2007
RUDY BRUNER AWARD
FOR URBAN EXCELLENCE
PROJECT DATA

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<table>
<thead>
<tr>
<th>Project Name</th>
<th>Location</th>
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<tbody>
<tr>
<td>Palo Verde Library / Maryvale Community Center</td>
<td>4402 / 4420 North 51st Avenue</td>
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<table>
<thead>
<tr>
<th>Owner</th>
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<tbody>
<tr>
<td>City of Phoenix</td>
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<table>
<thead>
<tr>
<th>Project Use(s)</th>
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<tbody>
<tr>
<td>Branch Library / Community Center</td>
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<table>
<thead>
<tr>
<th>Project Size</th>
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<tbody>
<tr>
<td>16,000 SF Library / 27,000 SF Community Center</td>
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<table>
<thead>
<tr>
<th>Total Development Cost</th>
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<tr>
<td>$10 Million</td>
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<table>
<thead>
<tr>
<th>Annual Operating Budget</th>
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<td>$2.2 Million (Combined Facility)</td>
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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Percent Completed by December 1, 2006</th>
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</thead>
<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Project Completion Date</th>
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</thead>
<tbody>
<tr>
<td>January 28, 2006 Opening</td>
</tr>
</tbody>
</table>

| Application submitted by:        |
| Name                           |
| Patrick Magness                |

| Organization                    |
| Wendell Burnette Architects     |

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| (for notification): (602) 692-2546 |

<table>
<thead>
<tr>
<th>Key Participants (Attach an additional sheet if needed)</th>
</tr>
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<tbody>
<tr>
<td>Organization</td>
</tr>
<tr>
<td>COP Library Dept.</td>
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<tr>
<td>COP Parks and Recreation Dept.</td>
</tr>
</tbody>
</table>

| Key Participant                              |
| Shera Farnham                                |

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| Organization                                |
| Bruner/Loeb Forum                          |

| Key Participant                              |
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| Wendell Burnette                           |

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| Professional Consultant                     |
| Ten Eyck Landscape Architect               |
| Christy Ten Eyck                            |

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| Community Group                           |
| City Council District 5                    |
| Councilman Claude Mattox                   |

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Please indicate how you learned of the Rudy Bruner Award for Urban Excellence. (Check all that apply).

- Direct Mailing
- Magazine Advertisement
- Previous RBA entrant
- Previous Selection Committee member
- Bruner/Loeb Forum
- Rudy Bruner Website

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Signature
2007

RUDY BRUNER AWARD

ABSTRACT
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Project Name: Palo Verde Library / Maryvale Community Center
Address: 4402 / 4420 North 51st Avenue
City/State/ZIP: Phoenix, AZ 85031

1. Give a brief overview of the project, including major project goals.

The project brief is to re-invigorate the heart of Maryvale (a post-war housing community similar to Levittown in New York) with a mixed-use program (a 16,000sf Library and a 27,000sf Community Center) incorporating Maryvale Pool (currently the largest public pool in Phoenix) within the existing 14-acre Maryvale Park. The Park is the heart of the original Maryvale Master Plan developed by John F. Long with architect Victor Gruen in the late 50’s which included a community hospital, a post office, and a shopping mall with recent adaptive re-use as an Elementary and Middle school. Furthermore, the brief required establishing a renewed street presence on 51st Avenue (a main north-south arterial street at the east edge of the site) for all programmed activities. Establishing a renewed Civic presence within the community with the Library and Community Center programs was a must; how to achieve this without eliminating the Park/green space was a primary challenge due to parking and program requirements. The explicit intent of the design was to be environmentally responsible, and for the Public Park and its environs to remain the “green” heart of Maryvale.

2. Why does the project merit the Rudy Bruner Award for Urban Excellence? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.)

The Rudy Bruner Award for Urban Excellence distinguishes projects that positively impact their community from urban to social issues and recognizes the benefits of projects that strive to provide a quality of design that is often overlooked in many of today’s urban areas. With the diverse challenges facing Public entities, funding is often stretched beyond its realistic means and this can often lead to dismissing the intrinsic benefits that quality design can bring to the environmental fabric of our cities. The Palo Verde Library / Maryvale Community Center was specifically designed with these issues in mind. The straight forward planning of the facility and cooperation between the two client departments gained extra program spaces (specifically the upper level weight room, walking track, and designated senior lounge); elements that were not included in the original program or budget of the facility. These elements benefit the community and the project alike. It is a place where multi-generational and diverse ethnic backgrounds come together in a safe and comfortable setting. The inherent transparency through the project not only announces the available programmatic elements it is also a main design strategy utilized to bring about a safe environment for gathering. The placement of the building complex within the park re-establishes the Civic presence of green space as well as eliminating the potential for a front versus back to the surrounding community. The scale of the building mitigates the potential dominating requirement of the 2-story gymnasium program while elevating the Civic aspect of the Library, unifying the two building programs as one complex. The community has a new state-of-the-art facility to be proud of as well as a safe place to learn, grow and play.
PROJECT DESCRIPTION

Please answer questions in space provided. Applicants should feel free to use photocopies of the application forms if needed. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

1. Describe the underlying values of the project. What, if any, significant trade-offs were required to implement the project?

The underlying drive behind the project was a desire to create a place that served a specific undervalued and overlooked community that attempted to not only be a civic amenity, but also an impetus for economic growth and community revitalization. Every potential opportunity to maximize the impact of the project without increasing the budget was exploited. For example, great effort was taken to save the ball field and as much of the existing Maryvale Park as possible; through minimizing the footprint of the building, the impact to the community of having multiple amenities targeted towards multiple user groups. A genuine care about the utility of the new complex and its users drove design decisions. The complex truly embodies what a healthy community needs and its dramatic success is both testament to the rejuvenative capabilities of design and the unforeseen need that this project filled in the Maryvale community.

In keeping with the values exhibited through the creation of this complex, and reversing the trend of apathetic city-community relations, great effort and care was taken to eliminate any major tradeoffs, which seem to take advantage of the community, and quite the opposite approach was used: effort was put forth in the form of feasibility studies, in order to pinpoint the specific needs of the community and the opportunities afforded by the site. Instead of trading off park space to accommodate the required parking, an intergovernmental agreement between the school across the street and the complex allowed the pool, community center, and library to fit compactly onto the site without compromising the size of the pool, the ball field or the parking necessity. Furthering this theme of equality of opportunity, existing City of Phoenix contracts were utilized to allow high quality furniture to be enjoyed by the library patrons. The underlying meaning embedded in the project is a sense that certain amenities such as natural daylight and green space should be equally available and that they are vital necessities for healthy communities.

2. How has the project impacted the local community? Please include relevant information on urban context.

The project has deeply affected the immediate community, becoming a popular hangout for kids on their way home from school; offering formerly unavailable programs at the community center; and allowing exercise of the body as well as the mind. There have been noticeable improvement in the homes surrounding the complex, proving that progress and rejuvenation are contagious through community pride.
3. Describe the key elements of the development process, including community participation where appropriate.

Upon being awarded the project, the architects conducted a feasibility study in an attempt to maximize the potential of the site, most specifically in regard to saving the ball field, one of the largest in the city, and fitting the buildings and its parking onto the site. Furthermore, multiple interactive meetings were held between the design team and interested members of the community. The meetings with the teens were especially fruitful and enables the design team to create a home for adolescents that did not exist before. Places such as this stress the importance of mental and physical health and breed healthy living habits for the youth, at a time when it could not be more valuable. These interactive sessions allowed the community to have input on its services and therefore broke the cycle of isolation from municipal noninteraction. This process resulted in a place that the community could adopt as its own, in a place that deserves to have community pride and a sense of ownership as much as any other community.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable.

This project was financed through the City of Phoenix Bond Program which, for the first time in a while, demonstrated the City government's investment in revitalizing one of its overlooked urban neighborhoods. Many techniques were used in order to get the most bang for the city's buck, most generally being the first time the Library and Community Center programs were combined into one building, saving development, design, and construction costs in the process, but even more importantly, creating a new building typology that reacts to many of the needs of a vibrant community. Within the design of the buildings, many strategies were employed to save cost while providing basic amenities and requirements deserved by all patrons. One specific example was oriented strand board (OSB), made from recycled white aspen flakes was used as the finish surface of the library. The material was sanded smooth and left unfinished. The light wood provides warmth to the tall space and also resembles 'hand made paper books'. By tilting the panels 5 degrees, the acoustic time of the space is improved since sound does not have a chance to 'bounce' back and forth between planar walls. What seems to be a simple selection for an interior finish actually provides a number of solutions in a very cost effective manner.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings?

The project is already a significant impact on its immediate community. As the developing trend in this and other countries begins to combat sprawl by reinvigorating forgotten urban communities, this project will become more significant as a model to follow for sensitive intervention that aims to foster healthy relationships between people and their places. This project embodies many of the attributes laid out by smart growth programs for redevelopment of urban neighborhoods that comprise healthy communities. Green space, exercise of the body and mind, and sustainable building practices are all qualities worth striving for, especially in the context of an urban condition such as exists in Maryvale, where the success of the project is proof that good design has the ability to overcome societal trends and create truly unique places.
2007 RUDY BRUNER AWARD
ARCHITECT OR DESIGNER PERSPECTIVE
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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name: Wendell Burnette
Title: Principal
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Signature

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc.

The site and building solution is to communicate the program directly to the street through proximity and transparency immediately expressing the project’s Civic mission in the community. The library is seen as the exercise of the mind and the community center, park and pool as the exercise of the body. This mind/body dialogue resonates between similarly scaled volumes that incorporate the library collection and gymnasium respectively. Each volume is a clear span, column-free space, top-lit and bottom-lit for balanced daylight. Top-lighting is achieved with a grid of “Solatube” skylights delivering shadow-less light at the proper foot-candle levels for each respective program year-round. Bottom-lighting is achieved with a continuous band of 8” high externally shaded glass that allows the mind/body dialogue between “reading a book and dunking a basketball” to exist and conveys this ever-changing dialogue directly to the street. Significant energy savings will stem from a reduced reliance on electric lighting.

The overall intent is to allow the park and the related civic amenities within it to assert the most powerful presence on the site, for the park and it’s landscape to remain as the “green” heart of Maryvale, and finally for the building structure and the mass of it’s program to recede. The U. S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) guidelines were used to determine appropriate material choices including, materials with high recycled content as well as rapidly renewable resources and locally obtainable materials. The library collection floorplate is certified recycled content carpet tile on a shallow raised floor allowing 100% flexibility for data/electrical distribution. The library interior walls are folded planes [pages] of sandblasted OSB [recycled aspen wood flakes] that resemble open paper books. Other floor surfaces are recycled rubber processed from discarded tires and sneakers that add ergonomic comfort in the back of house (Sor) area of the library as well as shock absorption on the walking track above the gym.

2. Describe the most important social and programmatic functions of the design.

The most important social and programmatic design considerations focused on how the community would have a safe place that they could call their own. The Parks Department traditionally provided masonry gymnasiums that did not work well acoustically and provided a visual barrier within their settings. Not only are the internal activities of the space isolated from the adjacent community they become difficult for staff to manage since they do not have visual or acoustic control of the space. By challenging this premise and glazing the gym in a similar manner as the library, the community is able to directly connect to the activities going on as well as help staff keep conflicts from getting out of hand. Acoustically treating the gym allows it to be used as a secondary multi-functional space as well as providing a comfort level for basketball and volleyball - the primary uses. If the community had the need for a very large meeting room the space can also be used for public presentations and/or public speaking events.

Before the facility was open teens in the area didn’t have a well structured place to hang out. Throughout the design phases of the project we specifically sought out teen input so that they would feel included in the decisions as well as feel ownership of the new buildings. Teens are the next generation of decision makers and can have a long lasting significant influence over the safety of a building complex such as this. By embracing them in the process, they are able to gain insight into the various aspects of the building profession that they may not otherwise take part in. It opens their minds to possible career choices as well as the benefits that it provides to the immediate use of the complex. Overall, the complex has seen record numbers of use as a City facility. It demonstrates that quality design goes far beyond aesthetic preconceptions and ultimately has to include and serve the benefit of the users to be successful.
ARCHITECT OR DESIGNER PERSPECTIVE

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Telephone: (602) 395-1091  
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E-mail: wendell@wendellburnettearchitects.com

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Title: Principal  
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Telephone: (602) 395-1091  
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2007 RUDY BRUNER AWARD COMMUNITY REPRESENTATIVE PERSPECTIVE
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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name: Claude Mattox  
Title: District 5 Councilman  
Organization: City of Phoenix  
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Fax: (602) 496-0628  
E-mail: council.district.5@phoenix.gov

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Signature: [Signature]

1. How did you, or the organization you represent, become involved in this project? What role did you play?

As Councilman representing District 5 for the City of Phoenix, one of our main programs has been the Westside Revitalization Initiative. A large part of the Maryvale neighborhood was originally privately developed by John F. Long in the late 50's to meet the needs of the post-War housing demands. This development was on the cutting edge of providing mass produced housing that was very affordable but more inspiring was the fact that one of Mr. Long's main goals was to master plan a Community including the Civic amenities required. Unfortunately, for some time, this community had been overlooked by the City in terms of its investment. As part of the revitalization initiative, it was imperative to get the Project funding passed through the 2000 Bond Election. Working with John F. Long, who had donated the existing Park and structures to the City, an architectural firm was hired to do a feasibility study to determine the appropriate funding for a new 30,000 SF Branch Library and 27,000 SF Community Center. Since the existing facilities were so outdated it was crucial that funding was allocated to provide a new "turn-key" facility that included new furnishings, computers and resources that were in much demand. The Project was presented to the Maryvale Neighborhood as well as throughout the City of Phoenix in order to gain support and the Bond was very successful in its passing measures. Again, because of the City's promise to re-invest in the Maryvale community, the Project was slated amongst the first to be completed using the 2003 Bond monies.

2. From the community's point of view, what were the major issues concerning this project?

The main issues concerning the project were many. They included safety, state-of-the-art development, access to computers, a welcoming place for teens as well as multi-generational users, and keeping a large portion of the Park which had historically been well used and provided one of the only green spaces in an area dominated by parking lots and hardscape. The community's input was sought out through interactive sessions with the architects and Library and Parks departments. Through this process the community got to give their input and equally important they were asked to verbally describe how they might envision the new facility. These comments were written down on note cards and put up for individuals to vote on. Every attendee was given a certain amount of "dots" that they could then place on the note cards to emphasize where the Project Team should focus its efforts. This process has had a lasting effect, in an area that often sees a lot of vandalism many of the users feel "ownership" to keep this from happening to the facility. Because they were included from the early phases of the project, the community has a better understanding of how much effort goes into creating well designed facilities and they have embraced it as part of their own.

3. What trade-offs and compromises were required during the development of the project? How did your organization participate in making them?

In every project that has to meet the needs of a diverse community, compromises have to be made. This project was in many ways long overdue so the trade-offs the project overcame are rather inconsequential. The success of Phoenix's Bond program proves time and time again that the diverse neighborhoods throughout our City genuinely care and support the needs of the City. We continue to strive to provide improvements in other much needed areas that hopefully will not have to wait as long as the Maryvale community has.
COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

4. Has this project made the community a better place to live or work? If so, how?

This project has made a significant impact to the betterment of the community. The amenities provided to the Maryvale neighborhood are often not easily afforded through private means. The Library provides separate computer areas for general use/adults, teens and children. In addition, there is a computer lab where computer training is provided free of charge. These services stem from typing skills and internet searching to learning other computer software programs that are "basic essentials" in today's work environments. Other library programs provided, such as the Storytime Room, are geared toward the development of young children, separate "hang out" and study spaces for teens are designed for interaction as well as the overall Library Collections. All of these resources are seeing tremendous use which is a testament to the success of the Project.

The Community Center gears its programs toward physical activities specializing in dance and basketball. In addition they offer various other courses such as karate, folk dancing, arts and crafts and weight training. The development of the building also allowed for a walking track, separate senior and teen lounges, and a warming kitchen. The spaces and planning of the building allow for multiple activities to be separate yet connected through users, spectators, volunteers and staff.

For instance, many older patrons will utilize the walking track while younger kids are playing or practicing basketball. Another example is the Auditorium which was planned to be back to back with the main dance room. When the community wants to put on a larger dance performance, they can open the operable partition between the two rooms thus utilizing the dance room as an extended stage. These activities can be seen from the ball field / park side of the complex through large windows that again allow for larger audiences to participate in events they might not otherwise know of.

The amount and use of glass utilized throughout the project also allows the community to have a direct visual connection to all the activities of the Complex. They can see their friends and family members studying or playing which deepens the connection between the project and the community and makes for a safe and friendly environment much needed in this area of the City. Before the facility opened teens especially did not have places like this to go to. As John F. Long realized early on, it is important to provide these outlets in a safe and well designed manner. It strengthens the bonds within an immediate community and extends to the vision of the City.

5. Would you change anything about this project or the development process you went through?

This was one of the last "low bid" delivery method projects the City commissioned. Since then, the City has approved alternative delivery methods such as Contract Manager at Risk, Design-Build and Public-Private Partnerships. The low bid delivery method had historically been used as "the fairest" Public process but often times had many issues including starting projects off by putting the successful Bidder/Contractor at odds with the Architect; i.e., sometimes in the process of putting bids together contractors would make substitutions that were not approved by the architect. Amongst other issues, this would cause delays in the overall construction schedule and could often times result in increased costs. The City has since relied most often on the Contract Manager at Risk (CMAR) project delivery method where the Contractor and the Architect are hired at, relatively speaking, the same time. This allows the contractor to have direct input in the development of the project from a pricing/cost estimating standpoint as well as becoming familiar with the project throughout the design process. In the end, the goal is that the contractor, the architect and the City (client) have more working experience as a collective Team resulting in better quality projects delivered within the project budget. The Polo Verde Library / Maryvale Community Center had a dedicated Team but unfortunately the project took a lot longer to complete than anticipated. Fortunately, key participants hung in the best they could to successfully complete the project with a very high level of craft. It is difficult when a project begins construction and a community starts to anticipate using a facility within a certain time frame to wait a year longer to finally realize the opening. Once again, the City held meetings within the Maryvale Community to assure residents that the City was dedicated to completing the project. The neighboring community was incredibly patient but good public policy helped in not only a packed opening but continued high use turn out at the facility.
2007 RUDY BRUNER AWARD
PUBLIC AGENCY PERSPECTIVE

RUDY BRUNER
FOR URBAN EXCELLENCE
PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

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Signature  Shera Farnham

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

The Library and Parks and Recreation Departments of the City of Phoenix were the clients in the programming, design, and construction administration of a 16,000 sf replacement library and 27,000 sf community center. The Library desired to follow the philosophy in place for some years in the department of eliciting public input in the design phase for a signature building that meet the unique needs of the community. To this end, the Library lobbied to select the best architect for the project through a SOQ process. The architects held three public meetings and a separate charrette with teens on the library's teen space. The Library and Parks and Recreation Departments had close ties with the community from decades of service in the area through the older library facilities and the swimming pool and ball fields in the park. Building on these relationships, numerous informational meetings were held by staff with community groups throughout the construction period to keep the neighborhood informed and to build anticipation and understanding of the additional services available when the new buildings opened. The building programs called for high visibility from the main arterial street on the west side of the park. Use of "green" building concepts and maintaining as much of the park green space as possible were undergirding goals. Additionally, the departments desired to have these buildings be unified in design to closely tie the theme of balancing the mind and body for a healthy lifestyle. Use of state of the art technology to create ease of access to library materials and spaces, and efficiency and maximum flexibility in operation in a welcoming and innovative space, were the Library’s main goals. To meet the needs of the community now and in the future, RFID technology, Wi-Fi, self-check out stations and 40 computers with internet access were installed. Dedicated space for teens "designed by teens, for teens" including group study rooms, a children’s story room, a computer training lab, a drive through book return and book pick up window and a 260 person auditorium for public meetings to be shared between both buildings were also incorporated in the design.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

The Maryvale community had long been desirous of having a new and enlarged library and a community center in Maryvale Park where families, teens and users of all ages could exercise their minds and bodies. Neither the Library or Parks and Recreation Departments had collaborated on a joint building project before. The design approach to new facilities was different for each department. By building on existing park property and using the same architects and construction company, City staff was able to leverage scarce dollars for maximum impact. All stakeholders agreed to meet to understand and to cooperate from the beginning. The capacity to do jointly what neither department could do as well alone kept "feet to the fire" in developing understanding and agreement on the design that would result in the best service to the residents of the community. A protracted construction period required both departments to do cooperative budgeting of dwindling resources. For example, the Library Department agreed to furnish the auditorium space when Parks and Recreation FFE dollars were running short. Additionally, the Library Department was able to obtain funding from a donor for a state of the art sound system for the auditorium. Staff worked together to plan spaces and programming that would complement and not duplicate the efforts of each department, and this has resulted in more opportunities for the public to participate in activities without a large increase in staff needed to provide them.
PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible.

The Maryvale area in west Phoenix was developed to meet the demands for affordable housing immediately after World War II. Over time, the once thriving and vibrant densely populated area changed demographically. The shopping mall closed. The area faded and was without a central focus. The existing park had a pool and ball fields but no community center facility. The existing library was over 40 years old, small, and out of date for today's library usage. The Westside Revitalization committee, consisting of community stakeholders and representatives from every department in City government had targeted a new library and community center as priorities to provide more services to families and youth including the desire to provide more computer access in this area where the per household ownership of a computer was among the lowest in the city. When the opportunity for a bond referendum was approved by City Council and approved by the voters in 2001, a new library and community center for Maryvale were among the first projects approved for construction. The design of the project as a joint venture between Waddell Burnette Architects/Gould Evans retained the existing feel of the "green heart of Maryvale" while using the best in innovative Modernist architecture. The Library/Community Center are veritable beacons of transparency beckoning all who pass to enter. Gone is the "cell block" construction of the past. In place, are award-winning buildings that the highest functionality that the community is embracing as their own. Usage at the library has increased almost 100% over the older facility and the circulation of materials to teens has increased 60% over last fiscal year. The number of computers available to the public tripled with the new building. A significant portion of the visitors to the facilities are teens. They tell staff they had no where to go after school before. The teens are not only coming to the library, they are contributing their time and work. Since opening the new building, the hours contributed by teens volunteering in the library has increased 514%! The teens look to the library and community center as places to work out, learn and relax with friends in a comfortable environment. The new facilities are helping to grow the future leaders of the Maryvale community by offering paid and volunteer work experience and the opportunity to come together to plan activities and services for their peers through the Library's Teen Council.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities?

Projects such as the Palo Verde Library/Maryvale Community Center make a great deal of sense to the taxpayer. They leverage scarce planning, design and construction dollars to produce enhanced levels of service. Since the inception of this project, the Library Department continues to see itself as instrumental in cooperating with other City and community partners to move high quality projects to fruition. For example, another library was built in a master planned park in northeast Phoenix. A joint public library-community college library is being planned for southeast Phoenix. The library has agreed to partner with other City departments such as Parks, Fire, Public Works to build together two City Services Complexes in areas that are geographically distant from the central city. Talks are underway between the Library and Parks and Recreation Departments, a school district, the Zoo, Botanical Garden, and a number of other entities on a possible campus of buildings that would offer a combined Sonoran desert interpretive for families and children. It is instructive to be flexible and creative in working with partners to purchase and use land cooperatively. Clear understandings of the roles, goals, and common ground for each partner stated at the beginning of each project help guide the way as procedural issues are resolved. It is important to remember that the public is interested in services without as much regard to who is providing them. The better the service- the better the value received by the community.

5. What do you consider to be the most and least successful aspects of this project?

The community's response to the buildings and services are the proof of the success of this project. The high usage statistics prove, especially among the teens of the community, that they have embraced the "mind body" concept and found the facilities to be comfortable and welcoming to them. Listening to what a community wants its library to be at the very inception of design, hiring talented architects who can deliver what they hear and understand with innovation and creativity, and continuing to meet with the community to maintain connection throughout construction were key to the immediate and dramatic use of each facility upon opening. The protracted construction period and difficulty with a contractor created a much longer delivery time than anticipated. The community was remarkably patient, and the buildings were able to be finished largely as programmed.
2007
RUDY BRUNER AWARD
PROFESSIONAL CONSULTANT PERSPECTIVE

RUDY BRUNER AWARD
FOR URBAN EXCELLENCE
PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

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Signature

1. What role did you or your organization play in the development of this project?

As the landscape architect on the team, our approach to urban place making in the desert attempted to preserve and enhance as much of the existing site as possible in order to revitalise this poor and neglected neighborhood.

The landscape strategy supported this overarching vision. In order to preserve and revitalise the legacy of this run down urban location as a park and the "green heart of Maryvale", most of the existing park was kept. The way the buildings were set on the site allowed keeping the existing playing fields intact and required a special variance to reduce the parking spaces from 700 to 240. By establishing an intergovernmental agreement with the nearby school the rest of the parking requirements were met. Thus, the first impression of the community complex from the street is a uniform grove of Palo Verde trees, that reduces the heat island affect of the parking lot, and also serves as the building's namesake.

Another important feature of the design was to seamlessly blend "old" and "new" landscape materials and systems. The southeast corner of the park with its existing old Phoenix landscape of Aleppo Pines & grass pays homage to the past and allows a visual connection to nature for the visitors in the Library. A pedestrian promenade lined with Arizona Ash threads the park, building program and associated parking lots in the east-west direction. This central promenade runs from the street to the Library/Recreation Center to the park beyond. In order to celebrate the unique history of the canals in Phoenix, we decided to use the existing flood irrigation system instead of installing a new sprinkler system. This flood irrigated canal feeds the Ash trees and native grasses making the irrigation act as an ephemeral fountain that not only links the site but recalls the historic canals of Phoenix. The new landscape of Palo Verde and Ash trees and grasses compliments the old.

2. Describe the project's impact on its community. Please be as specific as possible.

As a public gathering space, the library and community center unifies a diverse population of both old and young patrons. As such, the landscape design offers an important backdrop to creating community. Not only does it honor the history of the site and desert, but reminds us that our future is based on the complimentary co-existence of many cultures. In a very short amount of time the Library/Community Center complex has become the new hub for the community. Since the complex opened in April 2005, library usage is up 80%. The gym and community center are drawing from both the Hispanic and African-American communities. The overall design with its feeling of accessibility and transparency is making new connections and possibilities possible.
One of the biggest lessons gained from this project is not to just erase the tired and worn existing landscape for something new. In our rapidly expanding city it may seem easier sometimes to start with a blank canvas. But in this instance, the design team really took time to identify what was worth saving and used that as a foundation to start with. This project is a great example of how you can seamlessly blend old and new without compromising the end result.

It is also very gratifying to work on projects that bring new life and possibilities to a poor and under served community. The response to the project shows how much it is appreciated and needed.

This project had a very limited budget and pushed the design team into some creative prioritizing without compromising the design vision. The most successful aspect from a landscape perspective is the preservation of the park and the canal side promenade which unifies the park, new architecture, street and parking. Sometime less is more and this project demonstrates how simple, elegant solutions not only compliments the architecture but also honors the land and it's legacy.

The least successful aspect of the project is the lack of proper funding for qualified maintenance.
2007
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE
PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

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Signature: Mark Englehardt

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

   This was a collaboration effort between the City of Phoenix Parks and Recreation Department and the Library Department. Together we worked with the architects and the contractors to make an outstanding facility. The project overcame the issue of almost losing all of the park space to support the parking requirement for the 43,000 square foot building through an intergovernmental agreement with the school next door. This allowed us to save one of the largest baseball fields in the City of Phoenix system as well as much of the existing green space next to the Community Center. Before, during and after the construction, recreation and library staff went to the community first to see what they would like to see at the Community complex. Throughout design, these departments as well as the architects held meetings with the community to make sure the needs and vision for the complex were being met. During construction several neighborhoods were updated on the progress of this new complex. After we opened we went out to groups in the area to introduce them to our programs and the facility.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

   The benefit to the community was a state of the art community center and library complex. We replaced buildings that were built in the 1960’s with modern facilities that have the latest in technology and amenities. Initially, the building complex and the surrounding area almost didn’t “fit”; the building is very modern and progressive while the area around it was often rundown and dilapidated. In the year that the facility has been open I have noticed improvements to almost all of the houses that are around the park, it really has been a huge lift to the community.

   Through this process, compromises and tradeoffs had to be made between the two clients groups, the architects and the demands of the program. The facility wanted the presence of being “one building” while meeting the quieter aspects of the library and the activity of the community center. The city’s more typical solid masonry gymnasium concept would have dominated the building program on this site; and the architect’s challenged the Parks Department to do a more forward thinking “glass box” gym which would relate to the transparency of the library program. This approach has been wholly embraced by the community, for example our league basketball team has dubbed their name "The Glass House".
3. Describe the project's impact on your city. Please be as specific as possible.

Maryvale is post World War II suburb created by John F. Long to provide affordable housing with affordable GI Loans at the time. Maryvale since then has become a neighborhood of families with lower incomes and higher crime rates. Within two miles of the Community Complex there are 4 elementary schools, a middle school, a post office, hospital and many medical related buildings. It has become a popular much needed hub for families, children and adults to enjoy. Since opening our doors in January of 2006, we have been serving an average of 20,000 customers weekly between the community center and the library. Together we offer affordable quality programs which integrate learning, social interaction and physical activity in a safe environment. The immediate community has embraced the complex and this better the City of Phoenix as a whole. The City's reinvestment to its diverse neighborhood communities makes for a safer environment especially on its expanding west side.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities?

The City of Phoenix has always been into creating public and private partnerships in the areas we work in. There has been an enhancement in the way we work with groups because of this outstanding facility. Because of the new building we are working with more affiliated groups that can assist us in providing low cost recreation and socialization programming in this community. The overall activity of the complex has inspired the City to envision it as a 'prototype' concept that could provide community beacons in various neighborhoods. Currently the City has a proposal out for a new Harmon Branch Library which will reside on existing 'Park' property in South Phoenix: a similar demographic to Maryvale. The existing outdated building will be demolished and its site returned back to park space.

5. What do you consider to be the most and least successful aspects of this project?

Successful aspects are many to me, it is creating a community complex that is so unique in the design that is 'green', in the important scope of being kind to our environment, but yet has met the needs of providing a safe place in a tough area for learning, socialization and recreation. It is truly a complex the entire community is proud of.

Least successful was the amount of time it took to complete the facility. The construction of the facility was complicated because of the initial contractor that was selected through a "low bid" process. The city has since switched to alternate project delivery methods, the most common being a construction manager at risk.
2007 RUDY BRUNER AWARD
DEVELOPER PERSPECTIVE
DEVELOPER PERSPECTIVE

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

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Signature: 

1. What role did you or your organization play in the development of this project? Describe the scope of involvement.

   My original vision of Maryvale included not only homes for returning WWII veterans, but was a Master Planned Community which included the amenities families needed. Schools, shopping centers, churches, libraries, medical facilities, parks and other places for children to learn and play were included. Maryvale Park was envisioned as a place where neighborhood children could play and families could gather. Since the Park was originally developed in 1955 the community's needs have changed and so have the uses in the Park which has evolved into the beautiful, functional multi-generational facility, library and park we see today.

2. What trade-offs or compromises were required during the development of the project?

   There has been a minor loss of green space which is offset by the old library being converted by a YMCA day care.

3. How was the project financed? What, if any, innovative means of financing were used?

   The City of Phoenix Bond program.
4. How did the economic impacts of this project on the community compare with or differ from other projects you have been involved in?

- City re-investment and revitalization of services has had a tremendous social impact on the residents, as measured by the use of the library and multi-generational facility.

5. What about this project would be instructive to other developers?

- Investing your resources and partnering with the City and residents in older areas of the City can have a significant input on the neighborhood.

6. What do you consider to be the most and least successful aspects of this project?

- By re-investing in the Maryvale community in this way, the City is investing in the future, once again offering the opportunity for neighborhood pride as well as a common identity for its diverse population. As a multi-generational facility, my original vision of Maryvale Park continues: children can play and families can gather. A true sense of community is instilled in the neighborhood.
stratified warm air is exhausted through large relief air vents at each corner of the volume.

'solartube' skylights provide top-lighting within a differentially spaced grid delivering the required foot candle levels for each program year round reducing dependence on energy during the day.

'big box' construction is used for its economic and spatial advantages as the structure of columnless, clear span spaces, in this case bar joists and perimeter steel columns, are celebrated and explicitly expressed.

the light color of the rainscreen reflects much of the potential solar heat gain while the remainder is vented via a full-height 1 1/2" wide cavity through convection.

10 GA x 24' high rainscreen panels are stretcher-leveled from standard 4' wide sheet coil, panels are 28 mill finish stainless steel which consumes less energy in manufacture and costs 40% less than 'finished' stainless; it is a "forever" and maintenance-free material in this climate and the long unfinished 4' wide panels can be recycled back into the marketplace.

4' x 16' panels of sanded OSB (a pressed wood panel made from recycled wood chips) is 70% aspen for a lighter, more "handmade paper" finish which wraps the interior of the library volume with "book-like" pages that are out of parallel in section and in plan, reducing the time of the space from 1 1/2 seconds down to 3/4 of a second.

formaldehyde-free insulation provides simultaneous thermal and acoustic performance in the ceiling and the walls; acoustically transparent black fabric facing provides an economically monolithic finish.

the "american-tatami-mat" module sets all perceived heights in elevation and section at 8', 12', 18', 24' and 32' with most materials installed as manufactured in their standard module, minimizing construction waste and allowing materials to be recycled back into the marketplace.

an 8' tall band of externally shaded glazing allows no direct solar exposure during operation hours while maintaining a visual connection between library and park; street and library, while balancing daylight from the top with ambient daylight from the bottom, reducing glare for library patrons.

recycled carpet tiles offer an environmentally and economically ideal solution for the low-profile access floor, which extends the full 10,000 sf floor plate of the library collections and allows for 100% flexibility in future layout configurations.

a continuous underground plenum along the windows provides perimeter conditioned air minimizing heat gain/heat loss while maximizing comfort for the height of the body, the upper 2/3rds of the volume is allowed to stratify and is unconditioned.