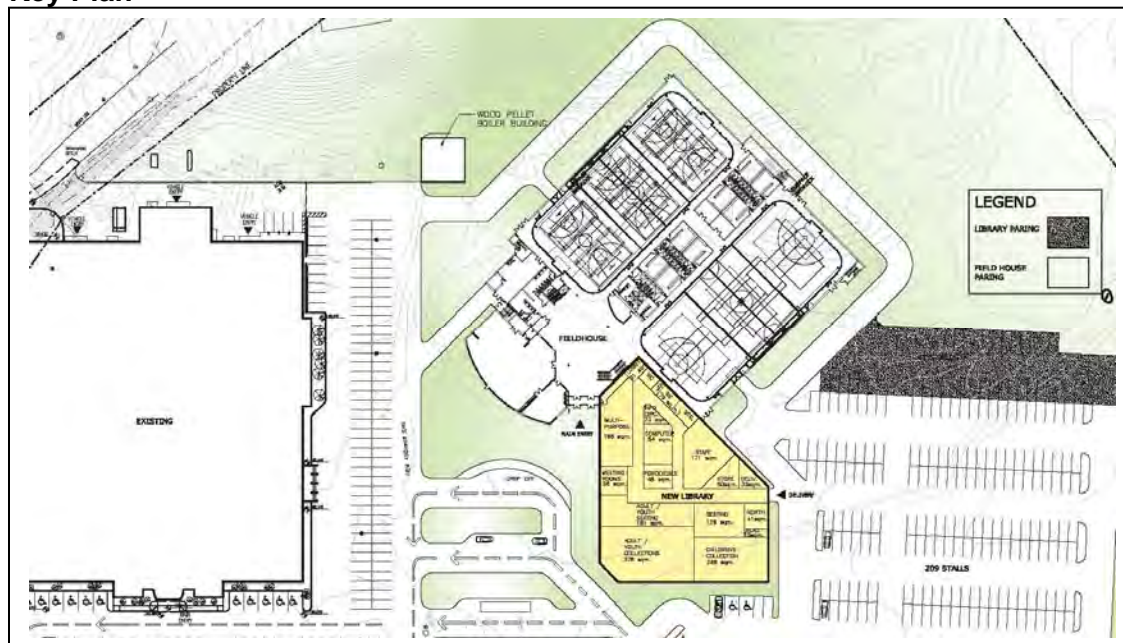
Area Summary and Cost Opinion: Existing Fieldhouse Site

Area/Cost Opinion:

.1 New Construction *1		
.1 Level 1 – Library – 2,100 m² x $2,800	$ 5,880,000	
.2 Level 2 – Partner – 2,100 m² x $2,300	$ 4,830,000	*2
.2 Parking (Allowance)	$ 93,000	
.3 Site Development (Allowance)	$ 20,000	
Subtotal:	$ 10,823,000	(A)
.4 Contingency - Design & Construction (20%)	$ 2,164,600	
.5 Furniture & Equipment Allowance (4%)	$ 432,920	
.6 Fees/Expenses/Management Allowance (13%)	$ 1,406,990	
Subtotal:	$ 4,004,510	(B)
Option Total: (A & B)	**$ 14,827,510**	**(C) Say $15 million**

Notes: Typical for Concepts 1, 2 and 3

1. Site servicing is not included in costs.
2. White box finish standard only.
3. Land and legal cost not included.
4. Survey, environmental and testing not included.

14.0   Sustainable Design

The City of Yellowknife has mandated that the library facility be designed in an environmentally responsible manner. While not necessarily requiring a formal LEED designation, in order to be proactive and be leaders by example, the City and therefore this project during the design, should review the broad options for sustainable design and select those at a minimum, that represent the most appropriate and cost effective in support of the environmentally friendly strategy.

For the purposes of this study it has been assumed that while a LEED designation is not anticipated, economical and practical sustainable design initiatives would be considered for incorporation

The degree to which these and other elements can be applied to this project are dependent upon the specific site, detailed reviews for each element, compatibility and practicality for the project, the specific requirements for the City of Yellowknife for this project and a cost/payback analysis evaluation.

15.0   Recommendations

Based on the site investigations and concepts as developed, the following recommendations are provided for consideration during both the decision making process as well as the formal library design process.

1. That the Yellowknife Public Library adopt the essential service level and that the building program be developed based on that level of space requirements.
2. That the Somba K'e site form the basis of further library concept development.
3. For the site and concept ultimately selected, that additional survey, geotechnical, environmental, zoning and code related investigations occur.
4. That a decision be taken as to the degree of sustainable design necessary.
5. That meetings, selection and programming for library "partners" occur.
6. That detailed facility programming occur for the library.
7. That the City establish a project budget, schedule, objectives and scope of work for the planning and design of the facility.

Introduction and Background

1.0   Introduction and Background

Library Planning Consultants, in conjunction with *Barr Ryder Architects & Interior Designers* and *Pat Cavill Consulting,* was contracted by the City of Yellowknife and the Yellowknife Library for the purpose of conducting a community needs assessment and producing a conceptual Building Plan as preliminary steps to the construction of a new purpose-built library in 2013. Earlier studies completed in 2001 and 2002 clearly identified that the current library will not be large enough to support its programs by 2016 thus the need for the new building before that date. The genesis of this current project stems from a presentation of the Friends of the Yellowknife Public Library to Council requesting funding for a study to determine the following:

- The features which should be included in a new standalone library.
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2.0   Project Goals

Our innovative approaches to this study will be guided by the following goals:
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3.0   Project Team

Our team represents an experienced community building design group. Our approach is based upon extensive background in developing unique projects involving multi-user groups. It is our understanding that critical elements for the formation of the successful team on this type of facility and economic assessment are:

- The team must have substantial expertise with the facility types under consideration.
- The team must be made up of key senior and experienced personnel. These projects cannot be handed off to intermediate or junior personnel as the overall firm expertise disappears quickly.
- The team must have the commitment to ensure they are available for the all-important Steering Committee, stakeholder, and community consultations.
- Team members must have a proven capability of working with public and institutional groups to achieve a well-founded, yet imaginative, approach to consideration of the options for project feasibility.

Based upon the above criteria and the assigned tasks our consultant team and associated functions are as follows:

Library Planning Consultants
Leighton McCarthy
Prime Consultant/Library Program Development

Pat Cavill Consulting
Pat Cavill, B.A, B.L.S, P. Mgr.
Community Needs Assessment

Barr Ryder Architects & Interior Designers
David Ryder, MAAA, MAIBC, MRAIC – Principal in Charge
Shaun Visser, AAA (Intern Architect) – Design Support

3.1 Firm Descriptions

Library Planning Consultants

Library Planning Consultants (formerly Library House Planning Concepts Ltd.) was started in 1981 to assist all types of libraries with the establishment of new and/or renovated library buildings.

Leighton McCarthy, the primary consultant, has an architectural technology background and has worked exclusively with libraries since 1977. His unique combination of building and construction knowledge and a very real understanding of the needs and operation of libraries have provided all sizes and types of libraries in all parts of Canada with the information they need to establish attractive and workable buildings.

Pat Cavill Consulting

Pat Cavill holds Library Science and Arts degrees, both from the University of Alberta. She has been instrumental in the development of library services both in Alberta since 1981 and in Saskatchewan between 1970 and 1981. In 1991, she established Pat Cavill Consulting as a resource available to libraries specializing in marketing, advocacy, needs assessment, leadership and Preferred Futuring. She has conducted focus groups and needs assessment studies all over North America. Pat is well known and respected in the library community for her insight and her ability to succinctly draw out the information required in the development of library services. She is the winner of many library-related awards.

Barr Ryder Architects & Interior Designers

Over the past 30 years, Barr Ryder Architects has been assisting communities with planning and designing solutions to accommodate their library needs. The firm has worked with communities and municipalities throughout Alberta and Northern Canada to bring library programs to current and future requirements and technologies. With an architectural and interior design staff of 30, they bring a tremendous capacity to this project. Effective use of computers and other state of the art technology have been employed in this project where necessary.

4.0   Methodology

Each of the three firms participating has developed particular areas of expertise which were called upon to lead the three major sections of the study. In addition, each member of the team was cognizant of and participated in varying degrees in the remaining sections. This insures that the final product is cohesive and adheres to the vision established for the overall project.

4.1   Public Consultation and Needs Assessment

Pat Cavill Consulting, primarily, conducted this section of the study. Critical to this study was consultation with stakeholders and the public, with specific reference to representatives from several identified communities. A combination of a process called Preferred Futuring and focus groups were used to achieve maximum feedback from the community. Barr Ryder designed a community survey. Individual meetings and interviews occurred when neither of these processes was suitable for gaining input. Library users were engaged through interviews, surveys or focus groups remain consistent in their identification of unaddressed needs and therefore the results of processes undertaken within this study will remain relevant in five to ten years' time. They will not need to be re-done when the building program begins, but perhaps re-affirmed.

4.2   Development of the Background Materials for the Building Plan

The collection and organization of the materials for the Building Plan progressed through two (2) phases and was primarily addressed by Library Planning Consultants.

Data Collection and Analysis

It is essential to examine and make recommendations for future development from a perspective which includes the existing library and its services.

Space must be provided, or at least identified, to assure the continuation and growth of the traditional library services as well as the inclusion of areas to accommodate innovative technology and identified newly-developing services. Information relating to the following was examined and impact on the library determined:

- All details related to the current collections, such as numbers of print volumes, other formats and quantity of each, current and anticipated growth rates, weeding policies, effects of technology on the current collections, changes in formats current and under

consideration in Yellowknife and in the library community generally, anticipated material budgets and trends. Any other factors which may impact future collection development such as partnering with local, territorial or national organizations for the sharing of resources will be considered.

- Existing staffing complements (FTE and part time) and projections for staff growth as related to current or anticipated changes in area populations or demographics; any other information which will bear on the number and type of staff positions necessary, with particular reference to both library and community programs which may be anticipated.

- Library user information relating to the need for collection access within the building; technology access stations necessary; off-site library use (technology) and on-site study and work space needs for the general operations of the library.

- The existing and accepted _Standards for Member Libraries within Alberta's Regional Systems_ relating to public libraries are the most recent and comprehensive standards in Canada and were used as a basis for library development in Yellowknife.

- Comparison to other communities of similar size and scope were used to some extent in building the space model for projected library service in Yellowknife.

- Architectural standards for buildings and/or manufacturers literature relating to equipment used in the space were also consulted.

- Anticipated uses of the facilities over and above that of traditional library services were examined as they apply to the existing library and what trends in library service are anticipated in the library community. These included the following:

  - The potential conditions necessary to accommodate seminar groups or meetings requiring wired meeting space or training facilities.
  - The potential needs of possible partnering agencies.
  - Additional programming needs for public library services.
  - Meeting room space.
  - Special needs access requirements.

Determination of Space Requirements and Equipment Needs

Space standards for libraries provide guidance for the development of services. Calculations were made to assure that adequate space is provided to house current and anticipated collection, staffing and user needs in the library as a whole.

All of the data collected and findings were discussed by the team and were incorporated into the development of the building program.

4.3   Development of the Building Program – Phase One

All of the data and information gathered in the preceding phases of the study were employed in the production of the Building Program. The Building Program is the source used to determine the various areas within the future library and their relationship to one another. Once spatial areas were determined, Barr Ryder Architects & Interior Designers developed the space relationships and began the site analysis process.

4.4   Development of Building Program – Phase Two

4.4.1 Site Analysis

The City of Yellowknife identified two viable sites with which the consultant team was to work. The first is the proposed field house site in conjunction with the design currently under consideration by the City; the second is the Somba K'e site close to downtown and currently under development.

The consultant team collected information needed to establish a description of sites, including both physical (traffic, utilities, access, contours, etc.), and economical feasibility. Criteria to be used were based on site selection criteria originally developed by the City.

4.5   Option Development – Phase Three

4.5.1 Develop Facility Layout Options

Based on the library area needs program developed in Phase 1, the data was converted to size/area relationship graphs.

4.6   Preliminary Costing

The Program Layouts and the Site Options were costed for capital to allow for the appropriate review of these options. A review of implementation phasing was also carried out.

4.6.1 Staff and Stakeholders Review

Following input from the City and library representatives, the consultant team reviewed the facility layout and the site location with the staff and key stakeholders, partners and municipal staff. This input provided specific insights into the most viable option to be developed.

4.6.2 Develop Program Layouts and Site Plan

Based upon the two city selected site options, the consultant team developed site block/program concepts. It was agreed that these were/are not to be construed as design solutions but rather are program area and relationship diagrams.

4.6.3 Capital / Operating Cost

The consultant team developed preliminary unit rate capital project cost opinions. It was agreed that this study would not review nor develop anticipated operating costs for the concepts developed. This due to the fluctuating market, the unknown site related impacts and the potential stakeholders involvement. The City of Yellowknife has requested that LEEDS Silver level be outlined and used as much as possible (given that a full design is not being developed) within the costing phase of the project.

Barr Ryder has worked in Northern Canada on numerous projects and lessons learned in the harsh climate provided tremendous experience in understanding the relationship between the quality of the sustainable building and its cost of operation. The use of energy is not merely a case of payback over a period of years but survival of the facility itself. Barr Ryder Architects is currently a member of the US Green Building Council and the Canadian Green Building Council. The firm is also LEED™ certified. Development of quality facilities built with materials and systems that are excellent in blending energy and capital cost efficiencies with technologies used by the firm over the past 25 years have now become common practice in "green" facilities.

4.7   Report Finalization - Phase Four

Report Submittal

The consultant team combined all of the information developed through the Analysis, Program Development and Option Development phases into a single compilation. A draft was submitted to the City managers for comment and changes were made prior to production of the final report.

The final report was submitted at a presentation to City Council on December 8, 2008.

Part 1: Yellowknife Residents Speak Out

A Community Needs Assessment for Yellowknife Public Library

1.0   Introduction

In February 2008, the Yellowknife Public Library, under the direction of the Department of Community Services Manager and the Library Manager, embarked upon a community needs assessment. The goal of this process was to find out people's feelings about current library services, what they would like to see in the future and what kind of library building and interior space would best meet the needs of the residents of Yellowknife.

By going through such a process, the library strengthens its consultation and involvement process. It develops new relationships with its community; forges partnerships where appropriate; listens to users and others about their needs; engages them in solving problems, making decisions and planning the future. As a result, the Library is able to make plans based on actual needs rather than on assumptions about needs. City Council can make decisions based on recorded community input.

The City of Yellowknife contracted with a team made up of Library Planning Consultants, Pat Cavill Consulting and Barr Ryder Architects & Interior Designers to determine future space needs, gather community input and establish conceptual information for a new public library for the City. The consultation was requested under the initiative of the Friends of the Yellowknife Public Library and was to be completed under terms of reference adopted by the City council. The public consultation was the first step in this process.

Pat Cavill is a Calgary library consultant experienced in conducting needs assessments. The Community Services Department decided that the most valuable information it could bring to this process were the opinions and ideas of the members of the community.

Primary research was conducted through observational research (what the consultant noticed); interviewing and through focus groups to gain insight into the thoughts and feelings of representatives of the community.

A Preferred Futuring session was also conducted with twenty-five members of the community, representing a wide variety of organizations and groups.

2.0   Primary Research

2.1   Preferred Futuring

Objective: To gain the input and ideas of individuals about what they would prefer to see happen in the future. They were asked, among other things, "It is the year 2018, and you are very happy with the changes that have been made to the Yellowknife Public Library. What has happened over the past ten years?"

Stakeholders: representatives of groups and organizations in Yellowknife.
This was a dynamic, highly energetic session in which people were highly engaged in talking about what they wanted to see happen in the library. A writing committee was formed to create a vision for the future to 2018 that will form the basis for future strategic planning.

2.2   Focus Groups

Objective: To gather input from library users and potential users

Stakeholders: Library users and potential users

The future role of the library from the user's perspective can best be determined by finding out how people currently use the library, what they value the most and the least about current library services and what they think their future needs might be. Questions were specifically designed to find out what they would like to see in a new library building, in terms of both facilities and services. Focus groups are a good way to elicit this kind of information. They help to determine the vision that participants have for future library services which can then be compared to the Preferred Future created by the larger group.

2.3   Interviews

Objective: To meet key people for whom a one-on-one interview will be most practical and appropriate as part of an information gathering process; to define issues and to elicit creative solutions; to find out their opinions about library service and a new library building within the larger context of their own expertise and responsibilities.

Stakeholders: Councillors / Administrators

Mayor Gordon Van Tighem; Max Hall, City Administrator; Grant White, Director of Community Services; Councillor Shelagh Montgomery; Councillor Lydia Bardak; Councillor Dave McCann (telephone interview); Ellie Sasseville, General Manager, Chamber of Commerce; Judith Drinnan, Yellowknife Book Cellar; Austin Marshall, Rotary Club and three groups of staff.

Sometimes a focus group will not fit the schedule of a key stakeholder, in which case a one-on-one interview is held. In structured interviews; these people are asked the same questions as the focus group participants. Their answers were integrated into the focus groups results so that they are not clearly identifiable.

3.0   Results and Analysis

3.1   Preferred Futuring

On February 16 2008, a group of 25 individuals representing many Yellowknife organizations and institutions met together in the meeting room of the Yellowknife Public Library to help create a Preferred Future for the library.

Preferred Futuring is an iterative process, with each step building on the information and knowledge generated by the previous step.

The group went through six steps:
1. They took a look at the history of the library; discussed the landmark events along the way and what they could learn from their history.
2. They tried to predict the important events, developments and trends that could have an impact on the library over the next 2-5 years. (An environmental scan)
3. They looked at the library itself and gave an honest appraisal of what's working and what's not working in the current situation; what were they proud of and what were they were sorry about.
4. They dug down underneath their "prouds" and "sorries" to determine their underpinning values and beliefs about the library. They defined those beliefs.
5. They took a look at their values and beliefs and determined if they would still be valid in 2018, the target date for the Preferred Future. They thought of some new values that they thought would be required.

6. They took themselves on a magic carpet ride to the year 2018. They knew that all the things they wanted for the library in 2008 had occurred in 2018 and they were very happy with the changes that had occurred. They wrote detailed images of 2018 in the present tense, as if they had happened.

Next, Library Management will create a vision for a Preferred Future in 2018 based on what the community wanted. Action plans to get the Library there will be written as part of a strategic plan for the library.

Most of these steps included a voting process, so that a consensus of the community was created.

A.   History

In looking at the history of the library, the group determined that the library had always been under-funded, understaffed and in a facility not adequate to meet the needs of Yellowknife residents.

B.   Events, Developments, Trends (Environmental Scan)

There were three issues that the group felt would have the biggest influence on the library's future.

1. There were serious concerns that the library was unsafe. Stairs, lighting and inappropriate behaviours in the library were cited. It was believed that a feeling that the library wasn't safe was keeping legitimate library users away from the library.
2. The library is in a poor location. This included issues of parking, access, signage and the inadequacy of library space.
3. The need to partner with other community organizations was emphasized, including arts groups and other types of libraries. Outreach of all kinds was a high priority so that individuals and groups know what the library has to offer.

C.   Prouds and Sorries

There was a similarity to the above themes as people looked at what's working and what's not. The consensus was that there was an excellent staff at the library; that Internet access and the

availability of resources of other libraries was very positive; that the library had an atmosphere of inclusiveness and that the collections were good, particularly the Northern Collection.

But on the negative side, people felt that not enough people knew about or used the library, in part due to its poor location and fears about safety. They also believed the library to be under-funded and requiring more space. It was not a place of which the community could collectively be proud, not a hub or a "gem"

D. **Underlying Beliefs**

- The library should be a safe, welcoming place with excellent collections that meet the needs of users.
- The library should be inclusive.
- The library needs an appropriate number of skilled staff committed to public service.
- Appropriate behaviour should be shown in the library; those misbehaving should be asked to leave.
- Our society and not the library is responsible for the disadvantaged.
- The library should be publicly-funded at an adequate level.
- The library is the community cultural centre, bring people together.
- The library is a necessity for everyone and should be accessible to all.
- Information and education is a right not a privilege.
- The library should be the centre or gem of the City, a symbol that can be respected.

E. **New Beliefs**

- The library should link with other agencies and institutions.
- The library space should be designed for those who are using it.
- Enhanced environment and ambiance.

F. **Preferred Future Images, 2018**

The Yellowknife community represented at the Preferred Futuring session came up with many exciting images of the library in 2018.
These included:

- Linkage with other community agencies and institutions, particularly education, arts and culture.
- The architecture of a new library reflects First Nations and northern heritage.
- The library should be a community meeting place.

But it is best summed up in the words of one participant who is very happy in 2018 because:

"I am welcomed at the door by friendly, knowledgeable staff who directs me to the:

- Auditorium
- Café
- Meeting rooms
- Conference centre
- Washrooms
- Quiet areas
- Play areas
- Art gallery and studios
- Bookstore
- History display of a beautiful architecturally designed facility."

Citizens of Yellowknife are clear in their definition of the strong need for a new public library, partnering with the community.

The final outcome of Preferred Futuring will be a vision statement of where the community wants its library to be (not where they think they will be) in the year 2018.

3.2   Focus Groups

Although focus groups are not statistically valid, their major value as a research tool is that they explore people's *feelings* about issues. They are a legitimate social science data collection procedure. They explore people's perceptions, impressions and manners of thinking about products, services and opportunities. They bring out beliefs, ideas and emotions that are difficult, if not impossible, to determine from a questionnaire.

Focus groups demonstrate *face* validity. That is, if it appears to be valid, it is. If it feels right, it is. If every person in a focus group says there is a shortage of some type of material in the library (e.g. science fiction), then that is valid. There is no need to survey every library user on this

issue. If one parent of a toddler says that the elevator door doesn't stay open long enough to push a stroller through, then that is valid. There is no further need to gather information on this subject.

Focus groups are not selected at random, but include 6-12 people who can speak not only for themselves but also on behalf of others. For example, individuals may represent various groups of library users, such as the arts community. The group must be large enough to encourage a wide-ranging discussion and bring out a diversity of opinion yet small enough to give everyone an opportunity to feel comfortable in providing insights. Useful in eliciting creative solutions, focus groups can also point to areas where further, in-depth study might be required, such as library hours or location.

Results are solicited through open-ended questions and through group discussion. Topics of discussion are focused; questions are carefully pre-determined and sequenced. To be most successful, focus groups should be as homogeneous as possible, consisting of people with things in common such as similar interests, careers, age range or a particular activity. In order for participants to talk freely and frankly about how they feel means that they must have a level of comfort within the group. The more they have in common, the easier this is to achieve. Homogeneity also implies that there is a certain "language" used by all participants, familiar jargon, which facilitates understanding and reduces the intimidation factor.

This is why focus groups of non-users are not always conducted. The only thing non-users have in common is that they do not use the library and that is not enough commonality to have an effective discussion. In addition, major research all over North America shows that when asked what they would like the library to supply, non-users consistently mention services that the library already provides. (e.g. storytelling) Twenty-five percent (25%) of non-users say they are too busy to use the library, which is something the library cannot do anything about regardless.

The focus groups in Yellowknife were selected and set up with these characteristics in mind. This report will highlight some actual words spoken by participants.

It was determined that the focus groups needed to represent the demographics and interests of citizens and library users in the City of Yellowknife. Accordingly, eight categories were determined: teens, seniors, parents of young children, adult library users, educators, aboriginals, Friends of the Yellowknife Public Library (FOYPL) and the arts community.

The Library Manager phoned dozens of people and was able to get a sufficient number of people to conduct focus groups in each demographic. Not everyone who committed to attending showed up.

The focus groups were held on the following dates with 63 participants:

April 13	FOYPL (6 participants)
	Parents/caregivers of young children (4 participants)
April 14	Teens (12 participants)
April 15	Aboriginals (5 participants)
	Adult Library Users (7 participants)
April 16	Seniors (9 participants)
	Arts Community (8 participants)
April 17	Educators (12 participants)

The consultant developed a series of deliberately-sequenced questions to be asked of the focus groups. These were based, in part, on the requirements of the City's RFP. The focus group script is included in the Appendices.

On three occasions, volunteers offered to take notes of the proceedings and the consultant also tape-recorded them. Twice, a library staff member took the notes because a non-library person was not available. The rest of the focus groups (and interviews) were either taped or the consultant took notes. Transcripts of all interactions, which did not identify any speakers, have been made available to the Library Manager. The tapes are the property of the consultant (in order to guarantee the anonymity of the participants) and have been used only to ensure the accuracy of the quotations used in this report.

A number of common themes emerged from the focus groups, reflecting their feelings about both the current library and a possible new building:

- High satisfaction levels with the friendliness and helpfulness of *library staff.*
- A profound sense of the importance of a library as a *community service hub* and *public gathering place,* respected as an institution.
- A great deal of concern over the *safety of the current library*. People love their library but dislike getting to it.

- The importance of retaining *traditional services* and strong collections of books as well as keeping up-to-date with *technology and electronic resources*. The current collection was highly praised.
- A belief that because of its *current location and its problems with accessibility*, many people do not know about the library and its services. The library needs to do more *marketing and more promotion* of its services.
- Specific recommendations for *the new library* include access, space and service requirements, image and overall ambiance, general support for the library as part of a *multi-use community facility* with art gallery, theatre, and coffee shop.
- Requests for more *programming* for both children and adults.

These themes will be explored in more detail and will be illustrated by the use of actual quotes from the focus group participants, in *"italics".*

3.2.1 Library Staff

One of the questions asked of focus group participants was what they liked the best and the least about library services from the Yellowknife Public Library. What was often most appreciated was the library staff.

"The staff has been helpful and pretty enthusiastic about what they are doing." (Arts Community)

"Customer service is good. They will help find things for you." (Teens)

"The harder the question, the more helpful the staff is." (Educators)

"Staff are excellent." (Interview)

"I like that you request a book and they get it for you – service is great!" (Seniors)

"I think the staff is the best thing about the library" (Adult Library Users)

"Staff is always friendly and helpful" (Parents)

"I have always found the staff to be to be wonderful, helpful, responsive and accommodating" *(FOYPL)*

3.2.2   Community Hub

In all of the focus groups and most of the interviews, individuals were quite clear in their definition of the library as a community hub. There was an obvious preference for a downtown location that was close to City Hall and other cultural and tourist attractions. Focus group participants felt that the Somba K'e location had the greatest potential to bring community partners together in a multi-use facility in a beautiful setting.

There was a strong feeling that the library should be respected as an institution and in terms of architecture, to be a "gem", a building of which the City can be genuinely proud. Much of this discussion arose from the fact that the current library was neither of these things. The location is poor and inaccessible and the many safety concerns keep people away from the library. People want their library to change and they think the building of the new library is a wonderful opportunity to create a real community hub with several partners.

"IMAX theatre, Canadian Space Agency, Aurora Centre, Observatory - there are many things we could do in partnership because of our sky. The Environmental Sciences Centre should link with libraries." (Interview)

"The new library should be a major cultural centre with a theatre, gallery, guild of crafts, multi-use space for workshops, meeting places, coffee shop - be a community hub." (Interview)

"Cooperate with Culture groups but also some commercial space such as a coffee shop, gift shop. Get partners, don't duplicate." (Interview)

"Expand the hours, many more evening shows, presentations, workshops, could be quite a busy place. Just make it be a separate building, get out of this building, and give us a place with lots of room for creativity." (Arts Community.)

"The public library should be aligned with both schools so that staff can work together to evolve strategies to deal creatively with learning challenges (i.e. by means of homework clubs etc.)" (Educators)

" Not an ideal physical location, we need pride of ownership from the exterior all the way inside." (Aboriginals)

3.2.3   Safety and Security *

The one subject that evoked the most passionate and anger was that of the safety and security of the current library location. Individuals strongly believed that people were afraid to come to the library because of the condition of the elevator and the stairs; the condition of the washrooms and a perceived threat from indigents and noisy, insolent teenagers. There was a definite feeling that the library had been taken over by people who weren't using it legitimately, thereby preventing potential library users from using a service that they support through their taxes. Many comments were also made about the conditions in the mall generally and what a detrimental effect these had on access to the library. Only one person of 63 focus groups participants and 17 individuals interviewed felt safe.

" The elevator is scary to ride in and the bathrooms very bad. I would not change my child there or let her use the washroom." (Parents)

"I've met with mothers who want to return books but don't want to bring their kids into the mall." (Interview)

" I agree that the staff is quite phenomenal to work in these conditions. I wouldn't come here alone." (Aboriginals)

"Too many aimless bodies in and out." (staff)

"There is a problem with young people and other rough conduct." (Interview)

"Getting to the library is hard. The elevator is small and cramped the stairs are dirty. The location is not nice." (Teens)

"I find the library a magnet for street people." (Arts Community)

"Attention must be paid to access and safety." (Interview)

"I like the variety of books but the entrance is unsafe and I dislike the filthy elevator but won't take the stairs." (Educators)

"Garbage, street people hanging around, very, very unsafe, elevator filthy." (Seniors)

"There is foul language and harassment of staff" (Adult Library Users)

We have a "take back the library program". A new downtown library will have the same problem with indigents unless it is dealt with proactively in the design and the management of the library from day one consistently, non-stop and aggressively. We must face this challenge no matter how beautiful a library we build or how fantastic the collection. That's almost a foundational issue to what we do. We must get that part right. (Interview)

"There is almost dissonance between the various areas i.e. children playing in one space and drug deals taking place in the adjacent area."(Educators)
"I would like to commend all the staff for their diligent dedication to their work with all the obstacles they meet daily. I believe they should be paid more in addition to their regular wages precisely for having to do two jobs as librarians and security officials. No other division of employees would be required to endure such humiliation and abuse in other City or government agency. Why is this happening to these employees?
No one else in this City would be expected to work under these conditions. This is disgraceful. Perhaps City councillors and City employees should have to work here on a rotational basis in order to understand the gravity of the situation." (FOYPL)

> * The "Take Back the Library" program with a zero tolerance for inappropriate behaviour on library premises proved to be moderately successful since its implementation during the summer of 2008. However, the library closed for renovations and has not been open since. It is imperative that the security initiatives involved in the "Take Back the Library" program be continued to avoid a return to the status prior to the program's implementation.

3.2.4   Traditional and Electronic Services

Invariably, focus group participants and interviewees had high praise for the depth and breadth of the library collection. They certainly had some suggestions for improvements to the collection but generally found what they were looking for when they went to the library. (These suggestions will be passed on to the Library Manager.) From seniors to teens, they all emphasized the importance of books. There were also requests for more magazines and newspapers. At the same time there was an acknowledgment of the need for an increased variety of electronic resources and support and training for them.

"I see the City continually moving toward delivering things on computer to make us more productive and efficient." (Interview)

"The concept of a library is different for the younger generation, to me it is about books." (Aboriginals)

"I want to touch books." (Adult Library Users)

"The collection has a lot of variety, they seem to have a lot of resources. And they'll get it for you if you don't have it." (Interview)

"Library should be confined to the use of books (primary focus) but in accordance with finances, add to it if need be." (Seniors)
"I appreciate the depth of the collection." (Educators)
"It has a good collection and access to the others library in the system." (Arts Community)

"There are lots of new books – dramas, mysteries, teen section; great selection of Graphic Novels. Like it to stay focused on books/ reading and study. Just focus on one thing." (Teens)

"It is very hard to predict technology changes but I would appreciate having people on staff who can teach about and interpret technology." (Educators)

"Terminals are important to help people with technology and there should be lots of databases. (Parents)

Libraries that contain only books will become a thing of the past." (Interview)

"A booth with a person to help you trouble shoot technology problems. A group of people to help with purchasing technology – consumer assistance." (Teens)

" Technology is changing so fast—it's important that those who don't have it in their homes have it available in the library." (FOYPL)

3.2.5 Current Location and Poor Accessibility

Very few people were satisfied with the current location of the library. They did not believe that a second-floor location in this particular mall was appropriate since it was hard to find and both the elevator and stairs to the library were unkempt and considered to be unsafe. Although people recognized that the elevator and stairs were a mall, not a library responsibility, they emphasized that their condition was a detriment to visiting the library. People who were users of the library thought that because of the library's location and poor signage, there were many people in Yellowknife who did not know that there was a library and therefore had no idea of all the resources it had to offer. This led to the conclusion that the library needed to do more marketing and promotion of its services.

"I don't like location or the elevators and stairs." (Seniors)

"Dreadful location." (Educators)
"Don't like elevators or stairs, not accessible." (Aboriginals)

"The library is not visible to the community; newcomers don't even know it is here." (Interview)

"Better awareness of what is offered, better promotion, people don't even know the library is here." (Aboriginals)

"Outside of mall needs to be cleaned up – cigarette butts, dirt, etc." (Seniors)

"The library is very helpful when one wants to access information but is in a "problematic" part of town. It is out of the way, physically unattractive and so not very inviting." (Interview)

"I don't think about coming to the library because it isn't visible to the public and it's hard to find parking with kids." (Arts community)
"Location is not advertised well. Newcomers do not know about it." (Teens)

"Accessibility is not convenient, the elevator closes very rapidly and I have a stroller to get in and out and the elevator is too small." (Parents)

"I come to the library three or four hours at a time and I have seen staff have to throw people out of the library over and over again." (FOYPL)

3.2.6   Suggestions for the New Library

Focus group participants were invited to make suggestions for a new library building. They were asked to think about all aspects, including location, programs, parking, lighting, seating space, collections, computer workstations and multi-use space.

Since gathering this information is a major part of the overall study, a complete list of suggestions from all focus groups and interviews is included in the Appendices.

In spite of not liking the second-floor location of the current library, participants did say they like having a downtown location. They preferred the Somba K'e site to the Multiplex. Several indicated that they would not use the library if it were part of the Multiplex and only three people indicated a preference for this location.

What people want for a new library is a "green" building that fits into the beauty of the Somba K'e Park. They want a library that is full of natural light, has lots of windows and takes advantage of the northern sky. The design should reflect northern and aboriginal heritage. If the library can be designed from the inside out, spaces that are needed to provide library and other services can be pre-determined and the outside design will then happen in accordance with the interior requirements.

Universally, people want a number of separate spaces that accommodate individual and group needs. All agreed on the necessity for a separate children's room with play spaces, appropriate child- sized washroom facilities and adult-sized chairs for parents who are with their children. A separate area with glassed-in walls was requested to house the computer terminals, allowing for surveillance but also an opportunity to talk. Seniors would like to see quiet areas for reading and browsing magazines and newspapers. They, in particular, wanted attention paid to the kind of chairs that were in these areas; they were interested in firm-backed chairs that are easy to get in and out of. The teenagers appreciate having their own section of the current library, but would also enjoy having a separate area for themselves in the new library.

The majority of participants and interviewees agreed that a multi-use facility would be the most practical and desirable. Most saw the new facility as a cultural center with space for the display of art, an auditorium and multi-use meeting rooms. All agreed that there need to be quiet spaces for reading and study but also other places permitting conversation. All but the seniors

felt that a coffee shop would be a great idea. There was a concern expressed that library space not be compromised because of sharing a facility with other organizations.

Outside, people wanted a building of which the City could be truly proud. They wanted a view of the lake, an outside terrace with seating areas and beautiful landscaping.

"I would like the library in an area that is scenic and the public have a good sense of their surroundings, it should have good parking." (Seniors)

"The new facility needs to be warm and inviting built to benefit from natural light and a view of the lake, along with access to the outdoor skating rink." (Educators)

"I am against locating the new facility at the Multiplex: 'Soccer balls and books don't mix." (Educators)

" It would be great to have a children's play area and a children's computer area." (Parents)
"Good acoustics and performance area for local productions." (Educators)

"If it includes more community events, that would be better." (FOYPL)

"I feel that a gallery might be a good partner for the library in the future and would like to see the inclusion of a coffee shop." (Interview)

"We would like a stand-alone facility with an art gallery and community space." (Arts Community)

"It should have more natural light, it should feel more open." (FOYPL)

" A fire place, a central place to have a coffee and read a newspaper." (Arts Community)

"I'd like to see the children's area closed off or have a doorway so your child doesn't run off. Or people hear too much noise." (Parents)

"I like the idea of having a big deck to read; performing arts; take advantage of the summer while we can, screened in area, take advantage of the weather and a real visual treat.". (Arts Community)

"Get furniture, chairs that don't collect dust. Bean bags – comfortable seating." (Teens)

"Divide reading areas into smaller sections. Not all out in the open. Don't like a lot of people passing through talking when I am reading." (Teens)

"Somba K'e closer to schools – closer to High Schools." (Teens)

"Library being "green" would be really cool. Suggestions: Lighting- energy friendly bulbs, more natural light/more windows, use of solar energy, garden outside/flowers, benches, green plants inside too." (Teens)

"Flexibility in use of facilities; make it a multi-purpose Cultural Centre." (Adult library users)
"Individually lit areas for reading separate from kids and others who are talking." (Adult library users)

"Need quiet spaces, but need spaces for those who want to talk - our tradition is oral." (Aboriginals)

"A-V rooms for those who don't have the equipment at home." (Aboriginals)

"Make it square, energy-efficient and visually pleasant." (Aboriginals)

"Manage the architect!" (Aboriginals)

"Need space for arts and culture performances; a Black room; Crafts – kiln; not a gallery but a lot of display areas and walls for art. Combining all in one big complex is economical." (Interview)

"Doesn't have to be downtown." (Interview)

"Coffee shop for the City to generate revenue." (Interview)

"Preschool play space is important." (Interview)

"Partnerships must have synergy with the library." (Interview)

"Don't take down a clump of trees for the library, move the location slightly back up into the hillside." (Interview)

"Technology for HVAC, building needs to be green and forward thinking." (Interview)

"If you have a CD collection there should be a place where people can go and listen to them. Videos, and DVDs—have rooms for people to do research and use this material. Arts Centre, Gallery, a good location." (Interview)

"Prominent features and a tourist attraction." (Interview)

"Meeting rooms are a necessity in this City." (Interview)

The library should have an identity of its own, not sports." (Interview)

"Solar panels, natural lighting, more recycling – Green." (Interview)

"Incorporate space for conferences; more meeting space." (Interview)

"LEED." (Interview)

A green roof ((Interview)

Natural materials e.g. local rock (Interview)

3.2.7   Programming for All Ages

Because learning can occur in many ways and using many different formats, it is not surprising that the subject of programming came up in nearly all interactions with participants. There are many different learning styles and some people learn more effectively from visual or oral presentation than through books. Some just simply enjoy hearing a travelogue or an author reading. Participants very much appreciated what the library was currently offering but thought that there was not enough variety and for all age groups.

Everyone recognized that the lack of staff was the biggest issue here, but hoped when there was enough staff, an emphasis should be placed on expanding programming. They had many suggestions.

"Get more visiting speakers and authors." (Seniors)

"After school programming." (Educators)
"Have the space large enough for workshops, performing arts, art classes (Arts Community)

"Hold book chats for young people advertised through the radio." (Teens)

"Have other activities such as the Mother Goose program - literacy for the very young" (Aboriginals)

"Celebrate local authors and aboriginal languages." (Aboriginals)

"Quite a few students are playing hooky from school in the library, can we teach them while they are here? Could we have an independent study program for truants?" (Aboriginals)

"Offer language classes and literacy programs in conjunction with partners." (Aboriginals)

"Do programs on advising consumers about appliances and electronics. People from small places don't even have bank accounts and they need consumer help. They don't know price ranges or what is available; they don't know how to buy a guitar. Make it very practical. We also need programs on recipes and learning how to cook. Basic lists like "if you like Harry Potter read this." It would be nice to have a 30 minute tutorial - sign up to learn this computer." (Aboriginals)

"High school students could teach computer skills to others." (Aboriginals)

"Babysitting area to accommodate mothers who want to continue their education. Make this for specific times and events during school hours." (Aboriginals)

"Multicultural collections and services." (Interview)

"More kids programs all ages, not just younger ones." (Interview)

"More interaction with arts and cultural community for programming." (Interview)

"E-learning coordination and programming with Aurora College." (Interview)

"Should accommodate City programs. (Interview)

"One of the things that is immense in the North is developing literacy skills. Might look at special areas for developing literacy - meet their specific needs." (Interview)

"Book discussions on current issues." (Adult library users)

"Webinars." (Adult library users)

"Bring up more authors and more story reading for all ages." (Parents)

"More staff, a person exclusively to handle programs consistently, daily, weekly, monthly." (FOYPL)

3.2.8 Staff Interviews

The questions and answers for the interviews with staff are in the Appendices.. Not all staff were available at the same time, so three separate meetings were held. The staff was asked a different series of questions from the interviews and focus groups in order to open up a better opportunity to take advantage of their expertise.

What the staff identified as their biggest concern was the same as everyone else – issues with security and access that were preventing legitimate users from enjoying the library.

They were very willing to expand programming if they had additional staff to do so.

Wanting a downtown location themselves, staff still felt the library should go where the community wanted it located. They had the same ideas for the new library as residents did.

In order to do a better job in the current location, the staff wanted more library employees, more space and better outreach into the community. They made it clear that the old library, let alone a new one, could not run on the existing staff complement.

The consultant believes that the current library could use three more employees:

A Librarian: for reference desk duties and increasing programming. This position is also needed to free up the Library Manager to do required managerial and administrative duties. Right now, if someone is sick, the Library Manager must be on the desk, which makes it difficult for her to keep up her work as a professional.

A Library Technician: a materials specialist overseeing the deletion of weeded materials and assigning repairs to assistants. In addition, this individual would be responsible for the general state of the physical collection-ensuring that shifting occurs as required and that displays are replenished. This person would also do acquisitions and cataloguing, displays and some work on the public desk.

A Library Assistant: this person would carry out clerical duties on the circulation desk in support of patron loans and returns; prepare invoices; call overdues; create displays, do shelf -reading and repairing of books.

One area where the library's current activities vary from what the community wants is in the area of strategic partnerships. Councillors, City Administration, Preferred Futuring, focus groups and interviewees all mentioned the importance of long-term strategic partnerships in order to leverage tax dollars and eliminate duplication of effort. The library is going to need to develop such alliances in order to be better positioned in the community. They will also require funding partners as the date for the building of the new library draws closer.

However, as everyone knows, developing these alliances is time-consuming and doesn't happen over night. This will need a lot of attention from the Library Manager and a team dedicated to this activity so there really does need to be another librarian to back her up as she does more community outreach.

4.0   Summary

Preferred Futuring, focus group, staff and interview participants all said that public input is of paramount importance and that the results of this needs assessment should be given high priority as it goes to the architect, David Ryder of Barr Ryder Architects and Interior Designers and to Leighton McCarthy of Library Planning Consultants.

Based on that, there are some firm conclusions from those taking part in this study. A downtown location by City Hall and Somba K'e Park is much preferred over the Multiplex.
There is strong support for a multi-use building with an art gallery or art space and a theatre included. However, people did not want the library short-changed on its needed space because of such collaboration. Clear on wanting a green building with high environmental standards, participants also want natural light, a warm, comfortable, inviting atmosphere with a northern,

aboriginal flavour. Library users enjoy the library in different ways and it has been recommended that the new building have spaces for both quiet reading and study and meeting places where conversation can be held without disturbing others. A separate children's library and play area comes highly recommended and teens have some good ideas for their space. The new building should be wireless, with more space dedicated for computer use at terminals or on personal laptops. A strong collection with improvements in the aboriginal and multi-cultural areas has been suggested.

People see their new library as a "gem", with beautifully landscaped outdoor spaces for reading or just looking at the view. They want the building to take advantage of the northern sky.

They want more programming for more ages and for the library to do more promotion and outreach since many people do not know all the services that the library provides. They would like to see this now, not just in a new library. This came with a request for more and flexible meeting room space for the community.

Clearly the most pressing issue was about safety, security and accessibility in the current library and a demand that "something must be done". At the same time that people are worried about the homeless and truant teenagers, they are very proud of the library for being inclusive, and want the new library's services to remain so.

Part 2: Development of a Building Program for the Library to 2032

General Observations Regarding the Current Library in Yellowknife

The consultant, Leighton McCarthy, visited Yellowknife for his initial site visit April 9 – 11 2008. The purpose of the visit was to assess the current situation of the library, identify changes since the previous study in 2001 and collect data and information from the library which is required in the production of a building plan.

1.0   The Current City and the Library Vicinity

The location of the current library is in the very heart of the City core and on the second floor of the existing Centre Square Mall. At the time of the site visit, the mall exhibited many vacant storefronts and it appeared worn and tired with almost no inflow of natural light. There are many indigent individuals on the streets; in lanes, on benches, in doorways. They seemed largely to be in groups of 3 to 6 and mostly young teens. A major problem has arisen in that the mall shut its washrooms to the general public but the library did not. As a result, there is a constant parade of the young indigents in and out of the elevator and stairwell to the library washroom.

Graffiti is a problem in the stairwell area and in the elevator. Garbage in terms of fast food wrappers and drink cups are left in the elevator. All of this is creating an incredibly unwelcoming entry and a fear-inducing atmosphere for people coming to the library. Some parents will not allow their children, even older children of 10 to 13, to go to the library on their own. The problem with the library washroom was addressed during the "Take Back the Library" program because it was necessary for users to obtain a key from the library circulation desk. It is likely that this level of security will be continued when the library again opens its doors to the public after renovations have been completed.

1.1   The Library Itself

The library was located to the mall in 1990. The City has $3,500,000.00 invested in its share of the mall facility. It is a voting member on two of the condo boards in operation dealing with the high-rise apartments above the mall.

The library has no distinctive face or image and can only be accessed by means of an elevator or the obligatory staircase. The only telling library features are a book return bin and "PUBLIC LIBRARY" in gold three-dimensional letters above the elevator. A small sign is located at the mall entry doors indicating the location.

Further to the 2001 study, a redesigned circulation desk area at the entry was completed in the last two years, which opened the library up considerably. A major facelift is to occur later this year to include carpet, paint, removal of all of the unnecessary columns and replacement of worn furnishings. Shelving will be reworked and low stacks will be used to open up the area and improve sight lines through it. The existing public computer area will be enhanced, expanded to twice the number of machines and moved closer to a relocated reference desk.

1.2   Other Observations of the Existing Facility

The library operations have never absorbed the space termed "lease space" and it seems unlikely that it will in spite of the fact that it remains currently unused with the exception of storage and some temporary, not library-related, organizations. If the space is not leased in the future, library management could consider using this as storage which would then go a long way to addressing the problems in the current workroom. All out-of-use materials, children's craft-related materials, periodical back issues, donations and materials for book sale purposes could be moved into the lease space area. There is ample meeting space outside of the library proper and on the same floor. There are also two non-related organizations on this floor.

It will definitely be possible to leave the library in its current location until a new building is ready (4 – 5 years) in terms of space, but it is imperative that steps be taken to resolve the issues of security, visibility, access points and control within the premises.

2.0   Information from Interviewees

2.1   Financial Considerations

There was little doubt expressed that a new library will be built at some point in the foreseeable future. That said, the City has committed to the field house project at this time. $1,000,000.00 per year has been placed into a major community facilities reserve for future major development. Amounts deposited to this fund are made provided there is surplus capital money to do so. The share in the condominium occupied by the current library will be sold and funds from the above source as well as others will be necessary to establish a new library in Yellowknife.

All of the councillors and the mayor as well as the City administrators and the Friends of the Yellowknife Public Library (FOYPL) recognize the longer-term plan and concur with it. Some

mentioned the idea of private/public partnering for the facility. It is undetermined at this time as to the nature or identification of possible partners and it is dependent on what goes into it, whether a new structure is the destination site for other than simply the Public Library.

2.2   Sites

The consultant interviewed a number of individuals and groups during the site visit in April, 2008. Five Councillors and the Mayor; the FOYPL group advocated passionately for the Somba K'e site (parkland near the current City Hall); one Councillor felt that the Library should be built on a large lot behind the mall and currently for sale at 1.6 million dollars and another felt that the current facility should be retained with the addition of an appropriate entrance area created from the street. The two administrators leaned towards the field house, multiplex site for economic reasons (mainly operating reasons). The staff was non-committal in terms of site, wanting it only to be where residents preferred it..

The Sombe K'e site was favoured due to the fact that it is a continuation of the on-going area plan and would further enhance community usage. A library here would move plans for this area a long way towards completion.

It is also viewed as reclamation of the most desirable part of the City; all who favoured the Sombe K'e site felt that it was a step towards the rejuvenation of the downtown core and to not put it there would encourage a downward trend of this part of Yellowknife. It was made clear to all that only two sites were being considered within the context of this study.

2.3   Multi-use Issues

All of those interviewed felt that any new library should be a part of a multi-use complex. There was, however, very little concrete direction provided in what should be included. All favoured some type of food/beverage service within the complex although none wished the library to take this on but want to lease space to private sector concerns. Several discussed the idea of an Art Gallery of indeterminate size; a limited performing arts facility such as a theatre was mentioned, or barring that a "black room" (a bare space with black walls that anything can occur within); arts and craft facilities were discussed (i.e. studios); meeting room and/or training room facilities were mentioned. It should be noted that meeting and program space must be part of any library

facility constructed (these other spaces mentioned may or may not be considered as extra as their purposes were not specified). A bookstore was also mentioned as a possibility.

2.4   Site Development Issues

A number of issues were identified during discussion. Following is a brief summary of these comments:

- Accessibility is key! The complex must be available to all, including kids, seniors, handicapped, bicycle traffic (with bike stands provided), vehicular traffic, and pedestrians.
- Free parking nearby.
- Well lit at night and no hidden or dubious areas during the day.
- Built to harmonize with the site (i.e. not blast and fill).
- Connected to public transit.
- Grade level entrance, in a natural and scenic setting.
- All of this regardless of the ultimate location. Note that the Fieldhouse is not on a transit route now and walking and bike paths are not easily accessible.

2.5   Building Design Issues

Although it was made very clear that we are not designing the library and/or multi-use building, there were some very clear messages related to the look of the library when it is designed. Following is a summary of these in no particular order:

- Include multipurpose spaces such meeting rooms, a small lecture theatre, a coffee/food service, bookstore (possibly).
- Architecturally-inspiring projecting an open and welcoming atmosphere.
- Iconic structure - destination building for citizens and visitors to the community. Important that building "awes" people; unique; a design particularly northern and specifically Yellowknife, but not teepees.
- Use of local natural materials as is feasible.
- Design must fit into the contours of the land surrounding it rather than artificially standing out.
- Some outdoor parts to the design to provide for park benches; shaded areas.

- Interaction with passers by in terms of a place to include interesting displays i.e. an inviting place.
- Plenty of storage areas.
- Provide for a measure of expansion as may be needed going forward.
- Design must allow a maximum of natural light penetration as is reasonable economically and aesthetically.
- Minimal noise transference.
- Good air quality.
- Energy and resource efficient, i.e. LEEDS standards or better – preferably the building is to set an example for the community's future structures.
- Celebrates and enhances local and aboriginal culture.
- Group study space for teens and others (enclosed and wired for all types of meetings of no less than 12 people comfortably. This will be addressed within the space delineation exercise).
- Children's area may be separate and include a program area specifically for their use.
- Possibility of two story or more structure is acceptable but not desirable from an economic aspect.
- Economical to run, efficient use of mechanical facilities
- In an area where trees are precious, there should be as few removed for this building as possible.
- A lot of discussion about pellet heating.
- Must be a sustainable building - meaning materials will not require more than the usual upkeep and maintenance.
- Free parking nearby and a book return that is well lit and convenient to dropping materials off and going quickly.
- Parking should not dominate the design.
- Barrier free access.

2.6   Design Issues Specific to Library Operations

The following issues were submitted mostly by the staff and are over and above the normal library design information taken from calculations relating to collection, user and staff space needs.   These follow in this document. There are some issues presented here that will be repeated in the section dealing with meeting room space and programming needs.

- Security is of paramount importance to staff, both inside and outside of the building.
- Sight lines through the facility of primary importance.
- Appropriate delivery and shipping facilities will need to be included for the library i.e. a separate delivery area located close to the technical services area (book and material acquisitions and processing).
- Staff lounge area should be pleasant and include views to the outside.
- Personal lockers or room for coats and boots needed.
- Storage for boxes, book sale items, items incoming and removed from the stacks, interlibrary loan preparation and dissemination, craft program products and utensils, poster and theme storage. It is important that the storage areas can be converted dependent on need – for example no fixed or built in shelving.
- A separate area for all servers and IT work i.e. maintenance.
- As little built-in millwork as possible.
- One self check-out area being installed now and others may be required.
- Power availability near all study tables, computer stations, etc. Floor plugs would be helpful. More people are bringing laptops into the library.
- One entrance for public use.
- One seminar room at least, is essential. There may be need for a video-conferencing room or one of the seminar rooms could provide this purpose.
- Meeting rooms are essential for library use and will only become more so as time passes. There are two now and both are in constant use.
- A children's program room with a sink, durable floors and child-specific furnishings should be located near the children's library.
- Small kitchen area attached to meeting rooms.
- Child-specific computers will be needed.
- Much more natural light in the entry to the facility.
- Patron boot storage area will be needed when entry from grade goes directly to library.
- Both indirect and direct artificial lighting recommended but direct should not cause glare on computer screens.

- Durable and sustainable floor coverings. Carpet some areas, tile in others, linoleum in others.
- Area for coffee/food service but not owned or run by the library – rental space to a private concern.
- Exterior book return directly into work room area.

2.7   Possible Partners for the Project

This was a very nebulous area for all to whom the consultant spoke and there was little concept of the amount of space needed for potential partners. Within the building program (further in the study), the consultants elected to submit concepts based on the necessary public library needs and to site the project in such a way that other partners or activities within a multi-use complex could be housed on either a first floor, a lower level or a second storey to the needed space. Potential partners will need to establish firm needs and cost projections prior to design development of a multi-use space. This understood, the following organizations made the strongest cases for inclusion in the final project.

- Aurora Arts Society
- Aurora College
- Yellowknife Guild of Arts and Crafts

3.0   The Planning Context

3.1   Library User Trends

Teenagers:

The American Library Association (ALA) conducted a study titled "Teens Are Patrons, Too: Revamping Teen Services in Public Libraries."

Their findings indicated that while one in every four users is a teenager, only 11 percent of libraries have teen specialists (councillors, educators) and 58 percent of public libraries do not provide specific teen areas.

The ALA states that service to teens is not currently a priority, creating a situation that is "detrimental to literacy development and the future of public libraries."   Suggestions for improving teen services include: improved teen collections; a teen services librarian; teen advisory groups; provision of a distinct teen location within the library; offering teen-specific programs.

The Aging "Baby Boomers":

While libraries need to focus on attracting teens they must also prepare for an aging population. The Canadian Library Association (CLA) states that one out of every five Canadians will be 65 years or older within the next 30 years.

Serving an older population will require recognition of this group's diversity to insure that their special needs are reflected in the library's collections, programs and services.

The CLA suggests the following guidelines to accommodate the older population of a community:

- Conduct focus groups and user studies to acquire data about the needs of the aging population and incorporate findings into the planning and budgeting processes of the library.
- Make the library's physical facilities safe, comfortable and inviting for older people through the arrangement of furniture, wheelchair availability and access, and clearly labelled well-spaced areas within the building.
- Target the older population in library programming by selecting specific themes identified through the user studies and incorporate inter-generational projects with other age groups.
- Increase library outreach programs even to the provision of library services to home bound citizens.
- Training programs for staff should emphasize the dangers of stereotyping and increase sensitivity to elderly issues and awareness of special services specifically for the elderly.

4.0   Standards Used

Standards are established to provide guidelines for future planning initiatives, determining funding levels and for the purpose of establishing quality of service in response to need. Library space planners, architects, designers and others involved in public building planning processes depend on standards as a basis on which to determine future directions. It must be stressed that established standards exist as a guide to the individual jurisdictions. It will always remain a local decision of the library management or City management to prescribe the option that will prevail.

4.1   Public Library Standards in Alberta

There are no specific library standards developed for Canada as a whole. Provincial standards have been developed for Saskatchewan, Ontario and for Alberta public libraries; however, the other provinces and territories have left it to the individual municipalities to determine what will work best. We will employ the Alberta Standards within the scope of this study because the Alberta Standards were developed based on criteria determined by the American Library Association and other international library organizations. They are the most current series of criteria available and applicable to the Canadian situation.

The following is taken from the preamble to the Alberta Standards:

"System directors identified the need for standards for member libraries within Alberta's regional library systems and a committee was struck in February 2003 consisting of representatives from each of the systems and from Alberta Community Development.

Standards may be defined as a degree or level of requirement and excellence attainment that serve as a point of reference for comparison and evaluation. They are a framework for planning and achieving "best practice" and excellence in the management and provision of library services. At the same time, standards provide a baseline measure for providing an essential, or basic, level of service.

The focus of these standards is the resources that member libraries within regional library systems need in order to provide a full range of twenty-first century library services to their residents.
The partnership between systems and their member libraries is earmarked by decentralized delivery of library services supported by centralized provision from the system headquarters of technical, technological and consultative services, special collections and other services."[1]

"These standards:

- Ensure equity in the level and delivery of library services for residents of Alberta's library systems.
- Are a point of reference for self-evaluation.
- Provide a rational framework for future development.
- Accommodate change in policy, technology and formats of materials.

- Encourage cooperation.

These standards allow library management to select a level — initial, essential or enhanced — at which it will provide a particular service. Needs assessments and local conditions will help the board as it determines which services it will offer at which level. Headquarters staff and member library boards and staff work together to meet the selected level of service.

There are three levels of standards explained as follows:

- **Initial** level provides basic library service.

- **Essential** level builds on the initial service.

- **Enhanced** is the highest level of service.

The process of developing standards becomes a continuous one. As standards are used, notes for future revisions are inevitable. As philosophies, policies and practices change, these standards must be reviewed and revised to reflect the changing social, political and economic environment." [1]

Reference collection standards are not separately detailed in the calculations as so many reference materials used in libraries now are available as on line products and are considered within the provision for technology section. It should also be understood that many of the reference databases are provided as shared resources through consortia such as The Alberta Library.

CD/ Audio Cassette/ Video/ DVD formats are counted as print materials for space standards but are broken out for comparison to standards on the chart following.

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[1] **From the introduction to** *Standards for Member Libraries within Alberta's Regional Library Systems (see appendix for full text)*

5.0   Design Population

Public Library Standards have always been based on population served by the facility and thus it is imperative that the latest census and growth projections be determined in applying the standards.

The following population statistics were taken from the 2006 Census figures as issued by Statistics Canada and extrapolated according to the anticipated increases shown in the Smart Growth Redevelopment Plan completed by the Planning and Development Department of the City of Yellowknife. Figures were projected from those of the NWT Bureau of Statistics. The middle column indicates average growth per year to derive the totals.

Year	City Population	% Change Per Year	Library Design Population
2006	18,695	.04	18,695
2007	19,443	.04	19,443
2012	21,740	.04 (to 09 - .013 to 12	21,740
2017	22,668	.013 to 14 - .005 to 17	22,668
2022	23,271	.005	23,271
2027	23,860	.005	23,860
2032	24,462	.005	24,462

It is important to note that the City of Yellowknife comprises 46% of the population of the North West Territories at this time. The library holds a large collection of materials particular to the Territories and also acts as a major resource centre to the entire Territory over and above service to the City. In designing a new library it will be necessary to calculate the area and growth of this collection separately and add the space required to house and access to the figures determined as necessary to service the citizens of Yellowknife.

6.0   Library Elements and Space Requirements

6.1   Space Required for Collection

Collection space required is determined by the following space standards:
- Books (both hard cover and soft) occupy space at the rate of 10 volumes per square foot
- Periodicals on display occupy 1.4 square feet (this figure accounts for both display of current issues and storage of back issues for up to 1 year)
- For non-print materials, 10 items occupy 1 square foot (same as print collection)
- An average of 25 square feet per user computer workstation is required.

The ten volumes per square foot figure accounts for an expansion factor and the necessity of a minimum 42" wide aisle between stacks for access by the handicapped.

An allowance for circulation statistics is normally included in calculations of area required for collection. User circulation statistics for 2006, 2005 and 2004, indicate an average of 9 % of the library collection has been on loan at all times, assuming a 3-week borrowing period.   The circulation per year has remained consistent at the 9% level. Normal circulation rate for public libraries should be closer to 15%. Every community is different and approaches collection in a unique way to best husband the funds available balanced against the needs of the community. Technology has afforded greater access to other collections and interlibrary loan continues on the rise in all public systems. Use of internet facilities has also had a negative effect on print circulation.

In this study the consultant will allow for a shelf capacity for 90% of the lending collection through the twenty-year study period.

6.2   Staff Space Component

The current Alberta Standards describe staffing on the basis of the same three level system used in the section on collection.   The system is based on FTE per thousand of service population (Full time equivalent based on 35 hour workweeks or 1,820 hours per year).

- Initial Level suggests 0.35 FTE per thousand
- Essential Level suggests 0.5 FTE per thousand
- Enhanced Level suggests 1.0 FTE per thousand

An average of 175 square feet per staff person is suggested

6.3   User Space Component

The number of user seats provided in a library is based broadly on a recommendation of *5 seats per thousand capita*, and as this is satisfactory for most generalist libraries, it will be used in this study.

Space per user seat has been set as 30 sq. ft. This allows for individual study stations in adult and children's areas as well as informal seating, reference tables and A/V stations.

6.3.1 User Computer Space Component

In addition to the standard 30 sq. ft. space for users, full internet access computer workstations require a further 25 sq. ft. per workstation. This additional area is expressed as 'Technology Space' in the following analysis.

The growth of the use of lap top computers affects the library in the type of space it needs to provide to its users.

An optimum goal of 40% of study table seating should be capable of connection to power and data through ports on worktables and carrels or through wireless services in the library.

7.0 Collection Development

The comparison chart following describes the state of the current collection exclusive of the Northern collection (3,086 print items hard cover, 247 items paperback, 18 oversize materials and 1 document relating to NWT)

Exhibit 1 – Current Collection Compared to Standards (Population 2007 – 19,443)

Collection Component	Total items Held	Items per Capita (Current)	Initial Standard (Per capita)	Essential Standard (Per capita)	Enhanced Standard (Per capita)
Print Materials	63,129	3.25	2.5 (48,607 items)	3.5 (68,050 items)	4.5 (87,494 items)
Periodicals Received (per 1000 pop)	117	.01	0.010 per capita 195 items	.015 per capita 292 items	.02 per capita 389 items
Reference Materials	Included above	Included above	Included above	Included above	Included above
Audio Tape/ CD Collection	636	.03	0.10 per capita (1,944 items)	0.13 per capita 2,528 items	0.15 per capita 2,916 items
Video Collection	2,650	.14	0.05 per capita (972 items)	0.08 per capita 1,555 items	0.10 per capita 1,944 items

Notes:

1. The print collection is currently approaching the essential level for items per capita.
2. The video collection format is more than twice the enhanced standard level.
3. The audio tape and CD collection is 70% below the Initial level standard.

4. The periodical subscriptions provided are lower than what is required to meet the Initial level, however, the library offers on-line subscription databases such as EBSCO which provide full text on-line access to periodicals. Although this is a reasonable approach given the on-line access in the library, standards do call for a print collection in addition. The consultant will use the Essential levels recommended in calculation of space needs currently and in the future for this portion of the collection.

5. In all general library standards, the quantity of reference materials held has been dropped as a comparator as a result of the increase in use of Internet searches and the quality of on-line articles.

   Reference collections will continue for the foreseeable future although at ever-reducing levels. These materials are counted as a part of the general print collection holdings in the above chart.

6. The consultant will use the Initial level to determine collection space needs in the space analyses following.

7.1   Collection Growth Anticipated through 2032

The following chart illustrates the growth of the collection anticipated based on the current development practices of the library. Applying the space standards to the collection statistics from Exhibit 1, required space estimates are established.

Exhibit 2: Collection Development 2007 – 2032 (Initial Level)

Year	Hard Cover/ Video/ Paperback/ CD		Magazines		Total Area Required to House Collection
	# of items	Space Required	# of items	Space Required	
2007 (current collect less circ at 10%) Actual	59,773	5,977 sq. ft.	117	164 sq. ft.	6,141 sq. ft.
2007 (recommended Initial Level less circ at 10%)	46,370	4,637 sq. ft.	195	273 sq. ft.	4,910 sq. ft.
2012 (at Initial level less circ at 10%)	51,849	5,185 sq. ft.	218	305sq. ft.	5,490sq. ft.
2017 (at Initial level less circ at 10%)	54,050	5,405 sq. ft.	227	318 sq. ft.	5,723 sq. ft.
2022 (at Initial level less circ at 10%)	55,542	5,554 sq. ft.	233	326 sq. ft	5,880 sq. ft.
2027 (at Initial level circ at 10%)	56,906	5,691 sq. ft.	237	332 sq. ft.	6,023 sq. ft.
2032 (at Initial level less circ at 10%)	58,394	5,839 sq. ft.	245	343 sq. ft.	6,182 sq. ft.

Notes:

1. The starting collection is 30% +/- above the Initial level of the service standards of 2.5 items per capita population. The above chart details space needed using the Initial 2.5 items per capita for the analysis above.

2. Reference collection is not broken out in the Alberta Standards but is included within the total collection.

3. The current circulation rate of 10% of the total collection is carried through the balance of the calculations, as the affect on area required is not greatly affected when this size of collection is under consideration.

4. Books/videos/CDs are all presumed to occupy space at 10 items per square foot. (See Section 5.1 for complete explanation of space and service standards.)

Exhibit 3 details collection growth for an average library, however, Yellowknife contains close to 50% of the population of the NWT and the public library is the major resource centre for the territory. Further to this the current collection is already approaching the Essential level and will in all likelihood continue to grow to meet that standard (3.5 items per capita). Exhibit 3 details collection parameters and space based on the higher standard.

Exhibit 3: Collection Development 2007 – 2032 (Essential Level)

Year	Hard Cover/ Video/ Paperback/ CD		Magazines		Total Area Required to House Collection
	# of items	Space Required	# of items	Space Required	
2007 (current collect less circ at 10%) Actual	59,773	5,977 sq. ft.	117	164 sq. ft.	6,141 sq. ft.
2007 (at essential level 3.5 items per capita less circ at 10%)	63,675	6,377 sq. ft.	291	407 sq. ft.	6,784 sq. ft.
2012 (at essential level 3.5 items per capita less circ at 10%)	72,590	7,259 sq. ft.	326	456 sq. ft.	7,715 sq. ft.
2017 (at essential level, 3.5 items per capita less circ at 10%)	75,687	7,569 sq. ft.	340	476 sq. ft.	8,045 sq. ft.
2022 (at essential level 3.5 items per capita less circ at 10%)	77,703	7,770 sq. ft.	349	489 sq. ft	8,259 sq. ft.
2027 (at essential level 3.5 items per capita less circ at 10%)	79,669	7,967 sq. ft.	358	501 sq. ft.	8,468 sq. ft.
2032 (at essential level 3.5 items per capita less circ at 10%)	81,678	8,168 sq. ft.	367	514 sq. ft.	8,682 sq. ft.

Space for the Northern Collection must be provided in addition to the rest of the collection indicated in the exhibits. The collection currently is 3,346 items, which require 335 sq. ft. Over the 20-year growth period it is anticipated that the collection growth will be similar to population growth figures or .02 average per year. The collection size over the period will grow to 4,651 items requiring 465 sq. ft.

8.0 Space Provision for Users and Staff to 2032

The following exhibit identifies the space needed to accommodate users and staff equipment based on the Alberta Standards:

Exhibit 4: User Seating /Technology and Staff Space Growth 2007 – 2032 (*Initial Service Level)*)

Year	User Seating		Technology Space		FTE Staff		Total Area Required
	# of Seats	Space Required	# of Spaces	Space Required	# of Staff	Space Required	
2007/08	125 In new layout	3,750 sq. ft. In new layout	35 In new layout	875 sq. ft In new layout	8.31	1,454 sq. ft	6,079 sq. ft.
2007/08 (Initial Level)	98 minimum suggested	2,940 sq. ft.	15 minimum suggested	375 sq. ft In new layout	8.31	1,454 sq. ft	4,769 sq. ft.
2012 (initial Level)	109	3,270 sq. ft.	35	875 sq. ft	9.11	1,594 sq. ft	5,739 sq. ft
2017 (Initial Level)	114	3,420 sq. ft.	35	875 sq. ft	9.44	1,652 sq. ft	5,947 sq. ft.
2022 (Initial Level)	117	3,510 sq. ft.	35	875 sq. ft	9.64	1,687 sq. ft	6,073 sq. ft.
2027 (Initial Level)	120	3,600 sq. ft.	35	875 sq. ft	9.85	1,724 sq. ft	6,199 sq. ft.
2032 (Initial Level)	123	3,669 sq. ft.	35	875 sq. ft	10.06	1,761 sq. ft	6,305 sq. ft.

Assumptions:

1. User seating (table space, lounge area, carrels etc) occupies space at 30 square feet per station.
2. The renovated 2007 library will provide 35 public computer stations, which are a sufficient quantity to meet the projected 2032 population base in Yellowknife.
3. All seats used to provide computer access are included in the general seating count, however, an additional 25 sq. ft. per station is added.
4. Full Time Equivalent staff is calculated at .35 FTE per thousand of population served and requires 175 square feet per unit. This accounts for space at the circulation desk, reference desk, other workstations and offices required as well as lounge and locker space.
5. The Alberta Standards used are assuming that the library is a part of a regional system and that central processing of incoming materials is available. Yellowknife Public Library is a part of a system, however, all processing is done in-house. For this reason 1 FTE + 175 sq. ft. must be added to the total staff to account for this additional workload.
6. FTE status as taken in the Alberta Standards allow for a 35-hour work week. The current average full time equivalent at the Yellowknife Public Library is 37.5 which will effectively add .5 FTE to the Alberta recommendations and is accounted for in Exhibits 4 and 5.

Exhibit 5: User Seating /Technology and Staff Space Growth 2007 – 2032
(Essential Service Level)

Year	User Seating		Technology Space		FTE Staff		Total Area Required
	# of Seats	Space Required	# of Spaces	Space Required	# of Staff	Space Required	
2007 Essent. Level	125 In new layout	3,750 sq. ft. In new layout	35 In new layout	875 sq. ft In new layout	11.22	1,964 sq. ft	6,589 sq. ft.
2012 (Essent. Level)	109	3,270 sq. ft.	35	875 sq. ft	12.37	2,165 sq. ft	6310 sq. ft
2017 (Essent. Level)	114	3,420 sq. ft.	35	875 sq. ft	12.83	2,246 sq. ft	6,541 sq. ft.
2022 (Essent. Level)	117	3,510 sq. ft.	35	875 sq. ft	13.14	2,299 sq. ft	6,684 sq. ft.
2027 (Essent. Level)	120	3,600 sq. ft.	35	875 sq. ft	13.43	2,350 sq. ft	6,825 sq. ft.
2032 (Essent. Level)	123	3,669 sq. ft.	35	875 sq. ft	13.73	2,403 sq. ft	6,947 sq. ft.

9.0 Core Library Space Needs Through 2032

Exhibit 6 - Space Analysis Summary, including Non-Assignable Space
(Initial Level Standards)

Library Component	Size Library Should be, for 19,443 Population	5 year Space Projection by Components (2012)	10 year Space Projection by Components (2017)	15 year Space Projection by Components, Size and Population Standards (2022)	Maximum Projection Based on 24,462 Design Population (2032 –xx)
Collection: Standard books 2007/08 assessment	4,637 sq. ft.	5,185 sq. ft.	5,405 sq. ft.	5,554. ft.	5,839 sq. ft.
Collection: Reference 2007 assessment	n/a	n/a	n/a	n/a	n/a
Collection: Periodicals 2007 assessment	273 sq. ft.	305 sq. ft.	318 sq. ft.	326 sq. ft.	343 sq. ft.
Total Collection Area	4,910 sq. ft.	5,490 sq. ft.	5,723 sq. ft.	5,880 sq. ft.	6,182 sq. ft.
User Seating	3,750 sq. ft.	3,270 sq. ft.	3,420 sq. ft.	3,510 sq. ft.	3,669 sq. ft.
Staff Work Stations	1,454 sq. ft.	1,594 sq. ft.	1,652 sq. ft.	1,687 sq. ft.	1,761 sq. ft.
Technology for users (in addition to user seating above	875 sq. ft.	875 sq. ft.	875 sq. ft.	875 sq. ft.	875 sq. ft.
Total Core Library service	10,989 sq. ft.	11,229 sq. ft.	11,670 sq. ft.	11,953 sq. ft.	12,487 sq. ft.
25% Non Assignable Space	2,747 sq. ft.	2,807 sq. ft.	2,918 sq. ft.	2,988 sq. ft.	3,122 sq. ft.
TOTAL LIBRARY SERVICE SPACE	13,736 sq. ft.	14,036 sq. ft.	14,588 sq. ft.	14,941 sq. ft.	15,609 sq. ft.

Notes:

1. The chart indicates library core service space only. Recommendations related to meeting room capacity will follow.
2. Add for Northern Collection area from 335 sq. ft. currently, to 465 sq. ft. by 2032.

Exhibit 7 - Space Analysis Summary, including Non-Assignable Space
(Essential Level Standards)

Library Component	2008 Library, for 19,443 Population	Projection by Components (2012)	Projection by Components (2017)	Projection by Components (2022)	Maximum Projection Based on 24,462 Design Population (2032 –xx)
Collection: Standard books 2007/08 assessment	6,377 sq. ft.	7,259sq. ft.	7,569sq. ft.	7,770sq. ft.	8,168 sq. ft.
Collection: Reference 2007 assessment	n/a	n/a	n/a	n/a	n/a
Collection: Periodicals 2007 assessment	407 sq. ft.	456 sq. ft.	476 sq. ft.	489 sq. ft.	514 sq. ft.
Total Collection Area	6,784 sq. ft.	7,715 sq. ft.	8,045 sq. ft.	8,259 sq. ft.	8,682 sq. ft.
User Seating	3,750 sq. ft.	3,270 sq. ft.	3,420 sq. ft.	3,510 sq. ft.	3,669 sq. ft.
Staff Work Stations	1,964 sq. ft.	2,165 sq. ft.	2,246 sq. ft.	2,299 sq. ft.	2,403 sq. ft.
Technology for users (in addition to user seating above	875 sq. ft.	875 sq. ft.	875 sq. ft.	875 sq. ft.	875 sq. ft.
Total Core Library service	13,373 sq. ft.	14,025 sq. ft.	14,586 sq. ft.	14,943 sq. ft.	15,629 sq. ft.
25% Non Assignable Space	3,343 sq. ft.	3,506 sq. ft.	3,647 sq. ft.	3,736 sq. ft.	3,907sq. ft.
TOTAL LIBRARY SERVICE SPACE	16,716 sq. ft.	17,531 sq. ft.	18,233 sq. ft.	118,679 sq. ft.	19,536 sq. ft.

Notes:
1. The chart indicates library core service space only. Recommendations related to meeting room c will follow.
2. Add for Northern Collection area from 335 sq. ft. currently, to 465 sq. ft. by 2032.

10.0   Meeting Room/ Program Space

Meeting and programming space will be essential within the new library. The current staff organizes a rather amazing number of programs given their time limitations and multiple duties. There is a large program room available now which is dividable by a movable wall system. The size of this area is 1,512 sq. ft. with an adjacent storage room of 192 sq. ft. There is also another smaller room across the hall that was used as general storage for the library. It is 338 sq. ft. providing a total area for program functions of 2,042 sq. ft.

A larger total space for programs can be expected if only as a result of population growth. The community is conservatively expected to increase during the life of the building by 25.8%; but further to this every new library building is incorporating the capacity to accommodate smaller and larger meetings for purposes of both study and learning opportunities as well as leisure pursuits. These areas need to be completely connected to the technology world for such as video conferencing or auditing of seminars from large distances for people involved in distance learning; users would appreciate an area they can preview materials they may wish to put on loan. The spaces must be flexible enough to easily adapt and accommodate a myriad of uses and the furnishings in them must also conform.

The need for at least one larger space will remain but this could also be in conjunction with the many other spaces the citizens of Yellowknife identified and would like included in the library centre. Room to accommodate crafts, "creativity labs", professional theatre, music practice rooms, blogger stations, and small business incubators are some ideas that libraries are becoming interested in as they move away from the library as an institution to feel more like a club or leisure centre with a club sense of membership and belonging… a home away from home where people want to spend time.

11.0   Design Program Area Requirements

The program area requirements are a refinement of space needs for the library based on breakdowns of the various overall library components. Calculations were based on what the current component is occupying and projections are taken for at intervals through 2032 at maximum build out.

Program Based on *Initial* Level Standards (Areas in sq. ft.)

Component	# items 2007	Area 2007	# Items 2022	Area 2022	# items 2032	Area 2032
Collection (10% circulation rate included)						
Adult Fiction/ Non fiction & P/B (57 % of collection)	31,387	3,139	29,845	2,985	31,373	3,137
Children's Fiction/ Non-fiction / Easy (37% of collection)	20,374	2,038	19,373	1,937	20,365	2,037
Periodicals	195	273	233	326	245	343
Northern Collection (non-circulating)	3,068	307	3,682	368	4,418	442
AV and Kits (4% of collection)	2,203	220	2,095	201	2,201	220
Other (2% of collection)	1,101	110	1,047	105	1,101	110
Subtotals		6087		5622		6289
User Seating						
Adult Area (57%)	71	2,130	67	2,010	70	2,100
Children's (37%)	46	1,300	44	1,320	46	1,380
YA and Other (6%)	8	240	6	180	7	210
Additional space for Computers (25 sq. ft. per station)	35	875	35	875	35	875
Subtotals		4,545		4,385		4,565
Staff Area						
Circulation Desk Area	2 staff	220	3 staff	250	3 staff	250
Personal Space	10 lockers	20	10 lockers	20	10 lockers	20
Lounge Space	5 spaces	150	6 spaces	180	7 spaces	210
Individual Work Stations	7 staff	800	8 staff	975	9 staff	1,018
Subtotals		1,190		1,425		1,498

Program Based on Essential Level Services (Areas in Sq. Ft.)

Component	# items 2007	Area 2007	# Items 2022	Area 2022	# items 2032	Area 2032
Collection (10% circ. Rate included)						
Adult Fiction/ Non fiction & P/B (57 % of collection)	31,387	3,139	41,783	4,178	43,921	4,392
Children's Fiction/ Non-fiction / Easy (37% of collection)	20,374	2,038	27,122	2,712	28,510	2,851
Periodicals	195	273	349	489	367	514
Northern Collection (non-circulating)	3,068	307	3,682	368	4,418	442
AV and Kits (4% of collection)	2,203	220	2,932	293	3,082	308
Other 2% of collection	1101	110	1466	147	1541	154
Subtotals		6087		8187		8661
Adult Area (57%)	71	2,130	67	2,010	70	2,100
Children's (37%)	46	1,300	44	1,320	46	1,380
YA and Other (6%)	8	240	6	180	7	210
Additional space for Computers (25 sq. ft. per station)	35	875	35	875	35	875
Subtotals		4,545		4,385		4,565
Staff Area						
Circulation Desk Area	2 staff	220	3 staff	250	3 staff	250
Personal Space	10 lockers	10	10 lockers	10	15 lockers	15
Lounge Space	5 spaces	150	6 spaces	180	8 spaces	240
Individual Work Stations	7 staff	800	8 staff	1,597	12 staff	1630
Subtotals		1,190		2,037		2,135
Overall Building Area for Build Out to 2032					Net area	15,361
				Net to gross Ratio (25%)		3,840
						19,201
Public Meeting Areas						
Multi-purpose space		1,512				1,890
Cloak room (adjacent)		192				240
Secondary Meeting space	Current storage	338			Video Conferencing	250
Other	Writers room	180			Seminar Room(s)	250 x 2
Subtotal		2,222				2,880

Notes to Program Development:

1. The Northern Collection as it exists, and a growth factor for it, have been included with the overall collection and thus the item numbers and area sizing differ from what is shown in the preceding Exhibits 6 and 7.

2. Design area programs dealing with both Initial and Essential levels of service have been developed with the Essential model recommended as being the required model.

3. User seating has been broken out using percentages matching the collection.

4. User seating does not increase with in the Alberta standards but is constant a five seats per 1000 population.

5. Staff area configurations are determined

   - Circulation desk area based on existing circulation desk area with 2 staff working

   - Lounge space determined at 30 sq. ft. per staff assuming 1 more than half of the staff complement.

   - Individual workstations (including offices) are determined from the allotment in Exhibit 6 and 7 less the other spaces shown.

6. The Public Meeting Areas are not governed by standards but rather are based on extrapolation from the existing, bearing in mind the differing functions for libraries that the future will bring. A real sizing will be constant for both the initial and essential standards.

Part 3: Site and Concept Development Options for the Library of 2032

1.0 Community Survey

1.1 Approach

In April of 2008, a community-wide questionnaire designed by Barr Ryder and the Library, was distributed to obtain important input regarding the site selection and facility design for the new public library. This information was considered in the comprehensive study towards development of a new library in 2013.

The questionnaire was made available: through the City of Yellowknife website; from the Library, at focus groups; and via various mailings and handouts. The questionnaire response period ran from mid April through to June 1st, 2008.

In addition to the questionnaire, the study team undertook various interviews, stakeholder workshops, public meetings and historic data collection.

A total of 96 questionnaire responses were received and have formed the basis for the summary (see Appendix F).

This information has been used along with other public input in the facility program, site and concept development.

2.0   Options Development

2.1   Approach

As noted in the Introduction, the City has identified two possible locations for the new library facility. These include the Somba K'e Civic Area and the existing Multiplex Centre and future Field House site.   The options developed show the program assessed against the site constraints for each site. It is assumed that the total program development will be the maximum used for each of these sites and that, at minimum, the library program will be developed. However, it has been determined that the concepts will as well, include the potential "library partner" use spaces considered to be complementary to and supportive of the library functions. A suggested common area for these uses has been identified so as to allow equal comparisons for each concept.   Any growth and/or increase beyond this base program is therefore considered outside of the scope of this study.

For the library the recommended Essential program model previously identified, forms the common basis of all options.

2.2   Option 1 – Somba K'e Civic Area

2.2.1 Concept 1 (Rock Site)

Assumptions:

The development of the Rock Concept (see drawings SK-1/SK-2 in Appendix G), is based on the following assumptions:

1.   The library will maintain the programmed space allocation located on the lower (Civic Plaza) floor level.
2.   The library can be constructed as a single storey facility and optionally, as a two-storey facility with selected library "partner uses" on the second level.
3.   As no specific programming nor requirements for library "partners" has been identified to date; the study base is for the partner space to be equal to the library functional area total.
4.   The library is unable to expand to the east due to the existing rock outcrop.
5.   Expansion is possible to the north, south and as limited by the lake, to the west.
6.   Public, parking and delivery access to the library will be from the west via a continuation of the circulation and parking developed by the current Civic Plaza project.

7.   Any associated site servicing, rezoning and/or City variances necessary so as to allow development of the facility will be provided.

8.   Required parking has been determined based on the required zoning bylaw for library use. The current site zoning does not allow this use.

Observations:

For comparison and evaluation purposes, the primary advantages and disadvantages for this option are:

Advantages:

1.   Minimal impact on the existing and proposed plaza and park system.
2.   Provides potential to achieve LEED standard.
3.   Closer proximity to main City roadways and public transportation.
4.   Potential for vehicular and pedestrian access at both the upper (partner level) and lower (library level) floors.
5.   Rock provides more stable foundation for building.
6.   Expansion of parking possible.

Disadvantages:

1.   Potential enhanced cost for development due to rock outcrop and provision of servicing.
2.   Library views to exterior are more limited due to rock outcrop and orientation of assumed parking, existing trees.
3.   More limited flexibility for design and site development.
4.   Challenges with respect to rezoning, adjacent properties and upper level access.

Area Summary and Cost Opinion:

Somba K'e Civic Area – Civic Area

OPTION 1 – Concept 1 (Rock Site)
AREA/PROGRAM

1.0 Requirements

	ft²	m²
1. Program Gross Area	22,604	2,100
2. Public/Staff Parking Stalls — 41 stalls		
3. Parking Area	16,650	1,547

2.0 Site Area Comparison
Required Areas

	ft²	m²
1. Two Storey Building/Site Footprint Required	22,604	2,100
2. Approximate Site Area Required	67,025	6,227

3.0 Parking Requirement

<u>By-Law No. 4024 – Section 3.8 (3) p</u>

    3.8.3. (P)   1 Stall/100 m² of floor area

<u>Parking Provided</u>

Civic Plaza Design	= 29 cars
Library	= 21 stalls
"Partners" Allowance	= 21 stalls
TOTAL PROVIDED	= 71 cars

4.0 Option Cost Opinion:

1. New Construction *1		
.1 Level 1 – Library – 2,100 m² x $3,000	$ 6,300,000	
.2 Level 2 – Partner – 2,100 m² x $2,500	$ 5,250,000*2	
2. Parking (Allowance)	$ 93,000	
3. Site Development (Allowance)	$ 76,000	
Subtotal:	**$ 11,719,000**	**(A)**
4. Contingency - Design & Construction (20%)	$ 2,343,800	
5. Furniture & Equipment Allowance (4%)	$ 468,760	
6. Fees/Expenses/Management Allowance (13%)	$ 1,523,470	
Subtotal:	**$ 4,336,030**	**(B)**

Option Total: (A & B)   **$ 16,055,030** **(C)**

2.2.2 Option 1, Concept 2 – Lakeside Site

Assumptions:

The development of the Lakeside Concept (see the drawings SK-3/SK-4 in Appendix G) is based on the following assumptions:

1. Library will maintain the programs space allocation located on the lower (Civic Plaza) floor level.
2. The library can be constructed as a single storey facility and optionally, a two-storey facility with selected library "partner uses" on the second level.
3. As no specific programming or requirements for library partners have been identified to-date; the study base is for the partner space to be equal to the library functional area total.
4. The library is able to expand to the north and south, in a somewhat unlimited fashion, to the west as limited by the lake constraints and to the east with impacts on the developed parking and pathway system. Public, parking and delivery access to the library will be from the east via a continuation of the circulation and parking developed by the current Civic Plaza project.
5. Any associated sites servicing, rezoning and/or City variances necessary so as to allow development of the facility will be provided.
6. There are no subsoil conditions nor site constraints associated with Frame Lake that would preclude this location.

Observations:

For comparison and evaluation purposes, the primary advantages and disadvantages for this option are:

Advantages:
1. Minimal impact on the existing proposed plaza and park system.
2. Best views and vistas within the site and across the lake.
3. Ability to provide additional parking as may in future be necessary.
4. Provides potential to achieve LEED standard.
5. Provides more flexibility for design and site development, than Rock site.

Disadvantages:

1. Need to determine existing soil conditions and water table impacts.
2. Will require special City considerations for such items as possible rezoning, dispensations and/or variances.
3. Requires some modification to existing Civic Plaza trail design.
4. Not as close to existing public roadways and sidewalks, as Rock site.

Area Summary and Cost Opinion:

<u>**Somba K'e Civic Area – Civic Area**</u>

OPTION 1 – Concept 2 (Lakeside Site):
AREA/PROGRAM

1.0 Requirements		ft²	m²
.1 Program Gross Area		22,604	2,100
.2 Public/Staff Parking Stalls	41 stalls		
.3 Parking Area		16,650	1,547

2.0 Site Area Comparison
Required Areas

	ft²	m²
.1 Two Storey Building/Site Footprint Required	22,604	2,100
.2 Approximate Site Area Required	67,025	6,227

3.0 Parking Requirement
<u>By-Law No. 4024 – Section 3.8 (3) p</u>

3.8.3. (P)   1 Stall/100 m² of floor area

<u>Parking Provided</u>

Civic Plaza Design	= 29 cars
Library	= 21 stalls
"Partners" Allowance	= 21 stalls
TOTAL PROVIDED	= 71 cars

4.0 Option Cost Opinion:

.1 New Construction *1		
.1 Level 1 – Library – 2,100 m² x $3,000	$ 6,300,000	
.2 Level 2 – Partner – 2,100 m² x $2,500	$ 5,250,000	*2
.2 Parking (Allowance)	$ 93,000	
.3 Site Development (Allowance)	$ 110,000	
Subtotal:	$ 11,753,000	(A)
.4 Contingency - Design & Construction (20%)	$ 2,350,600	
.5 Furniture & Equipment Allowance (4%)	$ 470,120	
.6 Fees/Expenses/Management Allowance (13%)	$ 1,527,890	
Subtotal:	$ 4,348,610	(B)
Option Total: (A & B)	**$ 16,101,610**	**(C)**

2.3   Option 2 – Existing Multiplex and Future Field House Site

2.3.1 Field House Concept 3

Assumptions:

The development of the Field House Concept (see drawings SK-5/SK-6 in Appendix G) is based on the following assumptions:

1. The library will be connected to the current Field House design.
2. As much as possible, the inclusion of the library should not cause the existing site nor facility design for the Field House to significantly change.
3. The library will maintain the total program space allocation on the lower floor level.
4. The library can be constructed as a single storey facility and optionally, a two storey facility with selected Library "partner use" on the second floor level.
5. As no specific programming nor requirements for library partners has been identified to-date, the study base is for the partner space to be equal to the library functional area total.
6. Library expansion is not possible towards the west due to the Field House and is limited to the north, east and south without major reconfiguring of existing parking and road systems.
7. Public, parking and delivery access to the library will be shared with that of the Field House with a requirement for an external public access point to the library should the Field House be closed.
8. Any associated site servicing required will be provided.

Observations:

For comparison and evaluation purposes, the primary advantages and disadvantages for this option are:

Advantages:

1. Minimum level impact on the current Field House and site design.
2. Potential construction synergy developed with the overall Field House enables reduced capital and operational costs due to elements such as: common connector walls; joint entry; possible joint use electrical and mechanical systems; and co-shared site development.
3. Potential exists for joint use model to increase overall facility usage resulting from a much broader user/visitor attendance base.
4. Lower cost than for a separate new facility.

Disadvantages:

1. Location remote from desired City Centre.
2. Field House and site functions not necessarily as conducive to the quiet library atmosphere. Need to design for acoustic control.
3. Potential conflicts and confusion related to specific parking and pedestrian movement for the separate functions.
4. Not the location most preferred by the public.
5. Unless Field House is developed as a LEED facility, the Library's potential to achieve this is restricted, particularly if various systems are shared and the facility is developed as one project and therefore possibly not qualifying for LEED accreditation.
6. Future expansion somewhat limited by Field House and site parameters due to the extensive roadway system and parking associated with the Field House, and the reasonably limited area available for cost effective expansion.

Area Summary and Cost Opinion:

Somba K'e Civic Area – Civic Area

OPTION 2 – Concept 3 (Multi-Purpose Site):
AREA/PROGRAM

1.0 Requirements		ft²	m²
1. Program Gross Area		22,604	2,100
2. Public/Staff Parking Stalls	41 stalls		
3. Parking Area		15,070	1,400

2.0 Site Area Comparison
Required Areas

1. Two Storey Building/Site Footprint Required	22,604	2,100
2. Approximate Site Area Required	44,650	4,148

3.0 Parking Requirement

<u>By-Law No. 4024 – Section 3.8 (3) p</u>

        3.8.3. (P)   1 Stall/100 m² of floor area

<u>Parking Provided</u>

Civic Plaza Design	= 29 cars
Library	= 21 stalls
"Partners" Allowance	<u>= 21 stalls</u>
TOTAL PROVIDED	= 71 cars

4.0 Option Cost Opinion:

1. New Construction *1		
.1 Level 1 – Library – 2,100 m² x $2,800	$ 5,880,000	
.2 Level 2 – Partner – 2,100 m² x $2,300	$ 4,830,000	*2
2. Parking (Allowance)	$ 93,000	
3. Site Development (Allowance)	$ 20,000	
Subtotal:	**$ 10,823,000**	**(A)**
4. Contingency - Design & Construction (20%)	$ 2,164,600	
5. Furniture & Equipment Allowance (4%)	$ 432,920	
6. Fees/Expenses/Management Allowance (13%)	$ 1,406,990	
Subtotal:	**$ 4,004,510**	**(B)**
Option Total: (A & B)	**$ 14,827,510**	**(C) Say $15 million**

<u>Notes:</u> (applies to Concepts 1, 2 and 3)

1.   Site servicing is not included in costs.
2.   White box finish standard only.
3.   Land and legal costs not included.
4.   Survey, environmental and testing not included.

2.4   Sustainable Design

The City of Yellowknife has mandated that the library facility be designed in an environmentally responsible manner. While not necessarily requiring a formal LEED designation, in order to be proactive and be leaders by example, the City and therefore this project during the design, should review the broad options for sustainable design and select those at a minimum, that represent the most appropriate and cost effective in support of the environmentally friendly strategy.

This will mean that options, technological decisions and strategies must be reviewed so as to determine that those selected, are not only responsible to the environment, but as well to the facility and the City.

For the purposes of this study it has been assumed that while a LEED designation is not anticipated, economical and practical sustainable design initiatives would be considered for incorporation. Should it be determined that a LEED designation is required, it should be anticipated that an incremental capital cost in the order of approximately 5% of the project cost could be required.

Examples of sustainable design issues for design consideration are:
- Site development measures.
- Selection of materials and finishes.
- Structurally, the use of cast in place concrete and reinforcing steel high in recycled content.
- Control of wastewater.
- Energy performance.
- Materials and resources management.
- Systems management and monitoring.
- Use of energy efficient components.
- Systems controls.

The degree to which these and other elements can be applied to this project are dependent upon the specific site, detailed reviews for each element, compatibility and practicality for the project, the specific requirements for the City of Yellowknife for this project and a cost/payback analysis evaluation.

2.5   Design Recommendations

Based on the site investigations and concepts as developed, the following recommendations are provided for consideration during both the decision making process as well as the formal library design process.

1.   That the Somba K'e site form the basis of further library concept development.
2.   For the site and concept ultimately selected that additional survey, geotechnical, environmental, zoning and code related investigations occur.
3.   That a decision be taken as to the degree of sustainable design necessary.
4.   That meetings, selection and programming for library "partners" occur.
5.   That detailed facility programming occur for the library.
6.   That the City establish a project budget, objectives and scope of work for the planning and design of the facility.

Study Conclusion

This document provides the basis for the development of library service in Yellowknife from 2007 through 2032. Details regarding the library's physical spatial needs, possible sites and estimated cost opinions in 2008 dollars have been calculated. Our team has enjoyed working on this project and trust that the work done will facilitate the city's decision-making processes for the possible new library facility.

Respectfully submitted by:

Leighton P McCarthy
Library Planning Consultants

Appendices

Appendix A

Population Information for Yellowknife - 2006 Census

All data | Aboriginal peoples | Education | Families and households | Immigration and citizenship | Income and earnings | Labour | Language | Language of work | Mobility and migration | Place of work | **Population** | Visible minority | **Or** | Build your own

Population	Yellowknife Northwest Territories (City) **Select another region**	Northwest Territories (Territory) **Select another region**				
Population and dwelling counts	Yellowknife, City			Northwest Territories		
	Total	Male	Female	Total	Male	Female
Population in 2006[1]	18,700E			41,464		
Population in 2001[1]	16,541			37,360		
2001 to 2006 population change (%)	13.1			11.0E		
Total private dwellings[2]	7,159			16,774		
Private dwellings occupied by usual residents[3]	6,616			14,224		
Population density per square kilometre	177.7			0.0		
Land area (square km)	105.22			1,140,834.90		

📊 Figure **Age characteristics**	Yellowknife, City			Northwest Territories		
	Total	Male	Female	Total	Male	Female
Total population[4]	18,700	9,510	9,185	41,460	21,225	20,240
0 to 4 years	1,360	655	700	3,225	1,595	1,625
5 to 9 years	1,195	605	585	3,090	1,555	1,540
10 to 14 years	1,465	745	720	3,600	1,865	1,740
15 to 19 years	1,505	755	750	3,565	1,805	1,760
20 to 24 years	1,485	785	700	3,155	1,630	1,525
25 to 29 years	1,685	840	850	3,345	1,675	1,670
30 to 34 years	1,560	760	795	3,100	1,520	1,580
35 to 39 years	1,600	795	805	3,250	1,625	1,625
40 to 44 years	1,815	885	925	3,655	1,865	1,790
45 to 49 years	1,725	905	820	3,365	1,760	1,605
50 to 54 years	1,405	720	690	2,790	1,450	1,335
55 to 59 years	965	545	410	2,100	1,165	930
60 to 64 years	470	280	195	1,245	730	520
65 to 69 years	190	100	85	710	360	350
70 to 74 years	120	55	65	520	270	250

	Total	Male	Female	Total	Male	Female
75 to 79 years	85	50	35	360	185	175
80 to 84 years	40	10	30	220	90	130
85 years and over	35	10	20	165	80	85
Median age of the population5	32.2	32.4	31.9	31.2	31.7	30.8
% of the population aged 15 and over	78.5	78.9	78.1	76.1	76.4	75.8

▟ Figure **Common-law status characteristics**	Yellowknife, City			Northwest Territories		
	Total	Male	Female	Total	Male	Female
Total population 15 years and over6	14,685	7,505	7,180	31,545	16,210	15,335
Not in a common-law relationship	12,315	6,335	5,985	25,600	13,250	12,345
In a common-law relationship	2,370	1,175	1,200	5,945	2,955	2,985

▟ Figure **Legal marital status characteristics**	Yellowknife, City			Northwest Territories		
	Total	Male	Female	Total	Male	Female
Total population 15 years and over7	14,685	7,505	7,180	31,545	16,210	15,335
Never legally married (single)8	6,710	3,590	3,125	16,390	8,815	7,575
Legally married (and not separated)9	6,190	3,110	3,075	11,440	5,765	5,680
Separated, but still legally married10	445	225	220	935	485	450
Divorced11	1,090	515	575	1,815	885	930
Widowed12	255	70	190	960	260	700

Appendix B

Population Information for Yellowknife - NWT Bureau of Statistics

Bureau of Statistics

Population **Estimates** & **Projections**
Yellowknife

Population Estimates
Revised to July 1, 2000

Population Estimates differ from census counts as they account for individuals not covered by the census. These estimates will be updated annually as new information becomes available.

Yellowknife	1991	1996	1997	1998	1999	2000
Total	16,227	18,301	18,333	17,735	17,567	18,028
Aboriginals	2,761	3,635	3,733	3,832	3,973	4,148
Non-Aboriginals	13,466	14,666	14,600	13,903	13,594	13,880
Males	8,505	9,439	9,457	9,105	9,012	9,239
Females	7,722	8,862	8,876	8,630	8,555	8,789
0 - 4 Years	1,637	1,615	1,513	1,410	1,391	1,429
5 - 9 Years	1,341	1,574	1,622	1,592	1,604	1,640
10- 14 Years	1,216	1,434	1,397	1,392	1,379	1,444
15 - 24 Years	2,774	2,767	2,824	2,661	2,633	2,690
25 - 44 Years	7,246	7,783	7,683	7,258	6,997	7,061
45 - 59 Years	1,604	2,594	2,724	2,860	2,970	3,093
60 Yrs. & Older	409	534	570	562	593	671

The following information is suppressed:

- *Estimates for communities with a population of 50 or less.*
- *All cell details for communities with a total population of 100 or less.*
- *All cell values of 10 or less.*
- *Unorganized areas.*

Population Projections
Based on July 1, 1999 Estimates

Population projections incorporate assumptions regarding fertility, mortality and migration patterns. These assumptions are reflective of historical patterns, as well as recent trends observed for the Northwest Territories. These estimates will be updated on an annual basis to accomodate the base for the current year as well as any changes in the model assumptions.

Yellowknife	2004	2009	2014	2019
Total	18,773	19,977	21,497	22,982
Aboriginals	4,747	5,416	6,202	6,917
Non-Aboriginals	14,026	14,561	15,295	16,065
Males	9,803	10,637	11,592	12,537
Females	8,970	9,340	9,905	10,445
0 - 4 Years	1,339	1,274	1,364	1,444
5 - 9 Years	1,602	1,557	1,563	1,677
10- 14 Years	1,613	1,655	1,664	1,719
15 - 24 Years	2,864	3,260	3,527	3,558
25 - 44 Years	6,698	6,418	6,840	7,308

45 - 64 Years	4,127	4,936	5,136	5,368
65 Yrs. & Older	530	877	1,403	1,908

The following information is suppressed:

- *Projections for communities with a population estimate of 100 or less as of July 1, 1999.*
- *All cell values less than 25.*

Email **Bureau Home** **GNWT Home**

Appendix C

Focus Groups and Interviews

Focus Group Questions: Yellowknife Public Library

(To determine how people *feel* about aspects of library services in Yellowknife…)

1.   When was the last time you used the library, what were you looking for and did you find what you wanted? This would include using the Internet. *(Warm up question – Round robin)*

2.   What do you like the most and the least about current library services? *(Customer Service, staff)*

3.   The City of Yellowknife is currently doing a study for a preliminary design for a new Yellowknife Public Library. What suggestions for this new library can you give? I'd like you to think about all aspects, including location, programs, parking, lighting, seating space, collections, computer workstations, multi-use space…) *(new building)*

4.   How do you see your use of technology changing over the next several years? How best can the library assist you with these changing needs? *(Technology)*

5.   What new or enhanced services would you most like to see the library provide? *(Programs, outreach, meeting rooms, collections etc.)*

6.   Are there any areas of library service where you feel your needs are not being met? (*Programs, outreach, collections etc.)*

7.   If you had one piece of advice for the Library Manager, Deborah Bruser, as she helps plan for a new library, what would that piece of advice be? (R*ound robin.)*

Appendix D

Staff Interviews

Staff interviews

1. **Describe your library user population, who are they?**

   – Very diverse, all ages, and many countries.
   – Different socioeconomic backgrounds, a bit of everyone.
   – Definitely a lot of young families, a lot of single parents coming with children.
   – Late teens majority 16 to 19 – they come in to find friends and use the computers
   – Homeless/street people
   – Aboriginals
   – Parents/caregivers
   – Average citizen
   – Students
   – Aimless bodies in and out
   – Core group of seniors

   Is there any particular group to target? Where are you putting the majority of your program focus?

   – Most of the programming is with younger ages, 18 months to five years. We've attempted having teen programs, but it's tough. We have some adult programs, film nights. We see a lot of seniors. We are not ignoring them but we don't have definite programs for them. It's an 80 to 20% split, with an emphasis on the younger population given our limited resources and time. We are always striving to improve programs.

2. **What special programs or services does your library offer and how have they had an impact on the community?**

   – A few of our programs have been cutting edge, we had a librarian here who started the Philosopher's Café, people responded amazingly well
   – Certain programs demand specific leadership. Programs with toddlers and preschoolers have a huge impact
   – We attract day homes and small family groups
   – Evening programs especially travel and film nights have received a good response
   – Authors love to come here and find it exciting
   – Would like to see in the new library an area dedicated to children and their programming
   – Consistent and well used children's programming
   – Travel slideshows
   – Meeting rooms used all the time
   – Represent the library in the community

3. How do you advertise your programs?

- Posters, newspaper, city newsletter, posted on Multiplex rolling sign, radio public service announcements and e-mailing target patrons; e-mail poster to schools, malls

4. Do you have strategic partnerships with community organizations?

- Informally, we've had past events with the Literacy Council
- Alzheimer's programs and donations of materials
- Currently a program with Yellowknife Health and Social Services because of the major concerns about drugs -- staff has attended drug workshops
- The bookstore
- Not continuous partnerships, not strategic partnerships

5. What specific programs and services would you like to see added to the library?

- Seniors programs such as once a month special tea and a bookmobile for those who are homebound
- Baby programs
- After school programs
- Teen programs. It is tough to get something that is successful but it can happen -- drawing and artistic programs are popular
- Contests are great -- kids love them
- Writing contests are good
- Informational computer programs would be excellent -- lots of people ask if we can help them get on the Internet
- Use more volunteers
- Music collection
- Dedicated technology so people can use their own laptops
- more interaction with arts and cultural community

6. How has the library affected your community?

- Could have a better impact on the community
- Not the first place people go
- Acknowledged as having potential
- Collections are very good
- Impact is on users mainly
- Annual literacy luncheon is very popular
- Annual Salvation Army book donation has been done for several years

7. What evidence is available to gauge library program successes?

- We grapple with that

8. What suggestions do you have about how the Library can have a greater impact in the community?

- Security issues need to be resolved
- Change the ambience
- Have more staff

- Have more space
- Outreach
- Roving collections
- Borrow by mail
- Community garden relationship

9. What suggestions do you have and what would you like to see in the new library?

- Windows that open
- Free parking
- Programming money
- Design for computer area removed from traffic area
- Children's space that is inviting
- Standalone street level building
- Natural light
- No fluorescent lights
- Lighting on tables
- Lounge in reading areas
- Eating areas /coffee shop/fireplace
- Art Gallery in space to display collections
- Should reflects our northern people and location
- Plants
- Downtown location agreed by all, however it was felt that the multiplex could be feasible if this is the community wish
- Improve French and northern aboriginal languages
- Respond to increasing multicultural needs -- there is a perfect business partnership opportunity there
- DVD collection and equipment
- Meeting space
- Areas for quiet study and reading
- vibrant lively, open
- A community feel
- Art
- Gallery and theatre
- Hub of the community
- Solar panels natural lighting more recycling -- Green
- Nice landscaping
- approachable staff
- Computers separate from the rest of the library in a glassed in area
- Children's area where you can curl up and read more
- Inviting and comfortable
- Sense of calm
- Cozy places to read

Appendix E

Suggestions for a New Building – Focus Groups and Interviews

Suggestions for a new Library Building – Focus Groups and Interviews

1. Seniors

– Like ambience when you come in, chairs, tables, art work on the wall

– Like to see a reading room – separate place to look at magazines and newspapers with tables to spread out the papers

– Stand alone building – too many distractions with other things in the building

– Good size meeting rooms needed – not auditorium

– Not attached to a mall

– Should be a resource room with resource books – like the gov't library (ref material)

– Keep a section for each (those hard of hearing, need for large print)

– Should build an auditorium with a proper screen built in

– Library definition in dictionary says "building or room with books" – doesn't say anything about an auditorium

– Everything depends on economic restrictions – but ideally would want a stand alone

– Library in an area that is scenic and the public have a good sense of their surroundings with good parking

– Need a separate room for electronic equipment – people should be restricted from using cell phones (separate room)

– Library should be confined to the use of books (primary focus) but in accordance with finances add to it if need be

– When you think of the "add to" you may lose the flavour of the library – keep it focused and not go out into the frill area

– We need books, we don't need other things

– Need to look at the cost of operating it – cost of heating, oil, etc.

– Very very costly going "green"

– Thinking for the future – getting away from fossil fuels for heating – but under the impression that anything in the future is "automatically" green

– Coffee shop / lounge – it would be wonderful but the minute you start introducing food (ventilation problem) - stay away from it

– No reason why the book store can't serve coffee – not the library

– Have to say no food or drink because of books, computers, etc.

– Ok to have a separate area with no books involved

- Our town is so small geographically you can get anywhere in about ten minutes to get a coffee
- YES! – agree with separate children's reading room/area
- Seating for seniors – straight back chairs with arms – not too soft (ones presently sitting in are good)

- The library should be well staffed and well funded – not the first place to be cut in the council's budget – FREE public libraries!
- Copy services important (photocopier)
- Computer lessons (BUT already being offered at Baker's centre & Academy of Learning)

2. Educators
- A downtown location makes sense and siting it by the lake would be ideal. Cozy reading areas could be created so as to look out on the lake.

- It would be nice to see a public art gallery. I envision a community space for displaying creative products from the community.

- The public library should be aligned with both schools so that staff can work together to evolve strategies to deal creatively with learning challenges-ie by means of homework clubs etc.

- Different interest groups envision sections dedicated to public education-ie) 2009 is International Year of Astronomy & there is funding available that could contribute to a sky viewing area in a new facility or federal funding for "Sidewalk Astronomy".

- The new facility needs to be warm and inviting built to benefit from natural light and a view of the lake along with access to the outdoor skating rink.

- There should be a coffee shop.
- Several participants were against locating the new facility @ the Multiplex: "Soccer balls and books don't mix."

- There should be clear lines of sight and no dark, hidden corners.
- The meeting rooms need to be accessible when the library is closed.
- Separate children's area
- Aurora viewing area from an outdoor deck
- Good acoustics & performance area for local productions.
- Satellite library at Multiplex.
- Partnership with the Toy Lending Library would bring more families in.
- Better incorporation of Aboriginal culture
- Buses from schools so that all children can be introduced to the public library and benefit from its rich resources.

- After school programming

- Mobile book units to NDhilo & Detta with reading circles.

- Green building principles

3. Arts community
- downtown location

- this library is a temporary, put it down by the lake, arts, by a walking path, lovely place

- the multiplex is for people who have a vehicle, not everyone has

- people can go to the library downtown before they head home.

- multiplex has no need to have a public art gallery

- downtown feels more part of the community

- stand alone in that area downtown is better. I have been in the multiplex, utilitarian instead of nice. We need artistic performance space, park

- It is safer in park area, architecturally in the downtown area is better than the multiplex. It is more approachable. So much more interesting

- I suspect I would never go there if it was at the multiplex. The library is a place to relax and therapeutic, lots of windows, watch people walking past, look at the lake. Lot of space for statues, incorporate the art work

- Stand alone facility with an art gallery and community space. Not as part of the multiplex, square rooms that have no personality

- Would like to do art classes in a room with all windows verses without natural light.

- Multiplex doesn't require a view, it is just a big box. Downtown is within walking distance to senior centre, closer to schools, the Frame Lake folks.

- We have a long winter season, having the natural light is so important

- It makes a huge difference to me makes it more inviting to have natural light

- Nice atmosphere

- comfy chairs

- natural wood, soft, don't want to have steel beams or metal siding

- I think atrium of the multiplex was not designed by northerner. The space is too large, and we have to think about heating so much space. Not a big atrium, rather have a different space. In our climate it isn't practical.

- I'm not crazy about a double decker, planning for the school library, she checked around, she liked a range of vision, lower shelves, makes a difference that the space doesn't feel too broken up.

- Utility of the library, nothing says that you can't have comfortable space. Modern book stores are observant of this.

– Chapters makes is comfortable to stay and read

– A living room atmosphere

– A fire place, central place. Have a coffee, read a newspaper

– There is a coffee shop in the Calgary library. What loss is there in terms of books?

– Bring bag lunch and read

– Outdoor landscaping: having a big deck, to read, performing arts, take advantage of the summer while we can, screened in area, take advantage of the weather and a real visual treat

– In terms of outside, I have often wondered if an ampitheatre could be set in the ground for the nice setting for performances, in the crescent between city hall

– Could there be a video room, a little theatre to watch national geographic, mini theatre, or a big one?

– There is a link between books, art and culture.

4. Teens

– More look-up stations

– Automatic check-out

– More cubicles/ study tables

– Something on-line to let people know what's new in the library.

– Furniture- chairs that don't collect dust. Bean bags – comfortable seating

– Divide reading areas into smaller sections. Not all out in the open. Don't like a lot of people passing through talking when I am reading

– Meeting rooms

Colours

– bright colours

– peaceful colours- pastels

– Modern colours

Location:

– Somba K'e (lots of head nodding) down town – easy for access.

– Somba K'e much easier to get to

– Somba K'e closer to schools – closer to High Schools

– Downtown – more people can get to it.

– Multiplex – closer to my house.

– Downtown – more walk able

- Downtown people doing errands would have easy access.

- Downtown

- Downtown but not on top of Somba K'e park beside it would be ok

- Downtown – not near busy street but out in the open

- Downtown – good enough

- Downtown – a secure environment near police station – easy for access by students and others.

- Work in conjunction with other community groups:

Like it to stay focused on books/ reading and study. Just focus on one thing (several nods)

- Building could include coffee shop

Environment:

- Paper recycling program? Is there one now?

- Library being "green" would be really cool

- Suggestions: Lighting- energy friendly bulbs, more natural light/more windows, use of solar energy, garden outside/flowers, benches, green plants inside too.

- Washroom toilet paper biodegradable, automatic dispensers, more up-to-date facilities

5. *Adult library users*

- Support downtown location

- Use at lunchtime

- Quiet area for reading

- Bright light, natural

- Meeting rooms

- Individually lit areas for reading separate from kids and others who are talking

- Street access

- Flexibility in use of facilities; make it a multipurpose cultural Centre

- Do we need as much space for books as before?

- Better computer access: WiFi

- Closed stacks for some books to have space

6. *Aboriginals*

- Make new library more inviting so people want to come

- Make it user friendly, community oriented for the family programs for all fair sized building room to expand meeting rooms small theatre celebrate local authors ESL

aboriginal languages quite a few students playing hooky from school or in the library can we teach them while they are here

- Downtown location is essential if this is to be a community resource not just books but where you go to learn

- Need quiet space that needs spaces for those who want to talk -- our tradition is oral

- Put art in the library as part of the space

- Put special events calendar at the entrance

- sanitary state of collections -- included in the design of place where you can wash your hands going in and coming out shows respect for materials

- A-V rooms for those who don't have the equipment at home

- Make it economical can be a square box but visually transparent

- standalone with other partners

- Manage the architect. Make it square energy-efficient and visually pleasant

- Better parking situation

- Definitely green --solar panels being a model for the community a lot of sun

- Make it like the dentist's office downtown a nice place to be everyone is welcome decor landscaping lobby looks like a living room you don't feel as though you are going to the dentist at all

- In the new Federal building you feel as though you are in a penitentiary

7. *Parents/Caregivers of young children*
- The downtown location by Somba K'e Park would be a great location with a big glass area where you could sit and read -- that would be wonderful

- it's important to have parking available

- we need some spots for family parking by the doorway

- there should be more workstations and computers available

- more cubicles -- it's noisy at workstations now

- I'd like to see the children's area closed off or have a doorway so your child doesn't run off or people here too much noise. Let's have a bathroom with pint-sized utilities. And a place for nursing moms like they have in some airports now

- It would be great to have a children's play area and a children's computer area

- It's necessary to have child- friendly computers with restricted content

- Bulletin board should be raised higher so child cannot get those pins from off it

- Perhaps some toy/ innovation to keep toddlers occupied while mom is in line checking things out in the checkout area

8. *Friends of the Yellowknife Public Library*

- I would like more natural light, it should feel more open

- the CD collection should be updated more because so many of them are skipping

- there should be more table space and cubicles for people who bringing laptops and want to use this as a quiet workspace. In part because of security issues you can't make too many study carrels because you can't see the troublemakers

- I don't frequent the library often, when I do come in it's with a specific purpose to get books and leave immediately. I'm in favor of a more user friendly library. Libraries down south have coffee shops in them and you can choose to sit and read. This seems like a very fine idea. Anything we build must be more user friendly than this one and that will make it more successful.

- If it includes more community events that will be better -- in Vancouver Public Library there were always great events happening. If this were a secondary branch on the second-floor of a mall it would be acceptable and would not have many criticisms. But for being the only library for capital city in the entire North West Territories, it lacks luster and attractions and reverence for the institution. It doesn't have ambience. If we get the approval to build I would like to see architecture reflective of the North (in the exterior and interior) in a location befitting a special community building, with its own parking and accessible to all members of the community. (All agreed.)

- I'd like to have it on two floors

- Certainly library meeting rooms are essential. I would like a small amphitheatre. We have demand for that but it is also a perfect fit for the library. Then you can have public lectures, author readings and performance events and I've heard many people say they'd like to have gallery space

- All the things just described are great and are things the development committee for the location of Somba K'e. Park are being considered, but I'm worried. I had recently heard that the Multiplex is the second location being considered. I would be adamantly opposed to that site. I definitely think it should be downtown where all the people and activities are.

- I'm not as opposed, I think a balanced approach for what the community wishes is best. Ft. McMurray is now building in their Multiplex and I lived and worked with that library (in the downtown) attached to the City Hall. They've chosen to move in and build in the Multiplex.

- I would prefer a downtown location. I have been to the Multiplex only wants to use the library while handling my daily errands

- I really wish for a downtown location obviously and for all sorts of aesthetic and practical reasons

- I would really like the public to choose their preferred location

- I would be in favor of near the water provided they preserve the natural areas

- The Multiplex is cold and uninviting. If it still downtown it to be more like our legislature -- have an architectural presence. My dream library is to look out on nature and enjoy it.

- Quiet and noisy areas separate, accessibility is very important, Art Gallery incorporated.

Interviews

- Doesn't need a standalone library

- We have a "take back the library program". A new downtown library will have the same problem unless it is dealt with proactively in the design and the management of the library from day one consistently, nonstop and aggressively. We be must face this challenge no matter how beautiful a library we build or how fantastic the collection. That's almost a foundational issue to what we do. We must get that part right.

- Need space for arts and culture performances

- Black room

- Crafts -- kiln

- Not a gallery but a lot of display areas and walls for art

- Or combining all in one big complex is economical

- Doesn't have to be downtown

- Nice outside space

- Coffee shop for the city to generate revenue

- Library has to have an identity

- If we move, make it green: wide-open lots of glass, the technology is there for this kind of climate

- Meet needs of arts and cultural people - we've never address their needs - pushed them aside -give them the same treatment as those supporting the arena Nice to have natural light and lots of glass -- not too many nooks and crannies -- too expensive and too many places for indigents to hide

- Preschool play space is important

- Fewer buildings for libraries in 2050-- 200 years from now

- Should incorporate paintings, drawings photography performances. Significant amount of storage. Should accommodate city programs

- Should be a way to have coffee

- All the partnerships should have synergy with the library. Don't take down a clump of trees for the library --move the location slightly to the back, up into the hillside
- Technology for HVAC, building needs to be green and forward thinking

- If you have a CD collection there should be a place where people can go and listen to them. Videos, and DVDs -- have rooms for people to do research and use this material Arts Centre, Gallery, a good location

- Prominent features and a tourist attraction.

- Meeting rooms

- Access technology for reading disabilities or sight loss

- Disability access

- Universal access

- Heartbeat of the city

- Arts Centre, theatre, library, Guild of crafts

- Major cultural Centre

- Downtown location

- Identity of its own, not sports

- Natural light, big windows, view of lake

- Outdoor patio

- Parking

- Multi-use workshops and meeting places

- Community hub

- Mini mall with a deli, coffee shop, gift shops. Village green concept. Circulating art display, galleries and practice rooms

- Downtown

- Open

- Vibrant, lively

- A community feel

- Plants and arts

- Gallery in theatre

- Hub of the community

- Solar panels, natural lighting, more recycling -- Green

- Nice landscaping

- More quiet places more open to see what's going on

- Natural light with windows

- Environmentally green

- Solar thermal heating from the ground

- coffee shop not a must-have

- Multi-use gallery in theatre

- Sense of calm
- Cozy places to be
- Somba K'e -- centre of town
- Some form of multi-use -- culture
- Cooperate with cultural groups
- Studio space
- Commercial space -- coffee shop
- Looking over the lake
- Public gallery some commercial use in building not for profits
- Meeting rooms
- Incorporate space for conferences
- More meeting space
- Videoconferencing
- Building two stories open-space
- Space for discussion
- Keep up with technology
- Wireless open access
- Coffee shop with terrace
- Outside space plus a stage close to Frame Lake
- City has passed green standards
- grey water recycling for flushing toilet
- pellet boilers
- LEED
- A green roof
- Natural materials e.g. local rock
- Built to accommodate natural landscape
- More people walking. Parking not a motivating factor.
- Technology will influence everything we will do
- There must be multi-use synergies
- Checklist planning means not a sense of priorities
- Council needs to define basic service and add from their
- Build an escalator and street-level entrance owned and securitized by library
- Location is very important. It should be visually attractive. "I liked the old location in the present Northern Images building with its nice corner lot and quiet places to sit and work." –feels that both the Multiplex and Somba K'e locations have attributes that would

favour locating a new library there. –the Multiplex offers a busy location with lots of potential library users; -the Somba K'e area would contribute a pastoral and very attractive building site but attention must be paid to access and safety. "I like the idea of 'green'. I see libraries as good places for kids and the green approach to building and design is good for kids."

–   I think of the library as a place to come and get novels and/or information." –feels that a gallery might be a good partner for the library in the future and would like to see the inclusion of a coffee shop. "However, I prefer a library on its own."

Appendix F

Questionnaire Summary

Questionnaire Summary

The following summarizes the 96 responses reviewed and the comments
and opinions presented for each question.

		Yes	No	Other
1.	***Do you envision the library as part of a multi-use, community facility? Briefly indicate why and if so, suggest other uses.***	71	24	1
		74%		

Most Noted Were:
1. Not-For Profit Uses
2. Library Focus Not "Mall"
3. Meeting Spaces, Auditorium, Artists, Conference Rooms
4. Link to Visitor's Centre or Future College
5. Associate With Other "Learning" Facilities/Agencies
6. Educational Video Conferencing/Distance Education

Other Uses Noted Were:
1. Coffee Shop, Gifts
2. Cultural Displays
3. Evening Classes, Pottery
4. Drama/Summer Theatre/Puppet Shows
5. Toy Lending Library
6. NGO Storefront

		Yes	No	Other
2.	***Both the Somba K'e Civic area and the YK Multipurpose Fieldhouse sites are being considered. Do you support either of these locations? Briefly identify why?***	75	16	5
		78%		

The Somba K'e site was preferred by the majority of the responses.

Other Comments/Reasons Were:
1. Homeless people concerns/transients/gangs
2. Alternate Beside Museums, Legislative Assembly Or Visitor's Centre
3. Use Current Location (Ease Of Access)
4. Focus Budget On Library Not "Grand" Structures – Get More Library
5. Don't Destroy Parklands
6. Renovate An Existing Building
7. Not Close To Heavy Residential Area
8. Not In An Isolated Area

3.   ***For the site development, identify in order, the four (4) most critical issues affecting the design. (i.e. parking)***

Most Noted Were:
1. Access
2. Parking
3. Programs
4. Cosmetics
5. Downtown
6. Allow Growth

Next Most Noted Were:
1. Flexible Use
2. Safety
3. Maximum 3 Stories
4. Café on Site
5. Walks/Trails
6. Sound Control

Other Noted Were:
1. Welcoming
2. Glass/Windows
3. Meeting Spaces
4. Disabled Access
5. Site Orientation & All Season

		Yes	No	Other
4.	***Do you believe that environmental issues must play an important role in the design? If so, indicate to what degree (major, moderate, minor). Expand briefly as desired.***	90 94%	4	2

The responses considered this to be a "major" consideration.

Most Noted Were:
1. Outdoor Spaces/Events
2. Allergy Sensitive
3. Natural Light
4. Alternative Heat
5. Low Flush Toilets
6. Cost Now Pays Benefits

Next Most Noted Were:
1. Recycle Depots on Site
2. Views to Lake
3. Recycle Rainwater
4. Solar Power
5. Low Impact on Site
6. Blend With Environment

		Yes	No	Other
5.	***Do you envision this as a significant public "image" facility? Describe what this means to you and provide an example(s) of "key image" elements.***	80 83%	14	2

Most Noted Were:
1. Public, Other Schools, Day Cares
2. Spend Money Needed
3. Cultural Symbol
4. Archive – History
5. Images of History
6. Heart & Mind of City

Next Most Noted Were:
1. Lease Artists "Work Rooms"
2. City Pride   - A "Jewel"
3. Family Friendly
4. No Polar Bears
5. Spend on Library Not Image
6. Senior's Associations

		Yes	No
6.	**Do you believe that "partnering" such as with public ventures, non-profit organizations and/or appropriate commercial ventures, should be considered? If so, list any possible partners.**	72 75%	24

Most Noted Were:
1. Must be library "support"
2. Volunteer Groups
3. NGO's
4. Schools, Aboriginal – Libraries
5. Archives
6. Museum

Next Most Noted Were:
1. Visitor's Centre
2. Religious Groups
3. INAC, Environment Canada
4. Government – Federal, NWT
5. Non-Profit Groups/Clubs
6. Mining Companies

Other Noted Were:
1. Business – Donations
2. Don't "Sell Out"
3. Don't Use P3
4. Resource Groups
5. FOTR Office
6. Arts/Creative

7. *Within a multi-use facility, what design issues are important for the library specifically?*

Most Noted Were:
1. Should just be library/support
2. Shelves, Tables, Computers, Chairs
3. Noise Control
4. Evening/Weekend Access
5. Multi-Purpose Spaces
6. Study Desks

Next Most Noted Were:
1. Staff Rest space
2. Security
3. Separate Children's Area
4. Parking
5. Expandability
6. Card Lock to Record Usages

	Yes	No	**Other**
8. *Are there any specific community functions that you believe should not be considered within the facility? Why?*	48	40	8
	50%	42%	

The majority of responses believed that some limits should be placed on "other" functions.

Most Noted Were:
1. Not a Community Centre
2. Any Noisy Groups/Activities
3. Security Risks
4. Fast Food Restaurants
5. Sports
6. Non-Art Related

Next Most Noted Were:
1. Not "Mall" Like
2. Bingos
3. Drinking/Smoking
4. "Lobby" Groups
5. No Political Non-Religious Activities
6. Anything Not Open to All Ages

Others Noted Were:
1. Police
2. Weddings/Banquets
3. Bands

		Yes	No
9.	***Do you have specific views as to materials or approach to be used in the design? Explain briefly.***	55	41
		57%	

Most Noted Were:
1. Northern
2. Environmentally Friendly
3. Local/Northern
4. Central
5. Rock and Concrete
6. Reflections

Next Most Noted Were:
1. Recycled
2. Metal & Colour
3. Technology
4. Reduce Graffiti
5. Lake View
6. Simple

Others Noted Were:
1. Reflect Function
2. Unique
3. Solar
4. Computer Use Control
5. Main Floor Downtown
6. Include Bylaw Office

10.   *For the library specifically, list in order, the four (4) most important design/planning issues to be resolved.*

Most Noted Were:
1. Street Access-
2. Natural Light-
3. Parking-
4. Security/Safety-
5. Space-
6. Location-

Next Most Noted Were:
1. Multi-Use-
2. Comfort/Friendly
3. Accessible
4. Views
5. Do Not Displace Parkland
6. Warm, Colour

Others Noted Were:
1. Landscape
2. Plan for Families
3. Quiet Spaces
4. Meeting Rooms
5. Computers, etc.
6. Polar Bear Sculpture

GENERAL ADDITIONAL DESIGN COMMENTS:

Most Noted Were:
1. Safety Concerns
2. Stand Alone FacilityDaycare
3. Modern Technology
4. Put it on "Main Street"
5. All On One Floor – No Elevator
6. Balance Pedestrian – No Vehicular Traffic

Next Most Noted Were:
1. Future Growth Potential
2. A Multi-Use Facility Is More Cost Efficient
3. Do Not Build ^Another^ Government Office Building
4. Needs a "Security" Employee Rather Than A Librarian Position
5. Provide A "Recycling Room"
6. If Part Of Field House Add Yoga, Etc. And A Daycare

Observations & Conclusions

With the receipt of 96 individual questionnaires and the high degree of well-thought out responses, this process considered successful and statistically acceptable, provides what is considered to be an appropriate overview of the communities opinion with respect to the site and facility design issues.

The following observations and conclusions are presented as a basis for facility program development and conceptual design purposes:

1. *Do you envision the library as part of a multi-use, community facility? Briefly indicate why and if so, suggest other uses.*

The majority of the respondents clearly believe that the library should be part of a multi-use community facility. They are, however, cautious with respect to the specific "multi-use" functions to be selected as suitable uses.

These responses should be reviewed in conjunction with question #8 in which case the following represent the most noted other uses:

      1.   Library Focus With Allied Activities
      2.   "Learning" Facilities And Agencies
      3.   "Arts" Groups And Activities
      4.   "Cultural" Activities e.g. Theatre And Displays
      5.   Coffee Shop And Gifts
      6.   Meeting/Multi-Use Spaces

2. *Both the Somba K'e Civic area and the YK Multipurpose Field House sites are being considered. Do you support either of these locations? Briefly identify why?*

There is a clear majority in favour of the Somba K'e site specifically. While a number of individuals identified other options, the multi-purpose field house site was the most noted other option, but in a minority number.

The Primary Issues Identified For Selection Of Somba K'e Site Were:

      1.   Downtown Location
      2.   Better Access
      3.   Civic/Image Location
      4.   Views, Parkland, Public Trails
      5.   Remote From Heavy Residential

3.   ***For the site development, identify in order, the four (4) most critical issues affecting the design. (i.e. parking)***

There was a broad range of "critical" issues to be considered for the development of the site, the primary noted issues were:

PRIMARY
1.   Parking
2.   Safety And Security
3.   Downtown Location And Ease Of Access
4.   Connection To Site, Trails, Nature And Views

Although the purpose of this particular question was to deal more specifically with site development, nonetheless responses expanded into issues felt appropriate for the overall facility and particularly the library design.

The need to allow within the design for future growth and flexibility of use was an important consideration of many with the need to allow for adequate staff areas and a maximization of books and other materials.

Regarding the site and in particular associated with the Zomba K'e location noted were: particular mention for the ability to control sound; views and vistas; maximization of glazing; the use of exterior decks, gardens and sitting areas particularly, as is possible throughout the seasons.

4.   ***Do you believe that environmental issues must play an important role in the design? If so, indicate to what degree (major, moderate, minor). Expand briefly as desired.***

94% of the responses clearly indicated a need for environmental considerations. Of these, approximately 70% identified that this should be a major consideration and that it is worth additional expenditure to obtain.

It is obvious from the response levels that environmental issues must play an important role in the design. Further, it is fair to conclude that whether a formal LEED submission is required or not, a LEED Silver Level Standard should be used as the basis of the environmental design initiative.

5.   *Do you envision this as a significant public "image" facility? Describe what this means to you and provide an example(s) of "key image" elements.*

Similar to the response received for the environmental issues, 83% believe that this is a significant public facility and therefore are very much in favour of the design considering this a major criteria.

Most Noted Key Images Were:

1. City Pride and Image, a "Jewel"
2. Library First and Foremost
3. Cultural and History "Heart"

Other Most Mentioned Comments:

1. Spend The Money Needed
2. Family Friendly
3. Coffee Shop and Bookstore

6.   *Do you believe that "partnering" such as with public ventures, non-profit organizations and/or appropriate commercial ventures, should be considered? If so, list any possible partners.*

75% believe that a partnering approach is appropriate, but with a broad range of possible partners being noted. The majority identified the following primary group considerations:

1. Arts/Creative
2. Educational
3. Library Support
4. Cultural/Tourist

7. ***Within a multi-use facility, what design issues are important for the library specifically?***

This particular question purposefully identifies key design issues which to a great degree are reflective of seen deficiencies and/or positives within the existing library.

Most Noted Comments Were:

1. Noise Control
2. Security and Safety
3. Parking
4. Sufficient Space/Expandability

8. ***Are there any specific community functions that you believe should not be considered within the facility? Why?***

As a continuation of the "partnering" theme, over 50% of the respondents clearly believed that there are specific activities that should not be considered while 42% felt that significant restrictions were not required.

Primary Functions Considered Not To Be Appropriate Were:

1. Noise Creating
2. Security Risk
3. Sports
4. "Non-Art" Related

9. ***Do you have specific views as to materials or approach to be used in the design? Explain briefly.***

37% of the respondents had no specific views with respect to the finishes and materials to be used while 59% had very specific comments particularly those that believed that environmental issues played a specific role in the design.

Image Comments:

1. Local/Northern
2. Simple But Unique
3. Safe and Secure
4. Friendly and Comfortable/Welcoming

Materials Preferred:

1. Local
2. Rocks and Trees
3. Metal and Colour
4. Environmentally Friendly

10. ***For the library specifically, list in order, the four (4) most important design/planning issues to be resolved.***

Similar to the responses received in question number 3. Majority of responses clearly indicated specific design/planning issues of importance.

Primary Issues Noted Were:

1. Parking and Accessible
2. Quiet and Safe
3. Multi-Use and Friendly
4. Natural Light and Views

GENERAL COMMENTS:

The general comments received provided an opportunity to either reinforce previously noted issues or to identify other considerations felt to be important.

All comments received are considered of equal importance as some reinforce other questionnaire responses while others provide very specific, personal opinions.

Appendix G

Drawings

CIVIC
PLAZA

49 AVE

53 AVE

EXISTING
RESIDENCE

PLAZA
PARKING
29 cars

DELIVERY ▶

DELIV.
30sqm.

READ
4sqm

NORTHERN
41sqm

STAFF
172 sqm.

CHILDREN
265 sqm.

SEATING
128 sqm.

MEETING
ROOMS
99 sqm.

NEW
PARKING
42 cars

LOBBY

STOR.

MAIN
ENTRANCE ▶

COMPUTER
80 sqm.

PERIOD'L
48sqm.

STOR
42 sqm.

23 sqm.
INFO /
CIRC.

MACH.

ELEV.

JAN
10sqm.

WC

WC

WALKWAYS & PATHS

ADULT
YOUTH
408 sqm.

SEATING
195 sqm.

MULTI-
PURPOSE
176 sqm.

SIDEWALK

FRAME
LAKE

WATER'S
EDGE

YK LIBRARY STUDY—SOMBA K' E-CONCEPT 1-(rock site) SITE PLAN
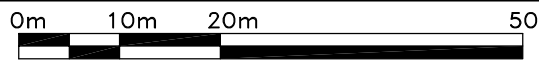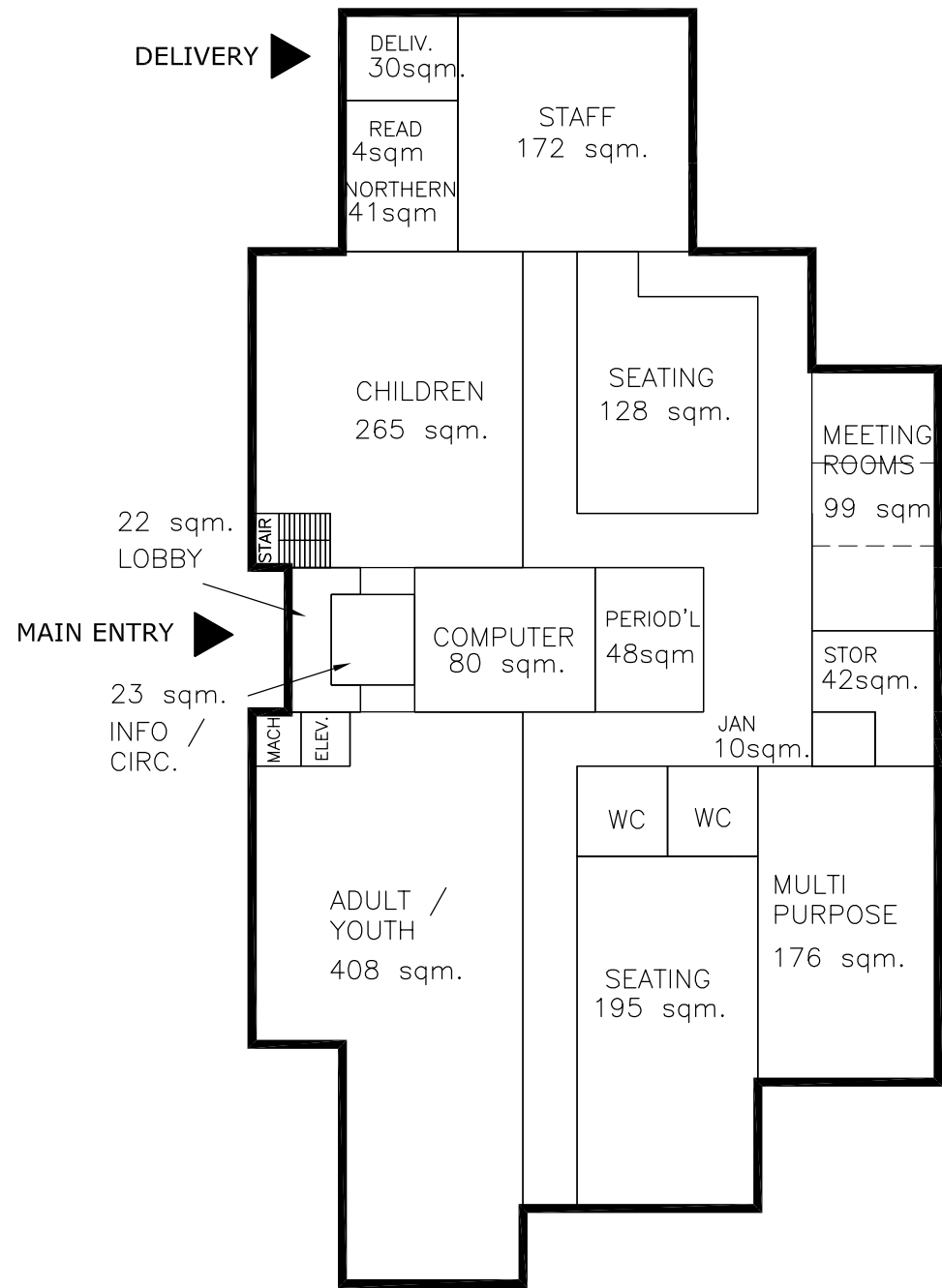
1:750 m

0m   10m   20m   50m

DELIVERY ▶

DELIV.
30sqm.

READ
4sqm

NORTHERN
41sqm

STAFF
172 sqm.

CHILDREN
265 sqm.

SEATING
128 sqm.

MEETING
ROOMS
99 sqm

22 sqm.
LOBBY

STAIR

MAIN ENTRY ▶

23 sqm.
INFO /
CIRC.

MACH

ELEV.

COMPUTER
80 sqm.

PERIOD'L
48sqm

STOR
42sqm.

JAN
10sqm.

WC

WC

ADULT /
YOUTH
408 sqm.

SEATING
195 sqm.

MULTI
PURPOSE
176 sqm.

SCHEMATIC FLOOR PLAN

AREA = 2100 SQM (22,604 SQ FT)

TOP OF ROCK OUTCROP ▼

194.0
EXISTING GRADE

"PARTNERS"

195.0
EXISTING GRADE

195.0

193.50
T.O. FINISHED FLOOR

192.5

MAIN ENTRY ▶

LIBRARY

190.0

189.00
T.O. FINISHED FLOOR

187.5
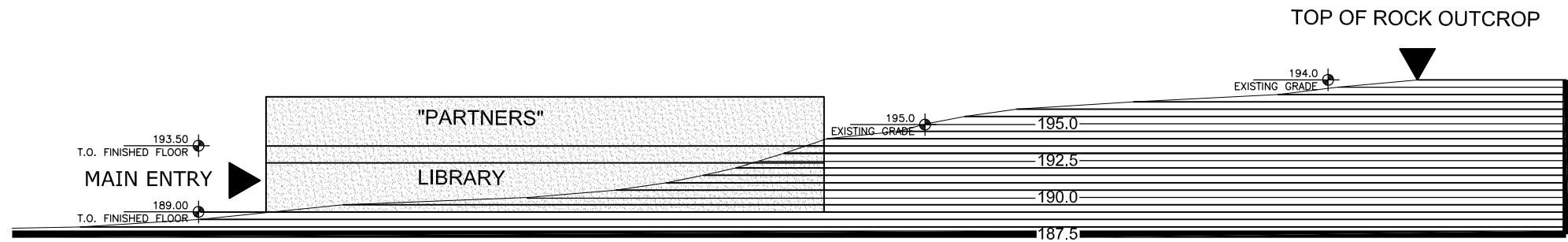
SCHEMATIC SITE SECTION

LOOKING EAST

YK LIBRARY STUDY–SOMBA K' E–CONCEPT 1–(rock site) PLAN & SECTION

SK-2

1:400 m

0m   10m   20m   50m

Nov 10 08

FRAME
LAKE

CIVIC
PLAZA

WATER'S
EDGE

OUTDOOR
PLAZA

PATHS

ADULT /
YOUTH
408 sqm.

NORTHERN
41 sqm.
READ
14 sqm.

PERIODICALS
48 sqm.

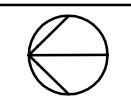CHILDREN
265 sqm.

STAFF
172 sqm.

SEATING
195 sqm.

WC

WC

COMPUTER
80 sqm.

JAN

SEATING
128 sqm.

STORAGE
32 sqm.

DELIVERY
35 sqm.

INFO
CIRC.
23 sqm.
LOBBY

MEETING
ROOMS
99 sqm.

MULTI
PURPOSE
176 sqm.

ELEV.
MACH.

STAIR

DELIVERY

MAIN ENTRY

PLAZA
PARKING
29 CARS

NEW
PARKING
42 CARS

49 AVE

53 ST

EXISTING
BUILDING

190.0

192.5

YK LIBRARY STUDY-SOMBA K' E-CONCEPT 2-(lakeside site) SITE PLAN

1 : 750m
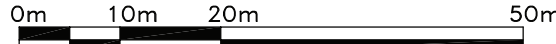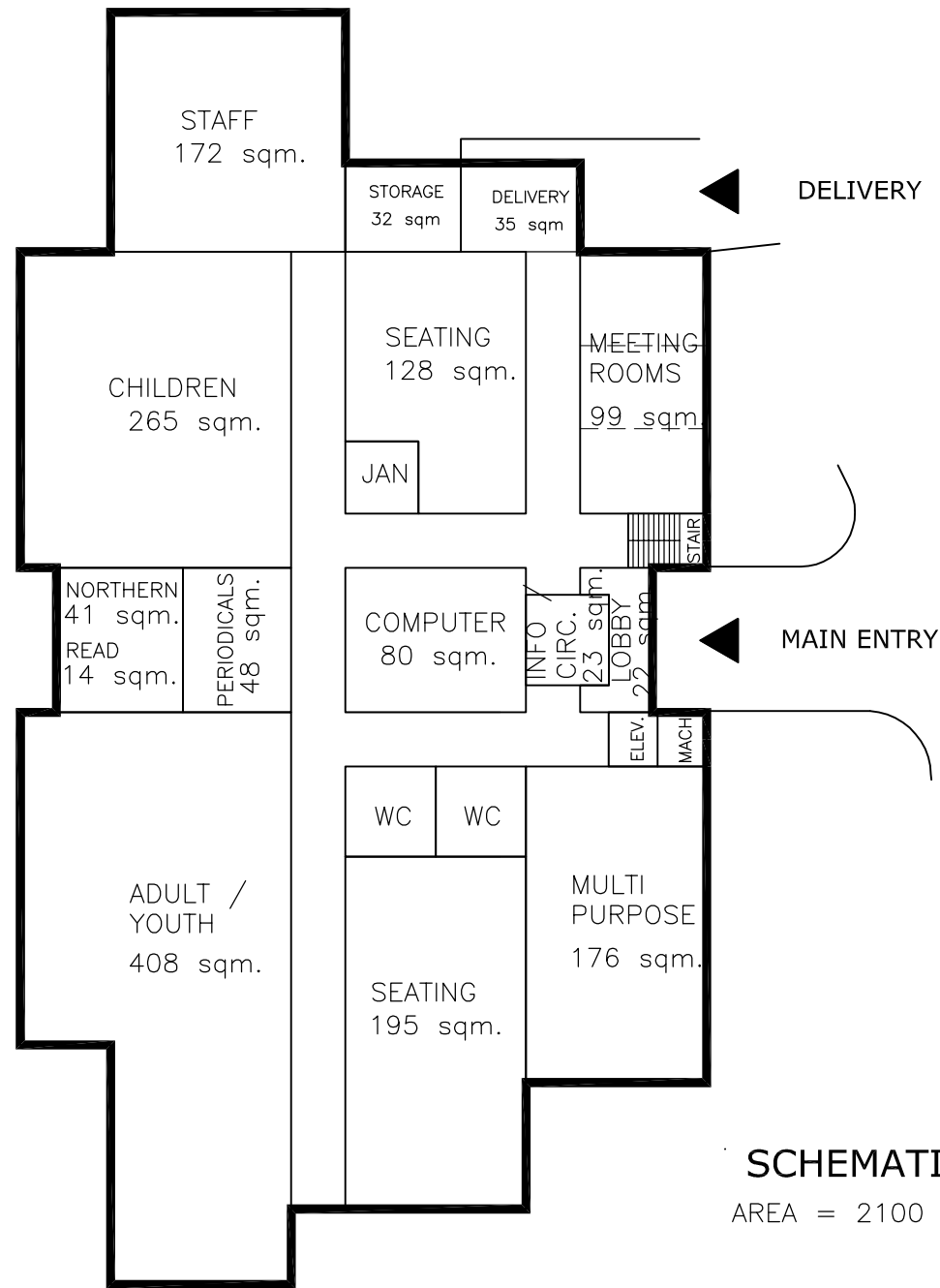
0m   10m   20m   50m

STAFF
172 sqm.

STORAGE
32 sqm

DELIVERY
35 sqm

◀ DELIVERY

CHILDREN
265 sqm.

SEATING
128 sqm.

MEETING
ROOMS
99 sqm.

JAN

NORTHERN
41 sqm.

READ
14 sqm.

PERIODICALS
48 sqm.

COMPUTER
80 sqm.

INFO
CIRC.
23 sqm.

LOBBY
22 sqm.

STAIR

◀ MAIN ENTRY

ELEV.

MACH.

WC

WC

ADULT /
YOUTH
408 sqm.

MULTI
PURPOSE
176 sqm.

SEATING
195 sqm.

SCHEMATIC FLOOR PLAN

AREA = 2100 SQM (22,604 SQ FT)

TOP OF ROCK OUTCROP ▼

100.000
EXISTING GRADE

195.000
EXISTING GRADE

192.0
FINISHED FLOOR

"PARTNERS"

192.500
EXISTING GRADE

190.000
EXISTING GRADE

LIBRARY

◀ MAIN ENTRY

187.5 EXISTING GRADE

◀ LAKE

187.5
FINISHED FLOOR
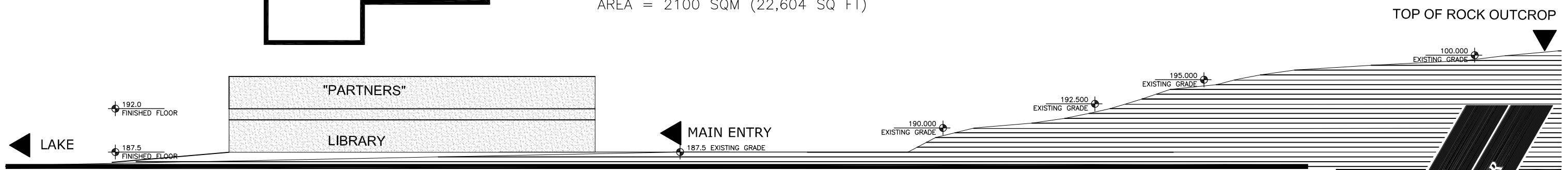
SCHEMATIC SITE SECTION

LOOKING EAST

YK LIBRARY STUDY—SOMBA K'E—CONCEPT 2—(lakeside site) PLAN & SECTION

BARR
RYDER

1 :400m

0m   10m   20m   50m

LEGEND

LIBRARY PARING

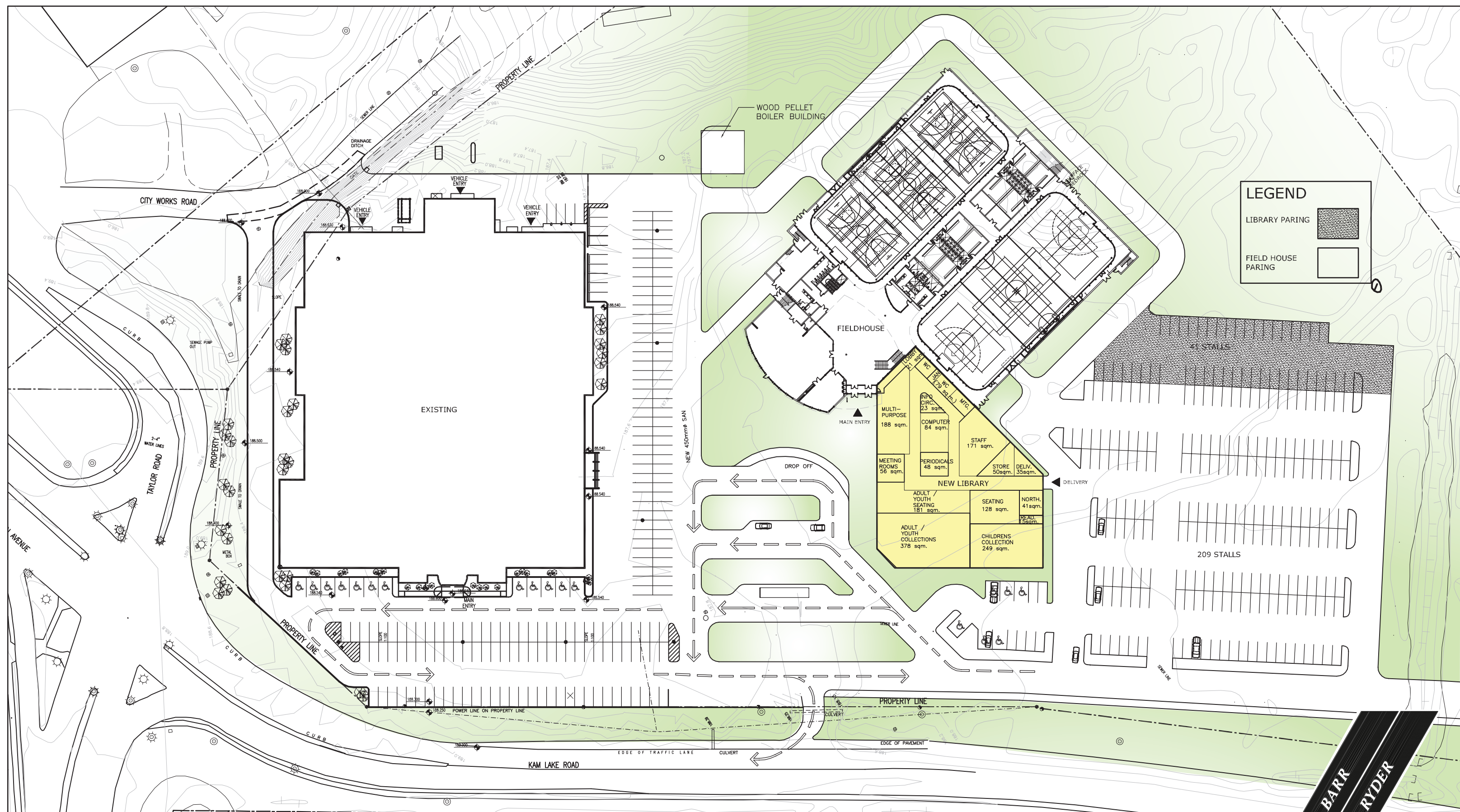FIELD HOUSE PARING

CITY WORKS ROAD

DRAINAGE DITCH

VEHICLE ENTRY

VEHICLE ENTRY

VEHICLE ENTRY

PROPERTY LINE

SEWAGE PUMP OUT

TAYLOR ROAD

PROPERTY LINE

CURB

2–4" WATER LINES

METAL BOX

AVENUE

EXISTING

NEW 450mmØ SAN

FIELDHOUSE

MAIN ENTRY

41 STALLS

DROP OFF

MULTI-PURPOSE
188 sqm.

INFO.
CIRC.
23 sqm.

COMPUTER
84 sqm.

WC
WC
MTG.

STAFF
171 sqm.

MEETING
ROOMS
56 sqm.

PERIODICALS
48 sqm.

STORE
50sqm.

DELIV.
35sqm.

NEW LIBRARY

DELIVERY

ADULT /
YOUTH
SEATING
181 sqm.

SEATING
128 sqm.

NORTH.
41 sqm.

READ.
sqm.

ADULT /
YOUTH
COLLECTIONS
378 sqm.

CHILDRENS
COLLECTION
249 sqm.

209 STALLS

SEWER LINE

MAIN
ENTRY

SLOPE

SLOPE

PROPERTY LINE

POWER LINE ON PROPERTY LINE

PROPERTY LINE

CULVERT

CURB

KAM LAKE ROAD

EDGE OF TRAFFIC LANE

CULVERT

EDGE OF PAVEMENT

SEWER LINE

YK LIBRARY STUDY–FIELDHOUSE – CONCEPT 3– SITE PLAN

SK 5

Dec 8th, 2008

1:1000 m

0m 10m 20m   50m

CONNECTION
TO FIELD
HOUSE

LOBBY
21 sqm.

WC

JAN

WC

(79 sq.m.)

MTG.

MAIN ENTRY

MULTI-
PURPOSE

188 sqm.

INFO
CIRC.
23 sqm.

COMPUTER
84 sqm.

STAFF
171 sqm.

MEETING
ROOMS
56 sqm.

PERIODICALS
48 sqm.

STORE
50sqm.

DELIV.
35sqm.

DELIVERY

ADULT /
YOUTH
SEATING
181 sqm.

SEATING
128 sqm.

NORTH.
41sqm.

READ.
15sqm.

ADULT /
YOUTH
COLLECTIONS
378 sqm.

CHILDRENS
COLLECTION
249 sqm.

SCHEMATIC FLOOR PLAN

AREA = 2100 SQM (22,604 SQ FT)

BARR   RYDER

ARCHITECTS
& INTERIOR
DESIGNERS

YK LIBRARY STUDY-FIELDHOUSE - CONCEPT 1- PLAN

SK 6

1:400 m

0m   10m   20m   50m