

HELP IMAGINE



PACIFICA LIBRARIES OPTIONS

**SHARE YOUR IDEAS AND
HELP CREATE THE VISION**

**JOIN OUR COMMUNITY WORKSHOPS
AND HELP DEVELOP THE FUTURE OF
PACIFICA'S LIBRARIES. PARTICIPATE IN
ANY OR ALL OF THE EVENTS. YOUR
INPUT AND INVOLVEMENT COUNTS!**

ROUND 1 **MAY 23 – OPPORTUNITIES**

ROUND 2 **SEPTEMBER 28 – OPTIONS**

Attend one or both meetings

4:00 PM – 7:00 PM Open House

Informal/drop-in presentation, same content as Workshop.

7:00 PM – 8:30 PM Workshop

Structured meeting, same content as Open House.

ROUND 3 **NOVEMBER 2 – RECOMMENDATIONS**

Attend one or both meetings

4:00 PM – 7:00 PM Open House

Informal/drop-in presentation, same content as Workshop.

7:00 PM – 8:30 PM Workshop

Structured meeting, same content as Open House.

ALL MEETINGS WILL BE HELD AT

PACIFICA COMMUNITY CENTER

540 Crespi Dr
Pacifica, CA 94044

FOR MORE INFORMATION

 **650.738.7341**

 **pacificaplanningdept@
ci.pacifica.ca.us**

 **<http://www.cityofpacifica.org/library-project>**

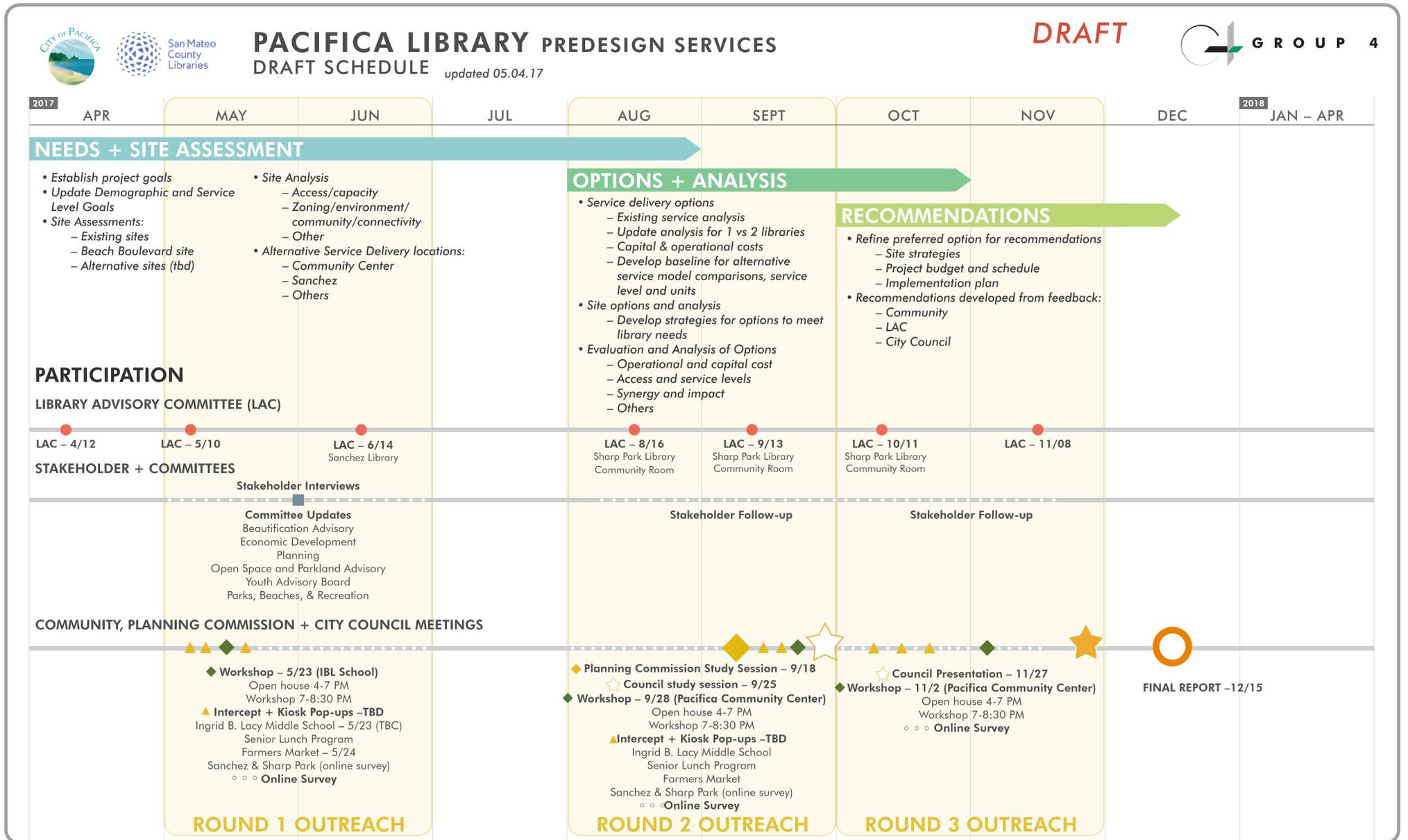
 **<http://www.cityofpacifica.org/library-survey>**





CITY OF PACIFICA

PACIFICA LIBRARIES OPPORTUNITIES



PACIFICA LIBRARY TIMELINE



Pacifica Friends of the Library (PFOL) was formed 3 years prior to develop closer relations between the library & the residents; to support library programs; to create awareness of library needs; and to promote volunteering and fundraising.

The Pacifica Library Foundation (PLF) is formed.

PLF is a grassroots, community-led organization dedicated to improving library services for our 39,000 residents.



"A Great Community Deserves a Great Library" report issued by the PLF and the PFOL; this report served as a call to action for the community.

The City partnered with the SMCL, and the two library groups to conduct a needs assessment as the first step in designing a new library that would meet the community's needs.



The City, SMCL, PLF, and PFOL developed a conceptual design and cost estimate for the new library at Beach Blvd site.



Public design meetings were held by GROUP 4 to shape the conceptual design. The PLF, PFOL and the City conducted a poll to measure community support for a new library. The results showed 60% recognized the need and supported the idea of a bond measure to pay for a new library.



The San Mateo County Board of Supervisors authorized funding for library planning for cities such as Pacifica. A total of \$500,000 was made available with a local match of 1:3. To take advantage of the total available would require \$129,000 of City/community funding.

The City of Pacifica completed the environmental impact report for the Beach Blvd. project, including the future library site.



The Beach Blvd. project was officially submitted to the California Coastal Commission for review and feedback prior to amending the Local Coastal Plan.

SMCL JPA continued its support of cities working to build new libraries by adopting a revised Furnishings and Equipment Funding Policy that says the SMCL will contribute \$50/sf funding for the furniture and equipment for new libraries.

JUNE - The City hires an architect to begin schematic design on the library on Beach Blvd.

AUGUST - City Council decided to put a construction funding measure on the Nonmember 2016 ballot.

NOVEMBER - Measure N receives ~55% of required 66% vote

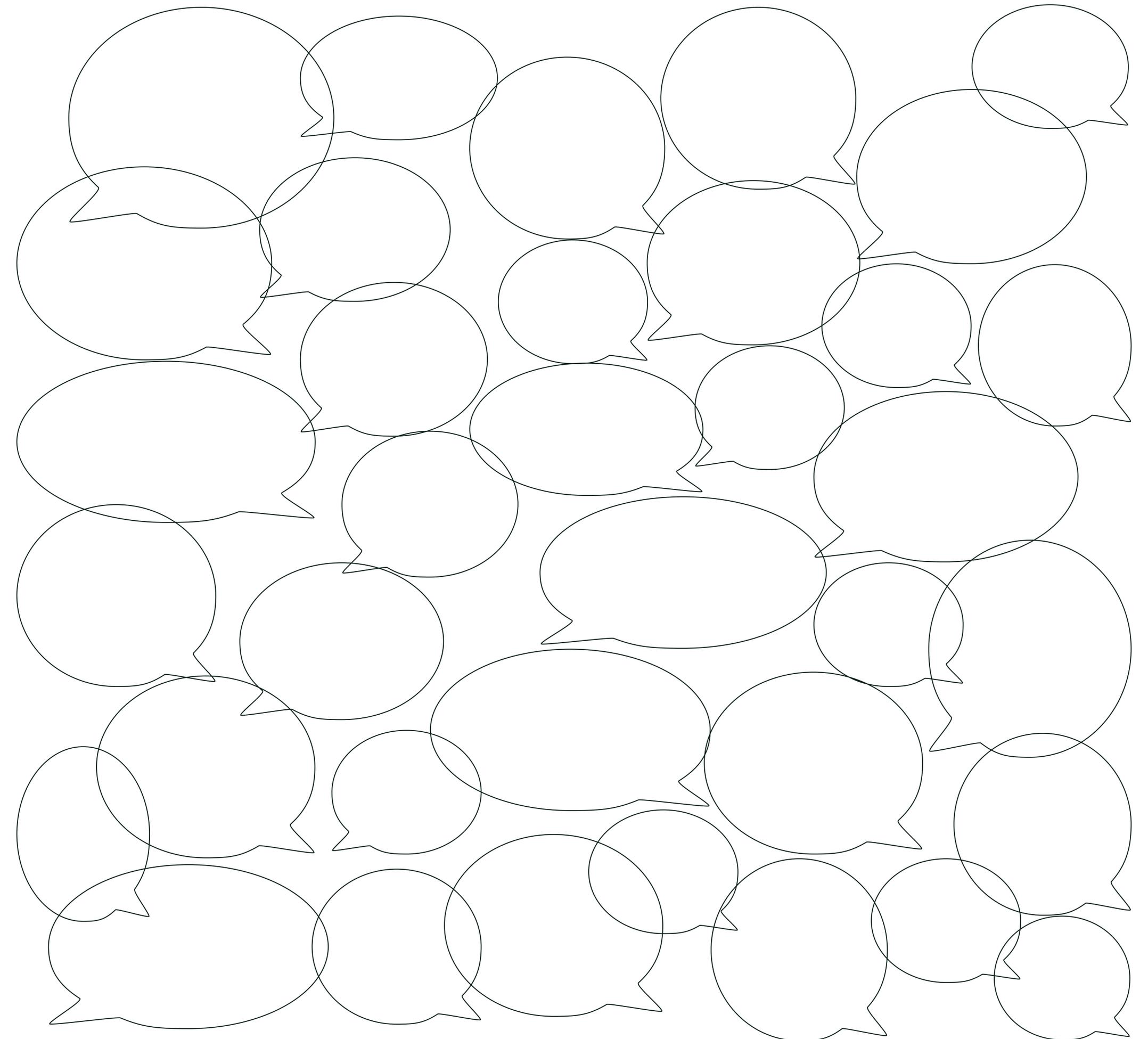
1999 2000 2001 2004 2007 2010 2011 2012 2013 2014 2016 2017

MARCH - CITY COUNCIL DIRECTS LIBRARY ADVISORY COMMITTEE TO:

- Community Input:** Develop a comprehensive public outreach strategy that engages and responds to the community across both geographical and demographic borders.
- Needs Assessment:** Revisit analysis of library service assessment to refine, document, and communicate findings.
- Site Analysis:** Revisit site options and analysis.
- Service Options:** Develop and analyze service model options, explore alternatives to a single location option.

PACIFICA LIBRARIES OPPORTUNITIES

WHAT ARE YOUR GOALS AND HOPES FOR THE FUTURE?



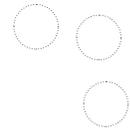
COMMUNITY SPACES

WHAT ARE YOUR PRIORITIES?

CREATIVE STUDIO/LAB



SPACE TO WORK TOGETHER



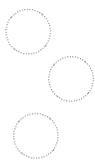
QUIET STUDY SPACE



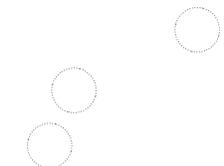
TECHNOLOGY HUB



BOOKS, MOVIES, MUSIC



TEEN SPACE



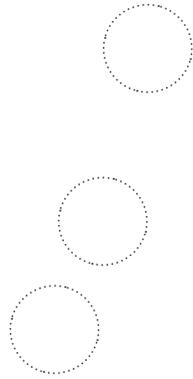
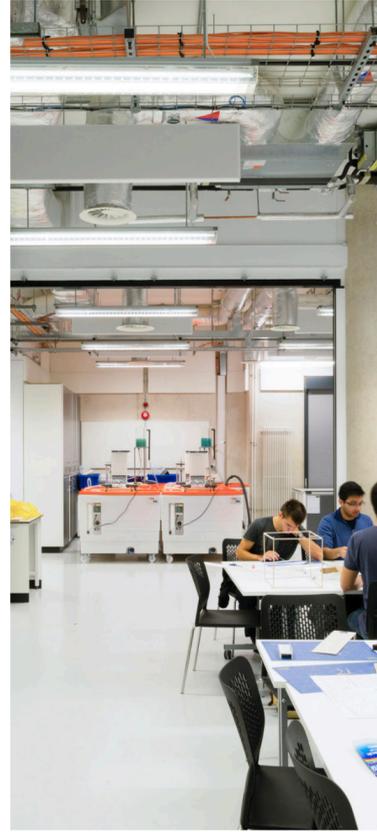
OUTDOOR SPACE



CHILDREN'S



ROOMS FOR COMMUNITY USE



OTHERS?

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- ---
- ---
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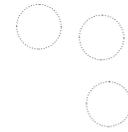
COMMUNITY ACTIVITIES

WHAT ARE YOUR PRIORITIES?

LEARNING + TUTORING



GROUP STUDY + COLLABORATING



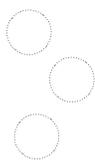
QUIET READING + STUDYING



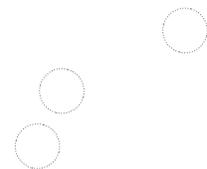
SOCIALIZING + HANGING OUT



GAMING + COMPUTERS



CREATING + MAKING



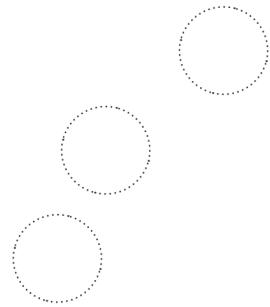
ENTERTAINMENT + PROGRAMS



COMMUNITY EVENTS



OUTDOOR READING + PROGRAMS

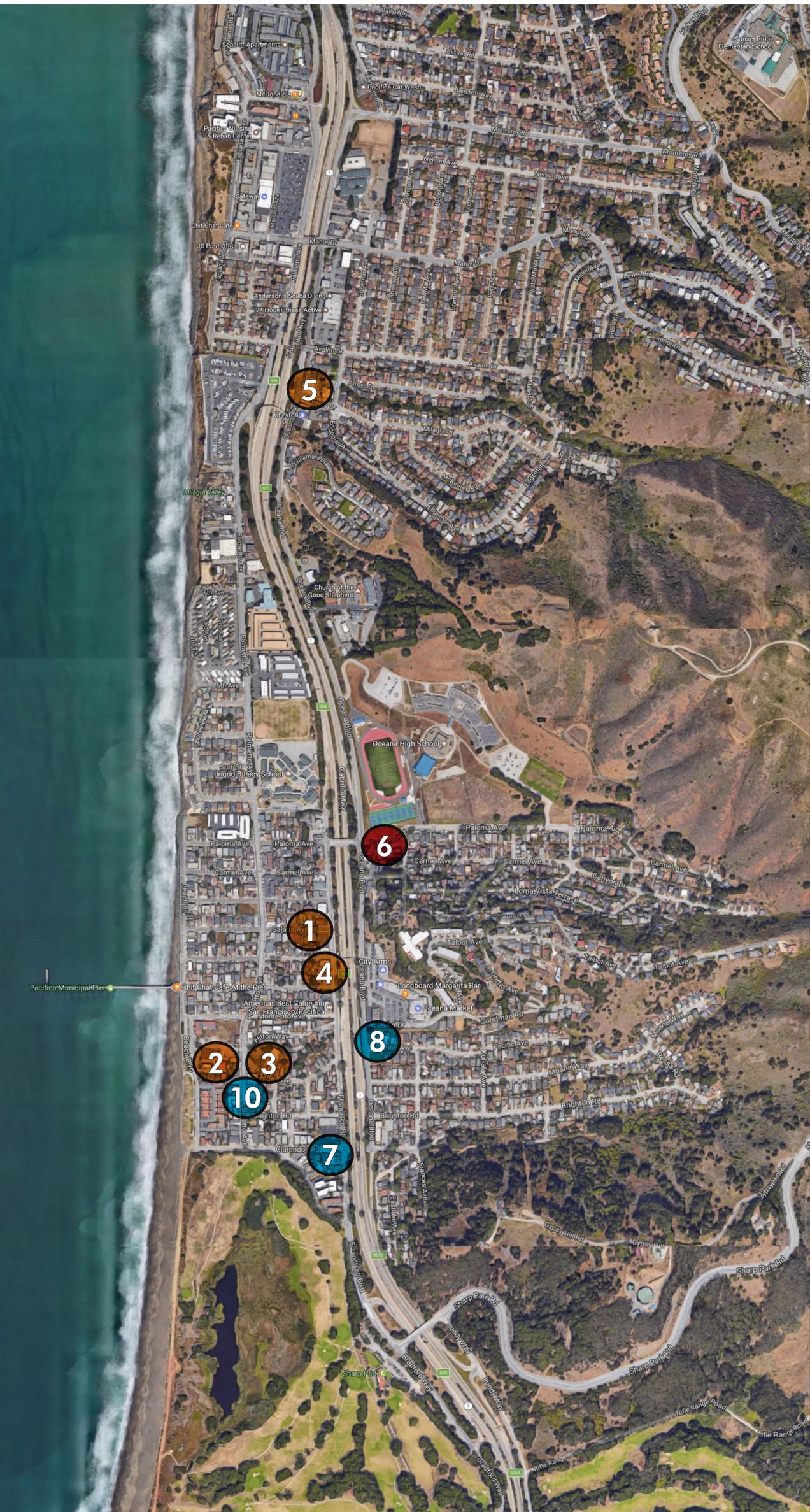


OTHERS?



SITE ASSESSMENTS

LIBRARY SITES AT SHARP PARK, MANOR DISTRICT, AND FAIRWAY PARK



1 CITY HALL SITE
Santa Maria Ave. & Francisco Blvd.

2 BEACH BLVD SITE
Beach Blvd. & Montecito Ave.

3 SHARP PARK LIBRARY
Hilton Way & Palmetto Ave.

4 PARKING LOT
Francisco Blvd. & Salada Ave.

5 CORP YARD
NE corner of Oceana Blvd. & Milagra Dr.

6 OCEANA HS
Oceana Blvd. & Paloma Ave.

7 PUBLIC AGENCY
Clarendon Rd. & Francisco Blvd.

8 SHOPPING CENTER
Eureka Dr. & Oceana Blvd.

9 SOUTH OF GORILLA BBQ PARKING
2145 Cabrillo Hwy.

10 PUBLIC AGENCY
Pacific Ave & Palmetto Ave.

11 FAIRWAY PARK
East of Coast Hwy., North of Police Station and Orchid Farms (NPS)

CITY OWNED

SCHOOL DISTRICT*

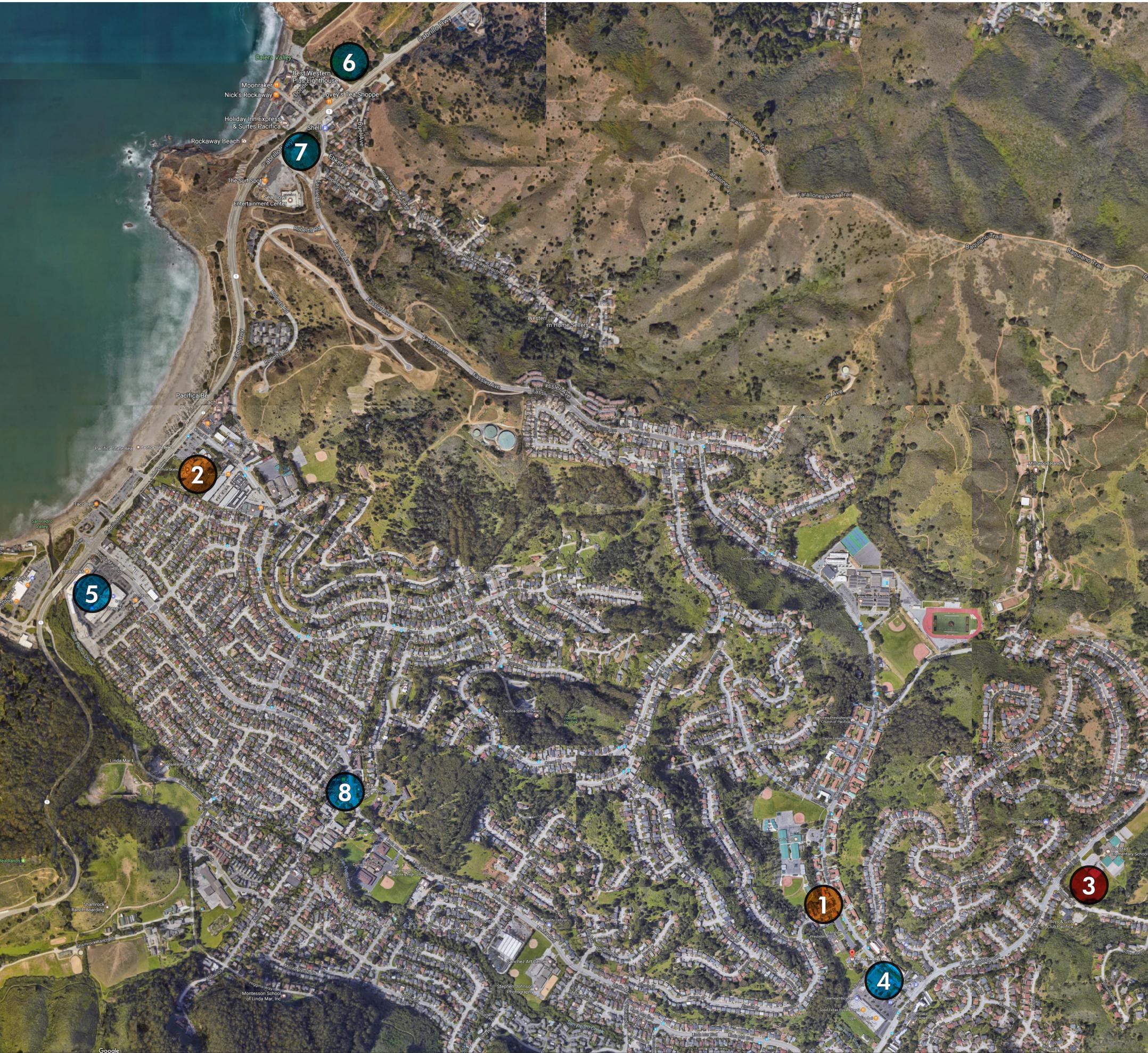
PRIVATE SITE*

OTHERS*



SITE ASSESSMENTS

LIBRARY SITES AT ROCKAWAY BEACH, LINDA MAR, PEDRO POINT



CITY OWNED

1 SANCHEZ LIBRARY
Terra Nova Blvd.

2 COMMUNITY CENTER
540 Crespi Dr.

SCHOOL DISTRICT*

3 ODDSTAD ELEMENTARY SCHOOL
Oddstad Blvd.

PRIVATELY OWNED*

4 SHOPPING CENTER
Terra Nova Blvd. & Alicante Dr.

5 SHOPPING CENTER
Coast Hwy. & Linda Mar Blvd.

6 QUARRY
Cabrillo Hwy. & San Marlo Way

7 THE "ROCK"
Cabrillo Hwy. & Fassler Ave.

8 SHOPPING CENTER
Adobe Dr. & Linda Mar Blvd.

OTHERS*

***DISCLAIMER**

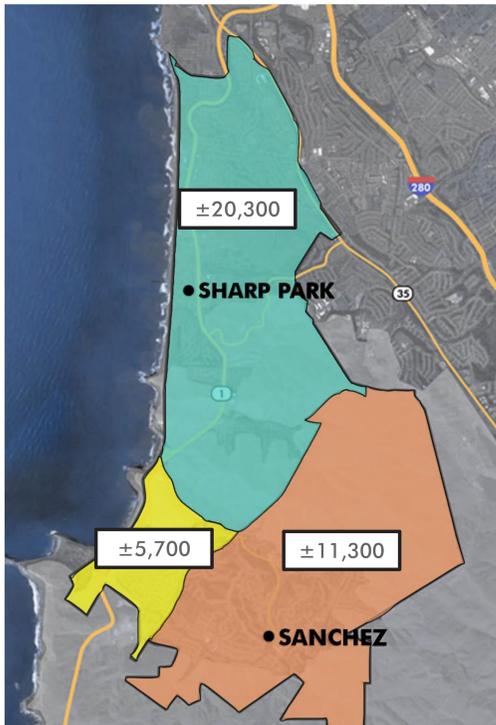
These sites have been identified by community members as potential sites for a new library. The planning process is looking afresh at all potential library sites. This first step in our site analysis process will be followed by a detailed assessment of each of the identified sites to determine its viability. Other than community members suggestions, the City has not to date considered these properties as potential sites for a library.

SITE ANALYSIS

SHARP PARK LIBRARY SITE CONTEXT + ANALYSIS

SHARP PARK

POPULATION DISTRIBUTION:



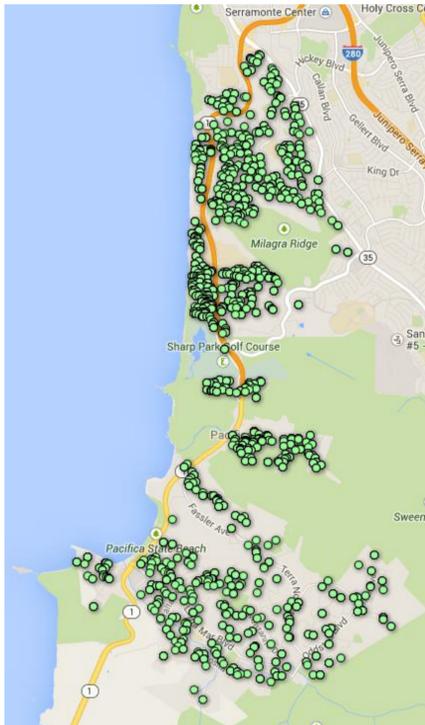
- Likely to use Sharp Park
- Likely to use Sanchez
- Likely to use either branch

GEOGRAPHIC LOCATION:



- Open Space
- Populated Areas

USE PATTERNS:



- Item in Circulation
- 4169 items out in circulation at time of sampling, shown in relatively even distribution throughout Pacifica

Site Analysis:

CENTRALITY + USE

Close to Population Centers

The Sharp Park Library is the closer branch for a majority of Pacifica residents per a comparison of Sharp Park's geographic location and 2010 U.S. Census tract maps

Geographically Central

Sharp Park is relatively central to both the northern and southern areas of Pacifica

Evenly Distributed Use

Use Pattern information shows the Sharp Park library being used by patrons from all over Pacifica

The Sharp Park Library is centrally located in Pacifica, and the facility serves a large population area, which is confirmed by patron use data.

SHARP PARK

Physical Condition Summary:

SHARP PARK

YEAR BUILT: 1964 AREA: ±7,300 SF



ACCESSIBILITY	LIFE-SAFETY	BUILDING SYSTEMS	ARCHITECTURAL	FUNCTIONALITY
Non-Conforming Parking	Insufficient Fire Life-Safety	Insufficient Ventilation System	Uneven Floors	Inadequate Storage
Inaccessible Entries	Under-supported Cantilever	Outdated Lighting Systems	Worn Finishes	Undersized Spaces for Collections
Inaccessible Paths of Travel	Non-Compliant Structure	Recently Updated Plumbing	Poor Acoustics	Inadequate Seating
Non-Conforming Areas	Excessive Openings in Structural Walls		Damaged/Discontinued Hardware	Inflexible Spaces
Inaccessible Exits	Under-supported soffits		Underutilized Views	Undersized Staff Space
Non-Conforming Devices/Hardware	Unanchored Tall Shelving			

Building is inaccessible

Building does not meet Life-Safety Standards

Systems need upgrades

Multiple issues from deferred maintenance to design problems

Library is undersized for current and future needs

FUNCTIONALITY:

- Building is too small for current and future needs

BUILDING CONDITION:

- Overall poor condition
- Multiple code-compliance problems would require serious renovations

SITE CAPACITY:

- The site could fit a 4 story, 34,000 SF library with underground parking

Can the Sharp Park Library be remodeled?

The 7,300sf library is ~53 years old and has multiple code-compliance issues which would result in renovation costs similar to that of new construction.

Could the Sharp Park Site be used for a new 34,000 square foot library?

The current building cannot be expanded for an addition. Although the site could support a new larger library, the character of the new library with parking structure would be out of scale with the neighbors, and would be very expensive due to 2-levels of parking below the structure.

WHY AND HOW DO YOU USE SHARP PARK LIBRARY?

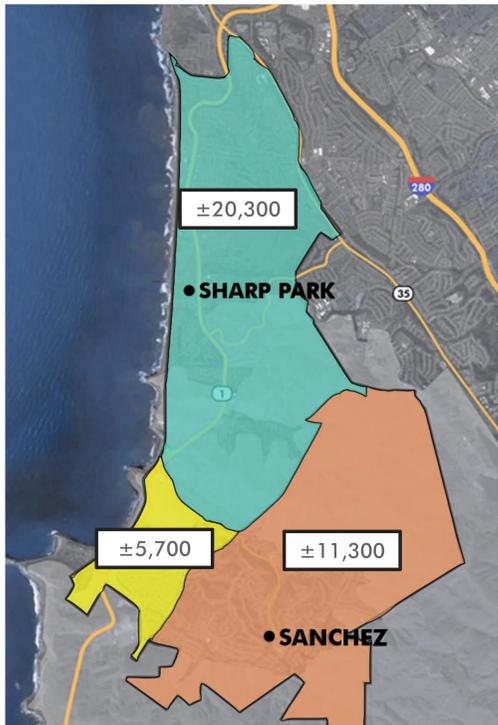
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SITE ANALYSIS

SANCHEZ LIBRARY SITE CONTEXT + ANALYSIS

SANCHEZ

POPULATION DISTRIBUTION:



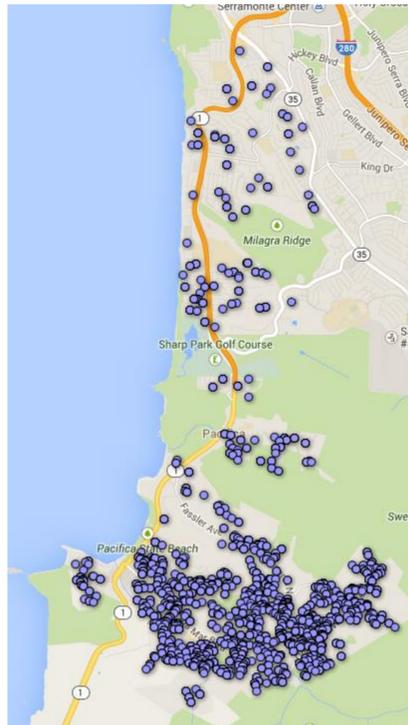
- Likely to use Sharp Park
- Likely to use Sanchez
- Likely to use either branch

GEOGRAPHIC LOCATION:



- Open Space
- Populated Areas

USE PATTERNS:



- Item in Circulation
- 3836 items circulating at time of sampling

Site Analysis:

CENTRALITY + USE

Far from Population Centers

The Sanchez branch is farther majority of Pacifica residents per a comparison of the library's geographic location and 2010 U.S. Census tract maps

Not Geographically Central

Sanchez Library is located near the southern-most edge of Pacifica

Unevenly Distributed Use

Use Pattern information shows the Sanchez Library being used primarily by patrons in immediate proximity to the library.

The Sanchez Library is far from Pacifica's population centers and is used most heavily by patrons in immediate proximity to the library

SANCHEZ

Physical Condition Summary:

SANCHEZ

YEAR BUILT: 1981 AREA: ±4,500 SF



ACCESSIBILITY	LIFE-SAFETY	BUILDING SYSTEMS	ARCHITECTURAL	FUNCTIONALITY
Non-Conforming Parking	Insufficient Fire Life-Safety	Poorly Integrated Telecom Upgrades	Worn Finishes	Inadequate Storage
Non-Conforming Areas	Potential Structural Deficiencies	Recently Updated HVAC	Damaged Window Screen	Undersized Spaces for Collections
Non-Conforming Devices/Hardware	Unanchored Tall Shelving	Recently Updated Plumbing	Damaged Hardware	Inadequate Seating
	Qualifies as a Benchmark Building	Inefficient Lighting Systems	General Good Condition	Inadequate Program Spaces
		Insufficient Air Circulation		Undersized Entry/Service Space
				Undersized Staff Space

Building is mostly accessible

Building is considered structurally Life-Safe

Some systems require upgrades

Finishes need replacement, but the building is in decent condition

Library is undersized for current and future needs

FUNCTIONALITY:

- Building is too small for current and future needs
- Site is isolated from Pacifica's population centers

BUILDING CONDITION:

- Some upgrades required
- Structurally good condition
- Life-Safe

SITE CAPACITY:

- Site is large enough for a 34,000 SF library and required parking

Can the Sanchez Library be remodeled?

The 4,500 SF library can be remodeled to comply with current codes. However, based on recent remodels of similarly aged buildings, approximately 20-25% of the useable area will be reduced in order to bring the building into compliance with current accessibility requirements. Accessibility improvements that will need to be addressed include: accessible doors, restrooms, paths of travel, aisles, shelves, seating and service desks.

Could the Sanchez Site be used for a new 34,000 square foot library?

An addition to the current building, or a new building on the current site, could be viable in regards to site capacity, but use patterns show that a smaller percentage of the community visits the Sanchez Library, compared to the Sharp Park Library.

WHY AND HOW DO YOU USE SANCHEZ LIBRARY?

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-
-
-

SITE ASSESSMENTS

WHAT MAKES A GOOD LIBRARY SITE?

1 ACCESSIBILITY/CONNECTIVITY



PEDESTRIAN



BICYCLES



PUBLIC TRANSIT



VEHICLE



PARKING

2 SYNERGY



COMMUNITY CENTER



SHOPPING CENTER



SCHOOL

3 SITE CAPACITY



BUILDING



PARKING

4 ECONOMIC OPPORTUNITY



BUSINESS CATALYST

5 COSTS



LAND



INFRASTRUCTURE
(Utilities, Highways, Streets, etc.)



ENTITLEMENTS
(CEQA, Calif. Coastal Commission..)



SITE DEVELOPMENT



CONSTRUCTION

6 ENVIRONMENT



EARTHQUAKE,
TSUNAMI, SALT
FOG, WIND, ...

7 OTHERS

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-
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