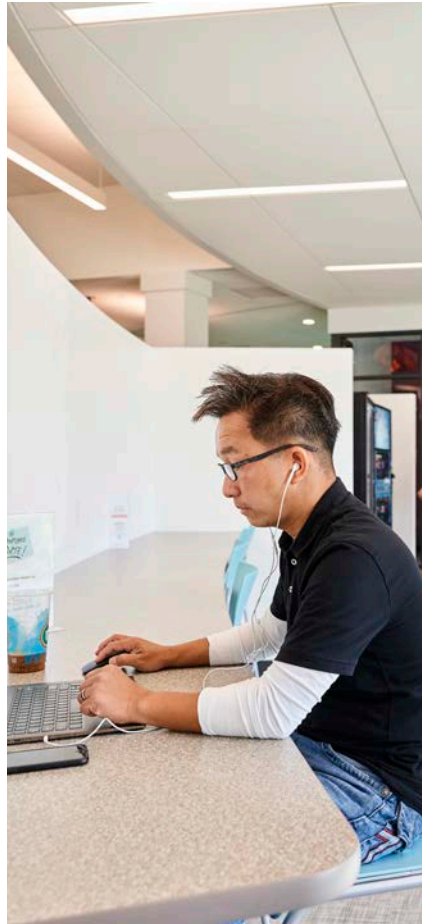


# Cuyahoga County Public Library

## 2023-2032 Facilities Master Plan

FINAL REPORT | 09 NOVEMBER 2022





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# EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

Cuyahoga County Public Library is a world-class, five-star public library system. Its mission is to empower individuals and communities by providing opportunities for all to read, learn, create, and connect. This mission guides CCPL's strategic approach and encourages the adoption of industry-leading advancements in library service. It complements CCPL's vision of a thriving and inclusive Cuyahoga County where all residents benefit from and are inspired by CCPL's innovative resources, services, and programs.

In 2021, CCPL adopted a new Strategic Plan with clear goals and priorities for the future. At the time, the Library was also finishing a bold and successful capital improvement program in which more than half of CCPL's branches had been renovated, expanded, or replaced. (Two additional major projects are in progress.) The rest of CCPL's branches received excellent maintenance and care to keep them inviting and in good working order.

## METHODOLOGY

In April 2022, the Library initiated a planning process to guide the next decade of facility investments. The process included detailed service and technical assessments of each of CCPL's 27 branches and its Administration Building; analysis of library service metrics and community data; and input and ideas from CCPL staff and community members. Findings and preliminary recommendations were shared with the CCPL Board of Trustees in a September 2022 working session. A Working Group composed of members of CCPL's leadership team provided oversight throughout the process.

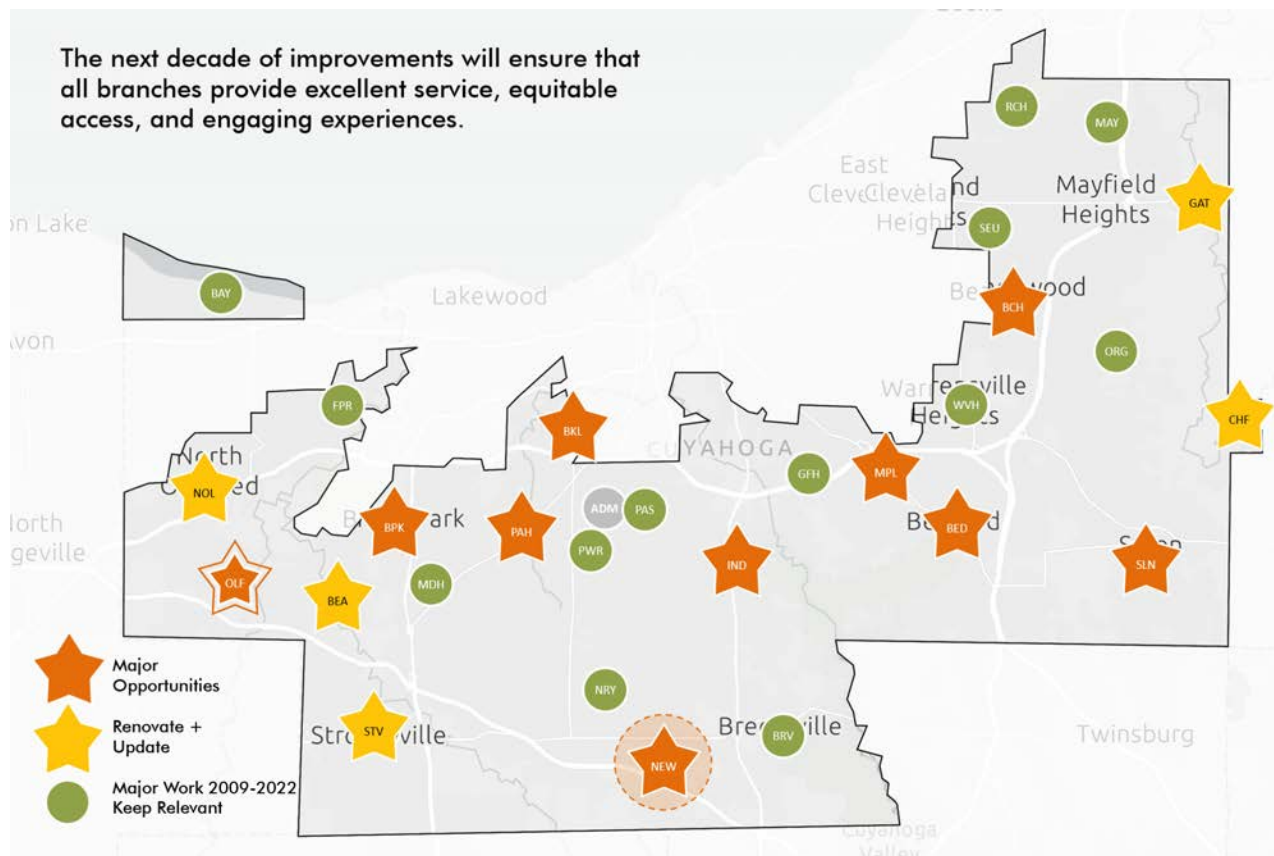
## ASSESSMENTS

Cuyahoga County Public Library's existing facilities were found to be high quality and well maintained. The new and renovated branches over the past decade are well built and well positioned to evolve with CCPL's service offerings. Branches are well-distributed and accessible throughout Cuyahoga County, although there are some gaps in access to drive-up services. The Broadview Heights area is one of the few parts of the county expected to grow over the next decade due to significant residential developments in progress, and would benefit from a new branch library.



*Chagrin Falls Branch*





## VISION

CCPL's next decade of facility improvements will build on the successes, best practices, and lessons learned over the last 12 years of capital projects. CCPL will continue developing branches that provide:

- **Excellent Service.** Inside and out, Cuyahoga County Public Library's facilities will provide inviting places for people to gather, create, discover, and celebrate. Community members of all ages will find vibrant, flexible, and well-equipped library spaces in which to enrich their lives through innovative programs, diverse resources, and human connections around shared interests. CCPL will be able to use its spaces to further advance strategic initiatives, focused programs, and partnerships.
- **Equitable Access.** Signature services and spaces will be provided equitably in east and west county communities. Residents throughout Cuyahoga County will have convenient access to drive-up service. Expanded and new branches will build capacity for diverse services and developing communities.
- **Engaging Experiences.** Strategic locations and striking architecture will make Cuyahoga County Public Library branches highly visible and accessible to the communities they serve. Proactive maintenance will ensure that all branches remain fresh, welcoming, and relevant. Sustainability and stewardship will continue to guide CCPL in building and maintaining high-quality facilities that are agile, resilient, and ready for the future.



*Bay Village Branch*



*Parma-Powers Branch*



*Richmond Heights Branch*

## RECOMMENDATIONS

Every CCPL facility is considered in this master plan for the next 10 years of capital improvements.

Ongoing investments to keep CCPL's facilities in great condition and up to date will be managed by the Facilities Department through its proactive preventive maintenance program:

### Maintain and Keep Relevant

- *Bay Village Branch Library*
- *Brecksville Branch Library*
- *Fairview Park Branch Library*
- *Garfield Heights Branch Library*
- *Mayfield Branch Library*
- *Middleburg Heights Branch Library*
- *North Royalton Branch Library*
- *Orange Branch Library*
- *Parma-Powers Branch Library*
- *Parma-Snow Branch Library*
- *Richmond Heights Branch Library*
- *South Euclid-Lyndhurst Branch Library*
- *Warrensville Heights Branch Library*

Some of CCPL's branches will require a higher level of maintenance over the next decade as major building systems (such as roofs) reach the end of their expected useful life. Such projects offer opportunities also make strategic improvements for service, such as adding group study rooms or drive-up service windows. CCPL's Facilities Department will manage and, whenever possible, implement these renovation and strategic update projects:

### Renovate + Strategic Updates

- *Berea Branch Library*
- *Chagrin Falls Branch Library*
- *Gates Mills Branch Library*
- *North Olmsted Branch Library*
- *Strongsville Branch Library*
- *Administration Building*

Maintenance work, renovations, and strategic updates by CCPL's Facilities Department will be scheduled based on timing of life cycle maintenance needs, available funding, and other considerations.



Ten major renovation, expansion, and new construction projects are recommended. These projects will be delivered via general contractor (GC) or construction manager at risk (CMAR) methods depending on the scope of work and other factors.

#### **Major Renovation and New Construction Projects**

- *Beachwood Branch Library — new with auditorium*
- *Bedford Branch Library — renovate and expand*
- *Broadview Heights Branch Library — new*
- *Brook Park Branch Library — renovate and expand*
- *Brooklyn Branch Library — new branch*
- *Independence Branch Library — relocate*
- *Maple Heights Branch Library — renovate*
- *Olmsted Falls Branch Library — expand*
- *Parma Heights Branch Library — partnership library*
- *Solon Branch Library — renovate and expand*

Focused feasibility studies were completed to confirm the potential for improvements at the Beachwood, Bedford, Brook Park, and Maple Heights branches. These studies are included in the Facilities section of this report.

## RECOMMENDED SEQUENCE OF MAJOR PROJECTS

The sequencing strategy proposed for the 10 recommended major projects is based on considerations including alignment with CCPL's strategic goals, population needs, geography, projected capital fund balance, and availability of land and supplemental funding (where appropriate).

### **In Progress**

Brooklyn Branch Library – new

Solon Branch Library – renovate + expand

### **Start in One to Four Years**

Beachwood Branch Library – new with auditorium

Maple Heights Branch Library – renovate + reimagine

Parma Heights Branch Library – new partnership library

### **Start in Five to Seven Years**

Bedford Branch Library – renovate + expand

Brook Park Branch Library – renovate + expand

Independence Branch Library – new

### **Start in Eight to Ten Years**

Olmsted Falls Branch Library – expand

Broadview Heights Branch Library – new

CCPL will revisit the sequencing plan periodically to confirm or adjust project timing for changing circumstances, new opportunities, and other internal and external factors.





# INTRODUCTION

## PROJECT BACKGROUND AND PURPOSE

The Cuyahoga County Public Library operates 27 branch libraries and an Administration Building to serve its constituent communities. Since 2009, CCPL's major capital investments have been guided by a systemwide facilities master plan. Over the course of more than a decade, CCPL has successfully implemented the recommendations of that plan, including 10 new branches and 10 major renovations/ expansions to date. Over the course of these projects, CCPL evolved and summarized its preferences and best practices for facilities in a *Building Design Guidelines* document.

Some of CCPL's branches were not recommended for major work through the 2009 FMP (although CCPL kept them fresh, accessible, and welcoming through proactive preventative maintenance). By 2022 some of these branches were ready for a greater level of attention in order to meet changing community needs and build capacity for the future. CCPL had also recently completed a strategic planning process that identified new goals and priorities for services that would have implications for the design of its facilities.

In 2022 CCPL initiated a process to develop a new master plan to guide investments in its facilities over the next decade. Goals and objectives for the new master plan included:

- Build upon the successful foundation of the previous capital improvement program;
- Use community data and engagement strategies to inform the plan;
- Assess the current condition of library facilities;
- Identify deficiencies in programming and space utilization, and align facilities with CCPL's evolving needs and best practices in library services, materials circulation, operations, and technology; and
- Develop branch-specific recommendations and sequencing priorities to align existing and new facilities with CCPL's Strategic Plan.

CCPL also wanted to evaluate its recent major projects to confirm best practices and identify how its facilities could further support new trends and directions in public library service and new strategic priorities. CCPL commissioned a consultant team led by Group 4 Architecture, Research + Planning, Inc. – a nationally-recognized firm with extensive experience leading master planning processes for complex, high-performing library systems.

## METHODOLOGY

The master plan process began in the spring of 2022. The scope included detailed technical assessments of facility conditions at all CCPL's branches and the Administration Building. These 28 facilities were also assessed for their alignment with CCPL's vision and strategic priorities for service, operations, and customer experience.

The consultant team visited all 28 facilities to observe current conditions. Bureau Veritas conducted the technical assessments of current and anticipated maintenance needs over the next decade. Group 4 and local partner Robert P. Madison International assessed each facility for alignment with CCPL's Strategic Plan and other service-related issues such as location, capacity, program and space utilization, and customer experience. CCPL requested site-specific studies of the Bedford, Brook Park, Beachwood, and Maple Heights branches to assess the feasibility of and opportunities for renovation and expansion.

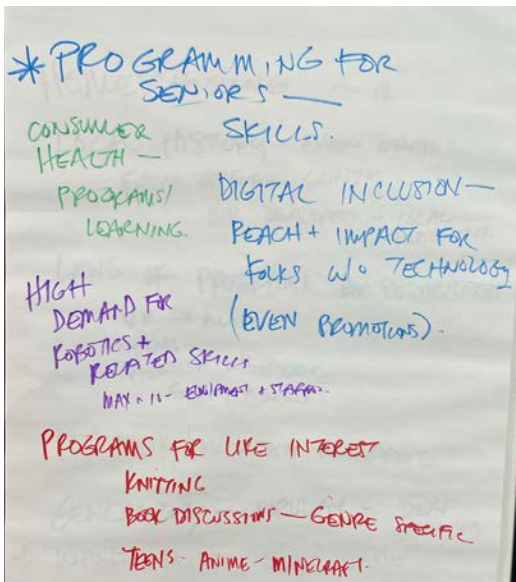
The planning process incorporated information, data, and input from a variety of sources, including:

- Community demographics and population projections from the Ohio Research Office, the Cuyahoga County Planning Commission, the Center for Community Solutions ([www.communitysolutions.com](http://www.communitysolutions.com)), and US Census 2020.
- Library service metrics and use data provided by CCPL and the State Library of Ohio. Except where noted, all service metrics and statistics in this report are from 2021.
- Maps of more than 40,000 CCPL physical material checkout records from one week in May 2022. The GIS maps were produced by the Cuyahoga County Planning Commission's Data & Information Services Section ([www.countyplanning.us/services/data-mapping](http://www.countyplanning.us/services/data-mapping)).
- Community survey results from CCPL's 2021 strategic planning process (approximately 4,200 respondents).
- Results from a new community survey conducted for this master planning process. The goal for this survey was to supplement (not duplicate) the 2021 strategic planning survey results, with a particular desire to encourage participation by non-library users. The survey was promoted at CCPL outreach events and through CCPL partners. About 450 respondents participated during July and August 2022.
- Two workshops with more than 50 CCPL staff in mid-July 2022.
- A working session with the CCPL Board of Trustees in September 2022.

Throughout the process, oversight was provided by a Working Group that included members of CCPL's leadership team. The Working Group met about twice per month remotely and in person to review and confirm the analysis, opportunities, and recommendations.

It should be noted that this master planning process was facilitated during a time of great volatility in the construction market, which made it particularly difficult to forecast how escalation might affect project budgets in the coming years. For this reason, budgets for the recommended projects are not provided with this report. CCPL can establish the budget and scope for the recommended projects annually/periodically based on projected availability of funding and other considerations.





**ACKNOWLEDGMENTS**

Hundreds of people provided insight and input into the development of this Master Plan — far more than can be recognized by name here. Below is a partial list of people who participated in the development of this plan.

**CUYAHOGA COUNTY PUBLIC LIBRARY BOARD OF TRUSTEES**

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# HIGH PERFORMING LIBRARY



*“It serves the community, all people, all ages and it is free to all. Those who staff it are the best, friendly, polite, helpful and knowledgeable. They are wonderful!”*

*— 2021 community survey respondent*

## CUYAHOGA COUNTY PUBLIC LIBRARY TODAY

The Cuyahoga County Public Library has been providing exceptional services to its constituent communities for a century. It was founded as a county library district on November 7, 1922 through a ballot referendum, and has grown along with the communities it serves ever since. Today, CCPL has the third-largest library service population in the state of Ohio.

CCPL is highly responsive to the interests and needs of its customers and communities. On a typical day, CCPL welcomes around 2,200 visitors into its branches; checks out more than 20,000 physical books and materials; and provides computer and internet access to bridge the digital divide for more than 2,000 Cuyahoga County residents.

It offers high-interest programming for all ages: story walks and summer reading, writing workshops, GED and English for Speakers of Other Languages (ESOL) programs, classes in entrepreneurship and digital design, and more.

The Library also delivers service beyond the walls of its branches; CCPL’s Library2You program, which delivers materials to eligible customers who have trouble visiting a branch, is just one example.

These high levels of service have earned a five-star rating for CCPL from the Library Journal’s Index of Public Library Service for 13 consecutive years, and placed it at the top of its category for the past 12 years. In a 2021 community survey, many of CCPL’s customers spoke passionately about the value and importance of their library – describing CCPL as friendly, helpful, convenient, and fun. One commented that CCPL is “terrific. I feel so privileged to have access to such an excellent system.”



**LOOKING AHEAD**

While CCPL is a recognized leader among large public library systems, it is not resting on its laurels. Rather, it continues to innovate and ideate new programs and services, responding dynamically to community needs and interests. It also looks ahead to what may be on the horizon for the community and mobilizes resources and spaces in anticipation.

As CCPL approached the end of its first century of service, in 2021 CCPL completed a new Strategic Plan as a guide for its future. The Strategic Plan established a new vision and goals for positive community impact and organizational culture. These are already influencing CCPL’s programming, operations, organizational development, and partnerships. CCPL’s facilities must also be able to adapt and change in support of evolving programs and services.

This facilities master planning process engaged CCPL leadership and staff at many levels in discussions about the programs and places needed to support CCPL’s strategic priorities and critical initiatives. A community survey also invited the public into the conversation about what new and expanded programs, resources, and spaces they would like to see in their libraries.



*“The amazing thing is that you will find a way to improve when I can’t think of a single thing that could be better.”*

— 2021 community survey respondent

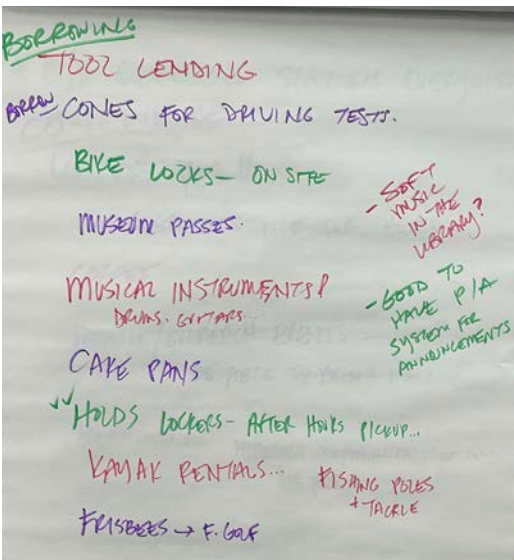




With the introduction of bicycle lending at Mayfield Branch in 2022, CCPL’s “Library of Things” continues to grow.

“I love the idea of branching out into lending libraries (sports, cooking, etc.). I’ve always wanted to try out construction tools before committing or not buying for singular projects.”

— 2022 community survey respondent



CCPL staff ideas for new and expanded things that communities might be interested in borrowing from the library.

EXPANDED COLLECTIONS: LIBRARY OF THINGS

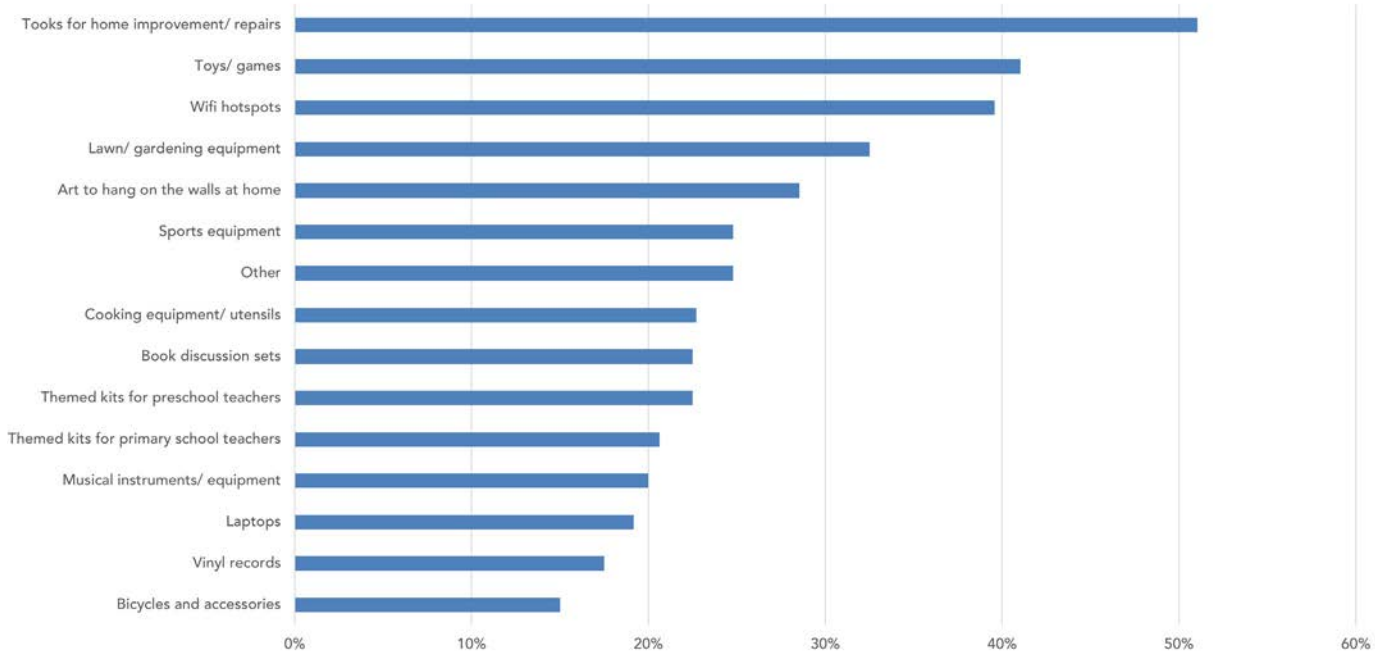
One of the themes and priorities coming out of this engagement is that high-quality collection is and will remain a core service for CCPL. Community survey respondents expressed great appreciation for the books and materials that CCPL provides, both physical and digital. Library leadership and staff discussed the desire to enhance the integration of digital and physical collections with library spaces – including by providing plenty of display space.

One of the community survey questions tested some ideas for expanding CCPL’s lending collection beyond books and audiovisual materials (actually, CCPL is already lending some of the items on the list). More than half of the respondents expressed interest in borrowing tools for home improvement and repairs; lawn and gardening equipment was a popular answer as well. Nearly 40% of respondents said they would be interested in borrowing toys and games.

Lending musical instruments and sports equipment was also of interest to the community, and was mentioned by staff during both of the workshops held for this master planning process.

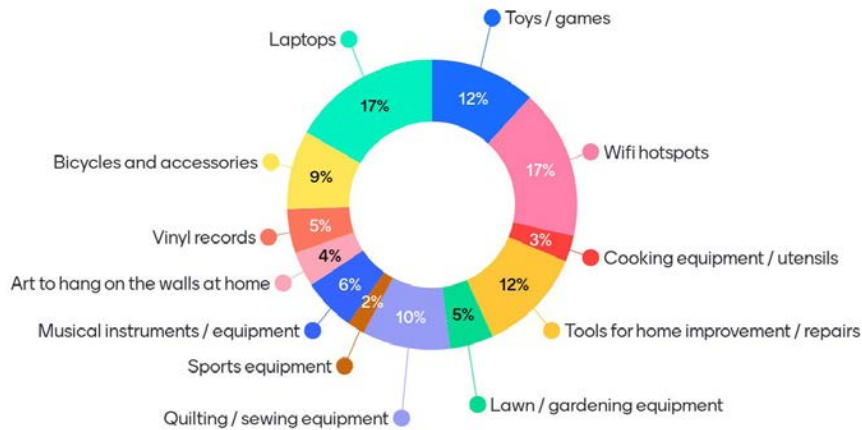
One staff member did note that “storing and maintaining things is the challenge” with lending non-traditional items. CCPL knows through its experience with its growing “Library of Things” that non-traditional items have some different implications for space than traditional books and A/V materials. One is how to display items so that customers can see what’s available. Another is whether or how much of the available inventory can be kept on the public floor vs. back of house. There is also the question of what space, equipment, and other resources may be required for processing returned items (such as toys that need to be cleaned) and readying them for the next borrower.

CCPL is always expanding its circulating collection to include other Items in addition to books and audiovisual materials. What else might you and your family be interested in borrowing?

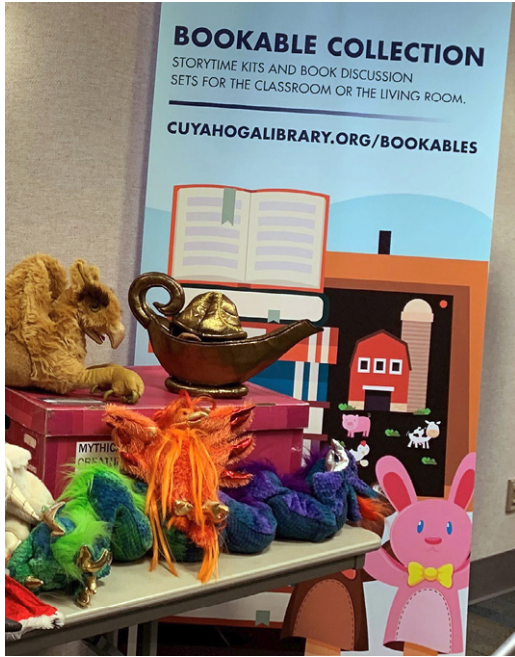


The 2022 community survey (above) asked about participants' interest in expanded collections. Library staff participated in an informal poll on a similar question during workshops (below).

## Besides books, what else might this community be interested in borrowing?







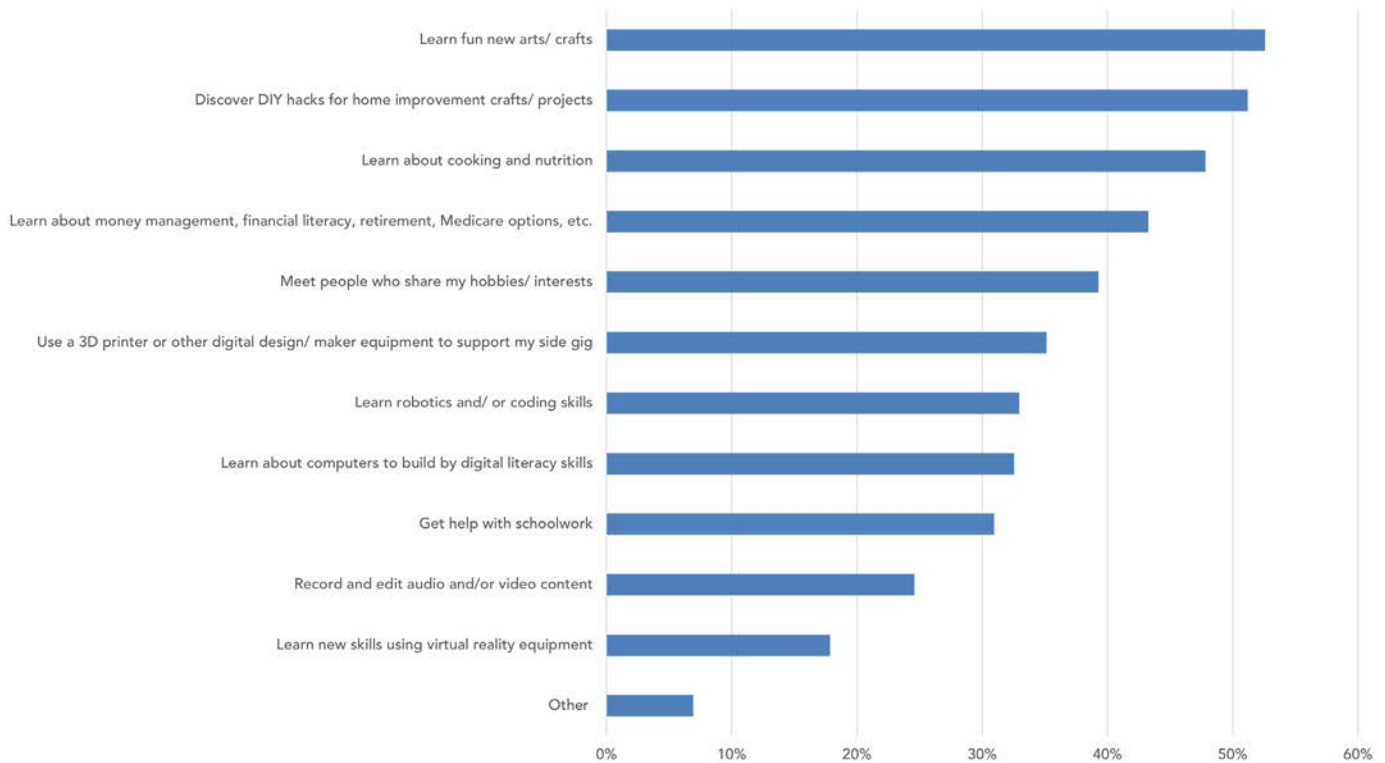
PROGRAM INNOVATIONS

Community survey participants responded positively to many of the test ideas and options for new and expanded programs that CCPL could offer. Many of the most popular answers had to do with learning life skills: home repair, cooking and nutrition, money management and financial literacy.

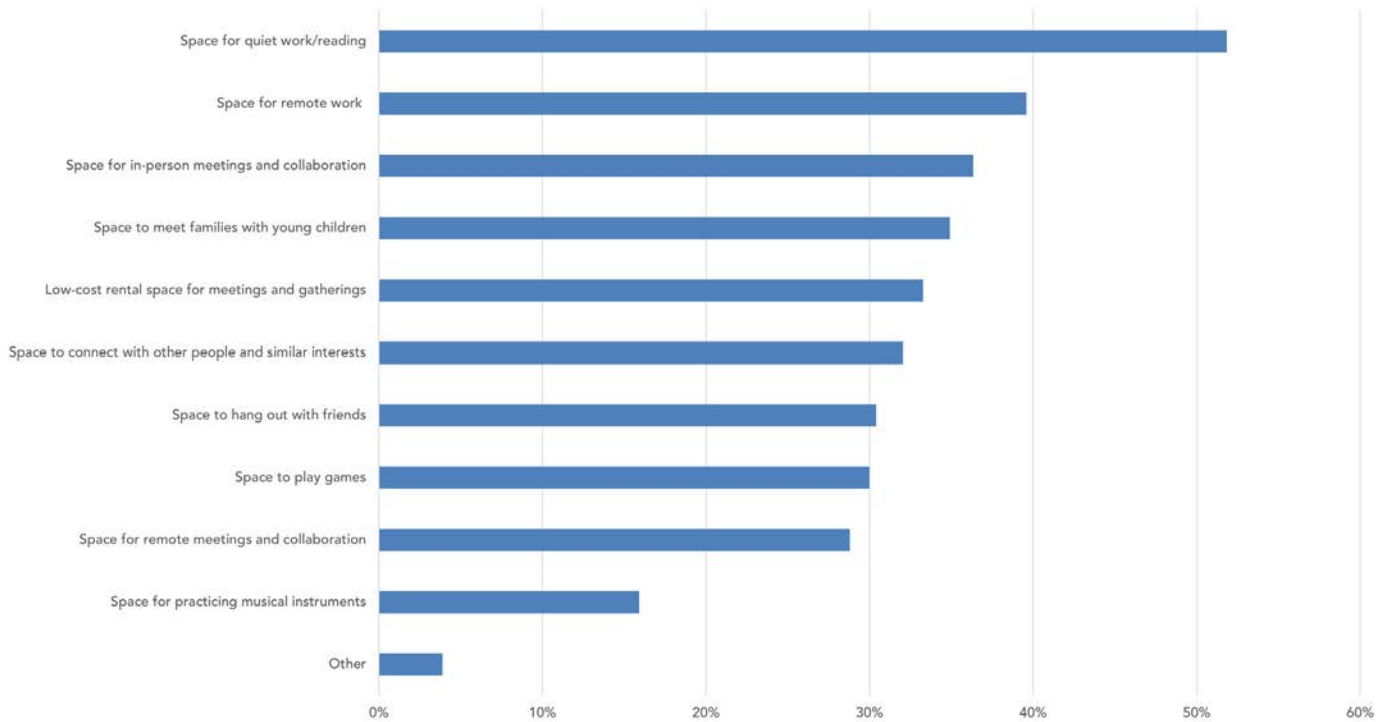
Opportunities to learn new arts and crafts also polled well, as did learning robotics and coding skills. Library staff confirmed in workshops that CCPL’s robotics and coding programs are in high demand.

Nearly 40% of community survey respondents said they would like library programs where they could meet other people with shared hobbies and interests. Library staff in the workshops spoke passionately about the potential for CCPL to help people build stronger community connections such as through activities to keep seniors and teens engaged, programs around shared interests such as knitting, books, etc.

What kinds of new and expanded programs would interest you and your family?



What kinds of new and improved spaces would you and your family be interested in using or using more often?



**NEW AND ENHANCED LIBRARY SPACES**

The community survey asked respondents what kinds of new and improved spaces they would be interested in using at the library. The top answer was space for quiet work and reading, followed by space for remote work as well as for in-person and remote meetings and collaboration. Library leadership and staff see a significant opportunity for CCPL to provide space, programs, and resources to support the dramatic increase in remote work and learning that Cuyahoga County communities have experienced over the past two years. Implications for facilities include providing more small and medium sized meeting and collaboration spaces – which CCPL staff report are in high demand in every branch as well as in the Administration Building. CCPL has already updated many of its study rooms to include AV technology suitable for online meetings.

Respondents were also interested in more opportunities to gather, socialize and connect. Spaces for families with young children to meet, for people to connect with others with similar interests, to play games, and to hang out with friends all sparked interest on the community survey. These results confirm that the inviting and comfortable spaces CCPL has been developing in its new and improved branches are good investments, and suggest that demand for these types of spaces will continue to increase.





*Living roof at the Parma-Snow Branch Library*

*“We should be [sustainability] leaders – inspire people to do it at home.”*

*— CCPL staff member*

## SUSTAINABILITY AND RESILIENCE

CCPL has been leveraging its capital projects and ongoing maintenance over the past decade to make its facilities more sustainable. Consistent with its *Building Design Guidelines*, CCPL has been implementing design and operational strategies for reducing water use, increasing energy efficiency, ensuring indoor air quality, and enhancing employee health and wellness (among other goals).

In library staff workshops facilitated for this master planning process, participants confirmed the importance of creating buildings that are both resilient and sustainable. They also saw an opportunity for CCPL to more actively educate and promote sustainable and resilient design strategies. “We should be leaders – inspire people to do it at home,” one staff member said.

Staff mentioned a wide variety of site and facility design concepts such as electric vehicle charging stations, bioswales, and water bottle filling stations – many of which CCPL is already installing without fanfare. They talked about the importance of sustainable maintenance and custodial practices such as environmentally-friendly cleaning products and fertilizers. And they suggested programming opportunities, such as educating community members about how to reduce their carbon footprint.

To support community resiliency, Library staff see opportunities for CCPL to provide access to power, wifi, and even clean water during utility interruptions and blackouts.

In evaluating sustainable design strategies for future facilities projects, the Library can consider the public educational benefits as well as the comparative performance merits and potential payback periods. By foregrounding this wide range of sustainability methods, CCPL can continue to create resilience within the system through operational flexibility and energy efficiency, futureproofing these buildings for what’s ahead.





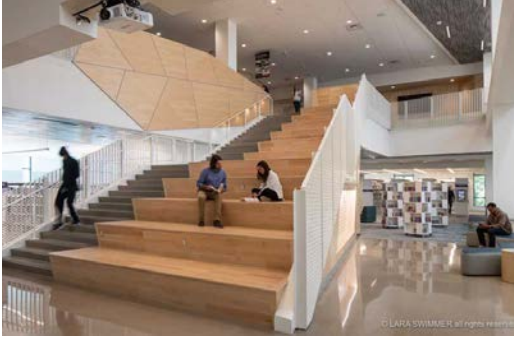
### NEXT LEVEL SPACES

Part of this master planning process for CCPL included an exploration of emerging public library trends and their implications for facility space and infrastructure. In fact, CCPL has been an early adopter of many of these trends. Over the past decade it has been taking advantage of its capital improvement program to build and enhance space for many of these diverse services at some level.

This section describes examples where other library systems have taken some of these programs and services to the next level in their communities and how that is reflected and supported in their facilities. These examples are presented for CCPL's consideration as it continues to improve and expand its own buildings over the next 10 years. Keeping these types of ideas in mind will help ensure that CCPL's facilities will be ready to accommodate and adapt to changing community needs and library services over the long term.

*"Thank you for a wonderful library!  
CCPL is one of the highlights of the  
Cleveland Metro area!"*

*— 2022 community survey  
respondent*



*The Spokane Central Library's generous social stair can also become the backdrop for community movie nights and other events.*

## CIVIC AND COMMUNITY GATHERING SPACES

Libraries have always been places for people, but they have not always been designed for people to gather and connect with each other. Providing such spaces in libraries can be particularly valuable in communities that lack other places for essential civic conversations and building stronger community ties.

Libraries can encourage conversation, socializing, and even celebration by providing spaces that enable groups of different sizes to gather informally and formally. Flexible space and furnishings facilitate a variety of formal and informal activities. Excellent acoustic design is critical so that exuberant gatherings don't prevent other customers from finding serenity elsewhere in the library.

Examples of informal gathering spaces include the new social stair in the heart of the Central Library in Spokane, Washington. In addition to their day-to-day informal uses, the forum and atrium at the expanded Dayton Main Library are very popular venues for civic events (e.g., political debates) as well as concerts, fundraisers, parties, and even weddings.

*[The Library's greatest opportunity for improvement is...] "Continuing to create a space for conversation and socialization."*

*— 2021 community survey respondent*



*The Dayton Main Library's Forum can flex between space for formal performances and informal social and community gathering.*

## FOCUSED SERVICE BRANCHES

For a variety of reasons, many libraries develop branches with a particular program focus. Often, this enables libraries to provide specialized resources, staff, and equipment to a degree that wouldn't be possible to do at every branch. It can provide the flexibility to operate on a different schedule than other branches as appropriate for the service type and target customer needs.

In 2021 the Spokane Public Library opened *The Hive*, a non-traditional branch focused on creative arts and maker activities. The specialized spaces, equipment, and staff at this location make it a citywide destination for creative programming for all ages. It provides art studios that can be “checked out” by the community at large for a few hours or days – or even up to several months. In exchange for borrowing the space at no cost, artists are asked to provide programming for library customers and the community. *The Hive* is one outcome of a strong partnership for shared facilities between the Spokane Public Library and Spokane Public Schools, whose all-staff training space and Virtual Learning division are also co-located at *The Hive*.

The Fort Worth Public Library recently transformed one of its branches into a new History Center. The building was not well-suited or well-used as a full-service branch, but FWPL didn't want to simply close it and abandon the neighborhood. Moving FWPL's genealogy and local history resources as well as the City archives to this location has made them more accessible to the community – particularly residents for whom going downtown to the Central Library was a challenge. FWPL can also tailor the hours of operation to its customers' peak demand times and ensure that skilled staff are available for support.

Some libraries such as the Oakland Public Library and Berkeley Public Library operate standalone branches focused on lending tools, gardening equipment, and other home maintenance and improvement resources. These can operate at different hours from the rest of the branches in their library networks.



*The Hive* is a branch of the Spokane Public Library focused on creative arts and maker programs. Local artists and makers can “borrow” studios for a few days, weeks, or months.

*“Bringing people together for social events and discussions would be great.”*

*— 2021 community survey respondent*





Above: CCPL's Garfield Heights Branch has a dynamic children's library with interactive and manipulative elements.

#### DESTINATION CHILDREN'S DISCOVERY SPACES

CCPL has built many vibrant and inviting children's spaces that support strategic goals and priorities such as inspiring curiosity and helping children become ready for school. The Garfield Heights Branch is a recent example, providing plenty of interactive structures and manipulative play elements that help build pre-literacy skills.

Some libraries are taking children's spaces to the next level. Destination children's discovery spaces support and encourage whole-body movement as an integral part of learning. They also offer year-round play opportunities for young customers. One 2022 community survey quipped, "we need an indoor play gym for the eight months of [bad] weather we have."

Careful space planning is needed to accommodate children's play areas, resources, and technology within the space as well as to ensure successful acoustic separation from other parts of the library.

The Spokane Public Library is including destination educational play spaces in all of its branches, which are designed with complementary themes and at a range of scales. A specialized consultant was engaged to create site-specific designs for each branch. The facilities with generous floor area and higher-volume spaces were able to accommodate the most robust and exciting play opportunities.

Below: The Shadle Park Library in Spokane has a next-level children's discovery space that provides year-round learning and play opportunities.



## CONTENT CREATION

CCPL provides facilities and equipment for introductory and amateur audio and video recording and production at several of its branches, such as the Kathleen Cochrane DePiero Recording Studio at the Strongsville Branch Library.

The new Spokane Central Library provides a professional-quality production suite with multiple acoustically isolated performance rooms, a broadcast/ podcast studio, and a video green room. A shared mixing/ production board serves the whole production suite as well as the adjacent major event and performance space.

A local community radio station occupies and broadcasts from the Spokane Central Library in exchange for providing training and support for library customers using the equipment.

Higher-level recording facilities such as Spokane's require careful attention to the design of the building's structure, ventilation, and acoustic systems (among other considerations) to ensure that they are noise- and vibration-free.

## EXTENDED-HOUR ACCESS

Facility design, management, and technology strategies can make library services and spaces available to customers beyond regular branch hours. For many years it has been a common practice to design library community rooms for independent operations, including the ability to secure other parts of the library separately while maintaining access to restrooms and support spaces for meeting attendees.

Gwinnett County Public Library was one of the first in the United States to make collections, technology, and space available to its customers 24/7 with the swipe of a library card. The Spokane Public Library is piloting a self-service model for extended hours at the Shadle Park Library with minimal staff presence. These types of operating models have a variety of implications for facility design including sightlines, security and access control, and monitoring systems.



*The Warrensville Heights Branch is one of CCPL's locations where customers can record and produce audiovisual content.*



*The newly reimagined Spokane Central Library includes a professional production suite with multiple performance booths, a broadcast/ podcast studio, and a video green room.*



*The Dayton Main Library includes a flexible forum, black box theater with control room, and video green room.*





CCPL's Bay Village Branch has a spacious and attractive terrace.

### OUTDOOR SPACES

Although the pandemic spurred public institutions nationwide to rethink the role of outdoor spaces in delivering services safely, CCPL and its library peers have long understood the value of usable outdoor space.

Patios, terraces, and story walks can all extend a library's programming options and capacity. Outdoor furniture, convenience power, extended library wifi, and shade/ weather protection further expand customers' access to library services and resources.

CCPL staff noted the importance of designing outdoor spaces to be visible from both inside and outside of the building for effective supervision.

### PLACES FOR PARTNERSHIPS

Providing space for partners within branches can have significant benefits – especially for the community. The Centers for Families and Children operates an early learning center in the Maple Heights Branch. Several CCPL branches stepped in to provide temporary counseling space for the Cuyahoga County Veterans Service Commission when its building was closed for renovations.

Dayton Metro Library has embedded partnership spaces in many of its larger libraries. These so-called "Opportunity Spaces" can be occupied by partner organizations for a few days, weeks, or months – enabling them to set up and deliver service without displacing programs and events from the community meeting room. For partners to operate outside of library hours, many of these spaces are designed with independent access and separate restroom facilities. When not occupied by partners, DML's Opportunity Spaces become additional library program and community event space.



The Yorba Linda Library provides a variety of usable outdoor spaces in which to read, work, connect, and play.



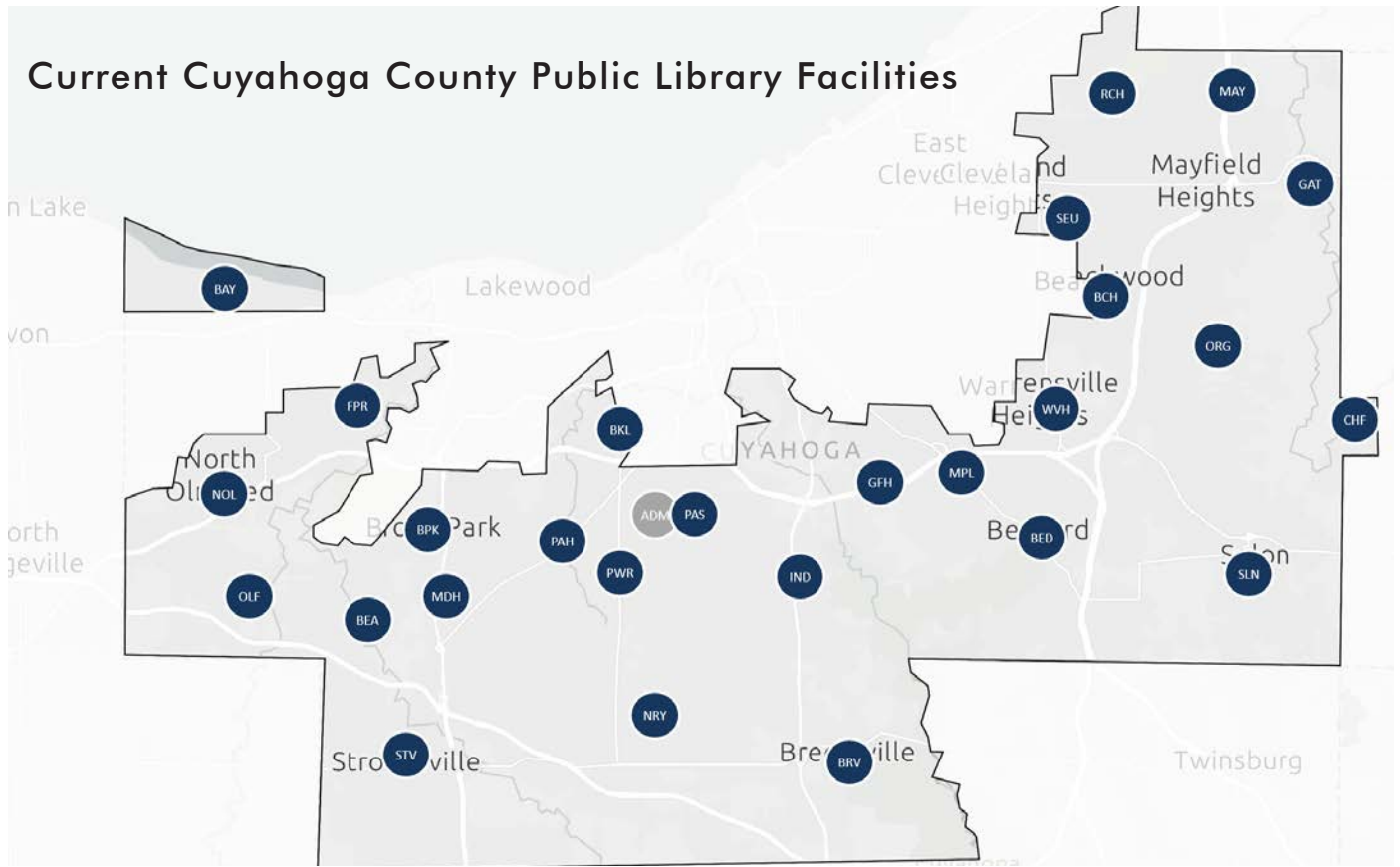
Outdoor spaces and drive-up services can be designed to support ongoing CCPL partnerships such as Mobile Pantries.





# ASSESSMENTS

## Current Cuyahoga County Public Library Facilities

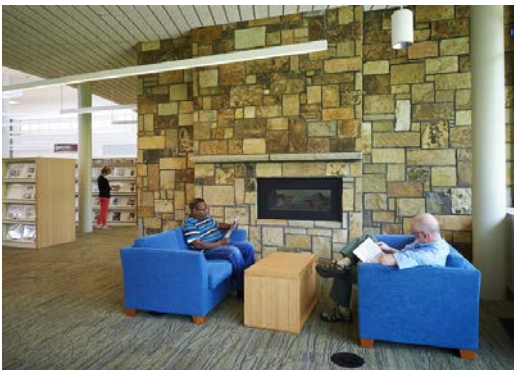


### ASSESSMENTS

Cuyahoga County Public Library operates 27 branches totaling more than 650,000 square feet distributed across a service area of more than 1,000 square miles. CCPL's 100,000 square foot Administration Building, co-located with the Parma Snow Branch Library, is also a critical asset for this high-capacity network.

CCPL owns the Administration Building as well as many of the new and expanded branches built during the past decade. However, the majority of its branch buildings are still owned by local municipalities or school districts. Regardless of ownership, CCPL is responsible for maintaining all but one<sup>1</sup> of the facilities it operates – a portfolio that can be valued at more than \$470 million in 2022 dollars, including buildings, land, furniture, fixtures, and equipment.

This section summarizes high level findings of the assessments of CCPL's facilities conducted for this master planning process. More detail about the current state of individual buildings is included in the Facilities section of this report.



Mayfield Branch

<sup>1</sup> At the Parma Heights Branch, CCPL is responsible only for maintaining the interior of the building.



## FACILITY CONDITIONS

CCPL takes excellent care of its facilities. The Facility Condition Assessments (FCA) conducted by Bureau Veritas as part of this master planning process evaluated each building in detail. The purpose of the FCAs was to identify current and projected life cycle maintenance needs over the next decade at each facility. FCA studies generate a significant amount of data to support CCPL's detailed planning and funding of maintenance projects year-by-year.

The FCA studies found a very low backlog of deferred maintenance needs (i.e., things that are currently due or overdue for repair), which is evidence of CCPL's good stewardship of its facilities. Bureau Veritas has identified a notable amount of maintenance that will be needed over the next 10 years as site and building systems reach the end of their useful life spans and must be replaced. Given the size of CCPL's facility footprint and where some of its buildings are in their life cycle, the amount of maintenance that is projected is well within normal limits.

But the consultant team did not need to rely on the FCA studies to know that the facilities are well cared for. One needs only to walk into any of CCPL's branches to see that they are attractive, welcoming, and well-kept. Finishes are in good condition. Furniture is clean and in good repair. Indoor temperatures, air quality, and lighting are comfortable day and night and throughout the year. Landscapes are kept neat and well irrigated during growing seasons, and parking lots are well plowed in winter.

While the magnitude of maintenance is perhaps invisible to customers, this careful attention to its critical systems is an integral part of the high-quality service and experiences CCPL provides for Cuyahoga County communities.



Strongsville Branch

*"I would like to thank CCPL for the wonderful support which they have given to my family with in-person and virtual programs. I really appreciate it."*

— 2022 community survey respondent





## CAPACITY FOR SERVICE

CCPL has invested more than \$110 million in implementing the recommendations of its last facilities master plan. The return on this investment has been significant in terms of expanding access and capacity for library programs and services to Cuyahoga County communities.

Many of the improvements have allowed CCPL to make major progress toward the goals and priorities of its Strategic Plan:

### Advance literacy and lifelong learning through innovative programs and services to meet diverse needs and interests

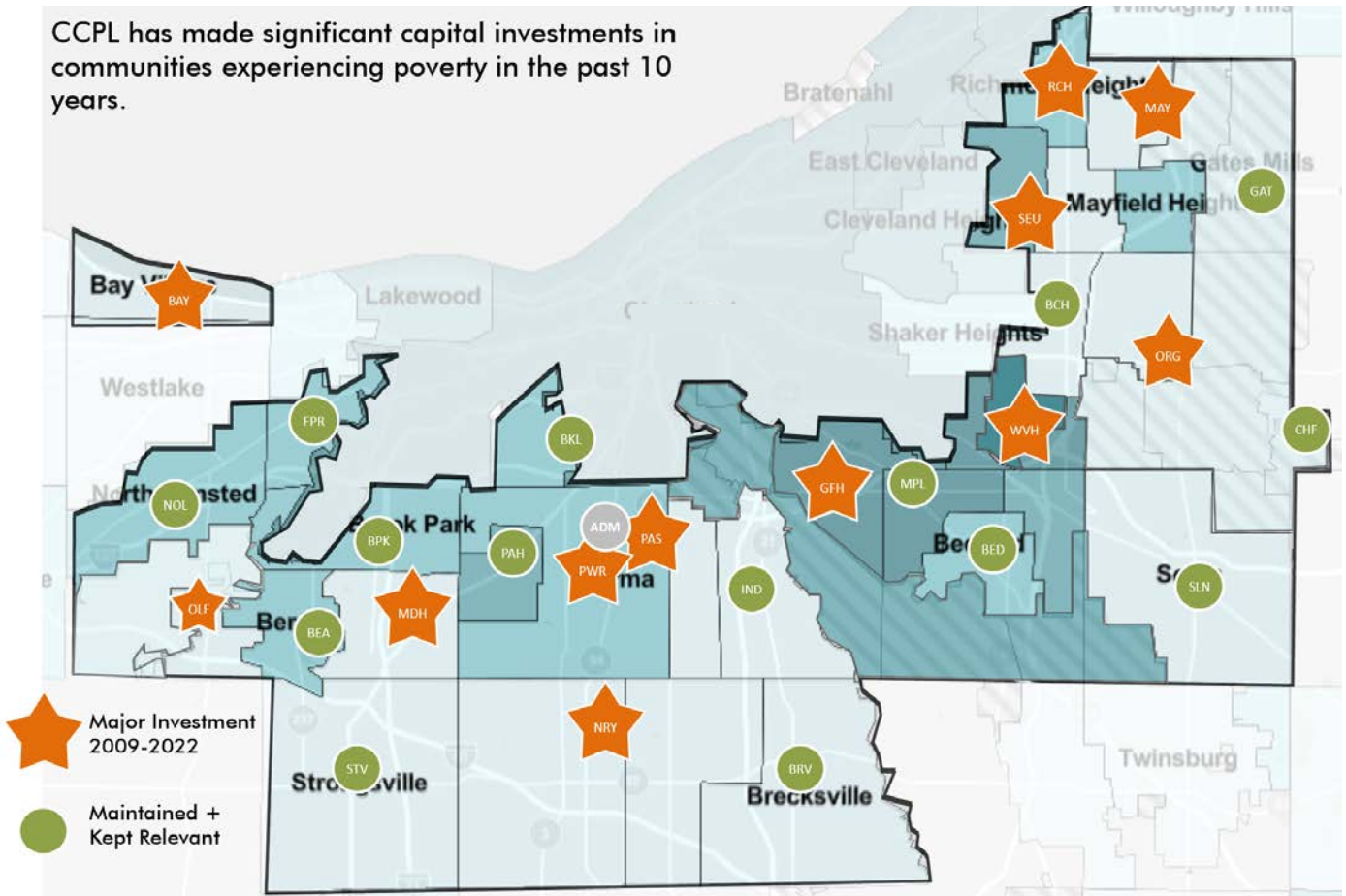
- CCPL has built and expanded branches to reflect and respond to each community's needs. The Warrensville Heights and Bay Village branches, for example, provide ample space and programs to level up community goals while celebrating core community values.
- Dedicated Student Success Centers and Innovation Centers are providing the foundation for customers and communities to gain first-hand access to skills training, support services, and technology.
- Engaging early childhood spaces and dedicated teen spaces are building literacy skills and inspiring lifelong curiosity.
- Community access to physical and digital collections is significantly enhanced through ongoing investment in space and shelving.

### Prioritize connections with our customers and our communities

- CCPL branches provide a wide range of welcoming, accessible, and inclusive spaces for meaningful connection and collaboration.
- The design of new branches such as Parma-Snow and Garfield Heights has made these branches highly visible within their communities, and much more transparent in order to showcase the services and spaces within.
- Many of CCPL's new and expanded branches, such as Orange and Warrensville Heights, have drive-up windows that enhance accessibility of library services.
- CCPL is building new meeting rooms, study spaces, and collaboration areas to foster both community and staff connections.



CCPL has made significant capital investments in communities experiencing poverty in the past 10 years.



**Nurture a culture of inclusion and respect that empowers staff and equitably connects our communities**

- CCPL has been building branches that are accessible and inclusive for library customers and staff alike.
- Branches are designed to empower customers to manage their own library experience as much as possible including through intuitive wayfinding and easy self-service opportunities.
- That said, staff are easy for customers to find when they want assistance. Service points work well within the natural flow of the customer’s experience and are highly visible without feeling too large or overbearing.

## GAPS AND OPPORTUNITIES

As successful as the last decade of capital investments has been, there is still work to be done. The last facilities master plan established a road map for what CCPL could achieve over a decade or so. As a result CCPL's facilities network still has some needs and gaps that are described in this section, along with some of the opportunities for strategic improvement.

## COMMUNITIES IN NEED

Many of Cuyahoga County's neediest communities saw significant improvements to their branches over the past decade. However, there are still communities such as Maple Heights – which according to the US Census also has higher levels of poverty and lower access to computers and high-speed internet – that have been awaiting their turn for major library improvements. CCPL will consider how it can prioritize these branches as it develops the sequencing strategy and timing for capital projects over the next 10 years.



*Parma Heights Branch Library*





#### VISIBILITY OF LIBRARY FACILITIES

Some of the most striking differences between CCPL's older and newer branches are in how prominent they are on their sites and in their communities. The new Parma Snow Library is visible and easy to find from Snow Road, while its high degree of transparency shows the community all of the exciting activities and inviting spaces it has to offer.

By contrast, older branches such as Maple Heights, Bedford, and Berea tend to be more architecturally opaque and/or set back from the street. Such buildings could be transformed through a reinvention of their exteriors, shaping a new perception and increasing visibility between interior and exterior.

*Above: Parma-Snow Branch Library*

*Below: Maple Heights Branch Library*





Sari Feldman Auditorium at the Parma-Snow Branch

## EAST COUNTY / WEST COUNTY EQUITY

One of the analyses conducted for this master planning process used maps of CCPL checkout records to explore how customers use branches and whether there are any gaps or barriers. The maps showed that Cuyahoga County residents do not only visit the branch closest to where they live; rather, many visit more than one branch – some of which may be a moderate to significant distance from home. This pattern of mobility and library use is similar with what the consultant team has seen in other suburban communities outside major cities.

The mapping did not reveal any populated areas of Cuyahoga County where residents couldn't access at least one library branch. In fact, in most areas they can – and do – use multiple branches. However, it did show that the Cuyahoga River does influence east-west travel. Cuyahoga County residents are more likely to visit libraries on the same side of the river as where they live. While residents of both sides do have convenient access to branch services, they should also have equitable access to specialty services and spaces.

The Sari Feldman Auditorium at the Parma Snow Branch Library is one example of an amenity that may be more accessible to residents on the west side of the county. CCPL should look for opportunities to provide equivalent access to large event space for east county communities. An ideal site for an east county auditorium facility would need to be reasonably centrally located and have the capacity for both the building and associated parking.

In the 2021 community survey, several respondents commented that CCPL could improve the east-west equity of programs and services. One mentioned, "Offering the same classes or programs at east and west side locations." Another suggested providing "...a memory lab on the west side."

In the past, CCPL's Facilities Department has explored the idea of developing a maintenance and fleet facility on the east side of the Cuyahoga River. This would not only expand its capacity for fleet vehicles and maintenance operations, but also provide closer access for time-sensitive work such as plowing in winter. While this is not considered a critical need at this time, CCPL may wish to keep an eye out and be prepared to act should a good opportunity arise.



Memory Lab at the South Euclid-Lyndhurst Branch





#### DRIVE-UP SERVICE ACCESS

In the 2021 community survey for CCPL’s Strategic Plan, respondents included drive-up services among the Library’s greatest strengths – citing the convenience and ease of use, particularly during bad weather.

Part of the mapping analysis for this planning process looked at the subset of data records for checkouts through CCPL’s drive-up service windows. Although many Cuyahoga County communities do access drive-up services, this analysis revealed possible gaps around Fairview Park, Strongsville, and other southern and southeastern areas of the county.

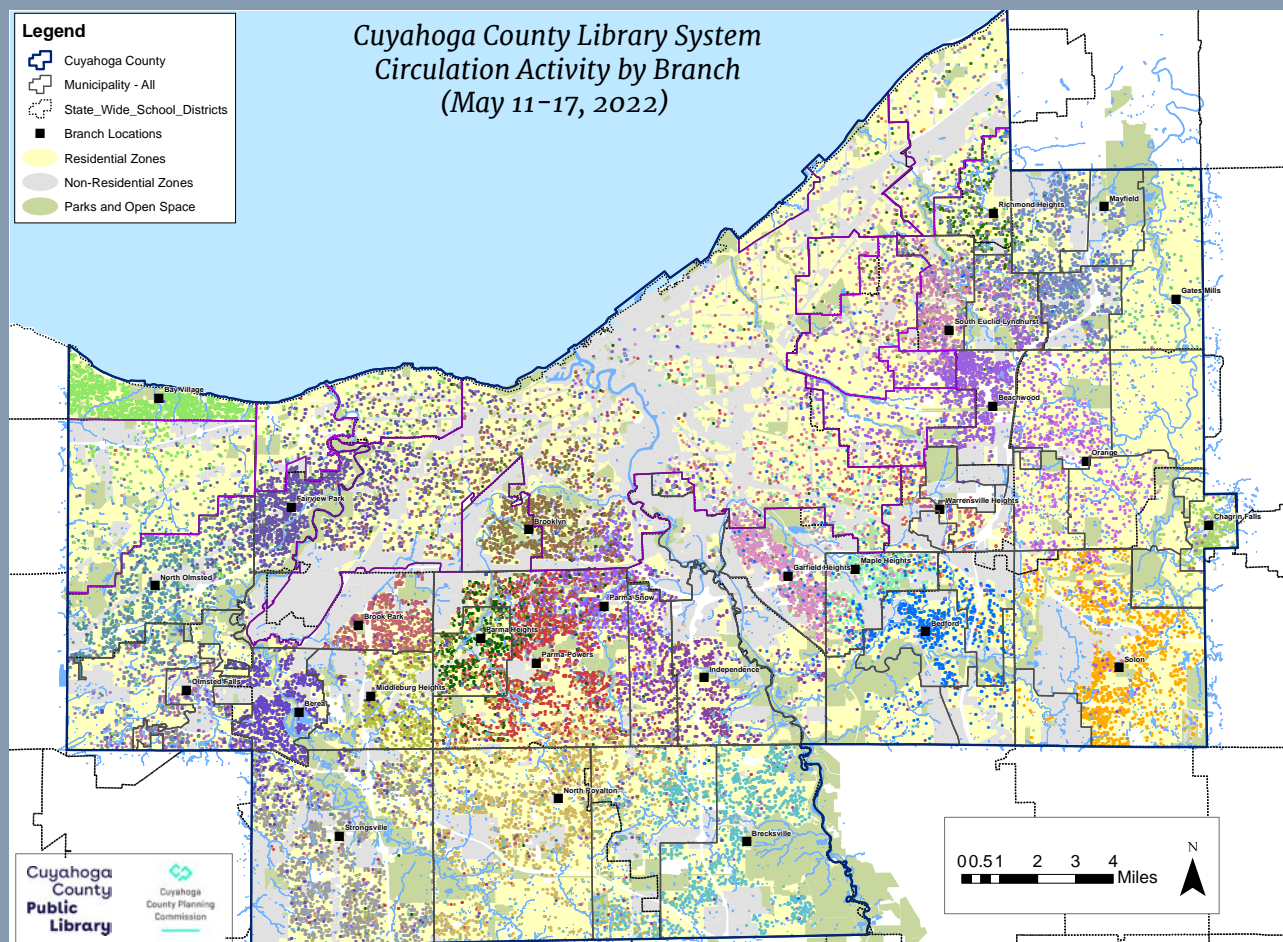
Where possible, CCPL should leverage major capital projects – particularly in these areas – to expand drive-up service access. (CCPL has identified Brecksville, North Olmsted, Fairview Park, Solon, and Maple Heights as having the potential for adding drive-up service.)

*Drive-up service window at the South Euclid-Lyndhurst Branch*

*“All branches should be fitted with a drive-through window, especially in the post-pandemic world.”*

*— 2022 community survey respondent*





## CIRCULATION MAPPING

For this master plan, a sample of CCPL circulation data was mapped by the Cuyahoga County Planning Commission's GIS team. The resulting maps showed that Cuyahoga County residents do not exclusively visit the library closest to their home. Rather, they visit the branch – or branches – that meet their needs, which may be different from day to day and week to week.

The maps did not show any populated areas of the county where customers could not access at least one CCPL branch, if not more. However, they did show that the Cuyahoga River does influence east-west travel; residents on each side of the river were much more likely to visit libraries on the same side of the river. For this reason, it will be important for CCPL to ensure that significant amenities, such as large event space, are provided in both east and west county areas.

The maps also showed that some parts of the county – particularly the southern communities – have less access to drive-up window service. CCPL should take advantage of opportunities to add drive-up services in branches wherever feasible.



### SUPPORT FOR STRATEGIC PARTNERSHIPS

CCPL has established strong partnerships to expand service and enhance positive community impacts. Examples include CCPL's partnership with the Cleveland Foodbank, which positions the Library as a distribution channel for critical social services. The Library hosts regular Foodbank "Mobile Pantry" food distributions as well as after-school and summer lunches in its Kids Cafes. The partnership addresses a fundamental barrier to literacy and learning — hunger — for Cuyahoga County's most vulnerable citizens.

CCPL has many partnerships that could turn a larger presence in library branches into increased impact in other strategic areas, such as workforce development and skills training. Not all of these partnerships may require dedicated space on a long term basis. Some may benefit as much or more from programmable spaces with appropriate capacity, furnishings, technology, and support.

CCPL can leverage its upcoming major capital projects to expand and enhance its capacity to support partners on a short-term or long-term basis.



### ANTICIPATING COMMUNITY GROWTH

Many communities in Cuyahoga County are considered to be built out, and in general the county population is not expected to increase significantly over the next 10 years. That said, there still are areas with the potential for both commercial and residential development and growth.

One such area is in southern Cuyahoga County in and around Broadview Heights. Additional growth in this area will increase the pressure on the already highly-used Brecksville, North Royalton, and Strongsville branches. CCPL should look for an appropriate site for a potential new branch library to build access and capacity for service in this area of the county.

### UPDATES NEEDED TO ALIGN WITH STRATEGIC PLAN

CCPL has the ability to not only take care of facility maintenance needs through the skills and capacity of its own Facilities crew, but to also make strategic improvements to keep services and spaces relevant. This is a major advantage for CCPL, as it can bundle focused renovations for service with preventive and life cycle maintenance projects over time based on available funding and capacity.

Adding group study rooms and expanding collection display space are just two examples of the types of strategic improvements that can be considered as each branch is ready for maintenance. There are many opportunities for targeted updates such as a refreshed focus on promoting the collection at smaller branches such as Gates Mills and Chagrin Falls. Larger branches such as North Olmsted and Strongsville may benefit from additional space where home-based businesses, remote workers, and others can collaborate. Even some of CCPL's newer branches will likely need targeted interventions over time in order to stay responsive to changing community needs and evolving CCPL strategic priorities.

The Administration Building would benefit from a focused needs and feasibility study of reworking the loading dock and service areas for expanded Library2You services (for example).







# RECOMMENDATIONS



*Above: The Maple Heights Branch has great potential for reimagination through renovation to create vibrant places for people of all ages to come together. See page 102 for more about the Maple Heights Branch Library feasibility study.*

## FACILITIES VISION

The new 2023-2032 Facilities Master Plan will build upon the strong foundation and success of the Cuyahoga County Public Library's capital improvement program to date. The next decade will continue CCPL's progress toward a network of high-performing facilities that respond to community needs and support the Library's strategic initiatives.

## EXCELLENT SERVICE

First and foremost, Cuyahoga County Public Library's facilities will be places for people. Customers will find a space in the library that meets their needs – whether that be a quiet place to work alone or a lively space to connect with others. Dynamic children's discovery spaces will delight young Cuyahoga County residents and set them on a path of lifelong curiosity and learning. Teens will be drawn to the library to gather and socialize as well as to support their education.

Attractive and flexible outdoor spaces will expand opportunities for both library programming and informal gathering – particularly where there are weather-protected.





The collection will always be an integral part of the CCPL experience. Ample display will provide opportunities for serendipitous discovery of a new favorite author or unexpected item from CCPL's evolving "library of things." Digital displays will boost the availability and accessibility of CCPL's digital collections. Expanding the Olmsted Falls Branch would allow for more seating in which to curl up with a great find from CCPL's generous collection.

Libraries will also nurture and support new services and programming. CCPL's Innovation Centers are an effective strategy for offering high-interest and specialized services in communities where they are needed. Copious learning and meeting spaces will support robust programming for a wide variety of community interests. Expansion of the Solon Branch will provide an opportunity to support innovation and significantly expand programming capacity.

Libraries will enable CCPL to advance its strategic initiatives through focused programs and partnerships. The capacity for CCPL to host partners is beneficial for all parties – the community most of all. Relocation of the Parma Heights Branch offers the possibility to partner on focused strategic goals, such as workforce development, to meet significant community needs.

*Above: A generous new entry plaza and outdoor children's play yard at the Brook Park Branch would extend the library experience significantly beyond the beyond the walls of the building. See page 80 for more about the Brook Park Branch Library feasibility study.*





*Ongoing maintenance of branches like Brecksville offers the opportunity for strategic updates to keep service relevant and responsive to community needs and interests.*

## EQUITABLE ACCESS

Cuyahoga County Public Library's network will provide equitable access to signature, high-interest services and spaces throughout the county. Redevelopment of the Beachwood Branch site to include a large auditorium will expand access to major programs and events for east side communities. Renovation of the Strongsville Branch and the Berea Branch offer opportunities to add a Memory Lab that's more accessible for those on the west side of the Cuyahoga River.

Customers throughout Cuyahoga County will be able to access convenient library services from the comfort of their car. New and renovated CCPL branches will include drive-up access wherever possible. Expansion of the Bedford and Brook Park branches offer the potential to include drive-up service as well as significantly more space for people and programs.

CCPL's network will provide the capacity for growth and change. The new, larger Brooklyn Branch will be better able to provide the breadth and depth of service needed for its diversifying community. A new branch in the Broadview Heights area would significantly increase access and service capacity in southern Cuyahoga County.

## ENGAGING EXPERIENCES

Libraries will be highly visible within the communities they serve. Central locations and striking architecture are characteristic of CCPL branches, making them impossible to miss – or resist. Relocation of the Independence Branch to a more prominent site would enhance community awareness of and access to everything this vibrant branch has to offer.

CCPL's facilities will continue to be kept in great condition. Its proactive preventive maintenance program is a platform for ensuring that all branches are as relevant to community interests as they are fresh and welcoming. CCPL will make strategic updates for improved service part of its larger life cycle maintenance projects, such as are upcoming at the Gates Mills, Chagrin Falls, and North Olmsted branches.

Sustainability and stewardship will continue to guide CCPL in building and maintaining high-quality facilities that are agile, resilient, and ready for the future. The Administration Building is a critical part of CCPL's network – and must stay ready to adapt to organizational and service changes over time.



*The Gates Mills Branch will get strategic updates to modernize and improve service as well as scheduled life cycle maintenance.*

## MAINTENANCE AND UPDATES BY CCPL

All of CCPL's facilities are considered in the master plan for the next 10 years of capital improvements, although the level of work proposed for each facility will vary. Ongoing investments to keep CCPL's facilities in great condition and up to date will be managed and, whenever possible, implemented by the Facilities Department.

### MAINTAIN AND KEEP RELEVANT

All CCPL libraries will be kept fresh and in good working order through proactive preventive maintenance. CCPL will continue to update spaces and furnishings as appropriate to keep branches relevant and responsive to community needs. Many of the branches that were new or received major renovation within the past 10+ years will fall into this category.

#### Maintain and Keep Relevant

- *Bay Village Branch Library*
- *Brecksville Branch Library*
- *Fairview Park Branch Library*
- *Garfield Heights Branch Library*
- *Mayfield Branch Library*
- *Middleburg Heights Branch Library*
- *North Royalton Branch Library*
- *Orange Branch Library*
- *Parma-Powers Branch Library*
- *Parma-Snow Branch Library*
- *Richmond Heights Branch Library*
- *South Euclid-Lyndhurst Branch Library*
- *Warrensville Heights Branch Library*

### RENOVATE WITH STRATEGIC UPDATES

Some of CCPL's branches will require a higher level of maintenance over the next decade as major building systems reach the end of their expected useful life. These will include some of CCPL's branches built in the early to mid 2010s as they come due for their first 15-year roof replacement.

Such projects offer opportunities to bundle in more intensive strategic improvements for service. For example, life cycle maintenance on a building's mechanical and lighting systems is an opportunistic time to move partitions, add group study rooms, and/or make other changes involving those systems.

#### Renovate + Strategic Updates

- *Berea Branch Library*
- *Chagrin Falls Branch Library*
- *Gates Mills Branch Library*
- *North Olmsted Branch Library*
- *Strongsville Branch Library*
- *Administration Building*



Above: Expansion of the Bedford Branch offers the possibility of adding drive-up service as well as significantly more space for library programming. See page 68 for more about the Bedford Branch Library feasibility study.

Opposite: With new construction, the current Beachwood Branch Library site can accommodate both a new branch and an auditorium to provide more equitable service for east Cuyahoga County communities. See page 58 for more about the Beachwood Branch Library feasibility study.

## MAJOR RENOVATION AND NEW CONSTRUCTION PROJECTS

CCPL's preferred method of delivery for major renovation, expansion, and new construction projects is via a general contractor or construction manager at-risk (CMAR).

### RENOVATION AND EXPANSION

Five branches are recommended for moderate to major renovation, and four are recommended for potential expansion. These branches offer the opportunity to build capacity and reinvent their service model and customer experience for the community without needing to completely replace the existing buildings.

#### Renovation and Expansion Projects

- *Bedford Branch Library — renovate and expand*
- *Brook Park Branch Library — renovate and expand*
- *Maple Heights Branch Library — renovate*
- *Olmsted Falls Branch Library — expand*
- *Solon Branch Library — renovate and expand*

Feasibility studies of the Bedford, Brook Park, and Maple Heights branches were completed to enrich the master plan assessments and explore opportunities. The studies demonstrated excellent capacity to significantly expand and enhance service through renovation and expansion at each building.

In the cases of Bedford and Brook Park, their sites can accommodate expansion of the building's footprint and more usable outdoor spaces.

In the case of Maple Heights, there is great potential to expand and enhance space by reorganizing and transforming the interior of the existing building.

(See the Facility Summaries section for more detail on individual library opportunities).





## NEW CONSTRUCTION

Some of CCPL's existing facilities will not see good return on further investment. Four CCPL branches are recommended to be replaced: Brooklyn, Beachwood, Independence, and Parma Heights. The Beachwood Branch is the only one of these projects that appears to have the potential for replacement on its existing site. A feasibility study confirmed that the Beachwood site can accommodate an event space comparable to the Feldman Auditorium to better serve east Cuyahoga County communities as well as a new modern branch library.

The other replacement projects will require alternate sites. A new location for the Brooklyn Branch has already been acquired, and design is underway at the time of this report. A new, more visible site for the Independence Branch will raise its profile and expand community access to modern library programs and services.

The Parma Heights community is deeply attached to its branch library building; expansion or replacement on its existing site is not considered feasible. On a new site, CCPL can explore the potential to develop a new focused branch with programs and partnerships supporting strategic goals.

An additional new branch is recommended to build capacity in the growing Broadview Heights area of south Cuyahoga County. CCPL should start looking for opportunities to acquire an appropriate site.

### New Construction Projects

- *Beachwood Branch Library — new branch with auditorium*
- *Broadview Heights Branch Library — new branch*
- *Brooklyn Branch Library — new branch*
- *Independence Branch Library — new relocated branch*
- *Parma Heights Branch Library — new partnership library*

## GC/CMAR PROJECT SEQUENCE

While each of the recommended major projects is important, they can't all be done at once. A sequencing plan is proposed below for implementation of the recommended projects to be delivered via general contractor/construction manager at risk (CMAR) methods. This proposed sequence is based on considerations including:

- Strategic Plan Alignment – projects that advance CCPL strategic priorities and initiatives
- Population – projects in areas of higher need (e.g., poverty level, digital divide); projects that address anticipated population growth
- Geography – balancing projects in east and west county communities
- Opportunity – availability of appropriate sites and funding
- Previous Improvements – level of investment during the past decade
- Capital Fund – projected annual fund balance

The proposed timing for projects is based on what is known or anticipated as of the time of this report. Moving forward, CCPL will revisit sequencing at least biannually to confirm or modify project timing in response to available resources, changing circumstances, new opportunities, and other internal and external factors.

The maintenance work and strategic updates by CCPL's Facilities Department will be scheduled based on timing of life cycle maintenance needs, available funding, and other considerations.

### In Progress

Brooklyn Branch Library – new

Solon Branch Library – renovate + expand

### Start in One to Four Years

Beachwood Branch Library – new with auditorium

Maple Heights Branch Library – renovate + reimagine

Parma Heights Branch Library – new partnership library

### Start in Five to Seven Years

Bedford Branch Library – renovate + expand

Brook Park Branch Library – renovate + expand

Independence Branch Library – new

### Start in Eight to Ten Years

Olmsted Falls Branch Library – expand

Broadview Heights Branch Library – new

Location	Recommended 2023-2032
Administration Building	Renovate + strategic updates
Bay Village Branch	Maintain + keep relevant
Beachwood Branch	New branch with auditorium
Berea Branch	Renovate + strategic updates
Bedford Branch	Renovate + expand
Brooklyn Branch	New branch in progress
Brook Park Branch	Renovate + expand
Brecksville Branch	Maintain + keep relevant
Chagrin Falls Branch	Renovate + strategic updates
Fairview Park Branch	Maintain + keep relevant
Gates Mills Branch	Renovate + strategic updates
Garfield Heights Branch	Maintain + keep relevant
Independence Branch	New branch
Mayfield Branch	Maintain + keep relevant
Middleburg Heights Branch	Maintain + keep relevant
Maple Heights Branch	Renovate + reimagine
North Olmsted Branch	Renovate + strategic updates
North Royalton Branch	Maintain + keep relevant
Olmsted Falls Branch	Expand
Orange Branch	Maintain + keep relevant
Parma Heights Branch	New partnership library
Parma Snow Branch/ Feldman Auditorium	Maintain + keep relevant
Parma-Powers Branch	Maintain + keep relevant
Richmond Heights Branch	Maintain + keep relevant
South Euclid-Lyndhurst Branch	Maintain + keep relevant
Solon Branch	Renovate + expand in progress
Strongsville Branch	Renovate + strategic updates
Warrensville Heights Branch	Maintain + keep relevant



# CUYAHOGA COUNTY PUBLIC LIBRARY FEASIBILITY STUDIES

L A K E E R I E

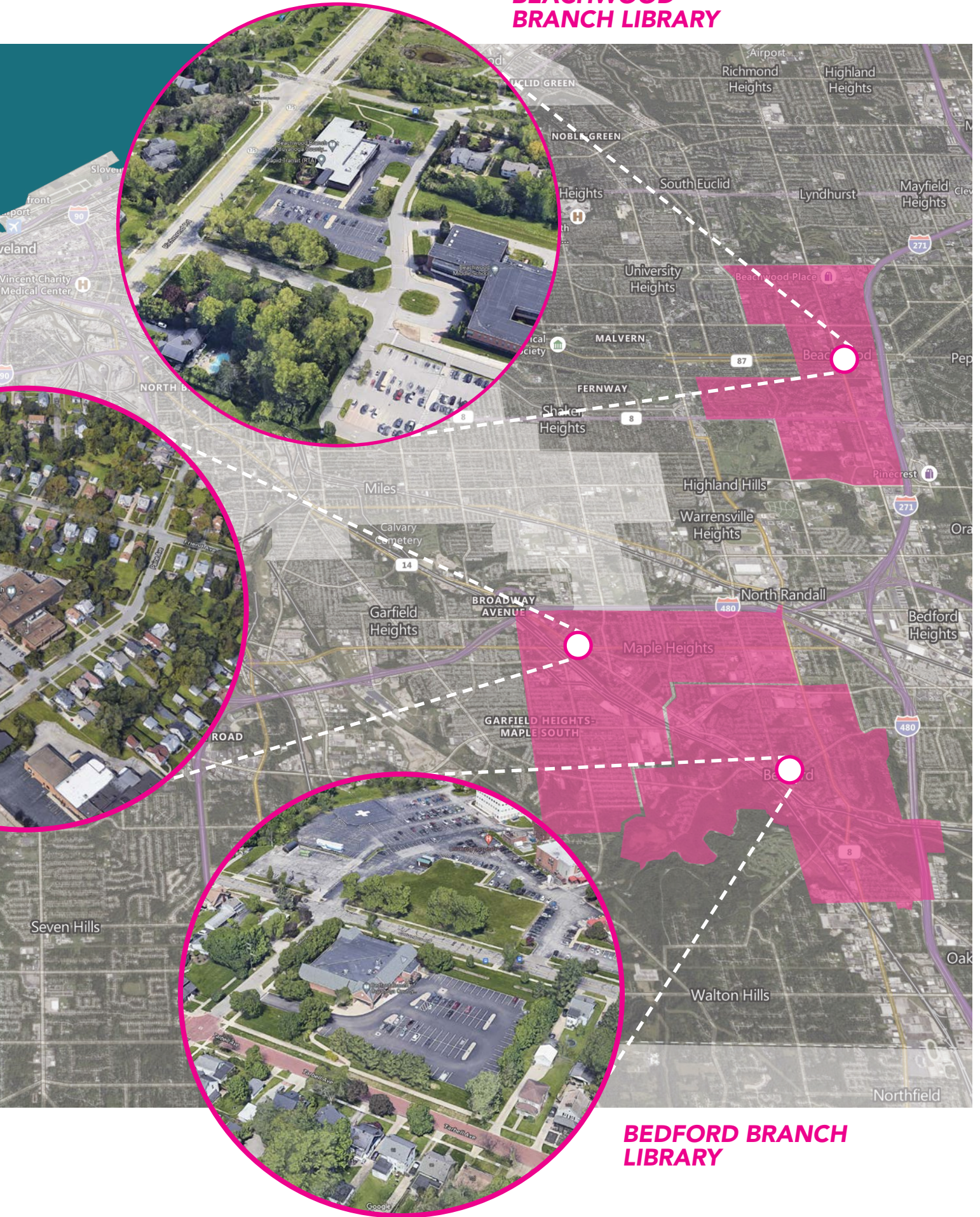
**MAPLE HEIGHTS  
BRANCH LIBRARY**

**BROOK PARK  
BRANCH LIBRARY**





# BEACHWOOD BRANCH LIBRARY



# BEDFORD BRANCH LIBRARY



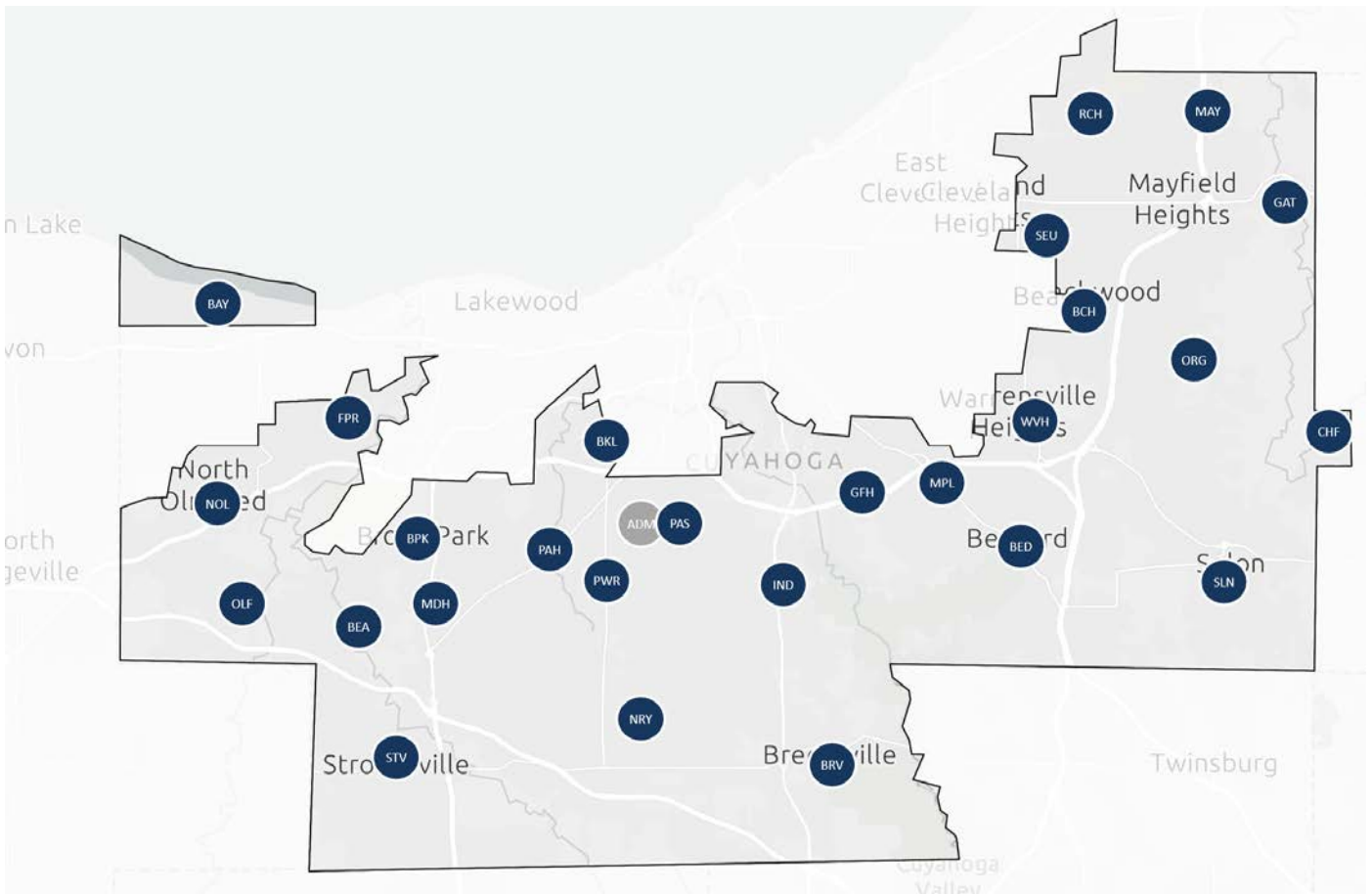
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# FACILITIES

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# CCPL FACILITIES

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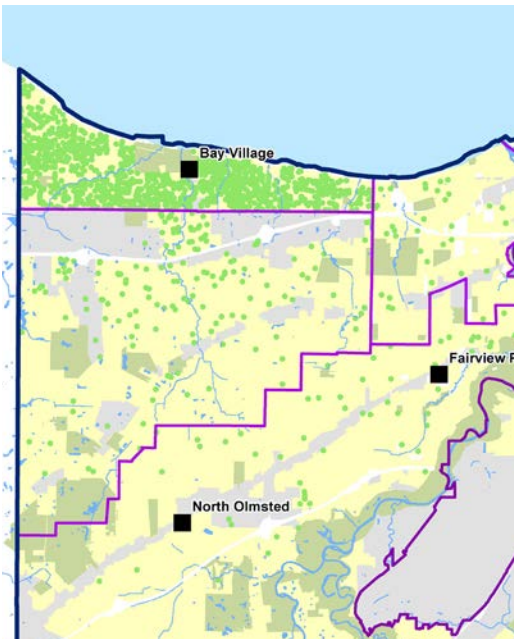
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# BAY VILLAGE BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



*The new Bay Village Branch has a strong attraction for local residents.*

The Bay Village Library is the newest branch in the CCPL system. Opened in 2021 on a prominent 2.5-acre site in Cahoon Park, the CCPL-owned building provides 17,000 square feet of space on two levels. This new branch was one of the last projects completed in CCPL's 2009 Facilities Master Plan and was a 100th Anniversary Gift.

## CURRENT STATE

With a large outdoor terrace and views of Lake Erie, the library can double as a dynamic event space and can host myriad activities for all ages. Architecturally, the new library is built in a Coastal Contemporary style and draws inspiration from residential Cape Cod and Colonial-style homes found within Bay Village. Long-lasting and durable materials including lap siding, stone base, and standing seam metal roofing integrate the library within its setting.

The library is well sited on the edge of Cahoon Park, highly visible from Wolf Road, and walkable from Bay Middle School as well as multiple residential neighborhoods. A large glass curtain wall allows visibility into the spaces, effectively advertising the library to the public. On the rear of the building, a modern drive-up window allows for efficient distribution of materials. The building is pursuing LEED certification, and includes multiple sustainability strategies including a green roof.

See page 36 for an explanation of the map.



Entering through a generous front porch, visitors are greeted by a large two-story space, replete with dedicated adult and children’s areas, teen space, an Innovation Center, collaborative meeting rooms, and a divisible community room. On the second floor, a reading loft is anchored by a fireplace reading room, as well as the second-floor terrace. These flowing, voluminous spaces, allow for a wide range of activities and events throughout the year. Throughout, permanent collections feature individually illuminated shelves, increasing accessibility and merchandising opportunities.

**RECOMMENDATIONS + OPPORTUNITIES**

The new Bay Village Library is a high-quality building and a strong addition to the CCPL network. CCPL will continue to maintain the building to keep it fresh, relevant, and in good working condition; major renovation or expansion is not anticipated in the next decade. Strategic updates to consider include improving acoustics at the group study rooms, adding outdoor furniture, and installing additional bicycle racks.

*“I am very excited about the new Bay Village Branch!”*  
 — 2022 community survey respondent



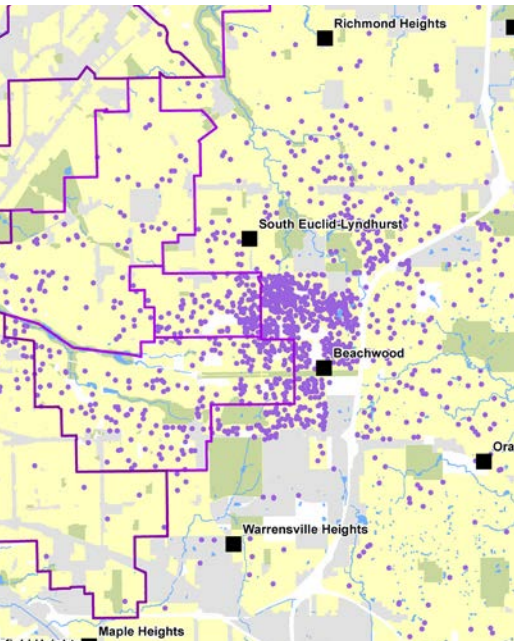


# BEACHWOOD BRANCH LIBRARY



## NEW BRANCH + AUDITORIUM

Built in 1983 on a 6-acre site, the Beachwood Branch Library is owned by the Beachwood City School District and includes 19,000 square feet on a single level. The building received an interior refresh over a decade ago but still lacks modern service amenities such as dedicated group study rooms and collaboration spaces. In 2021, it received a new roof, carpet, and replacement of the R-22 in its HVAC system. In 2022, the reading garden near the building’s entrance was refreshed as the 100th Anniversary Branch Gift.



### CURRENT STATE

Located on the prominent and busy corner of Richmond Road and Shaker Boulevard, the Beachwood Library and sign are highly visible to passing cars and pedestrians. Additionally, the building is accessible and visible from the Beachwood Middle School which shares both driveways with the library, and both are visible to each other. The Beachwood High School is just north of the site on Richmond Road. Beachwood City Park is just across Shaker Boulevard from the library, which creates an attractive and accessible site for the library. Because of the location, the branch has become an indispensable part of the Beachwood community.

*The Beachwood Branch serves residents of a fairly large area of east Cuyahoga County.*

See page 36 for an explanation of the map.



The library is set back from the road and is surrounded by grass lawns and large trees, featuring mature landscaping and a pleasant, tidy, and obvious entry point. The exterior of the building appears relatively well maintained yet shows some signs of aging in its brick façade and large tinted windows. On the western side of the building next to the drive-up book drop, the old entrance has been replaced by floor to ceiling windows, but the area has no foot traffic, and the old glass awning has become a refuge for wildlife.

Inside is a large adult reading room with teen and children’s areas towards the back. Although visibility is limited by tall shelves, the circulation desk can be seen from the front entrance. The teen and children’s spaces, though, are hidden amongst the visual noise of the library. The teen lounge is small and lacks space for programming, but the story time room is used often by parents and children. Throughout the library, there are no mitigation techniques applied to keep noise from youth areas traveling to adult reading areas. The only separation of space other than the story time room is the outdoor patio. From the back door of the library, users can access a small wrap around garden that is used as additional programming space for children’s reading times and other activities.

**RECOMMENDATIONS + OPPORTUNITIES**

Beachwood should be replaced on its current site to better serve its community. Due to its age, the amount of time since its last renovation, and limited square footage, it is recommended that a new building take its place. The Beachwood site’s capacity and location makes it a good potential candidate for development of an auditorium/ large event space to better serve east Cuyahoga County communities, comparable to the Feldman Auditorium in Parma.



*“Beachwood has a great selection and I love the members-only days of the book drive.”*

*— 2022 community survey respondent*



# BEACHWOOD BRANCH LIBRARY + AUDITORIUM FEASIBILITY STUDY

## EXISTING FACILITY FEASIBILITY FOR RE-USE

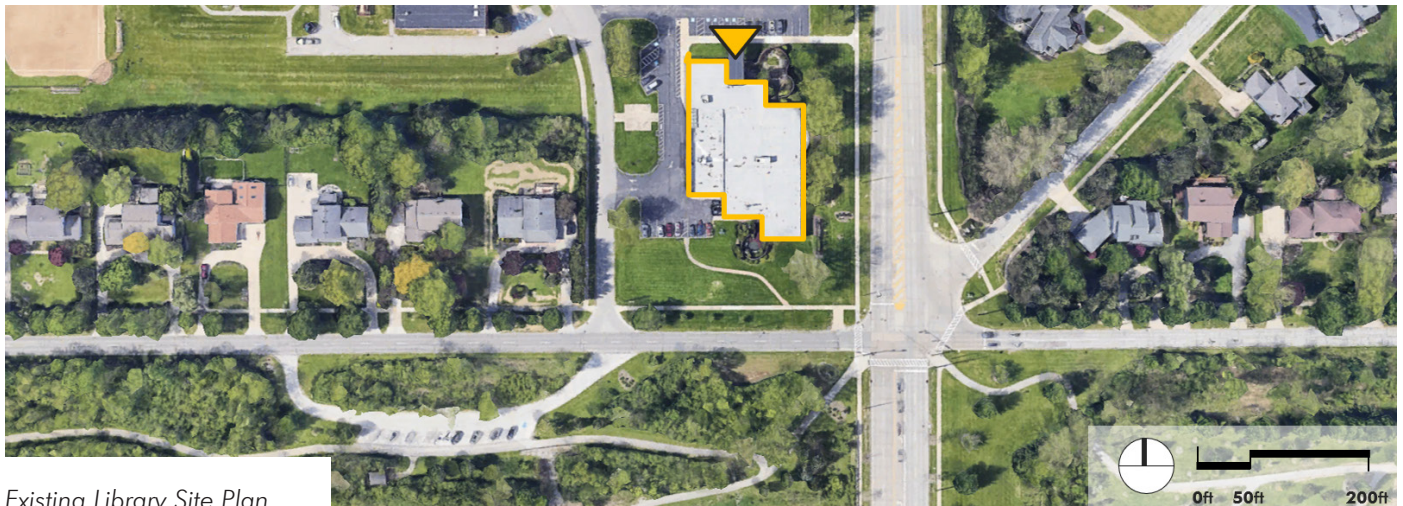
The existing Beachwood Library limits the ability to fully maximize the existing site. Set back significantly from the street, as well as adjacent parking areas, the library suffers from limited opportunities for expansion. Additionally, the relocated entry results in significant amounts of paving directly adjacent to the building's west and north, as well as indeterminate landscaped areas to the east and south. These setbacks additionally keep the library from having a strong presence on the street. This issue is exacerbated by the significant expanses of dark-tinted, mirrored exterior glass, limiting the ability for passing vehicles to see into the library.

Programmatically, the Feasibility Study analyzed the potential to develop a larger branch library as well as to study the feasibility of an east-side auditorium on this site. While an overbuild (adding a second story onto the existing structure) is technically feasible to expand the library's square footage, the library's siting would preclude the ability to include additional gross square footage necessary for an auditorium due to the library's awkward siting. Finally, an overbuild would have significant structural limitations, due to the age of the existing structure and the original design of a single-story facility. As a result of this investigation, the Consultant Team utilized best-fit diagrams to investigate whether or not a co-located branch library of between 25,000 and 30,000 square feet connected to an approximately 10,000 square foot auditorium would be feasible.

## CONCEPT – NEW BRANCH + AUDITORIUM

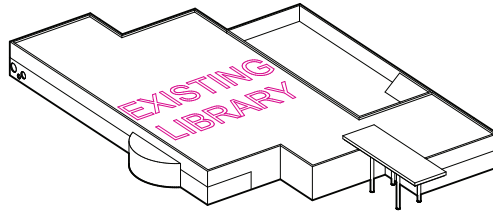
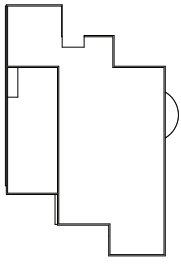
Following the analysis of the existing building, the Consultant Team developed conceptual options for a new branch library and auditorium. First, a single-story branch library, auditorium, and associated parking was analyzed and determine to not fit on the site. While a small branch library could fit on the site with an auditorium, this approach would not meet the needs of the Beachwood community, which already heavily uses the existing facility and would benefit from additional square footage for collaborative spaces, and more robust, distinct adult, children and teen areas.

However, a two-story branch library and auditorium does fit on the site, and would work well to take advantage of the double-height nature of the auditorium for support services including a control booth, green room, changing rooms, and storage. Additionally, this second floor entry to the auditorium would allow for raked, potentially retractable, seating. This two-story configuration would have an added benefit of a strong street presence at the intersection of Shaker Boulevard and Richmond Road, itself a critical traffic juncture with significant visibility within Cuyahoga County.

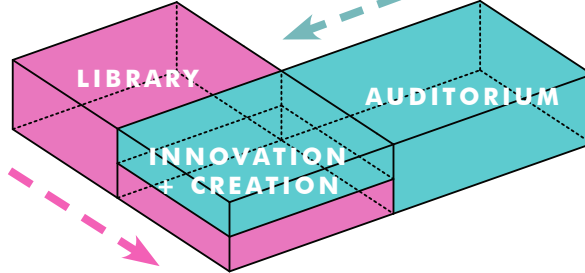
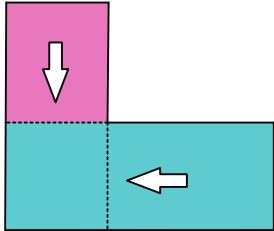


Existing Library Site Plan

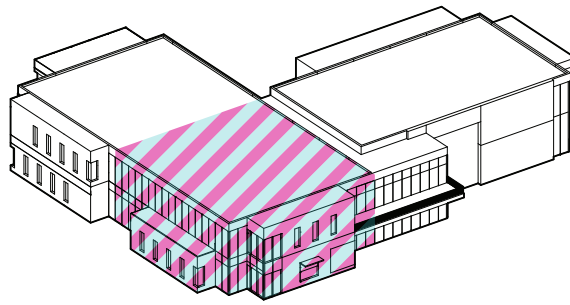
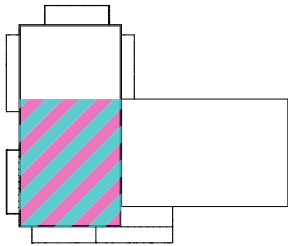
EXISTING FACILITY



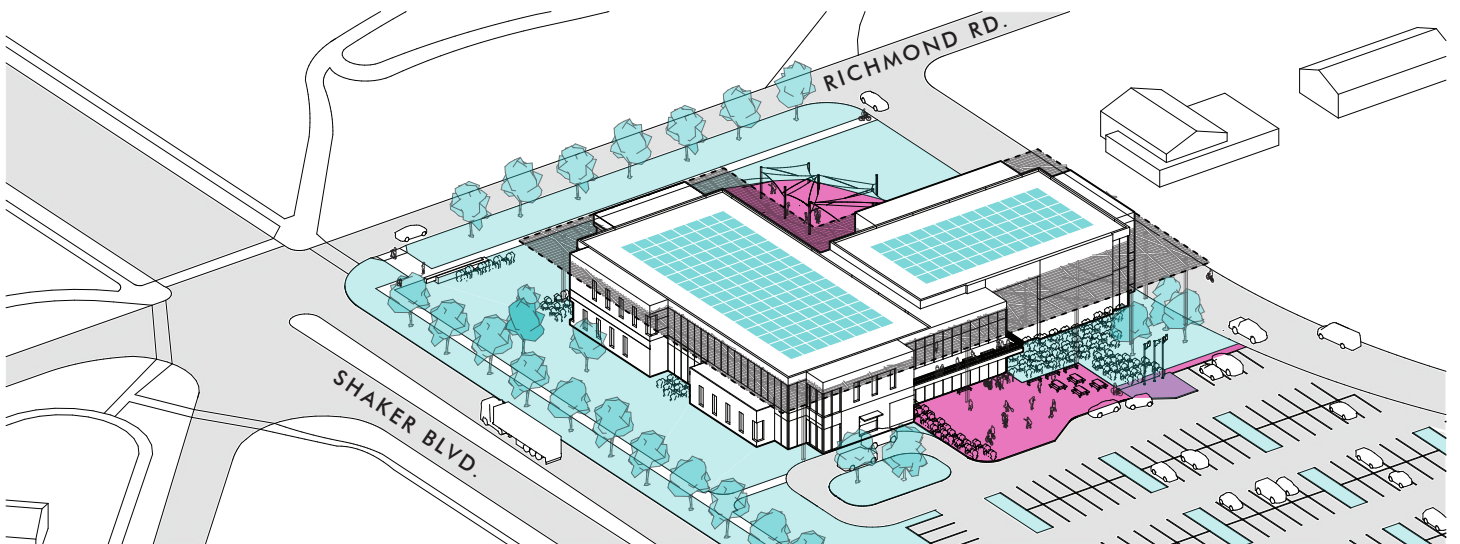
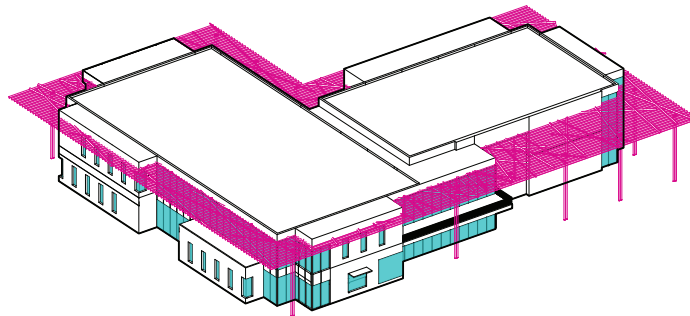
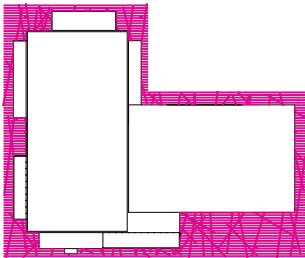
REBUILD + MERGE



ARTICULATE



UNIFY



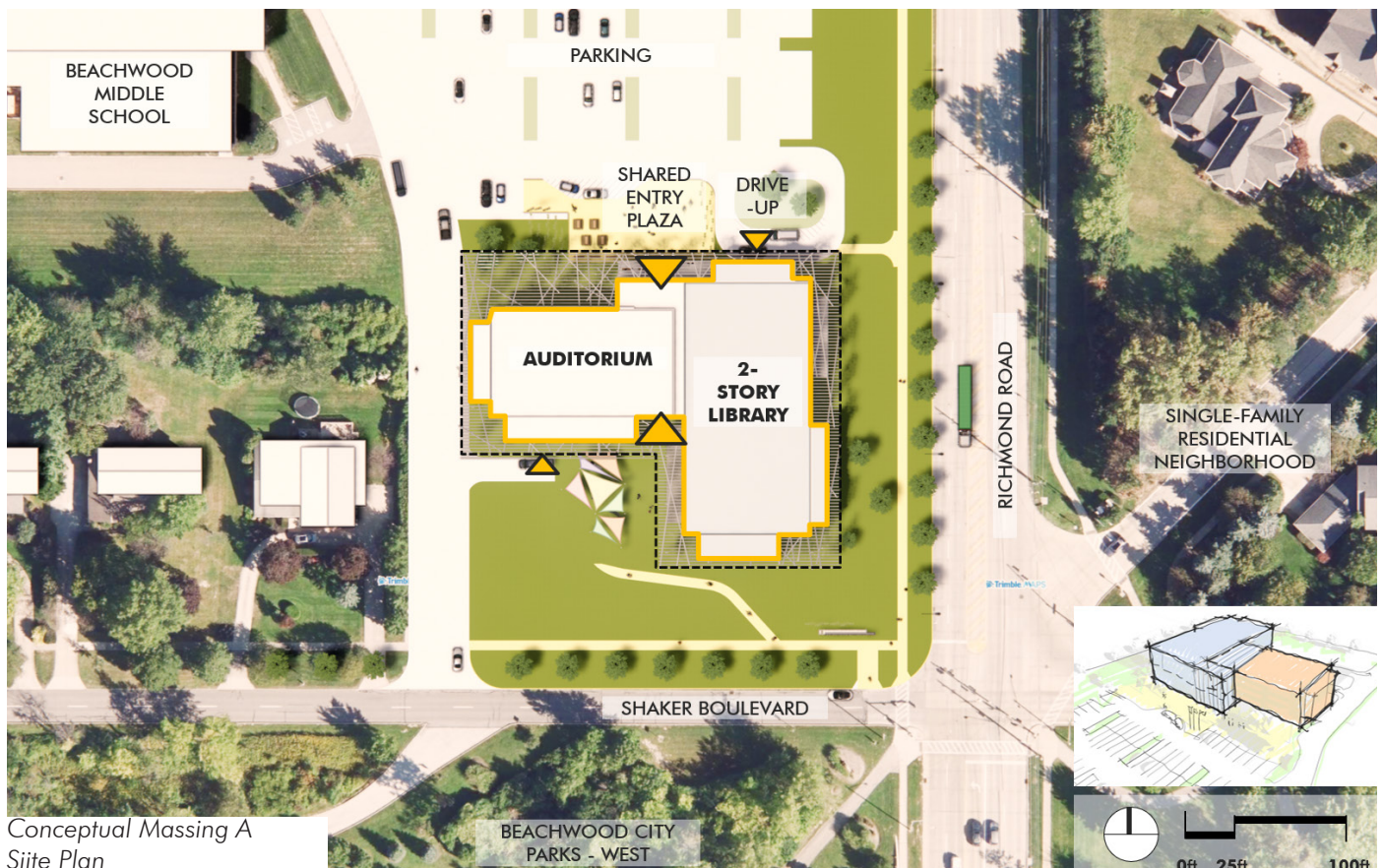


POSSIBLE SITE LAYOUTS

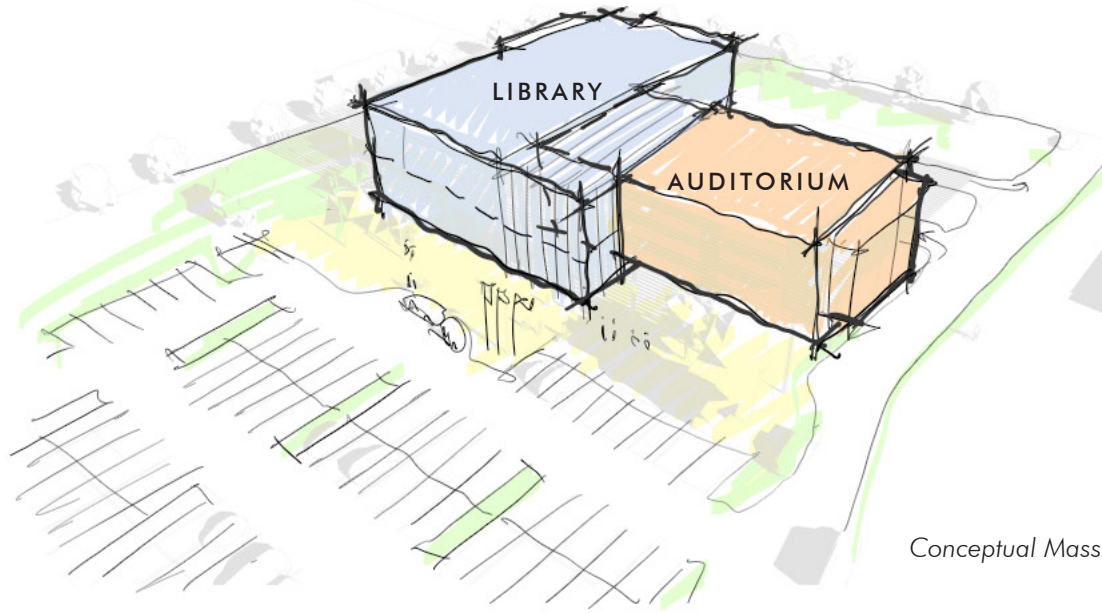
Upon confirmation of the two-story approach, Group 4 developed a series of different site layouts that work within the parcel's setbacks as well as zoning constraints, including the requirement to limit visibility to support services/loading dock access from both street frontages. While the prime corner provides excellent visibility to a new building, it also results in a building with "no back," and will require careful consideration to be given to building access for both the auditorium and collections delivery to the library staff area.

As seen on the following page, multiple configurations of the branch library and auditorium are possible. Given the proportions of the site, auditorium and branch library have a "best fit" laid out perpendicular to each other. This interrelationship will provide the opportunity for both a shared entry, as well as overlapping programmatic spaces such as content creation studios, Innovation Centers, and other creative areas. On the exterior, this space between the two buildings could become an excellent location for protected outdoor space and, depending on orientation, be both protected from sun and the significant vehicular noise present at the intersection.

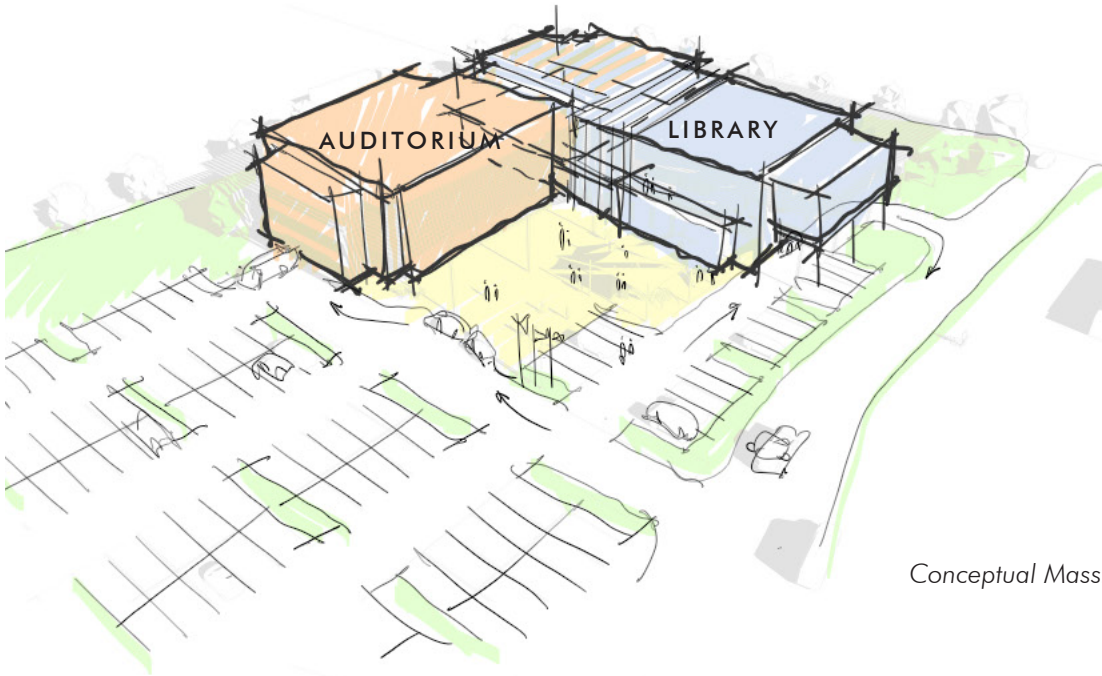
Finally, the Consultant Team created a potential architectural vision for these collocated facilities through further refinement of Concept A. Determining factors for this selection included the ability to locate the library-oriented north-south along Richmond Road, providing strong visual connections to library spaces. This location allows the auditorium, which would be primarily windowless, to be tucked east-west, and set back from Shaker Boulevard, with support services access on either its south or west side. Finally, Beachwood's community included a significant proportion of senior citizens, who would benefit from access to both the Library and Auditorium (for after-hours events) very close to the parking lot. This outdoor space could also include a passenger drop off area, as well as a turnaround for a drive-up library services. Finally, this plaza could be programmed for outdoor events, activities and performances, extending potential library service and taking advantage of the amenities and technology incorporated into the various auditorium and creative spaces.



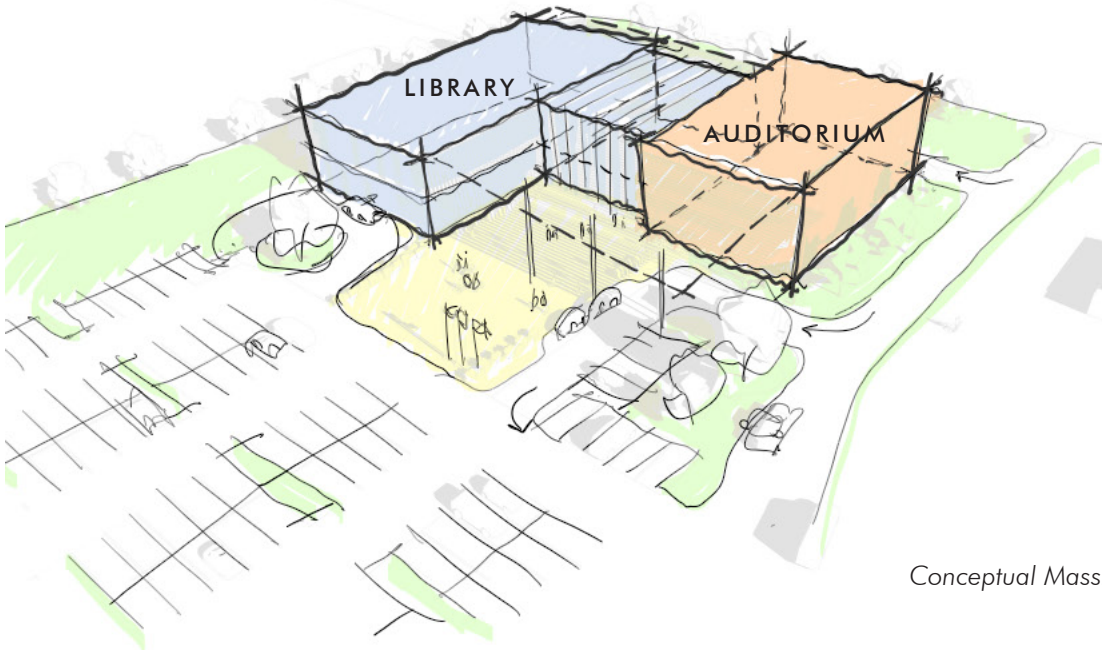
Conceptual Massing A  
Site Plan



Conceptual Massing Diagram A



Conceptual Massing Diagram B



Conceptual Massing Diagram C



## PREFERRED CONCEPT

Concept A could be developed in a host of architectural languages. As shown in the following renderings, Group 4 created an architectural vision for the new Beachwood Branch Library and East-side Auditorium in order to give a sense of the scale of opportunity within this significant facility opportunity for Cuyahoga County. Drawing inspiration from both Beachwood's significant Jewish community as well as the diversity of Cuyahoga County, this potential design creates a contextual, timeless facility.

The building could be faced in a cut limestone similar to the Maltz Museum, further developing an educational and cultural corridor along Richmond Road. At the corners of these volumes, significant expanses of glazing could serve as beacons, drawing people into the library and expressing the ample services and programs that CPPL offers to passersby. Architecturally, the two volumes of the library and auditorium are quite transparent and solid, respectively. Rather than hiding the auditorium solid box, select windows could provide hints of activity, especially during rehearsals, classes and other informal uses of this space.

These two volumes could be further interconnected by a continuous trellis that wraps the entire facility, providing protection from solar heat gain and creating a gentle interplay of light and materiality across the facades. Inspired by the Tree of Life (a source of wisdom in Judeo-Christian tradition), this trellis could organically weave and vary across the building to highlight points of entry, outdoor play spaces, and other gathering areas. At the entrance, a generous plaza and balcony could even provide the opportunity for outdoor performances or even indoor-outdoor experiences to flow out of the auditorium.



*Bird's Eye View to Southeast showing shared entry plaza, passenger drop-off area, and drive-up service window.*





Conceptual Rendering  
View Looking Southeast to New Entrance



Conceptual Rendering  
View Looking Northwest from Shaker Blvd + Richmond Rd



Conceptual Rendering  
View Looking East along Entry Plaza











# BEDFORD BRANCH LIBRARY



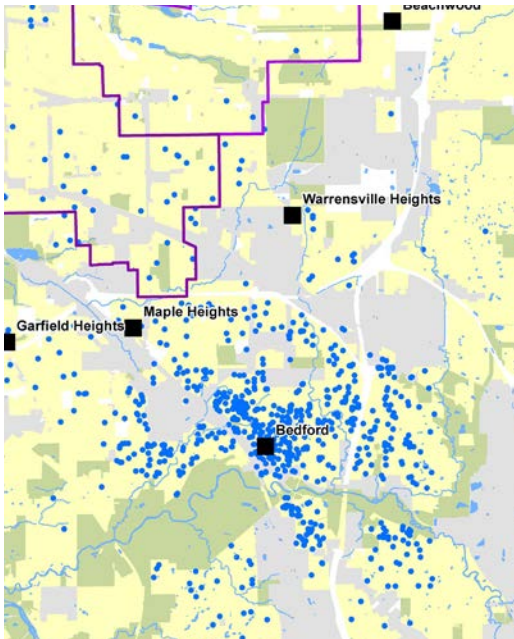
## RENOVATE + EXPAND

Built in 1991 on a 2.60-acre lot, the Bedford Branch Library is owned by Bedford City School District and includes 16,500 square feet across a single-story. In 2014, the library received upgrades in the form of interior and roof refreshes. In 2022, new group study rooms were added to the library as the 100th Anniversary Branch Gift.

### CURRENT STATE

Situated off busy Columbus Road and Washington Street, the library is otherwise located in a residential neighborhood. On the other side of Columbus Road is the University Hospital, restaurants, and shops. It is within walking distance to Broadway Avenue which is the heart of downtown Bedford, making the library easily accessible by foot and most forms of transportation. The surrounding sidewalks are well maintained and the bus route stops in front of the library.

Because the site is a corner lot, the building is easy to find, and clear signage indicates direction to the library. The exterior appearance of the library is a clean brick façade with few windows, limiting visibility to the interior. The building is surrounded by grass, mature trees, and shrubs. Accessibility poses some issues on the lot since visitors encounter several slopes and inclines before arriving at the front door.



*The Bedford Branch has a strong draw for local residents.*

See page 36 for an explanation of the map.



The interior is noticeably dated upon entry. Although it is clean and appears organized, it lacks natural light and lacks effective sightlines for wayfinding due to tall shelving. Like most CCPL branches, the circulation desk and staff areas are close and accessible from the entrance. The main reading room is open concept, but other areas such as the children's area and are out of sight and tucked away. Because this is one of CCPL's more limited branches in terms of square footage, community rooms serve multiple purposes and lack storage space. The story time room doubles as both the Student Success Center and a small meeting room and lacks flexibility and adequate AV technology. Staff areas are additionally in need of more workspace and storage as the breakroom doubles as storage for the children's toys and program materials.

#### RECOMMENDATIONS + OPPORTUNITIES

Because the current Bedford Branch Library lacks adequate space for important community programs, the library's size should be expanded through either a new site, or a substantial renovation and expansion on its current site. This addition will modernize the services that the library is able to provide and allow CCPL to keep pace with evolving community needs.

*"Bedford is small and doesn't have much compared to the other libraries"*

— 2022 community survey respondent



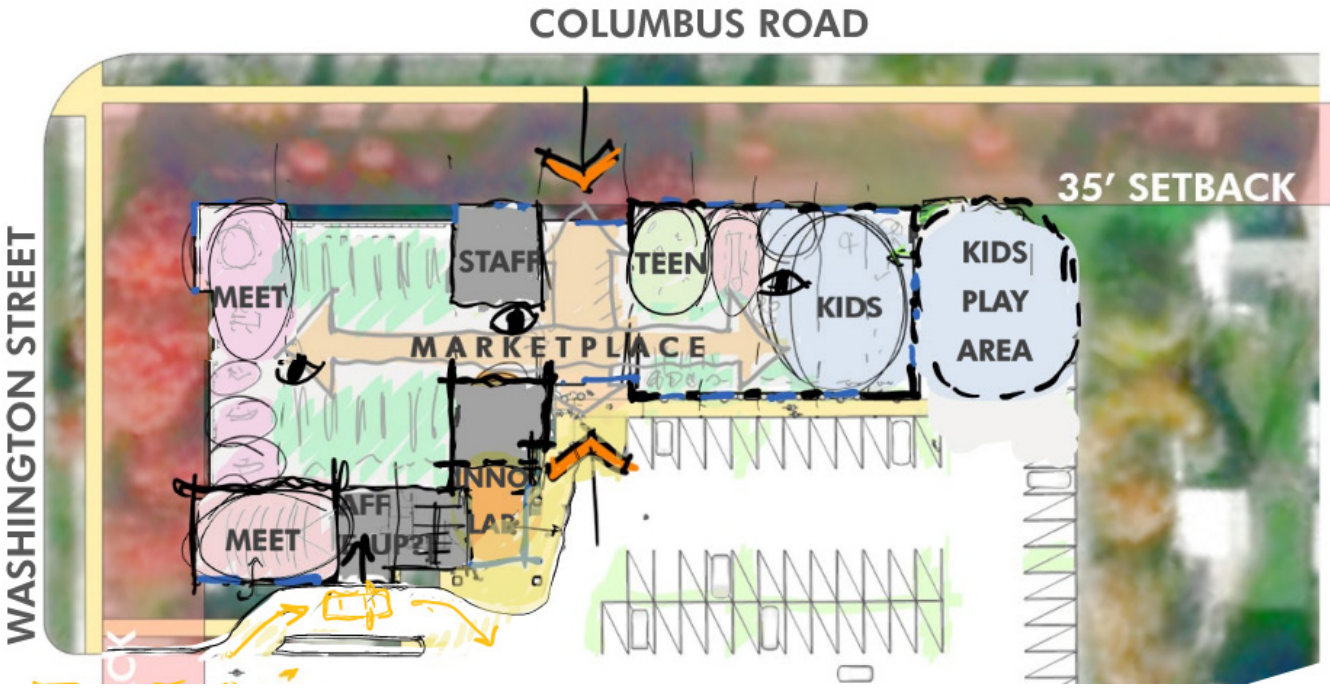


# BEDFORD BRANCH LIBRARY FEASIBILITY STUDY

## EXISTING FACILITY FEASIBILITY FOR RE-USE

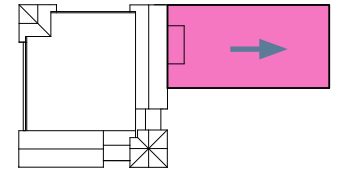
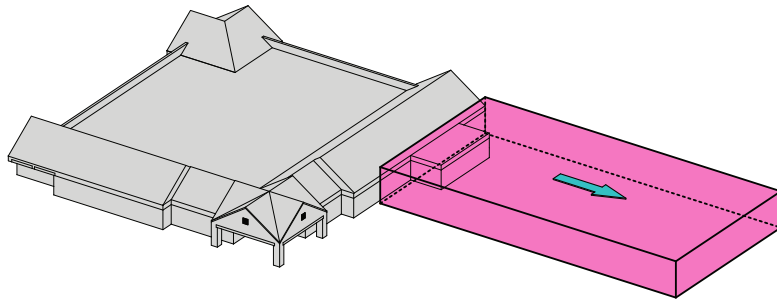
The existing Bedford Branch Library occupies a prominent location along Columbus Road, directly across from a hospital, and proximate to Broadway Avenue, Bedford’s main commercial corridor. To the Library’s west, south, and east, well-maintained residential neighborhoods have easy pedestrian access to the building. This site meets library strategic goals for visibility and access. Unfortunately, the 16,500 square foot library is undersized for its service area, and lacks adequate space for contemporary library services. To that end, the Working Group tasked the Library Team to assess the feasibility of an on-site expansion.

Within the existing parcel, the library building itself has a square footprint, and sits tight up against Washington Street and Columbus Road, with limited windows in each corner of the facility. While maintaining existing setbacks, there is an opportunity for an expansion of approximately 8,000 gross square feet along Columbus Road. This new expansion would provide needed additional program areas while minimally impacting the existing library. The one major re-calibration of the interior of the existing facility would be along its east side, as back-of-house and non-assignable spaces would need to be relocated in order to provide public access and movement between existing and new spaces.

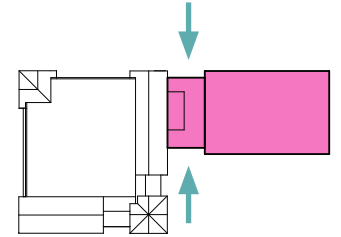
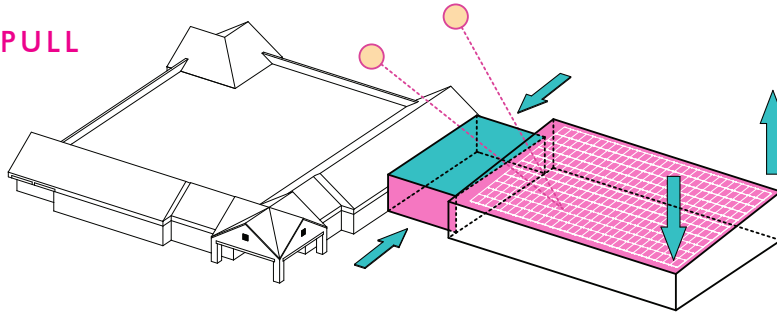


*Conceptual Bubble Diagram Floor Plan with Expanded Children’s + Teen Wing and new Entrances from Columbus Road and Parking*

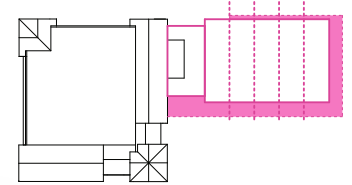
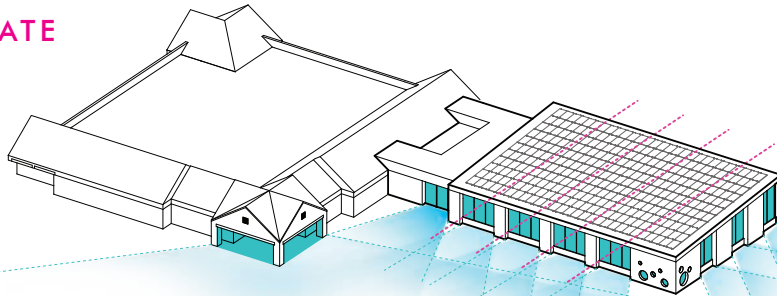
1. EXPAND



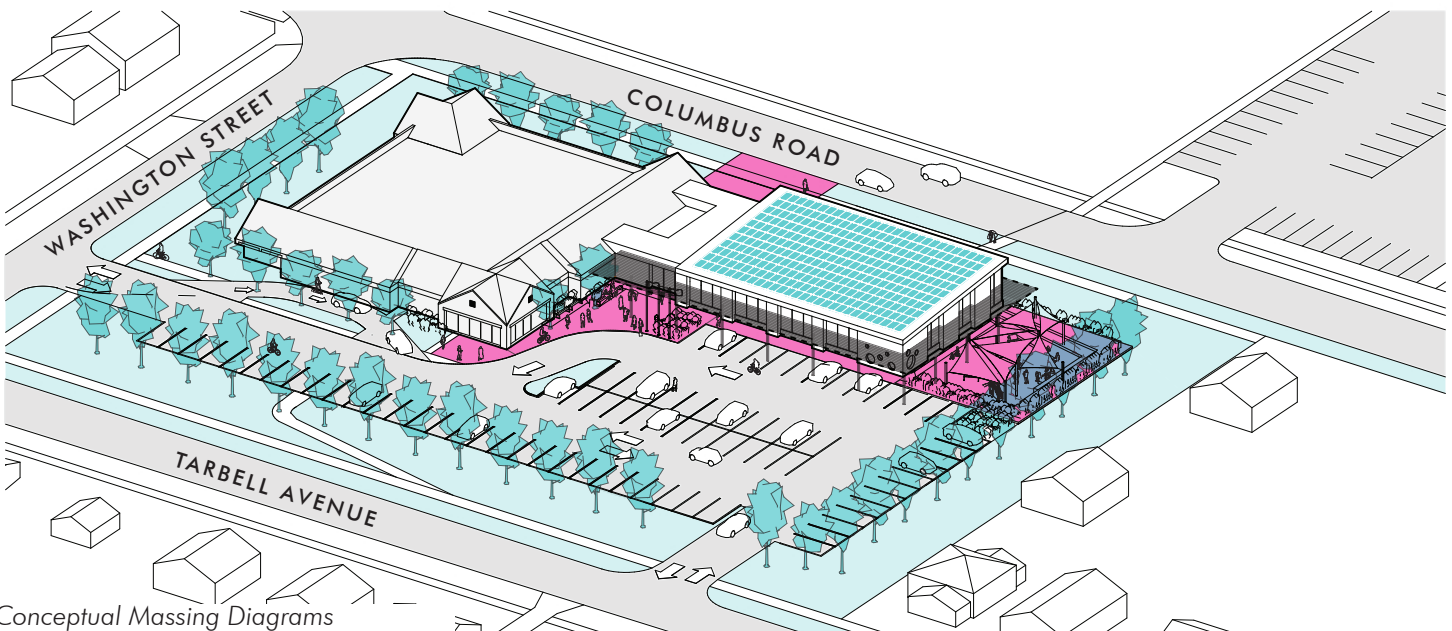
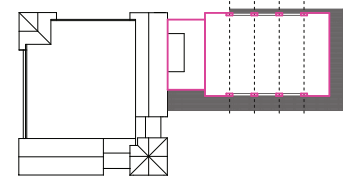
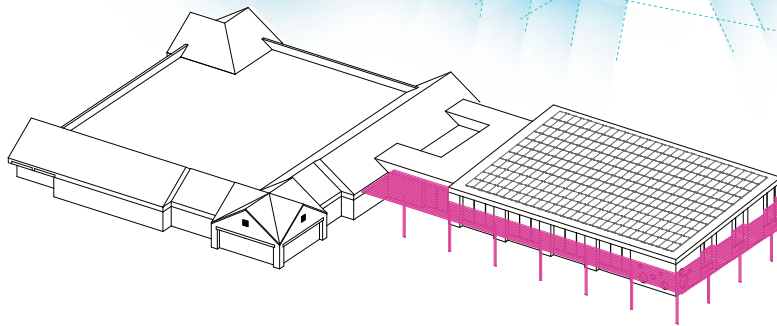
2. PUSH + PULL



3. ARTICULATE



4. UNIFY



Conceptual Massing Diagrams



## CONCEPT – NEW WING

A new expansion along Columbus Road would provide significant opportunities for the Bedford community. By expanding lengthwise along the building, the library can expand to close to 25,000 gross square feet. Critically, this lengthening of public space would allow for a more natural acoustic zoning, akin to new branch libraries such as Brooklyn and Parma-Powers. Programmatically, this new wing could provide dedicated space for kids and teens, as well as positive outdoor play space. These areas could in turn be linked to the existing library by a new, welcoming entrance, with potential access from both the parking lot as well as the sidewalk along Columbus Road, and beyond to the hospital. The existing library could be reconfigured to provide additional meeting rooms, collection space, an Innovation Center, and potentially include drive-up access as well.

Architecturally, a new wing could respond to its context and provide a window into new library services. Along Columbus, the new wing could have a similar rhythm, scale, and materiality to downtown Bedford’s commercial buildings, with expansive glazing that could allow the children’s spaces to have excellent daylighting and views. This new volume could slope up towards the street, while maintaining a lower roofline along the parking lot and residential side. While a simple massing, this design strategy would allow existing and new buildings to share a roofline and materials palette along the parking lot.

Crucially, this efficient, logical massing strategy would reinforce CCPL’s commitment to environmental and economic sustainability by minimizing southern solar heat gain, and providing a south-facing roof for potential photovoltaic solar panels. This new wing could lightly connect to the existing building through a simple, glazed entrance. This “butterfly” plan could also allow for after-hours access to a portion of the building, expanding library service offerings. Finally, the existing building could benefit from simple new window openings in the west and north masonry walls. These interventions would both provide views out from the collection and meeting room areas, and reveal the amenities within the library to the community.



Conceptual Site Plan (not to scale)





Conceptual Rendering  
View Looking Northeast along Entry Drive



Conceptual Rendering  
View Looking North to New Entrance



Conceptual Rendering  
View Looking West along Children's Wing



Conceptual Rendering  
View Looking West along Columbus Road







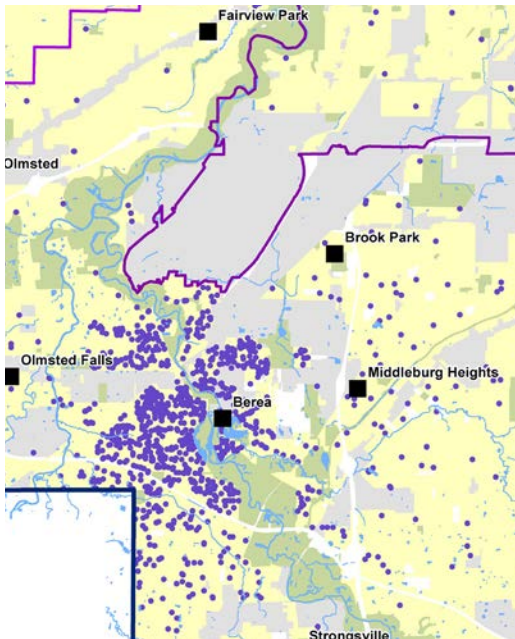




# BEREA BRANCH LIBRARY



## RENOVATE + UPDATE



*The Berea Branch draws customers from neighboring communities as well as from within the city.*

The Berea Branch Library is an approximately 16,000 square foot building on a 1.40-acre lot owned by the City of Berea. Originally built in 1989, it has been well maintained over time and received an interior renovation recently in 2018. In 2022, the quiet study room was refreshed as the 100th Anniversary Branch Gift.

### CURRENT STATE

“We are the center of this community,” one library staff member said about the Berea Branch. The building is located in the city’s municipal center surrounded by walkable residential and commercial areas with a mix of local restaurants, retail, and other businesses. The branch is easily accessible by vehicle, bike, and foot.

For a more than 30-year-old building, the Berea Branch Library looks great and has been well maintained. The site features ample green space and a small courtyard near the entrance.

Visitors to the branch find the space to be legible and easy to navigate, although staff report that the circulation desk can be hard for customers to locate. Public spaces are well-planned and designed for efficiency. There are a few exterior and interior spaces in the branch that appear underutilized, such



as the concrete entrance patio which currently functions as bike storage. The meeting rooms do not have access from the exterior for after-hours use. Staff noted that their workspaces lack in square footage.

Several staff stated that the children’s area is popular among grandparents and grandchildren for story time programs but lacks appeal. One staffer remarked, “I’d like to see some artwork on the walls, fun color, interactive play spaces, and an inspiring feel.” Staff report that youth don’t use the branch as much as older generations since they can find materials and resources online.

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will maintain and update the Berea Branch via its ongoing maintenance program. CCPL can take advantage of the opportunity to modernize and make strategic updates for service, such as repurposing underutilized spaces for more impactful uses.

*“I SO enjoy going to the Berea Library!”*

— 2022 community survey respondent

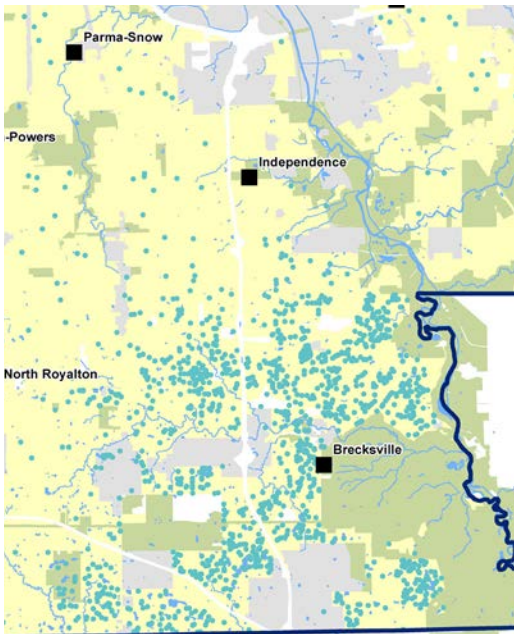




# BRECKSVILLE BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



The Brecksville Branch serves customers from a wide area of south Cuyahoga County.

The 15,900 square foot Brecksville Branch Library is owned by the City of Brecksville. It was opened in 1989 on a 3.60-acre site. It got an interior refresh in 2012 and lifecycle roof and HVAC maintenance in 2018. A drive-up window will be added as the 100th Anniversary Branch Gift.

## CURRENT STATE

The Brecksville Branch Library is located on an idyllic site, backing up to Lake Hruby and the Brecksville Community Center, and just a quick walk away from the Cuyahoga Valley National Park. Just a short distance from the site are several local eateries, grocery stores, and shopping centers which line Chippewa Road and surround the Brecksville Town Square.

The library's surroundings include tall trees and green lawns. The building tucks into its topography while maintaining an inviting presence from Brecksville Road.

Upon entering the library, visitors walk through a brick entry way that features a small patio and seating area. Inside, the library volume opens to reveal exposed trusses and large



amounts of natural light. The building takes advantage of its site with expansive windows for visitors to view the surrounding landscape. The layout itself is open and easy to navigate, featuring clear signage, large circulation and information desks, a bright and well-decorated kid’s area, and large community meeting rooms.

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will maintain and update the Brecksville Branch through its ongoing maintenance program. Options for strategic updates at Brecksville include adding an acoustic buffer between the children’s area and the adult reading space, improving quiet reading opportunities, enhancing the flexibility and after-hours usability of the meeting room, and refreshing back-of-house staff areas. In 2023, the parking lot is slated to be milled and repaved.

*“[I love] the vast amount of selection and ability to get just about any book!  
The staff at Brecksville is extraordinarily nice and helpful.”  
— 2022 community survey respondent*

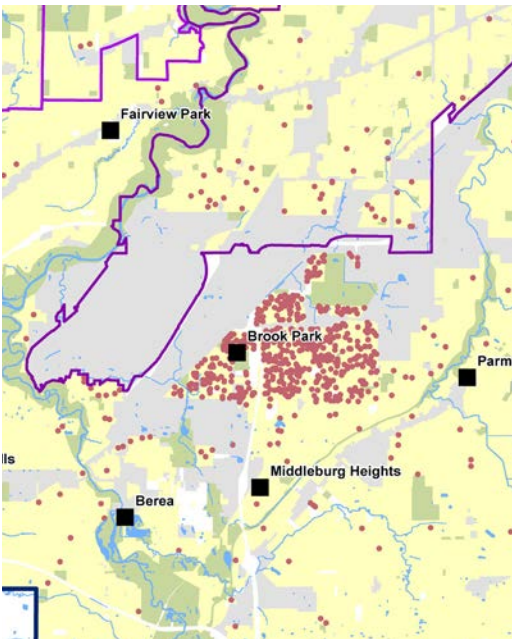




# BROOK PARK BRANCH LIBRARY



## RENOVATE + EXPAND



The Brook Park Branch has a relatively local, dedicated customer base.

Built in 1966, the Brook Park Library is one of CCPL's oldest branches. The building, which is owned by the City of Brook Park, has 13,800 square feet of library space and sits on a 5-acre site. In 2014, the branch received an interior renovation as well as a new glass façade and entry on the southeast corner of the facility.

### CURRENT STATE

The building is situated at the intersection of Sylvia Drive and Engle Road with easy access to Highway 71. This small branch sits on a large, pastoral site within John F. Kennedy Park, and adjacent to the Brook Park Recreation Center and City Hall. Across the street from both Sylvia Drive and Engle Road are single-family residential areas that have direct access to the library, which positions the branch in the center of its community.

The building itself is set back from both streets, separated from the roadways by large flat lawns and tall trees. Its location on the site limits visibility to its interior, with large window walls on street fronting west and north facades interrupted by significant architectural fin walls at approximately 4' intervals.



**RECOMMENDATIONS + OPPORTUNITIES**

The Brook Park Branch Library should be expanded on its current site so that it can provide modern service to meet the community’s evolving needs. In 2023, the branch is scheduled for a R-22 unit replacement. It will also be due for additional life cycle maintenance work over the next decade, some of which could be bundled into a renovation and expansion project.

*“I would love to see improvements at the Brook Park Library! We love visiting and we love the staff but compared to the other libraries we’ve visited I think there are improvements that could be made to make it even better!”*

*— 2022 community survey respondent*





# BROOK PARK BRANCH FEASIBILITY STUDY

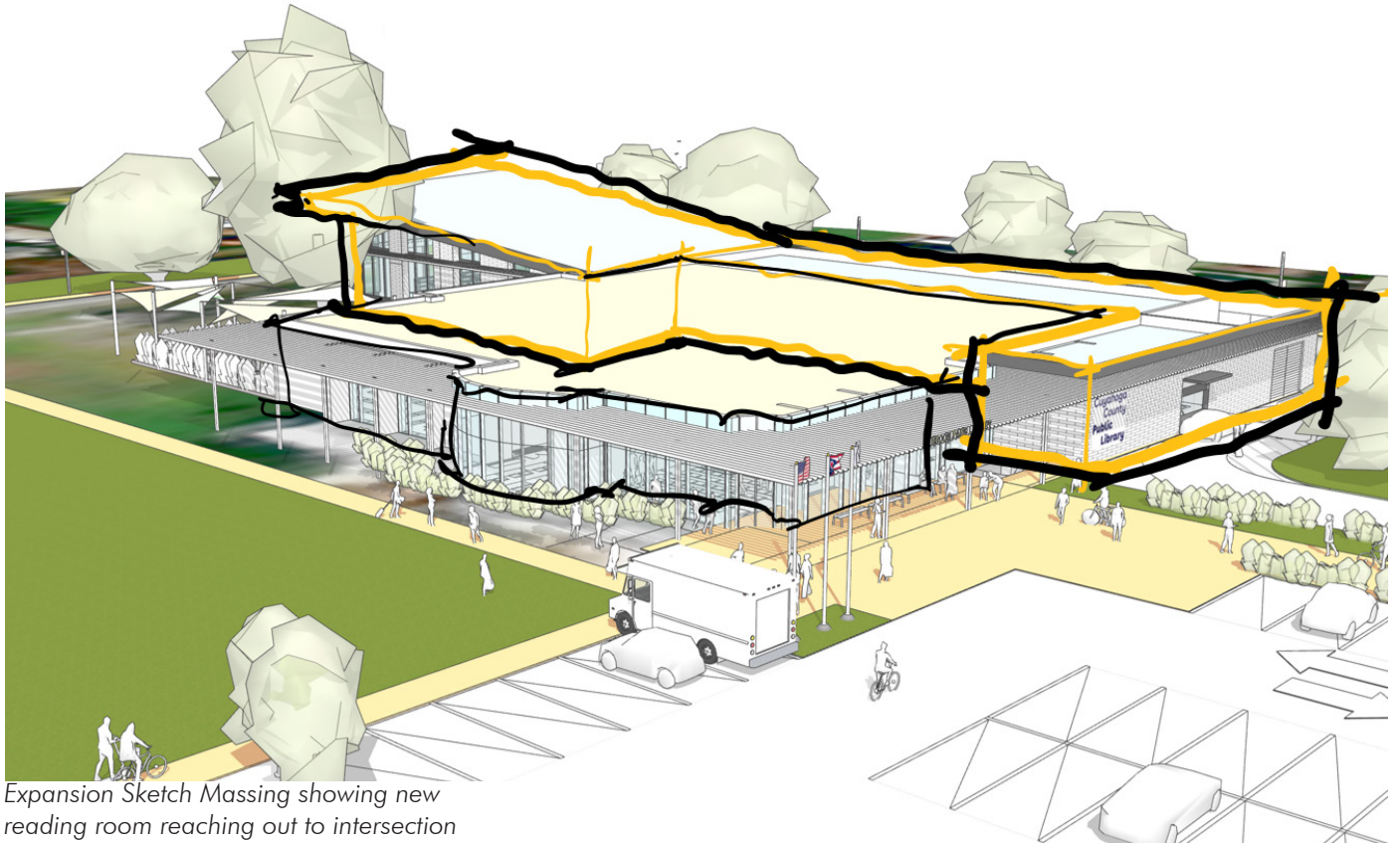
## EXISTING FACILITY FEASIBILITY FOR RE-USE

The existing Brook Park Branch Library occupies a prominent location between city and park. The library anchors the northwest corner of John F. Kennedy Park at the intersection of Engle Road and Sylvia Drive. Formerly including the city hall and a national guard armory, the park now includes playing fields, as well as the Brook Park Recreation Center. The Park is planned to include additional community amenities in the future, with the library as the park's "front door." Additionally, single-family residential neighborhoods are within walking distance to the west and north of the building. This site meets library strategic goals for visibility and access, though the existing facility is significantly set back from the street. Additionally, the 13,800 square foot library is undersized for its service area, and lacks adequate space for contemporary library services. To that end, the Working Group tasked the Library Team to assess the feasibility of an on-site expansion.

Within the existing parcel, the library building itself has a square footprint, and a strong mid-century architectural expression to the west and north. Years ago, the library entrance was shifted from the north side of the building to the east, and a new glass façade and meeting rooms were built onto the southeast corner of the existing building. As noted above, these spaces suffer from overheating due to lack of solar protection. The east entrance could also use improvements for both wayfinding and accessibility. Finally, the existing facility is well-maintained and has an open floor plan with staff areas along the northeast corner. This logical layout provides significant opportunity to add new program areas to the library.



*Potential expansion locations that minimize demolition of existing structure and 2014 improvements*



Expansion Sketch Massing showing new reading room reaching out to intersection



Conceptual Site Plan (not to scale)

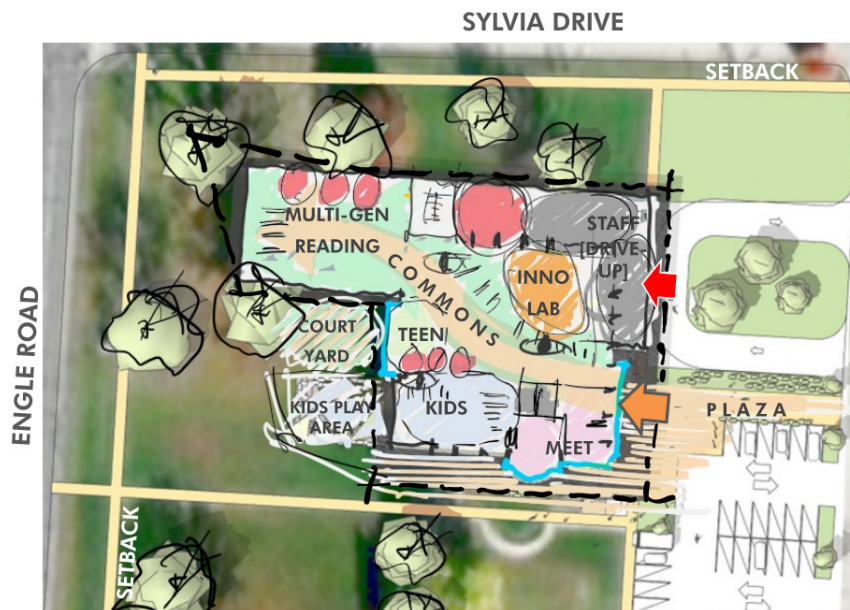


CONCEPT – NEW WING

Working with existing setbacks, there is ample space to expand the library by up to 10,000 gross square feet. While multiple configurations were studied, and are possible, the Working Group developed a conceptual design that wraps the north and east facades of the 1960s building, and then extends west towards the corner of the park. This linear expansion changes the perception of the library from being a relatively quiet building in a park into an engaging public library that reaches out to its community with new spaces, services, and opportunities.

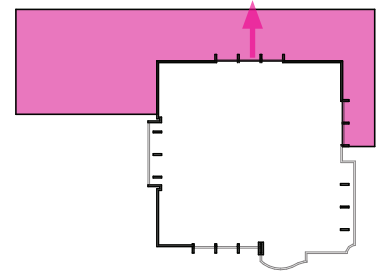
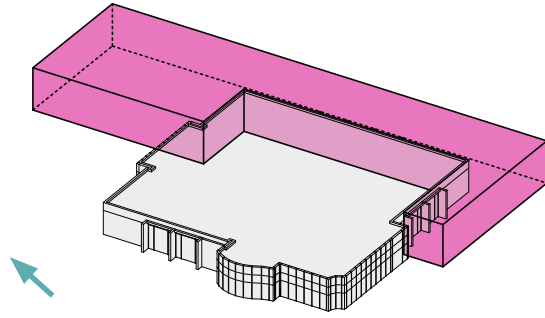
Programmatically, the conceptual design works to build upon the strong foundation of the existing building and previous renovations. Along the east side, a new drive-up service window would help to clarify the east-side entrance, in addition to a reworking access drive and drop-off area. Along the north side, new meeting rooms and an Innovation Center could provide space for collaboration and creation, while taking advantage of gentle northern light. Finally, a new multi-generational reading room and adjacent outdoor reading garden would open to the community and provide a new perception of equitable space and access to the Brook Park community.

Architecturally, the new addition could build upon the previous capital investments and interconnect three different eras of construction. The new wing would utilize the same materials palette of white-washed brick and expansive glazing and could mimic a similar architectural rhythm visible in both the original windows and fin walls. The entire building could be wrapped in an exterior trellis, providing much needed solar protection at the 2013-era meeting rooms, and additional glare-protection on the new wing. Finally, the reading room could be capped by an extended roof, further reducing solar heat gain while allowing views to the exterior. This architectural language could also build upon the post-war heritage of Brook Park and reflect the machined precision of both the Cleveland Engine Plants and the aviation age at Hopkins International Airport.

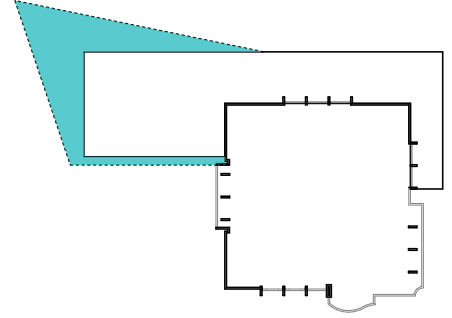
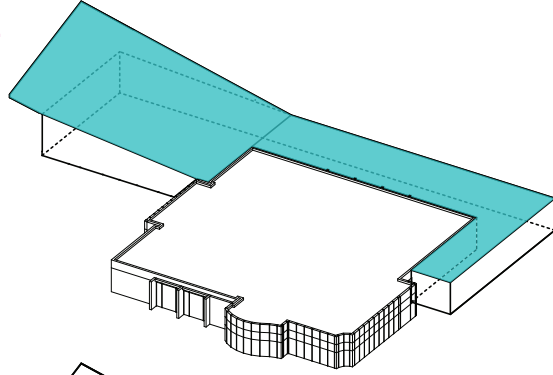


Conceptual bubble diagram showing new reading room to northwest, new meeting and collaboration spaces, and a drive-up service window to the northeast

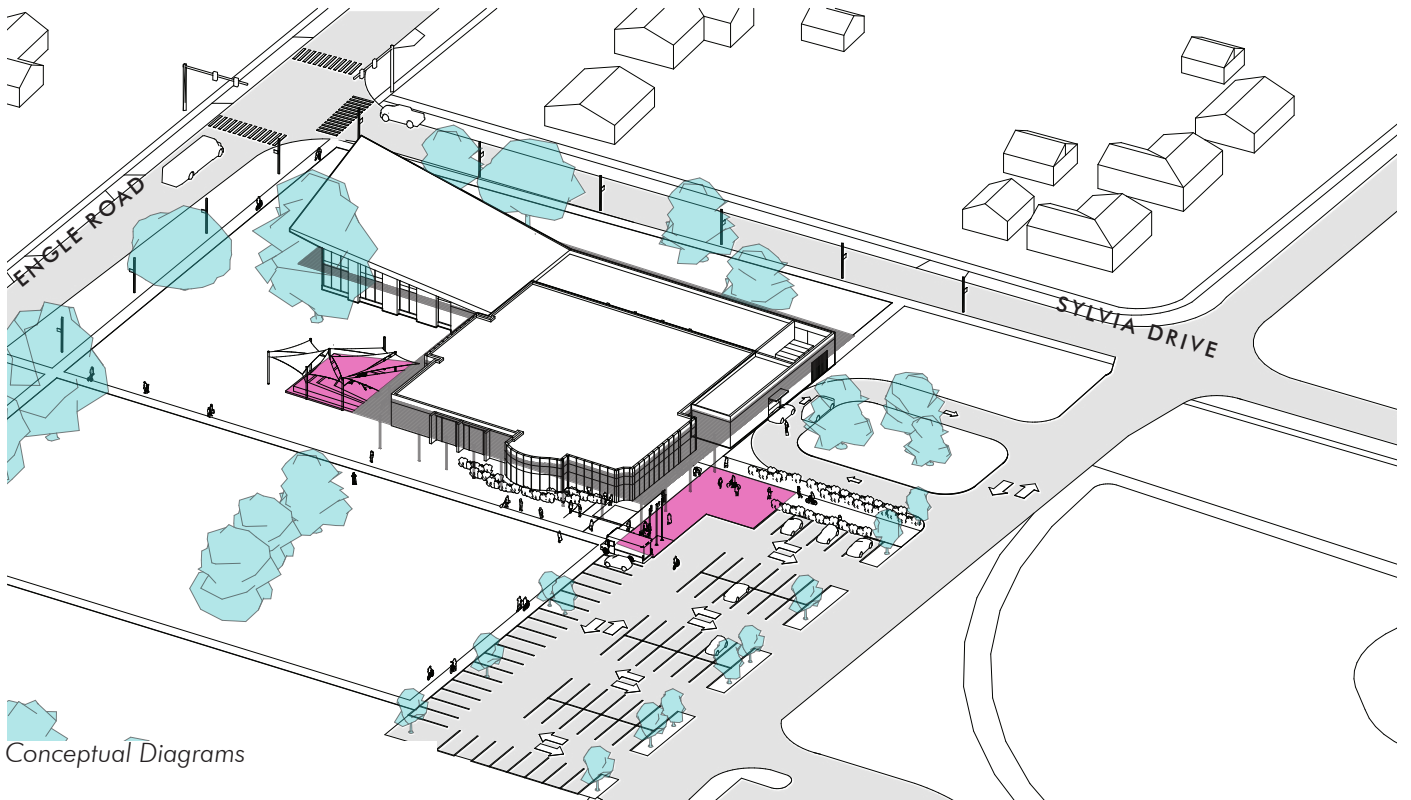
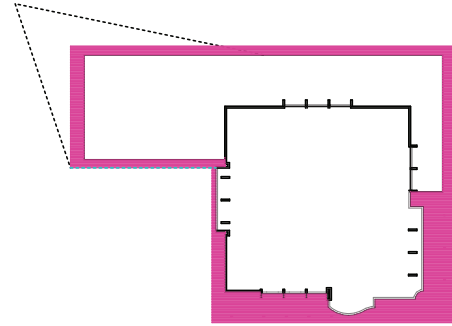
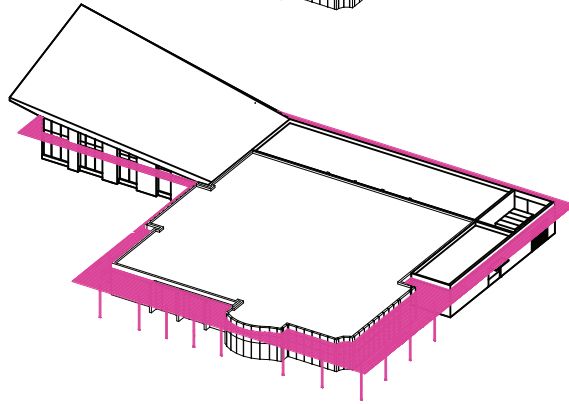
1. EXPAND



2. PUSH + PULL



3. ARTICULATE + UNIFY



Conceptual Diagrams











**POSSIBLE ARCHITECTURAL VARIATIONS**

While this feasibility study suggests an architectural approach that reconciles the different eras of construction visible in Brook Park, there are multiple design approaches that CCPL could utilize as it undertakes this capital improvement project. Alternate roofline and façade approaches could take many forms. Two other studies reviewed with the Working Group included a swooping, rounded roofline that played off the curving glass curtainwall of the 2013 renovation, and a very subtle roof expansion with exterior fixed sunshades that riff off the original 1967 architectural fin walls.



Conceptual Rendering - Canopy 1  
Extensive Roof Overhang, inspired by jet wings



Conceptual Rendering - Canopy 2  
Minimalist Roof Overhang inspired by original building fins



Conceptual Rendering - Canopy 3  
Curved Roof Overhang inspired by 2014 renovation



# BROOKLYN BRANCH LIBRARY



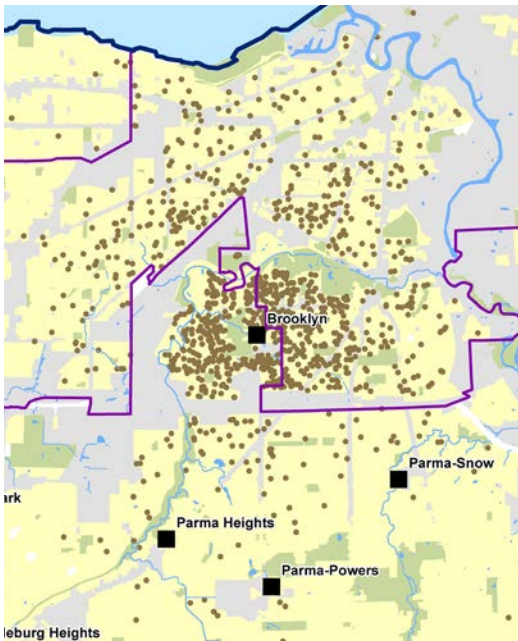
## NEW CONSTRUCTION

The current Brooklyn Library is a nearly 17,400 square foot branch on a 3-acre site owned by the City of Brooklyn. More than 30 years after the building first opened in 1991, it no longer supports the breadth and depth of service that the community needs.

### CURRENT STATE

In the meantime, CCPL has been taking good care of the current Brooklyn Branch Library which is centrally located among Brooklyn’s municipal buildings, schools, and recreational attractions. It received an interior refresh in 2016 that has helped it stay relevant and accessible.

The building is visible from Ridge Road although its design doesn’t offer much information as to what’s inside. The interior is flooded with natural light as the one-story building opens into a vaulted double-height space with plenty of windows. One staff member notes: “The natural light in this building is amazing!”



The current Brooklyn Branch Library draws customers from both within and outside of CCPL’s service area.

See page 36 for an explanation of the map.



The library offers plenty of lounge space and seating, although some of the furniture appears dated. The taller shelving in the library's main stacks block some sightlines and wayfinding, yet most of the space is visible once inside. Staff members note that the visibility between the circulation and reference desks is successful.

**RECOMMENDATIONS**

A new, larger Brooklyn Branch Library is currently in design as of the date of this report. Groundbreaking is anticipated in March 2023 and the new branch library should open to the public in 2024.

*“The Brooklyn Branch is cozy, which I find hard to duplicate in public spaces. I hope this sense of warmth and welcoming continues with the new building that is being planned.”*

— 2022 community survey respondent





# CHAGRIN FALLS BRANCH LIBRARY



## RENOVATE + UPDATE

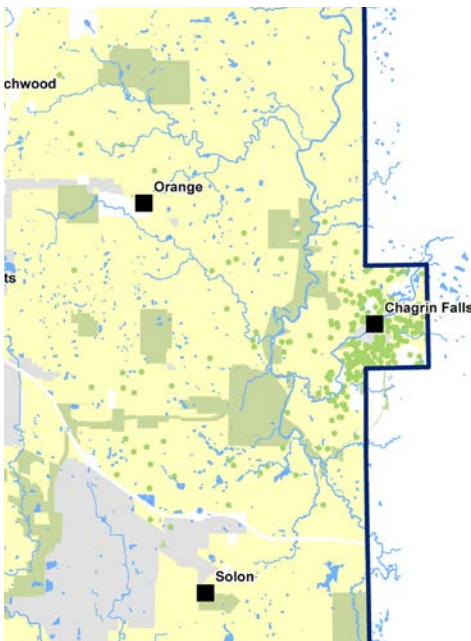
The 12,800 square foot Chagrin Falls Branch Library is the oldest building operated by CCPL. Built in 1958 on a small 1-acre lot, the library is owned by the City of Chagrin Falls. The branch got an interior update in 2014 and has received ongoing maintenance. In 2022, the youth room was refreshed as the 100th Anniversary Branch Gift.

### CURRENT STATE

The library is located close to downtown Chagrin Falls and is situated across East Orange Street from the neighborhood’s Valley Lutheran Church. It is adjacent to residential neighborhoods and only steps from the Chagrin River and Riverside Park.

With convenient proximity to the road, the building is easy to find and is accessible by foot from downtown areas. Ample sidewalk space on nearby streets allows for pedestrians to locate and enter the library easily. Vehicular access is more challenging as there are two separate smaller parking lots associated that can cause confusion.

The library’s exterior appearance lives up to its historical designation. The building’s brick façade and the circular white columned entrance harks back to the years in which it was built. The library’s exterior design effectively blends with Chagrin Falls’ historic urban fabric. The site is well maintained and tidy,



The Chagrin Falls Branch has a mostly local customer base.

See page 36 for an explanation of the map.





offering a small reading garden next to the front entrance and a pleasant back deck that overlooks the park and river.

Inside the library, spaces are clean and organized, though several elements such as furniture and decorations appear dated. Exterior refinishing is underway and the children’s area is being reconfigured at the time of this report.

The smaller division of spaces are a symptom of the library’s age and limited size and create an intimate and challenging acoustical experience for customers. Also challenging is the location of the meeting room on the lower level. This results in less flexibility for programming and hampers staff’s ability to supervise all public areas.

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will maintain and update the Chagrin Falls Branch Library, which is due for moderate to major life cycle maintenance work in the coming years. Strategic updates to increase the branch’s relevance could include interior modernization, lowering shelf heights, adding small group study rooms or freestanding furniture pods, and moving meeting spaces up out of the basement.

*“Love the library system! I can’t praise the Chagrin Library staff enough for the awesome kids programs they have been offering.”*

*— 2022 community survey respondent*

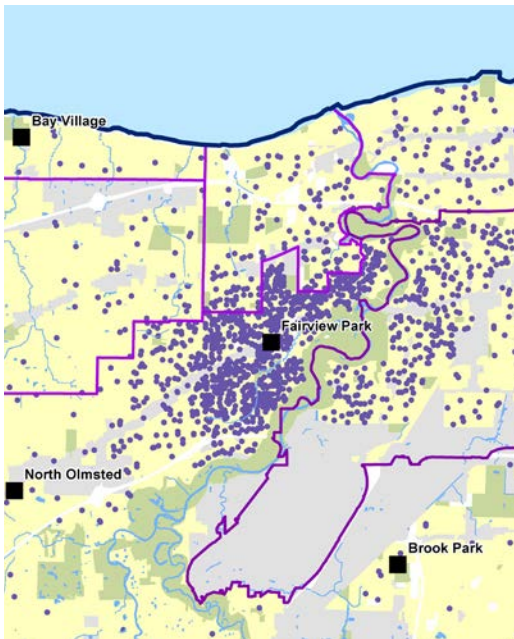




# FAIRVIEW PARK BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



*The Fairview Park Branch draws customers from a fairly large region.*

As one of CCPL's largest branches, the Fairview Park Branch Library has 44,200 square feet of usable space across three stories. Owned by the Fairview Park City School District, the library was built on a 5-acre lot in 1997. It received an interior renovation in 2013 and a roof replacement in 2019. An Innovation Center will be added as the 100th Anniversary Branch Gift.

## CURRENT STATE

Located near residential, commercial, school, and walkable recreation areas, the Fairview Park Branch Library is easily accessed by all forms of transportation. There are two bus stops within walking distance and the library provides ample parking. Although it is accessible, the building is difficult to spot from Lorain Road, and lacks visibility. Because it is set back so far from the street, drivers find it difficult to spot unless using GPS. However, it is mere minutes away from Fairview High School, Lewis Mayer Middle School, Fairview Park Recreation Center, and many more community hubs. Its proximity to these gathering spaces places the library at the center of the Fairfield Community and attracts residents of all ages.

Architecturally, the library is a mix of classic brick with contemporary details. Most of the structure consists of floor to ceiling windows and glass walls that allow visitors to see in from the exterior. As a result, the interior receives ample natural

See page 36 for an explanation of the map.



light and creates a welcoming experience for customers. With mature landscaping that is visible from the outside in paired with comfortable workstations, the interiors are welcoming and conducive to learning and study.

Upon entering, the circulation desk location is clear to visitors. Beyond, wayfinding becomes difficult due to the scale of the interior. Signage can be hard to locate in the library's visual noise. In contrast, the branch's public spaces are well organized and planned efficiently. Furniture is updated and fresh, seating nooks and lounge spaces are well positioned, and staff areas are neatly organized. The meeting rooms provide ample flexibility and updated A/V and furniture, and the modern set ups make it easy to serve various programs and functions.

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will continue to maintain the Fairview Park Branch to keep it relevant and in good working order. Updates to consider include improved accessibility, signage, and wayfinding at the library's entrance; improved acoustics between the children's library and other areas of the building; and a makeover of the teen space. CCPL should also evaluate the feasibility of adding a drive-up service window at this location.

*"I love that Fairview has the kid play area and that the librarians are so nice."*

— 2022 community survey respondent





# GARFIELD HEIGHTS BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT

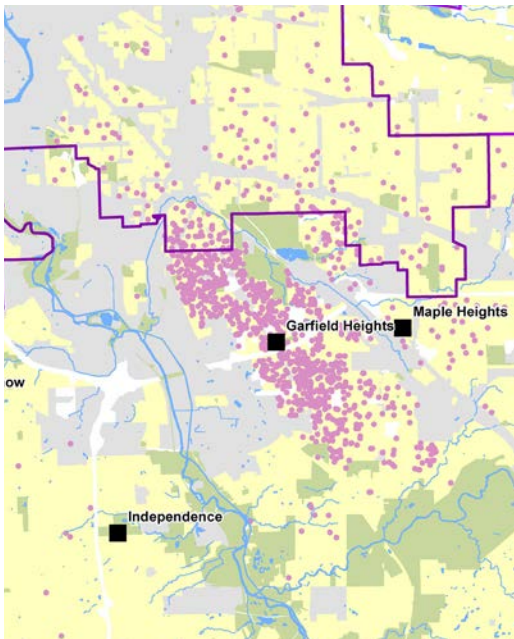
The 32,600 square foot Garfield Heights Library was built in 2013 on a 3-acre site. The branch is owned by CCPL and is currently receiving four new study rooms as the 100th Anniversary Branch Gift.

## CURRENT STATE

The Garfield Heights Library is at the forefront of its community. Adjacent to Highway 480, the library is positioned off Turney Road and shares an entrance with the Garfield Heights Civic Center and Dan Kostel Recreation Center. Not too far from the site are several schools, markets, churches, and restaurants.

From Turney Road, visitors can easily locate the branch. Because the front of the building has been lowered below street level, passersby can easily peer down into the large glass wall and are also welcomed by a CCPL sign. Locating the library is effortless; the building is located on a corner lot and is visible from either direction, with directional signage telling visitors where to park. The lot is organized and communicates the building's main entry point and book drop-off areas effectively.

This Garfield Heights Library is an important gathering space for its community; families attend story time, teens do work in the Student Success Center, and meeting rooms are used for



Many Garfield Heights Branch customers live fairly close by.

See page 36 for an explanation of the map.



a host of different patron-led gatherings. It also offers school activities, meal programs, and education resources for those who may not have access to them otherwise. Its Innovation Center and recording studios are well-used and much appreciated. One staff member said: “The library is utilized as a community center for all community members. It is a great resource for families, students, and children.”

The exterior of the Garfield Heights Library is clean, modern, and inviting. The façade is a mixture of brick and glass that are in good condition. There is some evidence of roof leaks and staff reported front door closure issues in inclement weather.

When entering, visitors are greeted by an open space with sightlines that are well maintained. The interior could use a refresh to keep public and staff spaces looking relevant and modern.

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will keep the building fresh and relevant through its ongoing maintenance program. Major life cycle maintenance needs over the next decade are anticipated to include a new roof and HVAC replacements.

*“Garfield Branch is such a gem. The staff is so helpful. I was there one day when they offered free lunch to kids and I thought that was incredible.”*

*— 2022 community survey respondent*





# GATES MILLS BRANCH LIBRARY



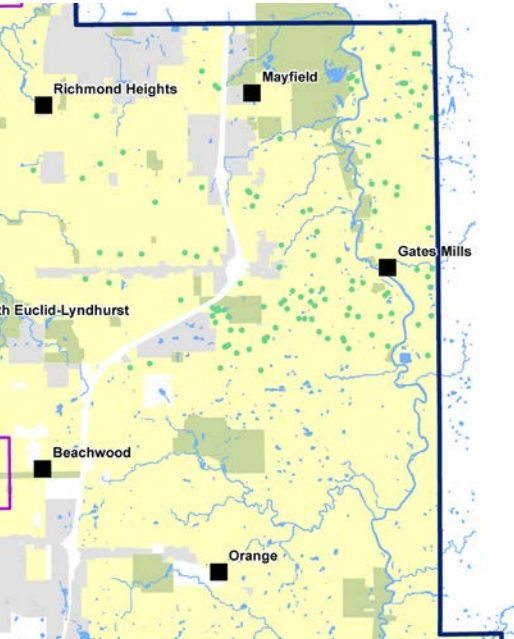
## MAINTAIN + KEEP RELEVANT

The 3,600 square foot Gates Mills Branch Library is the smallest facility in the CCPL network. The building and its 0.40-acre site on Chagrin River Road are owned by the Village of Gates Mills. In 2022 the library got new meeting room furniture as part of its 100th Anniversary Branch Gift.

### CURRENT STATE

The architectural style of the Gates Mills Library can be seen reflected throughout the village. With white clapboard siding and columned entrances, the library maintains a classic and quaint aesthetic. It is highly visible and stands out from the small scale of the village.

The library can be easily reached by foot, bike, and car, but public transit access is limited. Street parking is easily accessible along the quiet road. Those who are new to the area may have difficulty identifying the building as a library. Other than a small sign that hangs above the entry way and a walk-up book drop, there is little indication of what is inside.



The Gates Mills Branch has a more scattered geographic draw than other area branches.

See page 36 for an explanation of the map.



The serene site makes for a cozy library experience. The interior of the space is unique from many of its other CCPL counterparts; it features hard wood shelves and doors, small chandeliers, one larger reading and worktable, and several lounge chairs. Much of the space's square footage has been dedicated to the children's area, who according to staff are some of the most frequent visitors to the branch along with their parents and grandparents.

#### RECOMMENDATIONS + OPPORTUNITIES

CCPL will maintain and update the Gates Mills Branch Library, which will soon be due for moderate to major life cycle maintenance work. CCPL should consider opportunities to modernize the branch interior to improve sightlines, perhaps rebalance the collection, and achieve other strategic goals.

*"I love the staff at the Gates Mills location... We love how cozy and inviting the library is."*

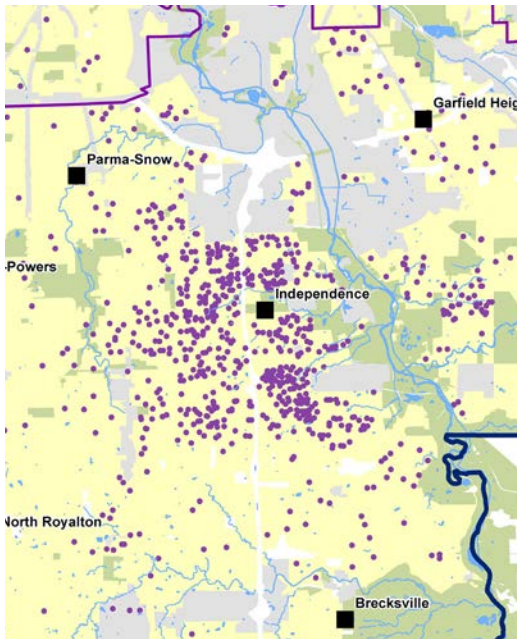
— 2022 community survey respondent



# INDEPENDENCE BRANCH LIBRARY



## NEW CONSTRUCTION



*The Independence Branch draws most of its customers from the west side of the river.*

The 15,400 square foot Independence Branch was built on a 2.10-acre lot in 1992. It is owned by the City of Independence and connected to the Civic Center. In 2014 the library's interior was refreshed, and in 2018 the facade was repainted. In 2021, the staff breakroom and management offices were updated. In 2022, study rooms were added as the 100th Anniversary Branch Gift.

### CURRENT STATE

While the Independence Library fits within the greater Independence civic center campus, it is very hard to find from any major arterial roads in the area. This leads to challenges for customers, and a lack of access for patrons from adjacent communities that rely upon the Independence Branch for services and collections. When one arrives at the library, the building includes several architectural features that are unique to CCPL's network. In keeping with the city's aesthetic, the branch's façade is mostly brick, with white trim and circular windows cut from the building's envelope. The exterior shape of the library alludes to the interior spaces, showing distinctive angled walls which, upon entering, reveal themselves to be a hexagonal community meeting room.

The library site is surrounded by parks and wooded area and directly across the street from Independence High School's sports fields and Liberty Playground. The library is well positioned within the greater civic center campus but is set back from the heavily trafficked Kathy Lynn Drive. Finally, small windows hinder customer's ability to see inside of the library, even from the parking lot.

Like many CCPL libraries, the interior is neat and has been well maintained. The front door leads customers directly to the circulation desk and then to the rest of the library, although the tall stacks block sightlines and make wayfinding more difficult. There is little separation between the children's areas and adult reading spaces.

The story time room is located close to the entrance. With story time being the branch's most attended program and families visiting most often, the library caters well to its demographic.

That said, the library's limited square footage and lack of site expansion opportunities limits its ability to provide modern library services. Collaborative spaces, group study rooms, and Innovation Centers are all not possible given the building's physical limitations. That restriction, coupled with its lack of visibility from any major streets, provides the impetus for CCPL to seek a new site for an expanded, improved Independence Library.

#### RECOMMENDATIONS + OPPORTUNITIES

It is recommended that a new, larger Independence Branch Library be built on an alternate site that is more visible and accessible to the community. As described above, the lack of visibility within the wider community, as well as the limited square footage of the library and lack of expansion opportunities, limits the ability for the existing Independence Branch to provide appropriate, equitable collections, programs, and services.





# MAPLE HEIGHTS BRANCH LIBRARY

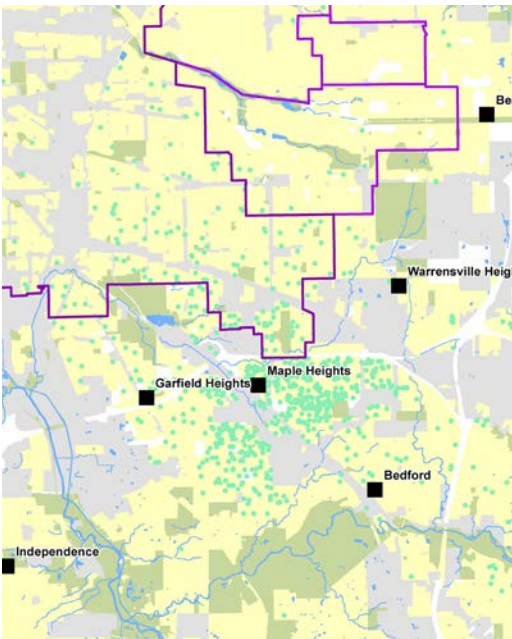


## RENOVATE + REIMAGINE

One of CCPL's larger branches, Maple Heights has 48,400 gross square feet (of which 10,000 gross square feet are leased to a daycare facility on First Floor B level) and was built in 1978. The library, owned by the City of Maple Heights, is situated on a 3.23-acre site tucked behind a row of commercial buildings that face Libby Road. The building has received routine maintenance during its lifespan such as small interior refreshes addressing carpeting and meeting rooms in 2014, and a new chiller in 2021. In 2022, the library reactivated its drive-up window as the 100th Anniversary Branch Gift.

### CURRENT STATE

For over three decades, the Maple Heights Library has been serving its community, first as a regional, and then as a branch library. The library is not only home to books and reading space, but to several essential programs. The branch is the headquarters for Aspire Greater Cleveland, offers Pearson Vue testing services, and includes The Centers for Families and Children's Debra Ann November Early Learning Center. It is a designated Student Success Center and a Greater Cleveland Food Bank Kids Café location.



*The Maple Heights Branch serves customers from a wide area of east Cuyahoga County.*

*See page 36 for an explanation of the map.*



Because the City of Maple Heights has the highest poverty rate in Cuyahoga County at nearly 22%, it is essential that residents be able to obtain resources that may not be available to them elsewhere.

**RECOMMENDATIONS + OPPORTUNITIES**

The Maple Heights Library is ready for major renovation to address the building’s organizational challenges. The library is large, but the space is not currently being used to its full potential due to significant organizational challenges posed by its spaces separated across four separate, visually disconnected floors. An internal reorganization and extensive renovation will position the building to serve modern needs.

*“We like the tinker space in Maple Heights. We’d love to see more areas like that.”*

*— 2022 community survey respondent*





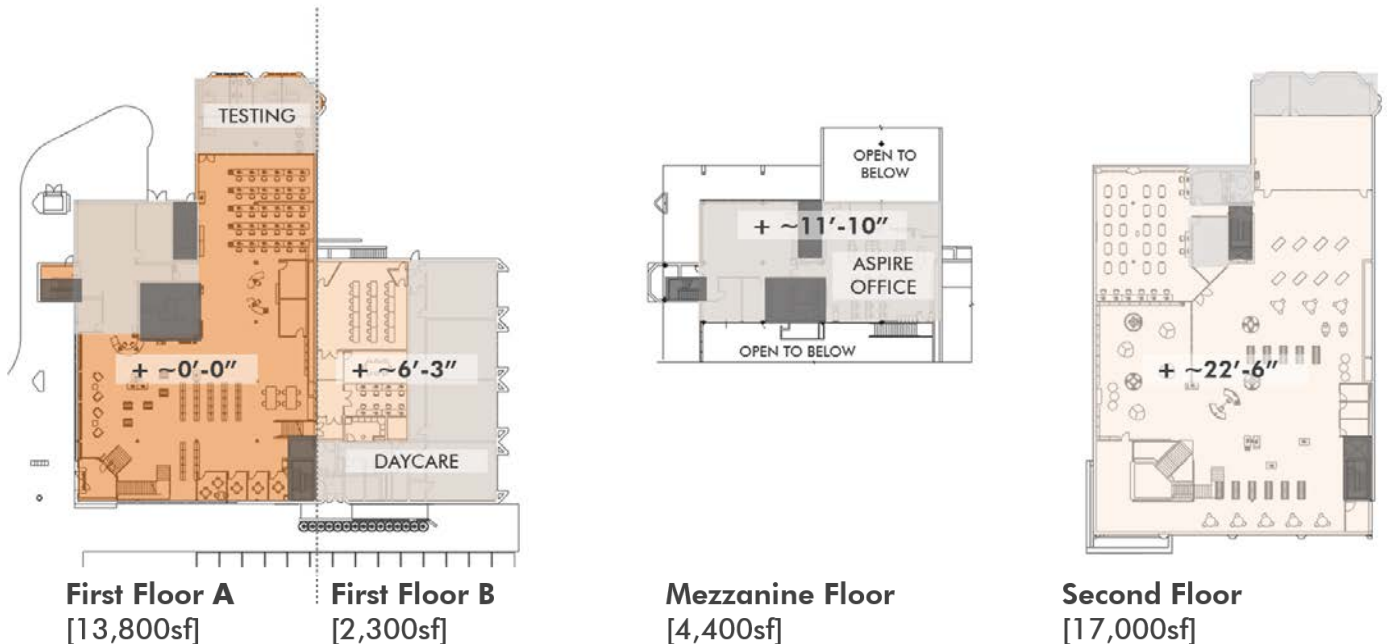
# MAPLE HEIGHTS BRANCH LIBRARY FEASIBILITY STUDY

## EXISTING FACILITY FEASIBILITY FOR RE-USE

During the planning process, the Working Group identified a need to better understand the opportunities available at the Maple Heights Branch Library. Though built in 1978 as a regional library, the Maple Heights interior has been renovated and adapted multiple times, resulting in a wide range of programmatic areas across four separate floors of library space. This discontinuous floor plan results in a building that is both challenging to operate from a staffing perspective and is also challenging to navigate for customers. However, this existing space also provides a significant opportunity for CCPL to reimagine library service to Maple Heights. By rethinking not just each floor, but how the floors interconnect, CCPL can meet multiple strategic goals, and also provide a unique civic space for the Maple Heights community.

As described above, the 37,500 gross square feet of library space are spread across four distinct floors. Currently, the 13,800 square foot first floor (First Floor A) includes the staff area, testing center, four group study rooms, and public stairs to both First Floor B and the Second Floor. First Floor B contains three larger meeting rooms and is 2,300 gross square feet. While there is an elevator and stair to this floor, there is no visual connection, and librarians have to physically monitor these spaces. The mezzanine level has relatively low ceiling heights and is only accessible by a public elevator and private staircase. At 4,400 square feet, this floor currently houses the offices for Aspire Greater Cleveland and the staff break room.

Finally, the second floor contains 17,000 gross square feet of library space, and includes children’s space, a tinker area, teen space, children’s librarian offices, a staff space, and a Student Success Center with storage and a kitchen. This space is accessible from both elevators, as well as a very long, three-run staircase that has no visual connection to the first floor. While high-volume and open, the second floor was originally designed to house significant physical collections, and as such has no windows on its west, south, and east exposures. Expansive floor to ceiling windows exist along the north side, but are blocked from public spaces and only provide views and daylight to the Student Success Center and librarians’ offices. This floor, larger than multiple branch libraries, provides significant opportunity for CCPL to create a cutting edge branch library.



Existing Building Floor Plans showing four disconnected floors



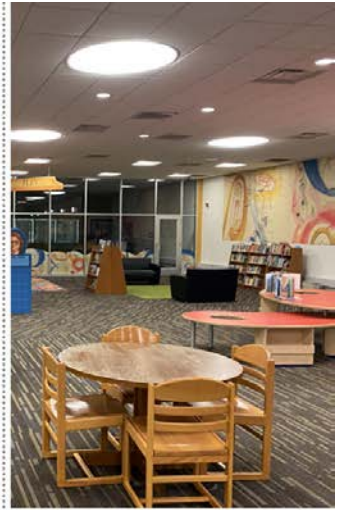
First Floor A



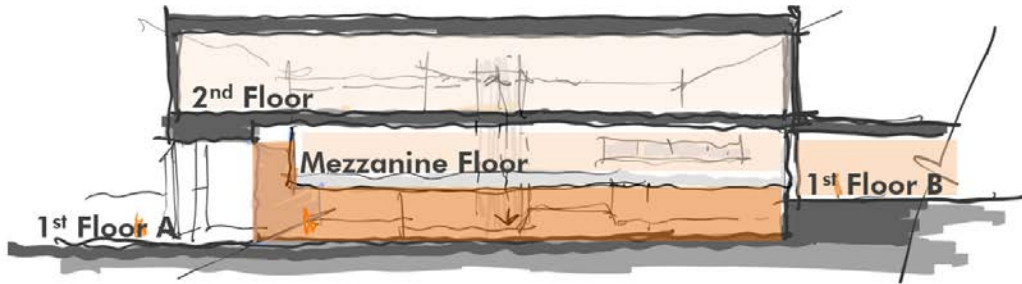
First Floor B



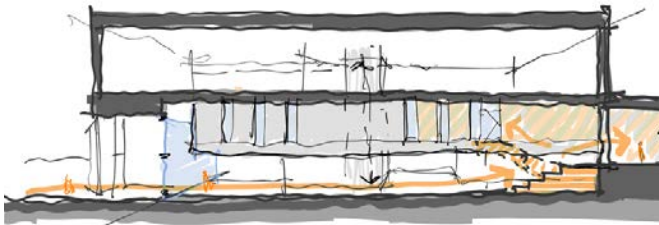
Mezzanine Floor



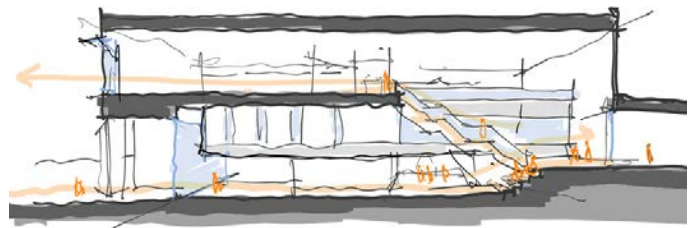
Second Floor



EXISTING LIBRARY SECTION DIAGRAM



CONCEPT A - RECONNECT FIRST FLOOR LEVELS A + B



CONCEPT B - RECONNECT ALL FOUR FLOORS OF THE LIBRARY



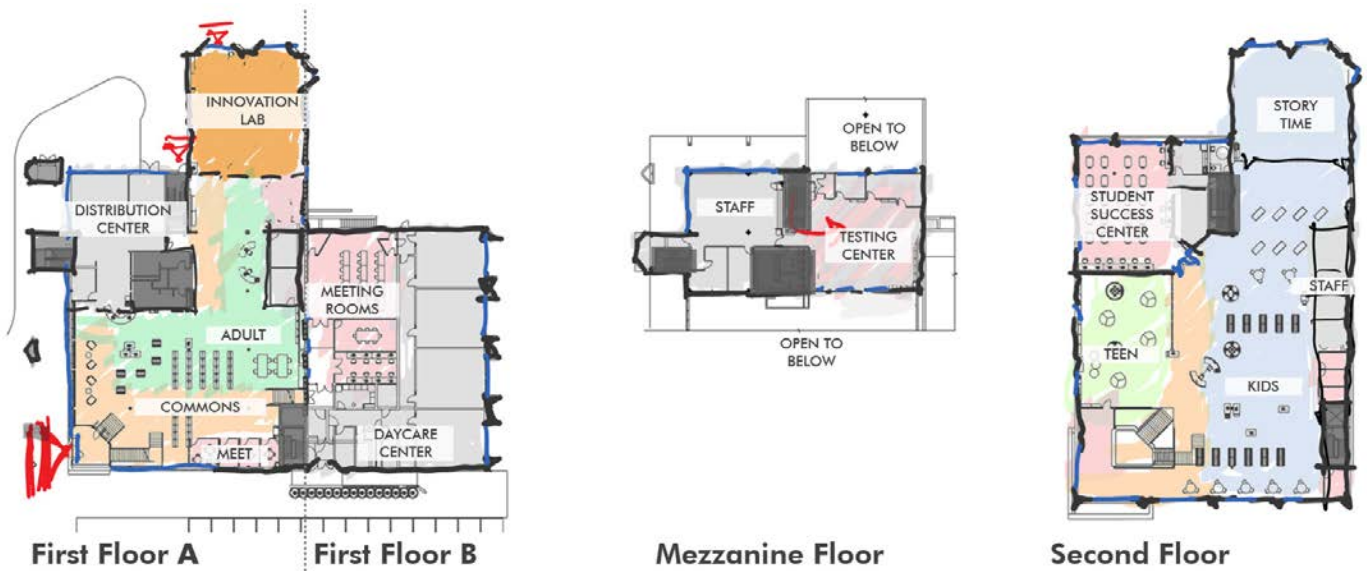
**OVERALL RE-USE APPROACH [RE-CONNECT THE FLOORS]**

While challenging in its existing configuration, the Maple Heights Branch Library can be re-envisioned for community gathering and take advantage of its existing spaces to create a wonderful customer experience. The existing facility can be reconceived through two major modifications, on both the exterior and interior. On the exterior, the first floor of the library has extensive windows out to the patio, parking lot, and residential areas. In contrast, the second floor has no visual connections to the community. By cutting new windows into the west and south sides of this floor, the library can meet its strategic goals of being visible and accessible, and provide an improved, elevated customer experience.

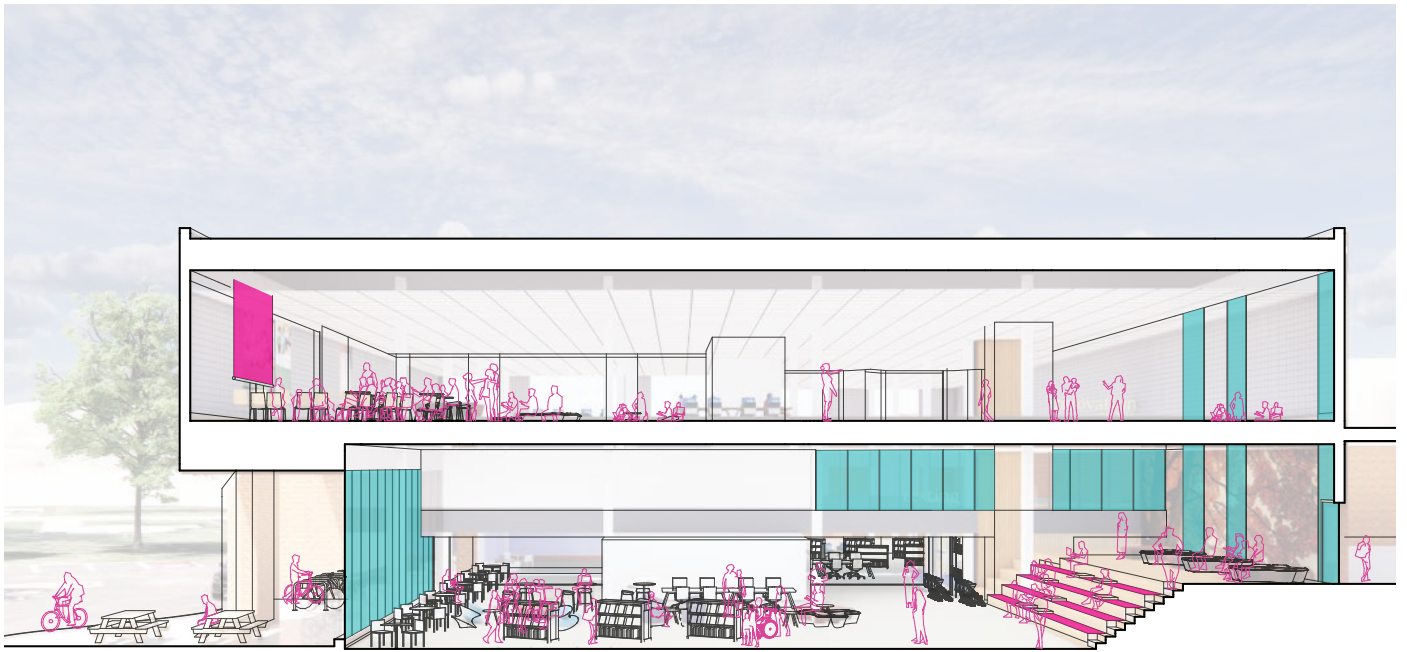
On the interior, library programs and spaces can be better interconnected. Critically, the distinct experiences of each floor can be reconceived to create a single interconnected visual and spatial experience between First Floor A, First Floor B, and the Mezzanine. Additionally, in the second, more extensive reconfiguration scheme listed below, the Second Floor could be linked as well. This reconnection through a social stair will provide new programmatic opportunities for the library and community for performances, lectures, and other events.

**CONCEPT A – RE-CONNECT**

In Concept A, a new social stair and interior windows create a strong physical and visual connection between First Floor A and First Floor B, while the existing stair to the second floor remains. Programmatically, this concept assumes that the Aspire Greater Cleveland offices move to a different CCPL location, allowing the testing center to move to the Mezzanine Level, and a new, independently accessible Innovation Center to move onto the first floor. On the second floor, the staff librarian offices could shift to the east side, allowing for a larger story time and activity space to take full advantage of the existing, north-facing windows. Throughout, this concept leverages the positive attributes of the existing library while also resolving the challenging circulation issues through distinct architectural interventions.



Conceptual Bubble Diagram showing reconnected First Floor A + B, and Aspire offices off-site.



Section Perspective showing First Floor A and B interconnected  
[Mezzanine could optionally be access as well, as shown in rendering below]



Conceptual Rendering showing new terraced seating and stair, as well as windows to First Floor B level.



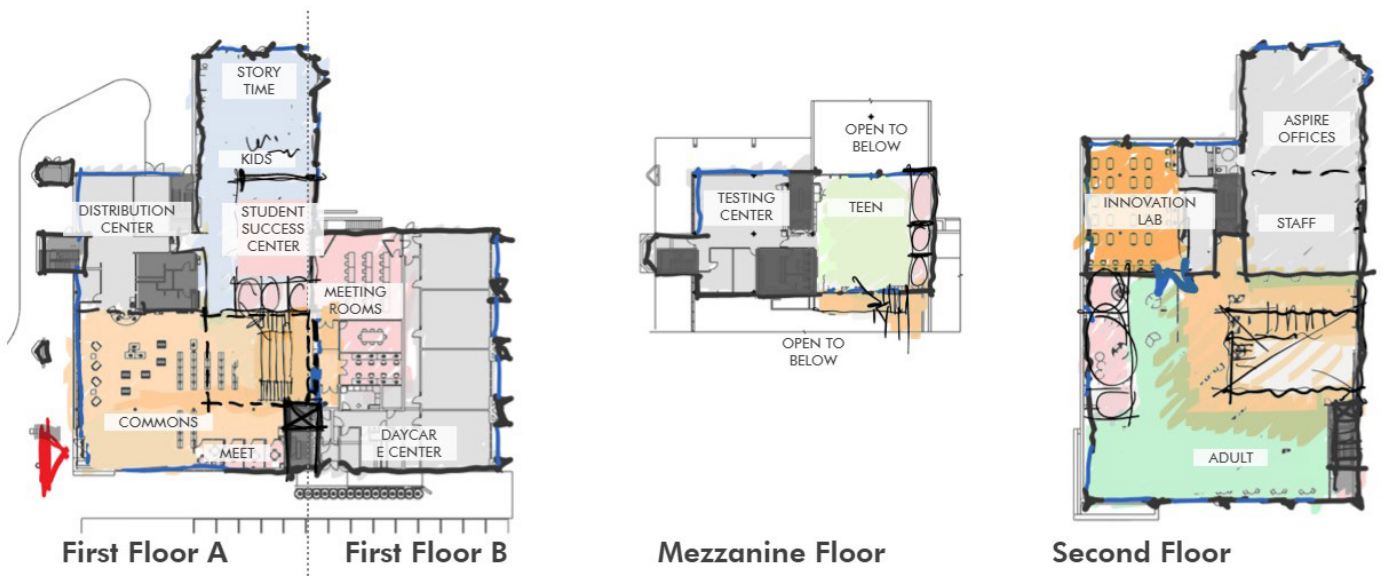
CONCEPT B - RE-CONCEIVE

While Concept A works within the existing floor plates of the library, Concept B radically rethinks what Maple Heights can become for the next quarter century of library service. In this concept, a generous new social stair interconnects all four floors by cutting a large, sky-lit opening on the east side of the library. The existing, circuitous stair to the second floor is removed, providing stronger visibility into the heart of the library, and a more functional corner on the second floor. This provides the opportunity to create a significant community gathering space for large events, and a stunning architectural destination for the Maple Heights community.

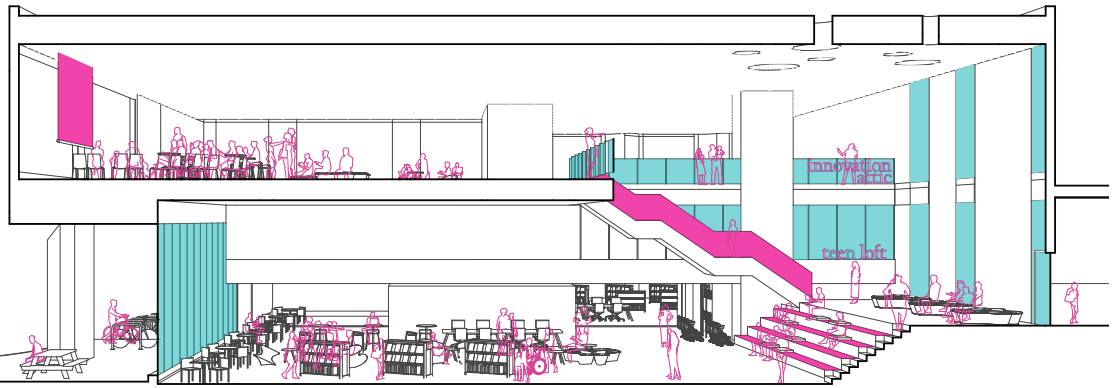
Coupled with new windows on the second floor, these interventions provide the opportunity for Maple Heights to become a truly unique branch library within the CCPL system. By unifying four disparate, disconnected floors through a single, central space, the library can become not just logical to navigate, but inspiring.

Programmatically, this new central gathering space also provides the ability for the library to rethink library service. In this concept, the first floor could become a wonderful, day-lit, voluminous children’s area and Student Success Center to the north of the new staircase. This approach would take advantage of the mezzanine volume to provide acoustic separation for the children’s area, and allow families with strollers to avoid having to navigate elevators and stairs. Second Floor B could either remain meeting rooms, or alternately become an Innovation Center or Student Success Center.

Moving up then new stair, the east side of the Mezzanine level could overlook this atrium space, and potentially become a new Teen Loft. While acoustically separated, it would be visible from staff areas and could be a wonderful, unique destination both proximate to, but distinct from, the Children’s area. Finally, the second floor could become an excellent destination space for meeting rooms, collections, and life-long learning.



Conceptual Bubble Diagram showing interconnected First Floor A + B, Mezzanine, and Second Floor. Aspire offices relocate to the second floor.



Section Perspective showing First Floor A, First Floor B, Mezzanine Level and Second Floor interconnected.



Conceptual Rendering showing new social seating and stairs up to Mezzanine and Second Floor.



Conceptual Rendering showing community gathering space and visual interconnection between floors.















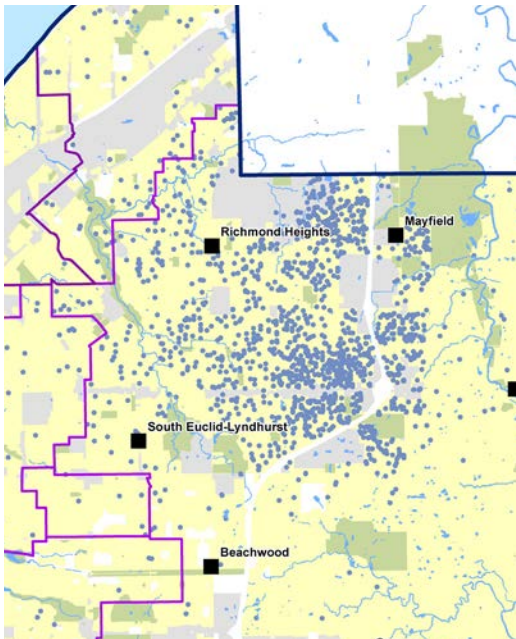




# MAYFIELD BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



*The Mayfield Branch is a regional asset for residents of northeast Cuyahoga County.*

The 33,200 square foot Mayfield Branch Library was built on a 5-acre lot near the North Chagrin Reservation in 2013. It is owned by CCPL. In 2022, bicycle lending services were introduced to the library as the 100th Anniversary Branch Gift.

## CURRENT STATE

The Mayfield Branch Library is within walking distance from downtown Mayfield and easily accessible from Highway 271. There are few bus routes that service the area. Staff report that they seldom see tweens and teens in this branch since there are no schools nearby. The site is situated near the Mayfield Village Wetlands Preserve and is accessible by bike and nature trails. The surrounding nature provides captivating views from inside the library and creates a pleasant visitor experience.

The building is set far back from Som Center Road and the tree-lined driveway is not obvious or well-marked, which according to staff makes it hard for some customers to find the library on their visit. Once visitors are in the parking lot, the modern, clean architecture of the building is clearly visible. Its stone façade, glass curtain walls, and large windows invite visitors to gather on the front patio and to explore its serene, nature-filled site.



Entering through the plaza, customers are greeted by a large space filled with natural light. The library space is legible and can easily be navigated with functional signage. The Innovation Center featuring cutting edge technology, ample space for children and family programs, and public meeting space with up-to-date AV technology ensures that the library is an effective community resource.

*“Mayfield has a helpful staff, bright and open space, small meeting rooms for tutoring, a maker space, and a large selection of books.”*  
 — 2022 community survey respondent

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will keep the Mayfield Branch fresh and relevant through its ongoing maintenance program. It will be due for a 15-year roof replacement and HVAC updates in 2028 along with other normal life cycle maintenance needs over time. As a part of an interior maintenance project, CCPL could evaluate opportunities to expand meeting space.

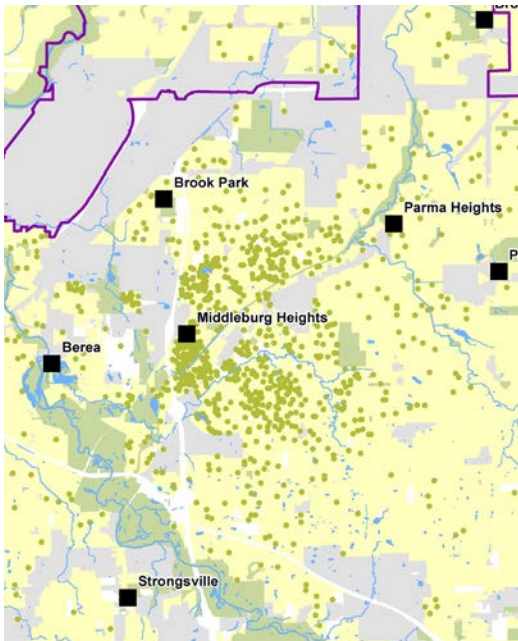




# MIDDLEBURG HEIGHTS BRANCH LIBRARY



**MAINTAIN  
+ KEEP RELEVANT**



The Middleburg Heights Branch serves residents of a wide area of west Cuyahoga County.

Middleburg Heights is one of newest branches in CCPL’s network. The 16,000 square foot, single-story branch opened in 2018 on a 3.6-acre site owned by the City of Middleburg Heights. In 2022, CCPL is partnering with the city and other local stakeholders to develop a community-based outdoor nature play area for children on the city-owned park property next to the branch as the 100th Anniversary Branch Gift.

**CURRENT STATE**

The branch is positioned on a prominent site in the center of its community near the community center, community playground, and the Big Creek Elementary School. The site is accessible by most forms of transportation, including a bus route.

Parking is reported to be insufficient to meet current demand. CCPL’s Facilities team has rehabbed the surrounding landscape and plans to expand the parking lot soon.

The branch has a strong presence from Bagley Road across a generous lawn. Large signage facing the street and obvious entry points make navigating to the building easy. The library features a double-height entrance that gives it a significant exterior presence from the parking lot. The façade has tall

See page 36 for an explanation of the map.



windows that give passersby a glimpse of customers reading and working at tables inside.

The interior of the library features excellent wayfinding and sightlines, starting with the circulation desk and clear signage upon entry. The space is comfortable, has plenty of natural light and includes several meeting rooms with modern AV technology and significant flexibility.

The building's layout is very accessible for seniors. One staff member mentioned that the branch is particularly popular with seniors because, "They love having a nice place to go and get out of the house. Most will sit all day in the lounge area and read the news, magazines, and large print books." On the flip side, staff report that teens and young adults don't visit this location often because they can get relevant library services online.

The Middleburg Heights Library knows its demographics and caters to them. With most visitors being either small children with their parents or elderly people, the branch includes a sensory friendly children's area, plenty of room for quiet study, and a drive-up window.

#### RECOMMENDATIONS + OPPORTUNITIES

CCPL will keep the Middleburg Heights Branch fresh and relevant through its ongoing maintenance program.

*"The collaborative environment is the best."*

— Middleburg Heights Branch staff member





# NORTH OLMSTED BRANCH LIBRARY



RENOVATE  
+ UPDATE

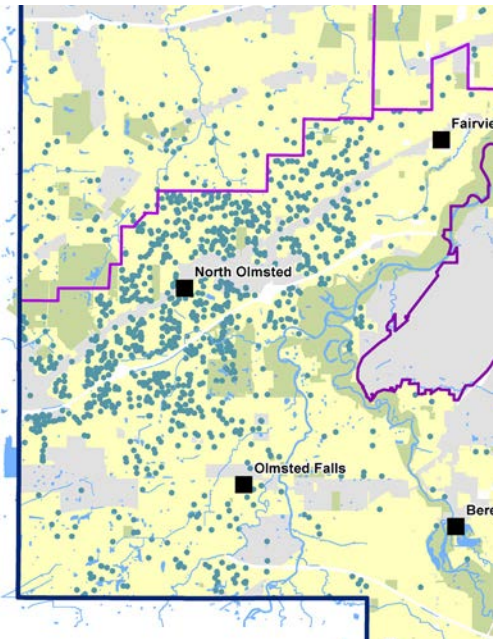
The North Olmsted Library is located on the historic site of the Oxcart Library, which was the first publicly owned library in the Western Reserve. Owned by the City of North Olmsted, the nearly 38,000 square foot library was built in 2003 on 6.5 acres. It consists of two floors: a ground level and a basement level .

In 2022, a new monument sign was installed along the front of the site. CCPL is updating and expanding the teen area as part of its 100th Anniversary Branch Gift.

## CURRENT STATE

North Olmsted Branch is situated in a park-like setting across Butternut Ridge Road from the North Olmsted High School and Middle School and is close to the Butternut Ridge Primary School. The site is close to the fire department and other municipal buildings.

The lot itself is picturesque and has high visibility from Lorain and Butternut Ride Roads. It is accessible by vehicle, foot, bike, and public transportation. With mature landscaping, the library's site is well maintained and shows no signs of age. There are plenty of sidewalks and other paths that meander through the site, creating a walkable and peaceful outdoor experience. With a classic brick and white column façade, the entrance is easily located and features a welcoming courtyard and patio space.



*The North Olmsted Branch draws customers even from beyond the North Olmsted city limits.*

See page 36 for an explanation of the map.



The front doors open to reveal a unique library experience. The double height entryway puts visitors directly in front of an interior stone fountain surrounded by dozens of indoor plants and benches. Circulation is visible upon entering, although sightlines and wayfinding are not optimal.

The branch includes plenty of space to sit and lounge. Furniture is somewhat dated but is clean and comfortable. The children's area is playful and interactive and features a toy barn large enough for kids to enter and convenient seating for parents and grandparents. Other notable spaces in the library a Student Success Center, and a Kids Café location. The meeting room is functional and flexible.

Staff areas are clutter free with functional storage.

#### RECOMMENDATIONS + OPPORTUNITIES

CCPL will maintain and update the North Olmsted Branch Library. This building is coming due for some major life cycle maintenance work both inside and out, such as replacing R-22 units and having its brick tuck pointed and sealed. CCPL should consider opportunities to add group study rooms, add an Innovation Center, and modernize the interior customer experience.

*"I love the size of the North Olmsted location! Tons of books and resources there!"*

— 2022 community survey respondent

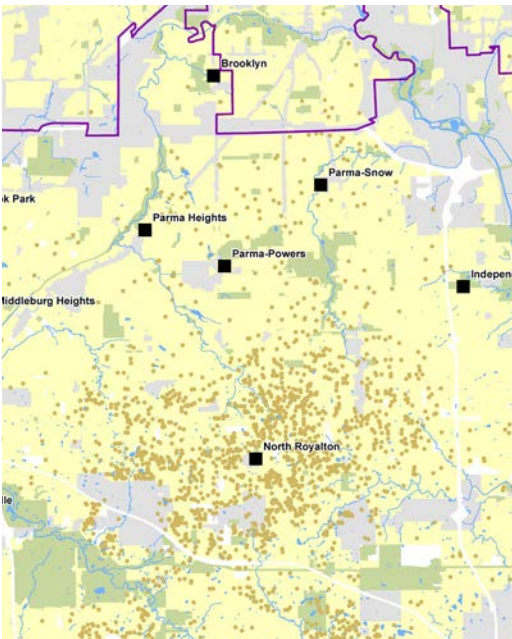




# NORTH ROYALTON BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



The North Royalton Branch serves customers from throughout south Cuyahoga County.

The North Royalton Branch Library was built in 2013 on a 5.15-acre lot. The single story, 29,000 square foot branch is owned by CCPL. After nearly 10 years of serving the community, it is receiving an interior refresh as its 100th Anniversary Branch Gift.

## CURRENT STATE

The North Royalton Branch is located on a naturally landscaped lot near medical facilities, the local YMCA, several religious institutions, and sprawling residential neighborhoods. Vehicles have easy access, but the lack of sidewalks in the area makes it difficult to get to the library on foot. Public transit service is limited.

The site itself is picturesque and the branch is visible from Wallings Road, piquing interest with its unique architectural features. The library building is marked by several large canopy-like structures. Those using the drive-up window pass under a large awning that allows natural light through a circular opening.

The main entrance is constructed with a floor-to-ceiling glass curtain wall. Unique architectural features continue to the interior. A large circular skylight is visible just past the front door.



Staff members and a large circulation desk greet customers along with a small café and book sale area.

The feel of the library is fresh and modern. Its tall ceiling height and windows overlooking the wooded site ensure a calm browsing experience. Staff report that the fireplace lounge is popular with seniors, while the wilderness-themed kids' area draws in families with young children. Functional and modern meeting rooms are reported to provide plenty of space for programs and community meetings. One staff member remarked, "I feel like we are the community center!"

Noise is reported to be an issue in this branch. Insufficient acoustic separation lets sound bleed between different areas of the library. Rain on the roof is also reported to cause noise inside the library.

#### RECOMMENDATIONS + OPPORTUNITIES

CCPL will keep the North Royalton Branch fresh and relevant through its ongoing maintenance program. The branch will be due for a new roof and HVAC maintenance in 2028. Options for strategic updates at North Royalton include improved interior acoustics and rebalancing space for shelving and seating/people spaces.

*"I feel like we are  
the community center!"*  
— North Royalton Branch  
staff member

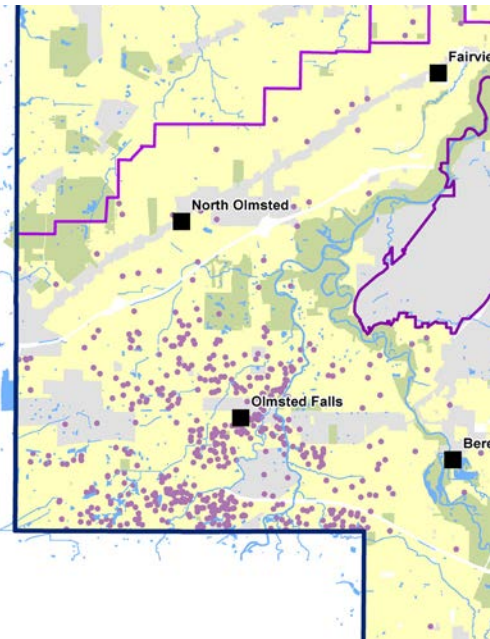




# OLMSTED FALLS BRANCH LIBRARY



## EXPAND



The 6,000 square foot Olmsted Falls Branch Library is owned by CCPL. It was built in 2013 on a 1.6-acre lot within a civic campus that also includes the Olmsted Community Center, a Kids First Learning Center, and Olmsted Falls City Hall. A new digital monument sign will be constructed as the 100th Anniversary Branch Gift.

### CURRENT STATE

While the library is situated in a residential area, it is proximate to municipal buildings and several schools. It is clearly visible from Mapleway Drive and easy to find. The branch is accessible by vehicle, foot, and bike, but not easily by public transit. Expansive, well-maintained green areas surround the building.

The structure itself shows little sign of aging and has been well preserved by the CCPL Facilities team. The façade is made up of simple brick and siding panels with smaller, standard windows on each side. This architecture style is typical of the surrounding buildings and blends in well.

*The Olmsted Falls Branch has a strong local draw.*

See page 36 for an explanation of the map.



Perhaps the biggest challenge of the Olmsted Falls Branch is its small size. It is one of CCPL’s three tiny branches and is much smaller than most other west county CCPL branches. A lot of programs are packed into this little building – including an interactive play area for children, a small teen nook, and a community meeting room as well as an open reading area. And this high-circulating branch has a disproportionately large collection relative to the size of the building – more than any other CCPL location.

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL should expand the Olmsted Falls Branch Library if possible. The building will be due for a new roof and other notable life cycle maintenance projects in 2028, which would be a logical time to consider expansion. Added space would enable CCPL to expand access to the programs and services available in other branches, such as Innovation Centers and collaboration spaces.

*“Olmsted Falls needs expansion”  
— 2022 community survey respondent*





# ORANGE BRANCH LIBRARY



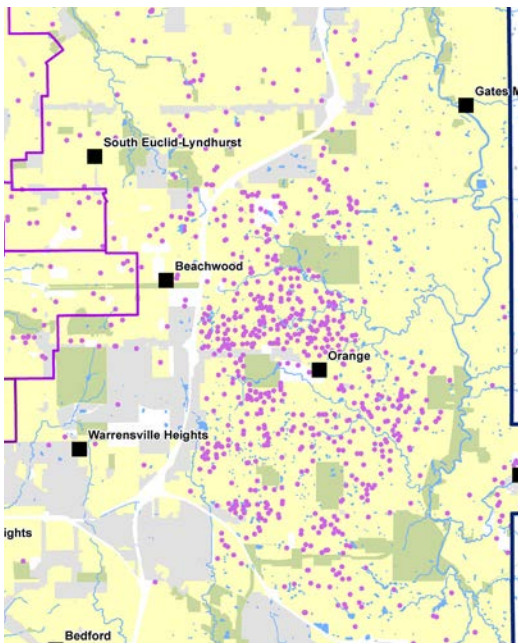
**MAINTAIN  
+ KEEP RELEVANT**

The Orange Branch Library is located on a 2.90-acre lot next to the Orange Senior Center and across the street from Orange High School. Built in 2015, the single story 15,000 square foot branch is owned by CCPL. Outdoor seating will be added to the front porch as the 100th Anniversary Branch Gift.

**CURRENT STATE**

The Orange Branch Library is located close to restaurants, shopping centers, and parks. Set back on its site, it is separated from the road by a large grass lawn and attractive landscape design. The library is easily visible from the street and the large digital CCPL sign shows visitors how to enter the parking lot. A large plaza leads from the parking lot to the front entrance which is easy to locate.

The building is appealing, inviting, and well kept. Its full-height windows provide peaceful views of the fields and forested areas behind the building and let natural light into the open concept interior. The circulation desk is immediately visible upon entry, and helps customers find their destinations.



*The Orange Branch draws customers from a wide area in east Cuyahoga County.*

See page 36 for an explanation of the map.



Wayfinding is efficient within the library due to a lack of visual clutter. Tall, permanent shelving does obscure views to the exterior along the front porch. Staff report that the automated shades often do not function properly.

The Orange Branch Library has a drive-up window that is well-used. Meeting rooms that are flexible and divisible. There is plenty of space, which is particularly important after school because this branch is hot spot for youth programs and activities.

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will keep the Orange Branch fresh and relevant through its ongoing maintenance program. Options for strategic updates could include improved acoustic separation between the children’s and teen areas and other library spaces and lower shelf heights to improve wayfinding and views to the exterior.

*“I love the kids area at the Orange location!”*  
 — 2022 community survey respondent

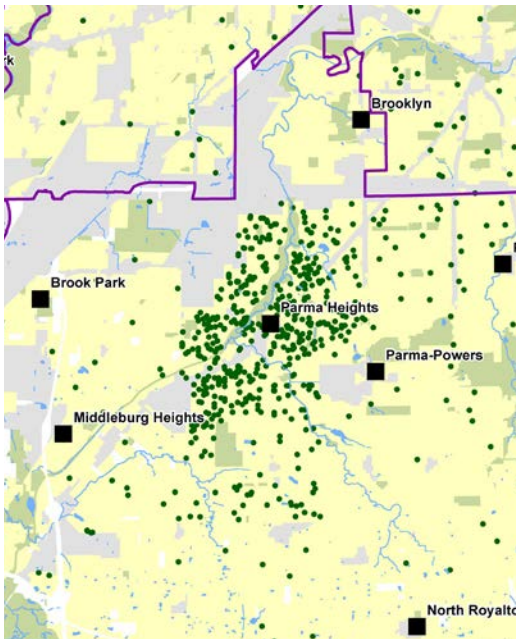




# PARMA HEIGHTS BRANCH LIBRARY



## NEW PARTNERSHIP



*The current Parma Heights Branch attracts customers more locally than nearby branches.*

*See page 36 for an explanation of the map.*

The Parma Heights Library is one of the most architecturally unique buildings in CCPL's fleet. Built in 1963, it is the second oldest building that CCPL operates. The 15,500 square foot branch is owned by the City of Parma Heights. In 2022, a new mural was installed as the 100th Anniversary Branch Gift.

CCPL's operating and maintenance agreement with the City of Parma Heights is different from other branches. CCPL is only responsible for maintaining the interior of the building in Parma Heights. The building envelope and grounds are the City's responsibility.

### CURRENT STATE

The library is located in central Parma Heights on a small lot within a complex that also includes the Parma Heights Pool, Greenbriar Commons, and the Police Department. It is also a short walk from multiple parks and nature trails. The library building is not visible from Pearl Road; both the building and CCPL signage are set back and hidden by mature trees and landscaping.

Inside the building, the Parma Heights Branch is tidy and well maintained. Many of the challenges are linked to the building's size and round shape. The radial floor plan restricts the ability to separate different users functionally and acoustically. The three public-use spaces that are acoustically isolated – the story time room, a single study room, and the meeting room (which is





below grade and has no access to natural light) – are all in high demand. Staff find supervision to be easy from the center of the library, but it can be difficult and disorienting for customers to navigate the space.

According to the condition assessment by Bureau Veritas, this building has the highest level of deferred maintenance needs of any CCPL branch. All of the backlog is related to the building envelope (e.g., roof, exterior windows).

#### RECOMMENDATIONS + OPPORTUNITIES

Although charming, the Parma Heights Library building does not support modern library service. CCPL should look for an alternate site where it can offer public services that are better aligned with its strategic goals.

The customer mapping analysis done for this master plan showed that the Parma Heights community has excellent access to the Parma Powers and Parma Snow branches, which both offer much more breadth and depth of service and collections.

A new partnership opportunity in Parma Heights that creates a unique service — for instance, workforce development or entrepreneurship — may be considered for a future Parma Heights location to distinguish it from its nearby CCPL branches.

*“[I would like to see] more reading materials at the Parma Heights Branch.”*

— 2022 community survey respondent

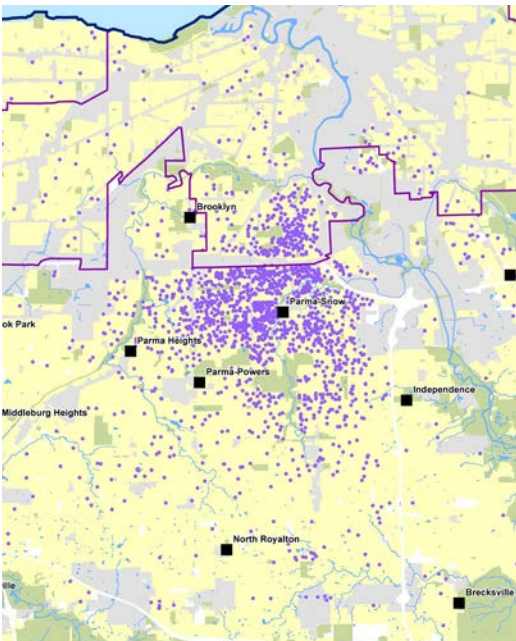




# PARMA-SNOW BRANCH LIBRARY



**MAINTAIN  
+ KEEP RELEVANT**



If CCPL has a flagship branch, it is Parma-Snow. The largest library in the fleet provides 51,200 square feet on a single level with a major event and performance space. CCPL built Parma-Snow in 2013 on 3.6 acres adjacent to its Administration Building. The 100th Anniversary Branch Gift for this branch includes a new demonstration kitchen and a percussion play installation on the upper plaza.

**CURRENT STATE**

The library is located along a busy suburban retail corridor, and is surrounded by strip malls, single-family residential neighborhoods, and churches. It is within walking distance to West Creek and the Southpark Picnic Area.

The building maintains a strong street presence along Snow Road and the large “Library” sign makes its purpose plain. The site is easy to access, and parking signage is legible and clear. As they enter the site, visitors can see into the library’s lounge areas, study spaces, and the themed children’s area through large, unobstructed windows on the north side of the building.

*The Parma-Snow Branch draws customers from throughout Cuyahoga County.*

See page 36 for an explanation of the map.

The branch shares its south wall with the Administration Building. The entrances are separated from each other by a large green roof as well as several paths and grade changes. Nevertheless, visitors can easily get confused about which entrance to use.

Architecturally, the branch feels fresh and current. The façade's floor to ceiling clear and colored glass windows makes the library approachable and intriguing. The landscaping and entry plaza area are well-kept and show few signs of wear.

Inside, the library is bright and updated. From the main entrance, the circulation desk is visible, and wayfinding is easy. Large, bold signage makes for a seamless wayfinding experience from the main reading areas to the light-filled meeting rooms, teen, and children's areas, which are generously sized to accommodate relevant programming. The Innovation Center is popular, offering visitors of all ages access to technology such as 3-D printers as well as space for arts & crafts programs.

The Sari Feldman Auditorium is a countywide destination for major library programs, events, theater performances, recitals, speaker presentations, and more. The auditorium is independently operable and can be used outside of branch operating hours. Staff report that adding a green room and changing facilities with controlled access would help them better attract and support speakers and performers.

#### RECOMMENDATIONS + OPPORTUNITIES

CCPL will keep the Parma-Snow Branch Library fresh and relevant through ongoing maintenance. This branch will be due for its next 15-year roof and HVAC system work in 2028. Strategic upgrades to consider include support spaces for the talent in the Feldman Auditorium and perhaps an outdoor demonstration kitchen/barbecue.



*"I love that Parma -Snow has a wonderful adaptive program for individuals with disabilities..."*

— 2022 community survey respondent

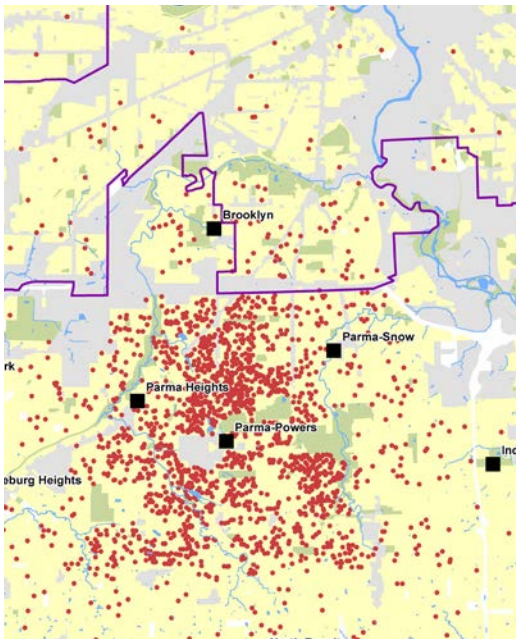




# PARMA-POWERS BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



Like Parma-Snow, the Parma-Powers Branch has a large geographic draw.

The Parma-Powers Branch Library is one of CCPL's largest branches. The single story, 43,000 square branch was built in 2013 on a 4.19-acre lot owned by CCPL. Its 100th Anniversary Branch Gift includes revamping the technology wall and sustainability data display.

## CURRENT STATE

The Parma-Powers Library is situated well within its community. It is a short walk from Ridge Road, which is lined with many restaurants and shopping centers. Parma City Hall to the northwest at the intersection of West Ridgewood Drive and Ride Road. University Hospitals Parma Medical Center is located across the street.

Because the building sits on the top of a slight hill with a small number of trees, the branch has a strong presence and offers drivers an unobstructed view from the road. Navigating the site and locating the parking lot is straightforward. However, visitors parking at the rear of the lot must navigate sloping terrain walking to the library's main entrance. This can be a mobility and inclusion challenge for some visitors.

The façade and entry plaza show few signs of aging and the library generally appears well maintained. The building features a well-marked drive-up window with pleasant landscaping.

See page 36 for an explanation of the map.



Inside the library, customers are greeted by high ceilinged-spaces and ample natural light. The branch offers updated furniture, technology, and a large, themed children’s area. It includes a Student Success Center and a Greater Cleveland Food Bank Kids Café location. It provides ample community meeting space for the public to reserve. Beyond the information desk is a large reading area with tall shelving that hides several quiet study rooms.

*“Parma-Powers is a great location and building. I love the airiness and I like visiting the kids’ section. ”*

*— 2022 community survey respondent*

**RECOMMENDATIONS + OPPORTUNITIES**

CCPL will continue maintaining the Parma-Powers Branch Library to keep it fresh and relevant. Like the other branches of a similar age, this branch will be due for its next 15-year roof and HVAC system work by 2028. There are opportunities to make targeted interior updates such as improving signage and wayfinding, repurposing the underutilized magazine area, and creating a teen zone that is more distinct from the children’s library.

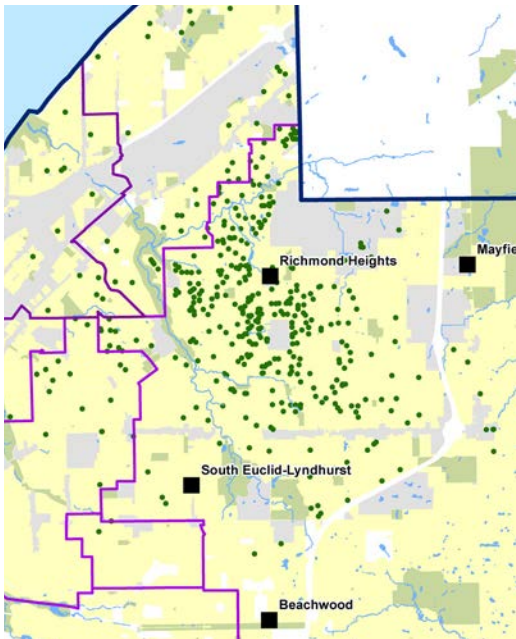




# RICHMOND HEIGHTS BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



*The Richmond Heights Branch has a relatively local customer base.*

The 5,200 square foot Richmond Heights Branch Library opened in 2021. This small but mighty branch is owned by the Richmond Heights Local School District and co-located with the Richmond Heights Upper School. For the 100th Anniversary Branch Gift, the branch received a unique hanging airplane sculpture.

## CURRENT STATE

The Richmond Heights Branch is prominently located adjacent to the high school's front door. Dedicated library parking is accessed from the high school entry drive at Richmond Road.

The building's bold architectural language includes a shallow, long portico and bright blue glazed brick, drawing attention to its unique role within the overall campus. The space under the portico is inviting if a bit exposed.

On the interior, library visitors are greeted by a generous, high-volume space with a range of seating and collections. Past the circulation desk and staff area, a small group room is in high demand and is accessible directly from both the library and high school.



The library is well used by seniors during the day and then by teens after school. Through an ongoing partnership with the YMCA, the divisible meeting room is often used for Silver Sneakers, taking full advantage of this new activity space. The Upper School allows access to equipment equivalent to what might be provided in one of CCPL’s Innovation Centers, which means the branch can emphasize collections, technology, and seating.

*“I love the Richmond Heights Library.”*  
 — 2022 community survey respondent

**RECOMMENDATIONS + OPPORTUNITIES**

The new Richmond Heights Branch is a high-quality building that should continue to serve students and the community well into the future. CCPL will provide ongoing maintenance to keep it fresh, welcoming, and in good working condition. It may consider strategic improvements to keep the branch relevant over time such as expanded outdoor amenities and perhaps more small group study and collaboration spaces.

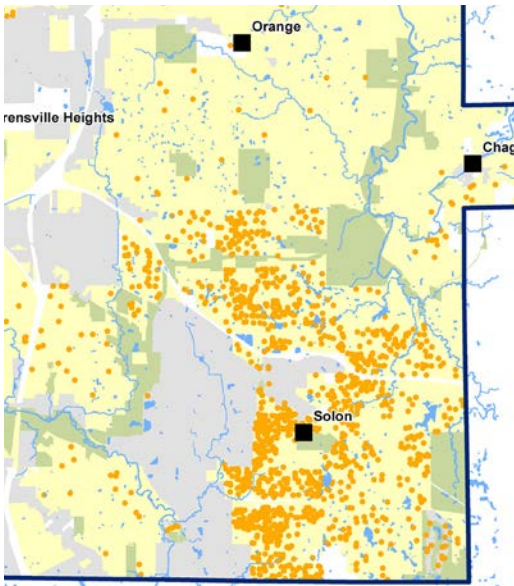




# SOLON BRANCH LIBRARY



## RENOVATE + EXPAND



The Solon Branch Library opened in 1997 on an 8-acre lot owned by the City of Solon. As part of the 100th Anniversary Branch Gift, a quiet reading area was created within the branch's adult non-fiction space. At the time of this report, CCPL had launched a design process for renovation and expansion of this 22,600 square foot, single story branch.

### CURRENT STATE

The Solon Branch Library is located off Som Center Road and Portz Parkway just down the street from a busy town center. Adjacent uses include a high school, a middle school, and a public park. Senior retirement homes and recreation centers are nearby. With little to no public transportation near the library, staff report that many customers use vehicles, bike, and walk to visit the site.

Although mature trees partially hide the library from view, it is not hard to find. First time visitors might appreciate better signage to guide them into the site from the street. Once there, the book drop and the branch's front entrance are visible and accessible. The exterior is tidy with a brick façade and windows that span the south and west sides of the building. Trees and greenery surround the library.

*The Solon Branch is a strong attraction for southeast Cuyahoga County residents.*

See page 36 for an explanation of the map.



When entering the library, there are clear and accessible sightlines to the information desk. Large columns throughout the library and around the front desk create visual barriers and make wayfinding difficult. The teen and children's areas are not easily visible from the entrance. Layouts are awkward in the story time room and some parts of the adult sections. The library does provide a large community meeting room and story time area.

Natural light fills the main circulation area and some filters back into the reading and program spaces. Staff pointed out that the shortage of artificial lighting in these areas makes them dark on cloudy days and at night.

Staff have converted the craft room into a makeshift closet to compensate for a storage shortage.

#### RECOMMENDATIONS + OPPORTUNITIES

The renovation and expansion project currently in design is an opportunity to address many of the Solon Branch's challenges and ready it for the next 25 years of high-quality service. Continued maintenance by CCPL's Facilities team will ensure that it remains fresh, relevant, and in good working order for many years to come.

*"I love the Solon Library. The staff is very kind and helpful. I am in there weekly picking up books. My kids also love the summer reading program."*  
— 2022 community survey respondent

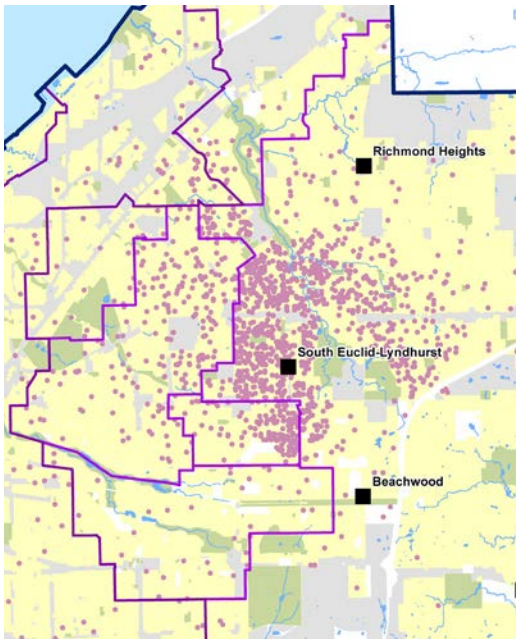




# SOUTH EUCLID-LYNDHURST BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



*The South Euclid-Lyndhurst Branch has a broad regional draw.*

Built in 2015 on an expansive 10-acre lot, the 30,000 square foot South Euclid-Lyndhurst Branch Library is owned by CCPL. The library includes unique program spaces including the William N. Skirball Writers' Center and the Jack, Joseph & Morton Mandel Memory Lab. A new outdoor reading area and memorial gate will be constructed as the 100th Anniversary Branch Gift.

## CURRENT STATE

Prominently located along South Green Road, the South Euclid-Lyndhurst Branch is immediately across from Notre Dame College and a short distance from Greenview Junior High School. Staff report that they don't see many teens due to library's distance from the high school; however, the branch is very well used by tweens from the middle school and college students.

The branch has a unique architecture – at once modern and contextual. The building is wrapped in an elegant blend of brick, precast concrete, storefront glazing, and shingles. A mature heritage tree on the site defines the entry (and impacts the parking lot layout). The new outdoor reading area creates a stronger connection to the landscape.

See page 36 for an explanation of the map.



On the interior, the building is well maintained and has clear visibility and lines of sight. Large windows provide views to the woods beyond the site. Cozy fireplace nooks and bay windows reconnect customers with the exterior as they travel through the interior.

The circulation desk is well-located for staff to greet visitors and guide them to the children's, teen, and adult areas, as well as the Writing Center and Memory Lab. Welcoming and acoustically separated programmatic areas include a Student Success Center, a tech lab, multiple group study rooms, and a dedicated story time space.

There are three large meeting rooms, all with operable partitions to increase their flexibility and utility. Meeting room storage is insufficient for all of the furniture and equipment needed for the popular programming and events at this branch.

The branch provides a drive-up service window.

#### RECOMMENDATIONS + OPPORTUNITIES

The South Euclid-Lyndhurst Branch Library is an excellent example of CCPL's vision and commitment to inviting, inspiring, and well-designed branches. The building is very new and is not expected to need major lifecycle upgrades during the next 10 years.

*"I like the quiet reading rooms and openness of the South Euclid Library."*

— 2022 community survey respondent





# STRONGSVILLE BRANCH LIBRARY



## RENOVATE + UPDATE

The Strongsville Branch Library was built in 2003 on a 3.71-acre lot owned by the City of Strongsville. In 2017 the 36,000 square foot branch had an interior update. A new children's area and updated wayfinding signage is the 100th Anniversary Branch Gift.

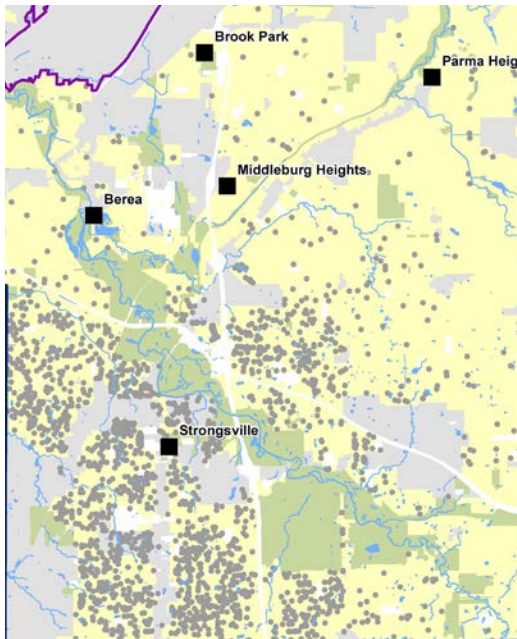
### CURRENT STATE

The Strongsville Branch Library is set back significantly from Royalton Road, the primary arterial for vehicular access to the site. The site is accessed from Westwood Drive.

The building is surrounded by parking on all public sides and isn't highly visible. Usable outdoor spaces on the library site are sparse. An exterior covered drop-off area further restricts outdoor activities on the site, but does provide protected access to the library itself. An adjacent playground, sensory garden, and the Strongsville Recreation and Senior Center do offer some spaces for community gathering.

Parking is reported to be sufficient for day-to-day demand.

The exterior of the library is defined by significant masonry and brick elements that are well maintained. Limited exterior windows and the building's rectangular plan offer little transparency between the interior and exterior.



*The Strongsville Branch draws customers from a broad area of southwest Cuyahoga County.*

See page 36 for an explanation of the map.



The building has a compact footprint. This design provides excellent sightlines, with clear visibility throughout the space for both librarians and customers alike. Furniture, fixtures, and equipment are like new and provide a range of seating and collection areas. According to staff, meeting room and destination spaces have appropriately sized storage areas, and the divisible partitions provide good flexibility.

One of the Strongsville Branch's distinctive amenities is the Kathleen Cochrane DePiero Recording Studio where customers can record podcasts, audiobooks, and other audio and visual content. A large divisible meeting room, a 40-person conference room, and six group study rooms provide generous space for programs and collaboration.

#### RECOMMENDATIONS + OPPORTUNITIES

The Strongsville Branch Library will benefit from renovation to address upcoming lifecycle maintenance needs (including a new roof in 2023). It can leverage those opportunities to also modernize spaces and reimagine the customer experience to align with CCPL's Strategic Plan and priorities. Adding windows could bring more daylight into the library and offer more transparency and views both in and out of the building. There also are potential opportunities to create a more pedestrian-friendly experience on the site and more usable outdoor spaces.

*"Bring back more virtual learning and story times for kids! More updated materials for the Strongsville kids section."*

*— 2022 community survey respondent*

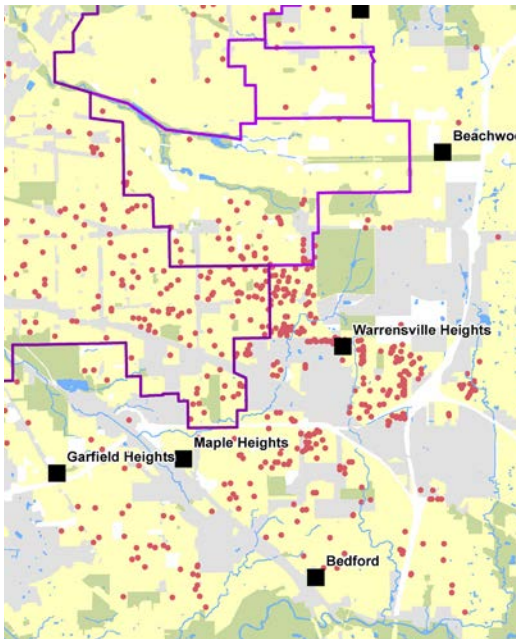




# WARRENSVILLE HEIGHTS BRANCH LIBRARY



MAINTAIN  
+ KEEP RELEVANT



*The Warrensville Heights Branch has a relatively local customer base.*

The Warrensville Heights Branch Library was one of the first new-build branches recommended in CCPL's 2009 Facilities Master Plan. The 27,800 square foot branch, owned by CCPL, opened in 2012 on a generous 10-acre lot on a prominent corner near Highway 480. In addition to excellent maintenance, the branch has received strategic improvements such as a new Innovation Center in 2022 as a part of CCPL's 100th Anniversary Branch Gifts.

## CURRENT STATE

The Warrensville Heights Branch is well designed and was constructed with future flexibility in mind. Its site and architecture are prominent and highly visible from Northfield Road. Large expanses of glass allow views into the space, providing a billboard for library services and programs. Directly to the south, the Warrensville Heights Family YMCA provides excellent co-location of services for community members. The proximity of residential and school areas positions the library in the center of the community.

The library has a drive-up service window that provides access to services for customers within and beyond Warrensville Heights. Ample parking is available and staff report that the parking lot rarely fills up.

See page 36 for an explanation of the map.



On the inside, the Warrensville Heights Branch provides the community with bright, open, and welcoming space. Customers find a wide range of amenities, including a Student Success Center, Innovation Center, Kids Café, audio recording studio, four group study rooms, and a custom-designed children's area featuring artwork from Let it Shine by Ashley Bryan. While wayfinding is logical for the most part, staff report that patrons sometimes have trouble finding the meeting rooms. Two of the group study rooms adjacent to the circulation desk have open ceilings to the rest of the space, creating acoustical challenges and privacy concerns.

#### RECOMMENDATIONS + OPPORTUNITIES

CCPL will continue to maintain the Warrensville Heights Branch Library to keep it relevant, welcoming, and in good working condition. Along the way, CCPL can consider strategic opportunities to keep the branch relevant such as updated wayfinding signage, improved acoustics separation for the group study rooms, more group study rooms, and outdoor community gathering spaces. The branch will be due for a new roof and HVAC systems by 2027.

*"This library is an epicenter for all ages. The school is close by, lots of children. All of the children's programs are very popular."*

*— Warrensville Heights Branch staff member*





# ADMINISTRATION BUILDING



## MAINTAIN + UPDATE

Built in 1990 on a 5.67-acre lot, the CCPL Administration Building in Parma includes 104,000 square feet of office, storage, IT, and material processing space on two levels. The building is co-located with and connected to the Parma Snow Branch.

### CURRENT STATE

The Administration Building's relatively central location in Cuyahoga County is well-suited to supporting the entire CCPL system. This building is currently home to administrative and central operations departments, an impressive fleet garage, Library2You operations, and processing and storage space for toy lending.

It is somewhat difficult for first-time visitors to get into and navigate the Administration Building. They must first bypass the prominent Parma-Snow Branch entrance, and then choose from two possible doors on that side of the building. Doors at both entries are only operable by scanning a key card or calling someone to open the door. Once inside the building, wayfinding can be difficult until users become familiar with its layout.

At this time, CCPL feels that the Administration Building provides enough space overall, although there are opportunities to rework certain areas for better space allocations and work flow. For example, there is an increasing need for office space on the

second floor, where cubicles have been moved into hallways as makeshift workspaces. The break room is underused and could potentially be repurposed. Information Technology's space needs for equipment have changed over time and there is now some vacant space that might be ready for other uses.

If CCPL finds that it needs more space in the Administration Building in the future, it could explore the feasibility of extending the second floor into the double-height area. This would be a major project that would involve significant building system upgrades, including lighting, mechanical, and likely structural.

The Administration Building is slated to receive elevator renovations in 2022 and 2023. It will be due for a range of major lifecycle maintenance upgrades over the next decade according to Bureau Veritas' FCA report. Overall the upcoming maintenance work is well within the normal range for buildings in good condition. However, given the Administration Building's age and size, this could represent a significant reinvestment for CCPL.

#### RECOMMENDATIONS + OPPORTUNITIES

The Administration Building is a critical asset, and CCPL will continue to maintain the building and grounds over the next 10 years. It should also continue modifying and adapting spaces to accommodate growth and change of various departments. A comprehensive needs assessment and space planning study of the Administration Building may be useful for CCPL in identifying opportunities.



*Main work space for processing physical materials*



*CCPL fleet garage*