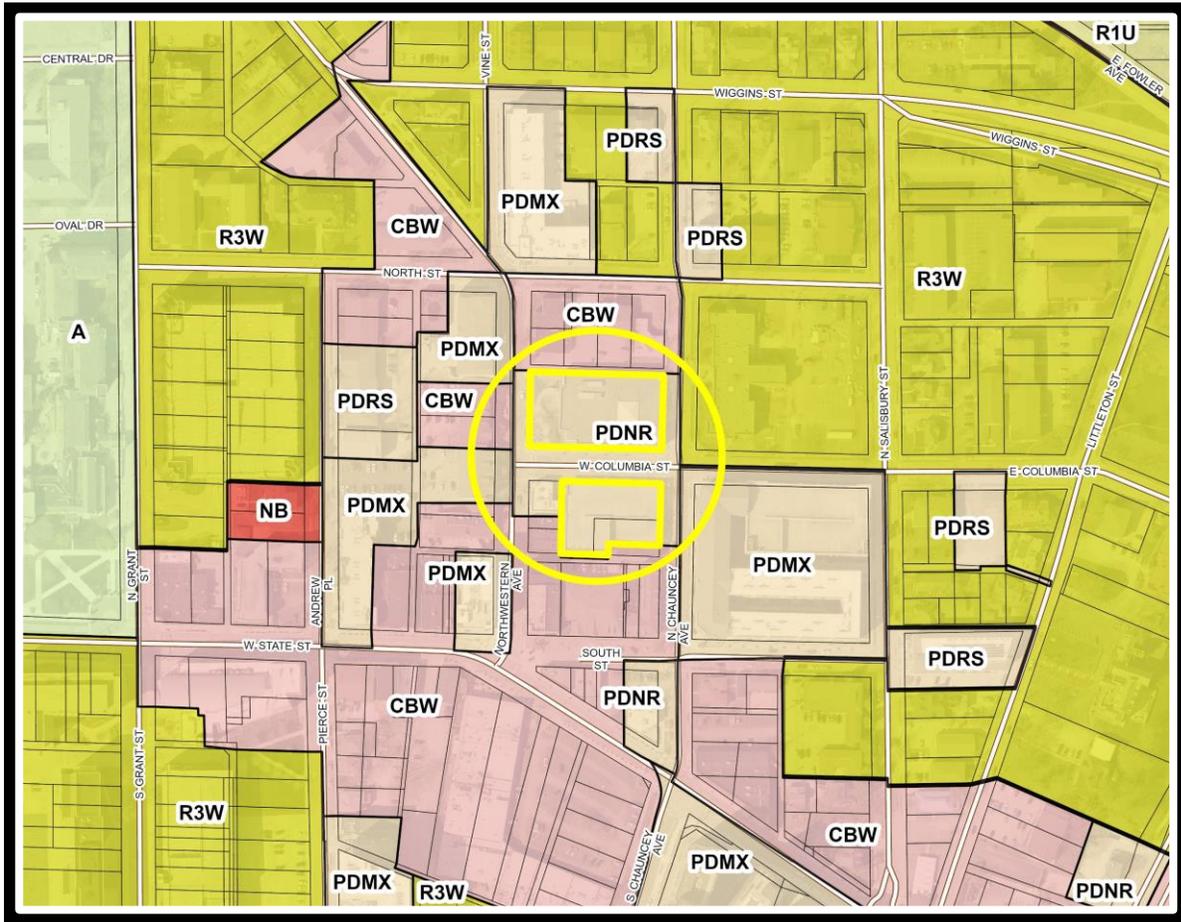

Z-2798
WEST LAFAYETTE PUBLIC LIBRARY LEASING
CORPORATION
WEST LAFAYETTE PUBLIC LIBRARY PLANNED
DEVELOPMENT (2020)
(PDNR to PDNR)

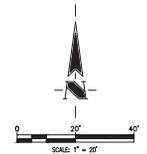
STAFF REPORT AMENDED
October 15, 2020



PLANT SCHEDULE

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | COND. | REMARKS |
|-------------------|--|------------------------|------|--------|----------|----------|
| TREE | | | | | | |
| LT | Liriodendron tulipifera | Tulip Tree | 4 | 3.0" | B & B | PER PLAN |
| ZS | Zelkova serrata 'Green Vase' | Green Vase Zelkova | 2 | 3.0" | B & B | PER PLAN |
| SHRUBS | | | | | | |
| IJ | Ilex verticillata 'Jim Dandy' Red Sprite | Red Sprite Winterberry | 1 | 22" | #3 | 30" O.C. |
| IN | Ilex verticillata 'Nana' Red Sprite | Red Sprite Winterberry | 10 | 22" | #3 | 30" O.C. |
| PERENNIALS | | | | | | |
| LS | Liriope spicata | Creeping Lily Turf | 16 | 1 Gal. | 12" | 18" O.C. |
| NF | Nepeta x fossensis 'Select Blue' | 'Select Blue' Catmint | 7 | 12" | #1 Cont. | 18" O.C. |

811 Know what's below. Call before you dig.



LEGEND

- CANOPY TREE
- SHRUB
- PERENNIALS
- EXISTING LANDSCAPE PLANT
- IRON TREE GRATE (HEAVY METAL TREE GRATE WITH BLACK POWDER COAT FINISH)
- STONE

TREE SURVEY

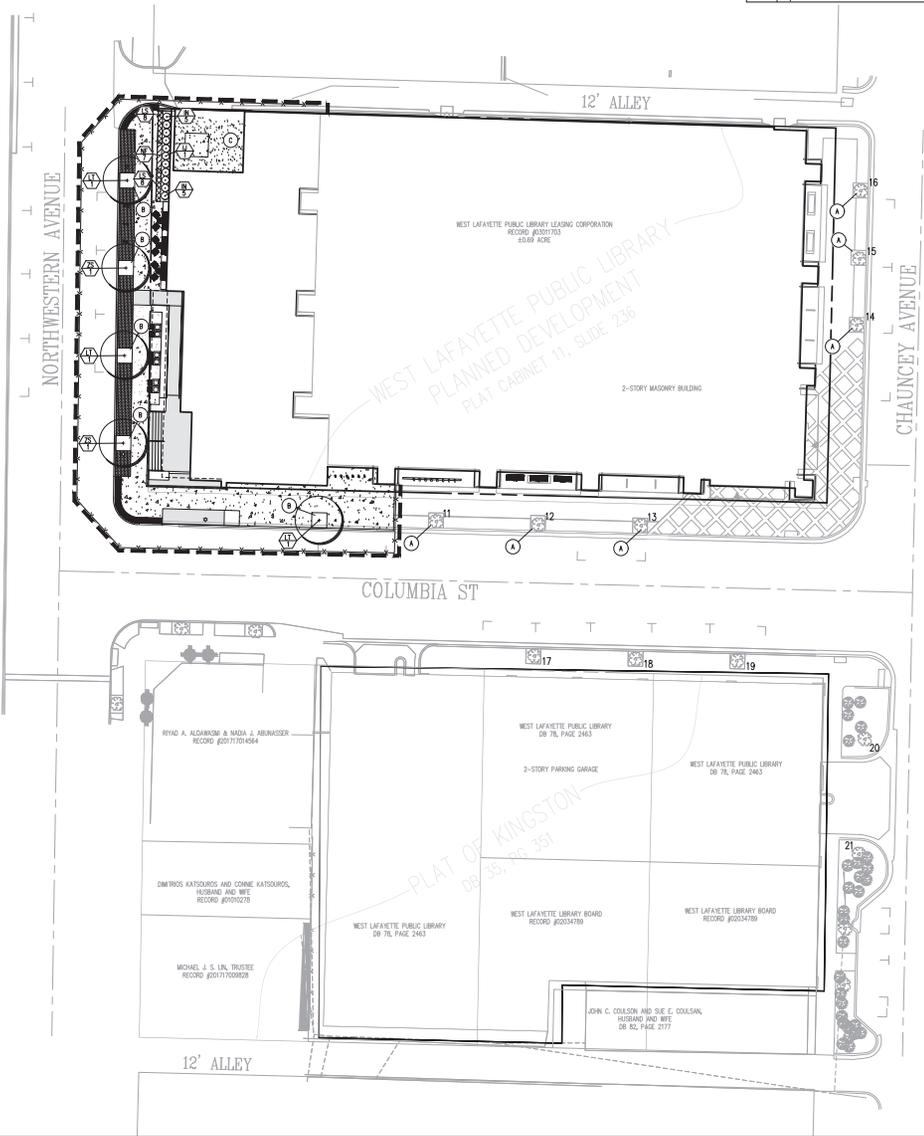
1. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
2. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
3. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
4. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
5. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
6. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
7. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
8. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
9. PYRUS CALLERYANA 'REDSPIRE', REDSPIRE PEAR
10. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
11. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
12. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
13. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
14. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
15. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
16. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
17. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
18. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
19. ACER SACCHARUM 'ENDOWMENT', SUGAR MAPLE
20. ZELKOVA SERRATA, JAPANESE ZELKOVA
21. ZELKOVA SERRATA, JAPANESE ZELKOVA

PLANTING NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.
2. ALL SHRUB PLANTING AREAS, GROUND COVER AND PERENNIAL BEDS TO BE COVERED WITH A 2" LAYER OF SIEVED HARDWOOD SHAVS WHICH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SMALL OR LUMBERING OPERATIONS. NO UTILITY BALKS OR PROPOSED TREE TRUNKS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH WHITE VISIBLE PLANT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE BEGINNING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT ID. AT MATURETY OR CONTRACTOR'S OPERATIONS PRIOR TO MOVING TO THE JOB SITE. PLANTS MAY BE DEFECTIVE, APPROVED OR DEFECTIVE ON THE JOB SITE BY LANDSCAPE ARCHITECT. NO CHANGES OF PLANT MATERIAL OR APPROVED LANDSCAPE PLAN SHALL BE MADE WITHOUT THE APPROVAL OF LANDSCAPE ARCHITECT ADMINISTRATION.
6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THE PERIOD, PLANT MATERIAL TENDING DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS/HER PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE HEAVY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO ANY DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
12. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 90 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, HOEING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWN AND PLANTINGS.
13. CONTRACTOR TO SUBMIT UNIT PRICES FOR EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
14. ALL TOPSOIL FOR LAWN AND PLANTING AREAS WILL BE PLACED BY OTHERS PRIOR TO THE START OF LANDSCAPE WORK. TOPSOIL PLACEMENT IS NOT PART OF THIS CONTRACT.
15. BACK FILL FOR TREE PLANTING SHALL BE USE APPROVED TOPSOIL AND USE APPROVED PEAT MOSS. TOP LAYER OF BACK FILL SHALL BE SLOPE EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACK FILL AT APPROVED RATES.
16. FOR ALL PERENNIAL BEDS SPREAD 2" OF ORGANIC MATTER OVER THE PLANTING BED AND WORK INTO THE TOP 4" OF PLANTING BED OR TOPSOIL.

NOTE:

SURVEY INFORMATION SHOWN IS PER PRELIMINARY ALTA/NSPS LAND TITLE SURVEY BY THE SCHNEIDER CORPORATION DATED FEBRUARY 11, 2020.



ANDERSON INDIANAPOLIS DETROIT
800.765.6478.8177
www.krmarchitect.com



REVISED

19106 - Addition and Renovation
200 W. Columbia St., West Lafayette, IN 47906

PROGRESS SET

NOT FOR CONSTRUCTION

PROGRESS SET
09.30.20
19106

DRAWING NAME
SITE LANDSCAPE PLAN

DRAWING NO.
P105



RAMP ENTRANCE AND SEATING AREAS



NEW ADDITION ENTRANCE AND SEATING AREA



TRANSFORMER SCREEN AND SIGNAGE



AERIAL VIEW OF NEW ADDITION AND SITE DESIGN



CORNER OF NORTHWESTERN AVE. AND COLUMBIA STREET

**WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION
WEST LAFAYETTE PUBLIC LIBRARY PLANNED DEVELOPMENT (2020)
PDNR to PDNR**

**Staff Report AMENDED
October 15, 2020**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner, represented by attorney Joseph Bumbleburg, is requesting PDNR zoning to expand the existing West Lafayette Public Library. The proposed two-lot planned development will contain a 10,406-square foot, 2-story expansion of the current library building on Lot 1 and an existing 139-space parking garage on proposed Lot 2. The property is located at 208 W. Columbia Street in the City of West Lafayette; Wabash 19(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject properties are currently zoned PDNR for the original West Lafayette Public Library Planned Development, approved in 2003 (Z-2109). Planned Development zoning, CBW zoning, and R3W zoning dominate the immediate vicinity of the subject properties.

AREA LAND USE PATTERNS:

The subject properties contain the West Lafayette Public Library and its parking garage. A wide variety of mixed-use and mixed-density developments are concentrated in the Chauncey Village neighborhood of West Lafayette, the traditional downtown for the city.

TRAFFIC AND TRANSPORTATION:

The existing 139-space parking garage on proposed Lot 2 will continue to serve the parking needs for the library. Additionally, an existing reciprocal parking agreement with the nearby Morton Center (future West Lafayette City Hall) will remain in place, allowing either party to utilize the other's parking facilities. All other lease agreements have been terminated. A recently installed "pay as you go" parking system will handle general public parking.

With the expansion of the building to the west, the existing plaza/amphitheater is being removed. To compensate for this loss of public open space, the proposed site plan is adding expanded public seating areas (benches and tables with chairs) along the Northwestern and Columbia street frontages. Additional bike parking areas are also being added to the redeveloped streetscapes. The streetscape along Chauncey Avenue will largely remain unchanged.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

The West Lafayette Public Library is a fixture in the Chauncey Village neighborhood. Ideally situated in the heart of West Lafayette's traditional downtown, the library is a true public gathering space that serves a diverse and growing population. The proposed expansion plan for the library, that accompanies this rezone petition, is intended to keep pace with the

changing needs of this growing population. The 2-story expansion is designed to seamlessly blend with the existing building while shifting the main entrance and architectural focal-point to the corner of Northwestern Avenue and Columbia Street. The existing basement – while not being enlarged as part of this expansion - is being reprogrammed to no longer serve exclusively as storage, but as active library space for the public. Additionally, significant streetscape enhancements are being provided in the form of expanded public seating areas, a new handicap accessible ramp, bike parking areas, and urban landscaping. Lastly, an area is being reserved near the relocated main entrance for public art, to be installed later in partnership with the city.

The recently approved *West Lafayette Downtown Plan* has assigned the “Downtown Village” land use category to the blocks the library and its garage are located on. According to the *Plan*:

“This classification is primarily designed to transition to and from the Downtown Core classification. It supports a diverse mix of residential and non-residential uses and is well-suited to areas of the downtown with a concentration of historic structures.”

Libraries are essential civic uses in thriving downtowns, so the library’s expansion clearly respects the “diverse mix” called for in the plan. Moreover, the library is surrounded by historic structures and yet, in its original design and in this proposed expansion, it has managed to blend into this historic context both in terms of materials and scale. This high-bar of design has helped inform project negotiation design decisions for other projects in the past. With this expansion, the library will continue to be a prime example of how to develop appropriately in a historic context.

In its design, streetscape enhancements, and generous community offerings, staff enthusiastically supports this expansion of the West Lafayette Public Library.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. FAA Determination shall be submitted with the Final Detailed Plans;
6. Final landscape plan and plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan.