GKO

ARCHITECTS

MASTER PLANNING STUDY FOR

LANSDOWNE BOROUGH

Library Committee

Mtg 05 - Wednesday September 28th, 2022 8pm

Lansdowne, PA

GODSHALL KANE O'ROURKE ARCHITECTS, LLC

LANSDOWNE BOROUGH
MASTER PLANNING

MASTER PLAN GOALS

"optimize Borough-owned facility space & operations…"

PROGRAM | SPATIAL NEEDS

- MUNICIPAL ADMIN OFFICES
- POLICE DEPARTMENT
- LIBRARY
- 'COMMUNITY' CENTER
- PARKING

SPATIAL ASSETS

4 BUILDINGS | SITES

2 LOTS | POSSIBLE EXPANSION

CONSIDERATIONS

- PROGRAM
- SITING
  - OPPORTUNITIES
  - CHALLENGES
- CONSOLIDATION
- LIQUIDATION

GKO ARCHITECTS

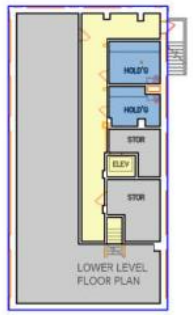
LANSDOWNE BOROUGH
MASTER PLANNING

MASTER PLANNING EFFORTS TO DATE:

- Document [Drawings] Review
- Create **Base Drawings**
- Review Borough's Comprehensive Plan & other Studies
- 06/16 On-Site Tour |
  Visual Survey of Existing Buildings and open spaces
- Draft **Building Assessments**
- **Interviews** with Key 'Users' [Program | Culture | Wishes]
  - 07/11 Library Director
  - 07/14 Police Chief
- Design Efforts
  - **Develop Multiple Scenarios**
  - Consider Challenges & Opportunities
- Remote **Design Review Meetings**
  - 07/11 Preliminary Design Scenarios with Cost Overview
  - 08/10 Focused Design Scenarios
  - 08/31 Refined Design Scenarios
- In-Person Mtgs
  - 09/12 Preview Presentation to Executive Committee
  - 09/28 Library Review Meeting

GKO ARCHITECTS

LANSDOWNE BOROUGH MASTER PLANNING

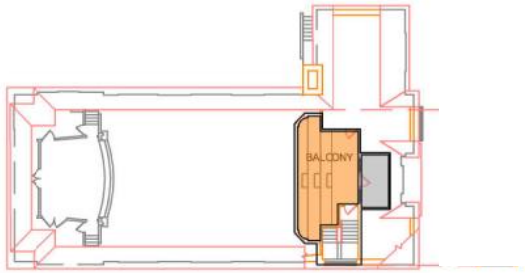


BOROUGH 13,508 GSF

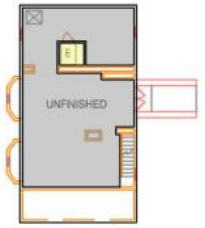
TWP ADMIN: 4,188 NSF	POLICE 6,250 NSF

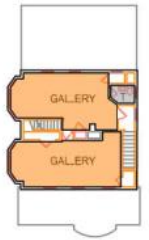
- TOWNSHIP ADMIN
- POLICE
- LIBRARY
- ARTS / CULTURAL
- MECH. / STORAGE / RESTROOM
- CIRCULATION
- PUBLIC / SOCIAL

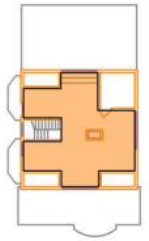
LIBRARY 7,200 GSF



20TH CENTURY CLUB 11,543 GSF







20/20 4,680 GSF

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EXG. ASSETS

LANSDOWNE BOROUGH MASTER PLANNING

SPATIAL NEEDS

BOROUGH ADMINISTRATION

COMBINED FACILITY

POLICE

LIBRARY

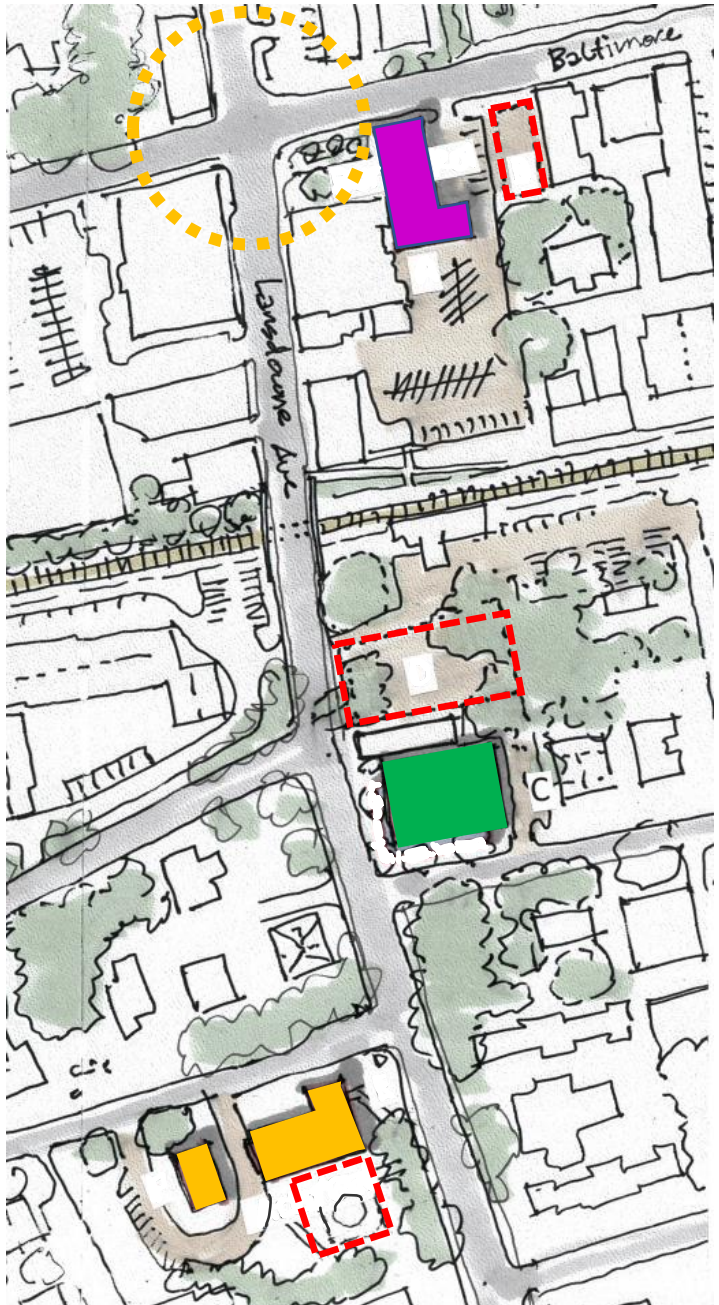
ARTS, CULTURE & SOCIAL | RECREATION

OPEN SPACE / POTENTIAL EXPANSION

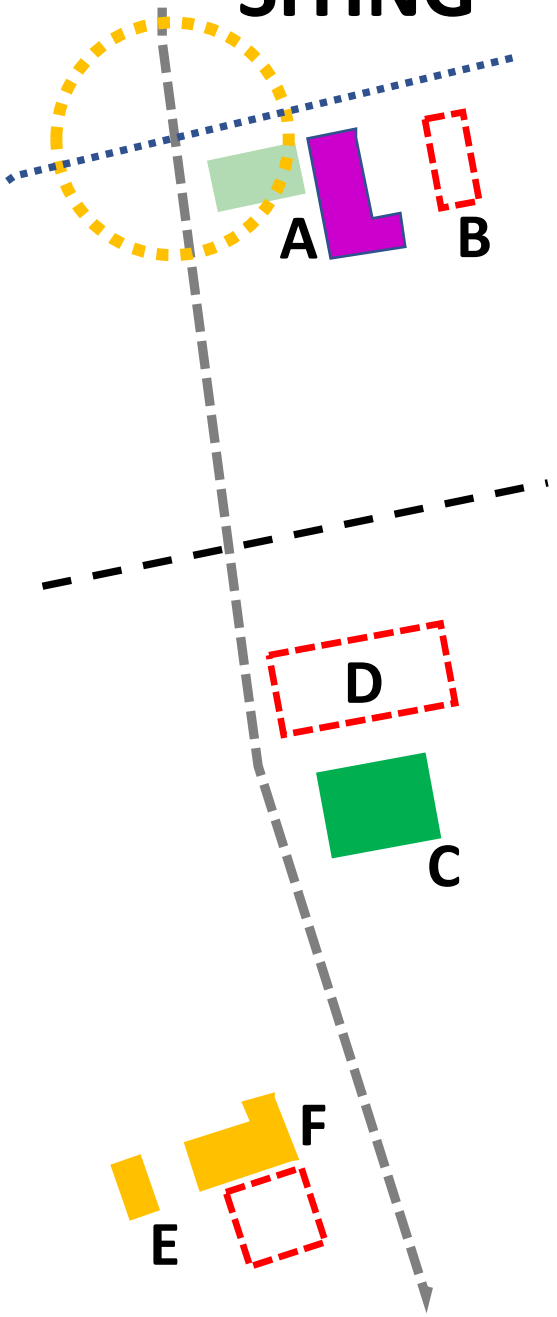
TREES | GREENSPACE

VEHICULAR PARKING

SPATIAL ASSETS



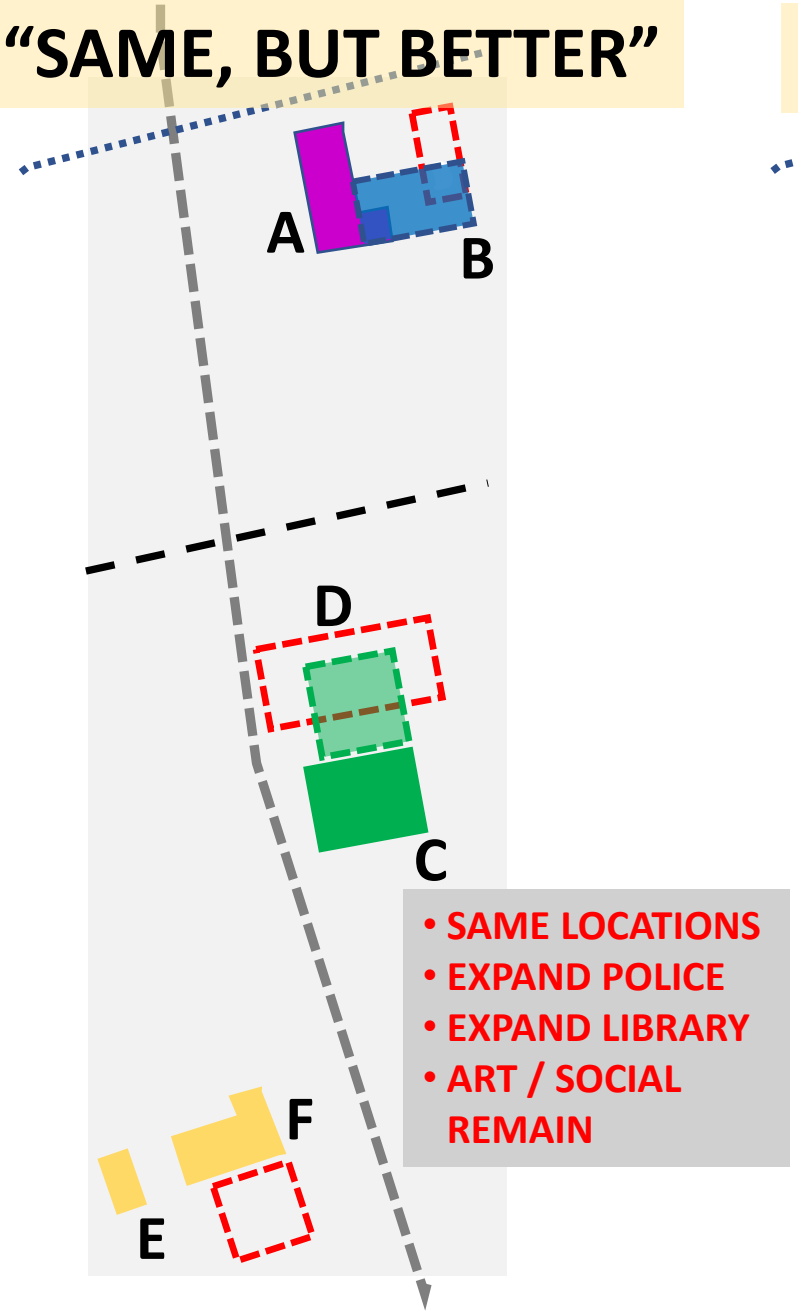
SITING



GKO ARCHITECTS

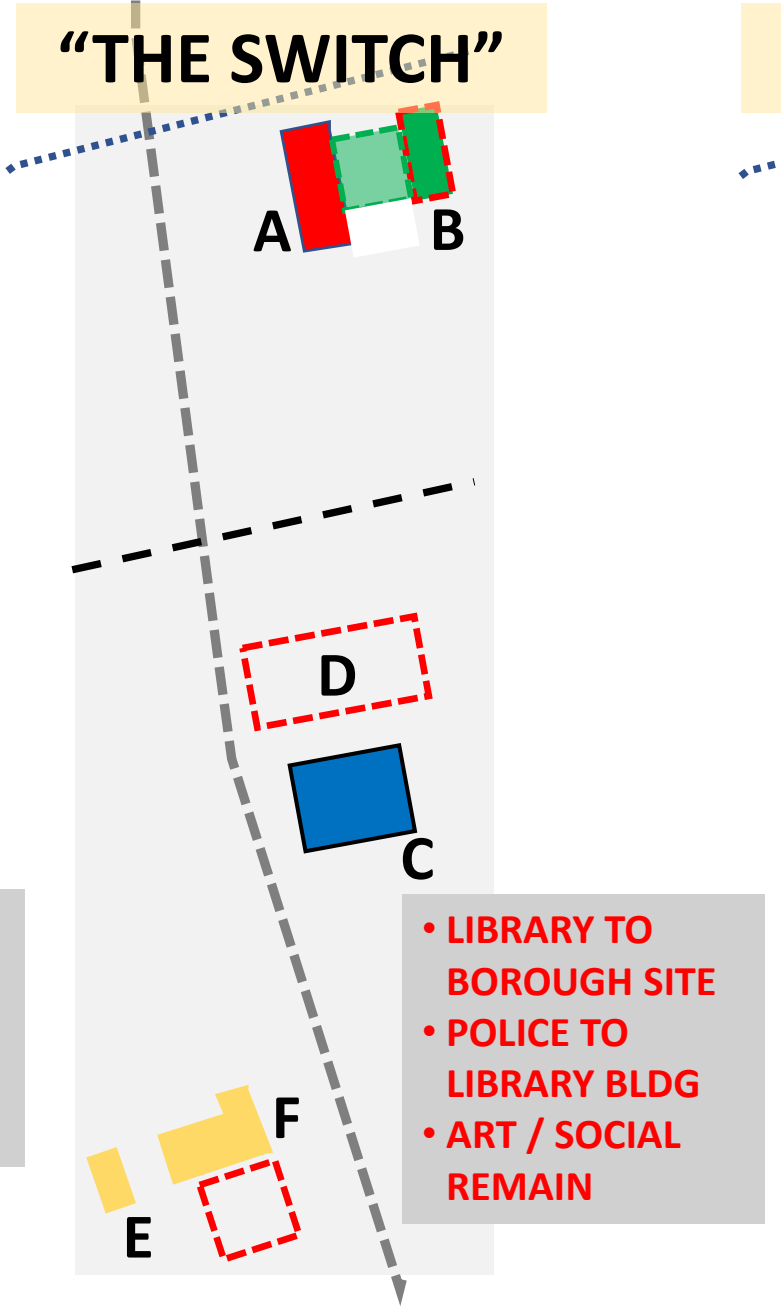
LANSDOWNE BOROUGH
MASTER PLANNING

"SAME, BUT BETTER"



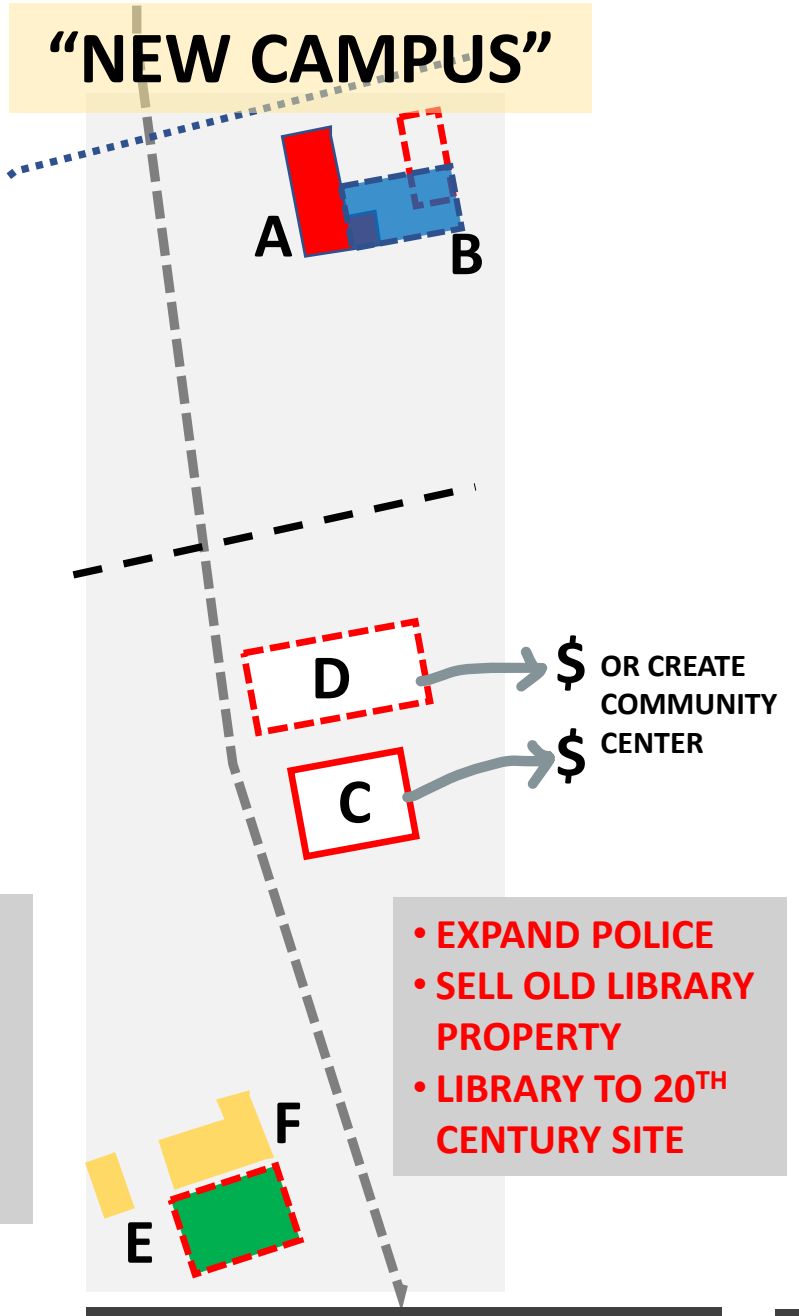
- SAME LOCATIONS
- EXPAND POLICE
- EXPAND LIBRARY
- ART / SOCIAL REMAIN

"THE SWITCH"



- LIBRARY TO BOROUGH SITE
- POLICE TO LIBRARY BLDG
- ART / SOCIAL REMAIN

"NEW CAMPUS"



- EXPAND POLICE
- SELL OLD LIBRARY PROPERTY
- LIBRARY TO 20TH CENTURY SITE

SITING OPTIONS

GKO ARCHITECTS

LANSDOWNE BOROUGH MASTER PLANNING

LANSDOWNE BOROUGH
MASTER PLANNING

The size & number of proposed spaces will be the basis for design schemes, however other options may be considered which do not meet all the requirements listed below in order to consider less

LIBRARY		Existing Library is 7,200 sf
	Summary Statement:	Library is well utilized, crowded and in need of additional space. In our opinion, expansion of at least **50%+** should be the goal as anything less may not be enough of an improvement to justify a construction project. The program below would result in a 60% increase resulting in an enlarged building of 11,520 sf. This number can of course be adjusted up or down based on available budget.
	Goals: 1	Improve open seating and circulation space. More natural light. Create a place that patrons want to be in. More and better public space
	2	Create Meeting Room(s) / Quiet Room / Study Room(s)
	3	Lower stacks for improved visibility across the space. Increase size of collection by **20%**.
	4	Expand Children's Library
	5	Additional Staff work space.
	Borough Population	10,650 people
	Number of Visitors	85,000 +/- annually pre-pandemic
	Collection Size	66,000 items
	Items circulated	50-55,000 +/- annually pre-pandemic
	Staff	Full-time positions; Library Director, Children's Librarian, Reference Librarian, Head of Programs, Circulation manager 10-11 part-time positions processing, repairing, cataloging and checking out materials.

60% Increase
in Program Area

NOTE:
A new 2-Story Library Option will require additional increase in sq ft.

Program of Spaces:	#	size (sf)	#	size (sf)	
Adult Library					
Stack Area	1	1150	1	**2000**	Recommend expansion of collection by 20%. Eliminate 7 shelf high shelving in favor of 60", 5 shelf high units for improved visibility across stack area.
Browsing / Seating	1	1500	1	**2200**	Well lit inviting environment. More seating options. Possible senior citizen corner near large print section.
Ref. Librarian	1	--	1	75	Currently a desk in open Library. Propose more separation from other spaces.
Table Seats	16	--	20	--	
Computer Station	12	--	14	--	Existing stations are heavily used
Study carols	6	--	3	--	Perhaps a reduction is possible if a quiet room is included
Lounge Seats	2	--	8	--	
Copy Center	1	--	1	--	
Young Adult	1	225	1	**400**	Create a room that is more inviting of a designation for teens; remote (but still observable). Promote after school programs.
Children's Library	1	1175		**1700**	Shelving and Seating Area. Area for Arts & Crafts. Play area. Sensory wall. Comfortable place for Adults to sit while their children are engaged in activities.
Children's Libr. Des	1	--	1	--	
Puppet Room	1	30	1	30	Currently window to the Meeting Room and the Children's
Table Seats	16	--	20	--	
Computer Stations	--	--	--	--	
Lounge / 'fun' Seats	--	--	8	--	
Meeting Room- large	1	845	1	845	Use for both Library and outside programs. Improved sound isolation for musical programs. Possible set up for after hour use.
Storage Rooms	4	150	4	**200**	Off Meeting Room and in support of Meeting Room. Total area of existing storage is 150 square feet.
Meeting Room - Sma	--	--	**1**	**200**	Divide w/ operable partition. Option of two smaller rms. with operable partitions.
Quiet Room	--	--	**1**	**250**	Study carols, lounge seating & small tables.
Tech Lab	--	--	**1**	**100**	
Maker Space / Meeting Rm	--	--	**1**	**300**	Maker space exists in community. Library intents to provide items beyond what is provided elsewhere.
Workroom	1	300	1	**500**	Workspace for Program Director, Circulation Supervisor and office manager.
Director's Office	1	70	1	**100**	Increase size if relocated.
Staff Toilet Room	1	20	1	**50**	
Circulation Desk	1	185	1	185	
Storage	--	--	1	**100**	
Archive Storage	--	--	1	**50**	Temperature and humidity controlled
Lobby	1	150	1	150	Patron lockers
Toilet Room	2	130	2	**350**	Existing rooms are 65 sf ea, single occupant. Increase size to create multi-occupant rooms.
Family Toilet Room	1	30	1	**60**	ADA accessible room for parents w/ young children of different gender, spouses or children or friends who require assistance. Existing room is off Children's library.
Janitor Closet	1	30	1	30	
Subtotal		5,990		9,875	
Utilization factor		1.20		1.20	Accounts for circulation, mechanical, wall thicknesses, etc
Library Size		7,200		11,870	Actual size of existing building is 7,200 sf.

LIBRARY PROGRAM

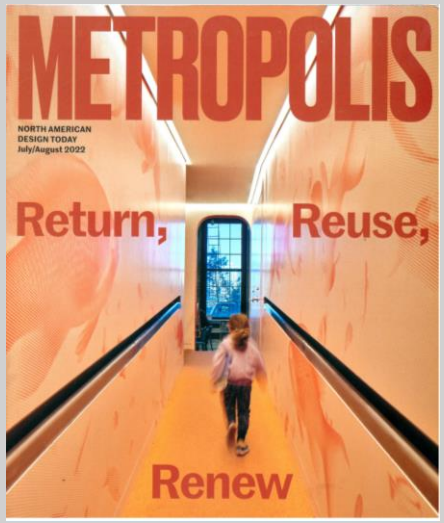
[NSF]

EXISTING SF:	7,200 SF
PROPOSED SF:	**11,870 SF**

~ + 60% INCREASE

PROGRAM

LANSDOWNE BOROUGH
MASTER PLANNING



Brooklyn, by WORKac.

"I think [libraries are] the last true community and public space," WORKac cofounder and principal Amale Andraos

Library, a branch of BPL. The sessions revealed that children would need to be, in the words of Andraos, "the heart of the space," and that as a whole, the library would ideally serve as a place where "everyone could come together." To that end, Andraos and WORKac

What does the Lansdowne Library mean to the Community it serves?

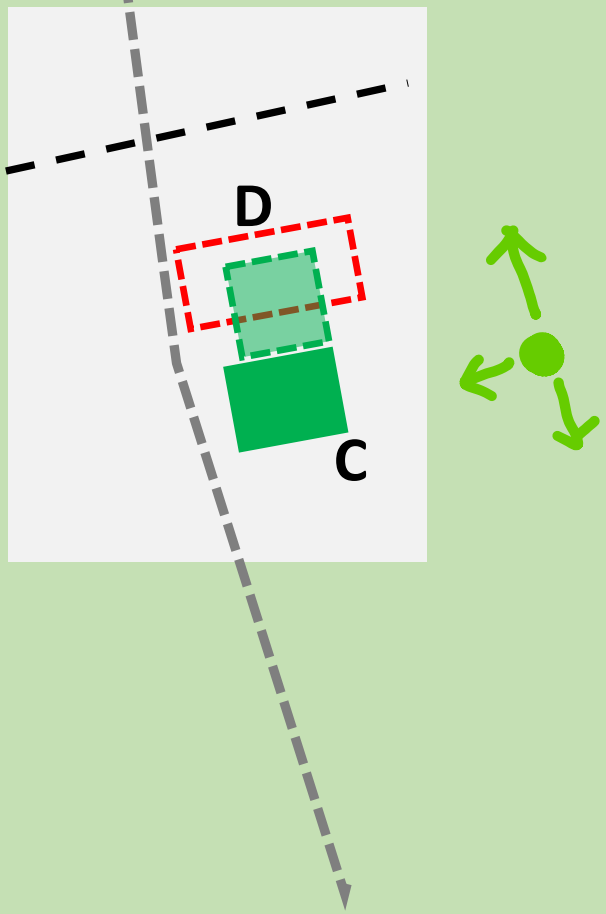
How do you see its role evolving?

GKO ARCHITECTS

QUALITATIVE CONSIDERATIONS

LANSDOWNE BOROUGH
MASTER PLANNING

“SAME, BUT BETTER”



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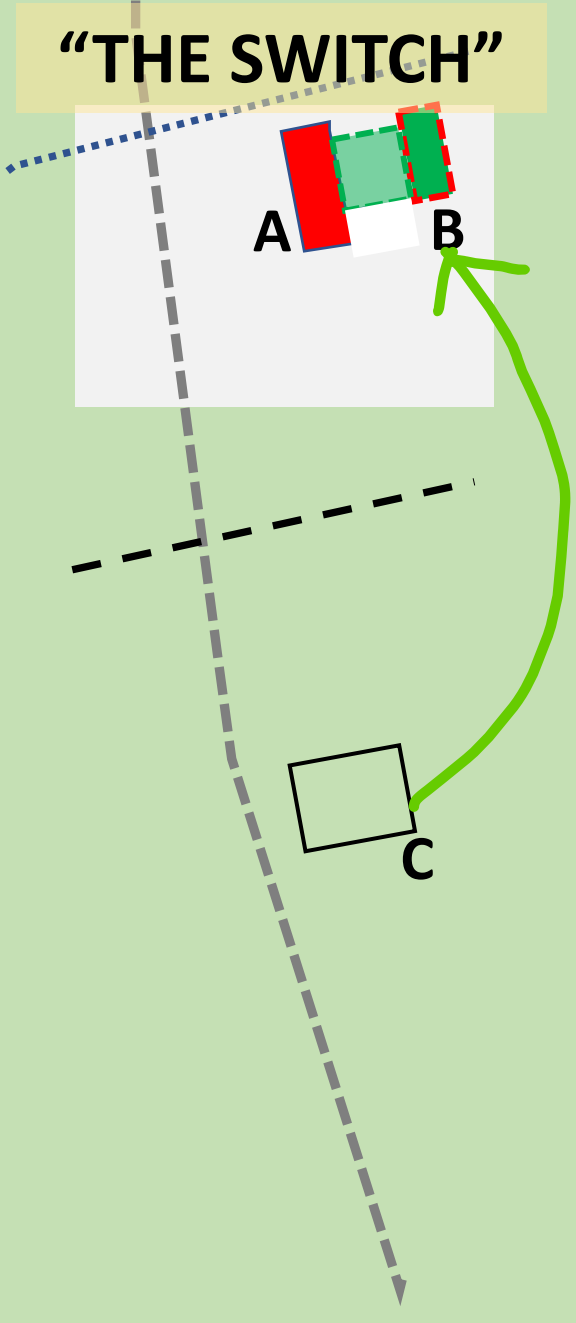

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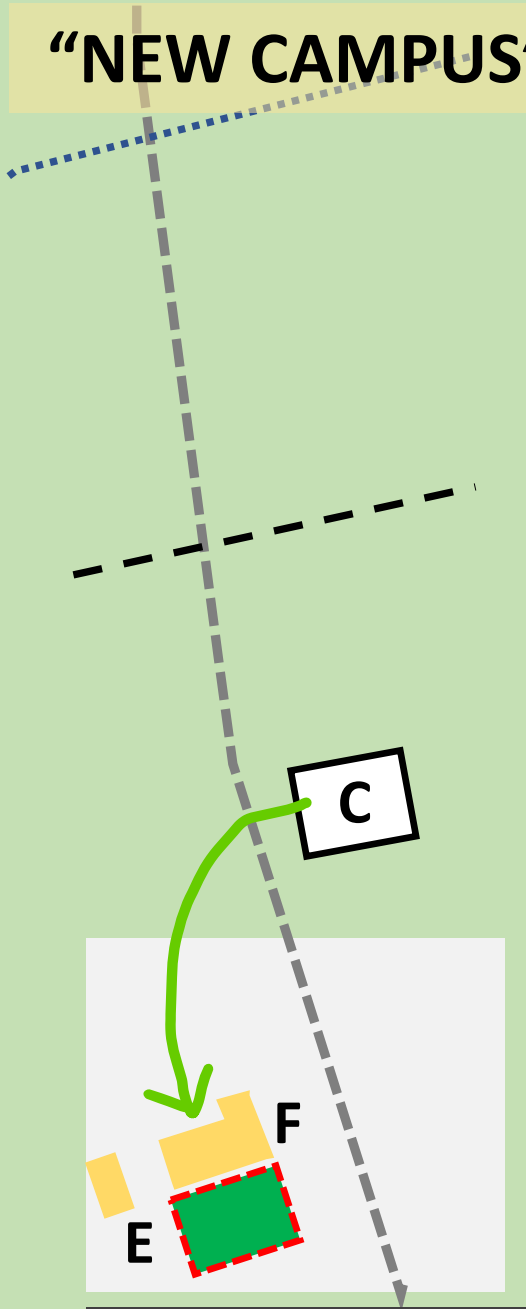

LOCATIONS

GKO ARCHITECTS

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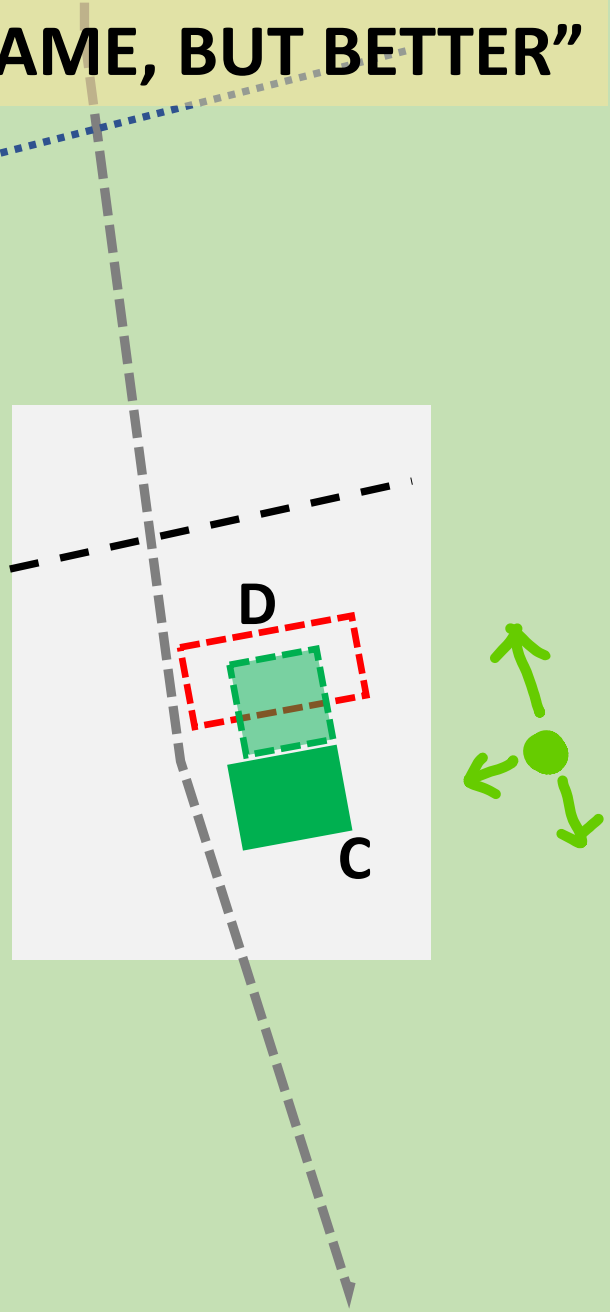

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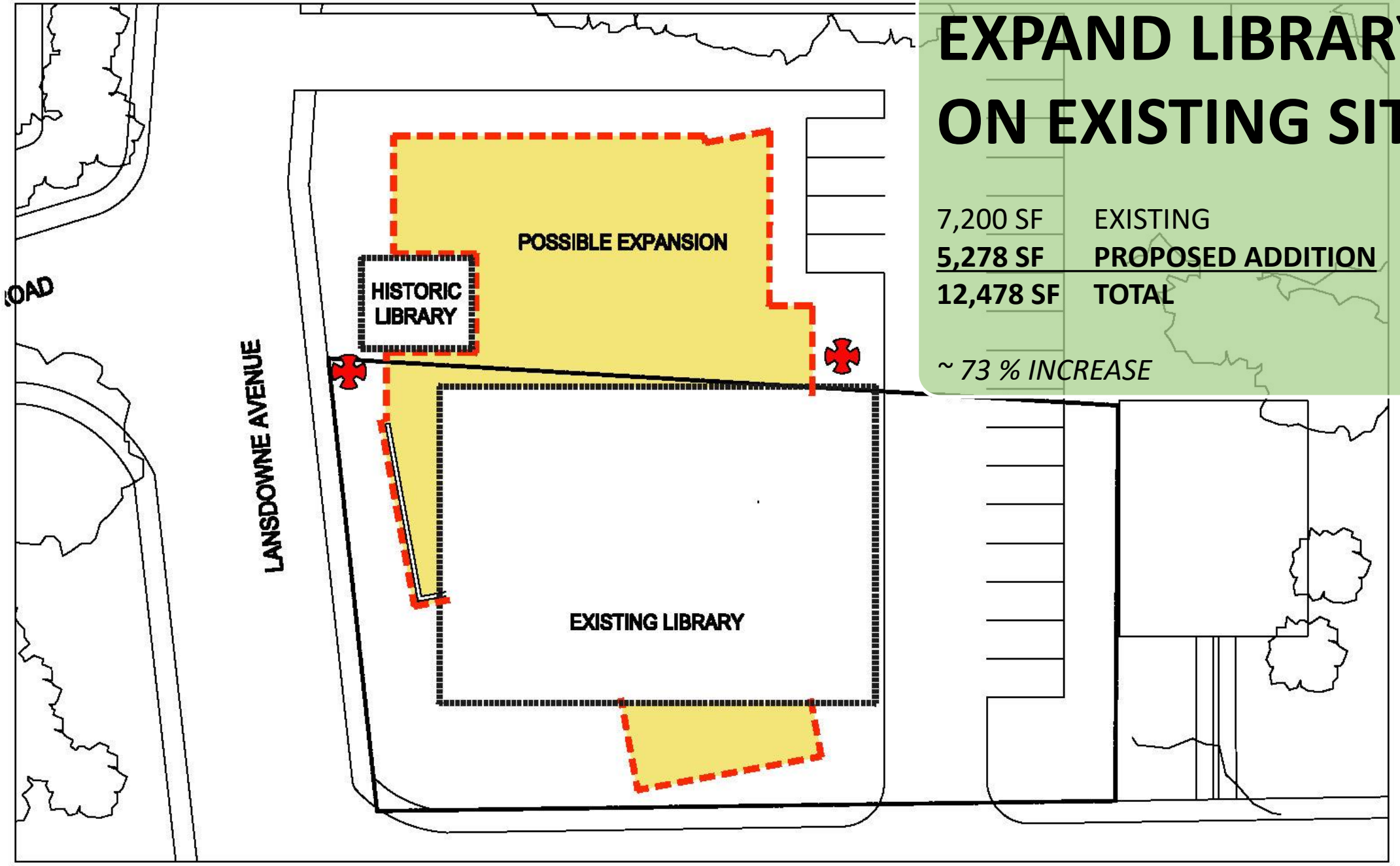
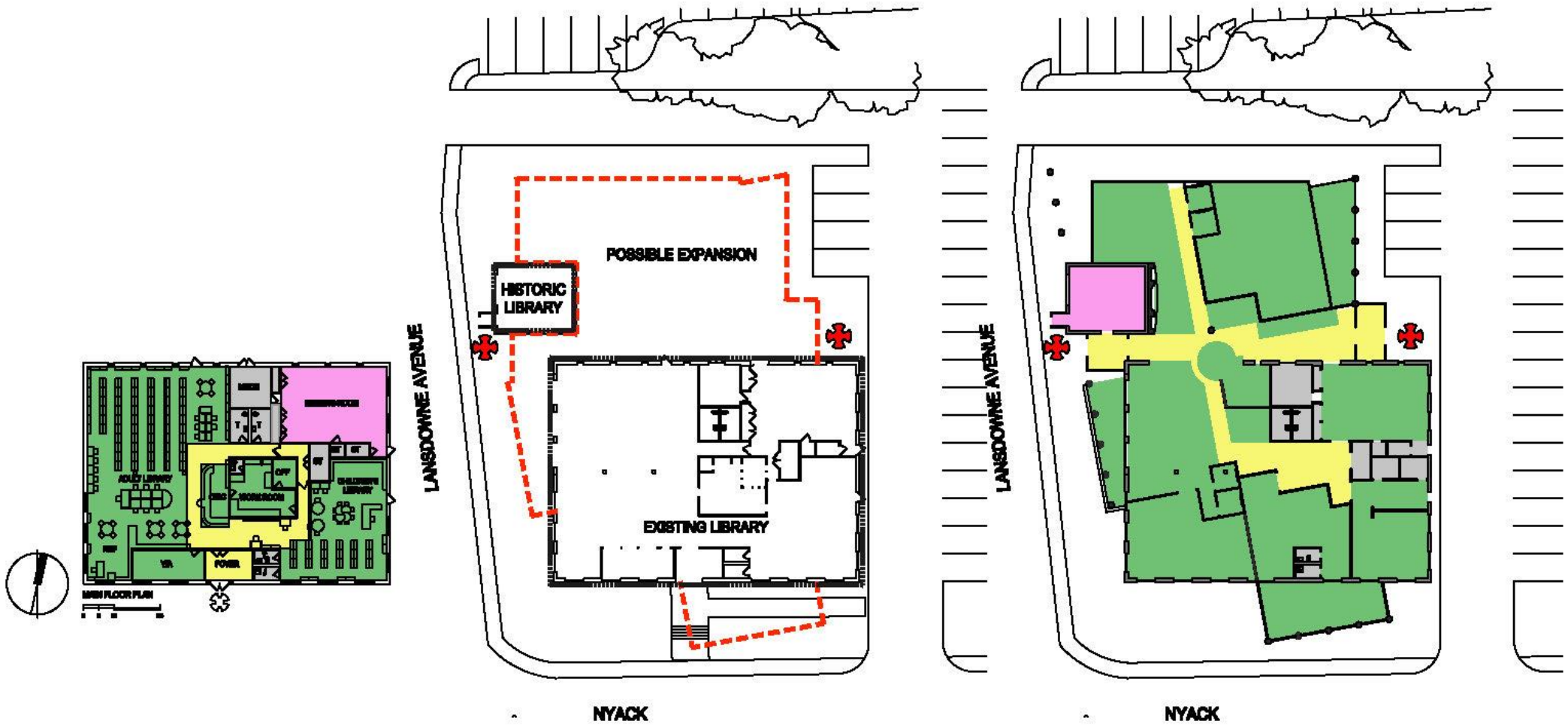


EXPAND LIBRARY ON EXISTING SITE

7,200 SF	EXISTING
5,278 SF	**PROPOSED ADDITION**
12,478 SF	**TOTAL**

~ 73 % INCREASE

LANSDOWNE BOROUGH
MASTER PLANNING



NEW DESIGN OPTIONS

GKO ARCHITECTS

LANSDOWNE BOROUGH
MASTER PLANNING

NEW DESIGN OPTIONS

CAFE

LANSDOWNE BOROUGH MASTER PLANNING

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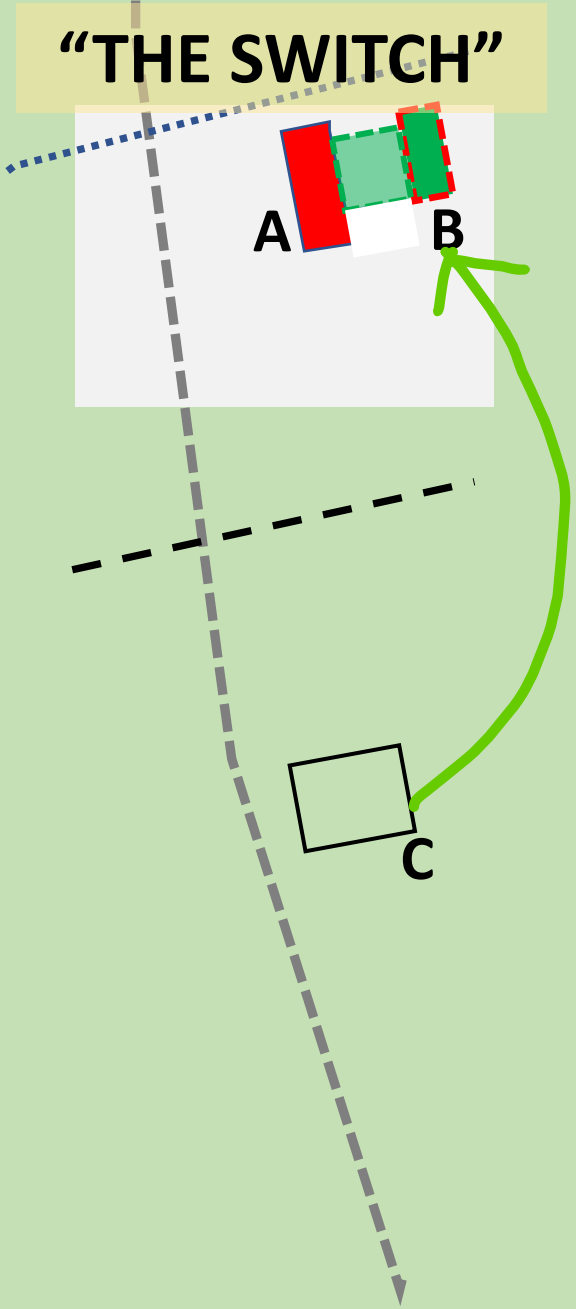
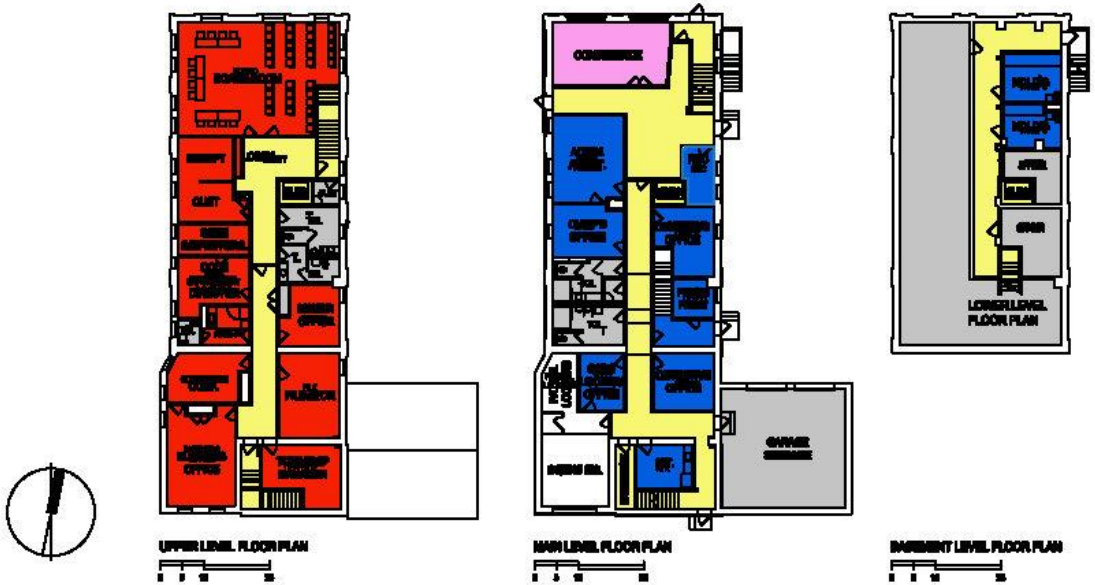
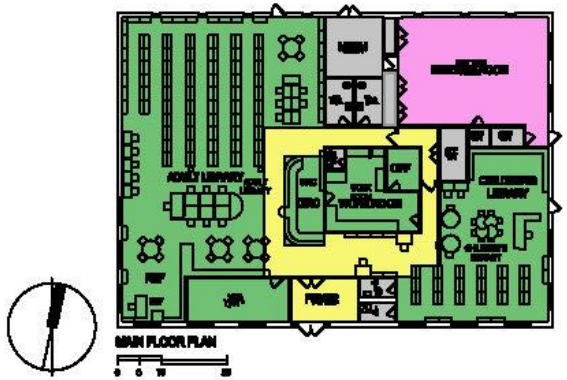
MASTER PLANNING



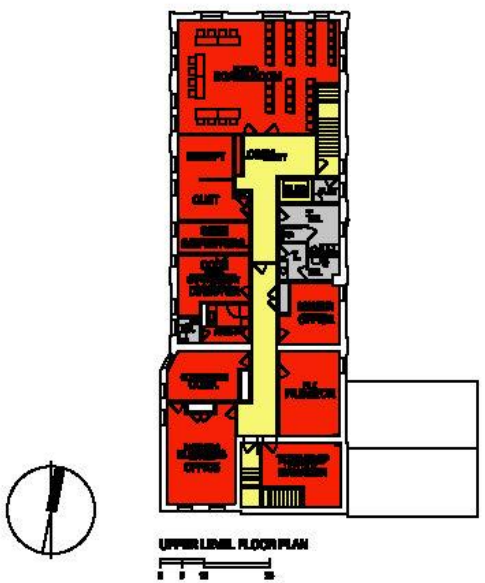
GKO ARCHITECTS

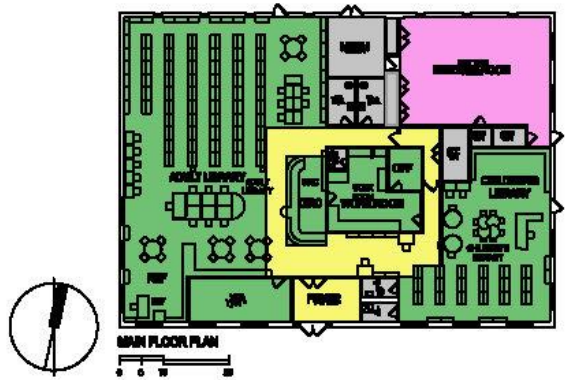
SITING





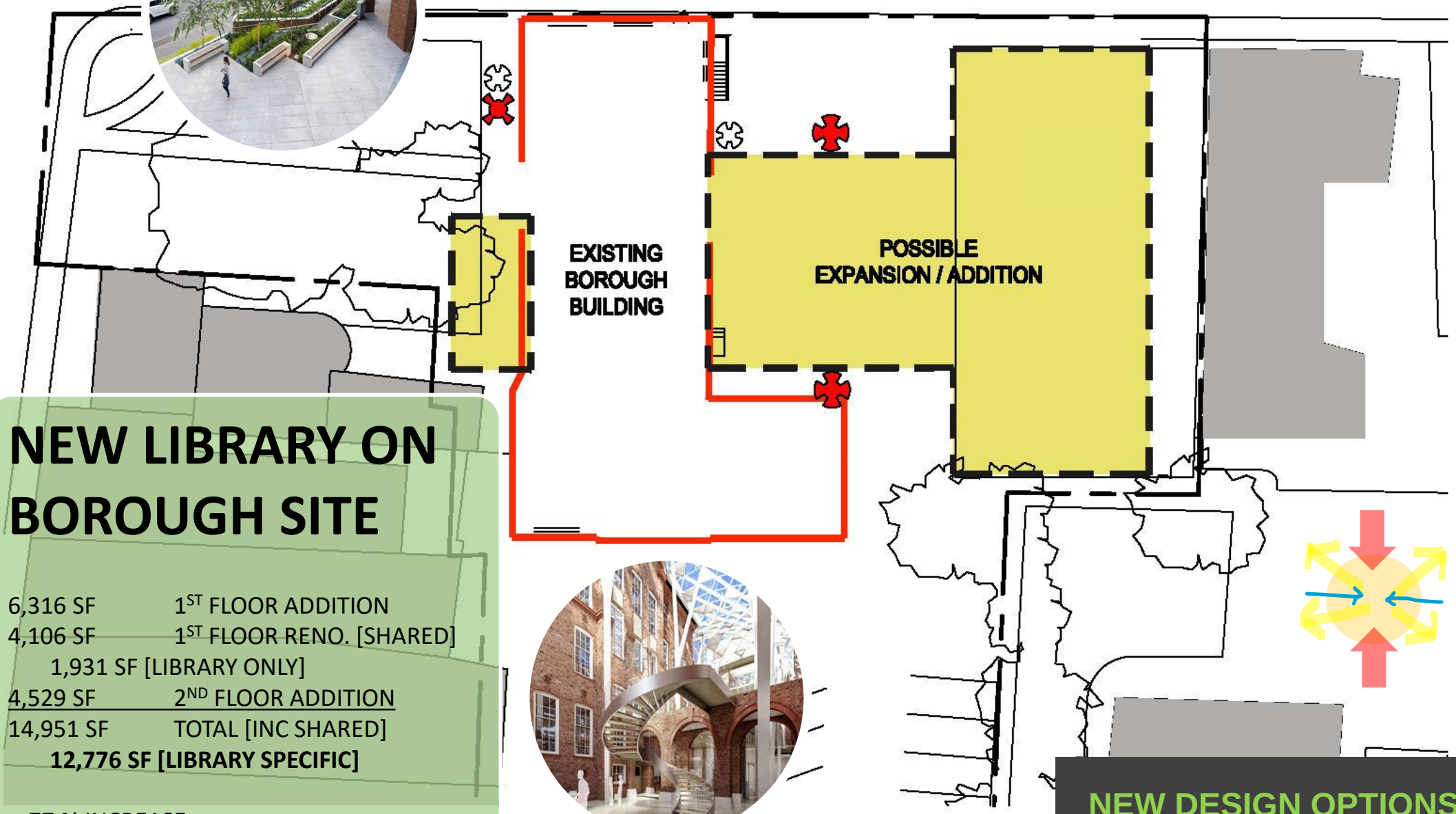
EXISTING ASSESTS





EXISTING ASSESTS

LANSDOWNE BOROUGH
MASTER PLANNING



NEW LIBRARY ON BOROUGH SITE

6,316 SF	1ST FLOOR ADDITION
4,106 SF	1ST FLOOR RENO. [SHARED]
1,931 SF	[LIBRARY ONLY]
4,529 SF	2ND FLOOR ADDITION
14,951 SF	TOTAL [INC SHARED]
12,776 SF	**[LIBRARY SPECIFIC]**

~ 77 % INCREASE

NEW DESIGN OPTIONS

GKO ARCHITECTS

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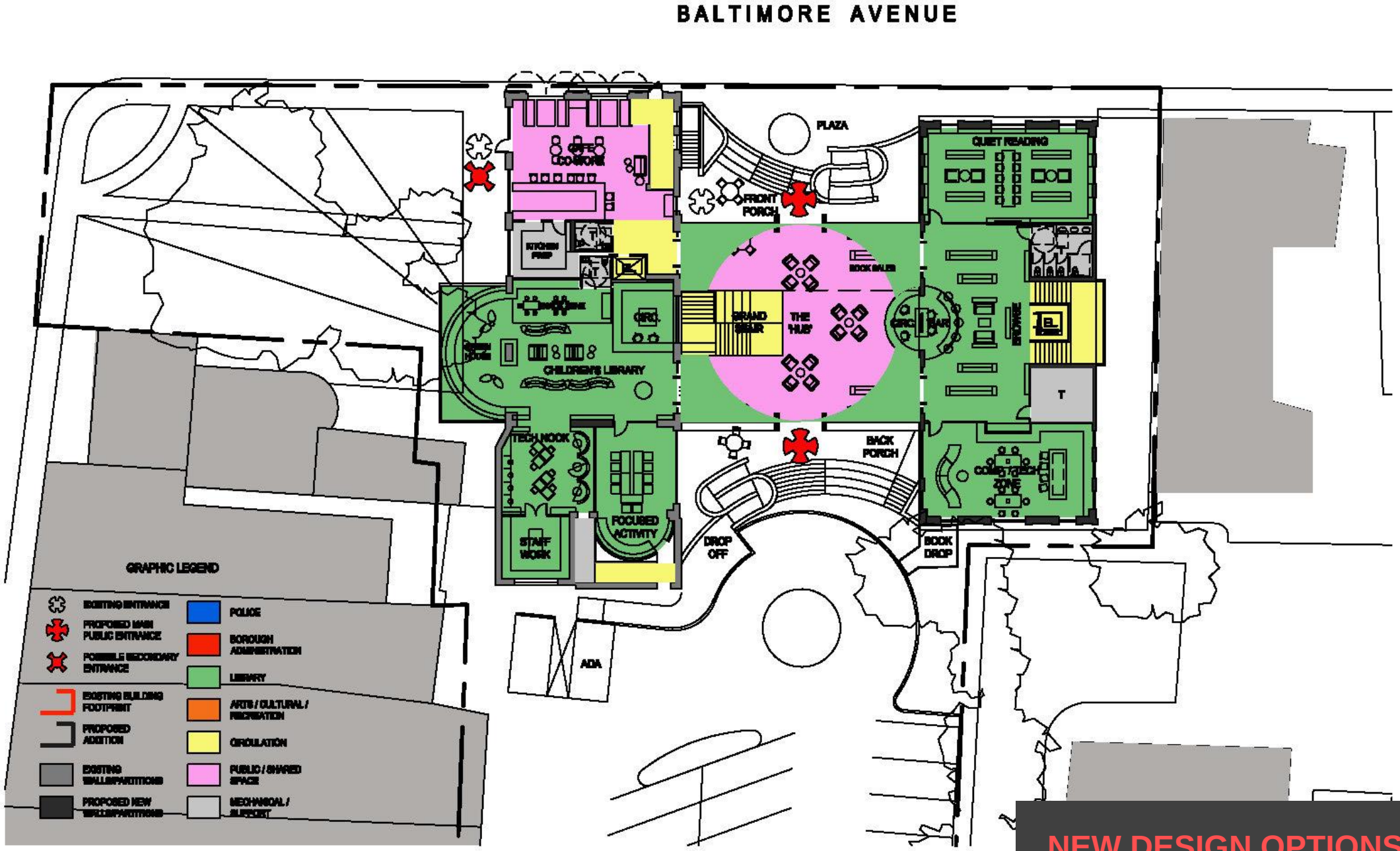
MASTER PLANNING



NEW DESIGN OPTIONS

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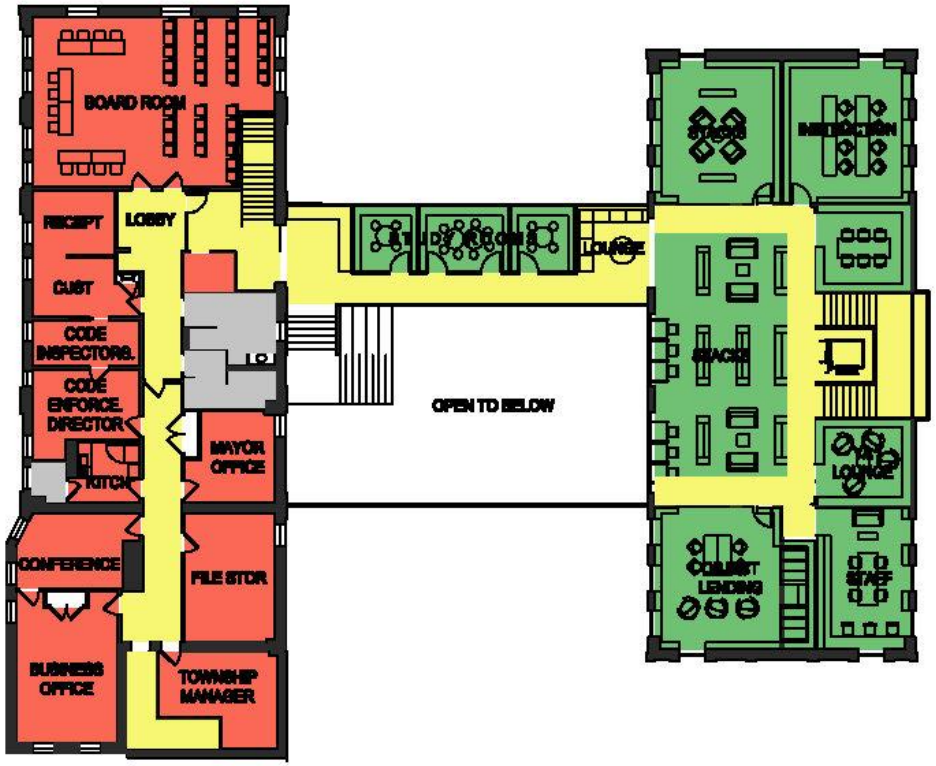
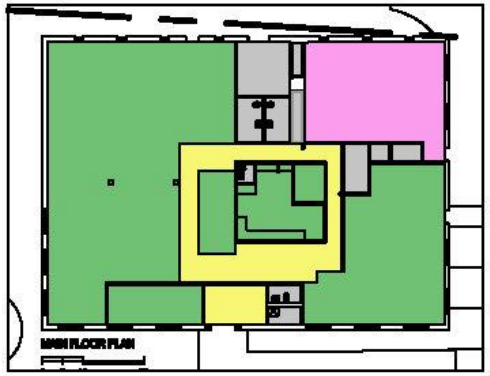


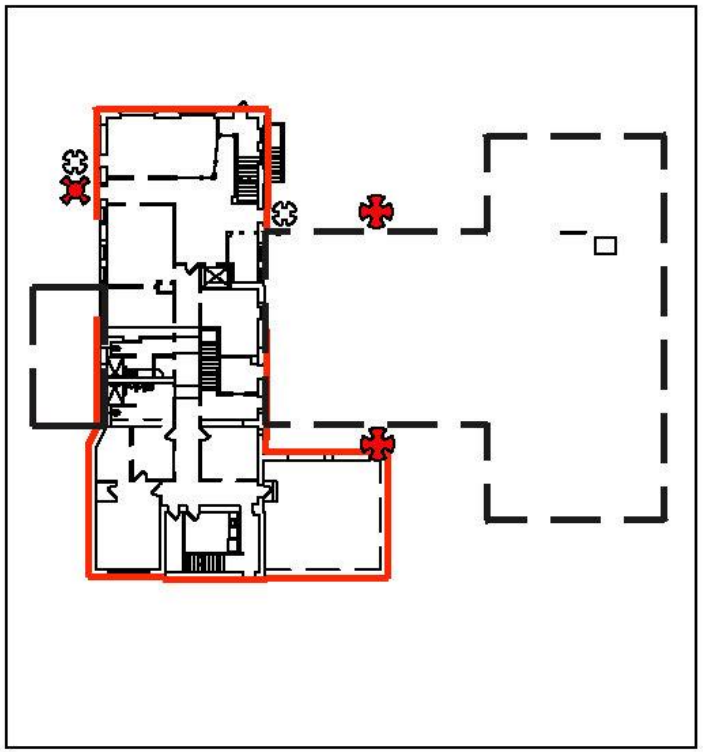
GRAPHIC LEGEND

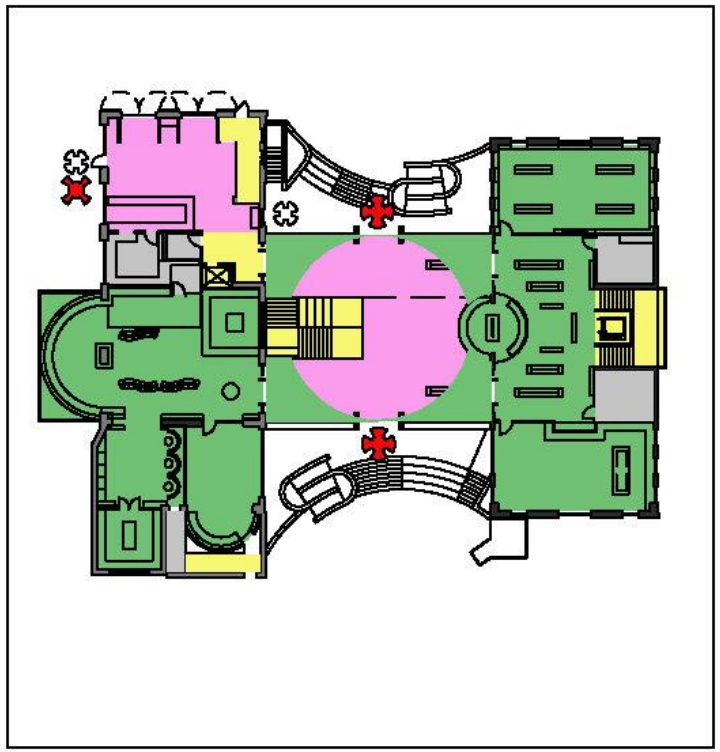
- EXISTING ENTRANCE
- PROPOSED MAIN PUBLIC ENTRANCE
- POSSIBLE SECONDARY ENTRANCE
- EXISTING BUILDING FOOTPRINT
- PROPOSED ADDITION
- EXISTING WALL/PARTITIONS
- PROPOSED NEW WALL/PARTITIONS
- POLICE
- BOROUGH ADMINISTRATION
- LIBRARY
- ARTS / CULTURAL / RECREATION
- CIRCULATION
- PUBLIC / SHARED SPACE
- MECHANICAL / SUPPORT

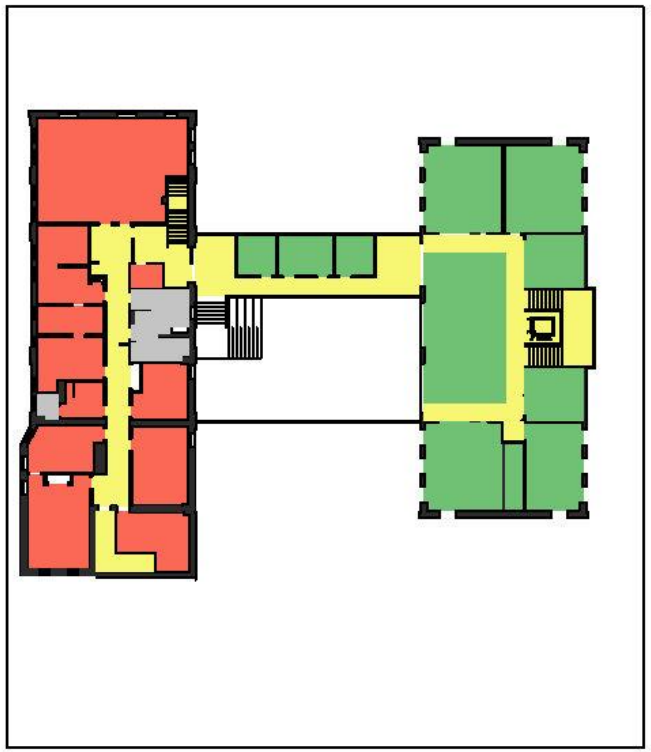
GKO ARCHITECTS

NEW DESIGN OPTIONS









NEW DESIGN OPTIONS

LANSDOWNE BOROUGH MASTER PLANNING

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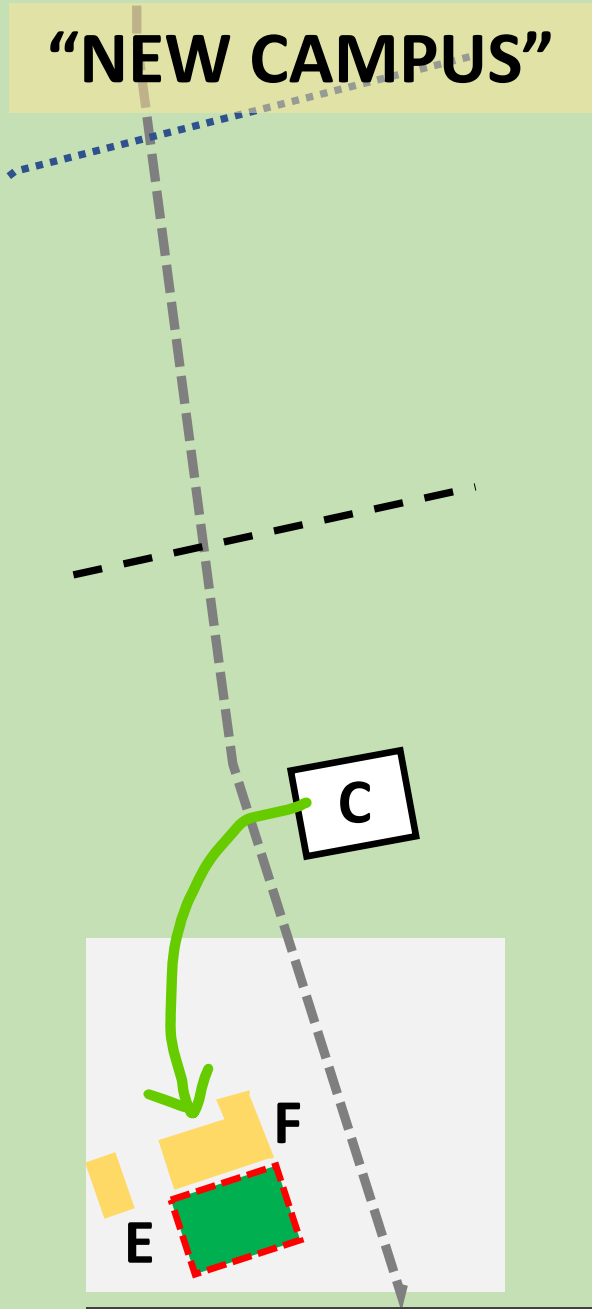
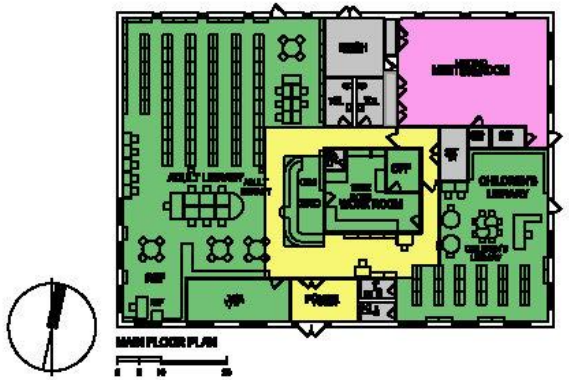
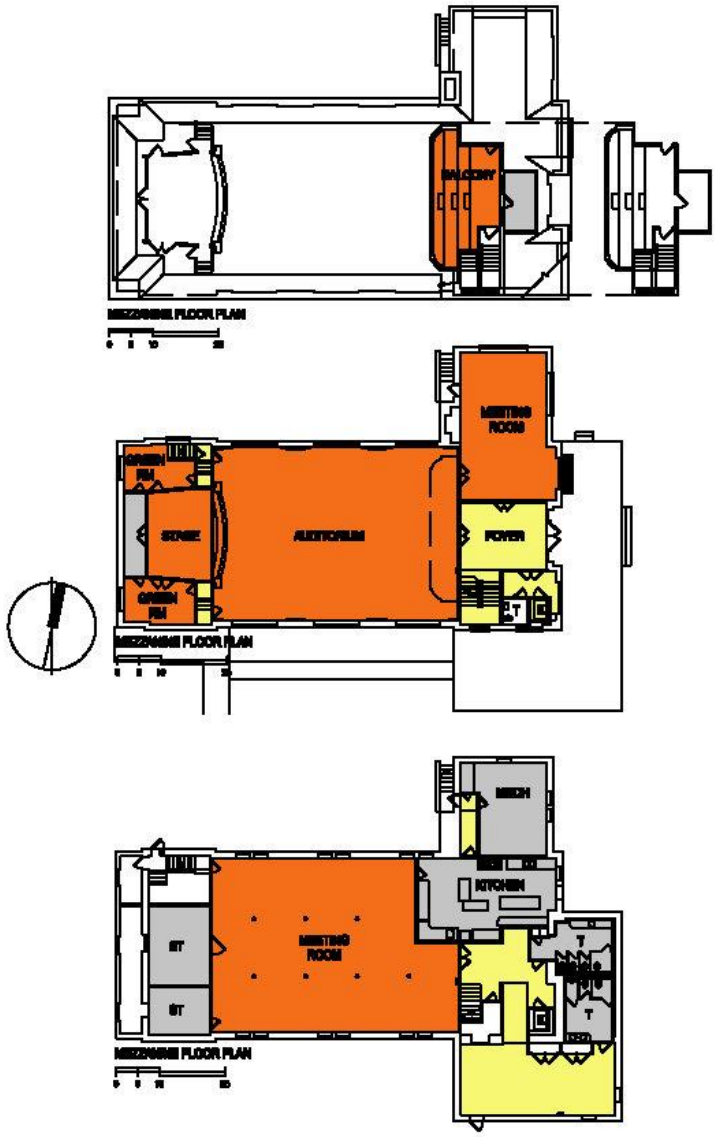


LOCATIONS

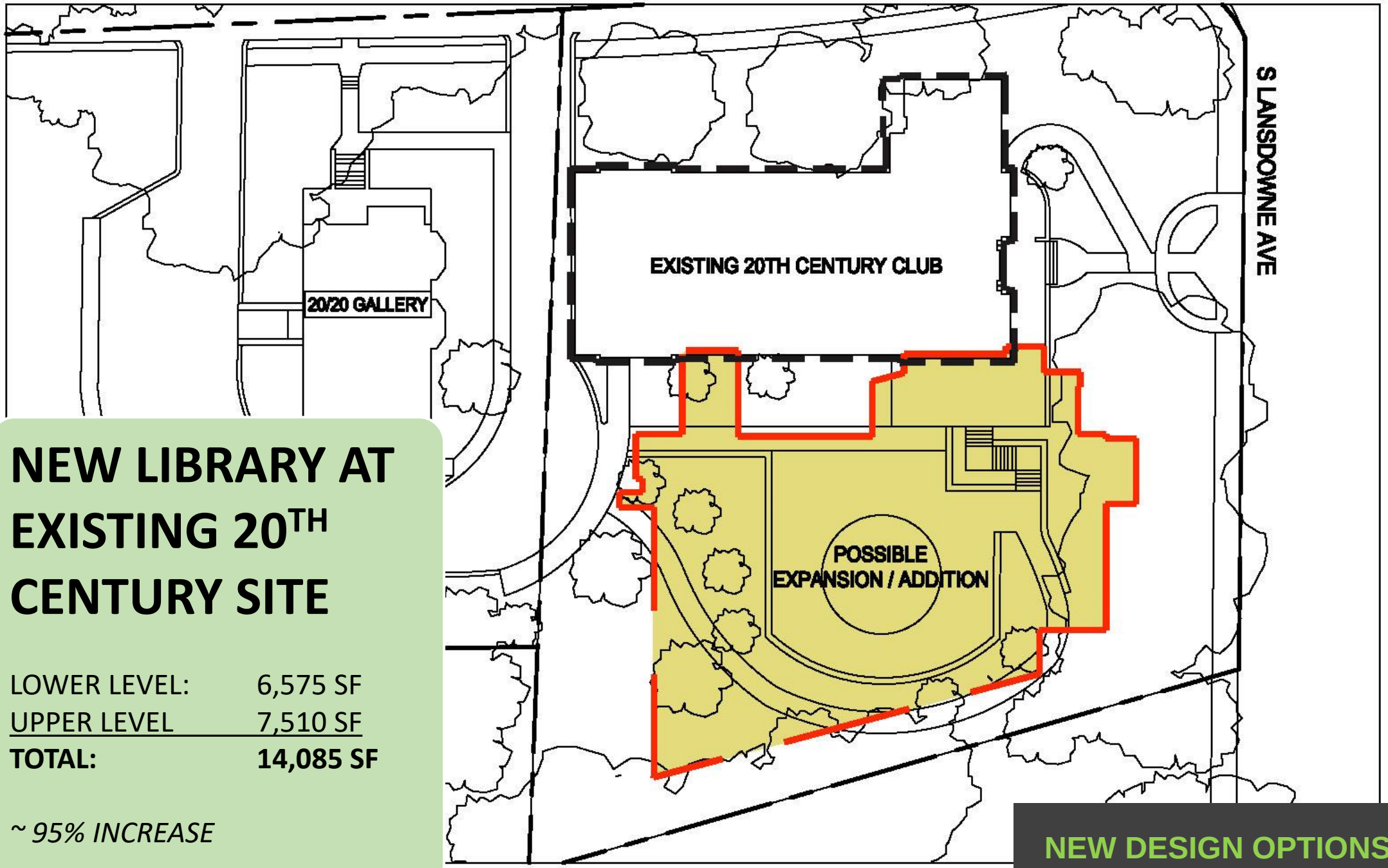
GKO ARCHITECTS

LANSDOWNE BOROUGH
MASTER PLANNING





NEW DESIGN OPTIONS



NEW LIBRARY AT EXISTING 20TH CENTURY SITE

LOWER LEVEL:	6,575 SF
UPPER LEVEL	7,510 SF
TOTAL:	**14,085 SF**

~ 95% INCREASE

NEW DESIGN OPTIONS

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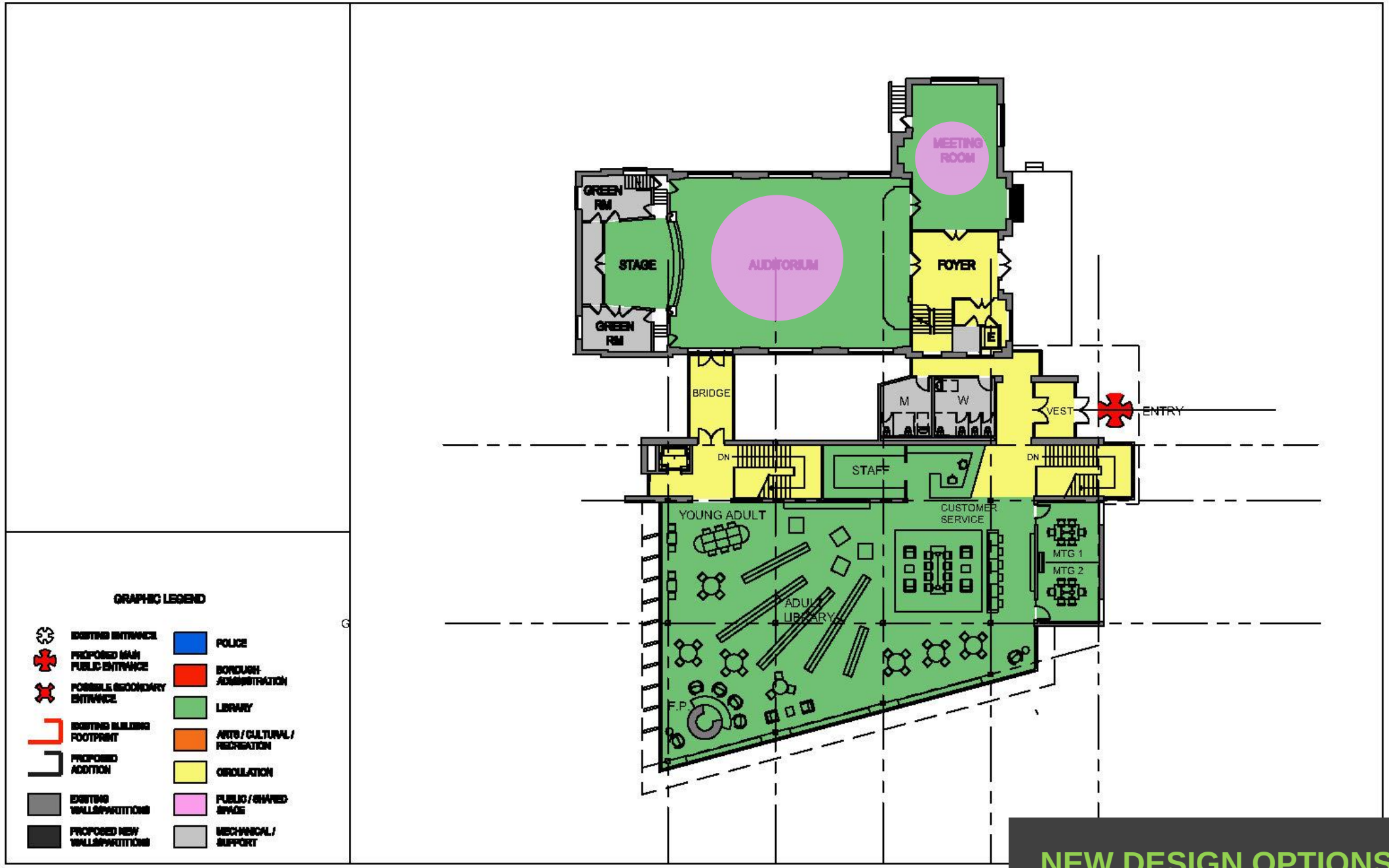

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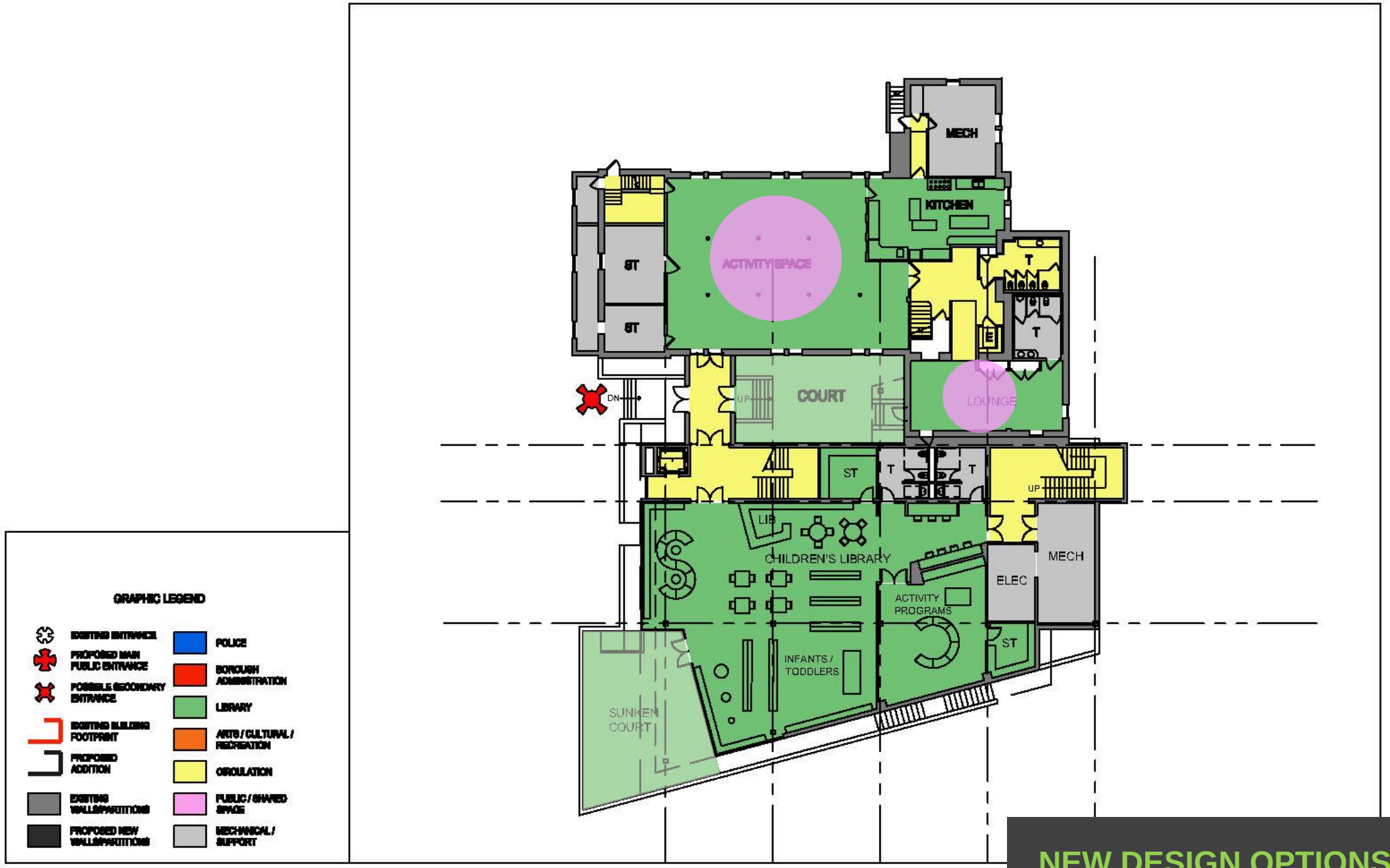
LANSDOWNE BOROUGH
MASTER PLANNING



NEW DESIGN OPTIONS

LANSDOWNE BOROUGH
MASTER PLANNING

GKO
ARCHITECTS

LANSDOWNE BOROUGH MASTER PLANNING

LANSDOWNE BOROUGH
MASTER PLANNING

The size & number of proposed spaces will be the basis for design schemes, however other options may be considered which do not meet all the requirements listed below in order to consider less

POLICE			Existing Police portion of building is 6,250 sf
	Summary Statement:		Police Department is functioning, but we would suggest several possible improvements which we believe should be a primary goal. These would improve efficiency, increase safety and security and likely improve efforts for accreditation:
	Improvement	1	Receptionist connected to secure police area
		2	Single ADA unit-sex toilet room off lobby for public use.
		3	Create an interview area / conference rooms to interact with the public; take reports or interrogate. Secure from lobby and from secure police area.
		4	Expand evidence processing and evidence storage
		5	Add Sally port
		6	SWAT Gear and ready room?
		7	When renovated in 1987 there were 16 positions
		8	More space for prisoner processing. Move holding cells to main level.
	Staff:		Crossing Guards are also within department but required no space in the building.
	Chief:	1	
	Detectives:	2	Sergeants
	Sergeants:	4	Four patrols
	Patrol Officer	8	+ 1 part time. Officers work 12 hour shifts.
	Parking Enfor	?	
	Civilian Staff:	2	Chief's Assistant and Receptionist
	Poss. Future Officers		Possible 1 or 2 in the next decade
	Vehicles:		
	Chief's Car	1	
	Patrol Cars	4	
	Bicycles	4	

40% Increase in Program Space

Program of Spaces:	#	size (sf)	#	size (sf)	
Secure Lobby	1	300	1	300	Access to reception. No access to public toilet rooms.
Reception	1	85	1	**100**	Space should connect to secure police areas to avoid Receptionist from traveling through lobby to access office Distributes records. Handles cash.
Public Toilet Room	--	--	1	**50**	Single occupant ADA compliant. Support new interview room.
Detective Offices	2	185	2	200	Should have desk and small conference table for 2-3
Interview Room	--	--	1	**150**	Semi-secure area, removed from lobby but without access to police secure areas. Consider access to public toilet room. Set up for video recording.
Chief's Office	1	185	1	**225**	Should have desk and small conference table for 3-4
Chiefs Admin Assis	1	315	1	**150**	
Serg. Off & Lock'r Rm	1	130	1	150	Is there a need for separate locker facilities for Sergeants or could that be with other lockers?
Locker Room		in abv.	1	**100**	Current room is connected to Sergeants Office. Should be separated. Shift times do not stagger. Up to 4 officers in room as same time (including detectives). Need 6 lockers.
Patrol / Squad Room	1	300	1	200	Improve 3 work stations. Current facility has a holding cell in it which may be necessary if no other space is available but seems problematic for anyone other than a
Locker Room	1	100	1	**125**	Current room is connected to Patrol Room. Should be separated. Shift times do not stagger. Up to 5-6 officers in room as same time. Need 11-12 lockers.
Support Spaces used by all officers					
Toilet Room	2	280	2	**400**	Currently used by all non-public occupants; officers & civilians. 1 shower per room. Current rooms do not comply with ADA. As it does serve civilian employees, it should be brought to compliance.
Work Room	--	--	1	150	Printer. Storage cabinets. Currently in Chief's Assist. Office.
Fitness Center	--	--	1	**150**	Second tier goal.
Kitchen / Break Rm	1	130	1	**200**	
Janitor Closet	1	25	1	30	
Evidence Processing	--	--	1	**75**	
Evidence Storage	1	60	1	**150**	
Prisoner Processing	Spaces for video arrangment; processing room or interview rm. secondary goal to move holding cells to main level. Currently a discussion about a central county-wide facility for booking & holding. Use Darby Township holding cells				
Sally Port	--	--	1	**400**	
Proc / Finger Print.	1	75	1	**100**	
Holding Cells	2	140	2	140	
Juv. Holding Cell	1	25	1	**50**	Currently use cell in Patrol Room. Needs to be observable from manned station.
Garage Storage	1	790	1	790	Overhead door to Exterior. Current space houses generator. Can be combined with new Sally Port.
Basement Storage	2	300	1	300	Existing space includes elevator machine room. Have not inluded the space of the former pistol range.
Subtotal		3,425		4,685	
Utilization factor		1.82		1.82	Accounts for circulation, mechanical, wall thicknesses, etc
Police Size		6,250		8,549	Actual size of utilized portion of existing building is 6,250

POLICE PROGRAM [NSF]

EXISTING SF: 6,250SF

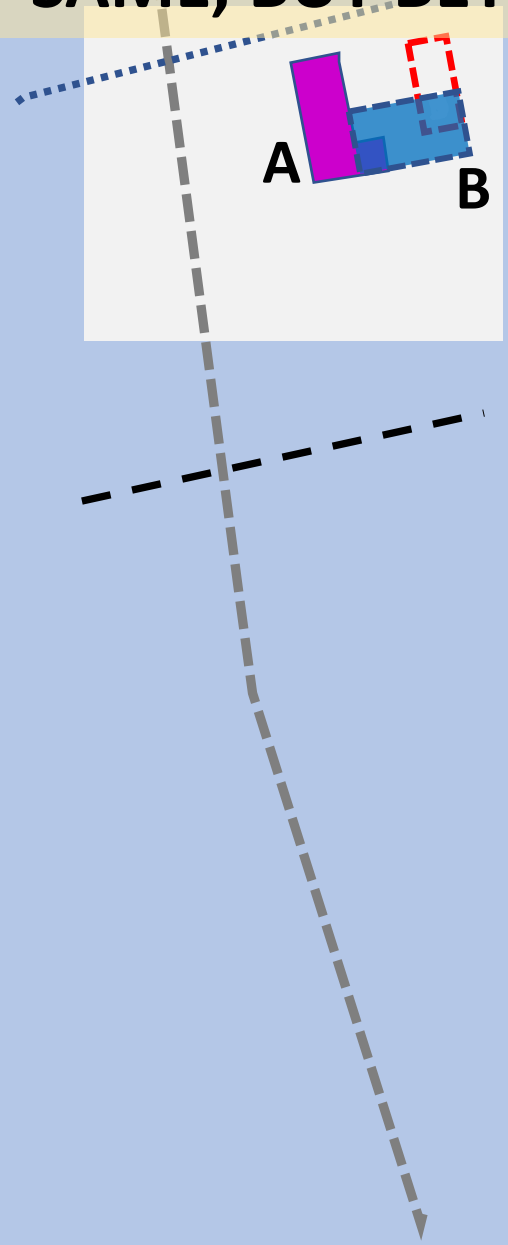
PROPOSED SF: 8,549SF

~ + 40% INCREASE

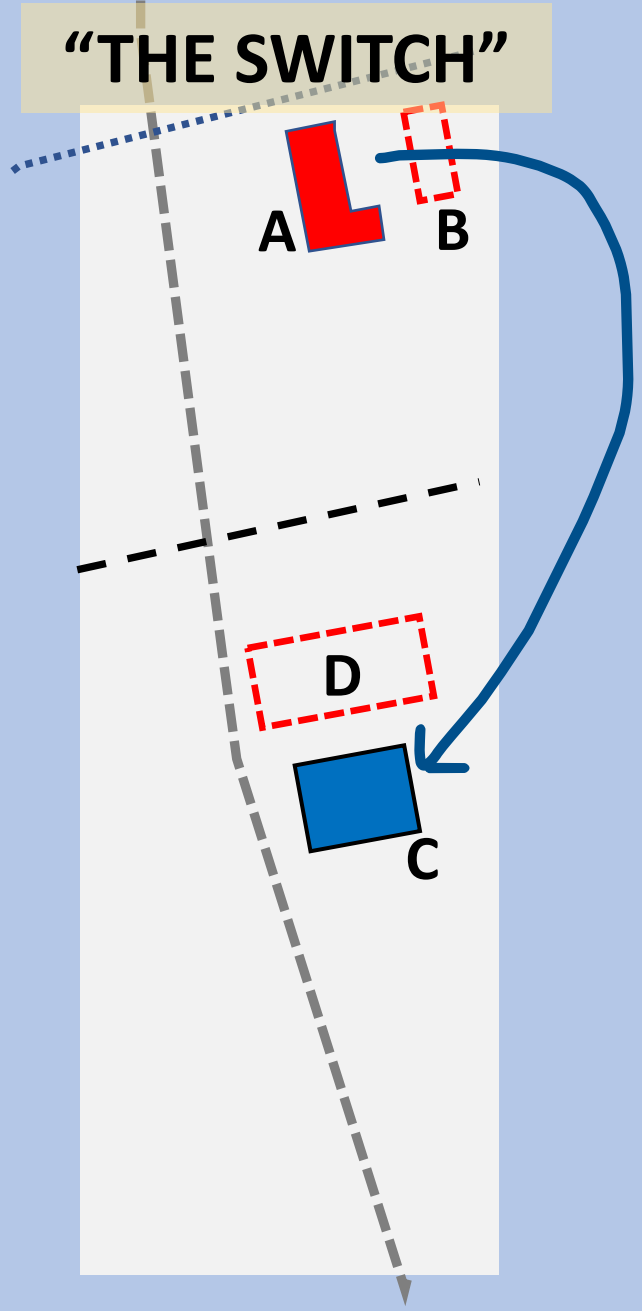
PROGRAM

LANSDOWNE BOROUGH
MASTER PLANNING

"SAME, BUT BETTER"



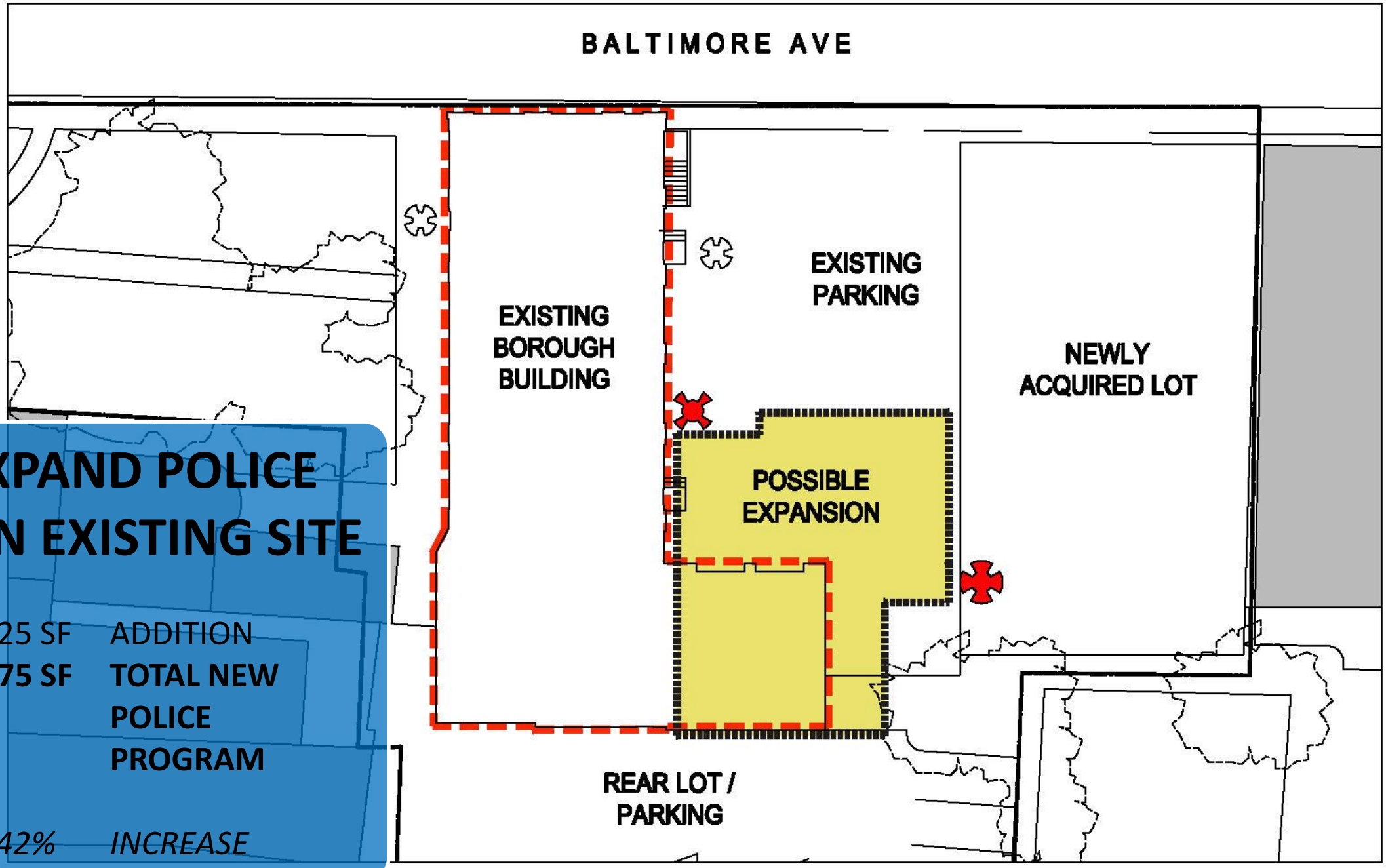
"THE SWITCH"



GKO ARCHITECTS

SITING OPTIONS

LANSDOWNE BOROUGH
MASTER PLANNING



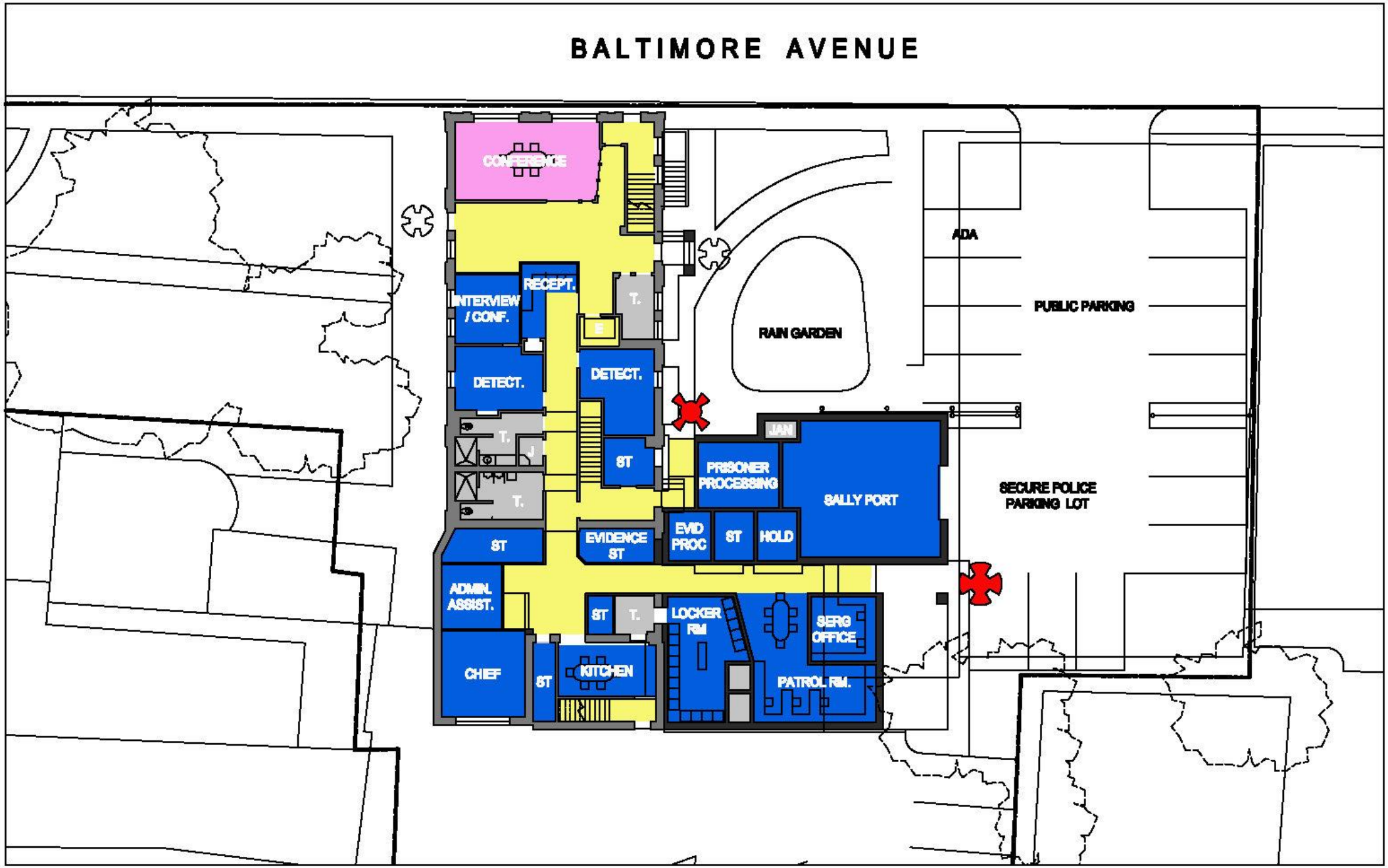
EXPAND POLICE ON EXISTING SITE

2,625 SF ADDITION
8,875 SF TOTAL NEW POLICE PROGRAM

~+ 42% INCREASE

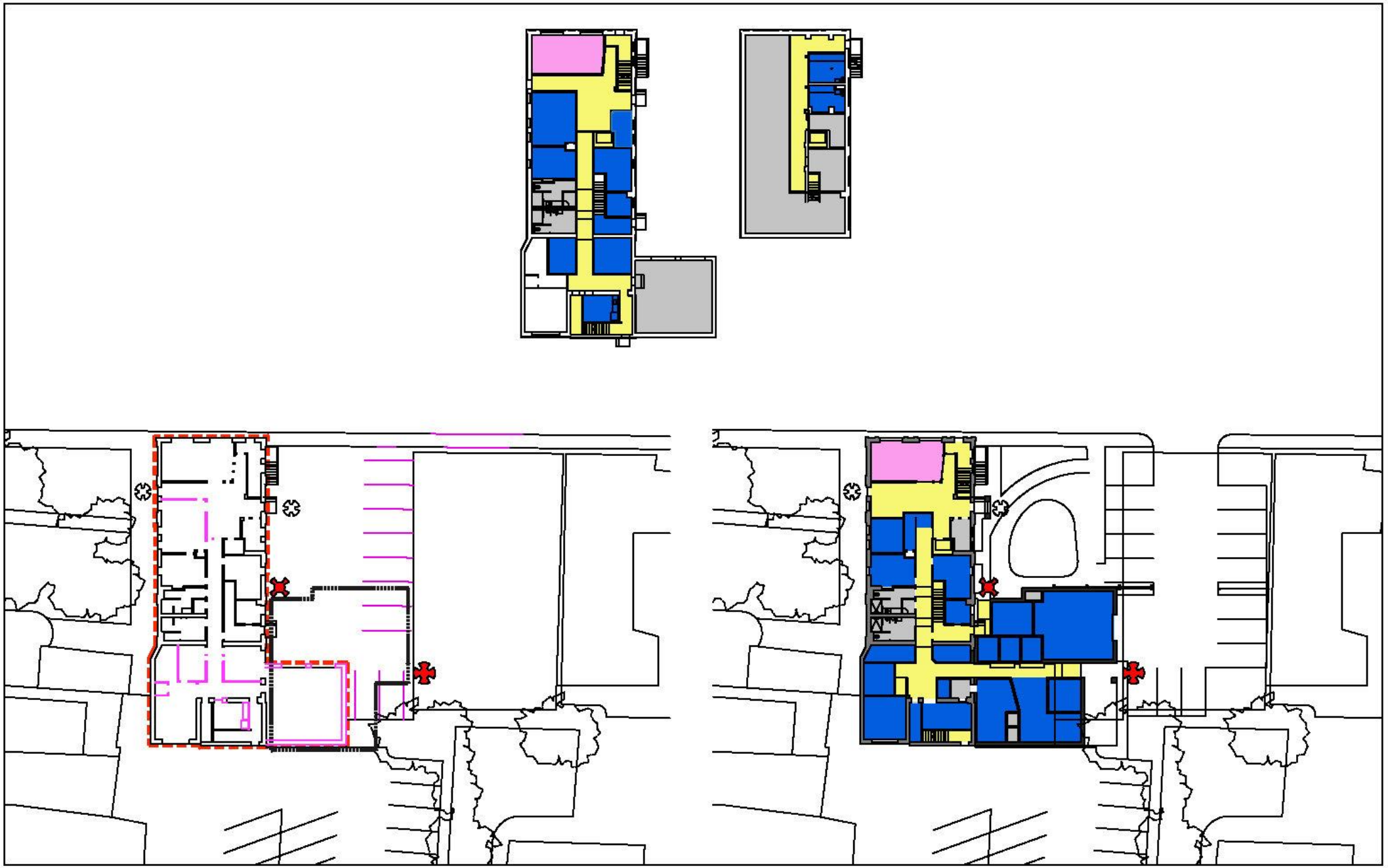
GKO ARCHITECTS

LANSDOWNE BOROUGH
MASTER PLANNING



GKO ARCHITECTS

LANSDOWNE BOROUGH
MASTER PLANNING

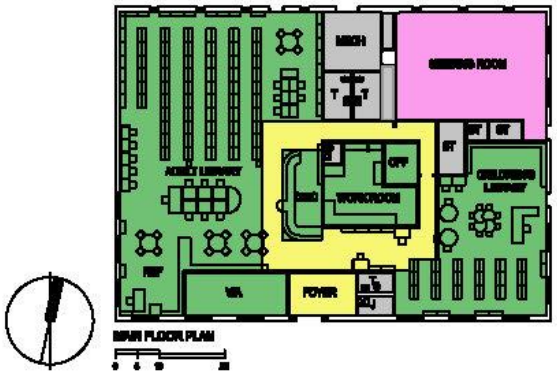


GKO
ARCHITECTS

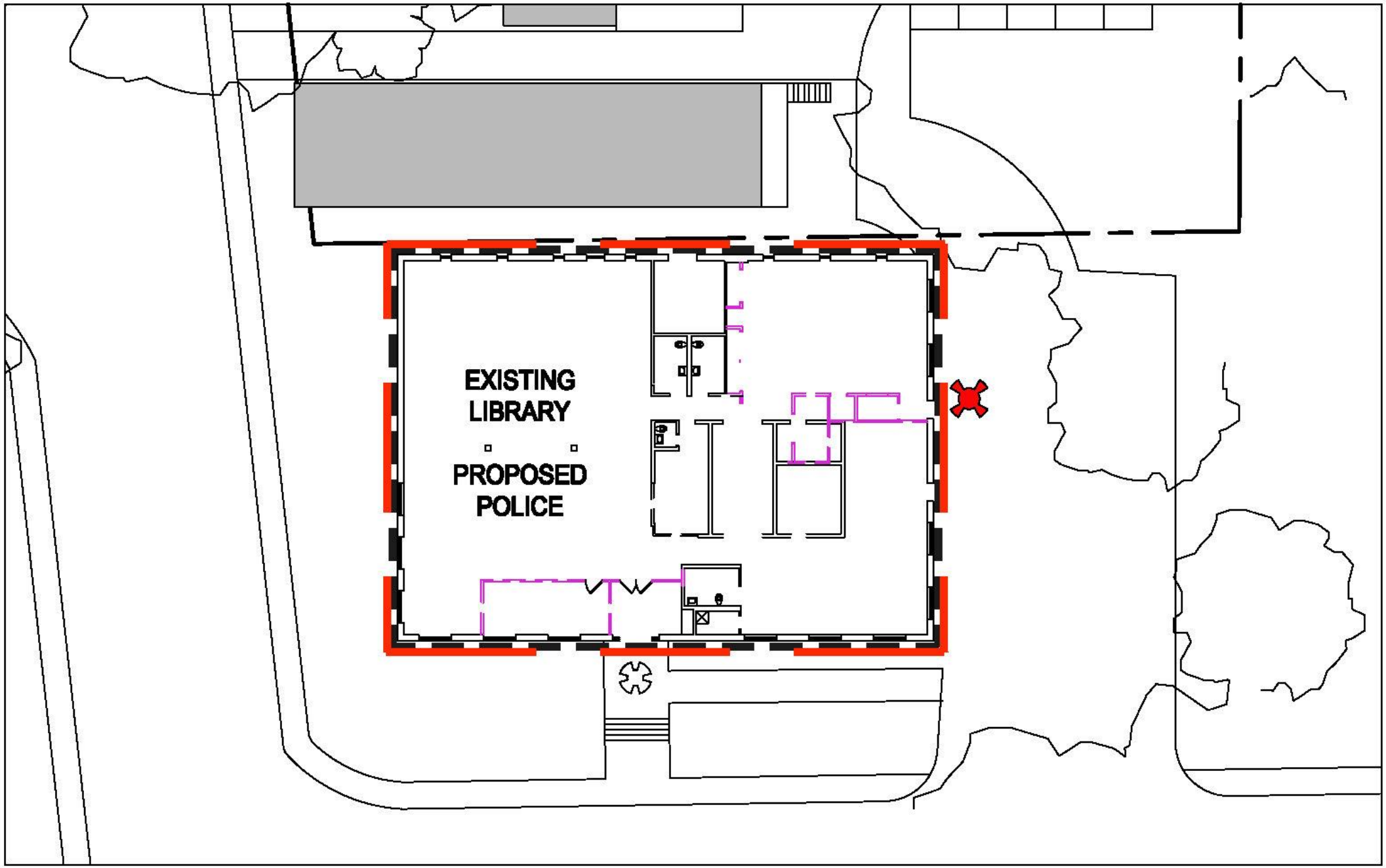
LANSDOWNE BOROUGH MASTER PLANNING

GKO ARCHITECTS

MAIN LEVEL FLOOR PLAN
LOWER LEVEL FLOOR PLAN
BASEMENT LEVEL FLOOR PLAN


MAIN FLOOR PLAN

LANSDOWNE BOROUGH
MASTER PLANNING



GKO
ARCHITECTS

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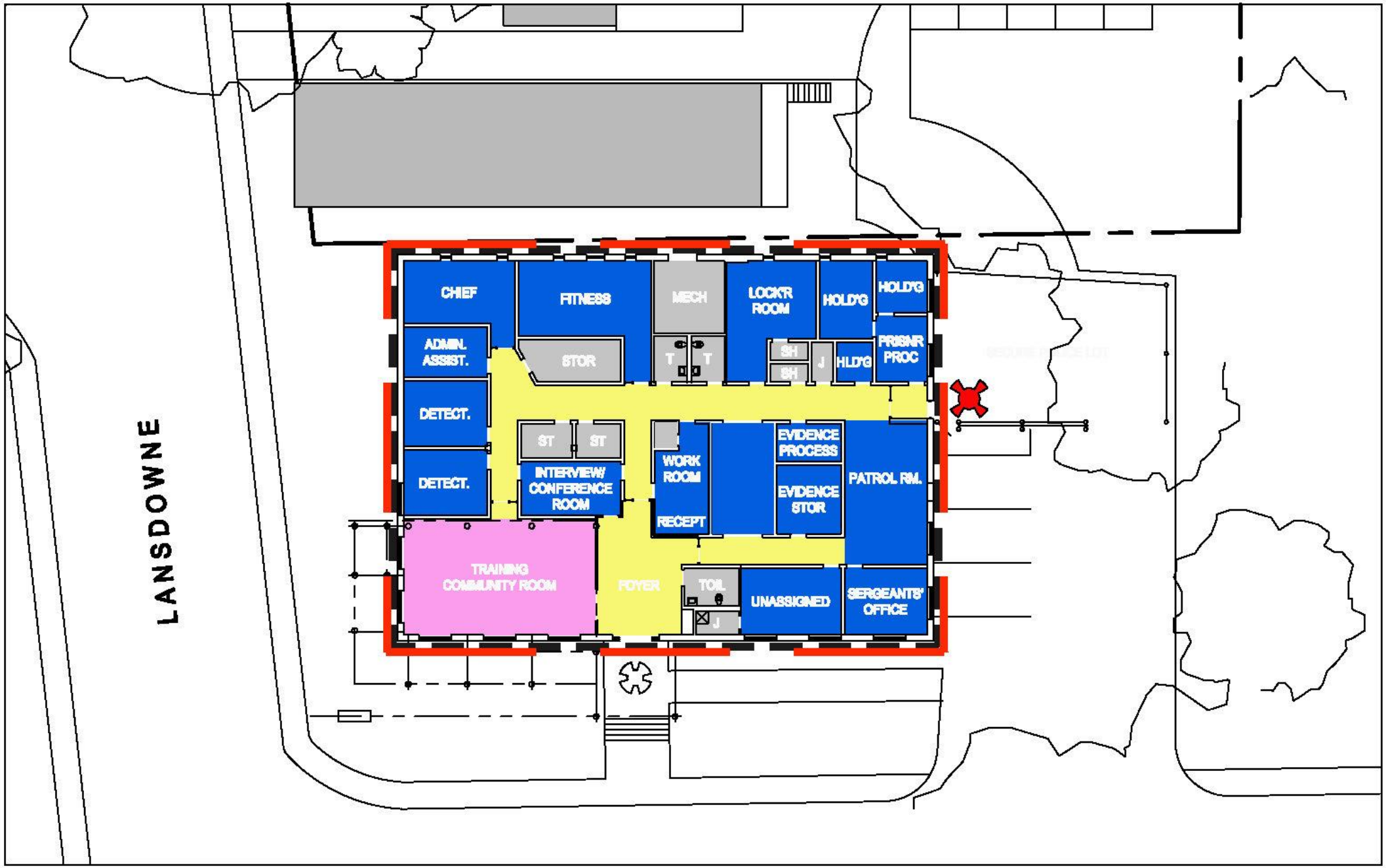


LANSDOWNE BOROUGH
MASTER PLANNING

GKO
ARCHITECTS

LANSDOWNE BOROUGH
MASTER PLANNING

GKO ARCHITECTS

LANSDOWNE BOROUGH
MASTER PLANNING

The size & number of proposed spaces will be the basis for design schemes, however other options may be considered which do not meet all the requirements listed below in order to consider less expensive solutions.

TOWNSHIP ADMINISTRATION					Existing Upper Level is 4,200 sf (includes Board Room & Lobby)
	Current		Proposed		Summary Statement: Township Administration functions fine in the space they are in. If they are to be renovated or relocated, the improvements listed below should be implemented. But these improvements are considered secondary to other
	#	size (sf)	#	size (sf)	
Board Room	1	890	1	890+	Current Room Seats 30-35 visitors. Board Table needs to accommodate 7 Council Member, Mayor, Manager, Police Chief, Solicitor, etc. (12 positions total). Also used for Meetings by all member of the Township Administration. Room is adequate in size to current needs. Occasionally people are in the lobby but typically only family of people receiving recognition
Public Conference R	1	385	1	385	Used by Commissions and public. Currently on lower level. Used by Police.
Secure Lobby	1	300	1	300	Access to reception, Board Room and Toilet Rooms. Table to fill out forms for building permit. Should have a small conference table for Administration to assist public without bringing them into the private area or Board Room.
Public Toilet Room (male & female)	2	90-125	2	75	Supports Board Room and Lobby. Male & female rms. Existing rooms are multiple occupant, but not ADA compliant. Code only requires 1 single occupant room per gender so rooms are adequate.
Custodial Closet	--	--	1	30	One room per floor.
Mayor's Office	1	175	1	**225**	Should have desk and small conference table for 3-4 people
Manager's Office	1	220	1	225	Should have desk and small conference table for 3-4 people
Business / Finance O	1	340	1	250	Two work stations. Accounts rec, payable.
Dir. Of Code Enforce	1	190	1	190	Plan files and review table.
Field Inspectors	1	115	1	**150**	Spend less than half their day in office. Mostly in field. Two work stations with counters large enough for plan review.
Recept./Admin sup	1	120	1	120	Also supports Manager
Conference Room	1	190	1	190	Seating for 6. Visual Display boards.
File Room	1	270	1	**75**	Most materials have been digitized, severely reducing the need for this room.
Kitchen	1	90	1	**150**	Sink, microwave, refrigerator, small table.
Non-public Toil. Rn	1	30	1	**50**	Existing is not ADA compliant. Propose ADA compliant.
Subtotal		3,315		2,415	
Utilization factor		1.26		1.26	Accounts for circulation, mechanical, wall thicknesses, etc.
Admin Size		4,188		3,051	Actual size of utilized portion of existing building is 4,188 s

TOWNSHIP PROGRAM

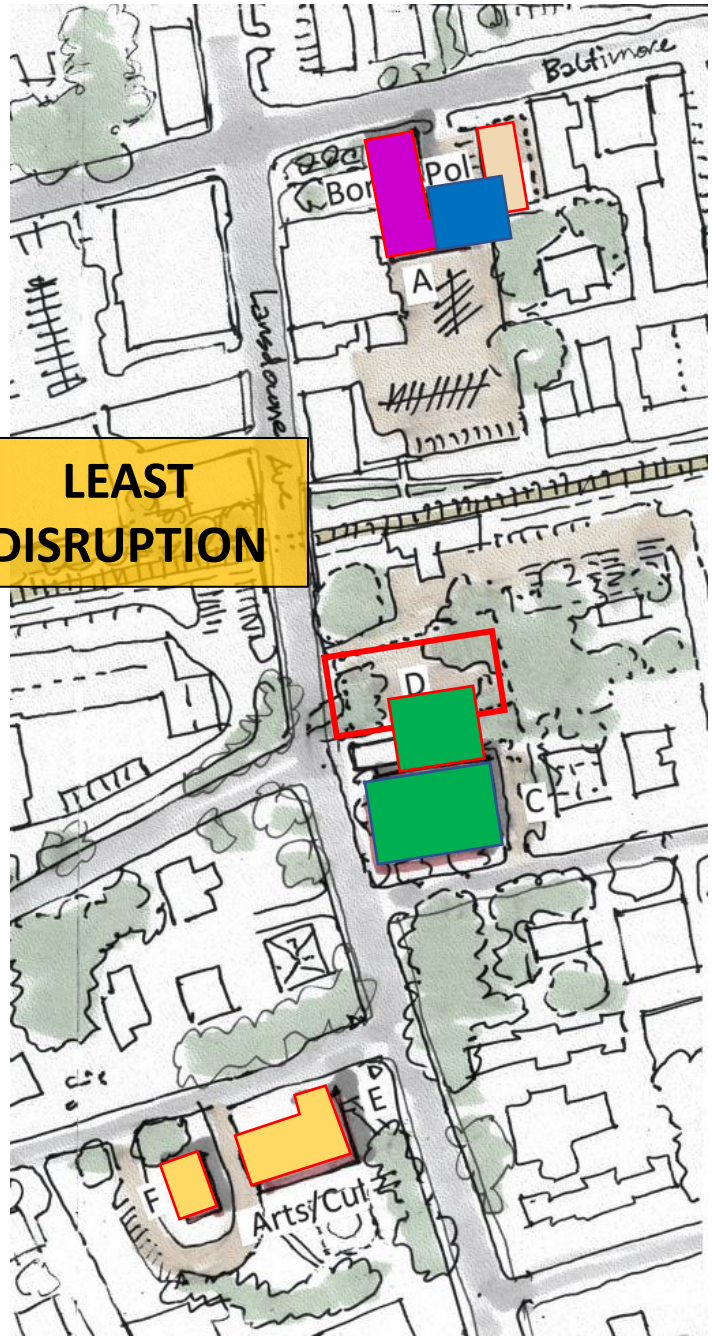
[NSF]

EXISTING **4,188 NSF**
PROPOSED **3,051 NSF**

~ 0% INCREASE

PROGRAM

LANSDOWNE BOROUGH
MASTER PLANNING



LEAST DISRUPTION

"SAME, BUT BETTER"

- SAME LOCATION FOR EACH CURRENT OPERATION
- POLICE EXPAND AT BOROUGH BUILDING
- LIBRARY EXPANDS AT CURRENT LOCATION
- 20TH CENTURY CLUB & 20/20 HOUSE REMAIN

- PROBABLY THE LEAST EXPENSIVE APPROACH
- PHASING IS POSSIBLE BUT DISRUPTION OF OPERATIONS IS A FACTOR

- FUTURE USE OF 20TH CENTURY CLUB NOT REALLY ADDRESSED FROM THE WAY IT IS CURRENTLY USED.
- PROPERTY SHOULD BE AQUIRED FOR EXPANSION OF LIBRARY

GKO ARCHITECTS

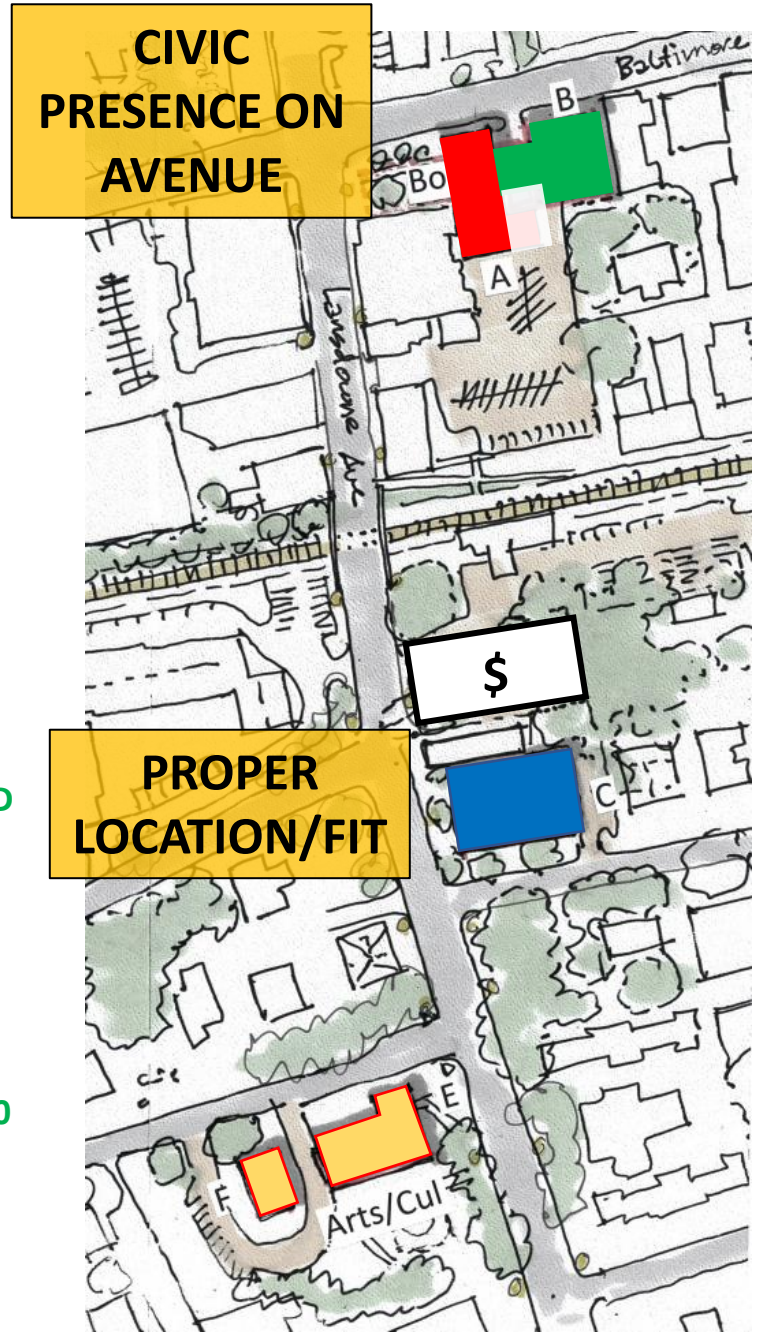
LANSDOWNE BOROUGH MASTER PLANNING

"THE SWITCH"

- LIBRARY MOVES TO BOROUGH BUILDING LOCATION WITH A SIGNIFICANT ADDITION
  - [BOROUGH REMAINS AS IS]
- POLICE MOVE TO HE LIBRARY LOCATION
- 20TH CENTURY CLUB & 20/20 HOUSE REMAIN UNCHANGED

- INTERESTING LOCATION FOR THE LIBRARY
  - PARKING AT BACK OF BUILDING
- 20TH CENTURY CLUB MIGHT BE USED AS A PHASING HUB FOR LIBRARY IF POLICE MOVE
- ADJACENT PROPERTY ACQUISTION MAY NOT BE REQUIRED.

- DOES NOT ADDRESS LONG-TERM USE OF 20TH CENTURY CLUB & 20/20 HOUSE
- PROBABLY THE MOST EXPENSIVE APPROACH
- SIGNIFICANT PARKING CHALLENGE



GKO ARCHITECTS

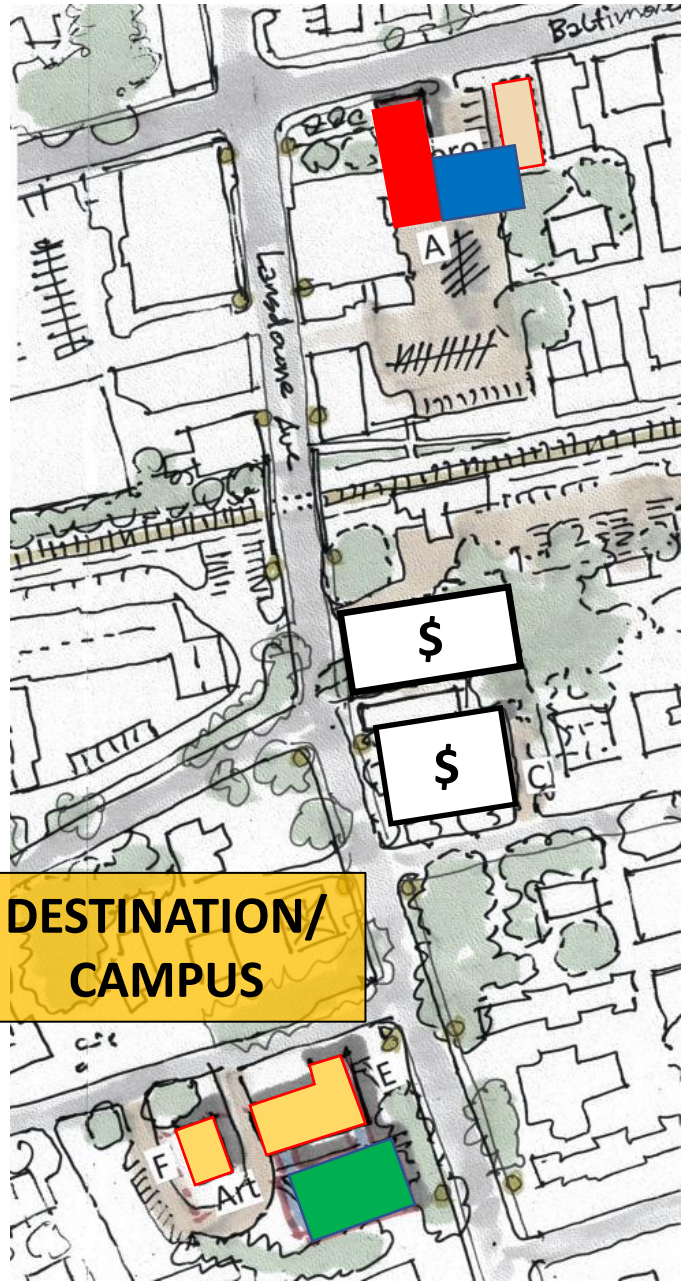
LANSDOWNE BOROUGH
MASTER PLANNING

"NEW CAMPUS"

- LIBRARY MOVES TO 20TH CENTURY CLUB
  - [20/20 HOUSE CAN REMAIN OR BE REMOVED FOR ADDT'L PARKING]
- POLICE MOVE TO LIBRARY – OR -
- LIBRARY SITE IS SOLD AND POLICE EXPAND AT BOROUGH SITE

- 20TH CENTURY CLUB PROPERTY IS GIVEN NEW VIBRANT FUNCTION AS PART OF THE LIBRARY OPERATIONS [GOOD PROGRAM ELEMENTS FOR MODERN LIBRARY]
- POTENTIAL SALE OF EXISTING LIBRARY PROPERTY HELPS MITIGATE COST OF NEW LIBRARY
- ADJACENT PROPERTY WOULD NOT NEED TO BE ACQUIRED.

- WHILE NOT THE MOST EXPENSIVE [IF LIBRARY PROPERTY IS SOLD IT IS STILL MORE EXPENSIVE THAN "SAME, BUT BETTER" SCHEME.
- IF POLICE MOVE TO EXISTING LIBRARY, ADDITIONAL COSTS AND A NEW TENANT WOULD BE NEEDED AT THE BOROUGH BUILDING.



GKO ARCHITECTS

LANSDOWNE BOROUGH MASTER PLANNING