

Airdrie Multi-Use Facility & Library

Concept Design Report

April 22, 2022 #21079

Airdrie Public
Library



Gibbs | Gage
ARCHITECTS

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A Executive Summary

Project Vision

Airdrie is a friendly, vibrant, and growing community that continues to expand at an incredible pace. The development of a new Multi-Use Facility and Library is necessary to support the increasing needs among its residents, providing a collective gathering space for all members of the community that will engage and inspire.

The new facility will be located at 805 Main St. S, Airdrie, AB which currently contains a decommissioned fire hall and Municipal public works storage. The facility will include Multi-Use spaces totaling 25,000 square feet alongside a Library program of 60,000 square feet. Three Project Objectives outlined in the RFP have been the constant drivers for design decisions throughout the Concept Design Phase.

A facility that is a Catalyst for the Downtown

This library has the potential to be a catalytic project to bring the focus back downtown. It is about encouraging the connectivity to people and programs that nurture mental well-being and build a healthy and vibrant community. With the library being centrally located, it will be supportive of more walkable neighborhoods, further contributing to a complete community

A facility that has Multiple Uses and Activities

A future library should incorporate one or more uses inside of the building that is owned and operated by a different business such as a café, a different cultural resource, a co-working space or retail. This will anchor the library as a node drawing on different residents to visit the building for different reasons thereby stimulating the building as an activity center. It will elevate the building to add up more than the sum of its parts.

A facility that is a Hub for Community Development

How libraries are used is changing. Historically they were a space used to house books. Today, libraries are a place where people gather and celebrate their community. This can be achieved through event programming and designing multi-purpose flex spaces that can accommodate a range of uses. This library is to be used and enjoyed by the entire community and a destination for all. Broadening the visitor base and establishing a patronage of users from all demographics is a critical part of building a community hub.

Concept Design Process

The intention of this Concept Report document is to formalize the completion of the initial phase of the project, summarize the design consultant team’s findings and to present to Council two design concepts so that one may be selected and developed further into the next phase of Schematic Design.

Since being engaged in November 2021, the design consultant team has identified and coordinated the following tasks in order to reach the completion of the project’s initial Concept Design Phase:

- Visioning sessions, interviews, presentations to Council
- Visioning sessions, presentations to the Library Board and Library Project Team
- Development of the Multi-Use Program to achieve Council’s endorsement
- Mapping, context and site analysis
- Test fits of design options
- Programmatic analysis of the Library Functional Program
- Development of two design concepts

The information presented in this report is meant to provide a high-level framework for the next phases of the project and does not yet illustrate a complete building. The Concept Phase is meant to provide:

Design Concept – Craft a storyline and direction based on the analyses of client vision, functional program, surrounding context, site features

Site Orientation – Mapping, bylaw and zoning analyses inform the orientation of large elements on site. In this project’s case, servicing, parking, building, plaza locations have been identified in their idealized locations.

Main Entrances/Access – Mapping and site analyses inform the general location of building access points.

Relationship Diagrams – Functional adjacencies are developed further from the functional program through high-level test-fits and colour-blocking alongside a collaborative process with required stakeholders. These layouts illustrate relationships only and do not yet represent formal building plans with wall delineation, assembly detail, etc.

Block Massing – The block massing is meant to convey a sense of scale so that site coverage and overall general height are understood. Details on design, material, fenestration are all to be developed in the following phases.

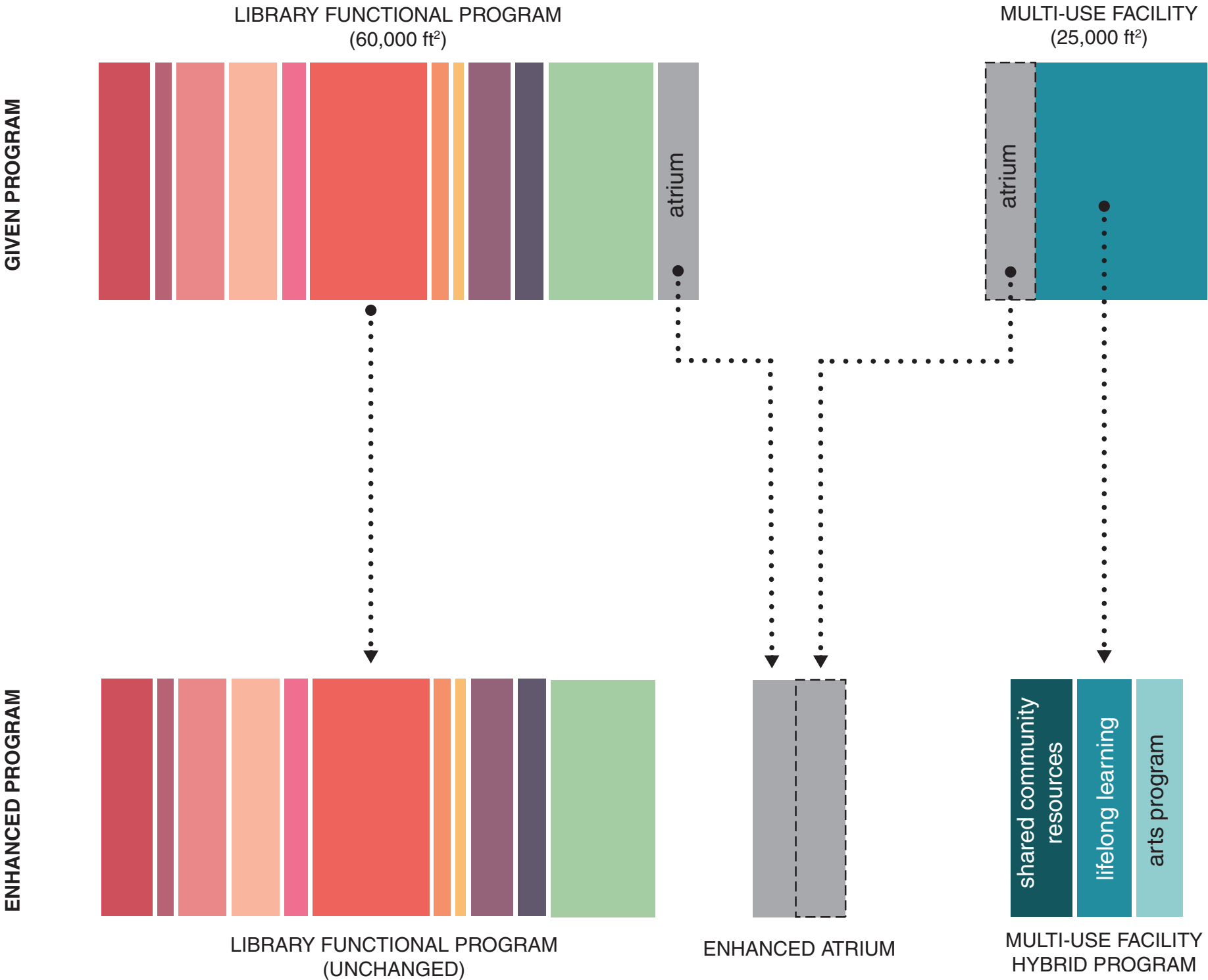
B Programming

PROGRAM DEVELOPMENT

The program for the Airdrie Multi-use Facility and Library consists of two primary components: the Multi-use program and the Library program.

The Library Functional Program has been carried forward from the functional program document developed by Resource Planning Group in September 2021. This program forms the basis for the spatial relationships and functional layout of the spaces in plan. The Atrium space that was part of the initial functional program has been expanded and combined with the Atrium component of the Multi-use Hybrid program. All of the programmatic elements and areas of the original Atrium have been retained but are included in the larger Atrium component as a shared piece between the Library and Multi-use spaces.

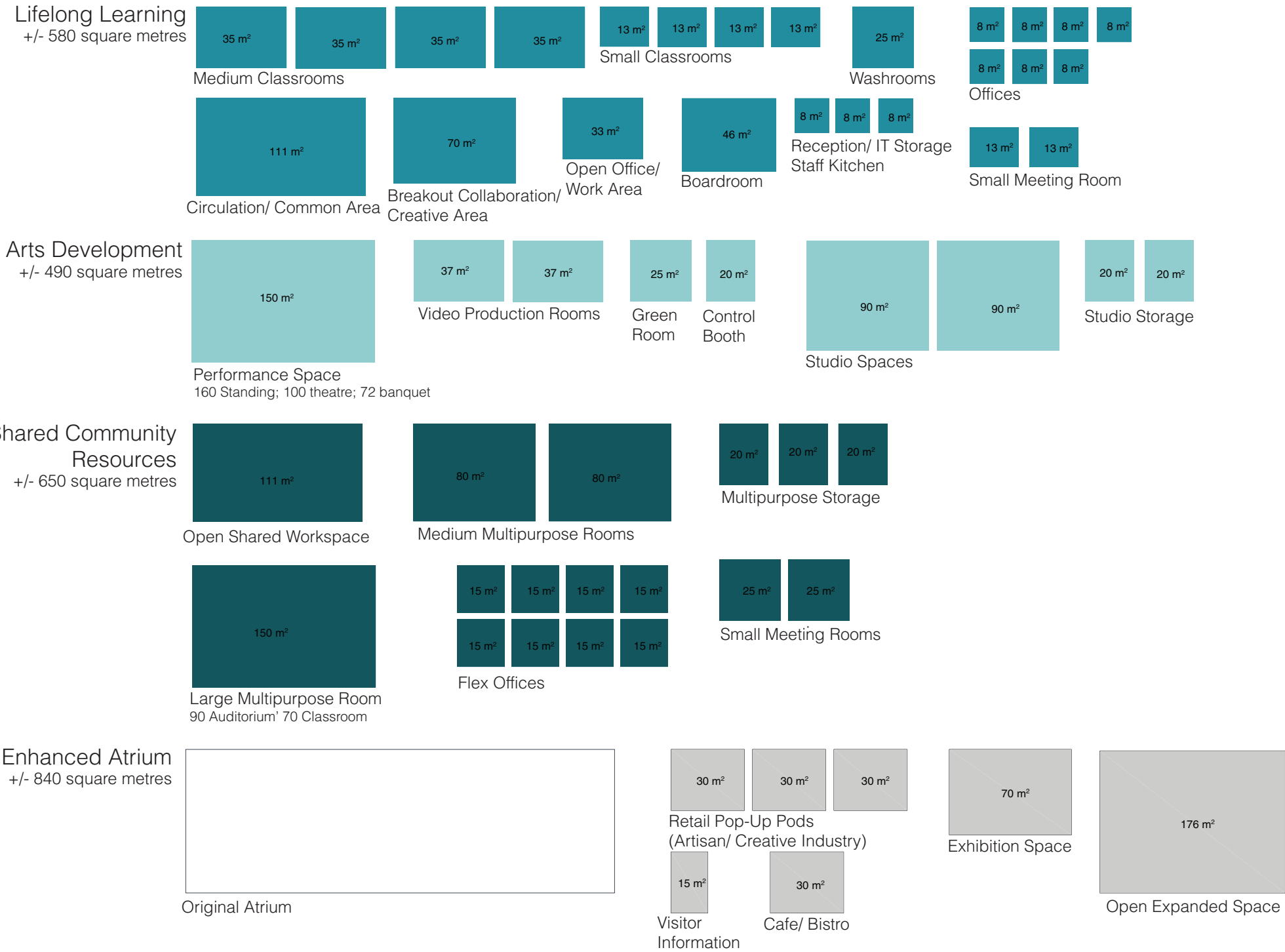
The Multi-use Program was developed based on input from various stakeholder groups. Initially three program scenarios were developed (see Appendix 1) each with different programmatic priorities. Ultimately, a hybrid program was developed which includes Lifelong Learning, Arts Development, and Shared Community Resource components. The Multi-use Hybrid Program was endorsed by City Council on March 15, 2022.



MULTI-USE HYBRID PROGRAM

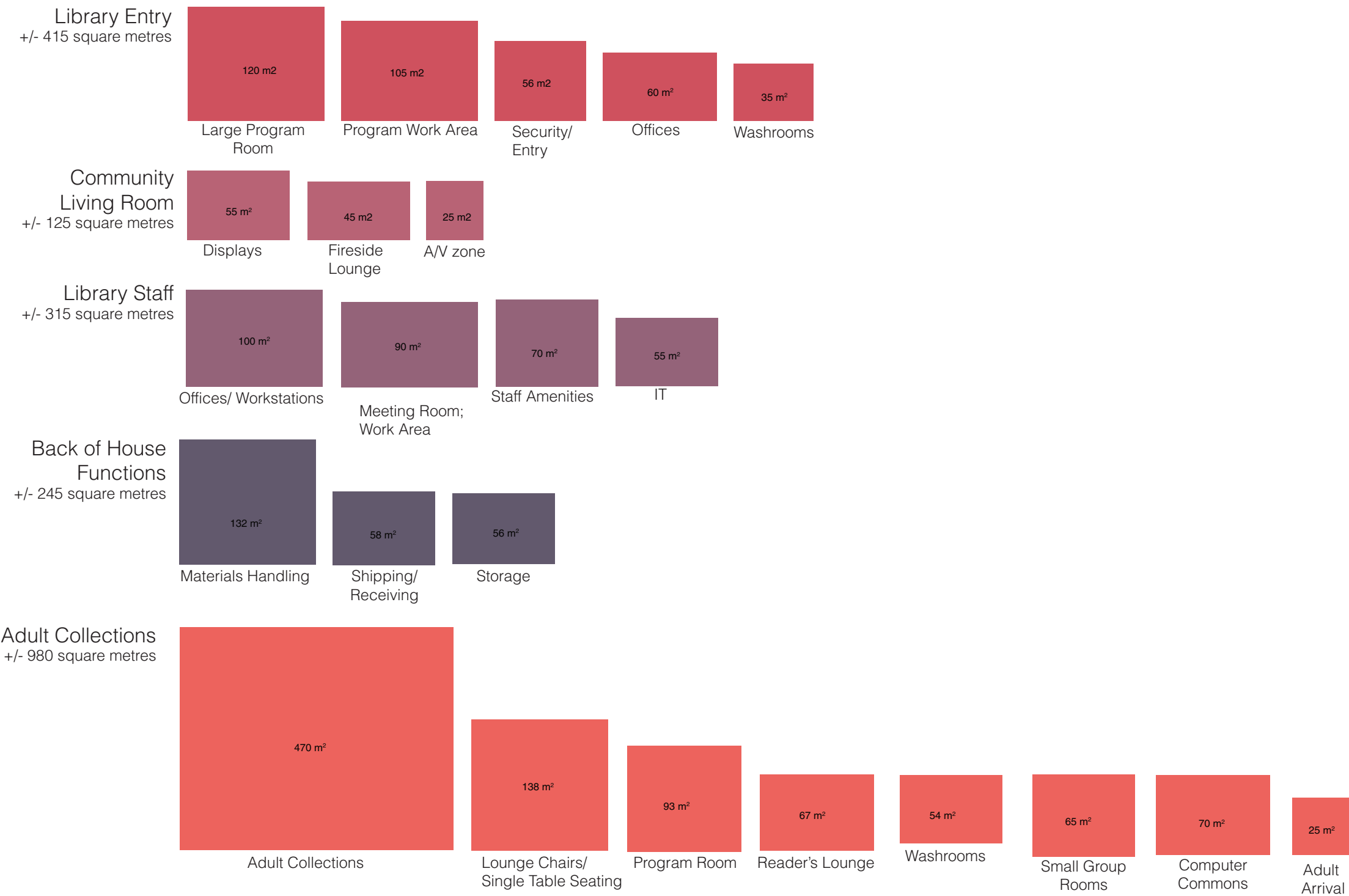
The Multi-use Hybrid Program consists of three primary components: Lifelong Learning, Arts Development, and Shared Community Resources. These broader components are further broken down as shown with relative sizes and areas indicated.

An Enhanced Atrium includes the Atrium components from the Library Functional Program as well as program pieces that are derived from the larger Multi-use program such as Retail Pop-up (Shared Community Resources) and Exhibition Space (Arts Development). The Enhanced Atrium is a shared space between the Library and Multi-use Facility.

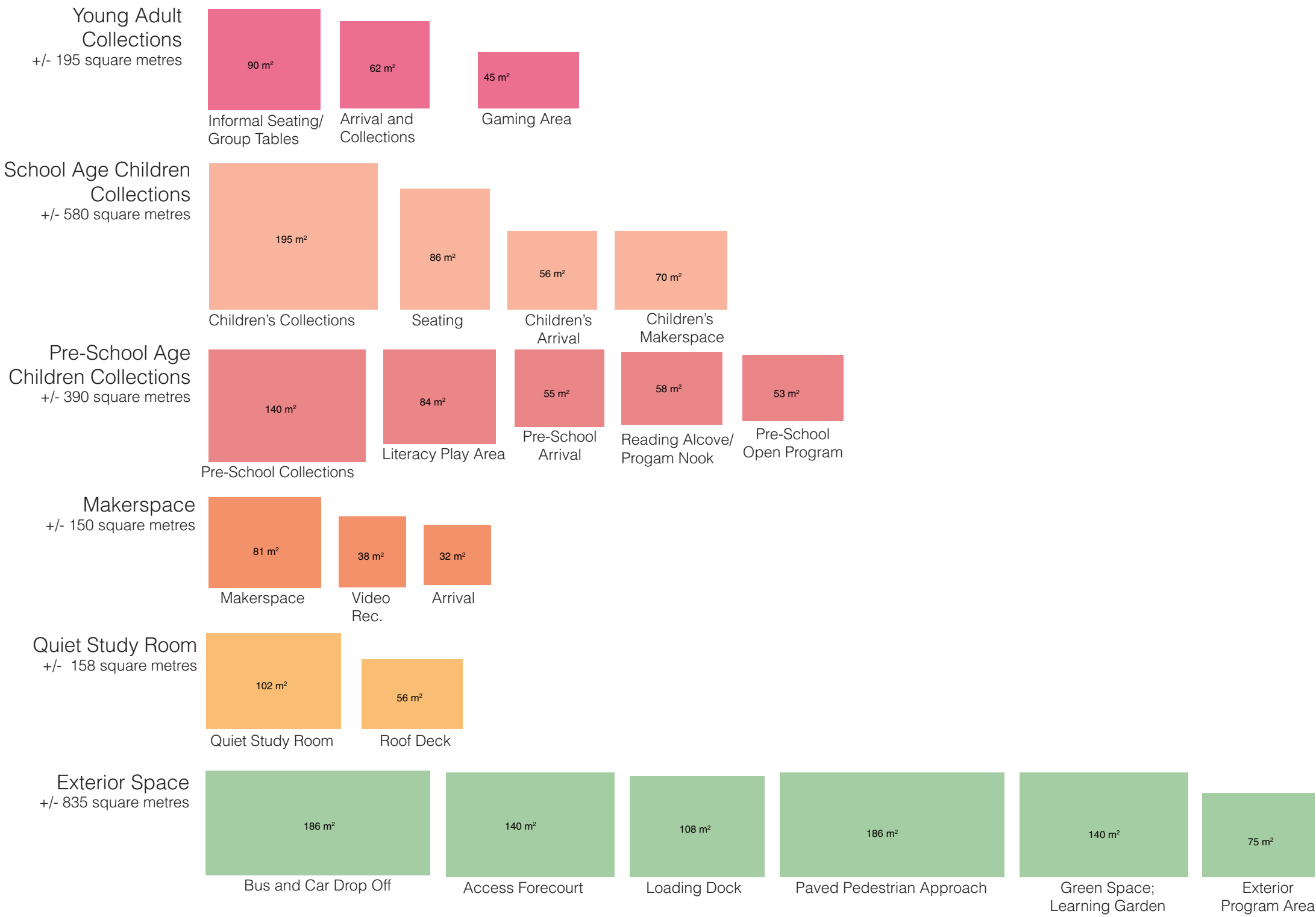


LIBRARY PROGRAM

The Library Functional Program has been carried forward unchanged from the functional program document developed by Resource Planning Group in September 2021. The relative sizes and areas that make up this program are shown on the next two pages. The Atrium program that was part of the original functional program is shown as part of the Enhanced Atrium in the Multi-use program. The specific areas and spaces of the Atrium have been retained.



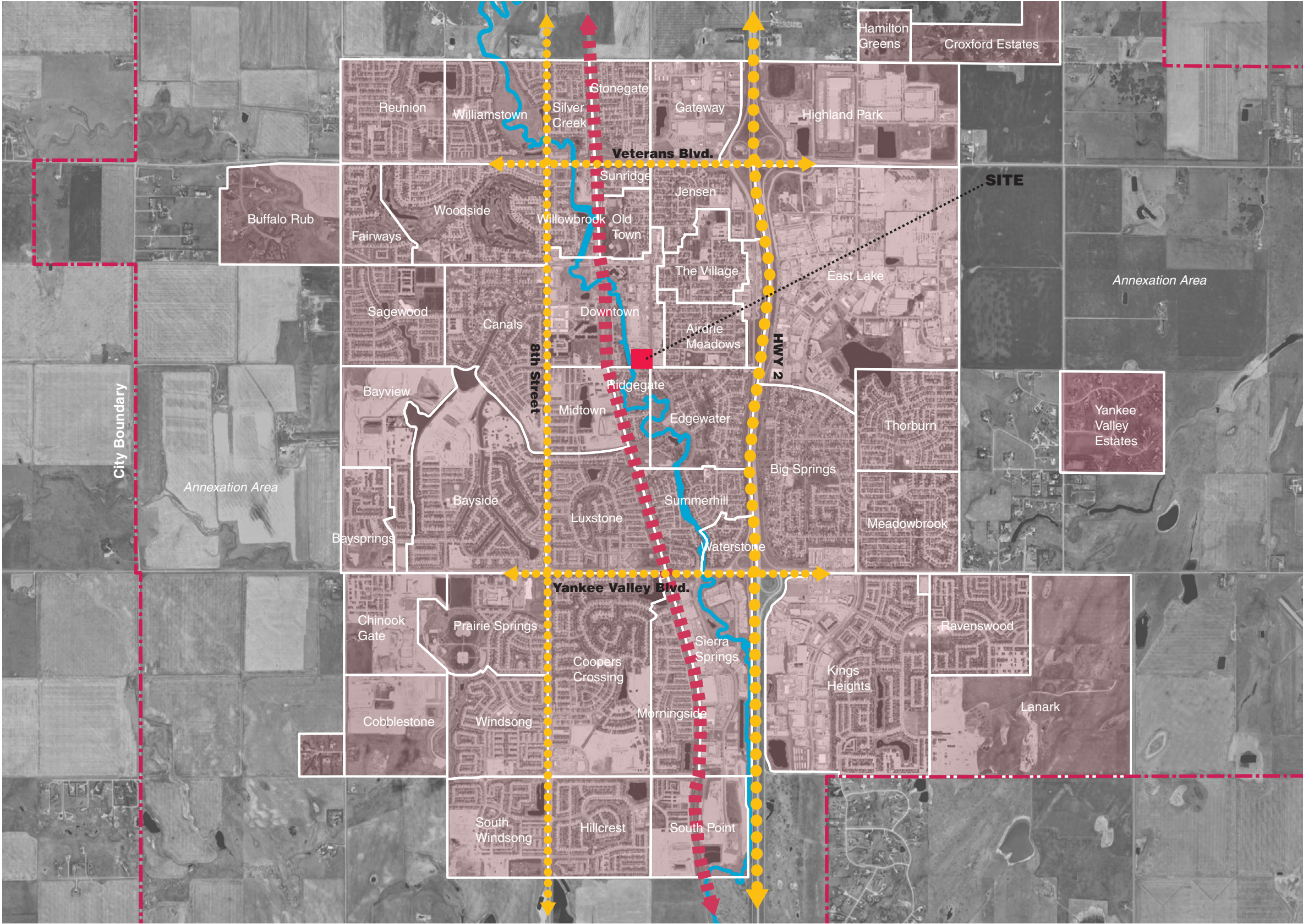
LIBRARY PROGRAM CONT'D



C Site Analysis

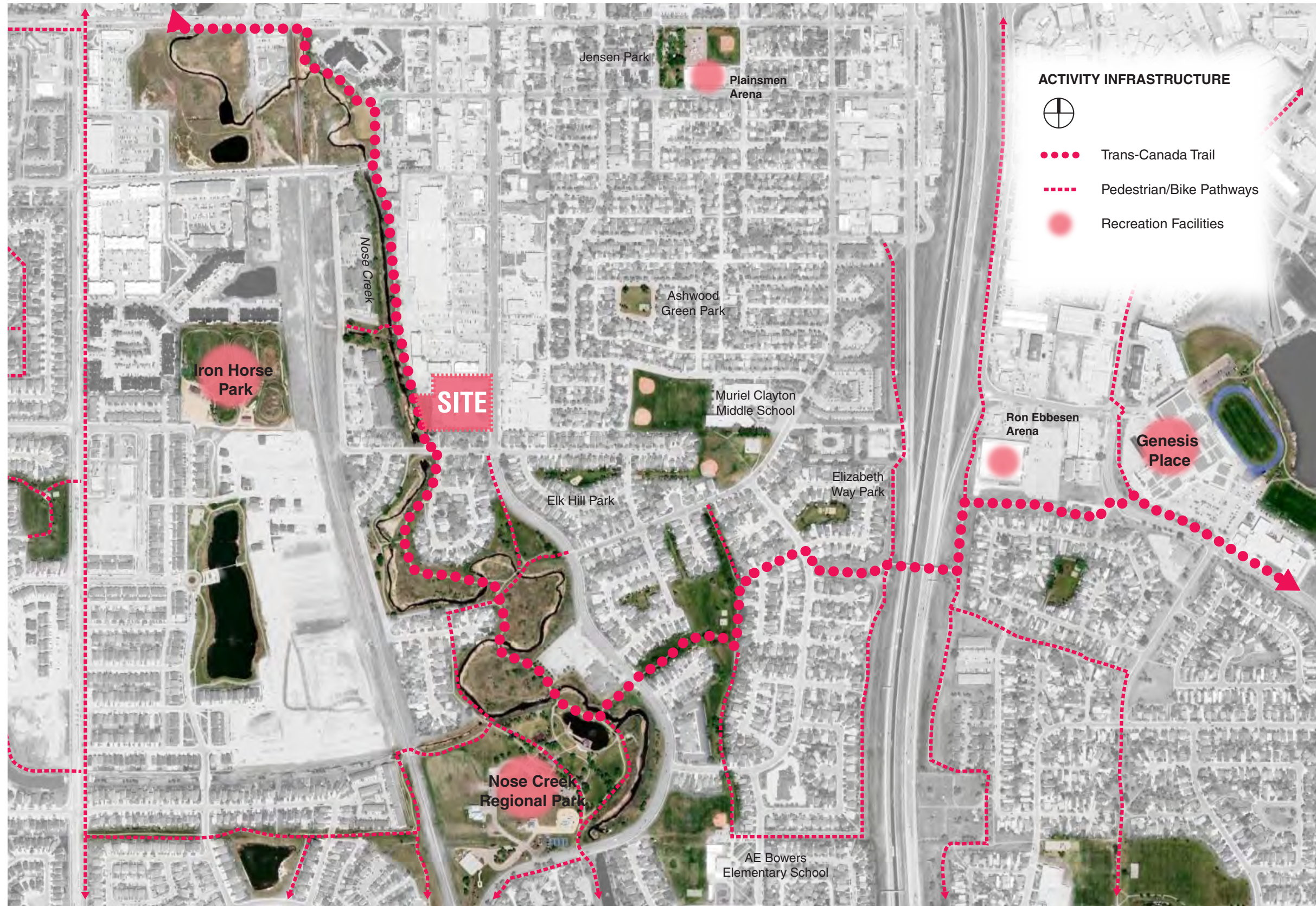
CITY CONTEXT

The project Site is located at the southern end of Downtown, Airdrie. It is bounded on the West by Nose Creek and on the East by Main Street. Within the larger City context the site is situated amidst a network of major transportation corridors. To the North is Veterans Boulevard and to the South is Yankee Valley Boulevard. To the West is the railway line which presents a significant barrier to east/west connections within the City. To the East is Highway 2 which bisects Airdrie and also impedes east/west connections across the City.



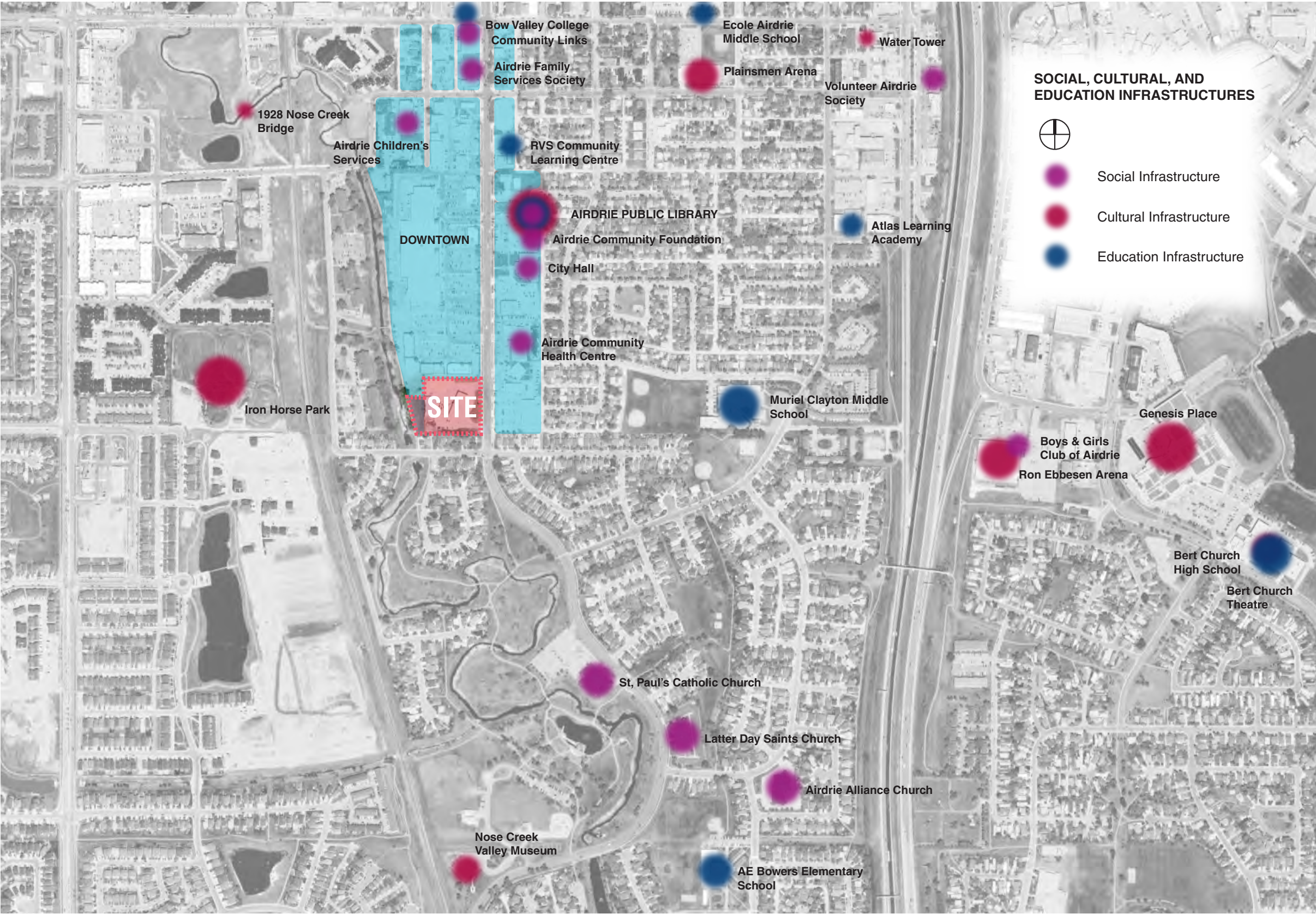
ACTIVITY INFRASTRUCTURE

Within the community context the project Site is situated amongst an extensive network of activity infrastructure comprised of pedestrian and bicycle pathways and recreation facilities. Most notably, the Site is immediately adjacent to the Trans-Canada Trail, a national network of multi-use recreational trails extending across the country. Within Airdrie, the Trans-Canada Trail provides opportunity for a pedestrian/cycle connection between major public and recreation nodes such as Genesis Place, Nose Creek Park, and the Library Site.



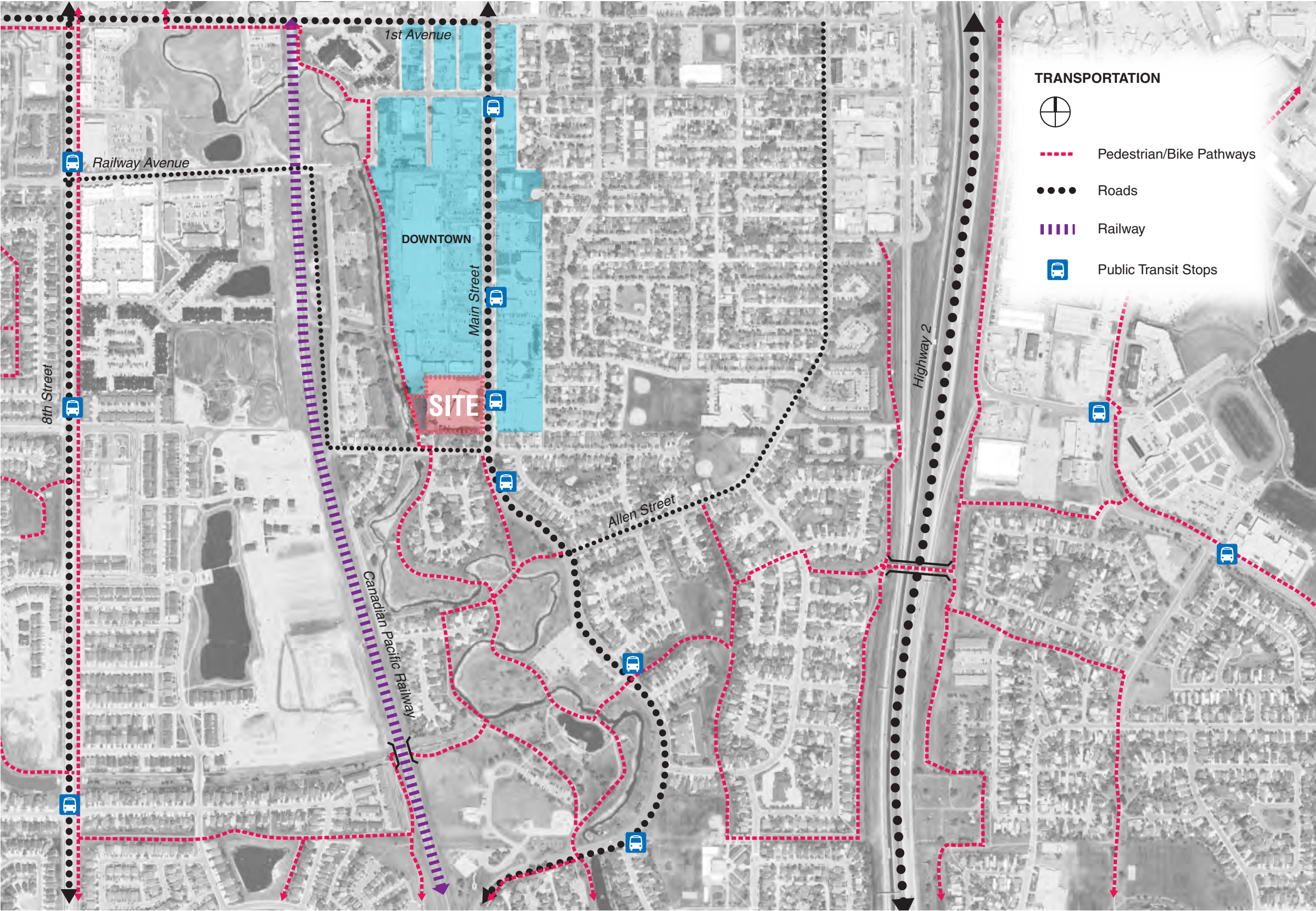
SOCIAL, CULTURAL, AND EDUCATION INFRASTRUCTURE

In addition to being located within an extensive network of Activity Infrastructure, the Site is also located amongst an extensive network of Social, Cultural and Education spaces and places. With both Multi-use (Lifelong Learning, Arts Development, Shared Community Resources) and Library program components, the project and it's location form a critical part of this network offering Social, Cultural and Education spaces.



TRANSPORTATION NETWORKS

Located at the southern end of Downtown between Main Street and Nose Creek the project Site has immediate multi-modal accessibility. The site is accessible by walking, cycling, public transit, and vehicular transportation.



SENSE OF PLACE

In order to develop a solution solely dedicated to the unique values of Airdrie, the design consultant team engaged in multiple visioning sessions with City Council, the Airdrie Public Library Board as well as the Library Project Team. These sessions helped illustrate what makes Airdrie unique, and what values define the city. As a city growing at an incredible pace, Airdrie finds itself on a spectrum between many dualities; preserving history while embracing the future, respecting long-time citizens and welcoming the new, and maintaining the values of a friendly small-town while developing into a metropolitan centre.



SITE CONCEPT

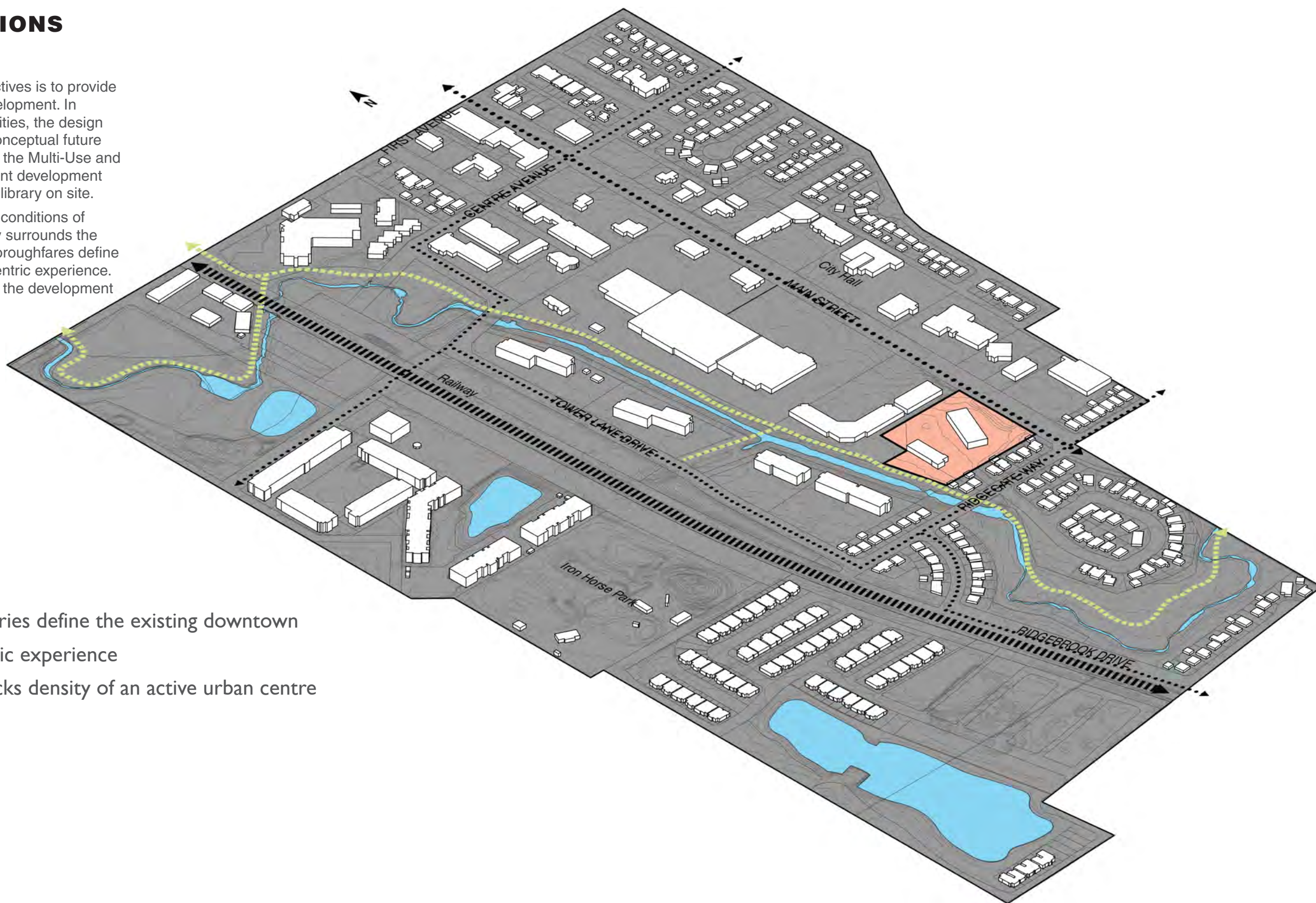
The site itself also exists between two distinct poles; a natural winding creekbed flanks the entire eastern edge of the site, offering a quiet, pedestrian-centred experience. This contrasts the western edge, where the urban condition of Main Street offers high levels of traffic and hardscaping. These two different conditions offer multiple opportunities for the project, allowing for the creation of a range of visitor experiences, and influencing the massing and orientation of the project.



DOWNTOWN EXISTING CONDITIONS

One of the project's key major objectives is to provide a catalyst for further downtown development. In order to understand these opportunities, the design team imagines how potential and conceptual future development could be enhanced by the Multi-Use and Library Facility, and how that adjacent development may influence the orientation of the library on site.

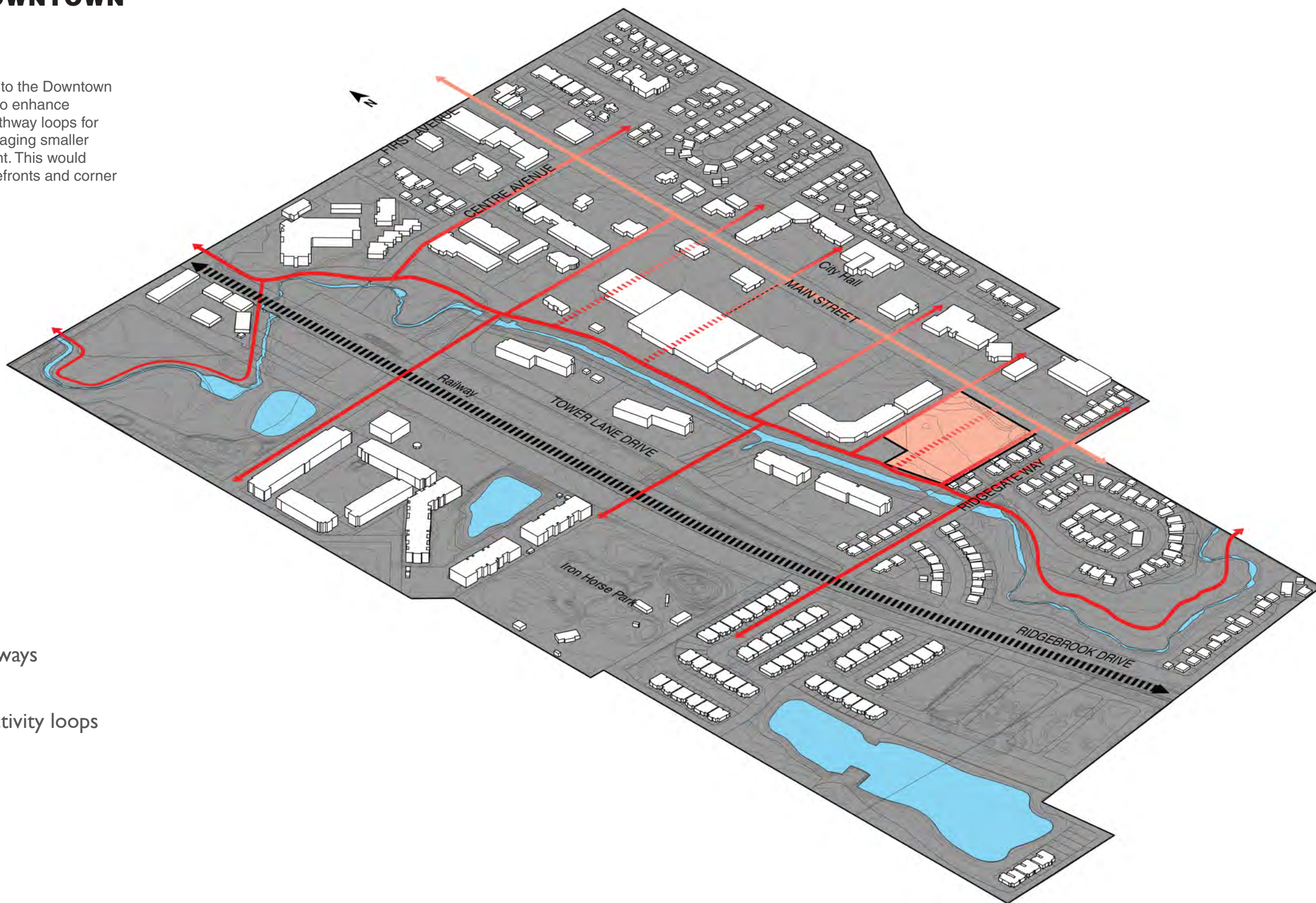
This diagram illustrates the existing conditions of Airdrie's downtown that immediately surrounds the project site. Distinct North-South thoroughfares define the downtown and promote a car-centric experience. Additional density would encourage the development of a more active, urban centre.



- » North-South boundaries define the existing downtown
- » Promotes a car-centric experience
- » Current condition lacks density of an active urban centre

ENCOURAGING DOWNTOWN DENSIFICATION

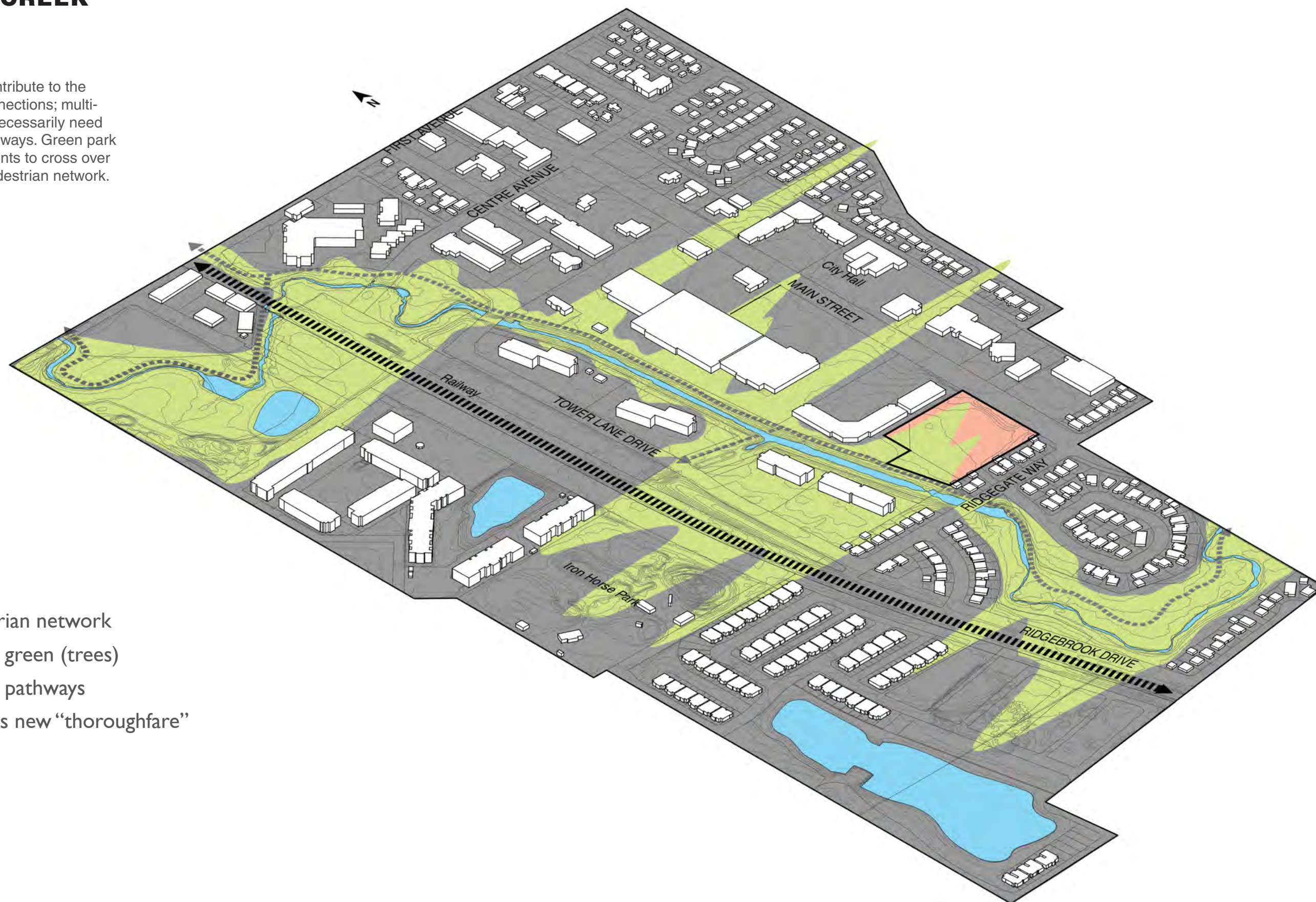
In order to add the required density to the Downtown core, a potential strategy would be to enhance East-West connections, creating pathway loops for pedestrians or vehicles, and encouraging smaller parcels for higher-scale development. This would generate more street frontage, storefronts and corner plaza opportunities.



- » Establish grid
- » Secondary E-W pathways
- » Extend streets
- » Multi-modal public activity loops
- » Storefronts

GREENWAY/NOSE CREEK CONNECTIONS

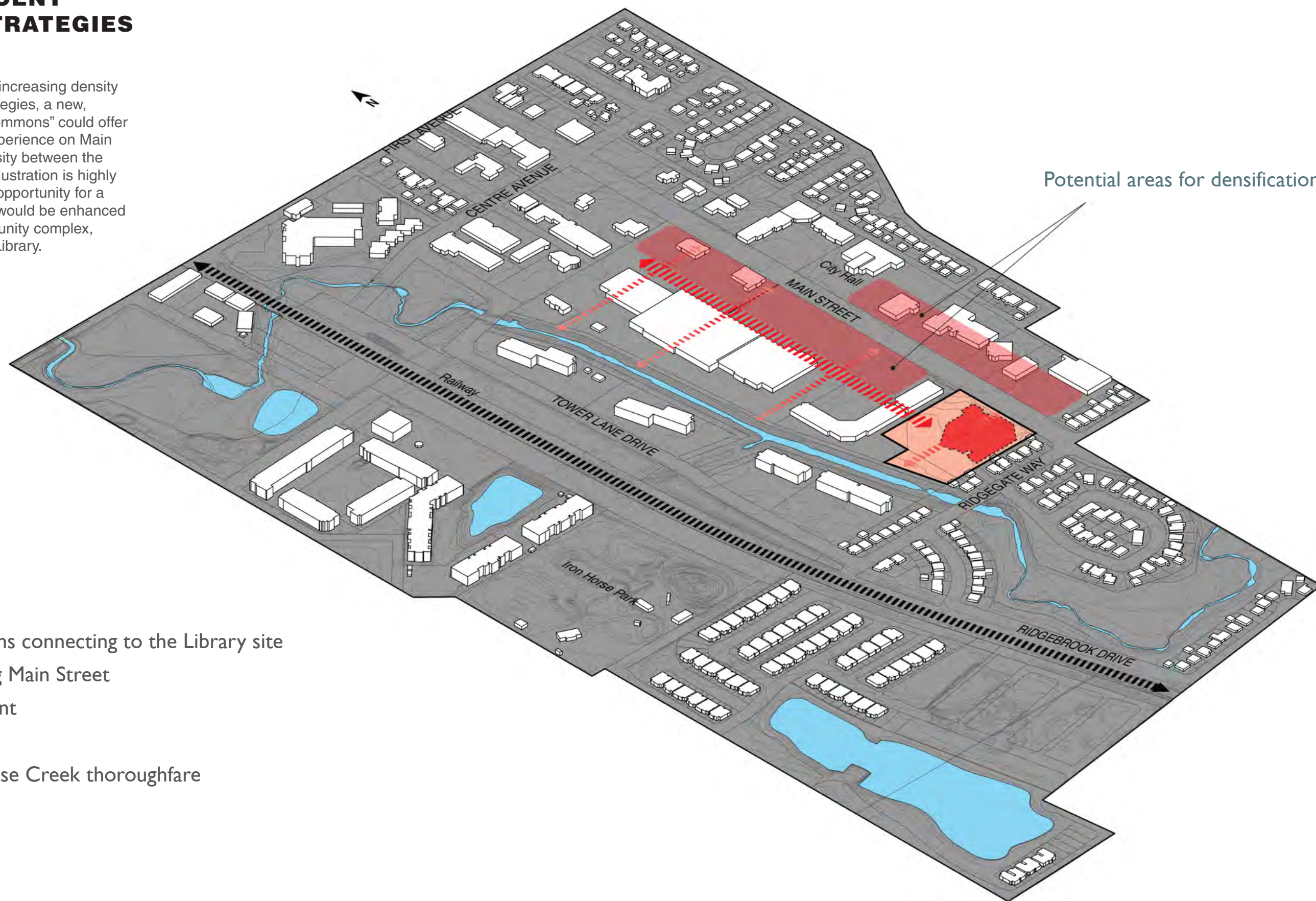
The Nose Creek pathway could contribute to the development of additional E-W connections; multi-modal public activity loops do not necessarily need to be hardscaped roadways or pathways. Green park space would also encourage residents to cross over major barriers and enhance the pedestrian network.



- » Extend green/pedestrian network
- » Some extensions are green (trees)
- » Some extensions are pathways
- » Nose Creek becomes new “thoroughfare”

POTENTIAL ADJACENT DEVELOPMENT STRATEGIES

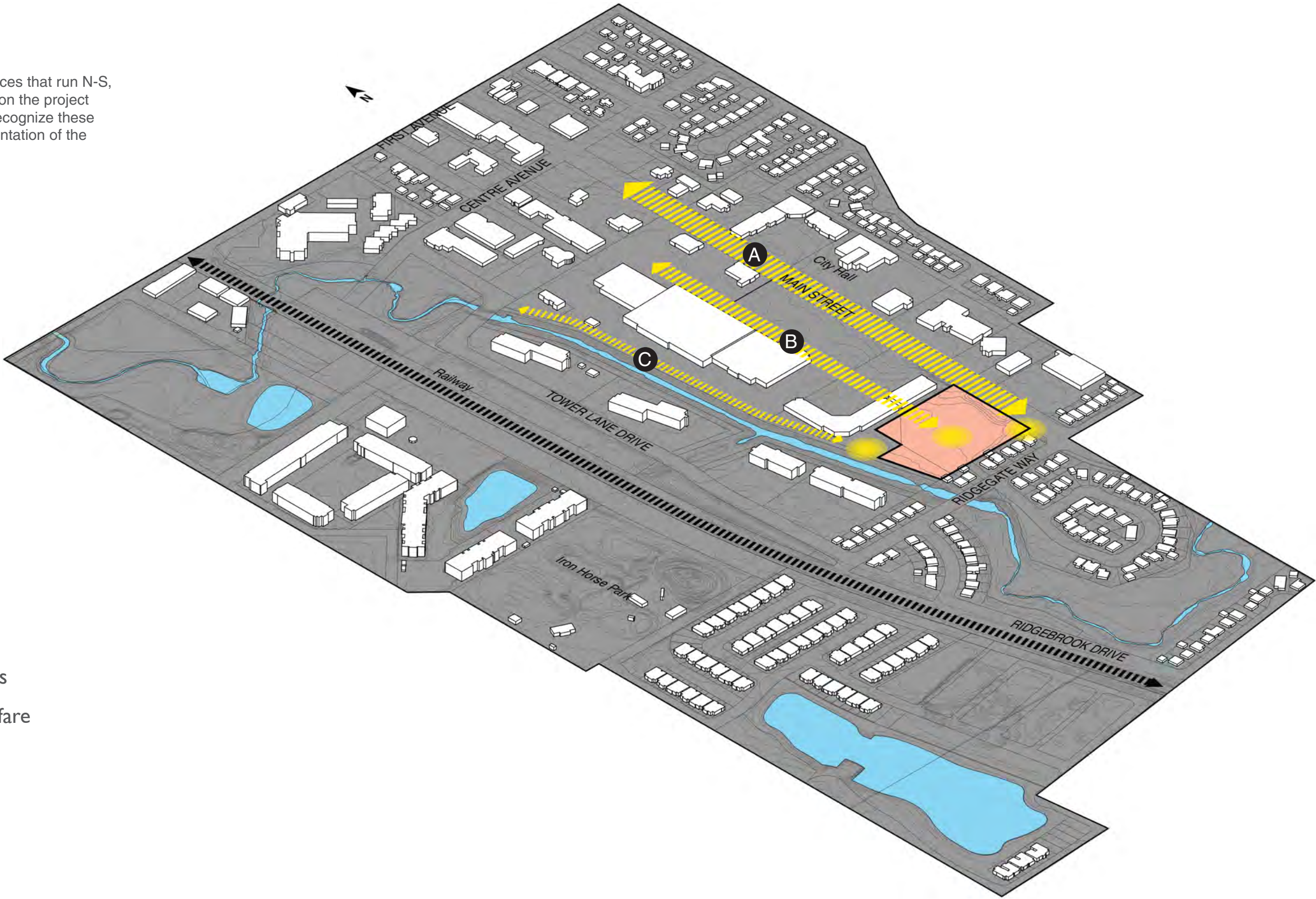
If enhancing E-W connections and increasing density on smaller parcels are desired strategies, a new, pedestrian-oriented “commercial commons” could offer a counterpoint to the car-centric experience on Main Street, encouraging increased density between the two N-S thoroughfares. While this illustration is highly conceptual, it suggests a potential opportunity for a unique pedestrian experience that would be enhanced by the positioning of a major community complex, such as the Multi-Use Facility and Library.



- » Commercial commons connecting to the Library site
- » Active frontage along Main Street
- » Multi-use development
- » Densification
- » Engagement with Nose Creek thoroughfare

NEIGHBOURING INFLUENCES

The site offers very distinct experiences that run N-S, and result in different anchor points on the project site. The design concept strives to recognize these opportunities with the siting and orientation of the project elements.



- A** Main Street
- B** Commercial Commons
- C** Nose Creek thoroughfare

ZONING AND BYLAW SUMMARY

The site currently captures three different zoning districts within it's limits. These are P1, P2, and M3. Based on the Airdrie Land Use Bylaw B012016 the relevant details of these districts are as such:

P1 PUBLIC OPEN SPACE DISTRICT

The intent of this district is to provide for low impact civic and community uses. This should primarily include various forms of open space and outdoor land uses.

Minimum exterior (front and rear) setback	4.0m
Minimum interior (side) setback	6.0m
Maximum building height	12.2 m
Maximum building coverage	20%

P2 PUBLIC FACILITIES DISTRICT

The purpose of this district is to provide for higher intensity civic and institutional uses that would normally exist within an urban context. This would include schools and more developed recreation uses, as well as Municipal offices, facilities and other essential public services.

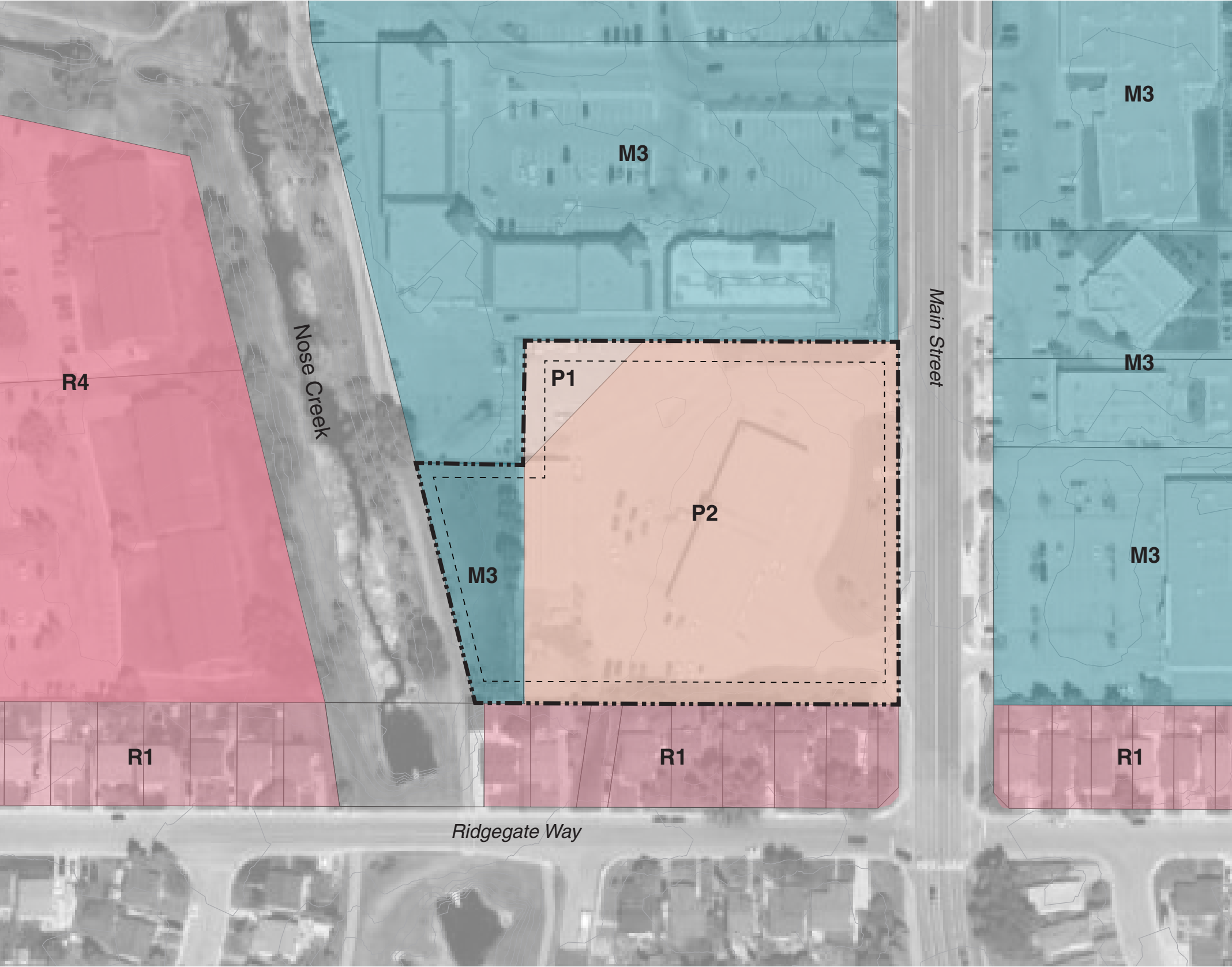
Minimum exterior (front and rear) setback	4.0m
Minimum interior (side) setback	6.0m
Maximum building height	24m
Maximum building coverage	60%

M3 DOWNTOWN CORE MIXED USE DISTRICT

The intent of this district is to provide for low impact civic and community uses. This should primarily include various forms of open space and outdoor land uses.

Maximum front setback	3.0m
Maximum building height	8 storeys
Maximum building coverage	80%

To better align with the intended use for the site and to establish consistent requirements across the site, it is proposed that the three parcels that make up the site be consolidated into on parcel zoned as **P2 (Public Facilities District)**

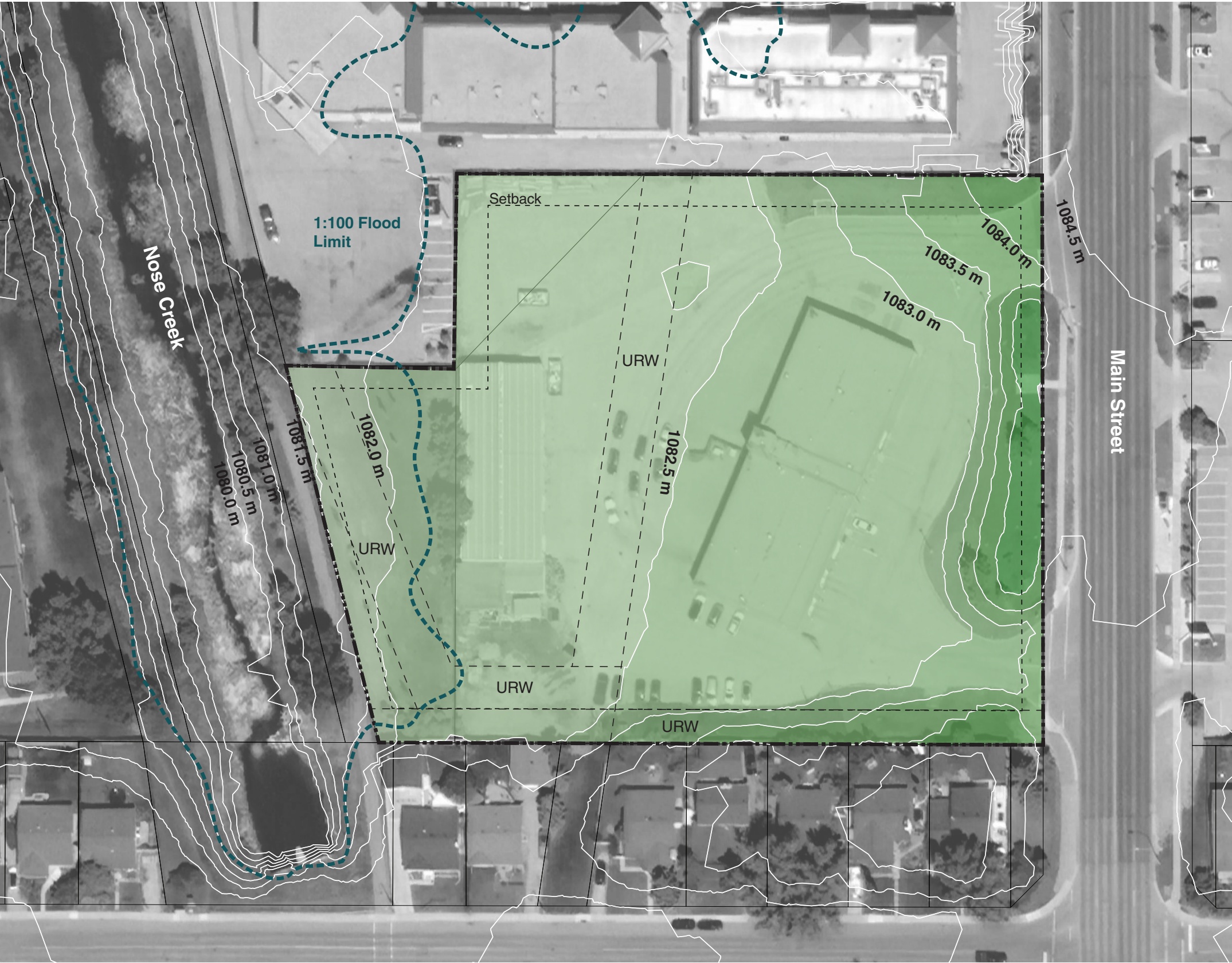
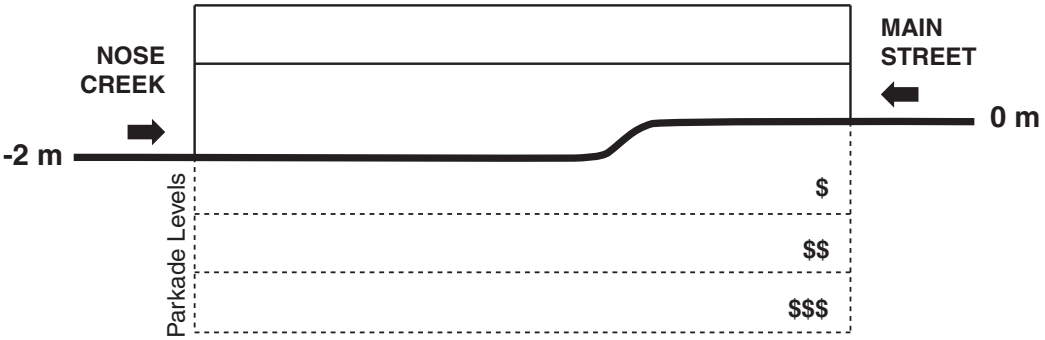


SITE TOPOGRAPHY

The site topography generally slopes from east to west with the steepest part of the slope adjacent to Main Street and the remainder of the site sloping more gradually. The elevation at the eastern boundary of the site is 1084.5 m above sea level. The elevation at the western boundary of the site is 1081.5 m above sea level. The 1:100 flood limit encroaches the western part of the site at approximately the 1082.0 m elevation. There also exist on the site several utility right of way (URW) corridors. It is understood that the underground URW running generally north-south through the middle of the site is abandoned and therefore developable (this URW is proposed to be removed during construction).

The 2m elevation difference between Main Street and the centre of the site provides an opportunity to create an urban street entrance and have a portion of the parking below grade. Below grade parking allows for more pedestrian scale access to the building from both Main Street and Nose Creek. A preliminary Parking Study estimated the required numbers of stalls to be in the range of 250-350. A forthcoming revised Parking Study will provide a more concrete recommendation of parking requirements.

The porosity and accessibility of having entries on both sides of the building creates walkability and a better interface with the urban and pedestrian environment. The diagram below illustrates how the existing site topography is used to facilitate a below grade parking strategy and desirable entries at grade.



SITE INFLUENCES

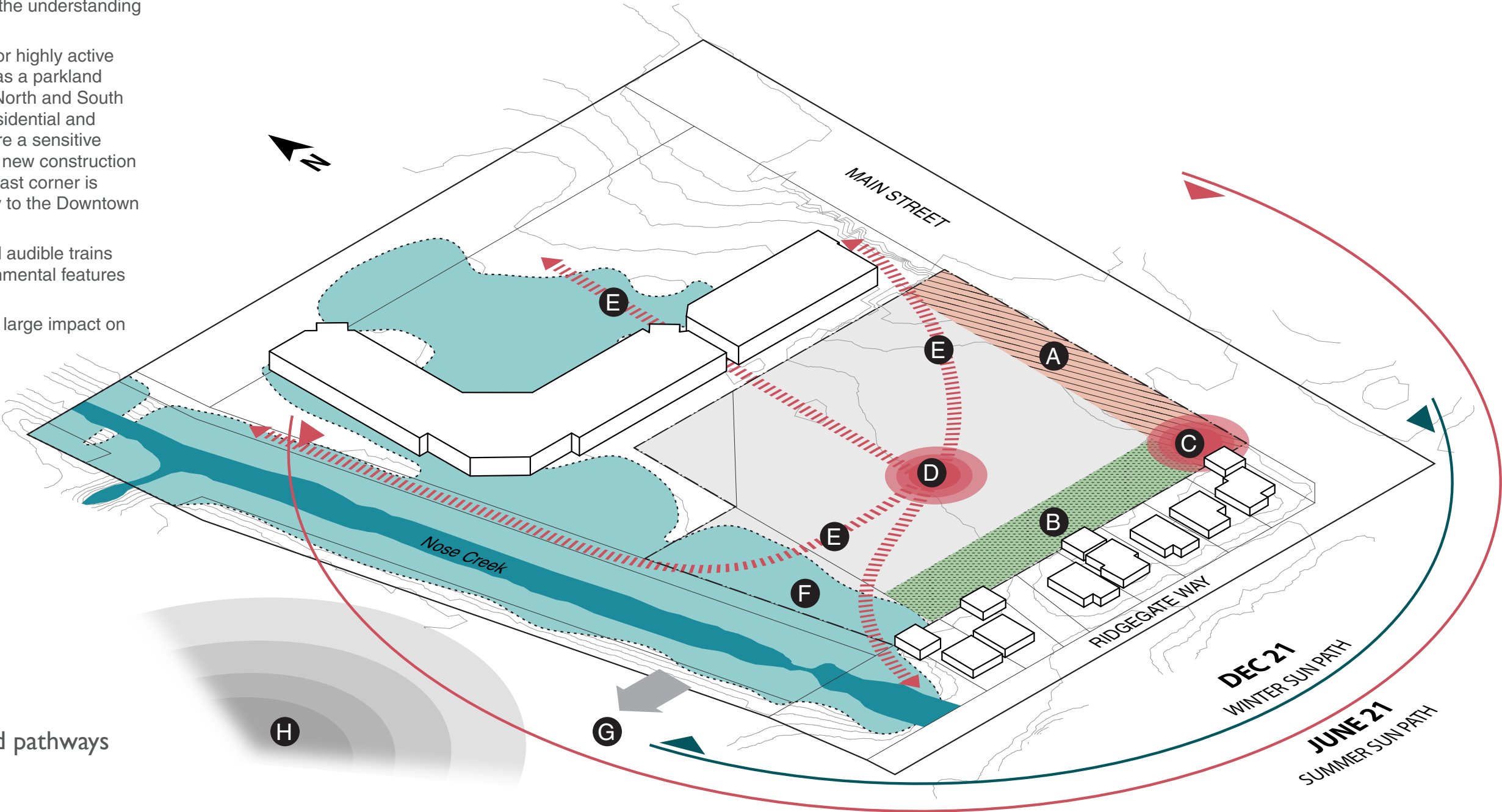
Existing conditions, environmental features and adjacent properties all contribute to the understanding of the site and design of the project.

The site offers both an opportunity for highly active frontage along Main Street, as well as a parkland connection along Nose Creek. The North and South edges of the site are bounded by residential and commercial development, and require a sensitive buffer in order to minimize impact of new construction on adjacent landowners. The southeast corner is highly visible, and acts as a gateway to the Downtown core.

Mountain views, ample sunlight, and audible trains make up some of the unique environmental features for this site.

The 1:100 flood zone does not have large impact on the site.

- A** Active frontage
- B** Green buffer
- C** Downtown gateway
- D** Site node
- E** Site connections and pathways
- F** 1:100 flood zone
- G** Mountain views
- H** Sound from tracks



SITE LAYOUT

The analysis undertaken culminates in the following illustration.

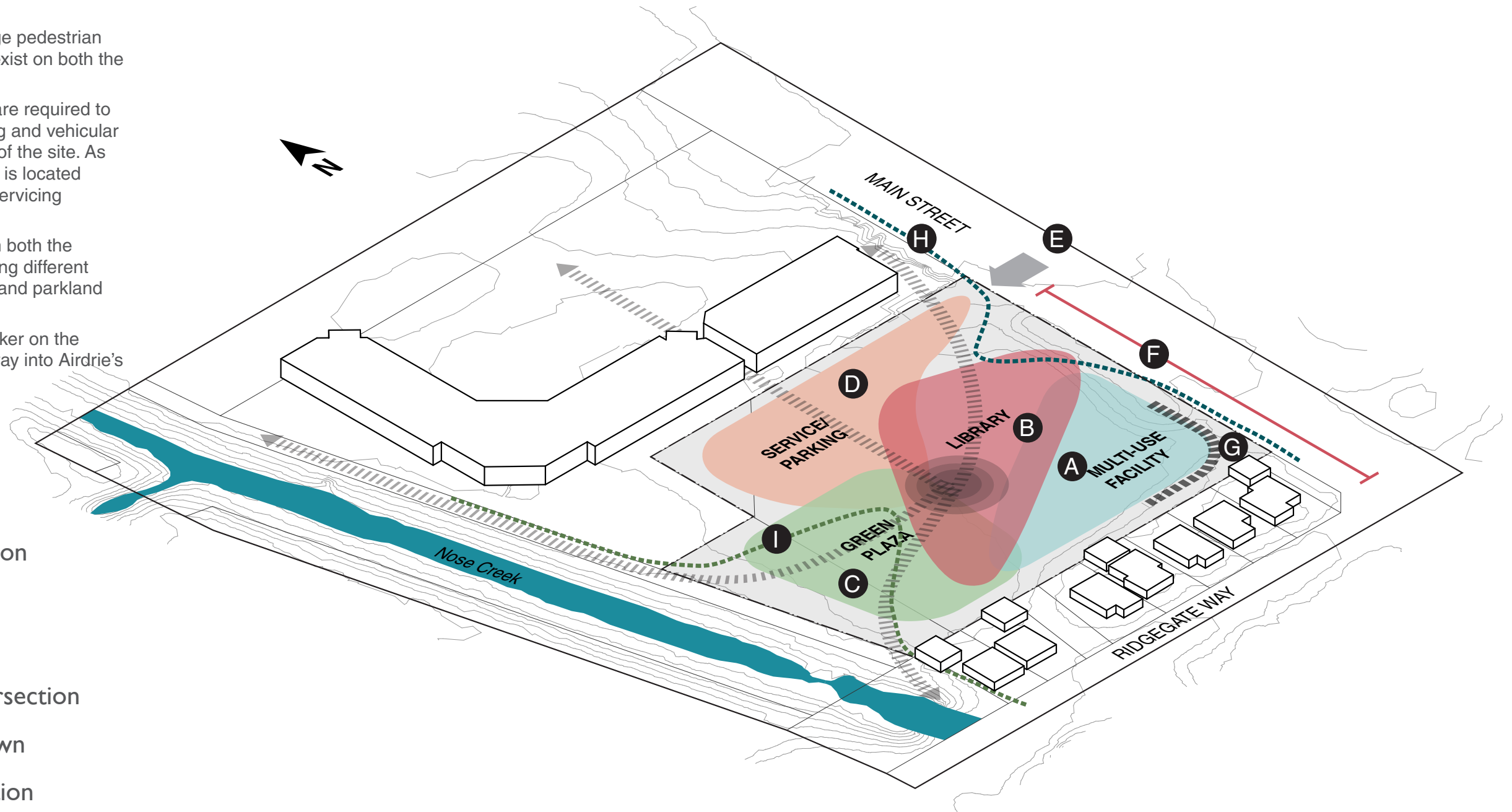
In order to best capture and encourage pedestrian use, access to the building needs to exist on both the East and West ends of the project.

Buffer zones to the North and South are required to protect adjacent landowners; servicing and vehicular access is limited to the North portion of the site. As such, the Library portion of the facility is located adjacent to the service zone, due to servicing requirements.

Active outdoor spaces should exist on both the East and West edges, while maintaining different characteristics of a busy urban plaza and parkland space.

The building should offer a visual marker on the southeast corner, heralding the gateway into Airdrie's downtown core.

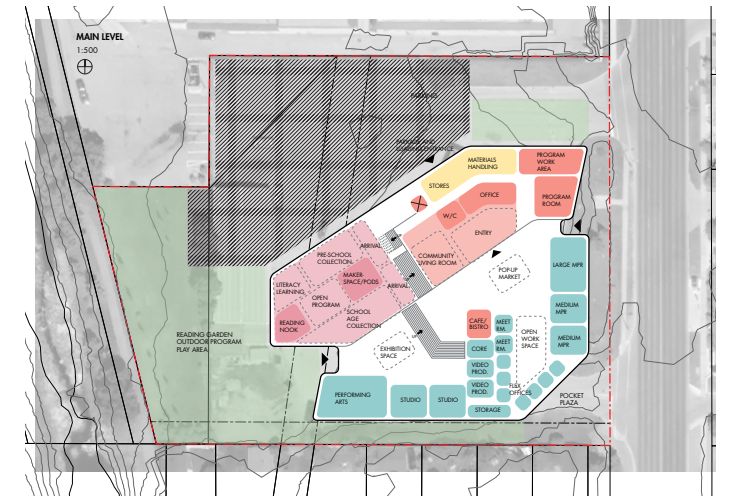
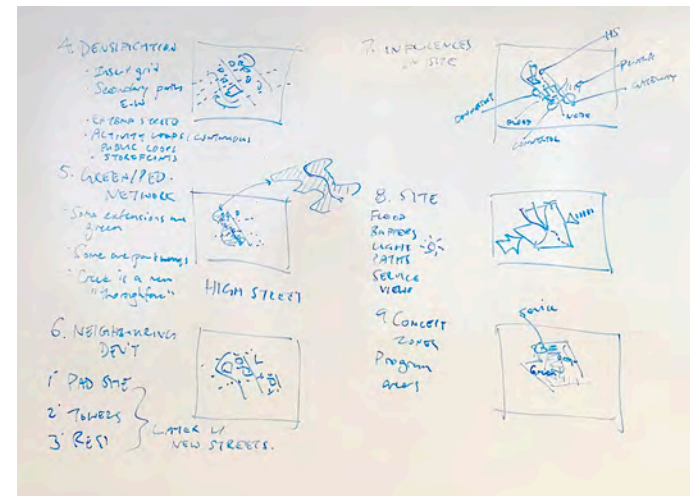
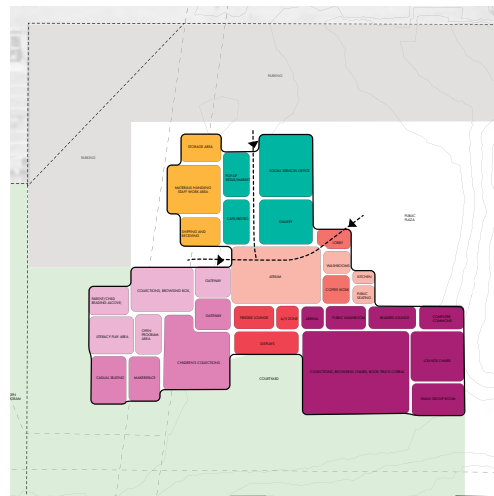
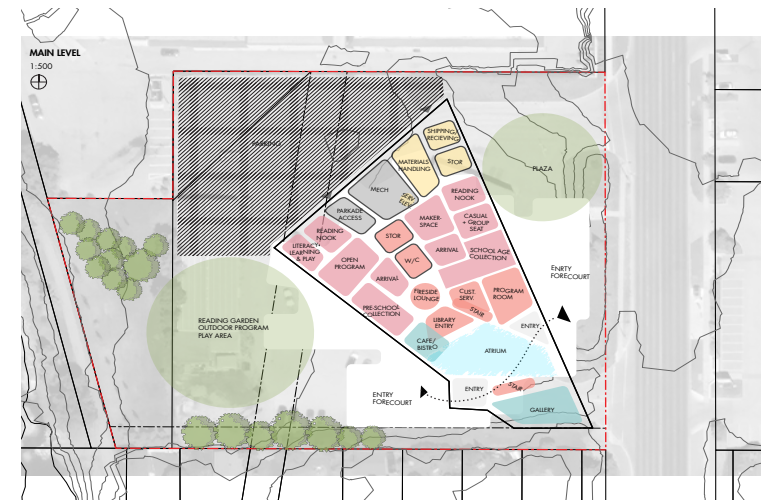
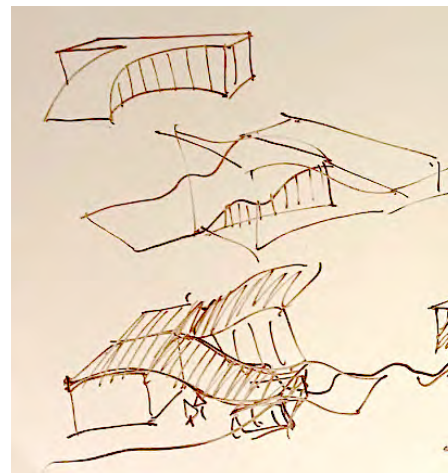
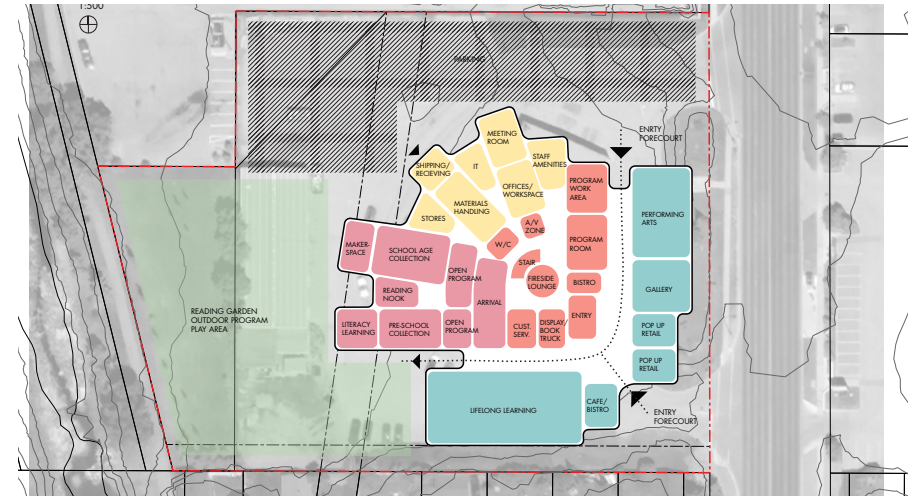
- A** Multi-use program
- B** Library program
- C** Green plaza/connection
- D** Service/parking
- E** Site access
- F** Separation from intersection
- G** Gateway to Downtown
- H** Urban/street interaction
- I** Green/pathway interaction



D Concept Design

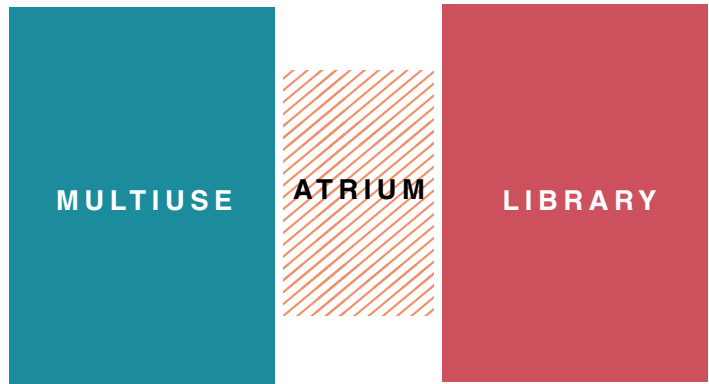
PROCESS

Multiple schemes, sketches, orientations and test-fits were developed over the previous months in order to prove assumptions in relation to site conditions and unique program requirements of the different spaces. Different formal expressions and layouts were tested against the site understanding and analysis of site conditions alongside project objectives and overall project vision.



CONCEPT DIAGRAMS

Using information learned from the site analysis and collaborative process, the design team developed two concept options for consideration. Much like the site conditions, a duality of program establishes a major unique component of this project. The two concept options explore how the Multi-Use and Library program elements interact, or remain divided.



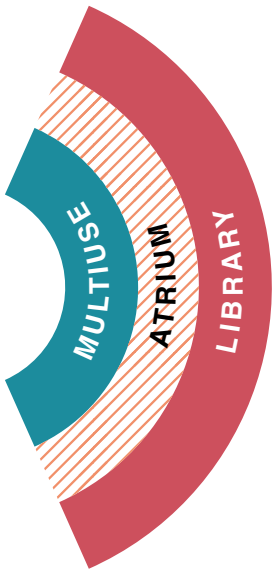
INITIAL PROGRAM ADJACENCY

OPTION 1
ATRIUM AS ROOM

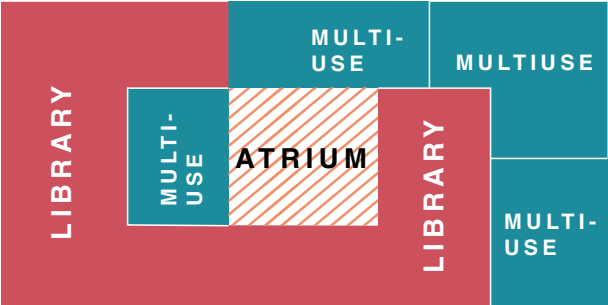


Multiuse and Library functions conceptually intertwine to result in unique spatial conditions

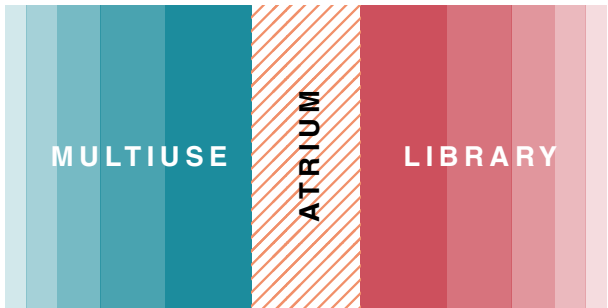
OPTION 2
ATRIUM AS STREET



Multiuse and Library functions remain separated but interact with the atrium



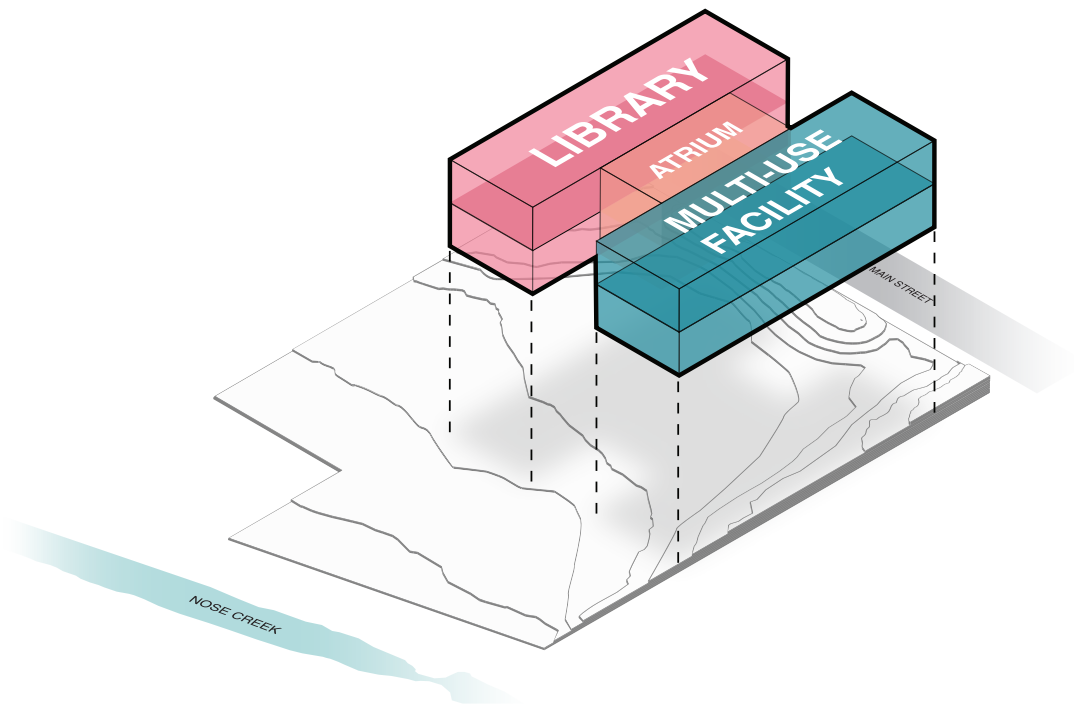
The atrium takes on a “room-like” quality, encouraging visitors to move between elements



Focused ← Interactive → Focused

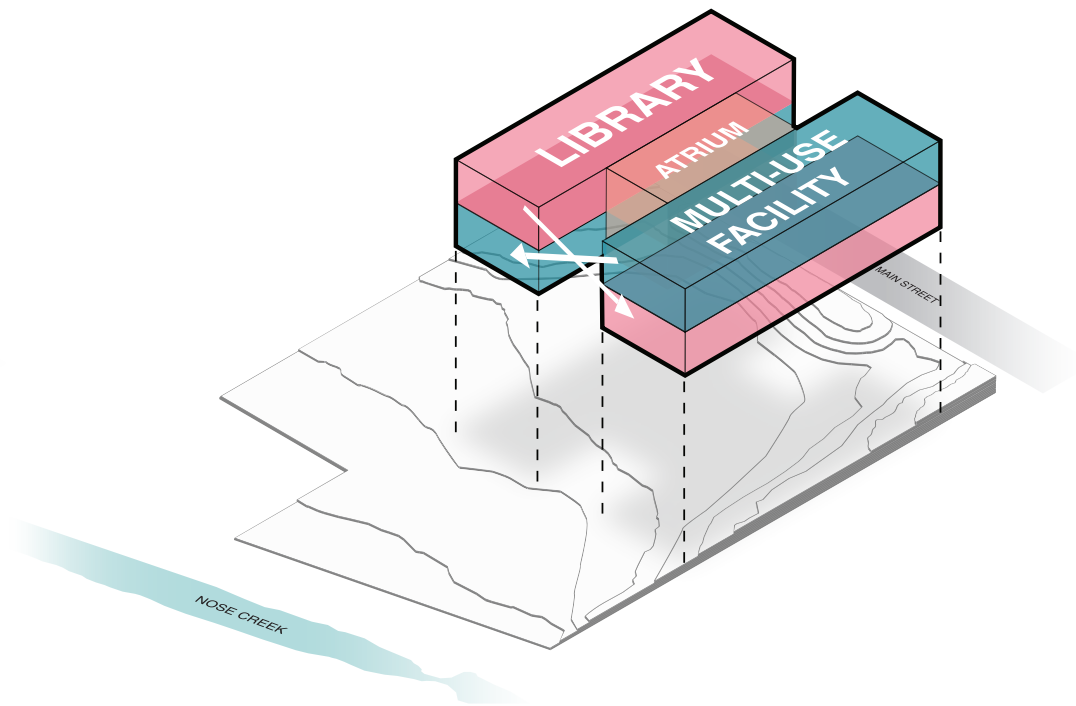
The atrium functions as a “street,” allowing for visitors to transition from most active spaces to quiet elements of the different spaces

OPTION 1 CONCEPT MASSING



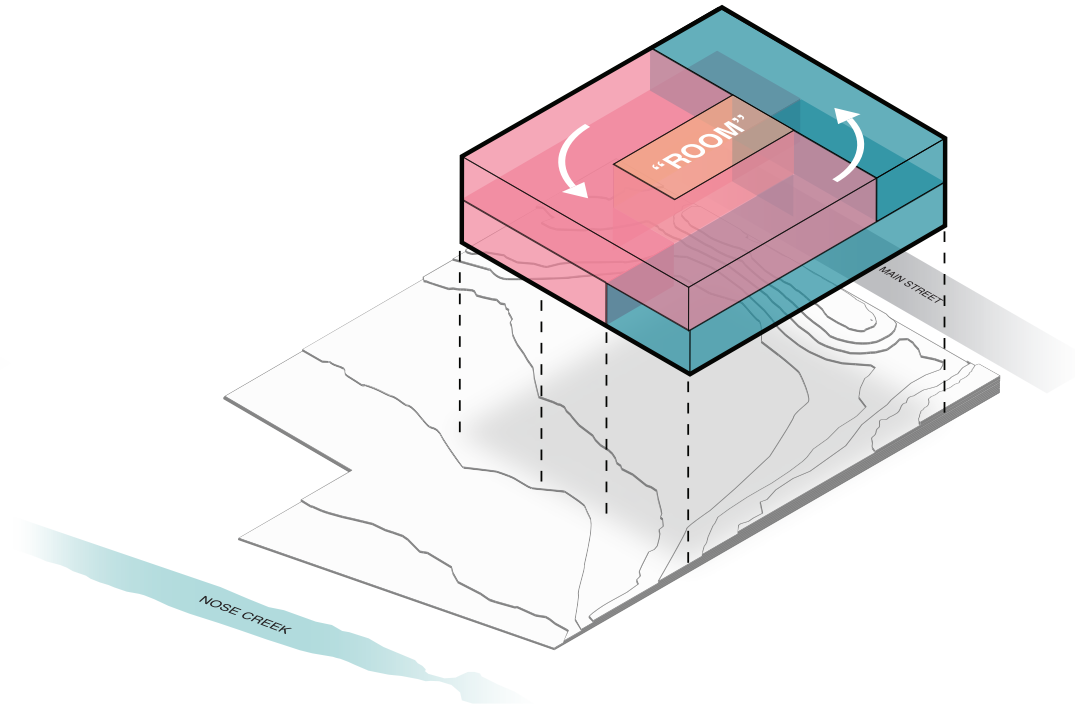
01. INITIAL PROGRAM ADJACENCY

Multiuse and Library functions are separated by the atrium



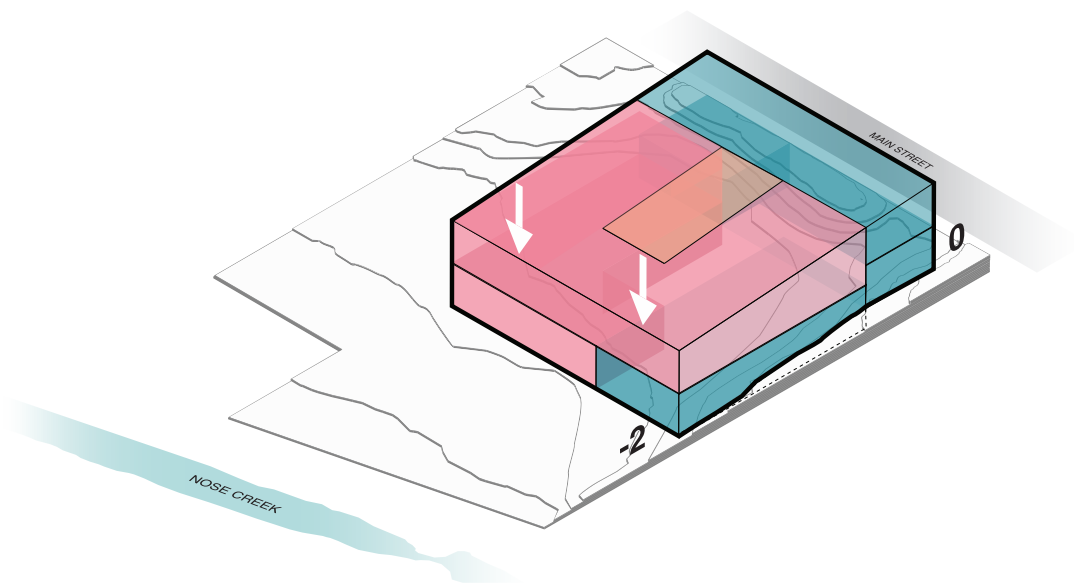
02. REORGANIZE

Reorganize and split program stacking to enhance interaction between uses



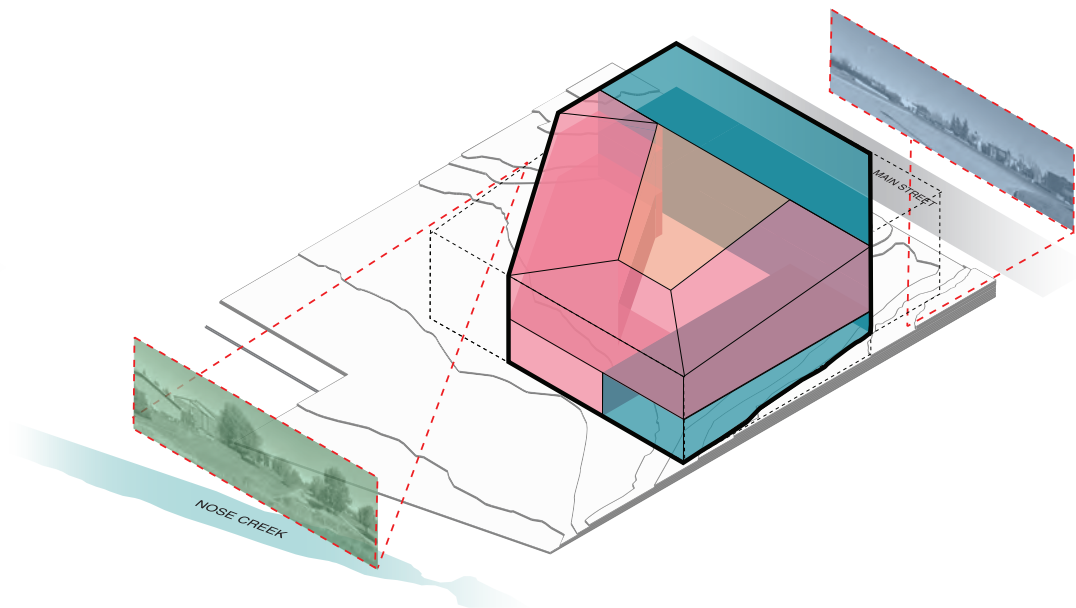
03. WRAP

Wrap program around atrium to create room-like feel



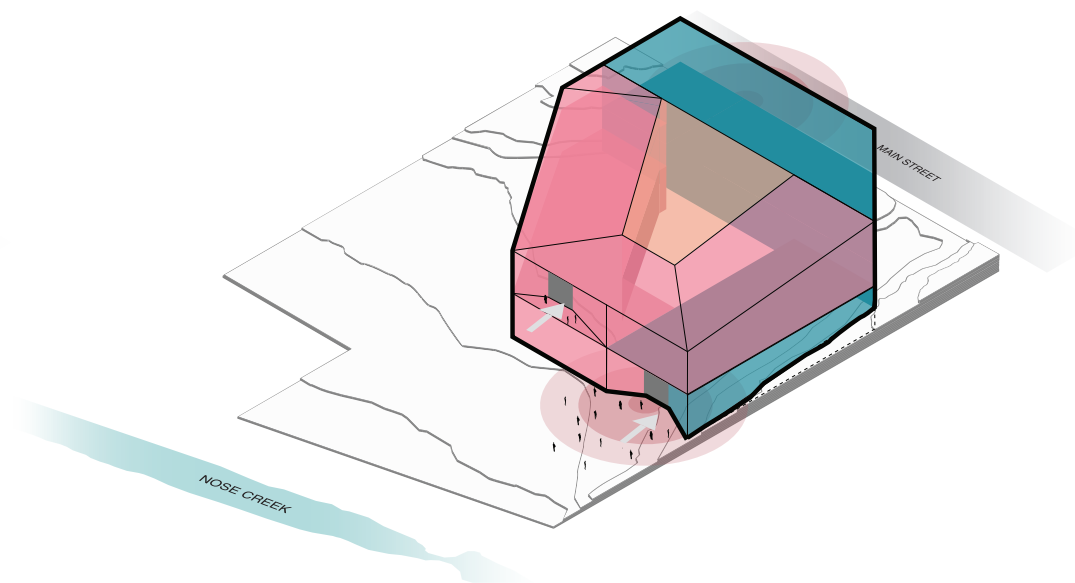
04. DRAPE

Drape program on site, responding to topography



05. INFLUENCES

Adapt massing to create Gateway/Street connection and Greenway/Creek connection



06. ACTIVATE

Activate engagement with Main Street and Nose Creek with pedestrian entries

**OPTION 1
PROGRAMMATIC ADJACENCY PLANS**

SITE PLAN

1:500



POTENTIAL
PARKING
(+/- 35 STALLS)

PARKING (67 STALLS)

DROP-OFF STALLS (9)

ACCESSIBLE
STALLS (3)

SITE
ENTRY

PARKADE AND
LOADING ENTRANCE

ACCESS
FORECOURT

LAYBY/BUS STOP

PARKING (40 STALLS)

LIBRARY

ATRIUM

**AIRDRIE MULTI-USE
FACILITY & LIBRARY**
(4800 M² FOOTPRINT)

LEARNING
GARDEN

PROGRAM
AREA

ACCESSIBLE
STALLS (2)

PERFORMANCE
PLAZA

MULTI-USE

POCKET
PLAZA

MAIN LEVEL

1:500



LIBRARY PROGRAM

- ENTRANCE AND LARGE PROGRAM ROOM
- COMMUNITY LIVING ROOM
- PRE-SCHOOL CHILDREN'S AREA
- SCHOOL AGE CHILDREN'S AREA
- YOUNG ADULT'S AREA
- ADULT'S AREA
- MAKERSPACE
- QUIET STUDY ROOM
- STAFF WORKPLACE
- BACK OF HOUSE FUNCTIONS

MULTI-USE PROGRAM

- SHARED COMMUNITY RESOURCES
- LIFELONG LEARNING (BVC)
- ARTS PROGRAM
- ATRIUM
- GREEN SPACE

SECOND LEVEL

1:500



LIBRARY PROGRAM

- ENTRANCE AND LARGE PROGRAM ROOM
- COMMUNITY LIVING ROOM
- PRE-SCHOOL CHILDREN'S AREA
- SCHOOL AGE CHILDREN'S AREA
- YOUNG ADULT'S AREA
- ADULT'S AREA
- MAKERSPACE
- QUIET STUDY ROOM
- STAFF WORKPLACE
- BACK OF HOUSE FUNCTIONS

MULTI-USE PROGRAM

- SHARED COMMUNITY RESOURCES
- LIFELONG LEARNING (BVC)
- ARTS PROGRAM
- ATRIUM
- GREEN SPACE

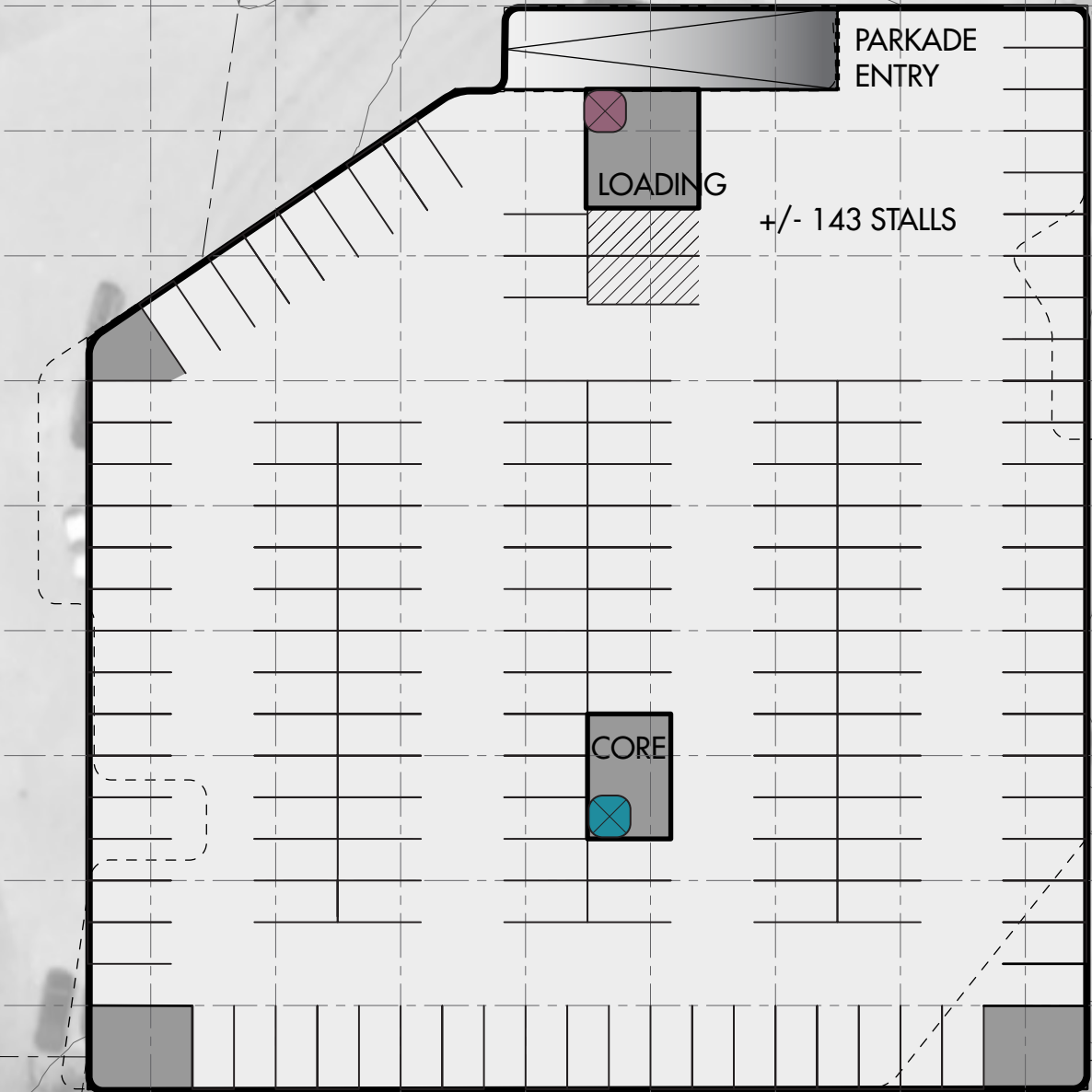
PARKADE PLAN

1:500

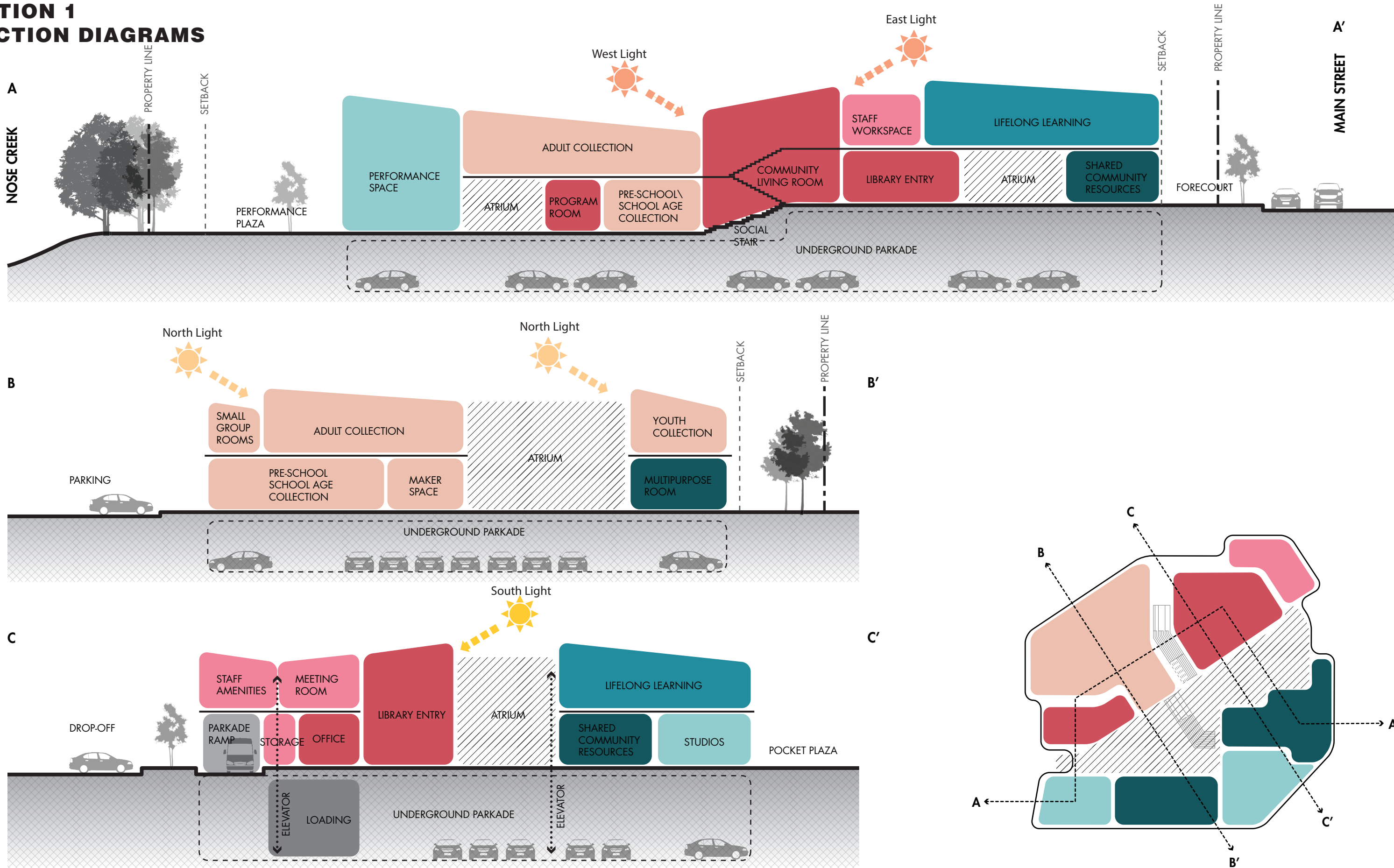


OPTION 1

Surface parking	+/- 121 stalls
Parkade parking	+/- 143 stalls
Total Stalls	+/- 264 stalls
Loading	2 stalls



OPTION 1
SECTION DIAGRAMS



OPTION 1 CONCEPT RENDER



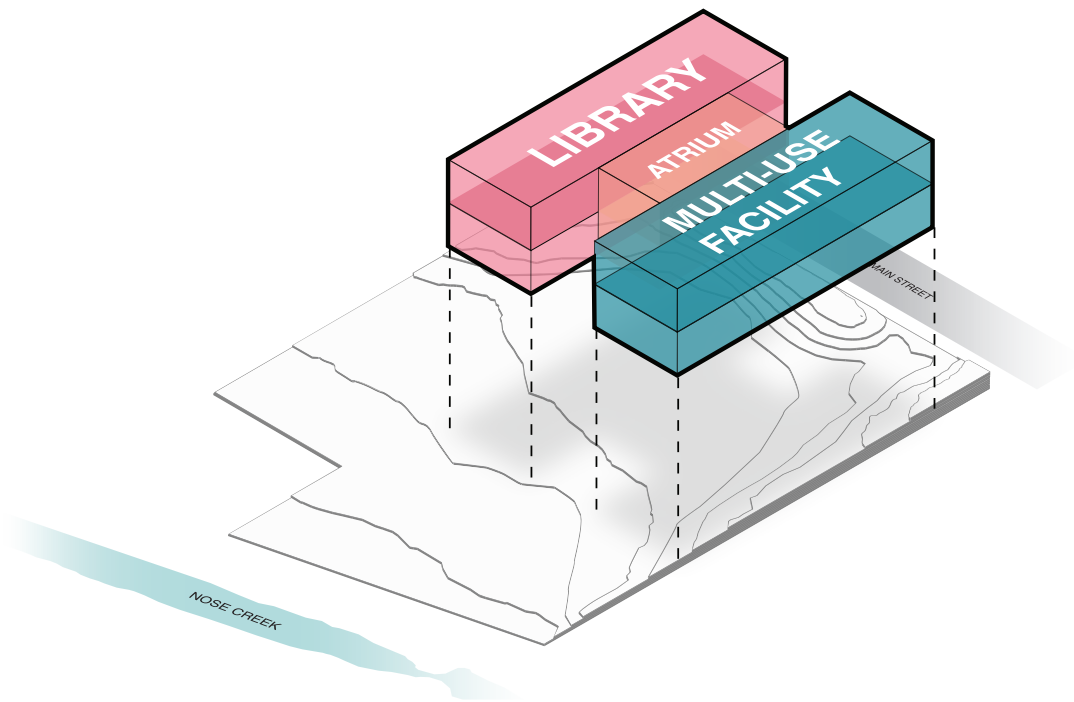
View from Main Street - Rendering intention is to illustrate general scale and height of proposal in context

OPTION 1 CONCEPT RENDER



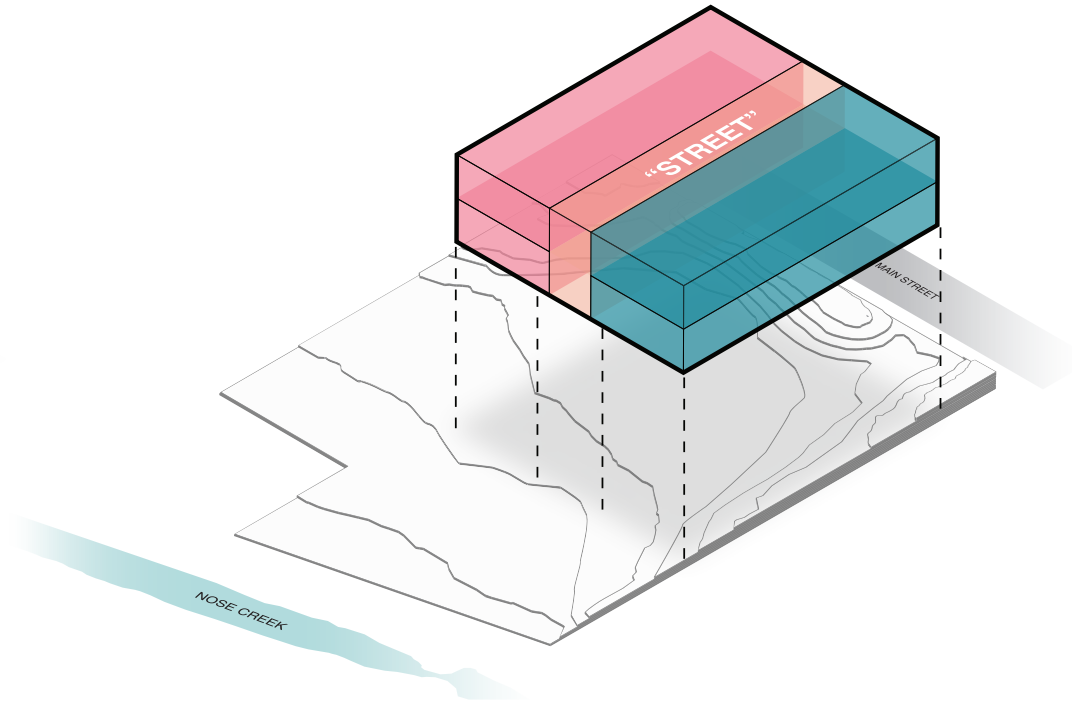
View from Nose Creek - Rendering intention is to illustrate general scale and height of proposal in context

OPTION 2 CONCEPT MASSING



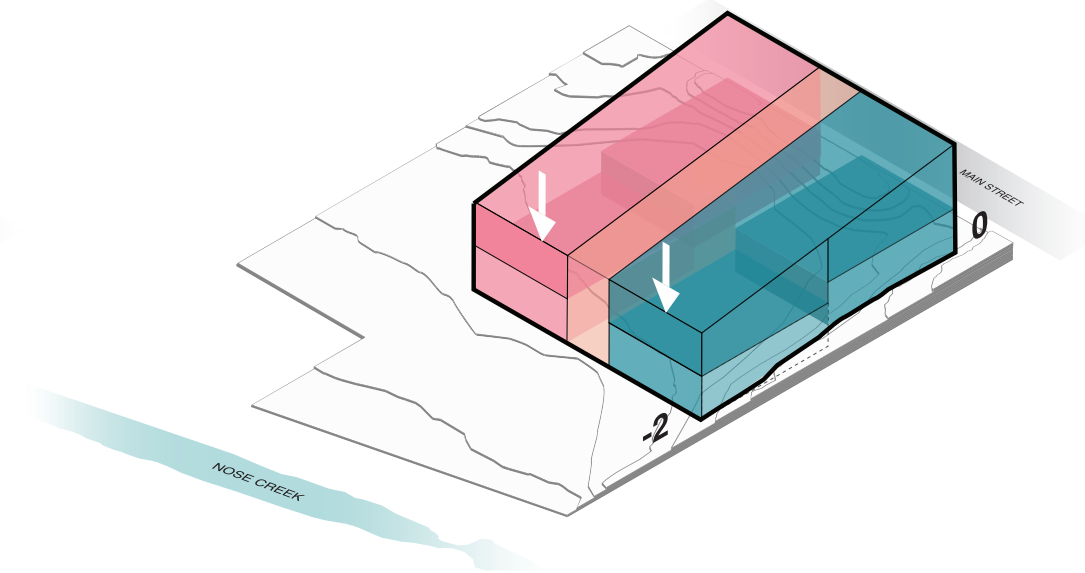
01. INITIAL PROGRAM ADJACENCY

Multiuse and Library functions are separated by the atrium



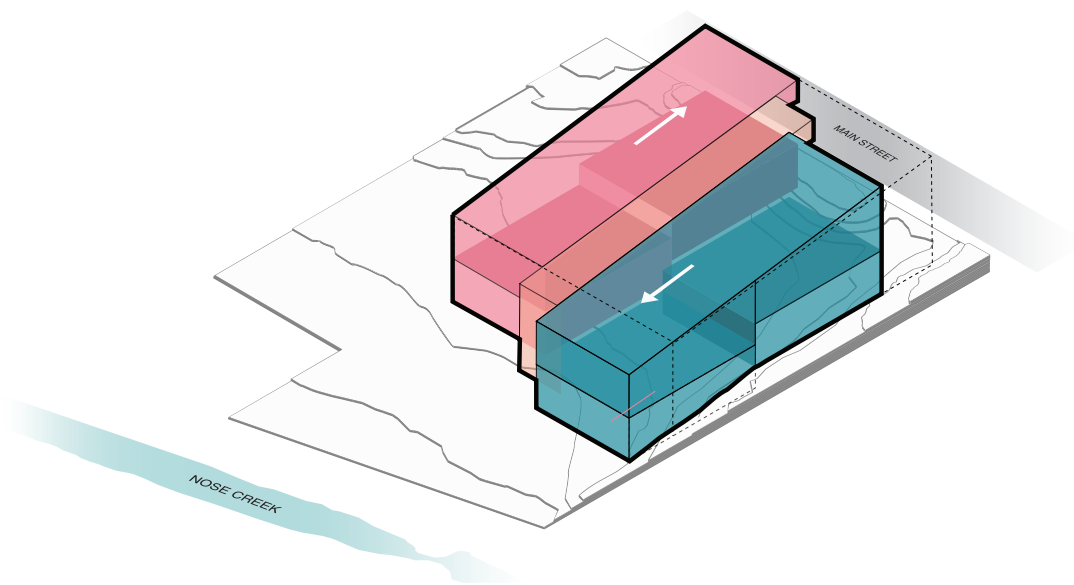
02. LENGTHEN

Maintain program stacking and lengthen atrium component to enhance interaction with Multiuse and Library functions



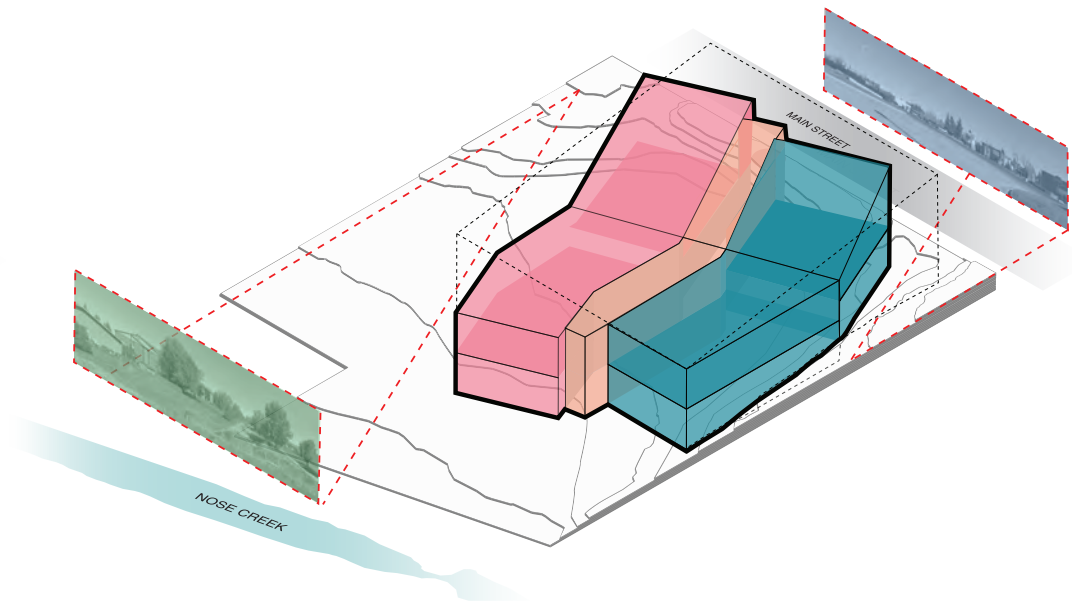
03. DRAPE

Drape program on site, responding to topography



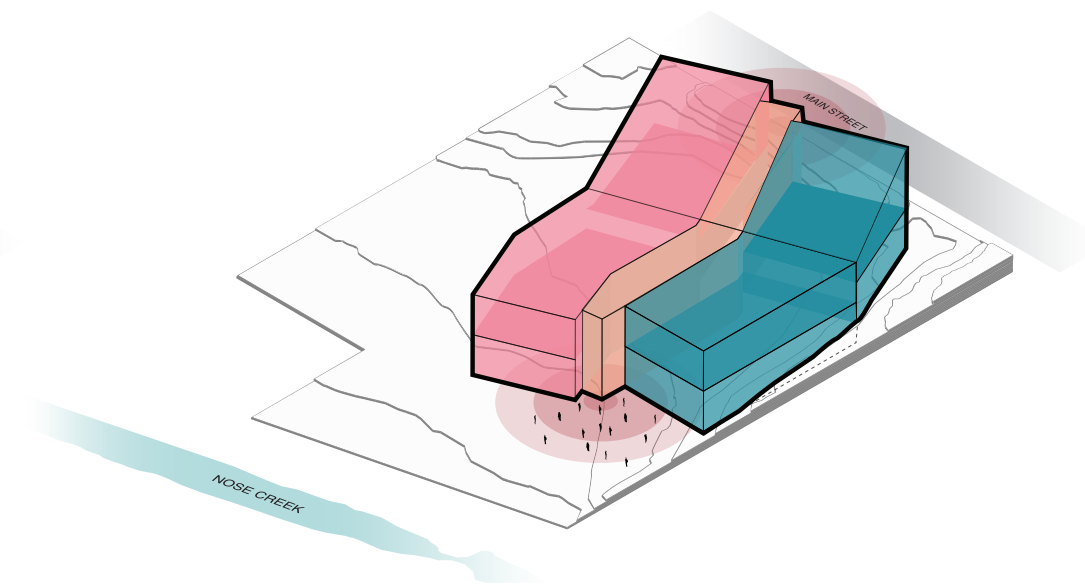
04. SLIDE

Slide program elements to create Gateway corner and green plaza



05. BEND

Adapt massing to create Gateway/Street connection and Greenway/Creek connection



06. ACTIVATE

Activate engagement with Main Street and Nose Creek with pedestrian entries

**OPTION 2
PROGRAMMATIC ADJACENCY PLANS**

SITE PLAN

1:500



POTENTIAL
PARKING
(+/- 35 STALLS)

PARKING (96 STALLS)

SITE
ENTRY

DROP-OFF

ACCESS
FORECOURT

LAYBY/BUS STOP

PARKADE AND
LOADING ENTRANCE

LIBRARY

ATRIUM

**AIRDRIE MULTI-USE
FACILITY & LIBRARY**
(4500 M² FOOTPRINT)

MULTI-USE

POCKET
PLAZA

PERFORMANCE
PLAZA

PROGRAM
AREA

LEARNING
GARDEN

MAIN LEVEL

1:500



LIBRARY PROGRAM

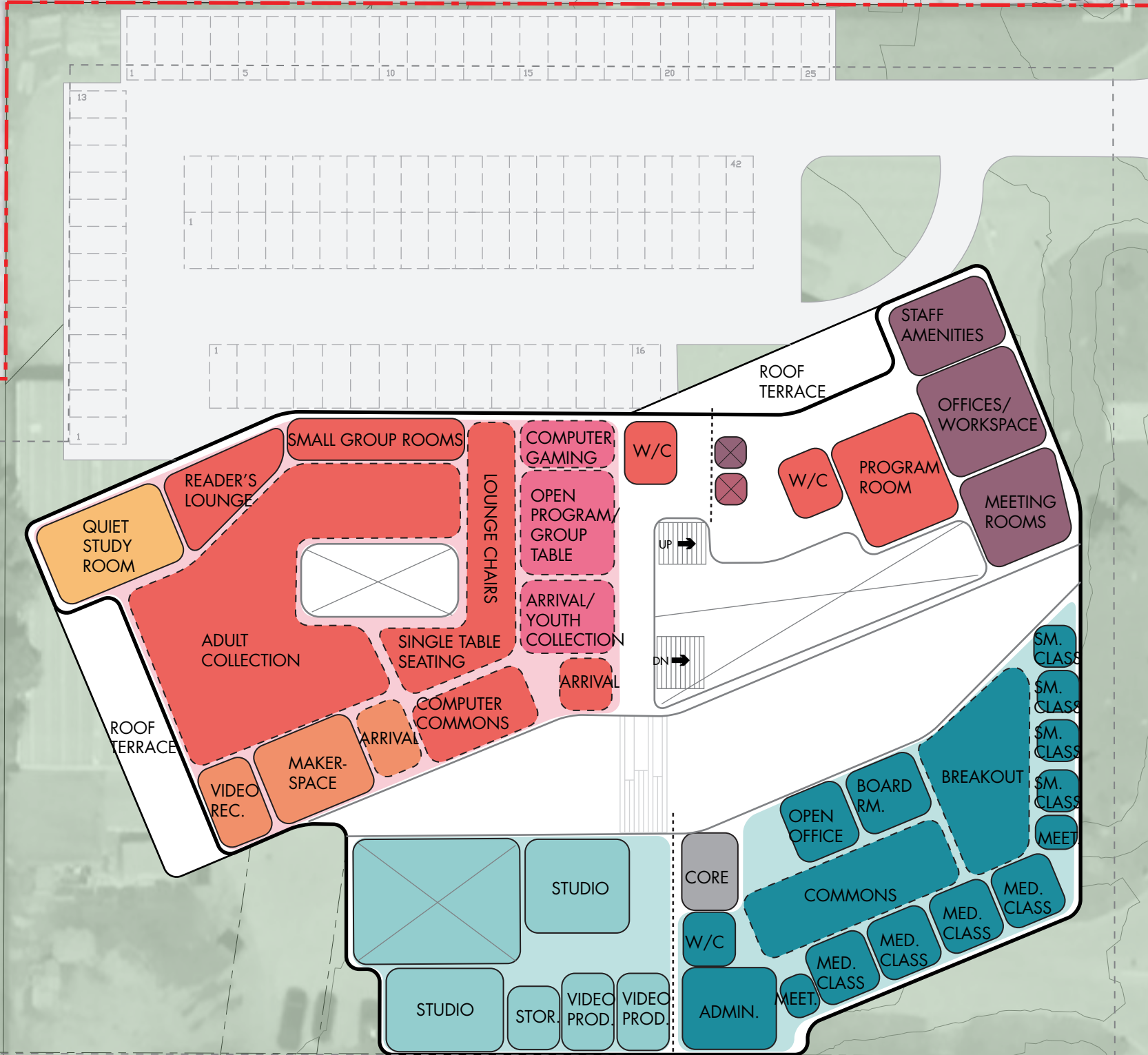
- ENTRANCE AND LARGE PROGRAM ROOM
- COMMUNITY LIVING ROOM
- PRE-SCHOOL CHILDREN'S AREA
- SCHOOL AGE CHILDREN'S AREA
- YOUNG ADULT'S AREA
- ADULT'S AREA
- MAKERSPACE
- QUIET STUDY ROOM
- STAFF WORKPLACE
- BACK OF HOUSE FUNCTIONS

MULTI-USE PROGRAM

- SHARED COMMUNITY RESOURCES
- LIFELONG LEARNING (BVC)
- ARTS PROGRAM
- ATRIUM
- GREEN SPACE

SECOND LEVEL

1:500



LIBRARY PROGRAM

- ENTRANCE AND LARGE PROGRAM ROOM
- COMMUNITY LIVING ROOM
- PRE-SCHOOL CHILDREN'S AREA
- SCHOOL AGE CHILDREN'S AREA
- YOUNG ADULT'S AREA
- ADULT'S AREA
- MAKERSPACE
- QUIET STUDY ROOM
- STAFF WORKPLACE
- BACK OF HOUSE FUNCTIONS

MULTI-USE PROGRAM

- SHARED COMMUNITY RESOURCES
- LIFELONG LEARNING (BVC)
- ARTS PROGRAM
- ATRIUM
- GREEN SPACE

PARKADE PLAN

1:500

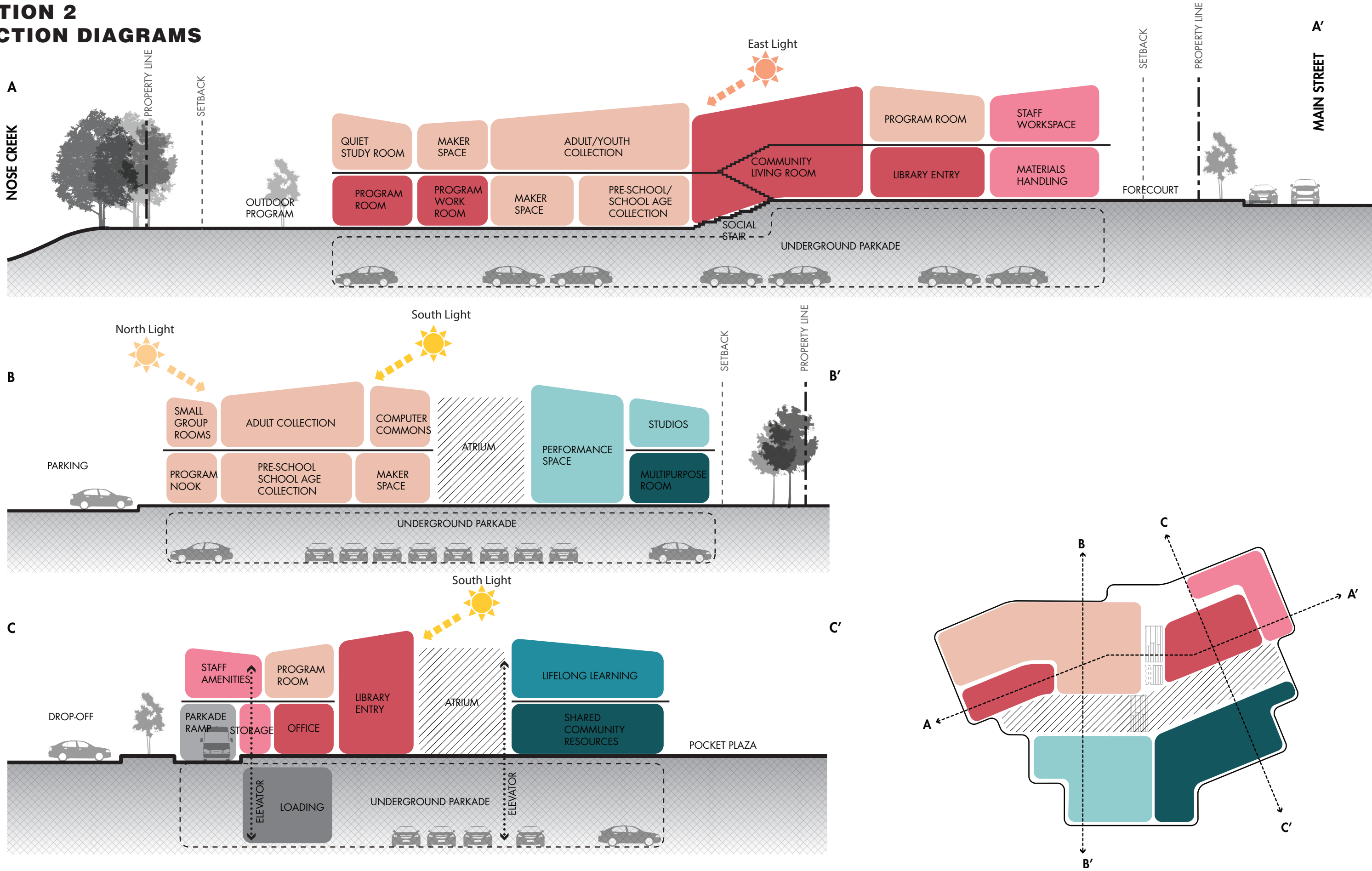


OPTION 2

Surface parking	+/- 96 stalls
Parkade parking	+/- 138 stalls
Total Stalls	+/- 234 stalls
Loading	2 stalls



OPTION 2
SECTION DIAGRAMS



OPTION 2
CONCEPT RENDER



View from Main Street - Rendering intention is to illustrate general scale and height of proposal in context

OPTION 2 CONCEPT RENDER



View from Nose Creek - Rendering intention is to illustrate general scale and height of proposal in context

E Summary

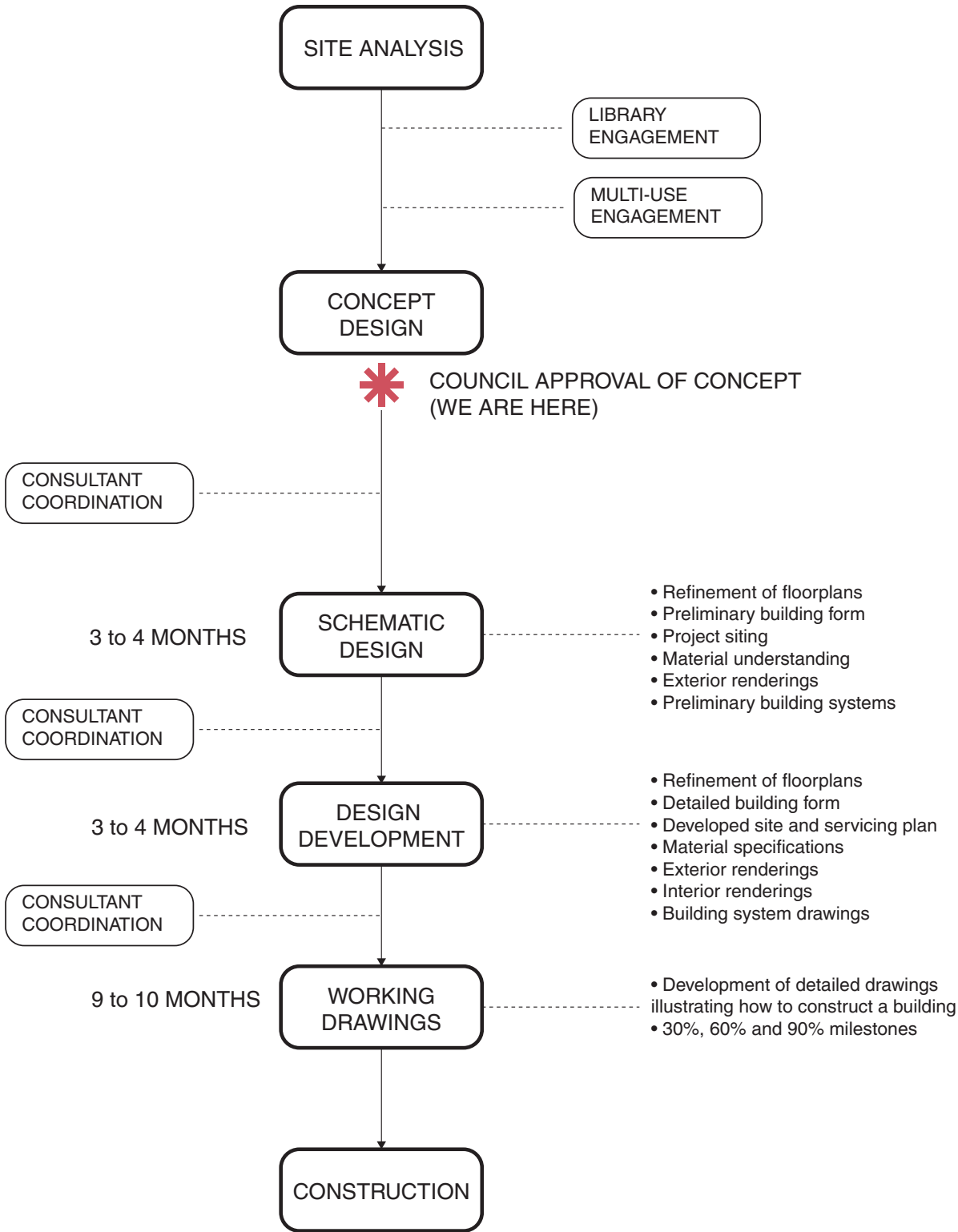
Next Steps - Schematic Design Phase

This Concept Design Report summarizes the collaborative engagement, analysis and design process to date for the initial phase of the project design. The intention of this report is to provide Council with the confidence to move forward with one of two conceptual options (or a hybrid of both), understanding that only direction on the major architectural themes, large-scale adjacencies and organization of the building on site are being illustrated in this phase.

As the project develops into a building during the Schematic Design phase, Council will continue to engage and provide input to the design consultant team. Schematic Design begins to articulate spatial and architectural elements, initial plans, sections and elevations. Floor plans relate to massing, elevations and materials on the exterior. Preliminary understanding of systems and other engineering elements such as acoustics, signage & wayfinding among others are developed and coordinated with the architectural plan.

During Schematic Design Council will be reviewing the plan and site plan to understand how the rooms and spaces layout in relation to the site and context. This will be an important review of council to approve the direction of the project from which subsequent reviews will be measured against. Level of detail will be at the room level and reflect massing configuration at the door and window level of detail. The design is not complete or resolved in full detail as this is a snapshot in the design process. The form of the building will be set and support of that in principle is being sought. The cost of the building is estimated at this point with the ability for council to provide direction as a result to discrepancies.

The diagram to the right provides a general overview of the full design and construction process.

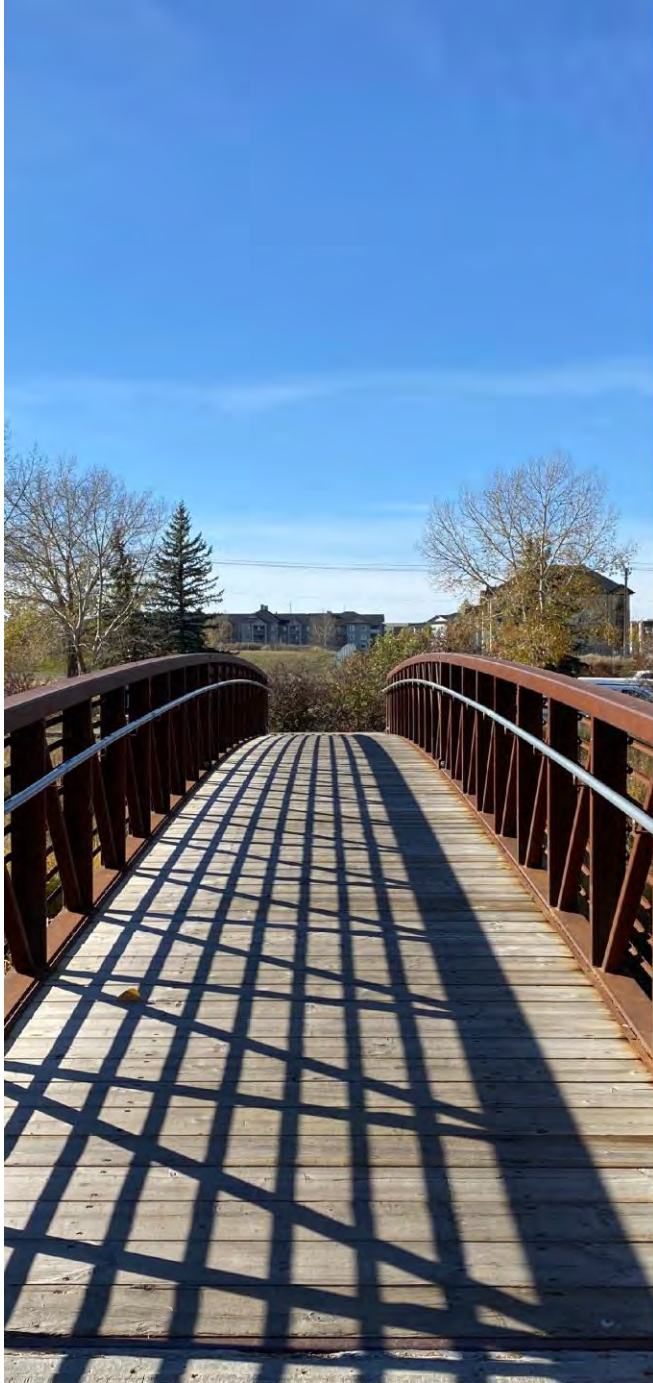


F Appendix

A VISIONING SUMMARIES

B MULTI-USE FACILITY CONCEPT SCENARIOS

C MULTI-USE FACILITY HYBRID OPTION



Airdrie Multi-Use Facility & Library

Prepared by

Gibbs Gage Architects

January 18, 2022

Prepared for

City of Airdrie

Airdrie Public
Library Board
Visioning

This document summarizes the Visioning Session between Gibbs Gage Architects and the Airdrie Public Library Board which took place on January 11, 2022l.

Section 1. Library Board Visioning

1.1 Key Objectives

Understand Library Board's Vision

Having a fulsome understanding of the Board's vision and expectations is imperative to lay the groundwork for the design process.

Develop Key Drivers for Design

Understanding specific needs and requirements to help form the key drivers for design.

1.2 Major Design Themes

We've outlined the following as our four key areas of discussion:

Catalyst

This Community Hub has the potential to be a catalytic project to bring the focus back downtown. It is about encouraging the connectivity to people and programs that nurture mental well-being and build a healthy and vibrant community. With the project being centrally located, it will be supportive of more walkable neighborhoods, further contributing to a complete community.

- *What does catalyst mean to you?*
- *What types of development are you hoping to see downtown?*
- *How does the library see its role in creating a catalyst?*

Summary

The following is a summary of key ideas and statements that we heard from the Library Board for this design theme. Similar statements have been grouped together.

- Revitalize existing businesses and attract new ones
 - Establish a commercial core
 - Bring people so businesses will grow
 - Create more office space
- Central hub of activity
 - Community spaces where people can interact, socialize and spend an afternoon
 - Family-oriented activities
 - Library as the heart of the hub
- Residential downtown development
 - Establish more density in downtown core
 - Complete walkable communities
 - Create pathways to other communities
- Library is the heart of new downtown
 - Library as a outpost for post-secondary; social interaction for those who are doing virtual work
 - Maintain flexibility in space and in purpose
 - Well-integrated in downtown; stand out in architecture
 - First new structure of a new downtown core; anchorpoint
 - Library has a leadership role as a civic entity

A wordcloud has been generated from the key words above.



Airdrie Identity

Tell us more about what makes Airdrie unique and different as one of the fastest growing communities in Alberta beyond the demographics.

- *What makes Airdrie special?*
- *Describe the factors or characteristics that the City of Airdrie a unique place to live and that describe the "Airdrie Advantage"*

Summary

The following is a summary of key ideas and statements that we heard from the Library Board for this theme. Similar statements have been grouped together.

- Small-town feel, resources and amenities of a city
 - Wary of "small-town" label holding the city back; mentality needs to shift
 - Small-town feel should reflect building community, neighbourly feel
 - Second-friendliest community in Canada
- Fast-growing city
 - Young families and young demographic
 - Need to make all newcomers feel at home
- Embrace past, research the past and engage long-term residents
- Unique relationship to Calgary
 - Many move to Airdrie to maintain a close-knit feel
 - Connection with family and friends
- Library as an information hub
 - Where you go to find out about other Airdrie events
 - Information resource creates community connections
 - Establish library as a place for everybody
 - Create a sense of ownership

A wordcloud has been generated from the key words above.



Connectivity and Role of the Community Hub

We are trying to understand how this facility knits both into the overall fabric of the Airdrie core but also the services within the municipality and within the region/county.

- *How can this site drive connections to other civic nodes? Cultural institutions?*
- *What's missing in Airdrie and what do you want Airdrie to be known for?*

Summary

The following is a summary of key ideas and statements that we heard from the Library Board for this theme. Similar statements have been grouped together.

- Library has a leadership role as a civic entity
 - Flagship of civic properties
- Place for everybody
 - Establish sense of ownership that isn't felt at City Hall, etc
 - Synergy with vibrancy and dynamism that library wishes to promote
 - Free and low cost
 - Accessible
- Library is the focal point
 - Connect to community as an information and intellectual connection
 - Place you go to find out about everything else
 - Visitor information center
- Gateway marker to downtown

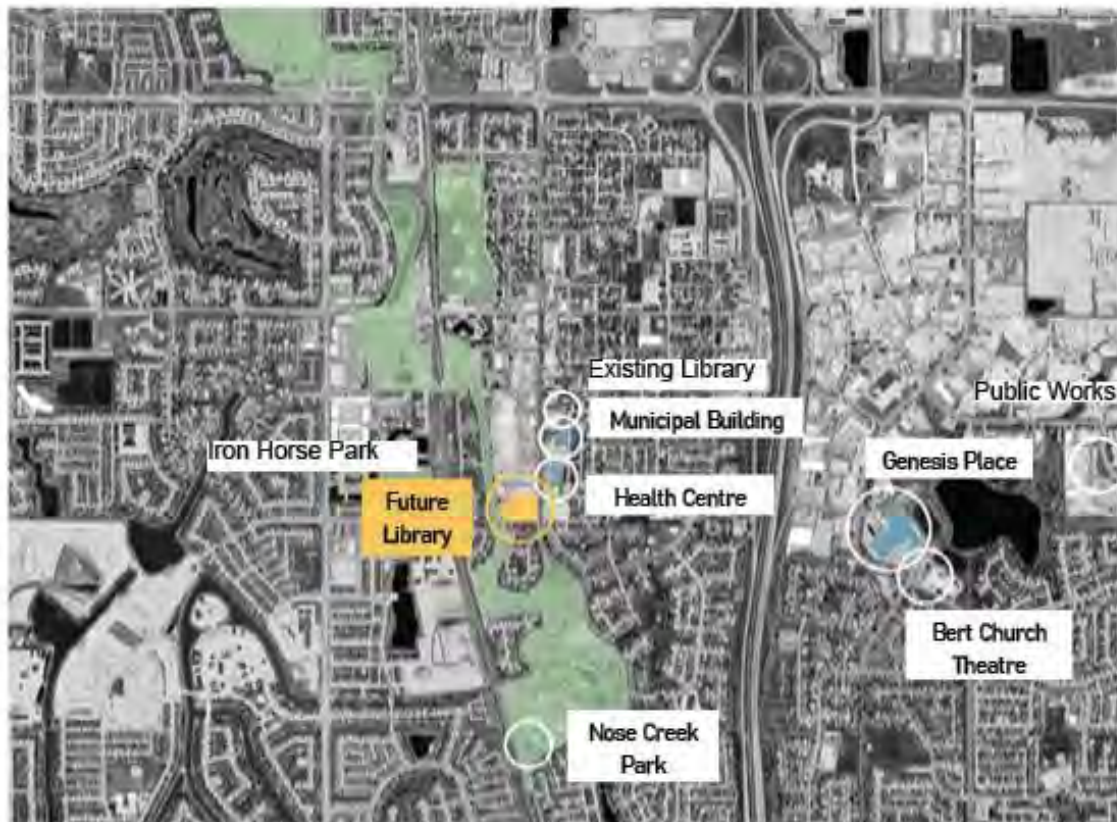
A wordcloud has been generated from the key words above.



Multi-Use Space

We are trying to understand how you envision the library's relationship with different organizations/tenants within the same facility.

- *Who is your ideal tenant that would occupy some or all of the multi-use space? How would this best support the goals of the Library?*
- *What are the strengths/challenges and opportunities with co-locating with the City of Airdrie?*



Summary

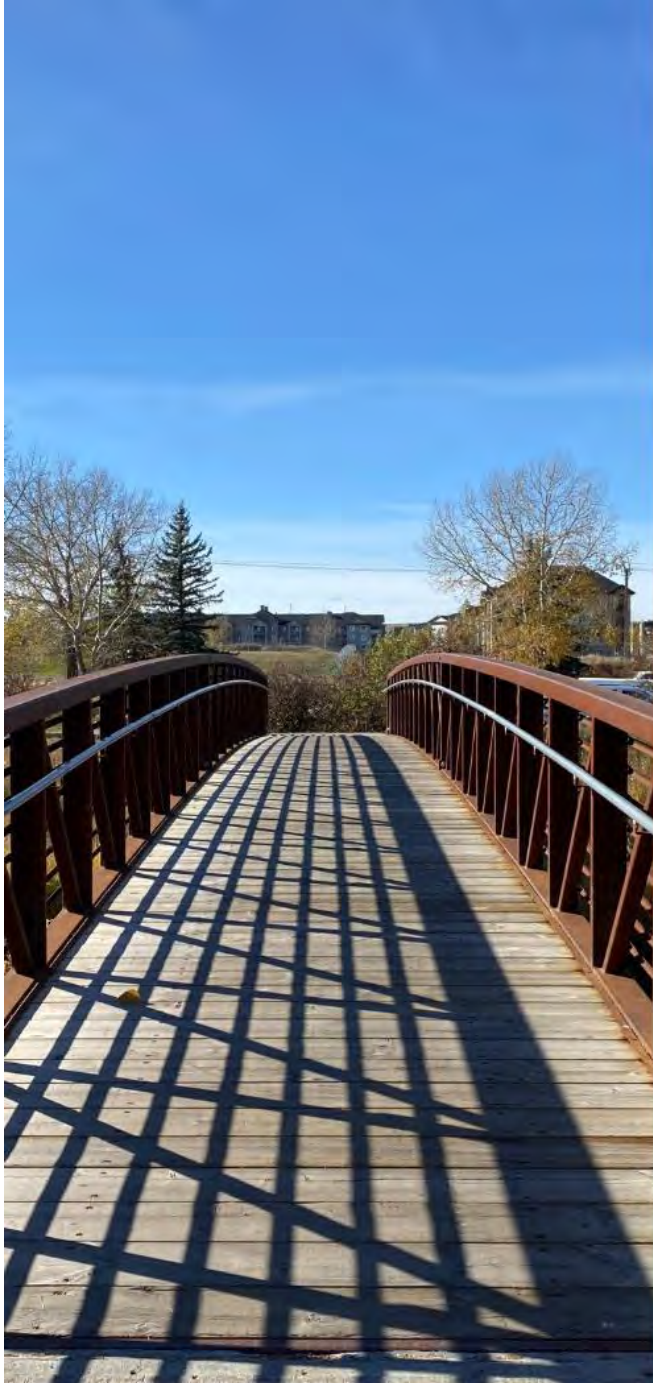
The following is a summary of key ideas and statements that we heard from the Library Board for this theme. Similar statements have been grouped together.

- Coffee shop is top priority!
 - Mom and Pop type shop – something unique to Airdrie
- Fine arts desired by many
 - Synergy with vibrancy and dynamism that library wishes to promote
 - Art gallery and giftshop use aligned with library
 - Concerns with arts partners in terms of feasibility and funding challenges
- Post-Secondary partnership
 - Not as synergistic as an arts partner
 - Can provide stability, longevity and revenue generation

- Keep students in Airdrie after High School
- Business Incubator
 - Can potential post-secondary partner offer business incubation courses
 - Learning opportunities with learning labs
- Family-inspired uses to attract young-families
 - Climbing wall as a revenue generator
 - Multi-generational usage
- Non-Airdrie businesses
 - Attract new businesses and partners outside of city as an attractor
- Concern that multi-use space is only a “club house”
 - Over-50 club does not fit with Library goals
- Library is open to entering discussions about how library and partner can work together
- 60,000sf of space will be reserved for the Library

A wordcloud has been generated from the key words above.





Airdrie Multi-Use Facility & Library

Prepared by

Gibbs Gage Architects

January 18, 2022

Prepared for

City of Airdrie

**Project Team
Visioning**

This document summarizes the Visioning Session between Gibbs Gage Architects and the Airdrie Multi-Use Facility & Library project team, which took place on November 23, 2021.

Section 1. Visioning

1.1 Problem Statement

Describe the business reason(s) for initiating the project, specifically stating the project objectives.

Airdrie is a friendly, vibrant and growing community that will develop a new library facility to support the increasing needs among its residents

1.2 Project Description

The new library will be located at 805 Main St. S, Airdrie, AB which currently contains a decommissioned fire hall and Municipal public works storage. The project is currently being planned to be delivered utilizing a construction management at risk methodology. The new Library is planned to be 60,000 SF with up to 25,000 SF of multi-use space with a projected budget of \$54,495,00

1.3 Project Goals and Objectives and Critical Success Factors

Describe the business goals and objectives of the project. Refine the goals and objectives stated in the Business Case.

A Library is a Catalyst

This library has the potential to be a catalytic project to bring the focus back downtown. It is about encouraging the connectivity to people and programs that nurture mental well-being and build a healthy and vibrant community. With the library being centrally located, it will be supportive of more walkable neighborhoods, further contributing to a complete community.

Metric: The new library and multi-use facility drives increased visits downtown as evidenced by an increase in new businesses downtown at 2, 5 years post project and an increase in tax assessment.

- ***What do you envision? In 2 years? In 5?***
- ***What type of development are you trying to attract as a catalyst?***

Summary

The following is a summary of key ideas and statements that we heard from library staff for this design theme. Similar statements have been grouped together.

- Create an active hub
 - Downtown needs to be a destination to provide positive impact to library
 - Libraries have a symbiotic relationship to their neighbours
 - Connection with civic outdoor festivals
 - Create strong connections to adjacent properties
 - Spur Nose Creek activation
- Amenitization – providing experience and lifestyle
 - Unique offering of shops and markets
 - Indoor and outdoor offerings
 - Show leadership in development of infrastructure

- **Densification**
 - Vision of more residential density to enhance Downtown
 - Desire for people to stay
 - Goal for minimum 18 hours of activity

A wordcloud has been generated from the key words above.

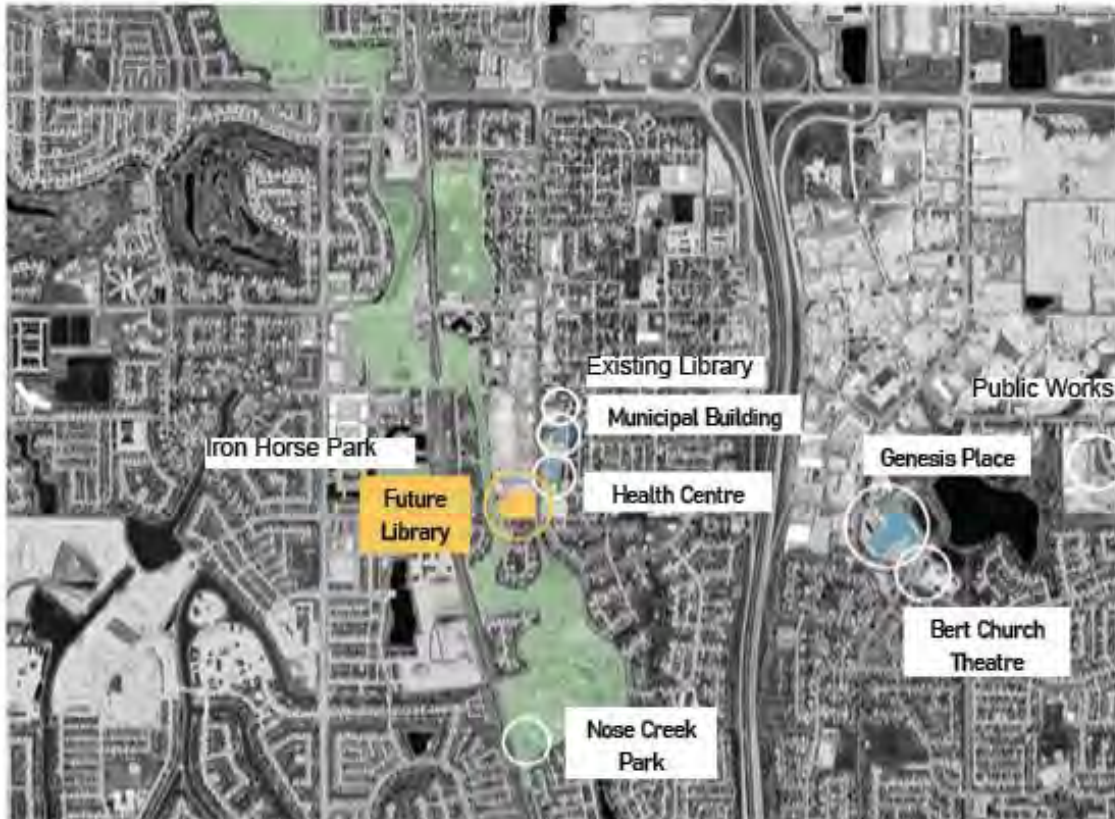


The project is a driver for a Multi-Use Facility

A future library should incorporate one or more uses inside of the building that is owned and operated by a different business such as a café, a different cultural resource, a co-working space or retail. This will anchor the library as a node drawing on different residents to visit the building for different reasons thereby stimulating the building as an activity center. It will elevate the building to add up more than the sum of its parts.

Metric: Other users can demonstrate a business case to be included in the multi-use facility and are active on opening, as well as 2, 5 years and beyond.

- **What kind of businesses are you trying to attract, beyond the list above?**
- **How is it related to the other Airdrie Municipal Buildings and Civic Landmarks?** *How do the other Civic Buildings in Airdrie relate or work together with the library (e.g. City Hall, Genesis Place, Nose Creek Museum, surrounding parks)?*



Summary

The following is a summary of key ideas and statements that we heard from library staff for this design theme. Similar statements have been grouped together.

- Establish more connections, leverage existing partnerships
 - Opportunity to create new partnerships like with a Post-Secondary institution
 - Explore unique relationship with open space as a community asset
 - Network of community attractors
 - APL has existing community partners like Iron Horse Park, Nose Creek museum that could be folded into multi-use facility

A wordcloud has been generated from the key words above.



Meets and exceeds the needs of the Community

This library is to be used and enjoyed by all the community and a destination for all. To widen the users and patronage of users from all demographics.

Metric: To increase those with an active library membership from the current 34% of community, to 45% of the community.

A Library is a Hub for Community Development

How libraries are used is changing. Historically they were a space used to house books. Today, libraries are a place where people gather and celebrate their community. This can be achieved through event programming and designing multi-purpose flex spaces that can accommodate a range of uses (i.e., small conference and meeting rooms, maker space rooms, a tools library, child minding, information technology, educational programs, multi-faith rooms, travelling art shows, etc.)

Metric: Increased visitation of a wider range of services, as measured by new and additional users by APL. *APL to provide metrics that would indicate success in this regard.*

- ***What is the community? Who makes it up?***
- ***Who else are we trying to reach?***
- ***Does this serve the municipality only? Or primarily? And to what extent will the library serve the county or region?***

Summary

The following is a summary of key ideas and statements that we heard from library staff for the previous two design themes. Similar statements have been grouped together.

- Library as information central
 - Library is connected to different community groups in Airdrie
 - Library as a place visitors can go to find out more about the community
 - Community feels a sense of ownership
 - Demographic of Airdrie is very young; want community to feel they belong and grow with facility
- Accessible to all
 - Vision to provide new citizenship facilities
 - Open to providing social services and programming in new facility
- Community ownership
 - Explore unique relationship with open space as a community asset
 - Network of community attractors
 - APL has existing community partners like Iron Horse Park, Nose Creek museum that could be folded into multi-use facility
- Library as information central
 - Library is connected to different community groups in Airdrie
 - Library as a place visitors can go to find out more about the community
 - Community feels a sense of ownership
- Accessible to all
 - Vision to provide new citizenship facilities
 - Open to providing social services and programming in new facility in different formats, for example pop-up facilities
 - Ethnocultural groups are becoming more diverse; need to reflect needs of all groups

A wordcloud has been generated from the key words above.



The Airdrie Advantage

Describe the factors or characteristics that the City of Airdrie a unique place to live and that describe the "Airdrie advantage". Describe the factors or characteristics that define the character and quality that distinguishes the Airdrie Public Library either now or in the future. (qualities to be sought out or retained).

Summary

The following is a summary of key ideas and statements that we heard from library staff for the previous design theme. Similar statements have been grouped together.

- Balance of History with Future Outlook
 - Balance of historical foundation with a young demographic
 - Airdrie has two sections; those who have been here forever, those who are newcomers
 - Honor history and how it resonates
 - Embrace future
- Airdrie values based around Openness, Friendliness, Supportiveness of people
 - Optimism, energy and vibrance
 - Small-town feel and can-do attitude
 - Knowing your neighbours, helping your neighbours
- Fast growing City
 - Challenge is how to maintain close-knit intimacy of small-town with expansion of city
 - Facility needs to provide an innovative feel

A wordcloud has been generated from the key words above.





Airdrie Multi-Use Facility & Library

Prepared by

Gibbs Gage Architects

January 18, 2022

Prepared for

City of Airdrie

**Council
Visioning**

This document summarizes the Visioning Session between Gibbs Gage Architects and the Airdrie City Council which took place on December 6, 2021 and subsequent follow-up interviews with each member of Council.

Section 1. Council Visioning

1.1 Key Objectives

Align with Council's Expectations

Having a fulsome understanding of Council's vision and expectations is imperative to lay the groundwork for the design process.

Develop Key Drivers for Design

Understanding specific needs and requirements to help form the key drivers for design.

Understand Community Aspirations

Identify, support and enhance the unique qualities of the community in order to meet aspirations.

1.2 Major Design Themes

We've outlined the following as our four key areas of discussion:

Catalyst

This Community Hub has the potential to be a catalytic project to bring the focus back downtown. It is about encouraging the connectivity to people and programs that nurture mental well-being and build a healthy and vibrant community. With the project being centrally located, it will be supportive of more walkable neighborhoods, further contributing to a complete community.

- *What does catalyst mean to you?*
- *What types of development are you hoping to see downtown?*

Summary

The following is a summary of key ideas and statements that we heard from council for this design theme. Similar statements have been grouped together.

- Attract new demographic and new patrons to downtown
 - Downtown is a destination, not a pass-through
 - Making Downtown a place people want to visit
- Spur establishment of more creative industries and businesses
 - Bring people so businesses will grow
 - Unique shops and cafes
 - Interesting shops and restaurants
 - Catalyst for developing business as a business incubator
 - Encourage entrepreneurialism
- Create connections to nose creek and connections to the pathway system
- Create a cultural center
 - Hang art, performance, concert
 - Art piece that is an attractor
 - Can this be paired with a new museum
 - A gallery mixed into the library as a potential partnership
 - Pottery or art studio
 - Theatre
 - Integrating art displays for all
- Flexible and usable for different size groups
 - Governance and operation so spaces are well-used at all times of day
- Year round usage
 - Indoor greenery and garden space
 - Interior garden that is destination
 - Solarium and indoor gardens
- A venue for weddings and additional revenue streams
 - Meeting spaces
- Healthier, balanced community
- Post-secondary satellite campuses
 - Create a post-secondary connection
 - Lifelong learning
- Large price tag – needs to have value for the community
- Masterplanning – working with neighbouring properties
- Reduce library program area

- Concerned with duplication of services

A wordcloud has been generated from the key words above.



Sustainability

This project has not identified sustainable targets at this time but sustainability is a very pressing issue that has many different interpretations and responses

- *What are the primary drivers for sustainability? Energy reduction, water consumption, building utilization, durability, demonstration of leadership?*
- *Are there any certification goals or targets?*

Summary

The following is a summary of key ideas and statements that we heard from council for this theme. Similar statements have been grouped together.

- Geothermal powered building that is ground-breaking for the community
- Demonstrate leadership
- Having something the public can tangible see in terms of sustainability
 - Visible green roof
 - Rainwater capture
 - Solar panels
 - Opportunities of learning through the building
 - Education
- Balance between glass and high-performance building envelope
- Sustainable concepts vs sustainable targets
 - Sustainable initiatives
 - If targeting LEED is desired, building to LEED standard is more important than paying for certification
- Community gardens in lieu of lawns
 - Teaching edible landscaping in place of lawns
- Community-based plaza
- Tying into public transit network

A wordcloud has been generated from the key words above.



Airdrie Identity

Tell us more about what makes Airdrie unique and different as one of the fastest growing communities in Alberta beyond the demographics.

- *What makes Airdrie special?*
- *Describe the factors or characteristics that the City of Airdrie a unique place to live and that describe the "Airdrie Advantage"*

Summary

The following is a summary of key ideas and statements that we heard from council for this theme. Similar statements have been grouped together.

- Showcase proud history
 - Recognize our past, but acknowledge the new city
 - Embrace elements of history, incorporate elements of the past
- Facility needs to be about the future
 - Create connection with who Airdrie is now so people get behind the facility
 - Embrace history but acknowledge future
 - Balance history with future
- Young families that care, share and support one another
- Friendly, small-town feel
- If you need help, you get help
- Multicultural perspective – need a better reflection of the community
 - Melting pot stage with many cultures
 - Everyone feels welcomed and represented
 - Rich in culture and diversity
 - Indigenous history
 - Interesting people with interesting stories
- Place for people to come together and share stories
- Resilient and accessible place
- Airdrie is not a part of Calgary
 - Not a bedroom community; a thriving city with its own identity
- Second friendliest community in Canada

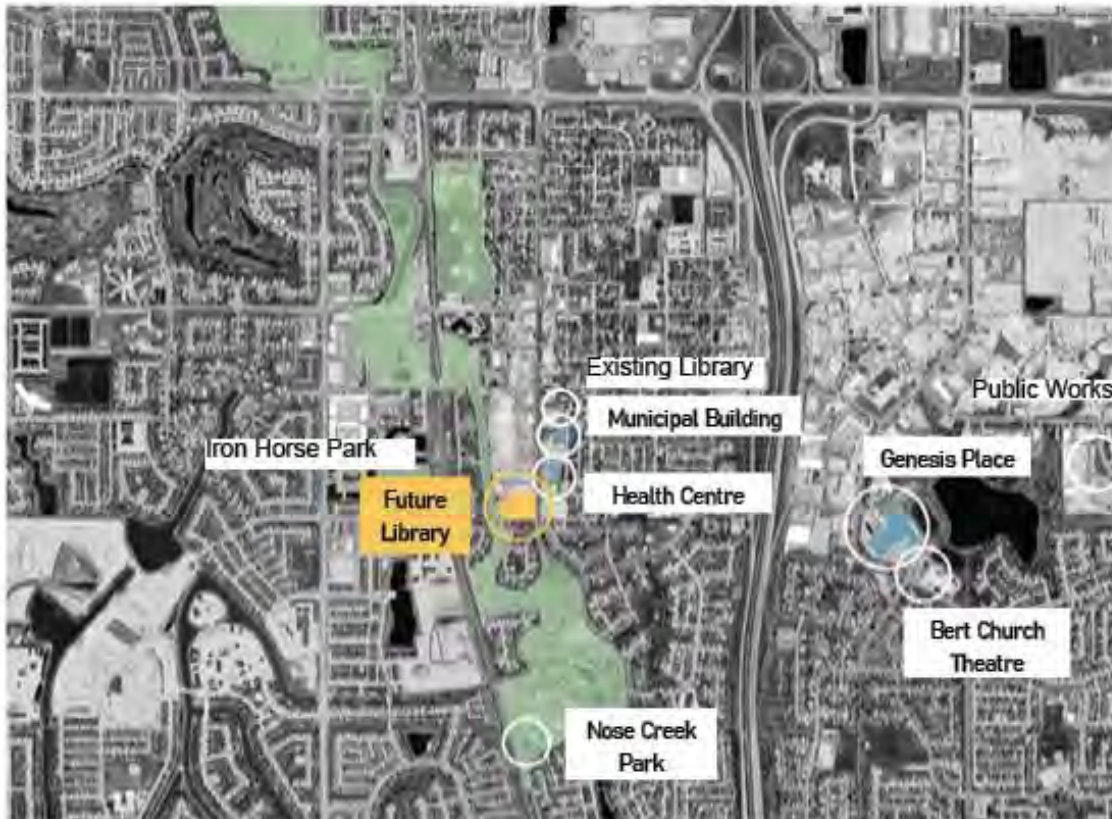
A wordcloud has been generated from the key words above.



Connectivity and Role of the Community Hub

We are trying to understand how this facility knits both into the overall fabric of the Airdrie core but also the services within the municipality and within the region/county.

- *How can this site drive connections to other civic nodes? Cultural institutions?*
- *What's missing in Airdrie and what do you want Airdrie to be known for?*



Summary

The following is a summary of key ideas and statements that we heard from council for this theme. Similar statements have been grouped together.

- One building within a network of facilities
- Passive recreation opportunities
 - Connection to pathway system
 - Integrate different community facilities
- Create cultural linkages
 - Hosting traveling museum exhibits
 - Live entertainment
- Create a network
- Tie into City Hall
 - Civic pride
 - Commercial branch of city hall - place to buy an Airdrie hat or shirt
- Create a platform for people to use

- Provide activities for people at no cost
- Different scales of space for people to clear their minds
- Physically accessible place
 - Neurodivergent, accessible space
- Do more than just a library

A wordcloud has been generated from the key words above.



Section 2. Council Interviews

2.1 Key Objectives

Understand Council's Vision around Multi-Use Facility

Understanding all viewpoints around Multi-Use Facility vision.

Develop Options for Multi-Use Partners

Understanding specific needs and requirements help develop a use-case for different Multi-Use Partners.

2.2 Interview Summary

Individual responses have been compiled and summarized; consistent themes and categories became evident through discussion, and responses have been grouped together.

Goals and Aspirations

- Imperative that the space is utilized. Residents must feel they are getting value for their tax dollars.
- Important that there is a return on investment.
- Need to drive people to the downtown – catalyst for revitalization
- The library will be the destination for residents – the community space should also be a driver. There needs to be synergy between the library and the programs and activities at the community space.
- Overall building is important – people should want to visit the building. It has to be amazing.
- The cost of the building (library in particular) has been a source of contention. It is important that the city highlights the building as a “complex” with multiple uses including the library. It needs to be something people want to see.
- Must be an active, accessible and inclusive community space that is open to all. Residents of all ages and demographics (LGBTQ, differently-abled people) should be able to participate in programs, activities and events. Accessibility refers to physical, social and economic.
- Must be a public space for residents to gather, congregate and feel welcome in a safe environment.
- Needs to be a unique shared opportunity for the City and the Library.
- Large contingent of families in Airdrie (66% families). Spaces need to address family needs.
- The various user groups do not necessarily have to do things together at the same time. For example, teens could have their space, older adults for their space but could meet in a central space/piazza. Although some councilors have suggested that there needs to be space for “sharing” of experiences – where pre-schoolers could engage with seniors for example – multi-generational.
- The building (including the library) must have a sense of identity – the focus should be on the present and future but a nod to the city’s history.
- Hours of operation do not have to be the same as the library. It is important that the spaces are active and open even when the library is closed.
- Everyone in Airdrie has something to do in this building.

- Need spaces for teenagers.
- This should not be a space for library patrons to do more things – it's a space for non-library patrons.

Features and Potential Uses

- Should have a multitude of uses and users although there is no consensus on specific uses.
- Consistent view that the overall space should be multi-tenanted. A few existing community activities were identified as potential tenants
- Could have both indoor/outdoor spaces – should have activity spaces for kids
- Could feature indoor, community gardens and water features – bring the outside world in. Could be a program/learning experience
- Needs lots of natural light
- Some of the space could be used for performing arts – flex/black box theatre. Could be used for events and also for productions – reference to the Halifax Public Library and the multi-purpose space used for a variety program types – retractable seating, portable stage.
- Is there a need and can the space accommodate for more performing arts spaces like the Rosebud Theatre. Perhaps a space that accommodate 75-100 seats (fixed seating).
- Some of the space could be dedicated for multi-media artists.
- Small incubator/start up spaces – could have a relationship to the makerspaces of the library. City wants to be part of the tech movement – be seen as a tech city.
- Possibility of Bow Valley College taking some space for continuing education
- There is a need for better events space for private and corporate function. There is only the Town and Country Centre. Possibility of Town and Country uses new space and find new use for the current location.
- Need spaces for non- profits in the community
- Can potential tenants outside Airdrie be investigated?
- Chamber of Commerce could be a potential partner/tenant within a larger entrepreneurial space ie incubator space
- Could be social service organizations that may be looking for space
- Art/pottery studio spaces
- Could present traveling exhibitions from museums from the province and beyond

- Could be more market/mall like with vendor kiosks selling wares. The perimeter of the space would be for retailers, coffee shops, restaurants who would pay full market value. Could be some concessions for not for profits. Area in the centre for random seating, portable stage for Christmas concerts and other similar community events.

Relationship to the Library

- Alignment between Council and APL on the overall project vision and design is the goal. A joint session between Council and the APL Board to review respective inputs and create understanding on the governance, operations and maintenance for the facility and site is recommended.
- Public is concerned with the budget for the library and complex.
- The City or Library needs to communicate to the public all the services the Library currently provides and is planning to provide.
- There is alignment required for the programs that will be offered by the Library and what is going to be offered in the multi-use space that is managed by the City. A joint meeting between the Library and Council is recommended.
- The Library does not appear to be willing to manage or operate community space that goes beyond specific library services. The Library does not want to take on any additional responsibility without additional resources.

Governance, Operations and Management

- The City of Airdrie provides some community-run programs, but have not been that successful. Budgets for arts and culture have been reduced.
- Some councilors have suggested the city could host a few programs throughout the year in a common space ie Christmas concert.
- The City's role for the space will be one of owner/operator and manager.
- There is the opportunity for the city to book and manage outside events that would take place at the space, similar to what currently happens at the Town and Country Centre.
- The City's desire is to have outside organizations, groups and institutions occupy spaces and pay rent in the new community space. The City would make some allowances for not-for-profit groups in the form of reduced rent or waiving of fees.
- Direction is needed from Council on the extent to which the Municipality is able to champion and drive programs requires further clarification.
- The city has some great organizations, however, they work in silos – hard to get everyone on the same page.

Key Conclusions

1. The expressed visions are broad and divergent. Collective direction is needed to ensure the success of the project through design and operation; is this a civic centre with a library, or is it a library with supporting amenities?
2. The centre/complex needs to drive people to the downtown. It is a catalyst for revitalization. Careful consideration for the multi-use space programs, services and outdoor amenities to complement the library offerings is required to drive people to the facility.
3. The centre/complex must be active and must be used. It must demonstrate value for tax payer dollars.
4. The City envisions the non-Library spaces to be occupied by multiple tenants which could include a mix of local community and social service groups, private sector organizations and educational institutions who would pay market rent. Some concessions would be granted for not-for-profit organizations.
5. Some space could be used for events (as an alternative to the Town and Country Centre for example), for exhibitions or for live performances. Direction from Council on governance and management of the multi-use space is required.
6. The City would own and manage the non-Library space – serving primarily as a landlord. It would from time to time present programs in some of the spaces.

Airdrie Multi-Use Facility & Library

Multi-Use Facility Concept Scenarios

February 22, 2022 #21079



OBJECTIVES

The purpose of this presentation is to provide information to council that will help them decide the general direction and intent of the community space of this facility. The aim is to provide different scenarios that illustrate the possible emphasis of community space that will complement the library spaces and functions. Based on Council’s approved direction 60,000 sf of space has been allocated to various uses within the library. Up to 25,000 gross sf of space has been allocated to make the facility a community use facility. Council has approved the following objectives of the project:

- 1. **A facility that has Multiple Use and Activities**
- 2. **A facility that is a Hub for Community Development**
- 3. **A facility that is a Catalyst for the Downtown**

The consultant team will provide further qualitative assessment of the provided scenarios as to how well they achieve each of the project directives. Additionally, the consultant team will provide further assessment at a high level with respect to the degree of cost associated with each scenario compared to their ability to generate revenue to offset some of the operational costs.

At the same time, the consultant team will refine the spaces and users to reflect all potential synergies and alignment with the library’s functional program to avoid or minimize the duplication of spaces and services. The information contained in this report has been informed by the following documents and processes:

- Review of the Functional Program
- Individual and group interviews with mayor and council, the library board and other key stakeholders
- Results from the City led engagement with potential interested user groups, tenants and organizations

At this point in the project, the request is for **clear direction on the thematic emphasis of the community space**. Until this decision and direction is made the project will remain in the pre-design phase. To assist council in understanding the steps in the process, we have provided the following summary of steps at which council will be able to review the design and provide more specific input. The intent of the project team is to engage council at key stage gates for review and approval and to provide interim updates on the project in between these key milestones.

PROCESS

1. Concept Design Phase

In this phase, the Architect and the Client work closely, to make sure all the necessary building program needs are covered in the project design. general approach to the site, major access points, circulation networks, location of parking as well as relationship diagrams that indicate how spaces will be laid out in plan are developed. The Multi-use program will be identified in a space list and how this space interacts with the library component is illustrated. Site analysis and urban contextual analysis as well as potential shadow development plan is considered. Conceptual approach to how the project will be formed to reflect the values of Airdrie will be presented

Council will be reviewing at the 30,000 foot level as the project relates to the context. Direction on the program, major architectural themes and organization of the building on site related to above grade parking and below grade parking



Concept Program Analysis

2. Schematic Design Phase

The schematic design begins to articulate spatial and architectural elements, initial plans, sections and elevations will be produced. Floor plans relate to massing, elevations and materials on the exterior. Preliminary understanding of systems and other engineering elements such as acoustics, signage&wayfinding and others are developed and coordinated with the architectural plan.

Council will be reviewing the plan and site plan to understand how the rooms and spaces layout in relation to the site and context. This will be an important review of council to approve the direction of the project from which subsequent reviews will be measured against. Level of detail will be at the room level and reflect massing configuration at the door and window level of detail. The design is not complete or resolved in full detail as this is a snapshot in the design process. The form of the building will be set and support of that in principle is being sought. The cost of the building is estimated at this point with the ability for council to provide direction as a result to discrepancies.



Schematic Massing and Building Orientation

PROCESS

3. Design Development Phase

This phase develops the design from schematic concept into a more refined architectural idea. This is where the Architect will deep into finishes, materials, and systems integration. Documents typically includes a standard architectural drawing set: site plan, floor plans, sections, elevations, and details. This also includes structural drawings, MEP (mechanical, electrical, and plumbing) drawings, civil engineering drawings, and landscape architecture drawings. Other consultants such as acoustics, fire protection, and envelope may provide drawings and documents as well. A draft project outlining the specifications for the project is also included. Details relating to interior finishes and millwork requirements as well as furniture and equipment layouts are initiated

In this phase council has the ability to understand the form and finish of all major spaces and systems to decide if the development of the design is proceeding in the direction consistent with the feedback provided in the Schematic Design.

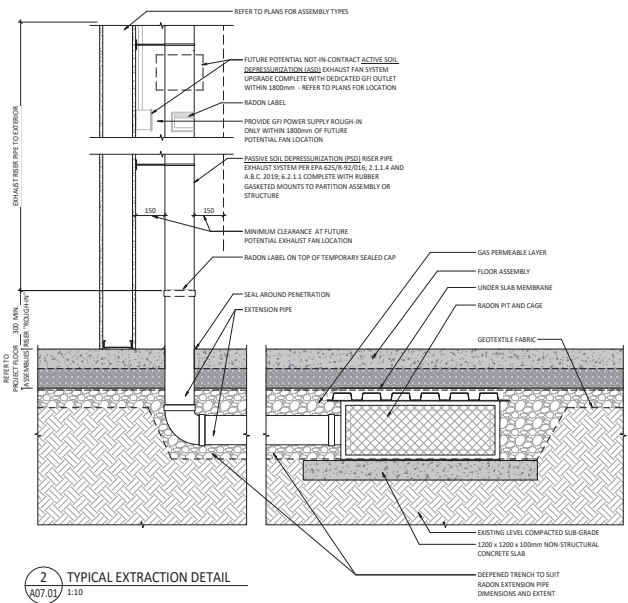


Detailed Rendering

4. Construction Documents Phase

Construction documents are directions from the Architect to the Contractor. These documents describe precisely how the Contractor will make the Architect’s design become a built object - through drawings and specifications. Construction documents serve two basic purposes: to obtain a building permit, and to get the design built.

With several milestones in the progress, the level of detail may be too complex and time consuming for council to evaluate . Council’s focus will be on the progress level of information, consistency with their approved direction from the previous stage and the relationship of the design to the approved budget through milestone estimates.



Construction Detail

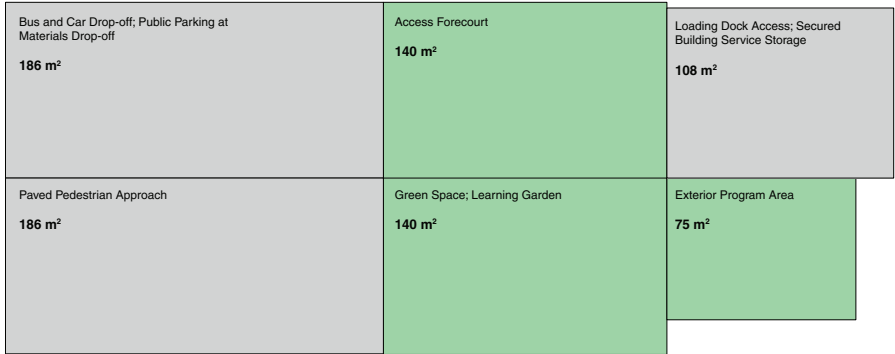
LIBRARY

The proposed Airdrie Public Library component consists of 60,000 gross square feet of which the atrium makes up 3,000 gross square feet.

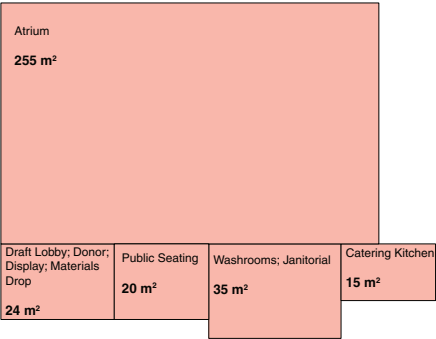
The library will actively program the following functional components for use by the community; Library Entrance and Large Program Room, Community Living Room, Pre-School Children’s Area, School Age Children’s Area, Young Adults’ Area, Adults’ Area, Makerspace and Quiet Study Room. The Exterior Spaces and the Atrium will support the activities of the entire facility and they will be overseen and managed by the City of Airdrie.

The spaces requested in the functional program have been visualized for scale.

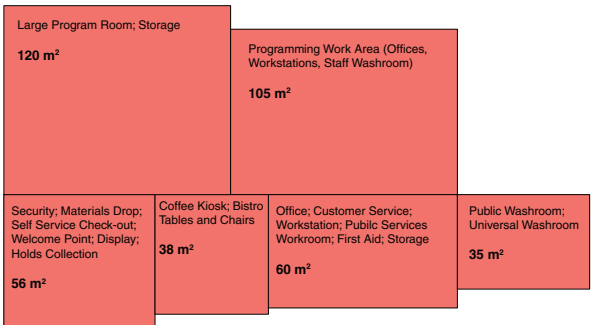
1. Exterior Space



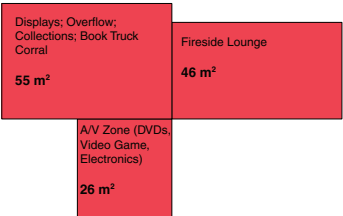
2. Atrium



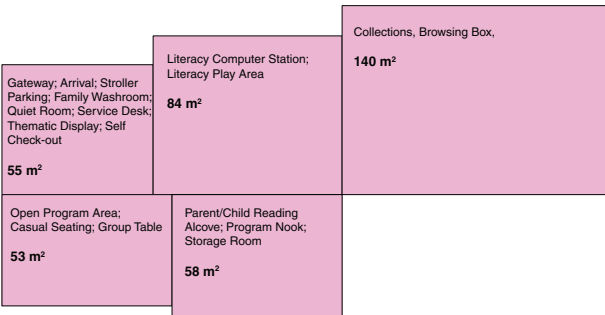
3. Entrance/Large Program Room



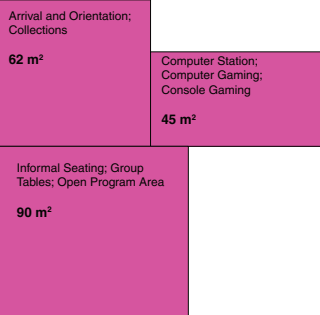
4. Community Living Room



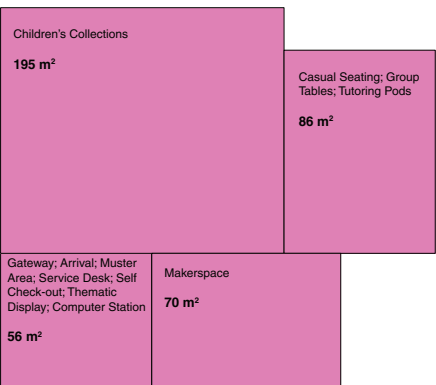
5. Pre-School Children’s Area



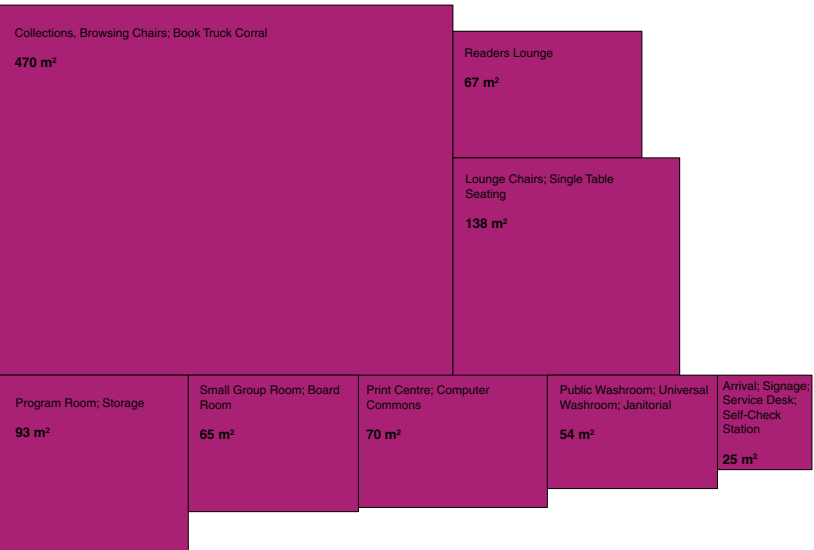
7. Young Adult’s Area



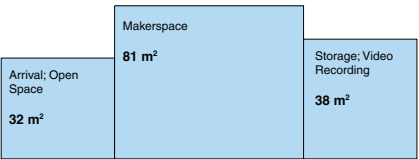
6. School Age Children’s Area



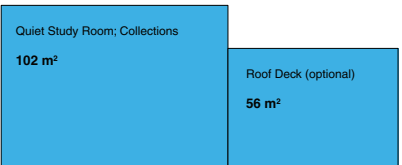
8. Adult’s Area



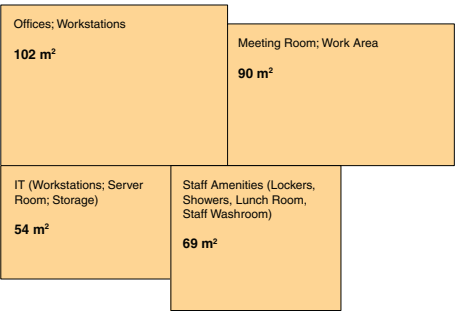
9. Makerspace



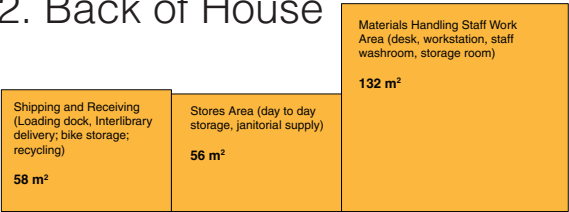
10. Quiet Study Room



11. Staff Workspace



12. Back of House



WHAT HAS BEEN DONE TO DATE

The following information summarizes the engagement and vision council presented both collectively and individually. The consultant team summarized the information in a what we heard report. This led to the identification of spaces and activities that council desired to see in the community space. At the same time, City administration followed up on engagement with key stakeholders who expressed an interest in space in the community component. By and large the findings of administration aligned with the objectives of council. We identified some key spaces that did not align and have listed them under the “What Remains” category on the diagram on the following page.

It should be noted that the wish list from stakeholders interested in space in the multi-use facility were likely net allocations of area. A “gross-up factor” of 25% needs to be applied in order to accomodate the electrical, structural, mechanical, servicing, wall thickness and circuation requirements. The wishlist of those groups and organizations that expressed interest approached 35,000 net sf on the high end of their requests, which is equivalent to a nearly 50,000 sf facility. Part of the exercise of proposing these scenarios is to find overlap and synergies amongst the community uses and with the library to reasonably avoid duplication of space. As a result, in every scenario there is a “right sizing” of the space allocation based on the consultant team’s understanding of the organization and their activity.

The research undertaken by City Administration groups all tenants and uses into 4 main categroies:

- **Lifelong Learning**
- **Arts Development**
- **Small Business Development**
- **Community Organization Use**

In each scenario prepared by the consultant team, we attempted to visualize the types of spaces that would be required and how the overall allocation relates to their original request. We also indicated how the additional desires of council could either be accommodated within the Atrium space of the library or by slightly enhancing elements of the 4 categories. We have not yet completed a detailed analysis into the space allocation for each entity, rather we have provided an allocation of overall space to the categories listed above.

REQUESTED PROGRAM SPACE VISUAL SUMMARY

The consultant team’s engagement and research to date has consisted of:

- Visioning Session with the Library Project Team
- Visioning Session with Airdrie Council
- Visioning Session with Airdrie Public Library Board
- Individual Interviews with Airdrie Council members
- Interrogation of the City of Airdrie’s Multi-Use Facility Analysis

Through an understanding of the information provided from all parties, a summary of what was heard from council has been cross-referenced with potential community partners and divided into four categories as outlined by the City of Airdrie.

What We Heard From Council

Multitude of Uses
Airdrie Over 50 Club
Girls and Boys Clubs
Airdrie Board of Youth Affairs
Board game club
Indoor/outdoor activity spaces
Climbing wall
Indoor, community gardens and water features
performing arts – flex/black box theatre.
Community Concerts
75-100 seats – fixed seating.
Travelling Exhibits
Space for multi-media artists.
Small incubator/start up spaces
Bow Valley College
Space for private and corporate function and events
Spaces for non- profits in the community
Tenants outside Airdrie
Chamber of Commerce
Art/pottery studio spaces
Retail kiosks

What City Research Revealed

LIFELONG LEARNING USES

Calgary Catholic Immigration Society
Rocky View Schools Adult Learning
Bow Valley College

ARTS DEVELOPMENT USES

Art Centre
Art Exhibit Space
Performing Arts/Lecture/Pres Hall
Video Production

SMALL BUSINESS DEVELOPMENT

Entrepreneur Common
Airdrie Chamber of Commerce

COMMUNITY ORGANIZATION USE

Over 50 Club
Volunteer Airdrie

What Remains
(These Items are Addressed in the Scenarios)

LIFELONG LEARNING USES

ARTS DEVELOPMENT USES

SMALL BUSINESS DEVELOPMENT

Maker Space
Retail Kiosks

COMMUNITY ORGANIZATION USE

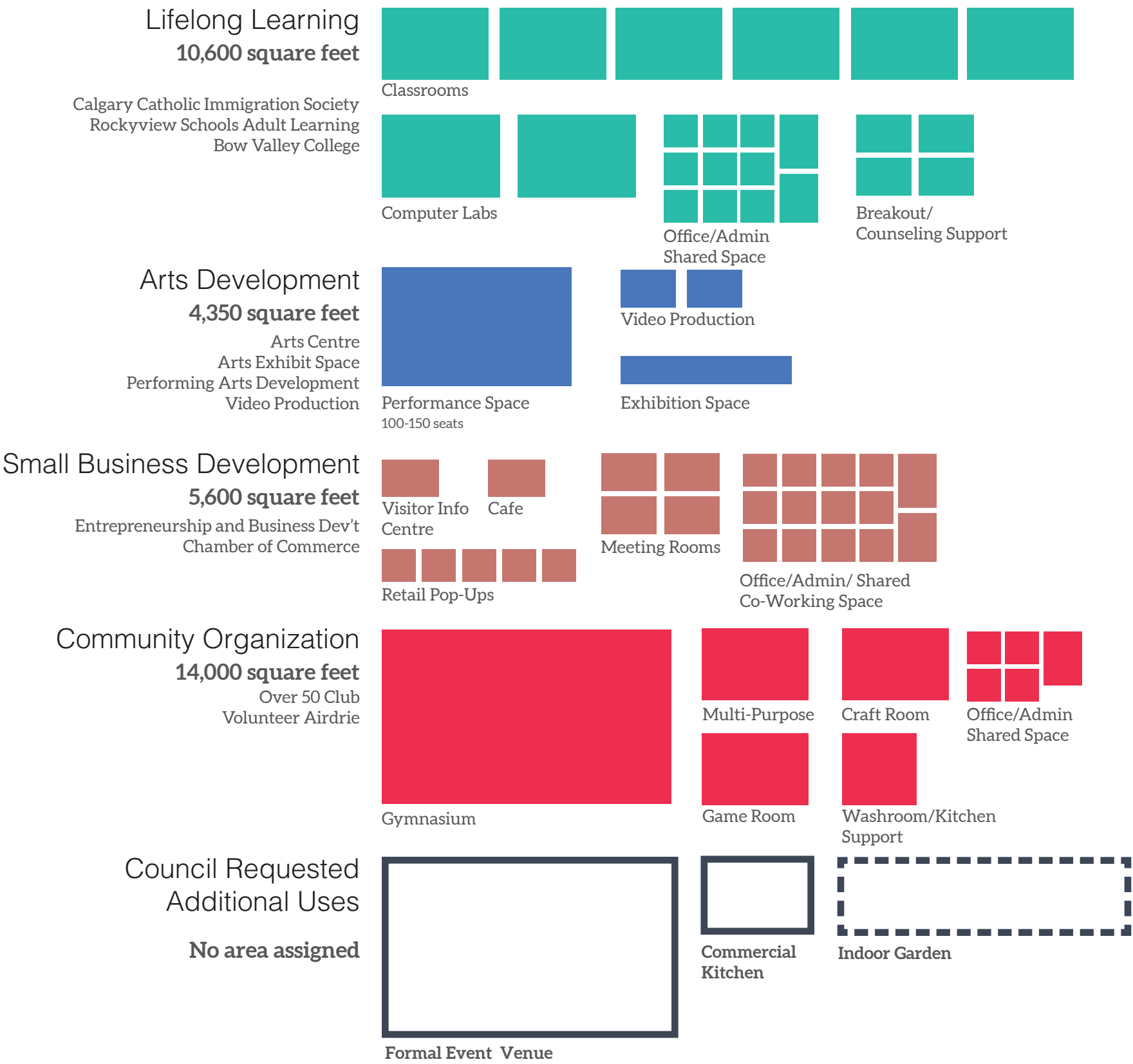
Airdrie Board of Youth Affairs
Board Game Club
Boys and Girls Club

ADDITIONAL USES

Event Venue
Indoor Gardens
Commercial Kitchen

REQUESTED SPACE ALLOCATIONS & POTENTIAL ROOM TYPES

Based on the requested spaces from potential community partners, the below visualization translates these areas into potential space allocations.



Total Area
35,550 square feet

COMPILATION

Based on the previous information, the Design Consultant team has compiled:

- What we heard from Council
- What we heard from the Project Team and Airdrie Library Board
- What is available as a potential community partner
- Which programs have the best synergies in order to fit within a 25,000 gross square footage envelope
- Potential synergies with the Library Functional Program

From this information, 3 Multi-Use Facility Scenarios that emphasize different focuses have been developed.

- 1 ARTS & SOCIAL AGENCY FOCUS
- 2 ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS
- 3 LEARNING CONTINUUM FOCUS

- Each scenario adjusts the requested space allocations to fit a 25,000 gross square footage envelope
- Each scenario has representation from all four categories (Lifelong Learning, Arts Development, Small Business Development, Community Organization)
- Each scenario fulfils the 3 project objectives (Multi-Use Facility, Community Hub, Catalyst) to varying degrees and in different ways
- Each scenario has been assessed via associated cost, operation and risk



1

ARTS & SOCIAL AGENCY FOCUS

The design of the spaces will support the creative and performance arts as a primary driver and be largely managed by the City of Airdrie. Facilities will be available in a shared configuration to support social agencies. Some dedicated space to support clubs will also be available at below market rates. Emphasis will be placed on creating flexible teaching spaces that support creative cultural pursuits.

1

ARTS & SOCIAL AGENCY FOCUS

The requested spatial requirements have been adjusted to better suit a facility vision that supports the Arts and Social Agency.

X

Removed Space from this Option

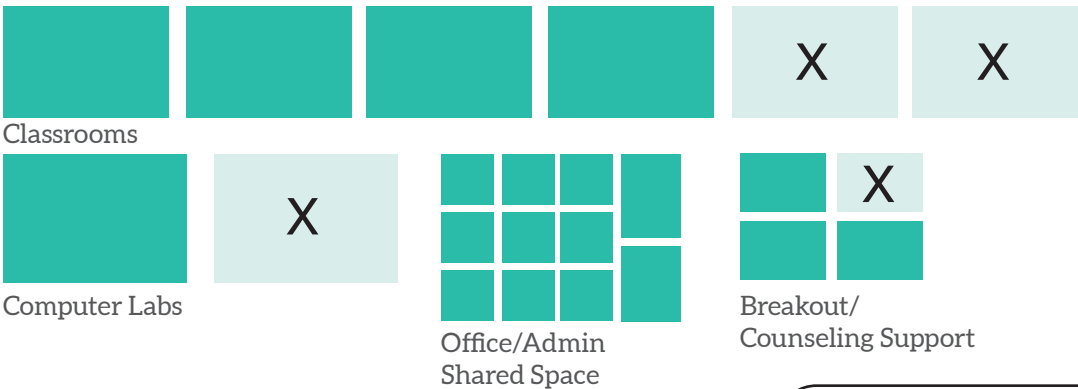
+

Added Space to this Option

Lifelong Learning

+/-7,500 square feet

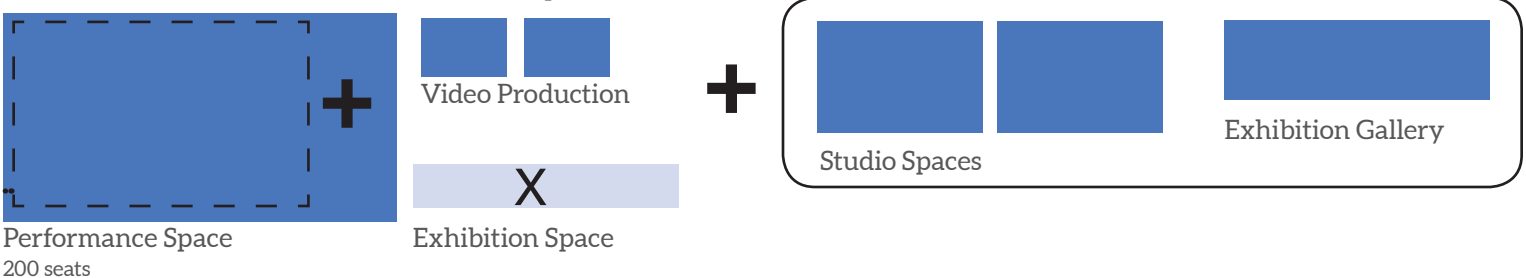
Requested: 10,600 square feet



Arts Development

+/-7,500 square feet

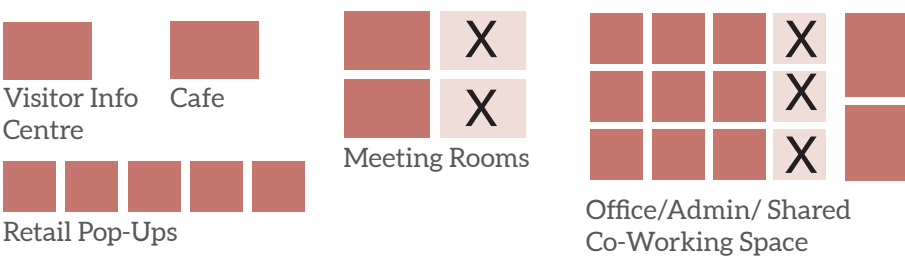
Requested: 4,350 net square feet



Small Business Development

+/-4,000 square feet

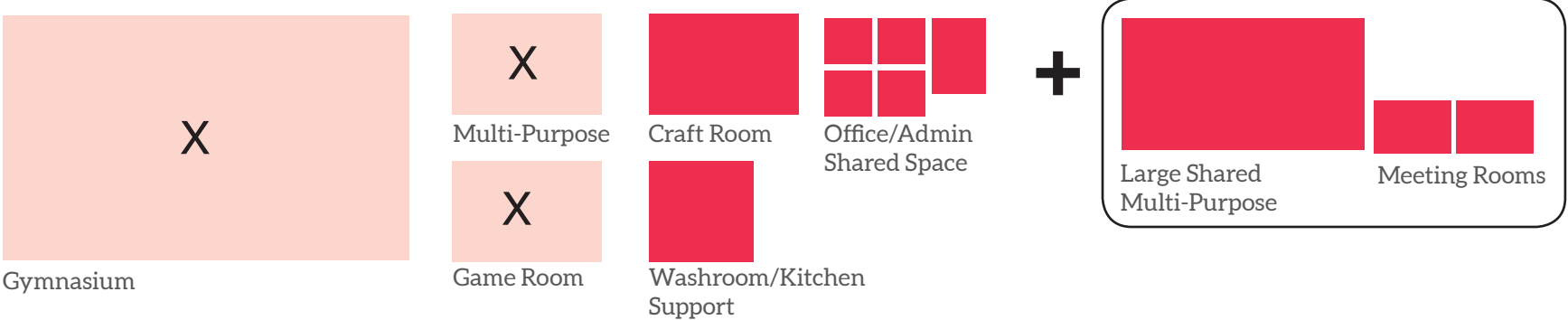
Requested: 5,600 net square feet



Community Organization

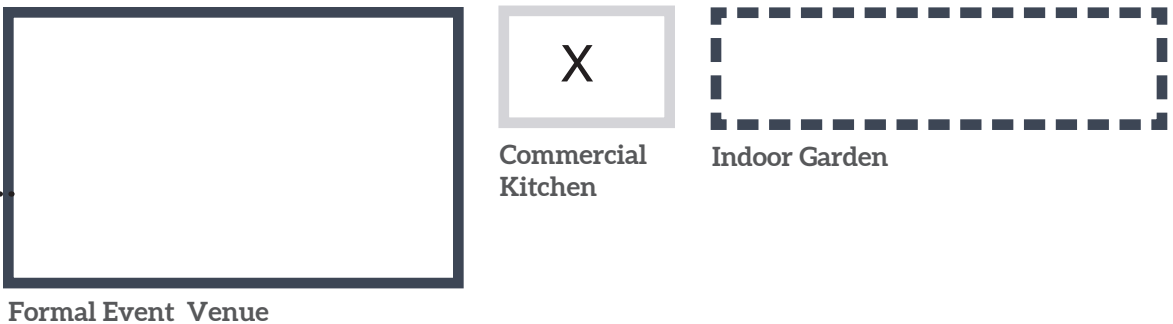
+/-6,000 square feet

Requested: 14,000 net square feet



Council Requested
Additional Uses

Combined with other uses



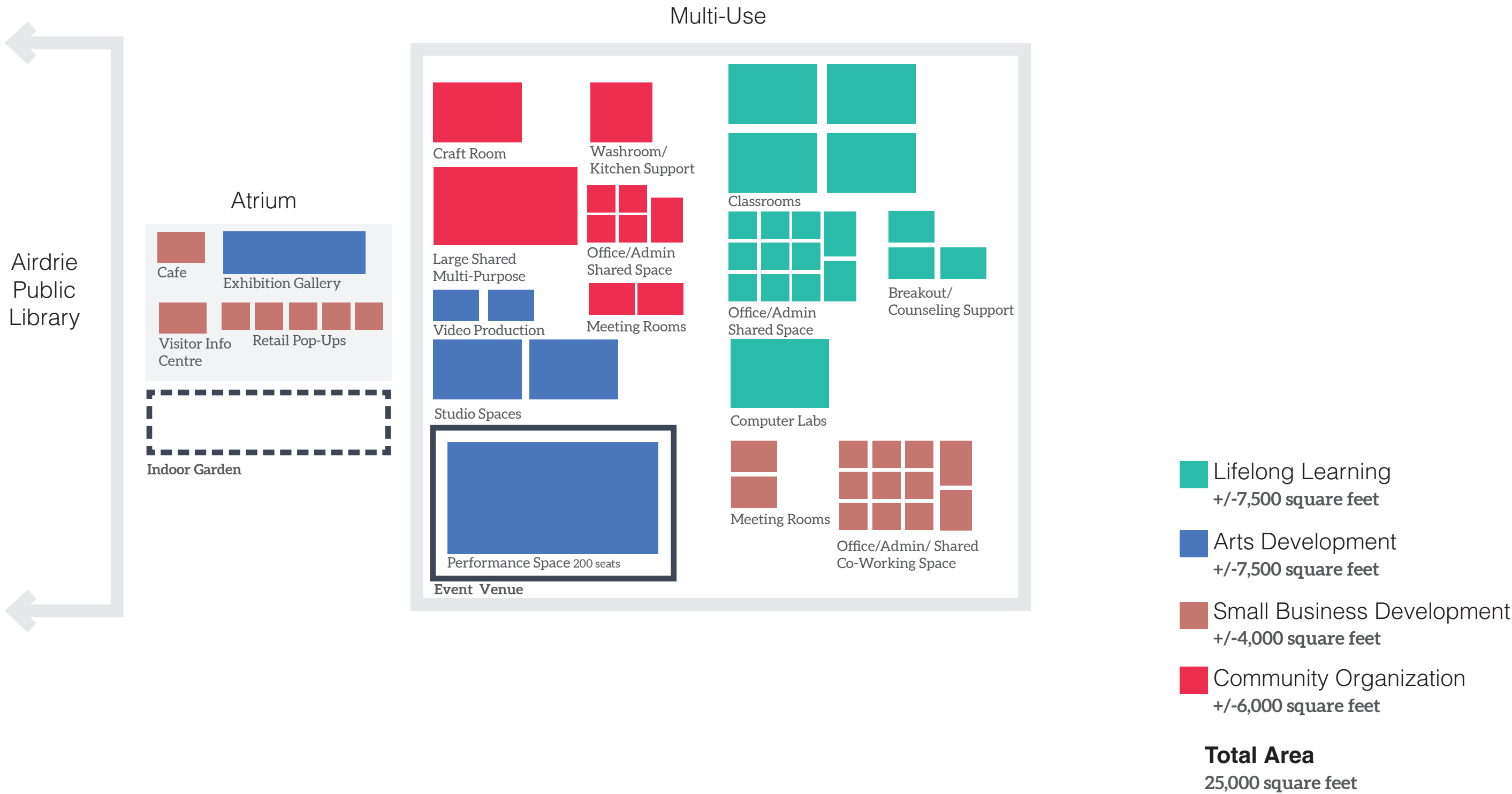
Total Area

25,000 square feet

1

ARTS & SOCIAL AGENCY FOCUS

Potential programmatic relationships outlined within 25,000 gross square feet envelope.



1

ARTS & SOCIAL AGENCY FOCUS

Proposed governance and management of overall facility

City as Landlord

Tenant pays below market rent and is responsible for their own programming

- Lifelong Learning

Classrooms

Office/Admin Shared Space

Breakout/ Counseling Support

Computer Labs
- Community Organization

Craft Room

Washroom/Kitchen Support

Office/Admin Shared Space

Meeting Rooms
- Small Business Development

Cafe

City as Landlord / Program Manager

City Department responsible for management and/or programming at arm’s length

- Small Business Development

Meeting Rooms

Office/Admin/Shared Co-Working Space

Visitor Info Centre

Retail Pop-Ups

City as Program Manager

City is heavily involved to operate, manage and program

- Arts Development

Exhibition Gallery

Video Production

Studio Spaces

Performance Space
- Council Requested Additional Uses

Performance Space

Potential Indoor Garden

1

ARTS & SOCIAL AGENCY FOCUS

Spaces that allow for flexible teaching and performance space can include:

- Art Studios
- Video production suites
- Recording studio
- Club space like Craft oriented classrooms
- Retail kiosks for retailing products
- Shared multi-purpose rooms for social agency and volunteer group gatherings
- Co-work and shared office space
- Computer Labs for Vis/com teaching and support for film, video and music pursuits

Potential Synergies with the Library

- Arts Development: the library can offer additional exhibition space on library walls, collections to support arts and crafts, small group rooms that can be booked by individuals and non-profit groups, and beginner level arts and craft programming. The library can partner with artists and arts organizations leasing space in the multi-use portion of the building, or contract with them to offer joint or facilitated programs. Note: APL already heavily supports the literary arts.
- Video Production: APL offers a free entry-level, non-exclusive experience. This space is required by APL for videotaping their own programming but it will also be made available for public use. Those wanting more could book the professional studio in the multi-use space for a fee.



Video production space



Co-Working Space



Art Studio

1

ARTS & SOCIAL AGENCY FOCUS

Performance and Event Venue

A flat floor blackbox Performance and rehearsal venue with green rooms and storage that can accommodate flexible configurations up to 200 like:

- Dance recital
- Smaller Music performance
- Dedicated exhibit space/gallery
- A/V presentations
- Talks and Speaker series
- Theatrical performances in flexible configurations (traditional end ,stadium, Thrust, gallery, arena, cabaret)



Performance Space as Black Box Theatre



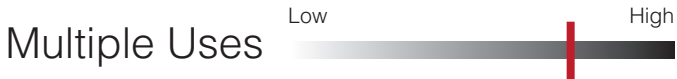
Performance Space as Event Venue

1 ARTS & SOCIAL AGENCY FOCUS

We've broken out this option's alignment with the three key project objectives.

1. A facility that has **Multiple Use and Activities**

- Diverse interests will bring different clubs, groups and organizations together
- The uses complement the activity of the library spaces, providing for a greater variety of activity with accommodating arts and social organizations



2. A facility that is a **Hub for Community Development**

- This option provides access to a greater and more vulnerable sector of the population
- Performance venue will provide longer-hour usage
- Organizations draw from a more diverse demographic and participation is not restricted to enrollment or members
- Ability to build and attract an arts community



3. A facility that is a **Catalyst in the Downtown**

- This option places less emphasis on spurring growth to adjacent properties
- Uses could support after hour use in evenings with an event venue



1

ARTS & SOCIAL AGENCY FOCUS

Operational Cost and Associated Risk

Operation

- Will rely heavily on City operation/programming

Initial Cost - \$\$\$

- Based on the consultant team's experience with similar facilities and building typologies, we expect there to be a higher initial cost due to the specialization of arts spaces and performance requirements

Revenue

- Performing Arts requires active and ongoing programming of users to reduce subsidization of arts spaces.
- Many of these groups are not-for-profit or cannot afford market rates

Risk

- No singular arts group has been identified
- Social agency support can offset social costs to the larger benefit of the City of Airdrie (ie. access to services promotes overall mental & physical well-being)
- Lower risk with alignment and synergies with the Library



2

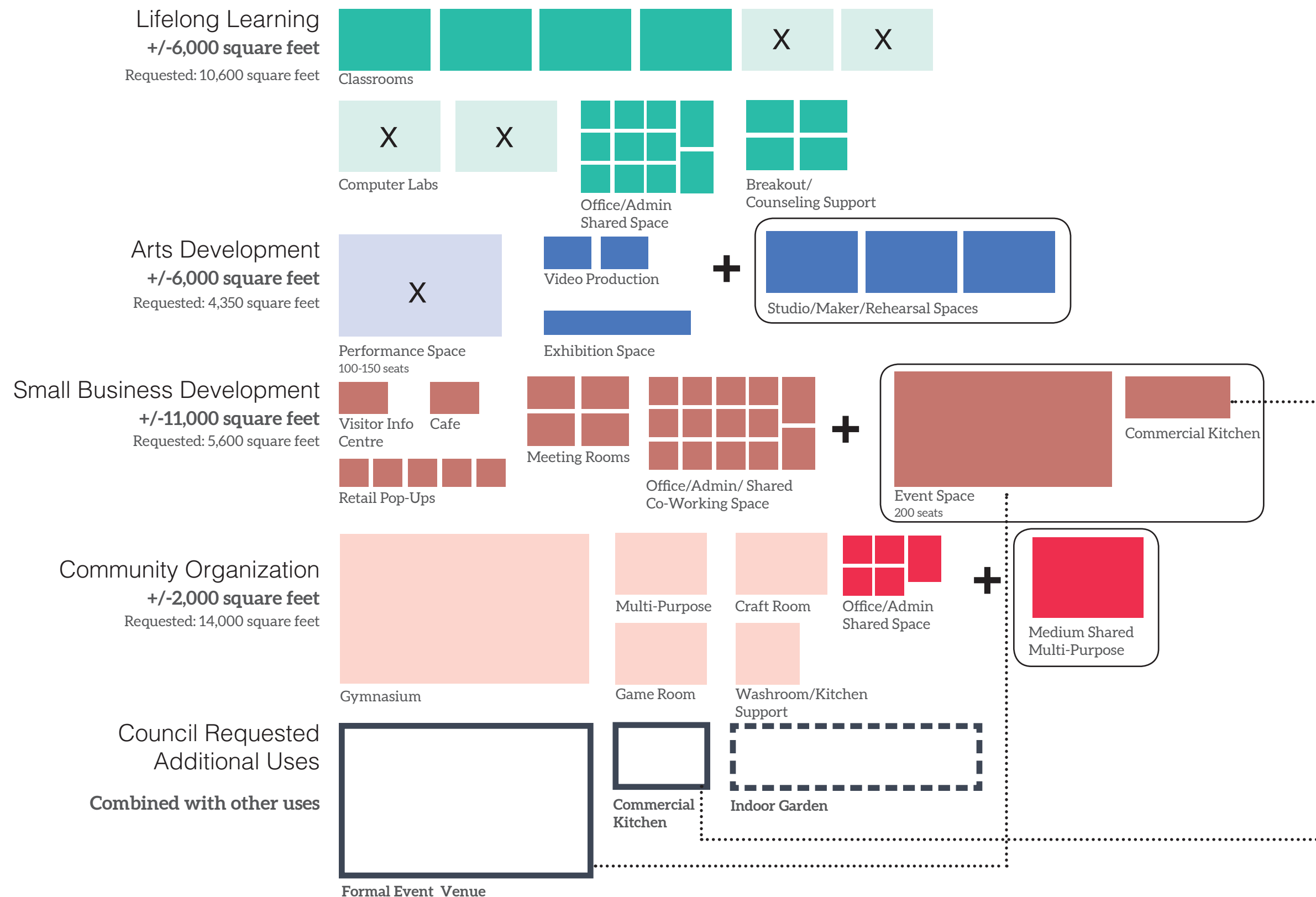
ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

The emphasis on this option is to support business opportunities in the facility through Airdrie Economic Development and spaces that support entrepreneurs to create, showcase and support their business efforts. This may involve support for creative arts instructors, cottage industries and other burgeoning craft and tech industries

ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

Adjustment to the requested spatial requirements to better suit a facility vision that supports the Entrepreneurial and Creative Industries.

+ Added Space to this Option

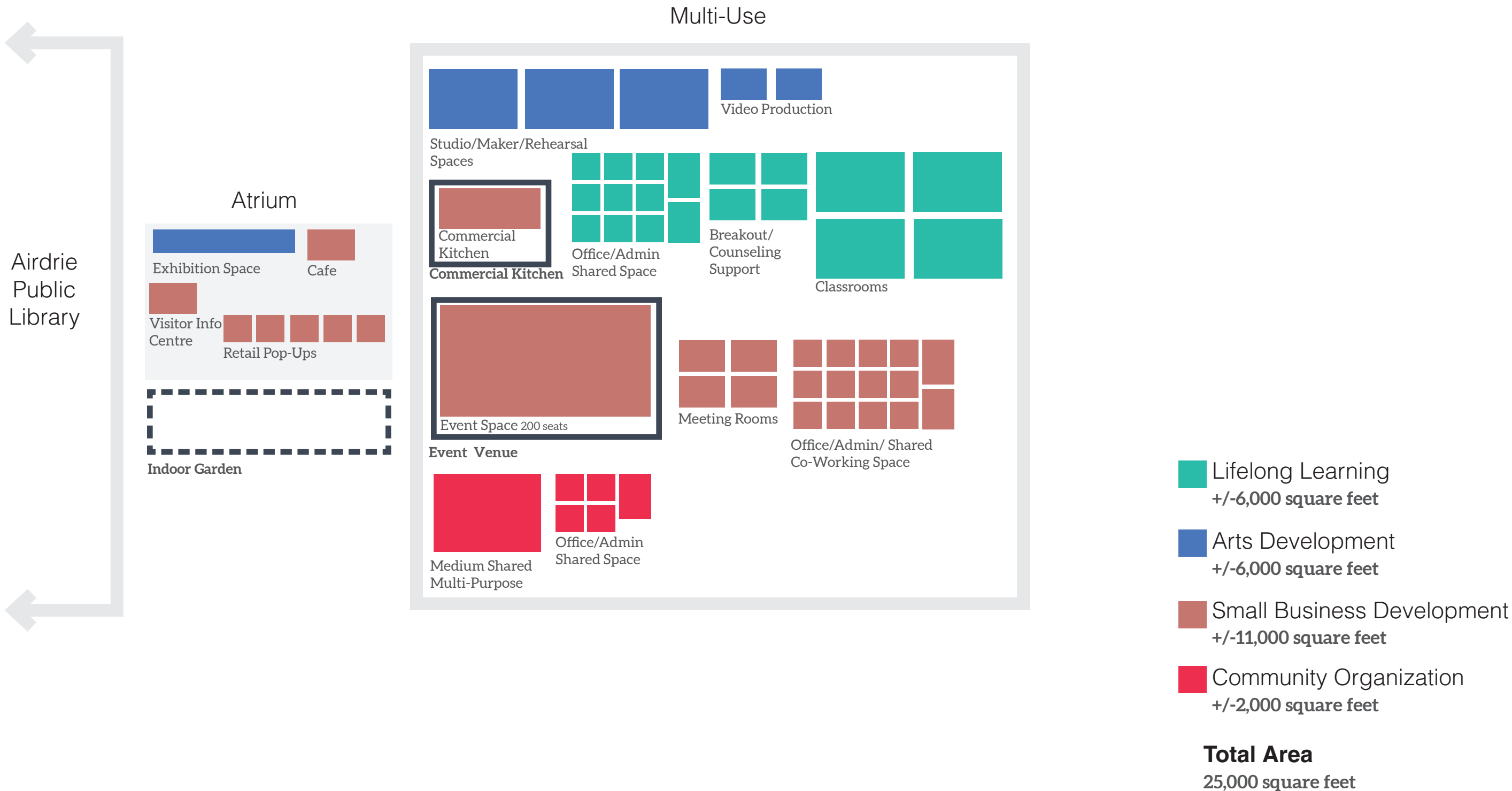


Total Area
25,000 square feet

2

ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

Potential programmatic relationships outlined within 25,000 gross square feet envelope.



2

ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

Proposed governance and management of overall facility

City as Landlord

Tenant pays below market rent and is responsible for their own programming

- Lifelong Learning
 - Office/Admin Shared Space
 - Breakout/ Counseling Support
 - Computer Labs

City as Landlord / Program Manager

City Department responsible for management and/or programming at arm’s length

- Small Business Development
 - Cafe
 - Visitor Info Centre
 - Retail Pop-Ups
 - Meeting Rooms
 - Office/Admin/Shared Co-Working Space
- Community Organization
 - Medium Shared Multi-Purpose Space
 - Office/Admin Shared Space

City as Program Manager

City is heavily involved to operate, manage and program

- Arts Development
 - Exhibition Gallery
 - Studio/Maker/Rehearsal Space
 - Video Production
- Small Business Development
 - Commercial Kitchen
 - Event Space
 - Studio/Maker/Rehearsal Space
- Council Requested Additional Uses
 - Commercial Kitchen
 - Event Space
 - Potential Indoor Garden

2

ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

Spaces that allow for flexible sharing and support of different entrepreneurs could include:

- Small meeting rooms
- Studio spaces with art storage support
- Tool lending
- Retail market kiosks
- Café tenancy
- Commercial Kitchen

Potential Synergies with the Library

- **Small Business Development:** library visitors will patronize businesses located in the facility, such as the café or retail kiosks. The library provides free internet access to non-resident visitors. Shared working space users can utilize the library's collections and eResources (for example, business magazines, LinkedIn Learning, PressReader, and Grant Connect databases) and access the library's information/research help.
- **Makerspace:** APL's maker focus is on digital literacy and consumer technology. The community makerspace could complement the library's offerings by focusing on other hands-on making/equipment such as sewing machines and sergers, die-cutters, light and drafting tables, wood burners, etc.



Studio Space



Maker's Market/Retail Hall



Small Business Office Space

2

ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

Event and Performance Venue

A sub dividable event venue, supported by a commercial kitchen could be provided and host more formal gatherings up to 250 people such as:

- Weddings
- Corporate events
- Anniversaries
- Other social activities for the community
- Leadership retreats
- Conference/Large Seminars



Formal Community Event




Corporate Event

2 ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

Alignment with project objectives.

1. A facility that has **Multiple Use and Activities**

- Support of creative industries will bring those with different interests to the library facility
- The uses moderately complement the activity of the library
- Does not cater to closed member clubs and learning facilities
- Every facility will be a destination in itself

Multiple Uses 

2. A facility that is a **Hub for Community Development**

- Event/Banquet venues cater to closed groups not likely to use other components
- Arts spaces moderately support age diversity
- Focus on revenue generation will provide less support for marginalized communities

Community Hub 

3. A facility that is a **Catalyst in the Downtown**

- Event venue is not likely to produce spin-off catalyst benefit to the downtown
- Entrepreneurial emphasis could provide a strong support and starting point to grow downtown business

Catalyst 

2

ENTREPRENEURIAL & CREATIVE INDUSTRY FOCUS

Operational Cost and Associated Risk

Operation

- Model promotes higher tenant usage, less city-operated management

Initial Cost - \$\$

- Based on the consultant team's experience with similar facilities and building typologies, we expect there to be a mid-range cost on most items, but banquet and commercial kitchen cost could be significant

Revenue

- Banquet facilities are difficult to generate revenue from

Risk

- Takes away from private sector opportunity to provide banquet facility (ie does the City intend to be in the catering and conferencing business?)
- Significant promotion and liasing is required by Airdrie Economic Development to promote work-share opportunities
- Lower compatibility with library uses

The background image shows a bright, modern interior space, likely a library or community center, designed for learning. It features long wooden tables and orange chairs. Several people are seated at the tables, some using laptops. In the background, a woman stands near a large whiteboard, pointing at it. The ceiling is high with exposed ductwork and modern lighting fixtures. Large windows on the right side provide natural light.

3

LEARNING CONTINUUM FOCUS

The types of spaces created would focus on the continuum of learning that begins with the library and early literacy, and supplement the services offered in the library with tenant spaces dedicated to lifelong learning. The tenants would provide spaces that support Airdronians in increasing their employment potential, advancing their personal business opportunities or their overall education. The places will be more multi-purpose learning spaces with supports for small businesses. This scenario would see an increase in the size of the atrium to accommodate community events rather than creating a dedicated event space.

3

LEARNING CONTINUUM FOCUS

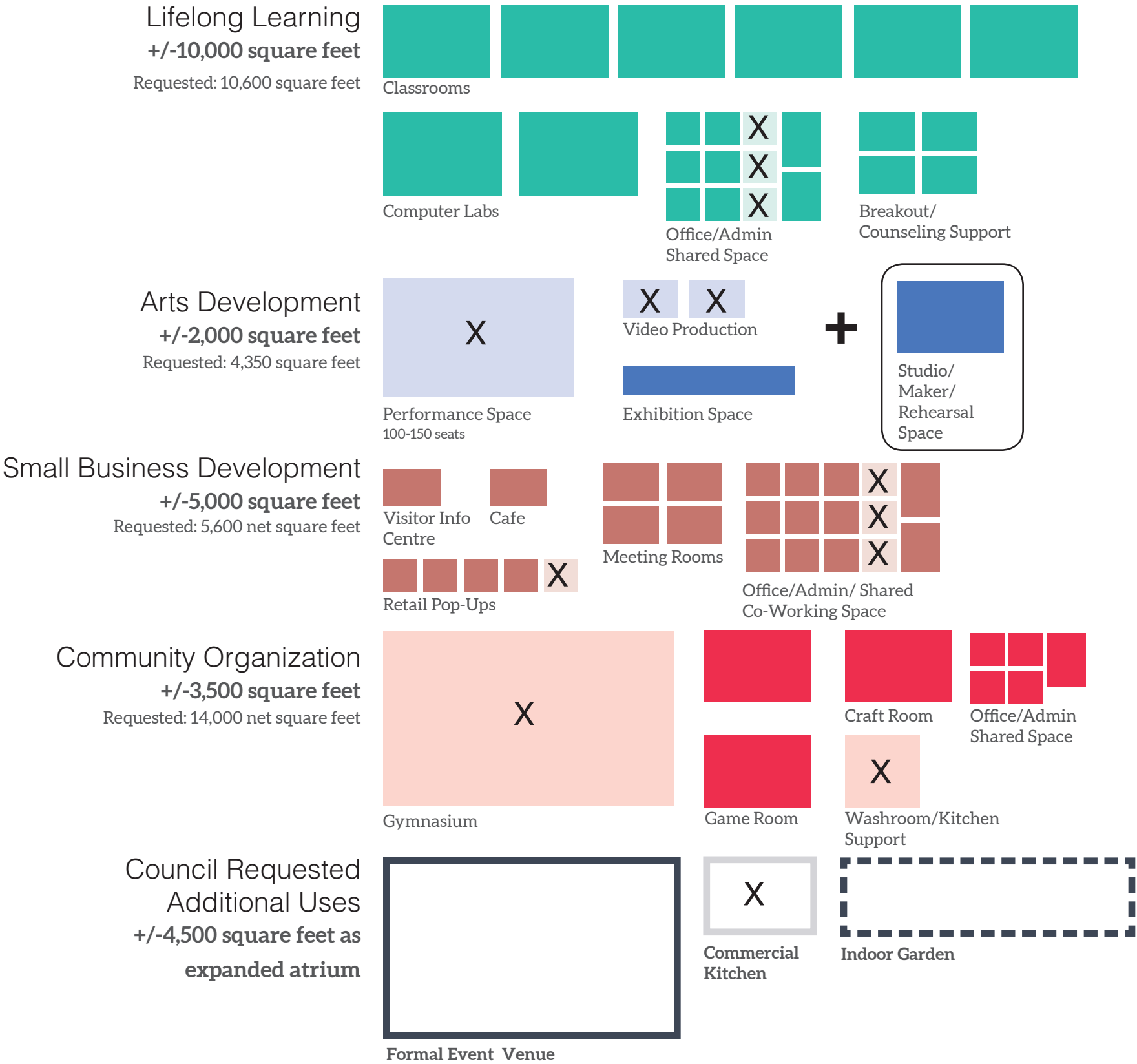
Adjustment to the requested spatial requirements to better suit a facility vision that supports the various types of Learning programs.

X

Removed Space from this Option

+

Added Space to this Option



3

LEARNING CONTINUUM FOCUS

Potential programmatic relationships outlined within 25,000 gross square feet envelope.



3

LEARNING CONTINUUM FOCUS

Proposed governance and management of overall facility

City as Landlord

Tenant pays below market rent and is responsible for their own programming

- Lifelong Learning

Office/Admin Shared Space

Breakout/ Counseling Support

Computer Labs

Classrooms
- Community Organization

Craft Room

Game Room

Office/Admin Shared Space

City as Landlord / Program Manager

City Department responsible for management and/or programming at arm’s length

- Small Business Development

Cafe

Visitor Info Centre

Retail Pop-Ups

Meeting Rooms

Office/Admin/Shared Co-Working Space

City as Program Manager

City is heavily involved to operate, manage and program

- Arts Development

Exhibition Gallery

Studio/Maker/Rehearsal Space
- Small Business Development

Event Space

Studio/Maker/Rehearsal Space
- Council Requested Additional Uses

Event Space

Potential Indoor Garden

3 LEARNING CONTINUUM FOCUS

Spaces that are flexible and multi-purpose learning spaces that can support small business and community events include:

- Small and medium sized meeting rooms
- Community organization multi-purpose rooms
- Small conference and seminar rooms
- Learning spaces for institutions like Bow Valley, RockyView or Calgary Catholic Immigration Society.

Potential Synergies with the Library

- Lifelong Learning: the library can offer individual and group study space with internet access, eResource access to support learning, bookable rooms, photocopy & printing services, interlibrary loan.
- Community Organization: non-profit groups can book library meeting and program rooms. Community organization members can utilize the library's collections (for example, books on board development) and utilize the library's eResources (such as LinkedIn Learning and Grant Connect) and access the library's information/research help. Community organizations can partner with the library to present joint programs or be contracted by the library to facilitate a program or program series (APL offers the space and advertising, they provide the expertise and facilitation)
- Youth Centre: The Youth Centre could provide complementary services not offered by the library such as babysitter referrals, jobs for youth referrals, counselling and social worker support, etc. The library will hold collections for young adults, offer gaming computers, digital maker equipment and space, group meeting/lounge space, and facilitated programming for youth. APL already has a teen advisory group. The APL advisory group could liaise with a community youth advisory group based out of The Youth Centre.



Flexible Classroom



Learning Hub



Small Group Room

3 LEARNING CONTINUUM FOCUS

A larger atrium would host:

- Community concerts
- Touring exhibits that don't require controlled access (ie. free)
- Enhanced Indoor gardens

Potential Synergies with the Library

- Enhanced Atrium: The library can partner with some/all multi-use tenants to coordinate and jointly offer large drop-in events in the atrium or in the building's outside space. Other community organizations based outside the multi-use space can be brought into these partnered events to offer a truly community-wide event.
- Indoor Garden: the library can offer small drop-in programs in the garden, such as Poetry in the Garden or a "Waiting for Spring" storytime. This would be a great space to hold our "Listening Tails" program where hesitant new readers read out loud to guide dogs. Also a great space for a community seed exchange or Meditation Mondays. This could be a teaching garden, e.g, labelled plantings on a theme such as prairie grasses and wildflowers, or local edible/medicinal plants. An example of this type of thing is the Shakespeare Garden at the Botanical Gardens of Silver Springs in northwest Calgary, e.g., plants mentioned in Shakespeare's plays. Library collections can support garden activities such as a gardening speakers series.



Indoor Garden Space



Enhanced Atrium Concert Event

3 LEARNING CONTINUUM FOCUS

Alignment with project objectives.

1. A facility that has **Multiple Use and Activities**

- Activities are highly specific but do interact well with the Library program
- Spaces are very similar in nature and do not provide a great degree of variety of functions

2. A facility that is a **Hub for Community Development**

- Creates a post-secondary campus-like feel that can engage a student community

3. A facility that is a **Catalyst in the Downtown**

- The continuum of learning and link to business opportunities within the downtown can place an active workforce in the downtown, and in turn, create opportunities for further development and densification

Multiple Uses  Low High

Community Hub 

Catalyst 

3 LEARNING CONTINUUM FOCUS

Operational Cost and Associated Risk

Operation

- Low involvement from City of Airdrie for tenant spaces
- Larger atrium would require more City involvement

Initial Cost - \$

- Based on the consultant team's experience with similar facilities and building typologies, we expect the cost to be relatively low in comparison to the other scenarios. Multipurpose and post-secondary spaces are less custom and more flexible
- The indoor garden component would have variable cost depending on the complexity desired.

Revenue

- Limited opportunity for higher revenue event bookings
- Higher rent opportunities but still below market

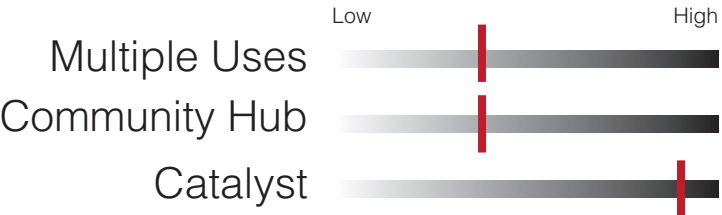
Risk

- Perception of community use may be challenged
- Post-secondary covenant is less risky

1 ARTS & SOCIAL AGENCY



2 ENTREPRENEURIAL & CREATIVE INDUSTRY



3 LEARNING CONTINUUM



Airdrie Multi-Use Facility & Library

Multi-Use Facility Hybrid Concept

March 15, 2022 #21079



WHAT WE HEARD

During the council meeting held on February 22, Council tabled the selection of one of the scenarios presented by the design consultant team. Council provided direction for the design team to develop a hybrid scenario and its financial impacts.

The design consultant team understood the following:

- Council preferred elements of the Arts & Social Agency Focus (Scenario 1) with incorporation of elements from the Learning Continuum Focus (Scenario 3)
- Arts-focused spaces are desired
- Additional multi-use learning spaces should be incorporated
- Reduce size of theatre to 100 seats
- Enhance the atrium size
- Conference Center is not desired
- The Multi-Use Facility is to be a place to go, not a place to work
- Consultant team to provide a better illustration of events and uses for the proposed spaces

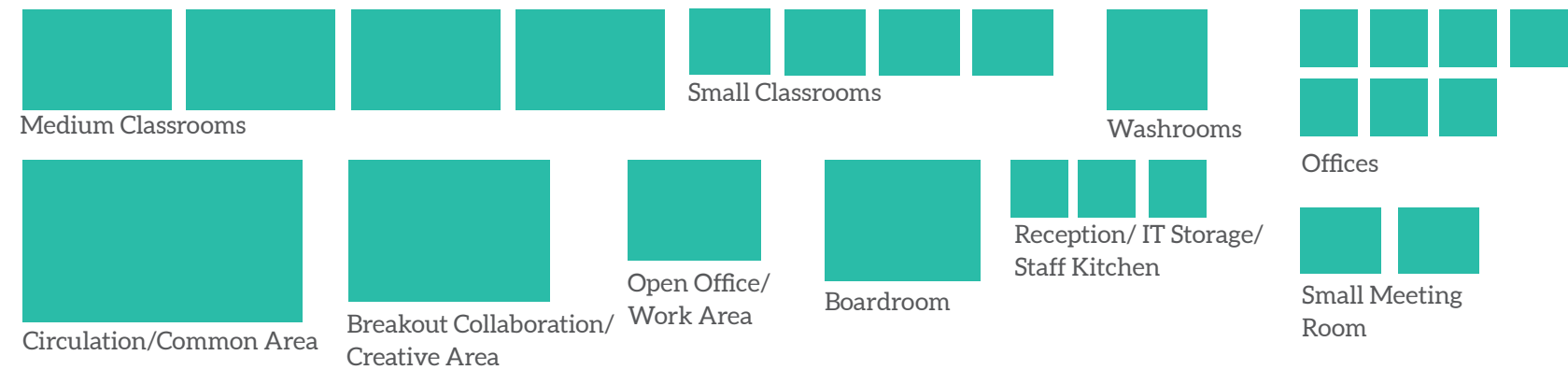
From this information, we used the Arts & Social Agency Focus (Scenario 1) as a base to create a revised Hybrid Scenario.

1

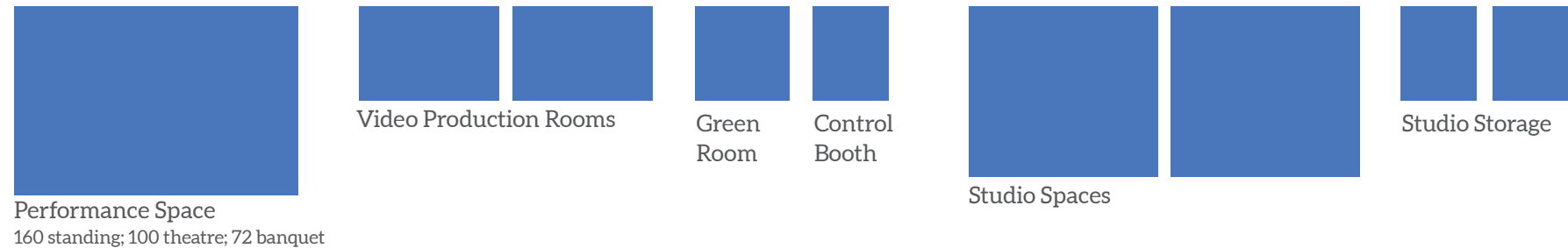
HYBRID SCENARIO

The requested spatial requirements have been adjusted to develop a hybrid scenario balancing the arts and community resource space.

Lifelong Learning
+/- 6,100 square feet



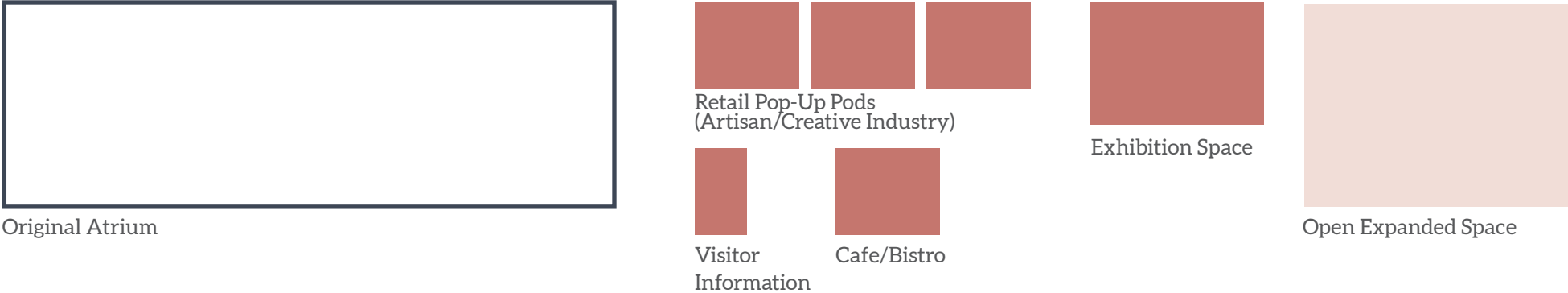
Arts Development
+/- 5,300 square feet



Shared Community Resources
+/- 7,000 square feet



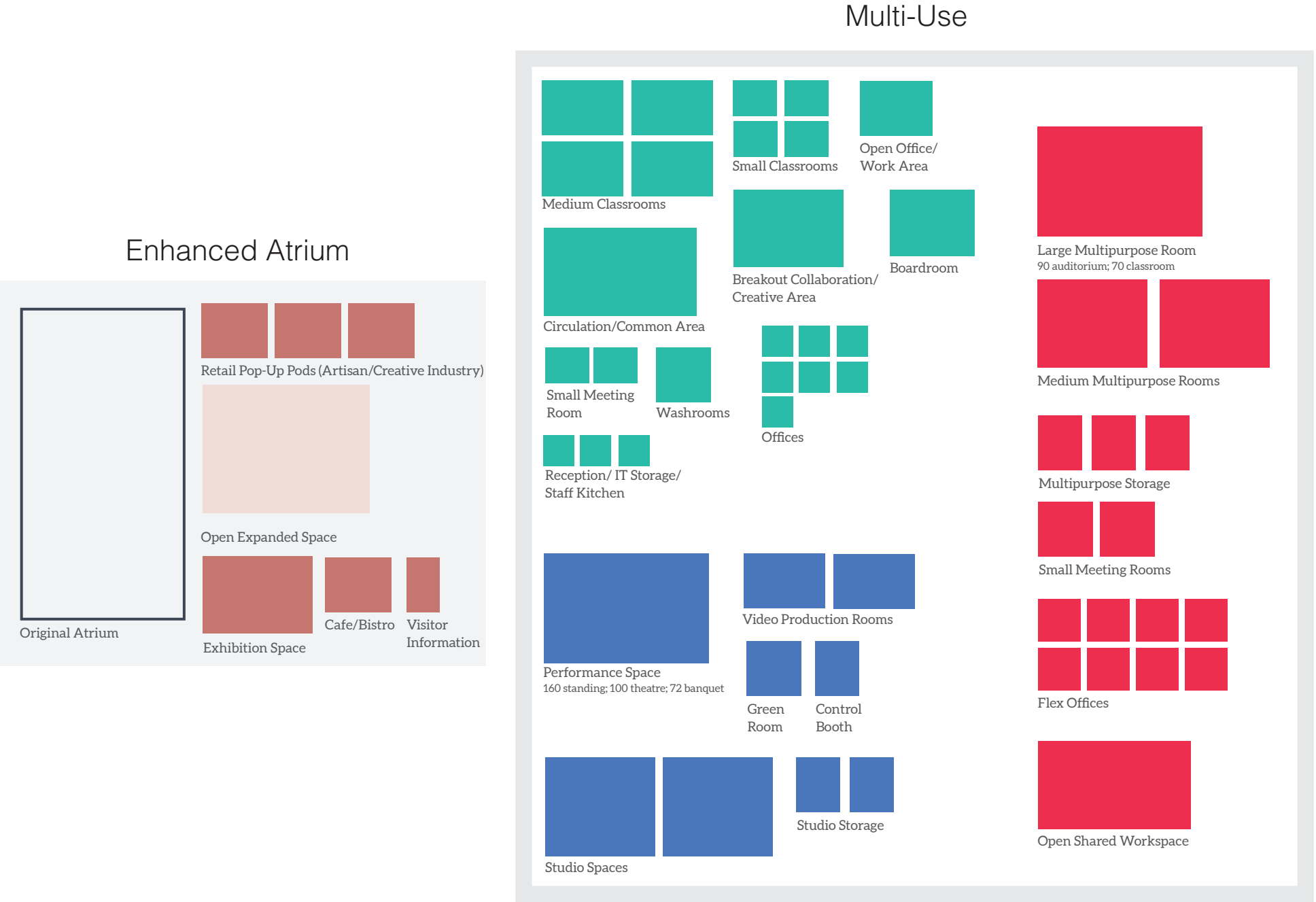
Enhanced Atrium
+/- 9,000 square feet



1 **HYBRID SCENARIO**

Potential programmatic relationships outlined.

Airdrie
Public
Library



- Lifelong Learning
+/- 6,100 square feet
- Arts Development
+/- 5,300 square feet
- Shared Community Resources
+/- 7,000 square feet
- Expanded Atrium
+/- 9,000 square feet

1

HYBRID OPTION

Potential events and uses that can be programmed in the Hybrid option.

Lifelong Learning

- Classrooms

Offices

Breakout Collaboration

Small Meeting Rooms
- These spaces would primarily be designated for post-secondary institutional use, but would also provide community education outside of the specific curriculum. Classrooms and associated breakout spaces would be available for after-hours public rental.

Examples: Community education, seminars, community adult-learning programs

Arts Development

- Performance Space

Art Studios

Arts Support Spaces
- Arts Development classroom and studio spaces are available for public use and any programming that furthers education in the creative industries. The performance space/black box theatre could provide rehearsal space for community groups as well as host a number of performances and also be available for public event rental. Events taking place in the Arts Development spaces could be rented in conjunction with the Enhanced Atrium.

Examples: Public art courses, art camps, artist-in-residence use, specialized programming such as video production and/or maker spaces, TED talks, community open houses, small weddings with external catering service utilizing a warming kitchen

Shared Community Resources

- Open Shared Workspaces

Large Multipurpose Room

Medium Multipurpose Rooms

Small Meeting Rooms

Flexible Offices
- The workspaces and multipurpose rooms would be available for public rental to support and work with lifelong learning and creative industries. Community clubs, groups or social organizations would have the option to rent one or several multi-purpose rooms to host their activities. Small flexible offices could be offered as a short or long-term dedicated rental to different social agencies or not-for-profit

Examples: Rentable space for community club activities, citizenship ceremonies, office space available for non-profit organizations

Enhanced Atrium

- Artisan Retail Pop-Ups

Exhibition Space

Cafe

Visitor Information

Open Expanded Space
- The enhanced atrium expands on the major circulation for the facility, but also facilitates community gathering. The atrium is meant to work in conjunction with the spaces listed from the above sectors and/or exterior space, in order to both enhance and complement their offerings.

Examples: Craft market, farmer’s market, gallery space for traveling exhibitions and locally produced art, local coffee shop/cafe with quiet seating, welcoming facility for visitors to Airdrie, host to civic celebrations, public rental for events/weddings, performances, busking stations, small concerts.

Lifelong Learning

- Classrooms
- Offices
- Breakout Collaboration
- Small Meeting Rooms

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Enhanced Atrium

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- Exhibition Space
- Cafe
- Visitor Information
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Project
Leaders

Airdrie Multi-Use & Library Project

Facility Cost Projections
Analysis

Date: March 15, 2022

Prepared by: Chris Monson

Document ID: P0302-1488274968-192(1.0)



Takeaways from Last Session

Following the February 22nd session, we:

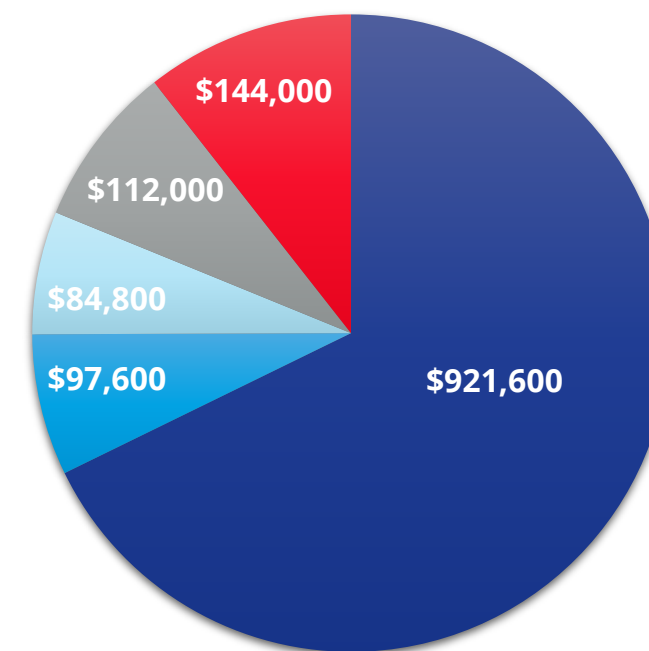
- Conducted an analysis of projected operating costs for the facility
- Identified market rates for the various program areas of the hybrid multi-use spaces
- Completed a summary outlining the findings

Operational Costs Summary

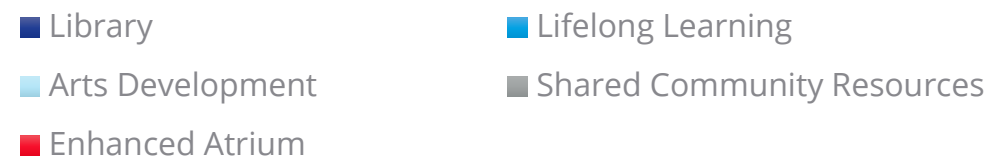
Assumptions:

- Costs projected based on historical operating costs for similar buildings.
- Costs include general day to day operations and maintenance expenses for the building and a potential underground parkade.
- Depreciation and insurance are budgeted for separately.
- Property taxes are separate as each retail space is typically assessed individually.

Total Operational Costs/Year



Total: \$1.36M

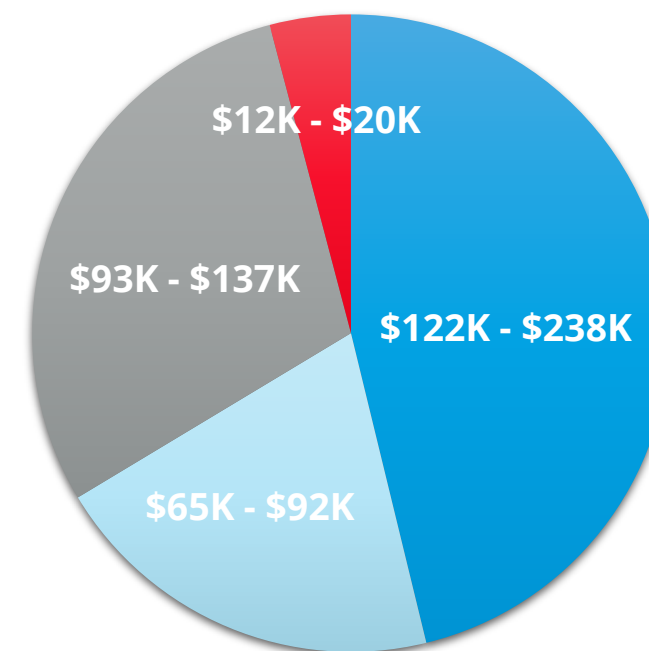


Potential Revenue Summary off Potential Market Rate

Assumptions:

- Potential revenue ranges calculated per current potential market rates.
- Negotiations with potential tenants will need to occur in the future, accounting for the type of organization and anticipated use.

Potential Revenue Range/Year



■ Library

■ Arts Development

■ Enhanced Atrium

■ Lifelong Learning

■ Shared Community Resources



Project
Leaders

Questions?

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