

Program	Low ASF (from needs assess't)	High ASF	Prop ASF	Notes (Percentage = % Total ASF)
1) Welcome / Entry	2,100	2,700	1,180	7%
Entry / Lobby			510	
Self Check-out & Concierge Stations			260	
Cart Cubby			60	Accessible out-of-the-way alcove for operational incidentals
Holds & Seating Nook			200	
Seating			150	
Restrooms				Incl in bldg gross - accessible to community resource center
2) Community Resource Center	4,100	5,670	1,970	12%
Community Gathering Steps			500	Central seating stair for reading, working, & events (seats approximately 100 plus adjacent floor area)
Seating Areas			350	(3) Seating areas at ground floor entry adjacent Gathering Steps
Large Activity Room			1,240	Accessible after-hours directly from parking, with adjacent ground floor restrooms
Large Activity Kitchenette			75	Within Large Activity Room
Large Activity Storage			115	Within Large Activity Room
Medium Activity Room			540	See Teaching Kitchen
Partner/Resource Rooms			-	See Meeting Rooms and Study Rooms in Collections & Study - 2nd floor
3) Culinary Literacy Center	-	-	955	6%
Teaching Kitchen			850	Combined kitchen and workstations/dining tables
Food & Wellness Lounge			-	Shelving and reading nook for food and wellness related books - Included in Teaching Kitchen total
Storage			105	Could be configured to include staff desk
Office			-	Not included - could appropriate Food & Wellness Reading Lounge or include desk in Storage
Outdoor Area			-	Shared with Kid's Outdoor Play
Outdoor Harvest Table			180	On 2nd floor Demonstration Garden terrace - can be used as outdoor class or reading - with adjacent storage cabinet and wet work table - direct exterior stair to parking
Demonstration Garden			1,650	On 2nd floor Southwest terrace with Harvest Table - with adjacent storage cabinet and wet work table - direct exterior stair to parking
4) Kids & Family Areas	5,040	6,480	4,000	25%
Main Space			4,000	*All sub-areas below included in this total
New Books			200	
Kids-only			350	Captured area under stair
Table Seating			400	
Books			1,000	
A/V & New Media			350	
Storytelling			1,000	
Tween Nook			300	At southeast corner
Storage			150	
Kids Outdoor Play Area			1,000	Secure shared outdoor reading and play area - dedicated play area within - potential access to EPACenter via bridge over stormwater swale
Family Restroom			60	Incl in bldg gross
5) Cabinet of Curiosity	1,680	2,160	1,865	11%
Teen Room			560	2nd floor over entry
VR Experience Alcove			155	Adjacent Teens Room on 2nd floor - included in Collections and Study
Maker Room			650	Immediately adjacent - and visible upon - entry
Maker Yard			500	Direct access from Maker Room, and adjacent EPACenter Maker Yard
Office			-	Not included
6) Collections & Study	5,040	6,480	4,845	30%
Main Space			4,000	*All sub-areas below included in this total
Staff Resource			90	located at top of stairs and within direct line of sight from elevator

<i>New Books / Media / Periodicals</i>			295	Adjacent Teen Room
<i>Adult Collections</i>			1,120	
<i>EPA History</i>			440	At Southeast corner of main Collections Room - could be relocated to stand-alone pod similar to VR Alcove
<i>Reader Seating</i>			870	Multiple various sized areas dispersed throughout Main Space
<i>Open Work Areas</i>			820	(3) various sized areas dispersed throughout Main Space
<i>Public Computers</i>			-	Assuming mostly laptop check-out - confirm desktop needs
<i>Printers & Work Table</i>			190	Printers and adjacent standing-height work table
Study Room A			115	Adjacent Teens & New Media
Study Room B			90	Adjacent Teens & New Media
Study Room C			90	Adjacent Teens & New Media
Quiet Room			550	East-facing (Bay)
<i>Restrooms</i>			550	<i>Incl in bldg gross - assumes Collections & Disc on 2nd flr</i>
<i>Outdoor Reading</i>			1,750	<i>At planted Northeast terrace with multiple seating areas overlooking central EPACenter space (roughly 1/2 planted and 1/2 seating)</i>

7) Staff Resource Area	2,940	3,780	1,475	9%
				<ul style="list-style-type: none"> • Applying a higher grossing factor (1.45) due to more compartmentalized use. • Any possibility of moving office component to 2nd floor?
Collection Processing Room			280	Adjacent Entry, self-checkout & concierge
Staff Work Area			110	2nd floor, between Collections and Staff Offices
Staff Open Office			640	View to Collections from two directions
Enclosed Office			150	
Staff Break Area			225	
Storage			70	
<i>Data / Telecom</i>			90	<i>Incl in bldg gross</i>
<i>Staff Restroom w/Shower</i>			75	<i>Incl in bldg gross</i>

8) Site & Outdoor Amenities	2,900	11,130		
Shared Entry Plaza			2,000	At Northwest corner of site adjacent EPACenter pick-up and drop-off - partially covered with seating & planters
Parking Entry Plaza			1,500	At Southwest corner of site adjacent Parking with dedicated pick-up and drop-off - partially covered with seating & planters
Kids Outdoor Play Area			4,050	Secure ground floor outdoor play, class, and reading areas - potential direct connection to EPACenter central courtyard via bridge over stormwater swale
Demonstration Garden			1,830	On 2nd floor southeast terrace (total includes Harvest Table)
Outdoor Reading			1,750	At planted Northeast terrace with multiple seating areas overlooking central EPACenter space (roughly 1/2 planted and 1/2 seating)
Bike Racks				Per Code - distributed near Entry and Parking Plazas
Parking Spaces	52	68	41	Assumes 1:400 per BRC re-zoning, using assignable area as base SF for calculations. Our site capacity with building is roughly <40 spaces assuming use of shared easement for access.
Parking Area	19,855	25,907	15,476	Assumes 380 SF per parking space, including drive aisles and entry
Loading				Two dedicated spaces located at northeast corner of parking area

Building Totals				
Total ASF	20,900	27,270	16,290	
Grossing factor	1.4	1.4	1.4	
Total GSF	29,260	38,178	22,806	<i>*If desired, there is room to expand the building footprint to the north and east.</i>