

Oak Lodge Library / Concord Property

Non-selected Options

Option 1A:

Primary reasons discussed for non-selection:

- Internal drive between parking areas presents a safety hazard, particularly for families and children.
- Requires Olive Ave. access
- Additional building / parking results in reduced Park area and amenities
- Does not support balanced use of Park, Library and Community Center
- Library and Community Center separated is inconvenient with less opportunity for shared spaces
- In comparison to Option 1B, Option 1A does not provide the same shared plaza opportunities
- Historic impact to Concord Building by removed entry stair
- Overall development cost is high and does not represent responsible stewardship of funding
- Inadequate active space for U9-sized soccer area

Option 4:

Primary reasons discussed for non-selection:

- Library is operationally compromised for staff (sightlines, ramps, organization, visual barriers)
- Historic impact to Concord school is more significant than other schemes (stage, existing gymnasium, main corridor)
- 2nd floor library is not desirable – remote from main entrance at ground level
- Loss of existing gym and stage for community events / sports
- No distinct Library identity

Option 5A:

Primary reasons discussed for non-selection:

- Base programmatic requirements not met
- No provision for any gym – does not meet NCPRD program
- No distinct Library or Community Center identity
- Library is operationally compromised for staff (sightlines, ramps, organization, visual barriers)

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Criteria and Measurements for Survey

- 2nd floor Library is not desirable – remote from main entrance at ground level
- Historic impact to Concord Building by removed entry stair
- Overall development cost too high when not meeting base program requirements - does not represent responsible stewardship of funding

Option 5B:

Primary reasons discussed for non-selection:

- Base programmatic requirements not met
- Does not allow for NCPRD offices – does not meet NCPRD program
- No distinct Library or Community Center identity
- No provision for new gym
- Reduced community center offerings
- Library is operationally compromised for staff (sightlines, organization, visual barriers)
- Lower level Library layout is not operationally efficient (sightlines, organization, visual barriers)
- Lower level Library not desirable due to structural and height limitations
- Acoustical isolation issues with Community Center and gym above Library
- Overall development cost too high when not meeting base program requirements - does not represent responsible stewardship of funding