

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594

DATE: July 9, 2015

SUBJECT: Webber Park Library / 1407, 1411, 1413 and 1423 45th Avenue North

LSE Architects, Inc., on behalf of Hennepin County, is proposing to construct a new single-story, 28 foot tall, approximately 8,310 square foot public library on the properties located at 1407, 1411, 1413 and 1423 45th Avenue North. The development site includes a small portion of the adjacent property to the south located at 4414 Humboldt Avenue North, which is also owned by Hennepin County. The properties are zoned C2 and R4. The library would replace the former Webber Park Library which was located in Webber Park and demolished in April of 2014.

The exterior materials proposed on the building include stone, zinc, wood and glass. The building consists of two different heights; the central space for the general collection, teen, technology and children's areas is a tall, two-story volume and a lower building height is proposed in the staff and support areas. There are two principal entrances to the building. The north entrance is recessed nearly 46 feet from the property line, yet faces Humboldt Avenue North. The entrance is connected to a plaza area that links to the parkway. The south entrance faces the interior of the site and is oriented towards the library parking area; the entrance is visible from the bus stop located on 44th Avenue North. The entrance is also connected to a plaza area. Both the north and south plaza areas are connected on site via a porch-like element that incorporates canopies and outdoor seating.

Formal land use applications have not been submitted to date. However, based on a cursory review of the submitted plans, the following land use applications appear necessary:

- (1) Rezoning of the property located at 1423 45th Avenue North from the C2 District to the C1 District;
- (2) Rezoning of the properties located at 1407, 1411, and 1413 45th Avenue North from the R4 District to the C1 District;
- (3) Rezoning of a small portion of the property located at 4414 Humboldt Avenue North from the C2 District to the C1 District;
- (4) Conditional Use Permit for a library in the C1 District;
- (5) Site plan review including an administrative plaza review;
- (6) Preliminary and Final Plat;
- (7) Vacation of the remainder of the public alley;
- (8) Vacation of part of 45th Avenue North, from Humboldt Avenue North easterly to the cul-de-sac;

CPED Staff recommends that the Planning Commission focus on the appropriateness of the building placement and orientation on site. Staff had originally recommended that the building be slightly reoriented to have more of a presence on Humboldt Avenue North. As currently proposed, the structure and surface parking are oriented towards the public street; although a fair amount of landscaping is provided to buffer the impacts of the proposed parking. In addition, the applicant is attempting to balance the orientation of the building with frontage not only on the public street but also with the adjacent parkway system. Considerations for alternative compliance should include the proposed relative small size of the structure and the importance of creating an interface between the park and the public street.

C.O.W. MEETING
REVIEW PACKET



Hennepin County Library
Webber Park
OPEN

Project Objectives

Hennepin County intends to construct a new library on a site near the corner of 45th Avenue North and Humboldt Avenue North, adjacent to Victory Memorial Parkway in North Minneapolis. The new library building will replace the former Webber Park Library which was located in Webber Park and was demolished in April 2014.

This Schematic Design report responds to the following main objectives:

- Design a new library that supports Hennepin County's mission to *"nourish minds, transform lives and build community together"*
- Create a library that is open and flexible, with a welcoming environment designed to meet the learning and information needs of the community
- Provide a community library that is highly visible from Victory Memorial Parkway yet responds to the scale of the neighborhood and the 44th Avenue commercial corridor
- Create connections to the parkway and surrounding areas with outdoor seating and reading areas, walk and bike paths and sheltered bike parking near building entrances
- Explore integrated sustainable solutions to create an energy efficient, durable building

Project Background

Webber Park Library is a significant community resource and cultural anchor in North Minneapolis. Today, a temporary library in the Camden Center provides interim services for this North Minneapolis community until the new library is built. The new, approximately 8,300 square foot building will transform the library experience for patrons, providing greater opportunities and resources to read, engage, work and learn.

In early 2014 a community engagement process was started for the new Webber Park Library in order to learn about the library needs for the Camden neighborhoods. A series of seven public meetings were held between March 2014 and April 2015. A Community Advisory Committee (CAC) was formed at the initial meeting, with CAC membership open to all interested participants. The meetings provided a forum for community feedback and discussions on a range of topics including:

- Learning about the types of programs and services needed in the community
- Sharing information about Hennepin County Library's Strategic Plan and Guiding Principles
- Discussion and input on interior and exterior library design
- Introducing the architectural firm hired to design the new library

Schematic Design phase community meetings were held to review design options and establish appropriate response to the building program, access to the site, sustainability strategies, massing and exterior imagery, and technology support. Key objectives developed during the community engagement process include:

- Create a welcoming environment that is flexible and adaptable
- Provide a variety of spaces to read and gather
- Include flexible meeting rooms and study areas for all ages
- Design a building with a civic presence, visible and accessible to both Victory Memorial Parkway and the 44th Avenue North commercial corridor

- Provide outdoor reading and gathering space for patrons
- Utilize sustainable systems and strategies in the building design
- Increase access to technology and library collections

Site and Building Area

Site Area	60,156 sq. ft. 1.4 acres (assumes the vacation of 45 th Avenue North)
Building Area	
Gross Building Area	8,310 sq. ft.

Architecture Form and Design

The new Webber Park Library will provide library services at a location that is readily accessible to both the Camden neighborhoods and the Victory Memorial Parkway walking and bike path. The one-story building will respond to both the residential scale buildings to its south and present a civic presence to the parkway system to its north. The exterior will use natural materials - stone, zinc and wood - to relate to its immediate landscaped and residential context. With the use of natural materials, the building will have a timeless aesthetic while aging gracefully over time.

There are two heights to the building – a tall central space for the general collection, teen, technology and children's areas with the lower building height for staff and support areas. Between these two building heights are clerestory windows which will increase the daylighting within the public areas.

There is an open floor plan for the main public library areas which allows for flexibility in configuring collections and changing library needs. Supporting this flexibility is a raised access floor which allows the mechanical and electrical systems to run beneath the floor.

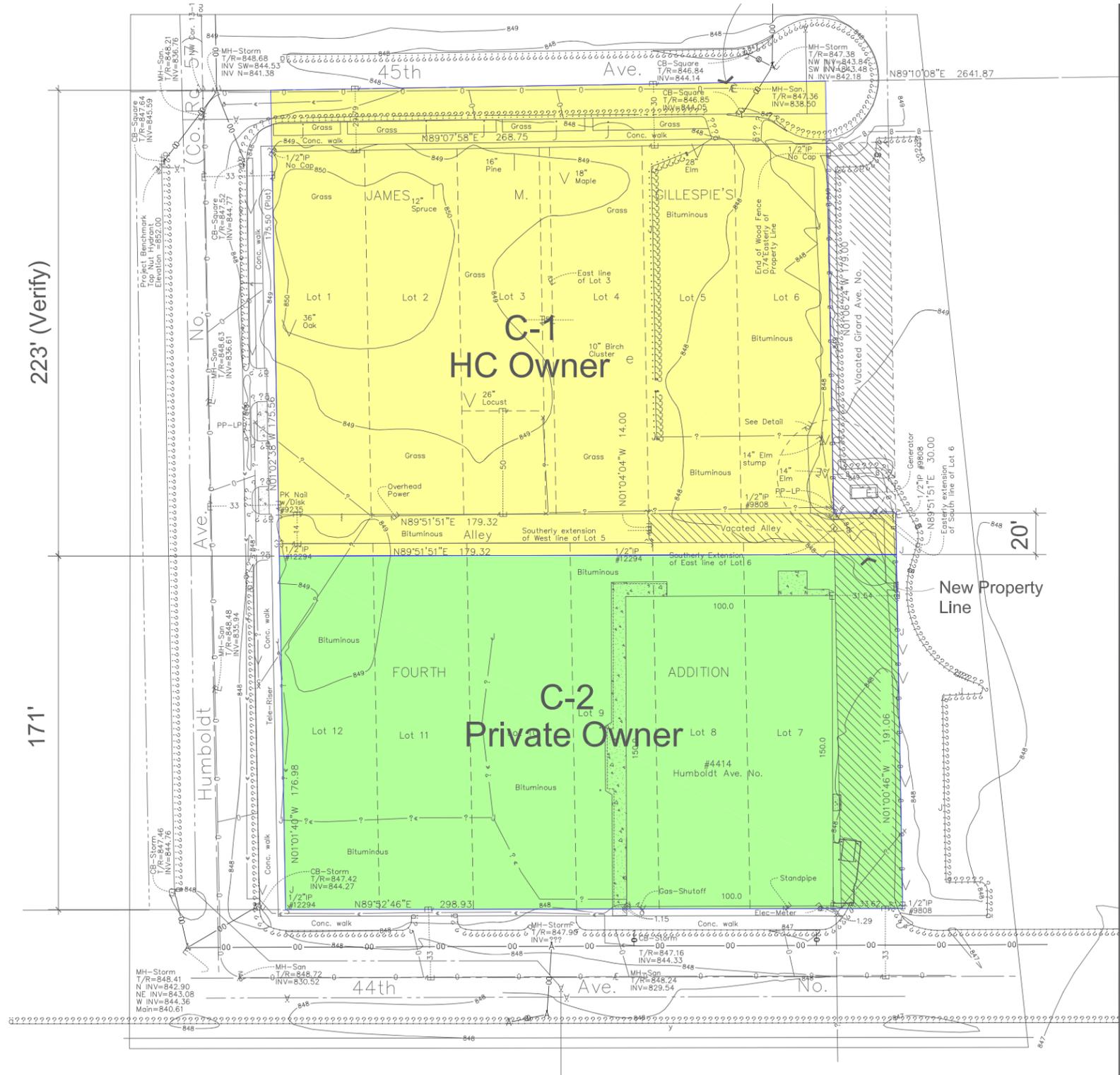
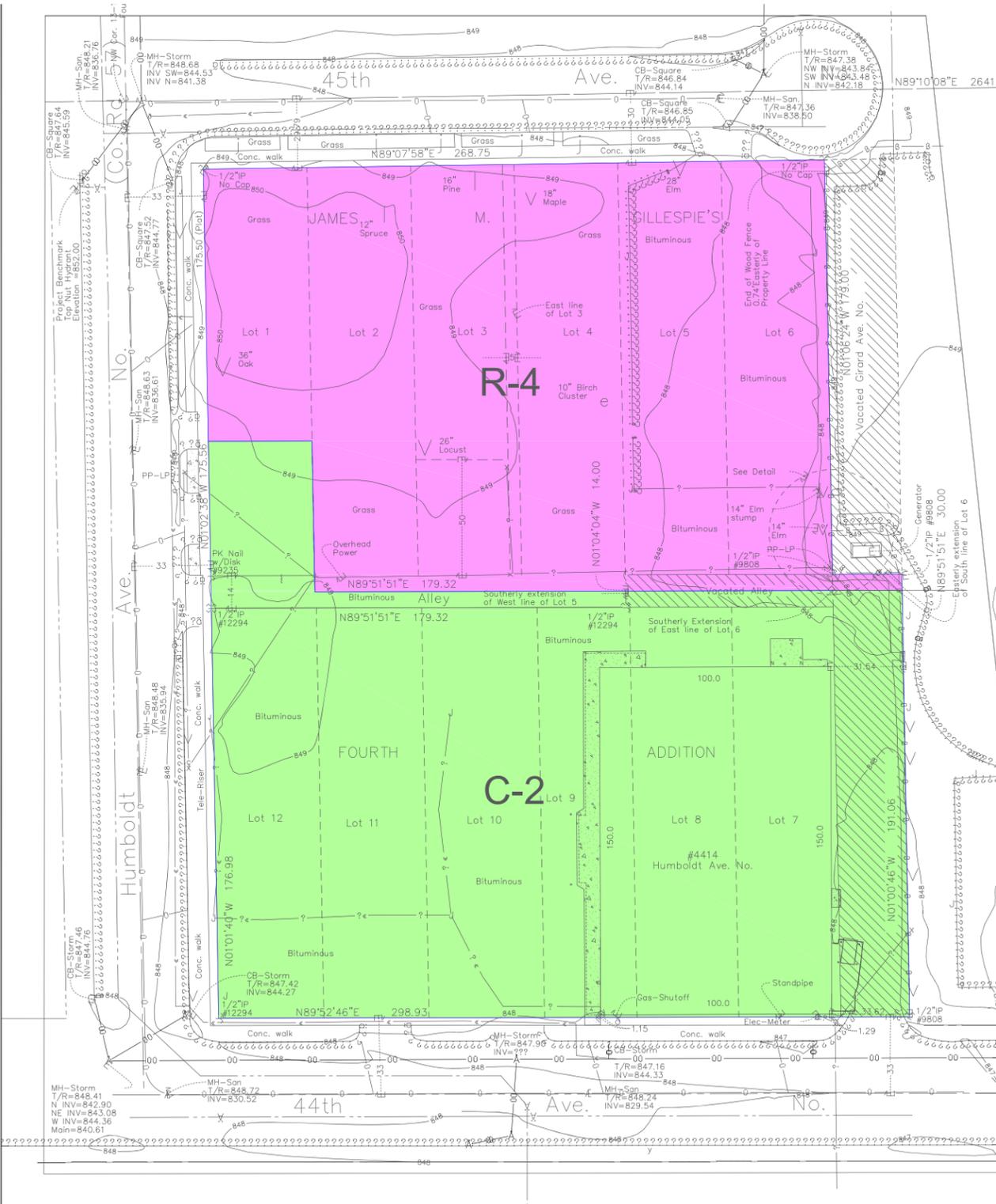
Surrounding the library are plaza areas with landscaping and gardens for outdoor reading and enjoyment. Canopies are designed to create clear points of entry while protecting patrons from the elements and provide covered outdoor seating and bike racks. These canopies are supported by a rhythm of wood columns that create a metaphorical screened porch effect for outdoor seating and are symbolic of the alley of trees along the parkway. There are two entrances. The south lobby serves the library parking area and presents itself to the neighborhood and patrons approaching from the 44th Avenue North bus stop. The north entry creates a strong civic presence to the parkway system and is easily accessible by the walking and bike paths.

The landscape design for the new library will further the notion of the library building as an extension of the park. Exterior spaces for public use are located to focus views on the parkland north of the project site. Planting patterns respect the architectural gestures of the structure near the building, and transition into more organic patterns into the site. Shade and ornamental trees are included in the plan, with low profile foundation plantings in key areas of the plan. The parking lot is screened with groupings of low shrubs and street tree plantings.



Current Zoning

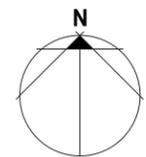
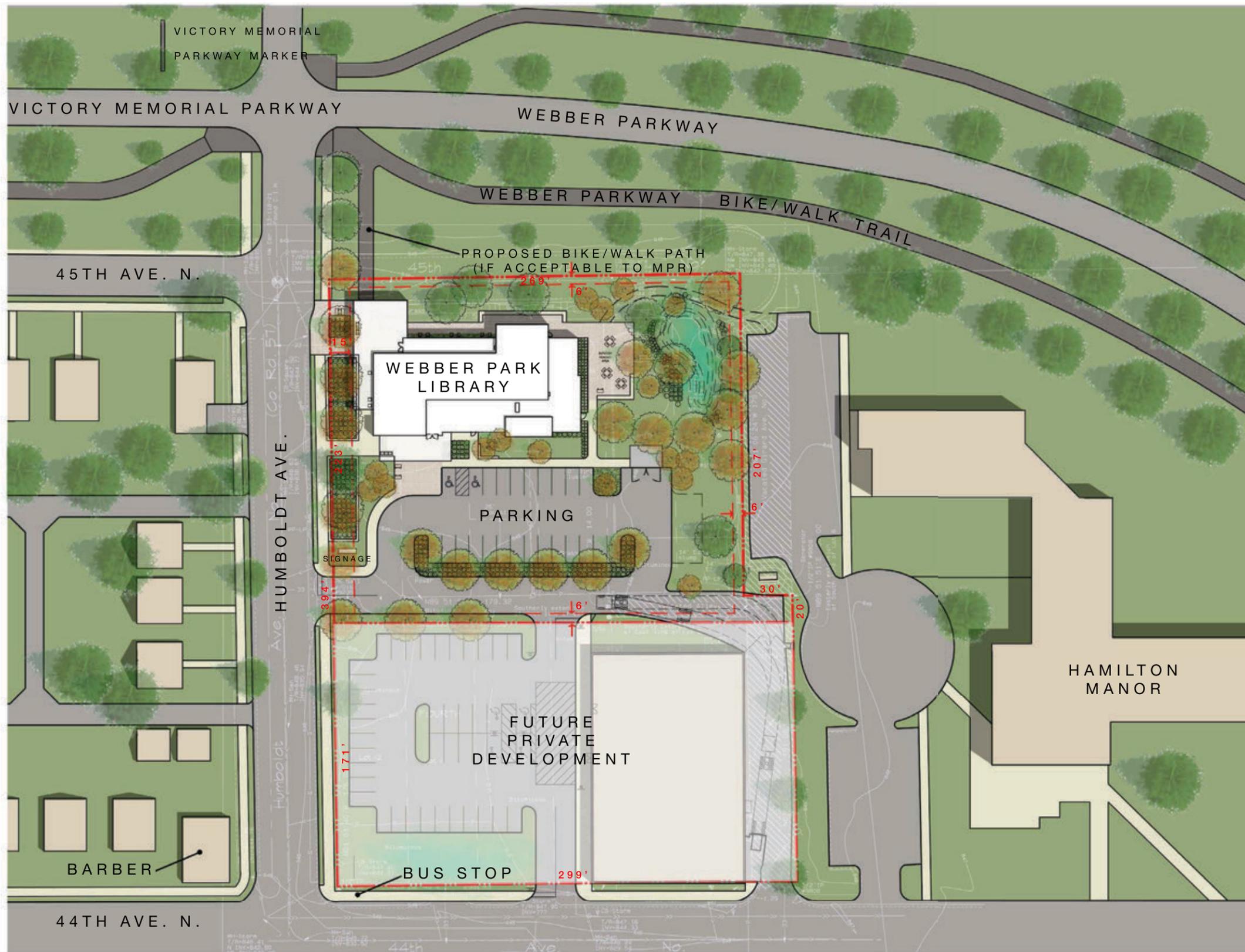
Proposed Zoning

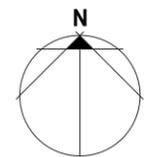
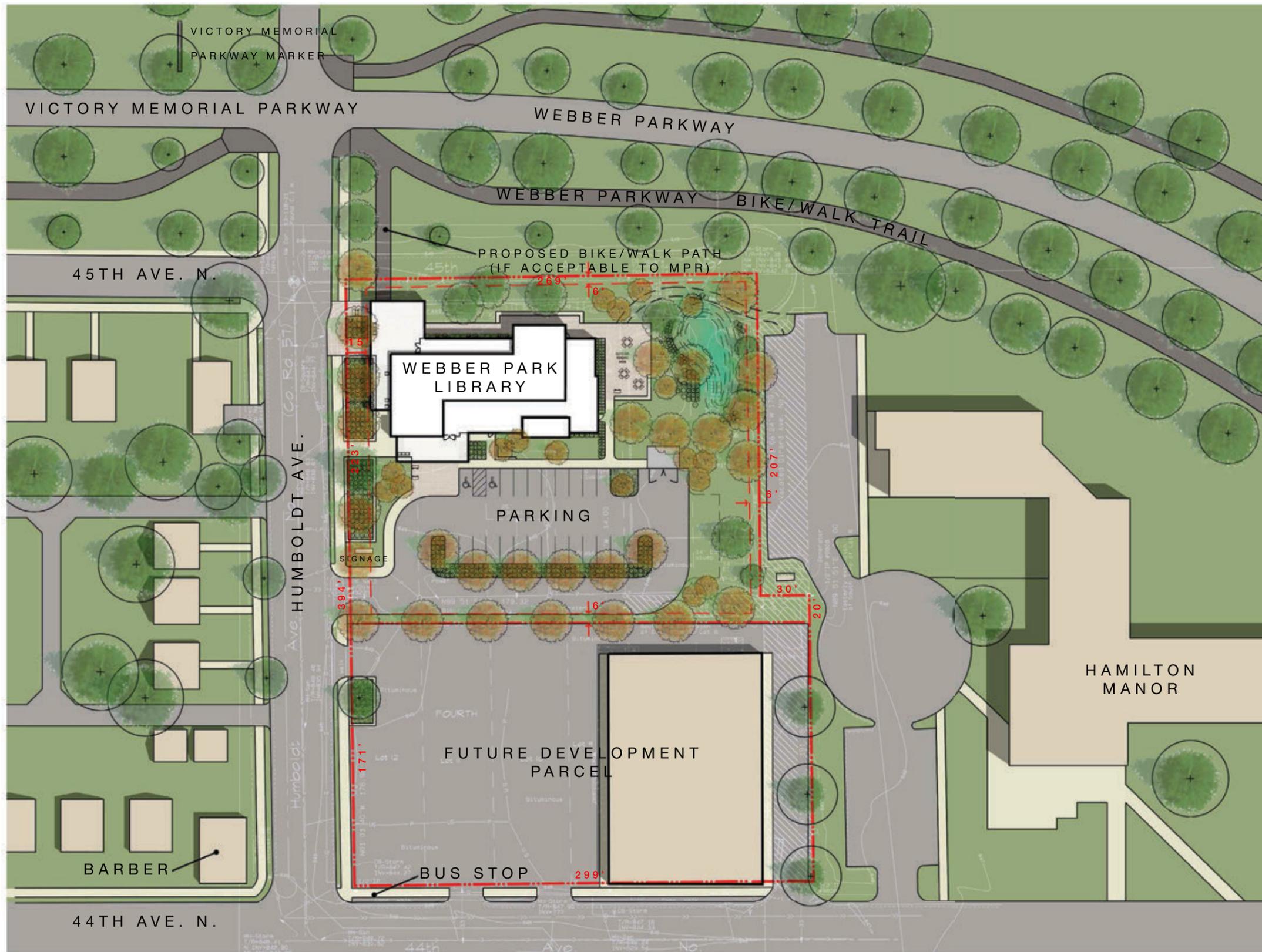


223' (Verify)

171'

20'





VICTORY MEMORIAL PARKWAY

WEBBER PARKWAY

WEBBER PARKWAY BIKE/WALK

45TH AVE. N.

EXISTING TREES

EXISTING 28" ELM

SETBACK 15'

ENTRY CANOPY 14'

BIKE RACK

PORCH 56'

EXISTING 36" OAK TREE

LIBRARY

RETENTION

BIKE RACK

ENTRY CANOPY

PARKING - 24

OPTIONAL PARKING - 6

SIGNAGE 24'

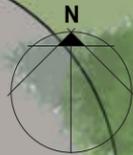
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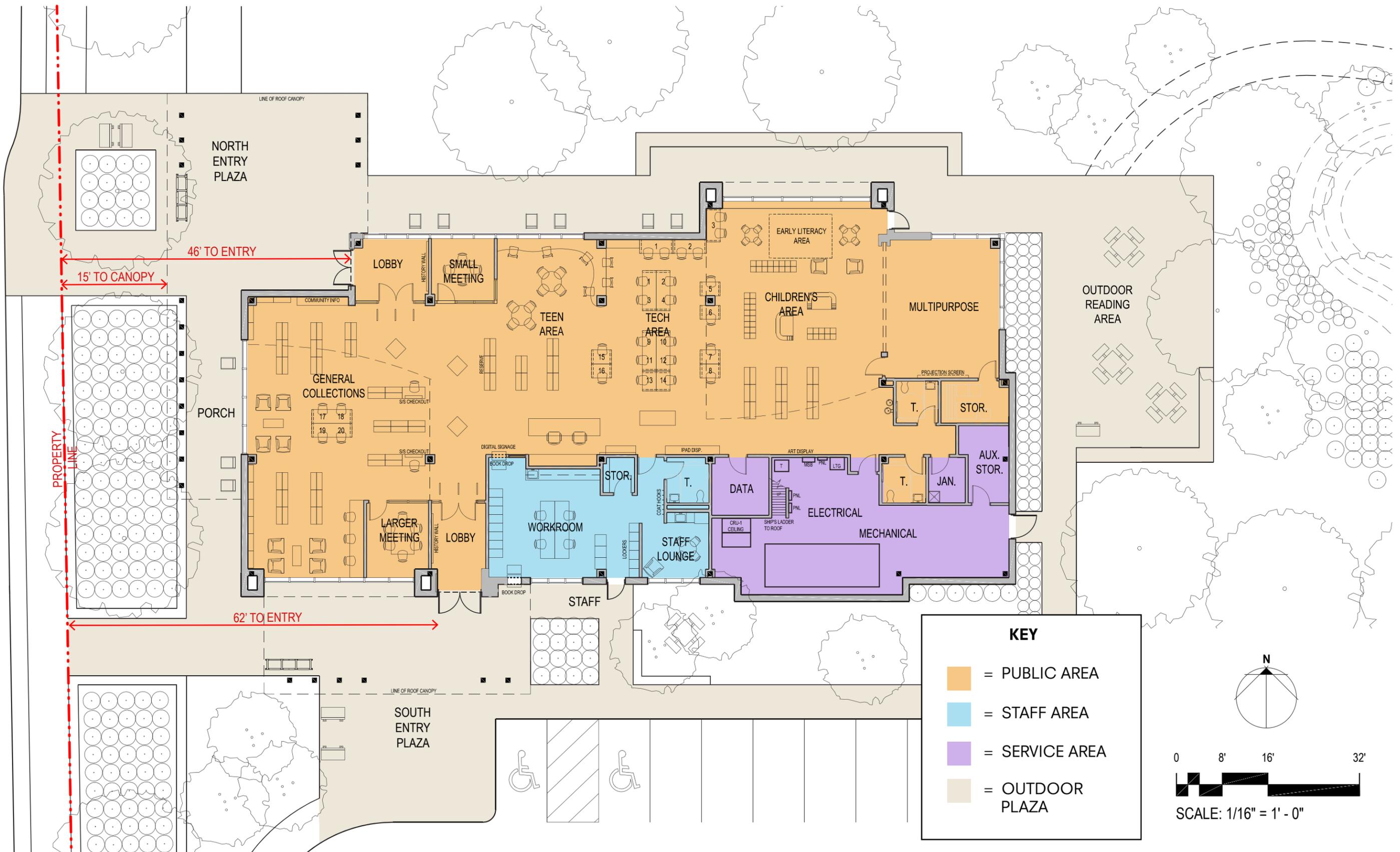
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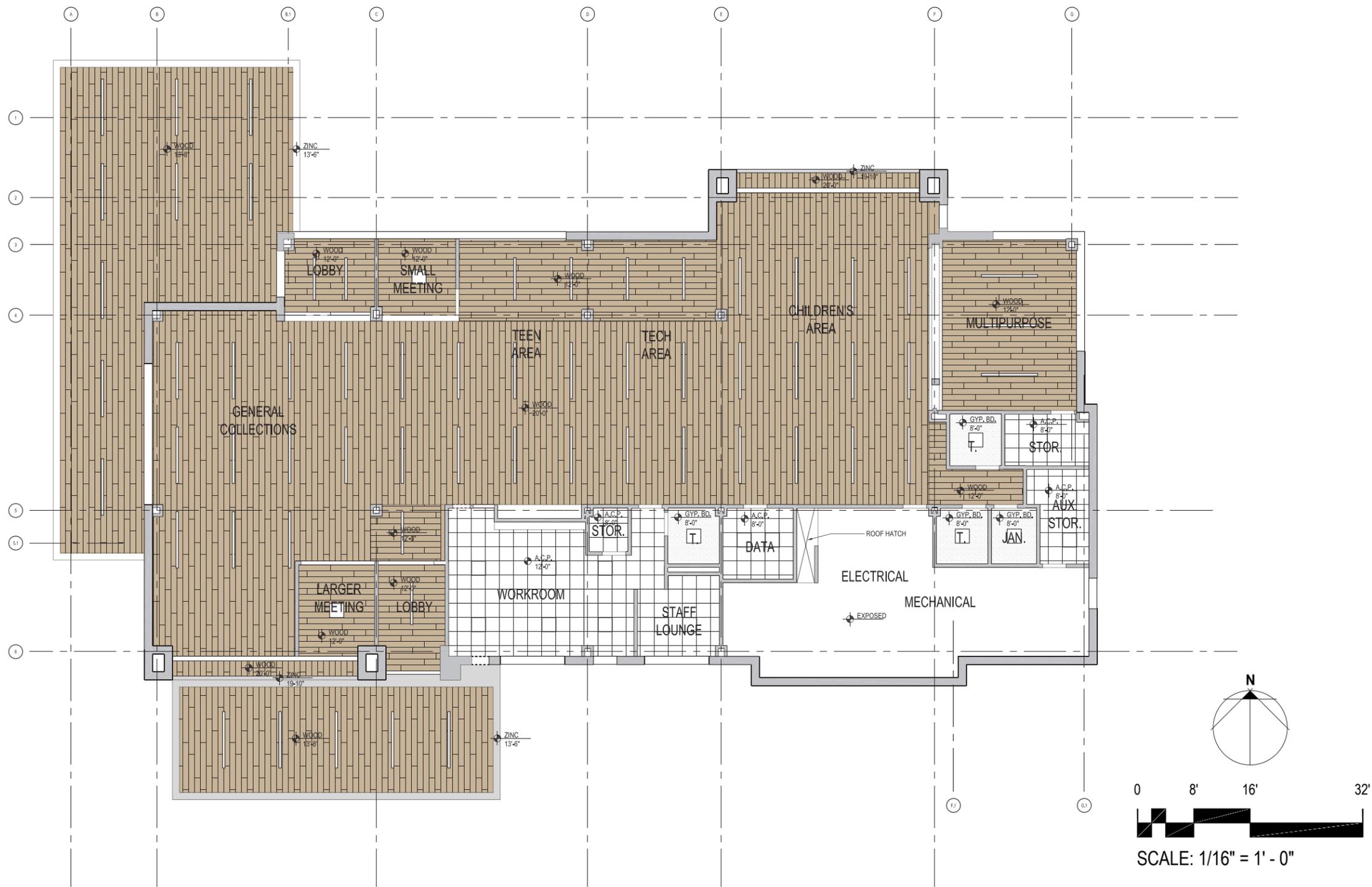
TRANSFORMER

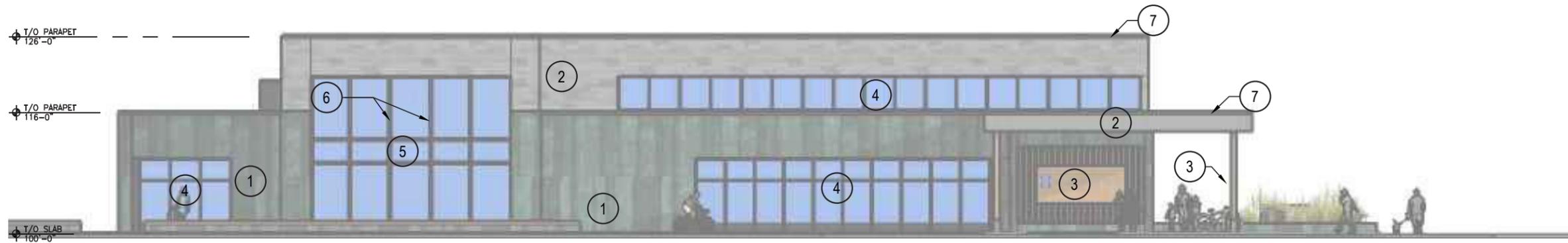
HAMILTON MANOR

HUMBOLDT AVE.

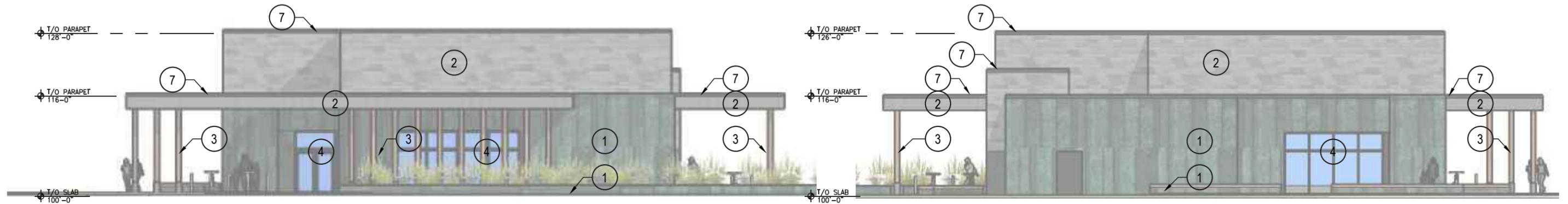








SOUTH ELEVATION

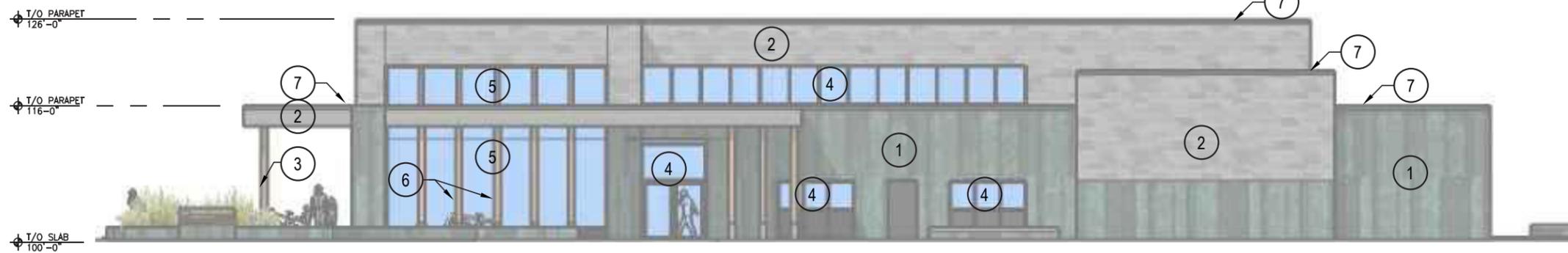


EAST ELEVATION

WEST ELEVATION

EXTERIOR ELEVATION KEY NOTES

- ① STONE VENEER
- ② ZINC METAL PANEL
- ③ WOOD FACING
- ④ STOREFRONT SYSTEM
- ⑤ CURTAINWALL SYSTEM
- ⑥ GLU-LAM LOUVERS
- ⑦ METAL COPING



NORTH ELEVATION







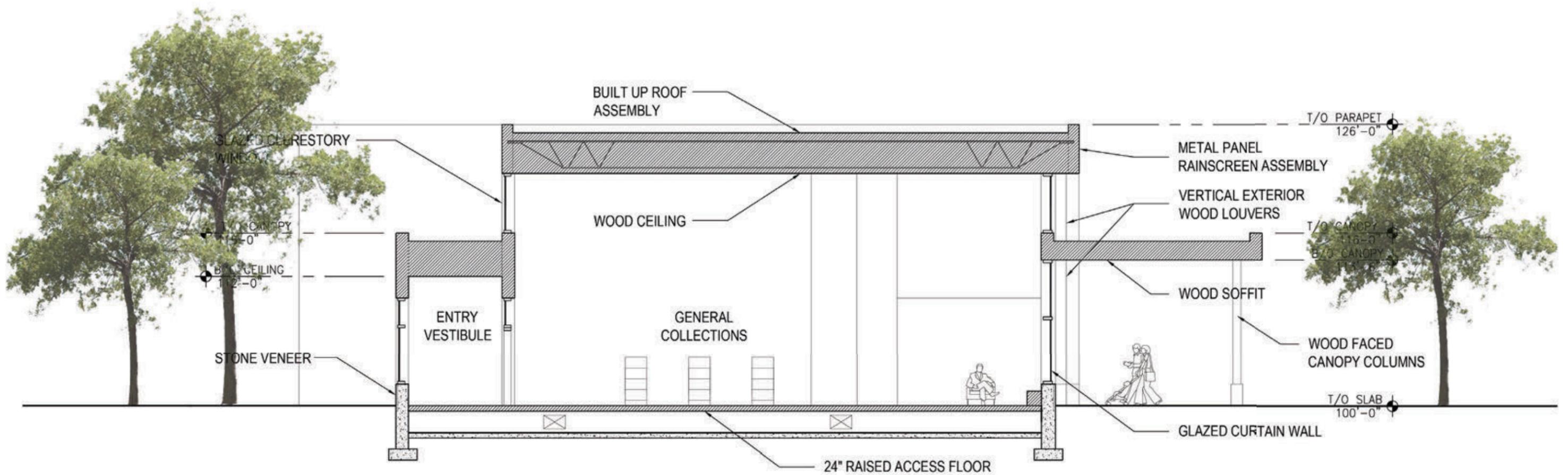


Facing Victory Memorial Parkway



Facing 44th and Humboldt





SECTION
A02
1/16" = 1' - 0"

