

**MINUTES OF THE SPECIAL JOINT WORKSHOP  
MAYFIELD VILLAGE COUNCIL  
PLANNING AND ZONING COMMISSION  
Mayfield Village Civic Hall  
Thursday, August 11, 2011 – 7:30 p.m.**

The Council of Mayfield Village and the Planning and Zoning Commission met in special joint workshop on Thursday, August 11, 2011 at Mayfield Village Civic Hall. The workshop commenced at 7:30 p.m.

Present: Mr. Buckholtz, Mrs. Cinco, Mr. Marquardt, Mr. Mills, Mr. Marrie  
Dr. Parker, Mayor Rinker, Mr. Diemert, Mr. Hartt, Mr. Cappello,  
Mr. Marrelli, Mr. Dinardo, Mr. Fikaris, Mr. Farmer,  
Dr. Sue McGrath, Garry Regan

**INTRODUCTION BY MAYOR RINKER**

Mayor Rinker began the meeting. Good evening everybody. We're all kind of fumbling around here because this is something of a novelty for us. We weren't even quite sure how to build the meeting, but the goal for everyone's benefit really is this is an informal session where because Council has been looking at this site for the better part of a half dozen years initially with the development plan with Progressive Insurance Company and a revision of that development plan where the development now instead of a private development is going to be a very special public development and we thought that it made a lot of sense for the Planning and Zoning Commission which eventually will be really the first stop on the way for the review of the site plans, the overall development proposal and ARB will look at this.

We will go through our usual channels for review, but we thought this is kind of a celebratory occasion I believe for most of us anyway and this is a great opportunity for the Library folks who have been diligently working on this for some time. Both the larger scheme for the overall funding mechanism that voters allowed back in 2008, it already has been almost three years now where capital improvements were included in a levy, to a point now where we are one of about a dozen special projects.

It's taken a long time to get to this point so I'm going to spare any further discussion which I know really hurts a lot of people's feelings but this is really going to be very informal. We thought it's just kind of a Town Hall meeting, a session where to kick things off before the application is filed, the Library can give us a presentation. So take it away.

**SARI FELDMAN**

Good evening, I'm Sari Feldman. I am the Executive Director of the Cuyahoga County Public Library. I want to begin by saying thank you to Mayor Rinker, Council President Buckholtz and to all of the Council because you have been so supportive of the Library's project. We are very

appreciative and anxious to share with you what we think will be a wonderful public thing and public experience for people in this community and beyond.

Let me introduce our Board President Len Calabrese who is with us this evening. I would like to turn this over to Tracy Strobel who is Deputy Director of the Library who has been working with the Construction Manager and the Architect on the design. He will open the session for us.

Thank you for the opportunity.

### **TRACY STROBEL**

Good evening. As Sari said, I'm Tracy Strobel, the Deputy Director of the Library system. Thank you for your interest in this exciting project. On behalf of the Library, myself, our Mayfield Branch Manager, Bill Rubin and Supervisor Eric Schlesinger, we are excited to share with you the progress to date.

You may recall from previous meetings that our intention is to build a 30,000 square foot building, on one story, to be constructed at 500 SOM Center Road. We are a bit more than halfway through the design process and we are really ready to dig in to the nitty gritty details. The details behind creating a space that really helps allow us to fulfill our organizational mission which is to be at the center of community life by providing an environment where reading, life-long learning and civic engagement thrive. Our hope is to break ground in the Spring of 2012 and with all of your help cut a ribbon in the Spring of 2013.

So, let's get into the details of the presentation for which I am pleased to introduce one of our partners in this endeavor who is URS Creative Director Christopher Diehl. Mr. Diehl will introduce his team too.

Thank you.

### **CHRISTOPHER DIEHL**

Good evening everyone. Christopher Diehl, Architect, Creative Director for URS. It's a pleasure to be here tonight. I was in Mayfield Village 10 years ago or so with colleagues that are here tonight as well as a few who are not, to start the Greenway Trail project. It's great to be back personally. I represent a very talented and large team. So I am going to introduce everyone.

Here's Suan Breslin, my right-hand design colleague for the project. Ivan Valentic who many of you know well, Landscape Architect. Katherine Murray who's also been working with Ivan and I as Landscape Architect for the Library Project. Tina Mills who I forgot to introduce last time and I am very certain not to do that. She's our valiant Project Manager and Renee Holavansky from HBM Architects. They are the Library consultants for this project.

What I would like to do is turn it over to Ivan who will give the big picture presentation from a site perspective. He has a long history with Mayfield Village. We are going to be looking at a Powerpoint slideshow here. We are going to be presenting from the slides. We have a model in front of us that we can review and then we have boards of some of the most important images that we can refer to during and afterward as well. Ivan will go first. I will go next. We are going to, because it's really at Town Hall meeting, we will be interjecting as we go through the presentations to make sure that all members have a chance to speak.

### **IVAN VALENTIC**

Quickly we will just talk about where the site is located. It's near the center of SOM Center Road. To the left is Wilson Mills and city hall where we are at right now. The gazebo and park are right over here where everyone's having a good time right now. To the far right is White Road and you can see Progressive's campus there. Working from Wilson Mills to the Library site we have the Fire Station. We have an underpass over there, what used to be called a dip. The Police Station that is newly constructed over by the Historical House and the Service Department. We have another underpass, I'm sorry, that first underpass was under Highland Road. Then there's another underpass, the dip, and then our Library site, the ballfield project, a large civic area there, with the future amphitheater, the soccer fields and over here's White Road.

The site we picked which is in the center of SOM, we zoned two different zoning districts, office laboratory to the west, residential district to the east, 91 is down here along the bottom of this diagram.

The trick here is, it gets a little tricky, we have two different districts. The residential district allowed us to obtain a Special Use Permit which we are still going to go through that process with the Village to allow the Library or portions of the Library to be built in the residential zone.

In this diagram you can start to see some of the existing wetlands. We have some up in this area and over here in this area as well. This is our diagram. This shows the views, we are looking for views from SOM Center Road. We are going to have to access off of a future road to the north. That future road we are going to align with Hickory Hill. The building is located towards the back of the property. Our main goal here was that the future trail that comes through, getting direct access from the trail to the building, the one that riders can pull off and get right into the building. The other thing we looked at was sun access and sun and shade. Christopher will go through some of those details which are important for lighting the Library.

We went out and did a study while the building was still there looking at the height of the Library. As Tracy mentioned, the Library is only one story, so how's that Library going to look from SOM Center Road? You can see in the upper picture that yellow line is the approximate Library height. There is a picture of me standing out there. You can barely see me. That gave us a sense of how's that Library going to fit and feel on that site? At the bottom, we pulled back a little bit further. You will see that the top of that Library is going to be what is seen from SOM Center Road. A lot of that will disappear with the landscape.

**CHRISTOPHER DIEHL**

One of the things to bear in mind as well when you look at these images from SOM Center Road. The road from the right which is to the north on the bottom image is part of the woodland wetland along the extension of Hickory Hill Drive. Often people think of wetland as something that's quite low and doesn't have much height to it. That actually has quite a substantial amount of height in terms of the vegetation that's there and as best we can will remain because it's part of the wetland. Likewise, in the top image is the growth of the woodland wetland in the corner to the south and in some ways that's the best piece of vegetation and woodland on the site in general is that corner on the southwest.

**IVAN VALENTIC**

In this diagram, the green blob as we call that, what we started to look at, what we noticed is we have the Cleveland Metroparks on this side of SOM and it's an old growth forest. There's wetland park here and we have remnants of that old growth forest and then there's some stuff up here. So what happens is our site ends up in the middle of that green blob, so our thought, our initial thoughts are, let's take that green blob, that old growth forest and pull it into our site because right now, if Christopher goes one slide back to pictures of our site, you will see that as Christopher mentioned we had this thick growth here, we had this thick growth back there and then what was in the middle was lawn for the longest time. It's starting to grow a little bit of almost an old field but there's a gap in there. We've lost some of that connectivity. That connectivity helps with habitat, things like that. Going to the next slide, that connection is a bigger connection and what we want to do is we want to be a part of fixing that connection so you see that our site is a little piece of that connection that we are looking to fix.

**CHRISTOPHER DIEHL**

Interestingly from a programmatic standpoint, the North Chagrin Metropark is a crucial part of our thinking for the site so the old growth forest is coming from the Metropark over.

Also programmatically the Library has been in discussion with the Nature Center at the North Chagrin Metropark. Tracy and Sari can speak to that more, but the sense of co-programming perhaps with the Nature Center, but that link to the natural realm, that link to the trails, to the old growth forest and the new trail that goes north and south of Wilson Mills all the way to the North Chagrin Metropark is the reason the site was selected and the reason the Library is there and the design for the Library has to really capitalize on all of the synergy of that and then exemplify the trail because the trail frankly is hard to see when you drive by like I do probably a little too fast on SOM Center Road it's hard to see that underpass as you go over it. It's a hard thing to see because it's so black. So in some ways can the Library help visualize what the trail represents. That's part of the ambition for this.

**IVAN VALENTIC**

So what we did was we drove around Mayfield Village. We do know it well. We grabbed some pictures. You can see this is in front of the pool. We had the mowed lawn along SOM Center Road but we have these little outcroppings of trees. What the existing wetlands look like in Mayfield Village. This is right near our site. We took this picture because this is what we're looking for in our foreground. We want something that has some big stuff, that has some really little stuff and has some stuff kind of in the middle, so we want, this jewel hidden in the woods, we want to be able to see it also from SOM Center Road. So this is representative of what we are going to try to accomplish in the foreground where you can still see around things but we have some mass and we have some color stuff. We pick and we place what our views are going to be to the building.

This is a little bit of what Christopher spoke to earlier. Here's this tall thick stuff and it's trees, it's shrubs, it's dogwoods, it gets pretty tall. Those shrubs get 10 foot tall if you let your viburnum or dogwood go those shrubs can be huge and there's some trees mixed in there. This is near the Hickory Hill Drive looking with the future expansion of Hickory Hill looking back you can see back in there how tall that stuff and how significant of a landscape it is. That lawn and field is now created a void. It's disconnected. So we are looking to join some of that stuff back together.

**CHRISTOPHER DIEHL**

This is the beauty of it. When you turn around this is the growth around the extension of Hickory Hill Drive so that the wetland area that's right there is not quite as tall but almost in different parts but it's that thick.

**IVAN VALENTIC**

There's a small patch of trees in there and stuff that's a little bit different from the other patch. This was our first go at the site plan, one of our earlier ones. This is our schematic design. Here is the connection that aligns with Hickory Hill Drive, the future connection. As you come in, you go left, you pull in.

What we are proposing along SOM Center Road is some kind of edge delineation, something that we are not sure what that is. We are working through that type of detail. That's the stuff we are getting into, something from the road, from SOM as you are driving by that says the Library is here. It gives us an identification of the road. This parking lot here, for instance, is approximately 150 feet, the edge of that lot is about 150 feet away from SOM Center Road. That parking lot is pretty far back. This foreground that I have been speaking about, this is that thick thick area here and this is real thick here too of that existing growth, those tall shrubs, those tall trees. This foreground here is what we're proposing is going to connect those two together. So we are looking to add trees, shrubs, low going perennials, sedges, ornamental grasses. We are also going to utilize this area as our stormwater. The approach we are taking is a stormwater

wetland, replicating what nature does with the wetland. Wetlands are nature's kidneys. They clean water. They treat water. So it's a tool we can use to treat our water. It provides water quality. But it also replicates what's happening adjacent to our property.

Then, the parking lot, you pull in. We have a drop off here at the main entry, a book drop-off, drive up area right here on the side and then parking for approximately 120 cars and the trail snaking around the building echoing some of the architecture of the building as well. This area adjacent to the building we are thinking is some kind of clean landscaped area that's going to transition to that more natural area.

### **CHRISTOPHER DIEHL**

So, how do you do it right next to a trail? How do you do it in a way that really works for the trail? So by putting it in the back southwest corner, that's our best stand of trees on this side, so nestling the Library up against the trail, the trail formerly went this way for those that have been on that portion.

We positioned the Library right up against the trail so the trail goes around it and the form of the Library responds to that. We do something that's a little unusual within this kind of Village where often there are a lot of manicured lawns. You look very carefully as Ivan said, some of the wetlands around some of the views off SOM Center Road and we want to take some what I call the gnarliness of this woodland wetland and bring it down on to the site. Likewise some of the qualities of this that will remain bring it on to the site and then with Ivan and Katherine working to do the woodland wetland here that will keep the high growth from growing so that's how you keep the view shed from SOM to the Library and it's all about sustainability.

So relating to the nature, relating to the trail, isn't just about having a building to look like that, that it should function and operate like that from a sustainability standpoint. So all of the water on the roof would be collected and then put into a rain garden right here. The rain garden also helps keep some of that higher brush away from the Library so there's kind of a repose to higher the building so that when you are in the Library you are not looking at brush like some of those photographs we have. They will have some space between sitting in the Library reading a periodical looking out the window and having space for a view shed out but also for the sun to come in. Likewise we want that experience from SOM.

If you never read a book, when people go by on SOM Center Road, to be connected to that trail, again the Library visualizing what the trail is about by how it operates, all of the stormwater that hits this parking lot which we are looking at permeable pavers and pavement for that parking lot as best we can would come into this rain garden that would come along that perimeter. So all the rest of the stormwater then would find its way to the low ground which would be in the wetland near SOM Center Road so that the site operates and is engineered to manage all of this stormwater that comes on to the site.

And then it's tricky because our main entry road will be off this new extension of Hickory Hill Drive. The drive aims right at our front door when we come in and we'll see that in a moment.

So we have a monument side that would be available off on SOM Center Road here. We will probably look at another one here which is on our site plan which is printed, come in our front door and then you would go park and as Ivan said, we have a rotation right here for automotive drop-off for books and materials. On one window you will see the plan in a moment and a pick-up as well for materials. So it was really important to both Traci, Sari and the team, the connection to the trail was simple and did not cross traffic. So if the trail is here, the pedestrian connection to our front door is simple and is as close as we can make it. So that's the site plan.

So the floor plan, the way we were looking at the floor plan, the initial slide that we have is a fellow reading a book under a tree. Conceptually we have been looking at how can we think about trees, how can the Library exist within a forest so it really works with that so we have broken the Library into two pieces and conceptually we call it low canopy/high canopy and those close enough to the model can get a sense of that, but the low canopy is a 12 foot high roof that goes around the edge and then the high canopy is in the center. So low canopy and then the high canopy.

We are going from a two-story Library in its existing location on Wilson Mills Road to this one story Library 30,000 square feet and chief amongst the planning principals beyond the things we have already talked about is staffing, making sure that it can be staffed efficiently. So it's a large footprint bringing daylight into that footprint is really an important thing to us.

There's a more detailed plan. You recognize this from the site plan, front door, back of house, circulation, you come in and essentially have bowed windows wrapping around looking out on the trail both below 12 feet and then there's a clear story above 12 feet. We will see that in a minute.

And then we are looking to have skylight monitors both at the north and south facing glass, bring daylight into the center of the plan because it's such a big plan so that when you come in it operates just like the stormwater on the site, that the architecture is driven by the notion of being flooded with daylight but an appropriate amount and in the places where you need it so you never feel cloistered in or too dark unless you are working on computers and we will make sure that the light is appropriate for that. You are in a place with copious views out and copious daylight.

The materials that we are using, these are some of the things that we are starting with. Some of these photographs are from the Nature Center at the North Chagrin Metropark. The notion of how do we use boulders or rock or stone from a site planning standpoint, some of our site materials, how do we think about stone on the outside of the building, so these are, again, some of them are from nearby, some of them are from far away, but how do we bring stone in a way that is on to the building? How do we think about wood? And how can we think about wood from a maintenance standpoint and a budget standpoint? Currently the 12 foot ceiling that we

are looking at that I call the low canopy, we are thinking of wood on the outside that comes on the inside. So far that's working and we are hoping to keep that. Potentially how to bring wood on the outside, these are some of the departure points that we have and then perhaps wood on the inside. We are just beginning with Celeste the interior design of the inside. So again, the individual under the tree reading the book really kind of helps explain conceptually what we're after.

That's the site. Not today because the building is no longer there, but that's the view from SOM. Then as you go, these are very simple sketches but they will get to a nicer drawing in a moment.

But when we go from the view, that's the same view from here to there, you get a sense of the trees in the foreground left and the Library coming up and then further on SOM as you look straight on the wetlands in the foreground keeping the high growth lower. You are also getting a sense at that point of the high portion of the front façade, potential for signage for the Library. As you then go along Hickory Hill Drive extension and then turn left toward the front door. There's the front door. We are going through the high growth. It's hard to sketch that by the way, so I kind of simplified it with a few trees. And then on to the site proper you see a rain garden to the left, greenery in your foreground. There's the front door. We have a canopy, that low canopy comes along for the opening in it so from a macro standpoint, the site embraces the Library. At this point the Library embraces the trees and the nature. Then a view from the parking lot itself with the rain garden in the foreground here. And then really bringing materiality to that building in terms of the degree that we are thinking of stone, perhaps wood shingle, canopy that comes along and has an opening to the sky with trees that start from the outside and then come on the inside again that always being present. Getting a sense of color for how that brings hue and pattern to this.

This is a view coming from the south. We have the curving portion of the plan. You will notice the low portion which is 12 feet off the floorline and then the clear story windows and the monitors appearing above and then a view from the back and then we are on the inside.

So the view of the inside because we have a lot of activities going on in the Library, it's really about that sweeping vista that goes around from south toward the west both in that lower level with stacks on the collection below and then the uninterrupted clear story that goes around 360 degrees in that space and then skylight monitors, basically skylight monitors are a fancy way of saying a skylight but the glass is always vertical, really good for snow in this climate, by the way and better for energy control.

In this case we have north facing glass and then we intersperse south facing glass which is our model in the central. So from the right to the left, in this case we have public computing, we have a technology learning center where we can do education. We have periodicals in the corner collection here, non-fiction, fiction in the foreground, information desk here and then we have media and other pieces right here and then the children's area is in the back starting with teen headed toward preschool to kindergarten and kindergarten to 5<sup>th</sup> grade.

And that's the presentation formally. If I can, I don't know if everyone has seen the model, but I would like to show it to you. It's really hard to model wetlands but we gave it a good shot so Suan is going to show that.

I am going to take the tall canopy off to give a sense of the form of the building. Again that low canopy goes all the way around. Typically when landscape architects design landscape we tend to do manicured lawns, we have ornamental trees. But to take again the wild nature of this woodland wetland and this wild nature of this and invite it on to the site so that it really works as a biological mechanism for stormwater and then having this operate the same way from a daylighting perspective then is reinforced with our approach to sustainability where we are going to for LEEDS certification, we are aiming for gold, we are hoping to achieve gold. It's all to be played out. We want this building to really work from a sustainable standpoint, from a green standpoint. The way it operates is just as important as how it looks and feels. Feel free to come around and look at the model.

Council President Bill Buckholtz asked, what is the north southeast? I think I understand.

Mr. Diehl pointed to north. The easiest light to control is either southern light or northern light. So for us, we have this canopy that comes around on the outside which is a deep canopy which will work well for the south. We are looking at strategies for controlling the western light which is very difficult. But given our site and given the location of the trail, that's what we have to work with and we will make that work well. The intent is to make a building that utilizes energy really wisely. For example we are looking at daylight controls and automatic switches that will allow the lights to turn off when we have ample daylight. Currently we are looking at the possibility of having operable window panels that are out of reach that are automatic so that you can go in and be connected to the outside while you read your newspaper next to the window. You can look outside. You can hear the birds song. You can feel the breeze come in. But if the dewpoint hits a certain point, or it gets too hot and humid, because the last two days have been wonderful but last week maybe not so, they would shut automatically and then we would have mechanical fresh air which would be radical for a library but for a popular library we think that that's where the trend is going and we will see how that bears up but that is the intent. Again from an operational standpoint it really is connected to the exterior.

Council President Buckholtz asked, are there libraries currently or facilities that you know of or you have been involved with that have those kind of technologies?

Mr. Diehl replied, they do. The fresh air component is a little tricky because the books and especially archival libraries, university libraries and research libraries. It's a little different with popular libraries. There has been historically from mechanical engineering as soon as you can air conditioning everything as much as you want as long as you want with cheap energy then we just sealed the buildings up because it was the most efficient way to do it. Now that we are really concerned about having the machines on all the time from an energy standpoint, everyone is starting to question what we always did. Before air conditioning came on, that was something that we would do naturally without even thinking twice about. We are revisiting old techniques,

but the intent is to that if it's uncomfortable outside, it would operate efficiently with air conditioning and we would not, my son, my 11 year old wouldn't be able to open the window if the system was on because it would be out of reach. Also, for him, making sure that it's safe. That's the intent. There are lots of spaces. I really didn't go into great depth about the program itself, but in addition to the collection, we have ample meeting rooms. We have small, medium and large. We have a story and craft room that is large and small and can be combined for a seating capacity that is actually quite large for larger gatherings and programs. We have a medium meeting room isolated more in the center. We have a homework center for teenagers. We have a technology learning center as I mentioned earlier for teaching skills, digital media and the like. We have the public computing right next to that so that actually can be the audience for the technology learning center. We have a quiet study room for those that want a quiet place to do their reading. We have smaller quiet study rooms to meet with other people individually to have meetings or to be able to do homework together and the like. What else am I missing, anything? We have café that would be a place for right now vending and a place to read your material in a different way or to meet with people in a different way near the front door.

We also have a strong focus on customer convenience. We will have a drive-up window that is staffed so people can place holds on materials from home on their computers and drive through to pick them up which is great for families and also for people with physical challenges who would not be able to come into the building all the time. We will have self services or self pick-ups, holds within the building and self-checkout. We will have a customer service staff as well to assist people. We will have ample display space for new materials. A lot of folks just want to come in and see the newest material right up front in the library and quickly check it out.

As Christopher mentioned, our youth areas will be much more interactive and dynamic from what you have seen in the past, elements that you might find in a children's museum to help encourage kids to stay and play that are tied in with early literacy skills. It's very exciting. I think it will be a place that people come in, families are looking for indoor space to hang out, play and learn at the same time. This will be the first choice for the residents of Mayfield.

### **QUESTION AND ANSWER SESSION**

Council President Buckholtz stated from the detail involved in the explanation, you really put a lot into this and your knowledge of the facility and the landscape is overwhelming. It's great. What I thought we would do is kind of open it up to members of Council and members of Planning and Zoning. We want to hear from everybody, but kind of run it down the table first. We are trying to keep it informal. Everyone will get a chance to ask questions and speak. I would open up to Council and P&Z.

Dr. Parker asked, you had mentioned people reading in a quiet area or outside reading. What do you predict the number of physical books you will be utilizing versus electronic books or e-books and what is the plan to adjust that building for potential for most everything being electronic and no longer needing shelf space for books and things like that? How does the Library adapt to that and the changes that are imminent?

Tracy replied, right and we agree that change is certainly coming although the highest priority is reconnect to reading and encouraging reading and to know that the printing format will be around for a long time to come but the balance is shifting and we do need to offer people formats in print and digital. This will be an incredibly flexible space. If you look at the floorplan itself, there are very few walls. Many of them are glass, not actual opaque walls. We also have raised floor throughout the building so that we can shift HVAC as well as power and data and reformat the floor space to meet the changing needs of the community. That's the best we can do at this point is create a flexible space so that however the role adapts to reading we can adapt with it.

Council President Buckholtz stated, you answered it well but I have had numerous conversations with Dr. Parker about this. I remember Ms. Feldman gave a talk three or four years ago at Hillcrest Council of Councils about the obvious digital media and the internet and what we're facing. You gave some startling statistics about what kind of volume of materials you were still moving and at the same time what is your connection with connectivity. In other words, how do you play in that world of digital media. We can get it at home, but how are you presenting the Library to provide that potentially?

Ms. Feldman replied, I think our digital downloads increased about 300% so far this year so we know that that's an increase. What we are also continuing to see are physical item circulation increasing. Last year we circulated over 20 million physical items. More than ½ of that were print books. Those numbers continue to rise. So, we aren't just in a place where we must provide access and convenience around all different formats. When we talk about the flexibility of the space, one of the things we have become very aware of is how important we are in providing the place where people learn about the media, have the opportunity to really experience hands-on new media, digital learning tools, come to us for their computer instruction and computer support. Throughout the United States 60% of all Americans say they use public libraries to access computers even if they have a computer in their home because the bandwidth, the cost of bandwidth to their home continues to increase. We are providing it at the Library so our computers run fast and very efficient. We also always have staff available to help people. That's really important. I don't know about you, but I use the computer all day long but somehow as soon as I get home and I have to do something, I need the help desk that I don't have in my home. We are that environment that makes it really comfortable for people of all ages to use computers. We talk a lot about youth, but it's also for seniors. It will be wireless and people who are operating home based businesses or return to school who need a community space where there learning continues is the kind of environment we want to provide. The flexibility of this space will offer that.

Ms. Feldman continued, one of the things you will have an advantage here is that your space will be incredibly beautiful. We talked about how this will be the place where people will want to come and sit whether you are working on a formal adult education course or you are running your home business or whatever you are doing, gaze out of that wall of windows and see the wetlands and be connected to nature even as you are in an indoor space. It will be spectacular. I think it will be the number one place to read.

Council President Buckholtz asked if there were any other questions. Jim, do you want to guide it from a P&Z perspective?

Mr. Farmer did not have any questions per se. I think it's a great use of the property. It's good looking. I am glad that they are trying to tie it in with the surroundings there. I use the path. It's not a particularly pretty area to cross right now. This will be an improvement to that. I don't have a problem with it going into a residential area there because it is going to be set back far enough. I used to live next to a vacant lot. If you don't own it, you really don't have control over what goes next door to you. If I lived next door to that which I know somebody does, the three uses that I wouldn't have a problem with would be a cemetery, a funeral home or a library. I think this fits right in there.

Mr. Regan stated, if someone can give us your timeline for Planning and Zoning, but I did want to make a comment. I think this is a community center. I think that you are providing us with the latest focal spot for Mayfield Village. I think this is going to be a magnet for many different things besides what you have already envisioned. I think it's terrific. You have done a good sales job of running the Metroparks and the natural world into this. Sounds good. Looks good over there. I am sure it's going to look even better over there. I think we have a wide range. This is going to be a community center. This is going to be the magnet, where it's at between our ballfields and our rugby field and there's going to be a soccer facility next door. It's going to be really good. If you can give us a little idea for Planning and Zoning what your timeline is?

Mr. Valentic stated, we are in design development currently. Tina, do you want to add to this?

Tina Mills replied, I think with the schedule, we are beginning the design development phase as Christopher mentioned. We are looking to be back before you in September.

Mr. Marrelli replied, so by the end of the year we should be able to wrap up all of the Boards and Commissions.

Tina Mills replied, yes.

Mr. Thomas asked, do you anticipate a lot of bikers coming with the path behind the building?

Mr. Valentic replied, we have been up there a lot. We have seen everything from a lot of bikers, joggers, a few fellows on a gator coming from the Service Department. We anticipate a lot of traffic. We are expecting that people will hopefully stop by the Library when they are on the trail and that that will become a place from the community around, from Progressive, on their way to and from the Metropark.

Mayor Rinker added, what people should be aware of too is we are coordinating really the final design details for the all-purpose trail that we will commence work on a year from now so by the time the Library opens and we are done with our all-purpose trail, it will run all the way from

White Road to Wilson Mills. Those will coincide. That will be a paved trail 10 feet side to side of the paved portion and then another two to three feet on either side.

Mr. Diehl stated, I am going to let Ivan speak to the furniture, but this is the site plan that's printed on the board which is less labeled less handsome than the first one but all of the pieces and parts are here. There's the trail extension. We haven't gotten to the level, at least I haven't, Ivan unless you have, in terms of do we have bike racks, do we not have bike racks, that kind of thing. We know we want to keep it simple in terms of furniture and pieces and parks.

Ivan Valentic replied, we are definitely going to have bike racks. We will encourage people to bike to the facility and also one of our LEEDS requirements is also promoting bike use and traveling by bike to the facility. We will definitely have bike racks.

Mrs. Mills asked, is there going to be a sidewalk on that access driveway?

Mr. Diehl replied, that's a great question. That's part of the Village's drive. I don't think we have designed anything.

Mayor Rinker replied, there's been no design of that access yet.

Mrs. Mills asked, don't you think that would be a good idea?

Mayor Rinker replied, I suspect it probably would be, but that will be a collective decision.

Ricky Christian asked, seeing how 90% of that land is in a Federal flood zone and seeing as how the Village can't seem to stop the water from running down through that area and get it into the storm sewers without that whole area flooding right now, how is your design going to take care of that flooding every time it rains.

Mr. Diehl replied, I think that's a great question. I think it's a matter of making sure that our floor elevation or slab elevation accommodates that so if it floods it will flood around the building. It wouldn't flood through the building.

Mr. Christian asked, where's the water coming from that property going to go?

Mr. Diehl replied, we are talking about the building, not necessarily the property, just the building itself. Part of the stormwater management for the site, it would go down, things that don't hit the rain gardens would hit the bottom end of the site by SOM Center Road. That would have an overflow so any of the flooding would go into there.

Mr. Valentic added, we are studying the grading. We are studying the stormwater management. We are getting into the details of all that right now. This is part of the area you say is flooding.

Mr. Christian replied, the treeline to the left of the parking lot where the driveway is now. Every time it rains that driveway is in the water. That whole front of that property is under water.

Mr. Valentic replied, the site drains this way towards SOM Center Road. There's a catchbasin here I believe but then there is another one over here. This is wetland here. Because it's flat water is getting trapped. Any water that gets caught in here is going to get emptied and swaled down to our little area and make its way to that wetland. It might not make its way there right now because of whatever way that road's put in or how that was installed, but our job is anything that's in our property to capture that water on our property line and push that water to the storm sewer system. So if it's on our property, we will capture it. We will keep it on our property and we will get rid of it. The details of how exactly we are going to do that we don't know but Christopher talked a little bit about it. We are going to capture a roof run off and put it in rain gardens back in here. He mentioned we are looking at approval paving the parking lot. The way that parking lot works I will briefly describe it. We have a porous surface. It comes down through a base towards a reservoir of larger gravel that stores that water and then providing additional storage that will go down to this lower base in here and then out to SOM Center Road. I feel comfortable we are going to be able to control the water. We have enough room. We have enough space to detain any water we have on site.

Mr. Diehl stated, I would say that what happens to the west would impact some of that too.

Mr. Valentic stated, it looks flat. It's overgrown. But actually I think there's about 6 feet of drop from here down. So there's some slope on it. I'm not worried about catching the water. We have plenty of slope to catch the water. It's not that flat. It's just a matter of the nuances that we are getting into now, those details of finding a way to capture it and keep it on our site.

A member of the audience asked, what does a rain garden look like?

Mr. Valentic replied, a rain garden is a new thing. If you don't have a rain garden, you are not in. Rain gardens provide water quality. If you think about layers like lasagna, you have your top layer which is your mulch and your plants. Then below that you have a special soil mix. It's 80% sand. Then below that layer we have some gravel and an underdrain. What happens is we drug the water to those areas. There's usually a catchbasin to get the bigger flows, but those rain gardens are designed to take in  $\frac{3}{4}$  of an inch storm events which most of our storm events actually fall in that size. Tom Cappello will correct me if I'm wrong because Tom knows better than I do on that. The water gets into those rain gardens and the mulch, the soil, the plants, all that stuff, removes TSS's.

Mr. Cappello added, also heavy metals and other items that are required now by the Phase II permit that treat the water falling. They also have some water detention. The main goal is water quality.

Mr. Valentic continued, any project we do in any development we want to do water quality and water quantity. Your basements, your storm detention basins that we have traditionally seen,

those were all about detention and water quantity. Now we have to deal with water quality. That's what these rain gardens are for.

A member of the audience asked, how big are they?

Mr. Diehl replied, we usually try to keep it at about a 15 foot wide range. The length of a parking lot. It will flow over the pavement into the rain gardens. Water filters through the rain gardens into the soil and goes into the ground but if it's too large, it goes into the underdrains.

Mr. Cappello replied, instead of a raised bed, it's more of a depressed bed.

Mr. Fikaris stated, you talked a little bit about how the design is incorporating some energy efficiencies and here it is August and we are talking about light and water. How about the winter months? It seems like some of the flat roofs and a lot of the glass might be challenge in terms of energy usage and conservation?

Mr. Diehl went to school in the 70's and remembers doing solar energy during the energy crisis. It is back. It's funny how things come around again. Self facing glass is terrific because if you have a canopy on it, basically the way the sun is higher in the summer, it keeps the sun from inside of the space when it is at its hottest. But in the winter when the sun is lower in the sky, the canopy is designed to allow sun to come into the library so that it will heat your building passively which is a good thing so that our mechanical system will be modulated to embrace that and accept that. The trick for us will be in the raised floor that Tracy talked about will be quite helpful to really modulate the space so that it has an even temperature everywhere even if you had sun coming in on the southern side or the north side. So southern and northern are easy when it comes to that type of thing. We will be using double pane glass. We will be looking at thermal. We are still in design development. We have not gone into the details yet, but we will be looking to balance how much of the glass we actually have. From a LEEDS standpoint, we are limited to a certain amount of glass so we have to be very careful about where we put it for that reason because of energy management. We have been investigating geothermal but you might know that your bedrock is fairly close to the topsoil which makes geothermal very expensive to drill all of those wells. Right now we are investigating high efficiency systems that would operate at a peak efficiency. Part of the trick mechanically is that back in the day we would have all our ducks in the ceiling and you would have your diffusers up here. We are all down here but the supply is up here. We are learning to actually condition the environment where the people are. So by doing a distribution from the raised floor we are really conditioning the air from a heating and cooling perspective where the kids are, where the adults are, where everyone is and we are not trying to condition the air up on top which helps a lot. So that's some of the ways. I don't know Suan if you want to add to this?

Suan replied, I think you touched on pretty much everything. I think also in addition to that we will be working closely with our mechanical engineers through this LEED process. They do an energy model and then we start to put in the more specific issues, the type of window systems themselves whether they are double paned. We start to plug in all the data and then run the

energy model. We are going to be pushing our energy efficiencies and savings from a design standpoint. We work closely with our engineers to get our silver and platinum rating throughout this whole process. As we move forward to design development we will produce an energy efficient building.

Council President Buckholtz asked Paul, were you asking simply specifically like without all this technology, how do you manage snow build up with a flat roof.

Mr. Fikaris replied, yes.

Council President Buckholtz asked, what do you do with a build up?

Mr. Diehl replied we have a parapet or curve to make sure it is well above the snow line. We try to design it so where the snow drifts go we accommodate that so we are not putting glass there. Flat roofs have gone a long way in terms of water penetration and the systems available. We feel pretty comfortable, very comfortable actually that that will help us. The flat roof, particularly the low one, the 12 foot low canopy I talked about really acts as a light shelf bouncing the daylight from the top of it to the underside of the high canopy. The model is some of the best ways to see that.

Dr. Parker asked, are those razed areas on the roof solar panels?

Mr. Diehl replied, no. For the moment those are skylight monitors. The north facing the side, the south facing the other way.

Mayor Rinker replied, the glass is vertical.

Dr. Parker asked, is there any use of solar at all or no?

Mr. Diehl replied, we have talked about solar. We would love to investigate solar in any capacity. If there is a way for us to bring solar into it, we would love to do that. It would be great to maximize utilities.

Dr. Parker stated, it would be obviously very great in terms of energy usage. My next question is, you talked about the drainage and everything, but in the wintertime when the ground freezes and then gets to the point where it is frozen but then it gets higher in temperature and starts raining, how does that water get managed? How does that sink down? If it doesn't sink down, where does that water go?

Mr. Valentic replied, we have a design for a large events. If the ground is saturated we will just have to push that water along.

Mr. Cappello replied, if it is saturated here, it is going to be saturated everywhere. People in February who never flooded flooded. They are going to design it for code which requires them to

put retention. Those are events that happen. You can't design everything. You are going to have just to live with the consequences. It's nothing that you can necessarily design unless you really are going to start doing everywhere. It's one of those events you can't get worried about.

Mr. Valentic replied, we are getting close to working with Tom and working through some of our details. When we start our design development, you look at the schematic design drawing versus where we are at now, we are running our trucks through. We are looking at the stormwater and putting that plan together and will be getting with Tom.

Mr. Christian asked, heating and air conditioning units usually sit on top of buildings and then they sit above the roof. Are they going to be on top of the building.

Suan replied, what we have done is we have actually capitalized from the building design. You saw Christopher talking about this lower roof and how it kind of came around from the entry and then kind of popped up to punctuate a vertical from SOM Center. You can see in the imagery there where it says the library. We are thinking of a mechanical mezzanine in that space as well as an open well that's behind that first half of it. All that equipment would sit in a well that would not be visible from the street or the trail or anywhere there. You won't be able to see it.

Council President Buckholtz asked if there were any other questions.

Mrs. Triner asked, who incurs the cost of the lighting outside of the Library? What is the Village's cost and how much are the Library's costs?

Mayor Rinker replied, I am not sure we have a cost yet. The Village's responsibility is to provide the access point. The drawings have shown what we have projected ultimately would be the main access for the property behind Progressive Insurance Company. It would be for development, either for its own development or for development for commercial use. But until that day comes, what we are anticipating is a pretty straightforward driveway so it would be a low profile. We are not even certain we are going to need a traffic light. There's no indication of what the traffic counts are that that's going to be required. Over time, that may become a necessity. That would be the Village's.

Ms. Strobel stated, the Library would incur the cost of exterior lighting for the building and parking lot.

Mr. Christian asked, how low to the ground?

Mr. Diehl replied, as low as we can make it. Based on discussion of lighting in other parts along SOM Center Road, the intent is that we look at what lighting is necessary for night for the use of the Library when it's open. After hours, how much lighting do we really need and that's more of a safety issue. We will try to keep that to a minimum. I would like to keep it as low as possible. We have not designed it yet.

Mayor Rinker replied, my thought there too, just for everyone's benefit, that typically would be the kind of question between Planning and Zoning and ARB as part of the special permitting process.

Council President Buckholtz stated, you have done such a great job of comparative analysis of what's going around the Village and in that area. You will see what was done in the ballfields and the pool, some of which was accepted very well, some of which was a little invasive for the houses.

Mr. Diehl stated, we would do actually the opposite, something that is less invasive. Again, the way that we are thinking about fresh air inside the Library and the lighting inside the Library, trying to make sure that we don't have, for example when I drive by the Cleveland Clinic, I am always a little irritated when I see the lights on all the time in the stairwell when they don't need to be. Likewise I would like to make sure that when we don't need lights on we don't have lights on. I would like to explore that.

Mr. Marquardt stated, for a regional library, it seems to be in a remote location. Generally libraries are more centrally located to population and to schools and that type of thing. Is there anything in consideration that people are going to travel here?

Ms. Feldman replied, we are a regional library system that covers 47 communities in Cuyahoga County. However, every community does not have a building. What we did as we began to do our overall capital planning process, we really wanted to have our libraries better spaced throughout what is our service area. We do know that people travel to libraries. People drive to libraries. There's very little walking to libraries that may have been the pattern at a time when I was growing up. We also know that there is no indication that being right next to a school drives any additional traffic to a library. We have had that in many situations and in fact we find that being right next to a school, prevents many adults from using libraries because it's viewed then as an extension of the school day. We really looked at a footprint throughout Cuyahoga County. We looked at settings that were where people go and we know that the Metroparks are a heavily used part of our County. We also looked for opportunities for quality land. We have been in conversation with Mayor Rinker for a long time. We came to this Council over a period of time and really analyzed it as both a good site and a beautiful site.

Council President Buckholtz asked if there were any other comments or questions as a whole body here.

There were no further questions.

Council President Buckholtz thanked everyone for coming. Anyone with more questions, feel free to ask following the meeting.

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The meeting concluded at 8:40 p.m.

Respectfully submitted,

Mary E. Betsa  
Clerk of Council