



THE PUBLIC LIBRARY OF CINCINNATI AND HAMILTON COUNTY FACILITY MASTER PLAN

REPORT PART II | JANUARY 7 2020
SOUTH EAST PLANNING ZONE
Anderson, Hyde Park, Madisonville, Mariemont, Mt. Washington, Oakley

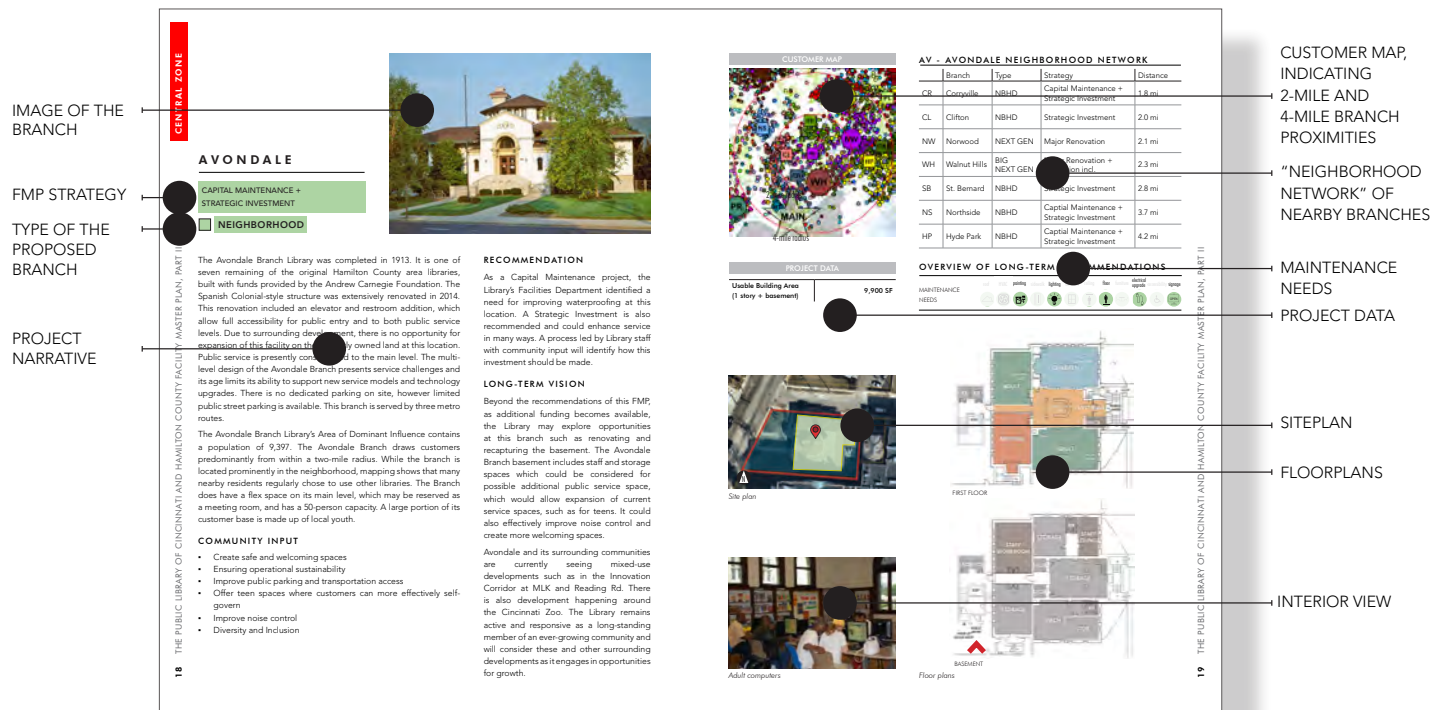




THE
PUBLIC
LIBRARY
of Cincinnati
and
Hamilton County

SOUTH EAST PLANNING ZONE



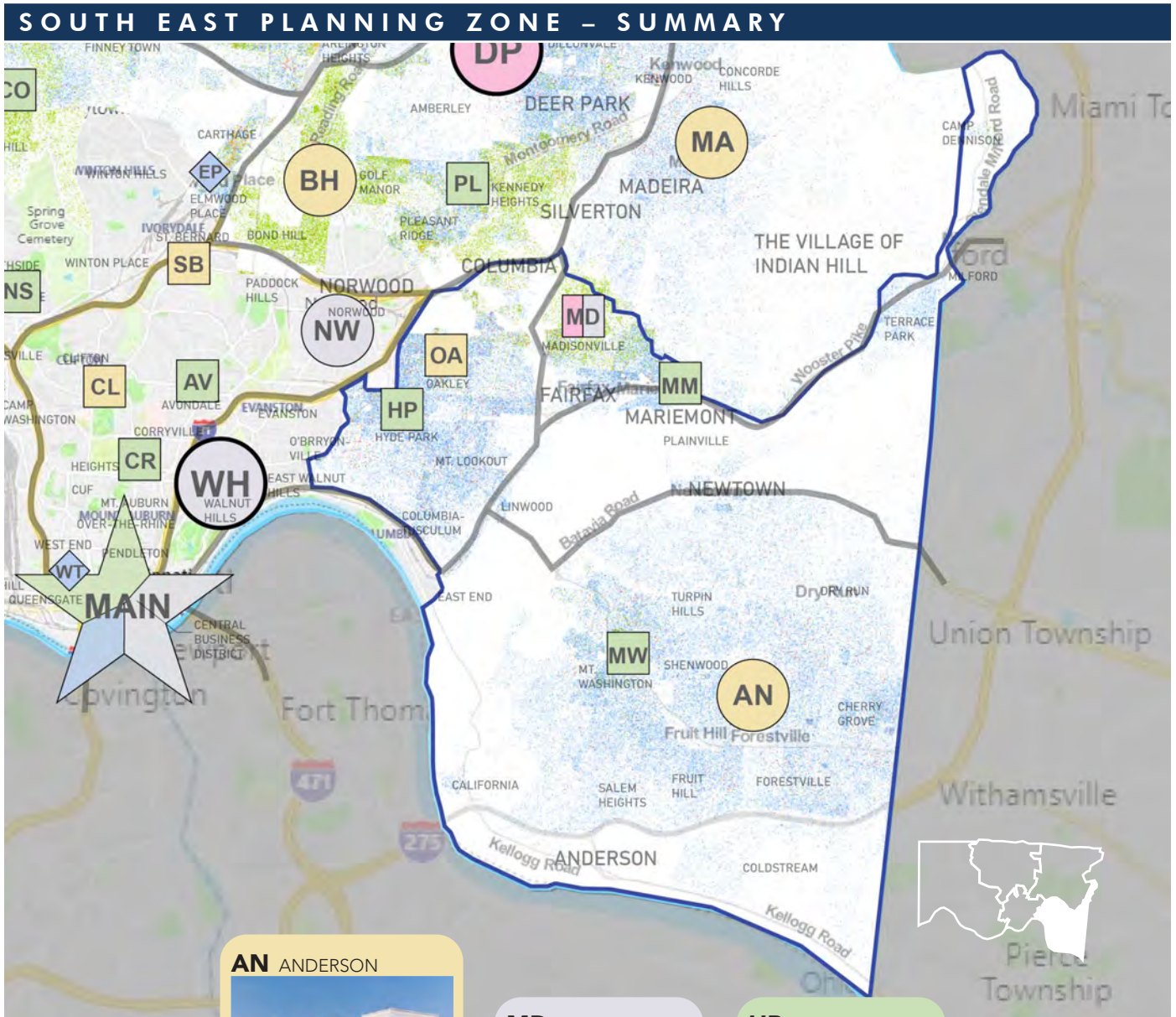


BRANCH TEMPLATE LEGEND

The Branch Summary sections aim to identify specific needs and opportunities for each Library facility (with the exception of the recently-completed Distribution Center). The top left corner of each branch summary spread includes a photograph of the branch, proposed FMP strategy, proposed typology, and, where applicable, whether the facility is leased. A narrative project description summarizes facility condition, findings from community engagement, facility recommendations, and long-term vision.

At the upper right of each spread, the branch is mapped as the center of its network, with travel distances indicated. An adjoining table compiles the FMP recommendations and distance of each branch in close proximity to the subject branch. This tool is useful in understanding how the Library branches interface as part of larger system.

Specific project data are also provided, such as the branch site plan, floorplans, and images of the interior space. Recommendations are made for both the interior and the exterior, as well as for capital maintenance issues that the Library Facilities Department has identified. Special focus is given to accessibility and equity.




AN ANDERSON



● NEXT GEN

strategic investment
at current
16,100 SF

MD MADISONVILLE



■ NEIGHBORHOOD

major renovation
or relocation
at current/new
8,620 SF

HP HYDE PARK



■ NEIGHBORHOOD

capital maintenance +
strategic investment
at current
7,480 SF


MM MARIEMONT



■ NEIGHBORHOOD

capital maintenance +
strategic investment
at current
6,620 SF

OA OAKLEY



■ NEIGHBORHOOD

strategic investment
at current
6,310 SF

MW MT. WASHINGTON



■ NEIGHBORHOOD

capital maintenance +
strategic investment
at current
5,950 SF

Planning Zone and Library	Existing Usable Square Feet	Effective Age in 2020	10 - YEAR RECOMMENDATIONS		Proposed Square Feet
			Option A	Option B	
AN Anderson	16,092 SF	22 yrs	Strategic Investment		16,100 SF
HP Hyde Park	7,477 SF	23 yrs	Capital Maintenance + Strategic Investment		7,480 SF
MD Madisonville	8,615 SF	6 yrs	Major Renovation incl. Accessibility	Relocation with New	8,620 SF
MM Mariemont	6,611 SF	5 yrs	Capital Maintenance + Strategic Investment		6,620 SF
MW Mt. Washington	5,949 SF	21 yrs	Capital Maintenance + Strategic Investment		5,950 SF
OA Oakley	6,307 SF	5 yrs	Strategic Investment		6,310 SF

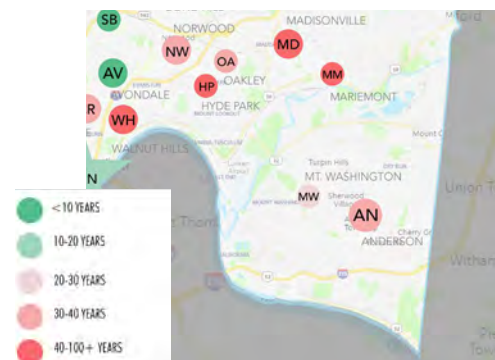
SOUTH EAST ZONE PROFILE

The South East Planning Zone covers the geographic area that is located south of Highway 71 until the edges of Hamilton County. The zone is characterized by a varied geography, low population density, similar social characteristics (middle class and higher income groups), and – with the exception of the Madisonville area – the least diversity. The zone has experienced a gradual decline in population since 1970, and is one of the regions in Hamilton County least served by public transit connected directly to the City of Cincinnati. The Library operates six branches in this South East Planning Zone, with an approximate total of 50,000 square feet of library space for a population of about 110,000. The areas served by this Zone include Anderson, California, Camp Dennison, Cherry Grove, Coldstream, Columbia-Tusculum, Dry Run, East End, Fairfax, Forestville, Fruit Hill, Hyde Park, Linwood, Madisonville, Mariemont, Milford, Mt. Lookout, Newtown, Oakley, Plainville, Salem Heights, Terrace Park, and Turpin Hills.

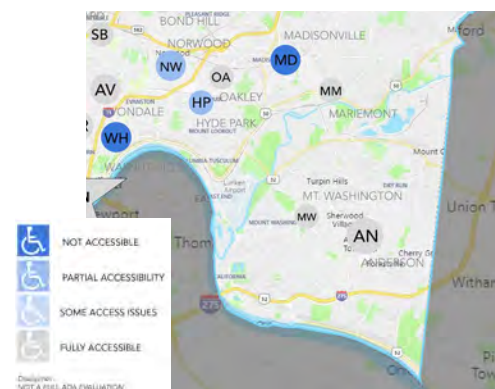
Customer mapping shows that the area is well served by its current branches, and that customers who are able tend to travel among them to meet their needs. The 10-year plan aims to leverage the flow of customers throughout the zone and create a cohesive network that better serves it.

Following the equity-prioritized approach of the Library Facility Master Plan, two options are recommended for Madisonville – either for an extensive renovation, or for a relocation to an adjacent planned development. Anderson and Oakley are planned to receive a Strategic Investment, while the recommendations for Hyde Park, Mariemont, and Mt. Washington address maintenance issues along with specific investments needed to improve provision of services.

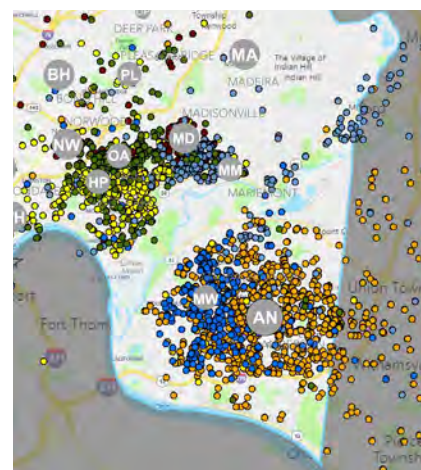
Taken together, these changes will provide a variety of updated spaces for residents of this zone and support a full range of traditional and contemporary services.



Age of buildings: The majority of the buildings have not been renovated for a very long time



Accessibility: The majority of buildings are accessible except for Madisonville which has multiple accessibility issues, and Hyde Park, which has some challenges



Customer mapping: Users travel and visit more than one branch in the planning zone

ANDERSON

STRATEGIC INVESTMENT

NEXT GEN



The Anderson Branch Library opened in June 1981. In 1988, 5,000 additional square feet of space was added to the building, and it was again expanded in 1998. Its series of additions have made the interior of the branch somewhat disorienting to navigate. The Anderson Township Library Association plays an important role in supporting the services and resources of the Anderson Branch. With the exception of a steeply graded parking lot, no barriers to public accessibility have been identified at this branch. Due to the somewhat peculiar shape of the land parcel and complex topography, expansion capabilities at this site are quite limited. The library does have a dedicated on-site parking lot. The branch is also served by one metro route.

The Anderson Branch Library's Area of Dominant Influence contains a population of about 43,600. This branch has a meeting room with a 58-person capacity which can be divided into two meeting rooms. Its exterior book drop is used by many of its customers. This branch predominantly serves customers who are staying for less than an hour. Public computer access is in high demand and tutor groups are in all year round.

COMMUNITY INPUT

- Develop dynamic, engaging, and flexible spaces with particular focus on senior services and social spaces for community use
- Delineate spaces for kids/teens/adults with particular focus on designated quiet/noisy spaces
- Increase access by improving parking and entry into the branch as well as layout and wayfinding in the branch

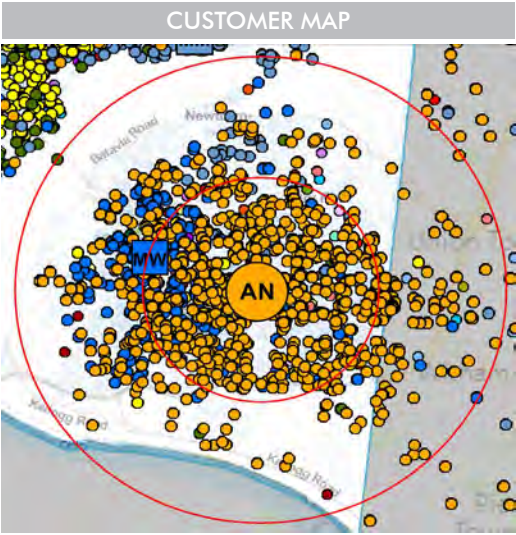
RECOMMENDATION

As the recipient of a Strategic Investment, the Anderson Branch has the opportunity to improve its existing facility and enhance service. A process led by Library staff with community input will identify how this investment should be made.

LONG-TERM VISION

Beyond the recommendations of this FMP, as additional funding becomes available, the library may explore opportunities at this branch such as improving accessibility and renovating the internal design and layout of the branch. It may also be more sustainable to reimagine the facility entirely from scratch or evaluate relocation opportunities as they arise, which could offer a sustainable future for this branch.

Anderson and its surrounding communities are experiencing new housing and local business development. The Library remains active and responsive as a long-standing member of an ever-growing community and will consider these and other surrounding developments as it engages in opportunities for growth.



AN - ANDERSON NEIGHBORHOOD NETWORK

	Branch	Type	Strategy	Distance
MW	Mt. Washington	NBHD	Capital Maintenance + Strategic Investment	3.0 mi

OVERVIEW OF LONG-TERM RECOMMENDATIONS

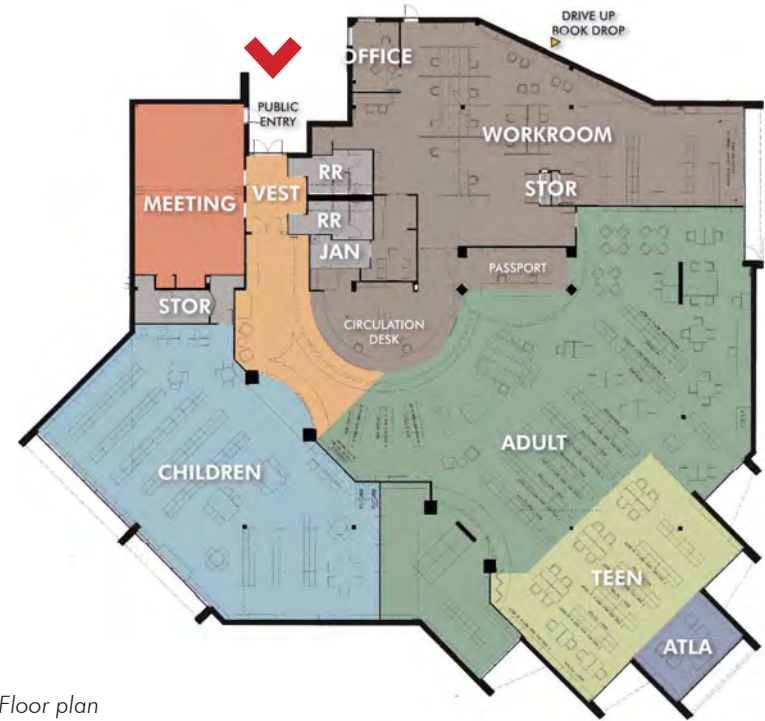
	roof	HVAC	pointing	sidewalk	lighting	windows	ceiling	floor	furniture	electrical upgrade	accessibility	signage
MAINTENANCE NEEDS												

PROJECT DATA

Usable Building Area (1 story)	16,100 SF
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Site plan



Floor plan



Children's area



Adult area

HYDE PARK

CAPITAL MAINTENANCE +
STRATEGIC INVESTMENT

NEIGHBORHOOD



The Hyde Park Branch Library is one of the original nine area libraries in Hamilton County built with funds provided by the Andrew Carnegie Foundation. In 1970, the branch underwent an extensive expansion and renovation project which included a drastic change to the exterior of the building. Its multi-level design presents service challenges. The facility's age limits its ability to support new service models and technology upgrades. The elevator at the location to transition between levels is far too small for contemporary accessibility standards. The extreme topography of the existing site makes renovation or expansion on the current property challenging and costly. There is a dedicated parking lot on site and limited public street parking exists nearby. This location is also served by three metro routes.

The Hyde Park Branch Library's Area of Dominant Influence contains a population of 19,588. This branch has a meeting room with a 25-person capacity. There is no additional group study, makerspace, or tech area. This branch sees a variety of service demands depending on weather and season but regularly sees quick visits picking up holds.

COMMUNITY INPUT

- Develop dynamic, engaging, flexible, and inclusive spaces with particular focus on increasing social spaces for community use and community partnerships
- Activate outdoor spaces with particular focus on safety and walkability
- Improve accessibility
- Noted desire to keep current building with desire to update/renovate/repurpose as well as recapture more natural lighting

RECOMMENDATION

As the recipient of a Capital Maintenance project, the Library's Facilities Department has indicated its need for elevator replacement. It is also recommended that this branch receive a Strategic Investment. A

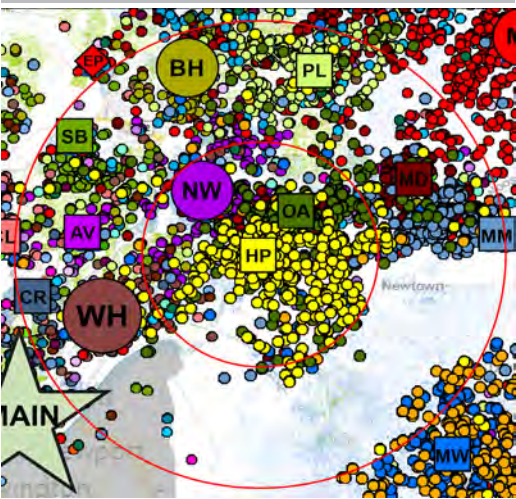
process led by Library staff with community input will identify how this investment should be made.

LONG-TERM VISION

Beyond the recommendations of this FMP, as additional funding becomes available, the Library may explore opportunities at this branch to diversify services offered and spaces available. It may look for opportunities for relocation in a nearby central location to allow full accessibility and expanded facilities.

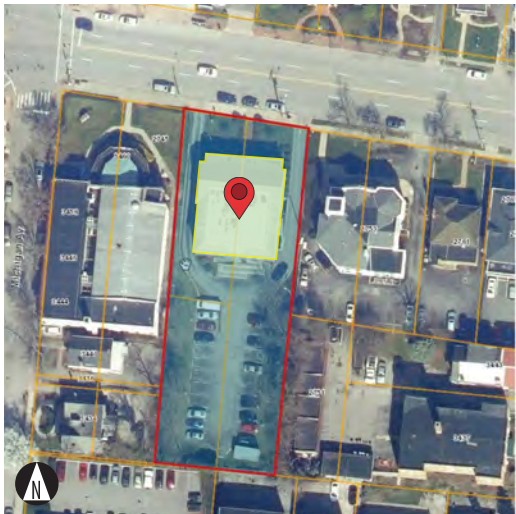
Hyde Park and its surrounding communities are seeing developments of apartments and condominiums as well as additional retail and new cluster housing. The Library remains active and responsive as a long-standing member of an ever-growing community and will consider these and other surrounding developments as it engages in opportunities for growth. Once the nearby Norwood Branch is renovated and expanded into a Next Generation-sized branch, the Library will evaluate whether customer usage changes for Hyde Park, and consider making further improvements or tailoring spaces and services based on customers' evolving needs.

CUSTOMER MAP



PROJECT DATA

Usable Building Area (1 story + basement)	7,480 SF
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Site plan



Adult area

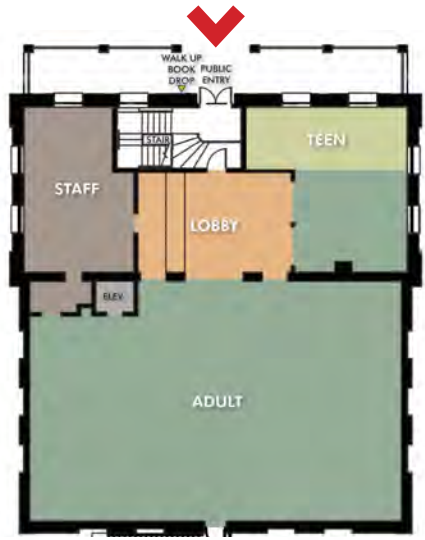
HP - HYDE PARK NEIGHBORHOOD NETWORK

	Branch	Type	Strategy	Distance
OA	Oakley	NBHD	Strategic Investment	1.4 mi
NW	Norwood	NEXT GEN	Renovation + Accessibility	2.1 mi
WH	Walnut Hills	BIG NEXT GEN	Major Renovation + Expansion incl. Accessibility	2.9 mi
MD	Madisonville	NBHD	Major Renovation or Relocation	3.4 mi
PL	Pleasant Ridge	NBHD	Capital Maintenance + Strategic Investment	4.1 mi
BH	Bond Hill	NEXT GEN	Strategic Investment	6.0 mi

OVERVIEW OF LONG-TERM RECOMMENDATIONS

MAINTENANCE NEEDS	roof	HVAC	painting	sidewalk	lighting	windows													

FIRST FLOOR



BASEMENT



Floor plans

MADISONVILLE

OPTION A: MAJOR RENOVATION

OPTION B: RELOCATION

NEIGHBORHOOD



The Madisonville Branch Library is located in a 1925 Renaissance Revival style building on a civic block near the heart of town. Public service is limited to three rooms on the first floor plus a meeting room and staff spaces in the basement. Community members and local leadership expressed affinity for the existing building and desire to see it preserved, and many felt positively about a relocated library and the existing building being sold, renovated, and repurposed into a new use. This building has never had a major renovation and all building systems are out of date and needing to be upgraded or replaced. Customers complain of crowding and noise – symptoms of the very small size – and expressed a keen interest in a larger library with a broader range of services and spaces. No part of the building is fully accessible. There is no opportunity for expansion on the currently owned land at this location. There is no parking available on site but some nearby street parking is available. This location is served by three metro routes.

The Madisonville Branch Library's Area of Dominant Influence contains a population of 4,030. There is a dedicated meeting room at this location which has a 55-person capacity. This branch predominantly serves children and teen customers for extended durations. Peak business occurs in early afternoons and late evenings.

COMMUNITY INPUT

- Develop dynamic, engaging, and flexible spaces with particular focus on family-friendly renovations, equity, and technology
- Delineate spaces for kids/teens/adults with particular focus on designated quiet/noisy spaces
- Noted desire to increase overall space in branch, but some would like to reimagine the library from scratch while others want to keep the historic building and increase its functionality

RECOMMENDATION: OPTION A

One option would be to adapt the present facility to be more accessible. Because of the very restricted site, it may be impractical to build an external elevator and restroom tower onto the existing building, as has been done at other branches such as Avondale and Corryville. Instead, it should be possible to add a new ramp, similar to that of Norwood Branch, making the existing Whetsel Avenue entry accessible to all. In this scenario, a new elevator and accessible restrooms would be added to the interior. The full building will need a major, and historically sensitive, renovation. The limitations of the existing architecture and service split between two floors makes for economically inefficient operations.

RECOMMENDATION: OPTION B

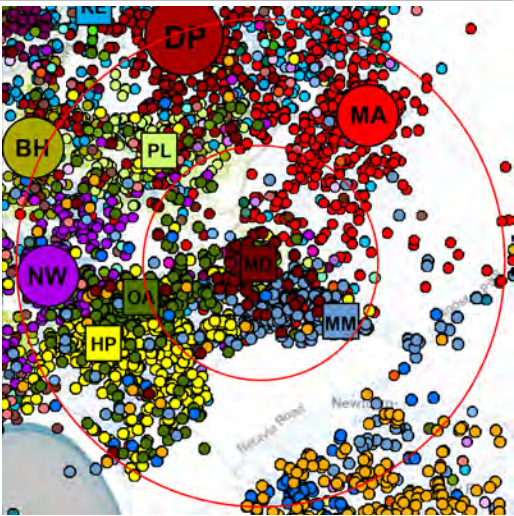
As a Design Project, it is recommended that the Madisonville Branch relocate. The site is too small to accommodate an addition. The local business district on the intersection of Madisonville and Whetsel is a possible site. Phase 1 of a mixed-use project is slated to open in 2019 with over 100 apartments and 20,000 SF of retail space, as well as off-street parking. There are three other phases of this development planned and a myriad of opportunities for the Library to occupy space in it.

LONG-TERM VISION

Beyond the recommendations of this FMP, as additional funding becomes available, the Library may explore opportunities at this branch such as future partnerships and a more diverse range of service space options for the community to gather.

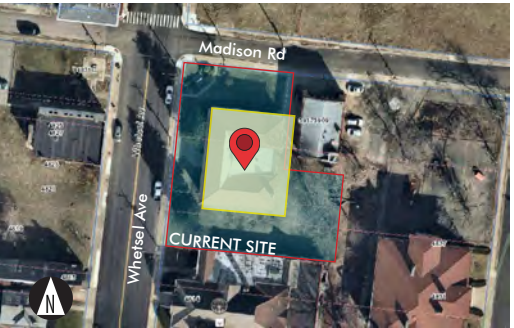
Beyond the Madisonville and Whetsel development, Madisonville and its surrounding neighborhoods are seeing new businesses moving into the area. The nearby Med-Space expansion is also a recent development. The Library remains active and responsive as a long-standing member of an ever-growing community and will consider these and other surrounding developments as it engages in opportunities for growth. Once improvements are made to other branches in the South East Zone, the Library will evaluate whether customer usage changes for Madisonville, and consider making further improvements or tailoring spaces and services based on customers' evolving needs.

CUSTOMER MAP



PROJECT DATA

Usable Building Area (1 story + basement)	8,620 SF
Existing Site	16,250 SF



Site plan



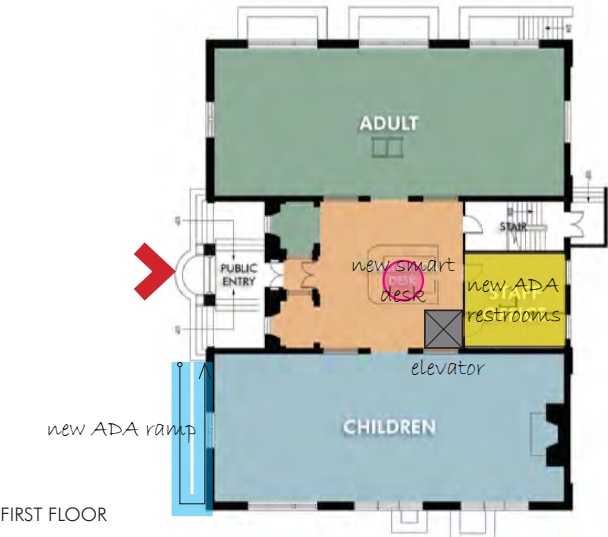
Adult area

MD - MADISONVILLE NEIGHBORHOOD NETWORK

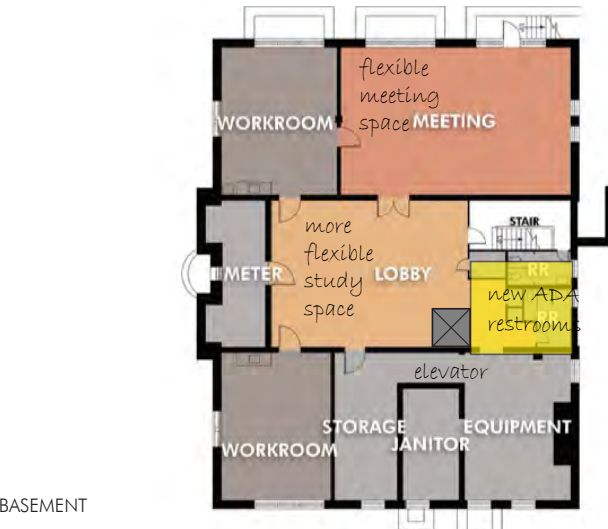
	Branch	Type	Strategy	Distance
MM	Mariemont	NBHD	Capital Maintenance + Strategic Investment	2.2 mi
OA	Oakley	NBHD	Strategic Investment	2.3 mi
PL	Pl.Ridge	NBHD	Strategic Investment	3.1 mi
MA	Madeira	NEXT GEN	Strategic Investment	3.3 mi
HP	Hyde Park	NBHD	Capital Maintenance + Strategic Investment	3.4 mi
DP	Deer Park	BIG NEXT GEN	Replace, Expanded	4.2 mi
NW	Norwood	NEXT GEN	Renovation + Accessibility	5.2 mi

OVERVIEW OF LONG-TERM RECOMMENDATIONS

	roof	HVAC	painting	sidewalk	lighting	windows	ceiling	floor	furniture	electrical upgrade	accessibility	signage
MAINTENANCE NEEDS												



FIRST FLOOR



BASEMENT

Floor plans

MARIEMONT

CAPITAL MAINTENANCE + STRATEGIC INVESTMENT

NEIGHBORHOOD



The current Mariemont Branch Library building was completed in 1972 on a one-acre site near the Mariemont High School. It went through a minor renovation in 2016 which gave the lobby a facelift. The small footprint of the space warrants more dynamic and flexible spaces for fluctuating demands. No barriers to public entry accessibility have been identified at this location. There is opportunity for significant expansion on the site. This branch has a dedicated on-site parking lot and it is currently served by two metro routes.

The Mariemont Branch Library's Area of Dominant Influence is 14,291. This branch does not have a dedicated meeting space, group study room, makerspace, or tech space. There is less demand from customers for public computer access at this branch than at most others. This branch predominantly serves caregivers with children.

COMMUNITY INPUT

- Develop dynamic, engaging, and flexible spaces with particular focus on social spaces for community use including a meeting room
- Utilize outdoor spaces more effectively with particular focus on recapturing courtyard space
- Noted support for a drive-up return

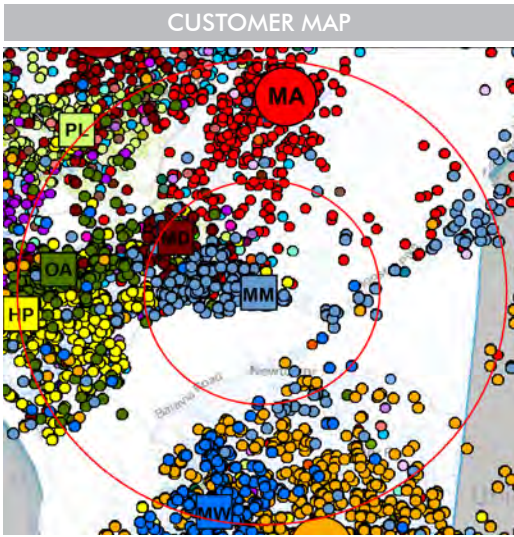
RECOMMENDATION

As a Capital Maintenance Project, the Library's Facilities Department has identified that the branch is in need of HVAC and electrical upgrades. It is also recommended that this branch receive a Strategic Investment to improve the current facility and enhance service. A process by led Library staff with community input will identify how this investment should be made.

LONG-TERM VISION

Beyond the recommendations of this FMP, as additional funding becomes available, the Library may explore opportunities such as enclosing the courtyard, renovating their current storage space, or expanding the facility to increase public service space and include a meeting space and group study spaces.

Mariemont and its surrounding communities are seeing a renovated high school nearby which has added a new access road right next to the library. Additionally, Hamstead Park is a luxury condominium development in the area. The Library remains active and responsive as a long-standing member of an ever-growing community and will consider these and other surrounding developments as it engages in opportunities for growth. Once improvements are made to other branches in the South East Zone, the Library will evaluate whether customer usage changes for Mariemont, and consider making further improvements or tailoring spaces and services based on customers' evolving needs.



MM - MARIEMONT NEIGHBORHOOD NETWORK

	Branch	Type	Strategy	Distance
MD	Madisonville	NBHD	Major Renovation or Relocation	2.2 mi
MA	Madeira	NEXT GEN	Strategic Investment	3.4 mi
OA	Oakley	NBHD	Strategic Investment	4.0 mi
HP	Hyde Park	NBHD	Capital Maintenance + Strategic Investment	4.8 mi

OVERVIEW OF LONG-TERM RECOMMENDATIONS



PROJECT DATA	
Usable Building Area (1 story)	~6,620 SF

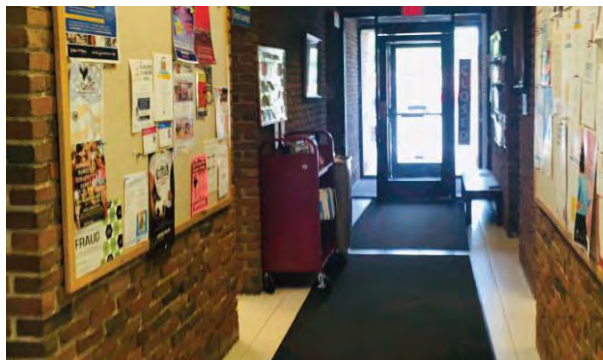


Site plan

Floor plan



Adult area



Entrance

MT. WASHINGTON

CAPITAL MAINTENANCE +
STRATEGIC INVESTMENT

NEIGHBORHOOD



In January 1958, the Mt. Washington Branch Library opened to the public. In 1998 it underwent a renovation where their meeting room was converted to additional common library space. The compact footprint makes noise and overcrowding prevalent issues at the branch. The facility's constrained entrance vestibule sometimes presents access issues. The limited parcel size at the current location gives little to no opportunity for expansion on the current site. It does have designated parking on site; however, it has proven difficult and hazardous to navigate by many customers. It is served by two metro routes.

The Mt. Washington Branch Library's Area of Dominant Influence contains a population of 15,210. There is not currently a meeting space at this branch, nor are there study rooms, a makerspace or tech space. This branch predominantly serves younger customers for longer stretches of time, using public computers. Many individuals come to read daily news as well as for tutoring. Storytimes draw many families with children as well.

COMMUNITY INPUT

- Increase access through more public parking and improved entry into the branch
- Develop dynamic, engaging, and flexible spaces with particular focus on technology and social spaces for community use
- Delineate space by activity with particular focus on designated quiet/noisy spaces
- Improve accessibility and layout of the collection and technology

RECOMMENDATION

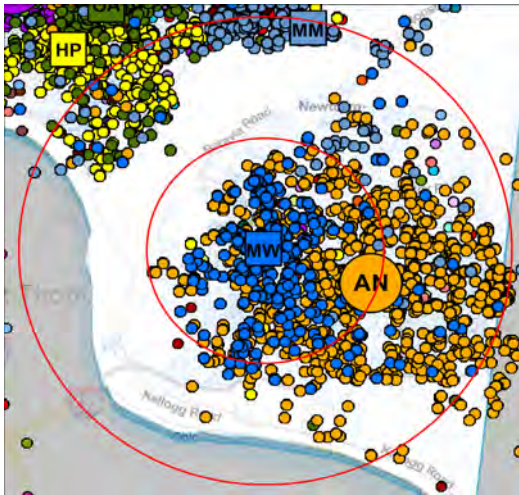
As a Capital Maintenance Project, the Library's Facilities Department has identified that this branch is need of HVAC and electrical upgrades. It is also recommended that this branch receive a Strategic Investment. A process by led Library staff with community input will identify how this investment should be made.

LONG-TERM VISION

Beyond the recommendations of this Facility Master Plan, as additional funding becomes available, the Library may explore opportunities at this branch such as improving parking or renovating the interior for more optimal performance, or seek opportunities nearby for locations which can better provide service to the neighborhood.

Mt. Washington and its surrounding communities are seeing a new pavilion development in Stanberry Park for concerts and other events. New developments including a brewery and apartment complex are also coming to the area. The Library remains active and responsive as a long-standing member of an ever-growing community and will consider these and other surrounding developments as it engages in opportunities for growth. Once the nearby Anderson Branch, which is the Zone's Next Generation branch, receives its Strategic Investment, the Library will evaluate whether customer usage changes for Mt. Washington, and consider making further improvements or tailoring spaces and services based on customers' evolving needs.

CUSTOMER MAP



MW - MT. WASHINGTON NEIGHBORHOOD NETWORK

	Branch	Type	Strategy	Distance
AN	Anderson	NEXT GEN	Strategic Investment	3.0 mi
HP	Hyde Park	NBHD	Capital Maintenance + Strategic Investment	5.0 mi

OVERVIEW OF LONG-TERM RECOMMENDATIONS

	roof	HVAC	painting	sidewalk	lighting	windows	ceiling	floor	furniture	electrical upgrade	accessibility	signage
MAINTENANCE NEEDS												

PROJECT DATA

Usable Building Area (1 story)	5,950 SF
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Site plan



Floor plan



Children's area



Adult area

OAKLEY

STRATEGIC INVESTMENT

NEIGHBORHOOD



The current Oakley Branch Library was completed and dedicated in May 1989. It has not seen major improvements since then. This facility is well-situated in a central location in the community. No barriers to public entry accessibility have been identified at this branch. The land parcel at this location has been maximized and there is currently no opportunity for expansion. It has a dedicated parking lot on site. Additional street parking is available. It is served by two metro routes.

The Oakley Branch Library's Area of Dominant Influence contains a population of 6,949. This location does have one dedicated meeting room with a 35-person capacity. However, additional individual quiet and study rooms are not available. This branch predominantly serves local young professionals, students, and young families.

COMMUNITY INPUT

- Develop dynamic, engaging, flexible, and inclusive spaces with particular focus on increasing social spaces for community use
- Delineate spaces for kids/teens/adults with particular focus on designated quiet/noisy spaces
- Activate outdoor spaces with particular focus on safety and walkability

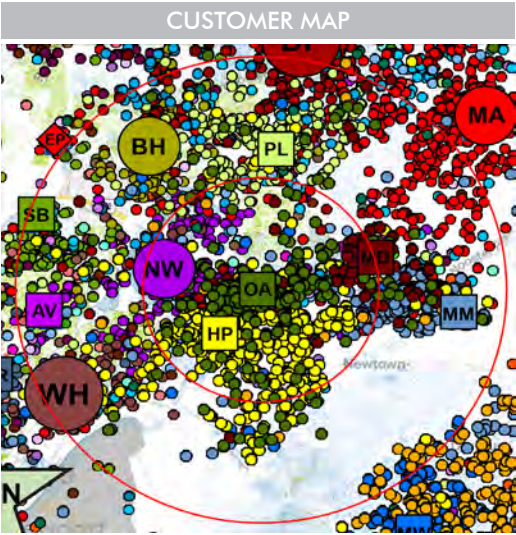
RECOMMENDATION

As the recipient of a Strategic Investment, the Oakley Branch has opportunity to improve its existing facility and enhance service. A process by led Library staff with community input will identify how this investment should be made.

LONG-TERM VISION

Beyond the recommendations of this Facility Master Plan, as additional funding becomes available, the Library may explore opportunities at this branch such as incorporating additional study rooms within the branch and repurposing some space, such as the large service desk, to provide more space for public use.

Oakley and its surrounding neighborhoods are seeing a lot of recent residential and commercial development. A \$100M residential development planned by Neyer Properties, Inc., will be built on 30 acres in Oakley, just four blocks from the branch. The Library remains active and responsive as a long-standing member of an ever-growing community and will consider these and other surrounding developments as it engages in opportunities for growth. Once improvements are made to other branches in the South East Zone, the Library will evaluate whether customer usage changes for Oakley, and consider making further improvements or tailoring spaces and services based on customers' evolving needs.



PROJECT DATA	
Usable Building Area (1 story)	6.310 SF



Site plan



Meeting room

OA - OAKLEY NEIGHBORHOOD NETWORK

	Branch	Type	Strategy	Distance
HP	Hyde Park	NBHD	Capital Maintenance + Strategic Investment	1.4 mi
NW	Norwood	NEXT GEN	Renovation + Accessibility	1.8 mi
MD	Madisonville	NBHD	Major Renovation or Relocation	2.3 mi
PL	Pl. Ridge	NBHD	Capital Maintenance + Strategic Investment	2.6 mi
MM	Mariemont	NBHD	Capital Maintenance + Strategic Investment	3.9 mi
BH	Bond Hill	NEXT GEN	Strategic Investment	5.3 mi

OVERVIEW OF LONG-TERM RECOMMENDATIONS

	roof	HVAC	painting	sidewalk	lighting	windows	ceiling	floor	furniture	electrical upgrade	accessibility	signage
MAINTENANCE NEEDS												



Floor plan



Adult area



Childrens programming at Cheviot



Friends of the Library book sales at Harrison



Service desk at Westwood



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