

**FALMOUTH TOWN COUNCIL  
RESOLUTION  
COMMUNITY FACILITIES PLANNING PROJECT – FALMOUTH MEMORIAL LIBRARY**

**Draft Revised: November 4, 2010**

**Public Comment: \_\_\_\_\_**

**Adopted: \_\_\_\_\_**

WHEREAS, in 2007 the Town Council directed the ad hoc Community Facilities Planning Committee to conduct a Multiple Community Use Needs and Site Location Analysis to develop coordinated short and long range plans for various Town facilities, including Town Hall, Pleasant Hill Fire Station, the Falmouth Memorial Library, and Plummer-Motz and Lunt schools; and

WHEREAS, the Committee submitted its recommendations to the Town Council in May 2010; and

WHEREAS, the Town Council reviewed, but did not take action on, the Committee's recommendations; and

WHEREAS, the Town Council decided to conduct its own review of facility needs through a Council Process with the goal of developing consensus; and

WHEREAS, a key indicator of whether or not consensus has been reached, according to the Consensus Building Institute, is that "everyone agrees they can live with the final proposal; that is, after every effort has been made to meet any outstanding interests;" and

WHEREAS, the first step in the Council process is to build consensus on Community Facility Space Needs (i.e. desired floor area, condition, timeframe) for:

- a. Falmouth Memorial Library,
- b. Community Recreation Center,
- c. Town Hall; and

WHEREAS, the Town Council met with the Falmouth Memorial Library Board of Trustees on October 18, 2010 to both tour the Falmouth Memorial Library and review the space needs analysis of the library prepared by Mr. Nolan Lushington, consultant; and

WHEREAS, the Town Council and the Library Board of Trustees reviewed a draft of the 2010 Lushington Report, discussed its findings with Mr. Lushington, and provided opportunity for the public to ask clarifying questions; and

WHEREAS, any future design plans must be flexible and adaptable with the ability to construct future building additions; and

WHEREAS, in this discussion the term "assignable space" means program and staff space, and "non-assignable space" means all other spaces to include entrances, stairwells, bathrooms, corridors, heating systems, and other such spaces, and

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WHEREAS, Mr. Lushington has stated that typically the non-assignable space constitutes 25–35% of the total square footage of a building; and

WHEREAS, Mr. Lushington has prepared a final report, which stated an assignable total space need for the next five years for the library of 12,910 square feet; and

WHEREAS, Mr. Lushington estimated an assignable total space need for the next twenty years for the library of 15,293 square feet; and

WHEREAS, the Falmouth Memorial Library Board of Trustees accepted the recommendations of the Lushington Report and Addendum, as amended, for assignable space needs for programs and staff; and

WHEREAS, the twenty year projection takes into consideration the high usage of the library by Falmouth residents without the consideration of the political or economic climate in Falmouth today; and

WHEREAS, additional assignable space needs for the library are 6,500 and 9,000 square feet for a 5 or 20 year projection respectively; and

WHEREAS, the assignable space needs do not include any non-assignable space for the library; and

WHEREAS, the Town Council determined that the non-assignable space needs for the Falmouth Memorial Library are very much dependent on location and final design and cannot be determined at this time;

NOW THEREFORE BE IT RESOLVED, by the Falmouth Town Council in Town Council assembled, that it determined that there is no additional benchmarking data that needs to be obtained, or peer review conducted, regarding the future space needs of the Falmouth Memorial Library; and

BE IT FURTHER RESOLVED, that the Town Council determined that the total assignable floor area ranges between a minimum of 13,000 and a maximum of 15,300 square feet, for a five year and twenty year planning horizon respectively; and

BE IT FURTHER RESOLVED, that the Town Council determined that an estimated 25-35% of the total building square foot area should be reserved for non-assignable space needs; and

BE IT FURTHER RESOLVED, that the Town Council determined that the Falmouth Memorial Library has a minimum need for a building of 17,300 gross square feet and a maximum need for a building of 23,500 gross square feet; and

BE IT FURTHER RESOLVED, that the space needs of the Falmouth Memorial Library may be reduced depending on potential space sharing with other community facilities, such as a Community Recreation Center; and

BE IT FURTHER RESOLVED, that the next step in the Council process is for the Council and Library Trustees to review site options for the Falmouth Memorial Library and determine best

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possible locations with an emphasis on addressing space needs, access, land use planning and community development, cost and other factors deemed important by the Council and Trustees.

Adopted by the Falmouth Town Council on \_\_\_\_\_, at its regular meeting.

Town Clerk: \_\_\_\_\_ Dated: \_\_\_\_\_