

City of Pacifica

PACIFICA LIBRARIES

OPPORTUNITIES

Library Advisory Committee

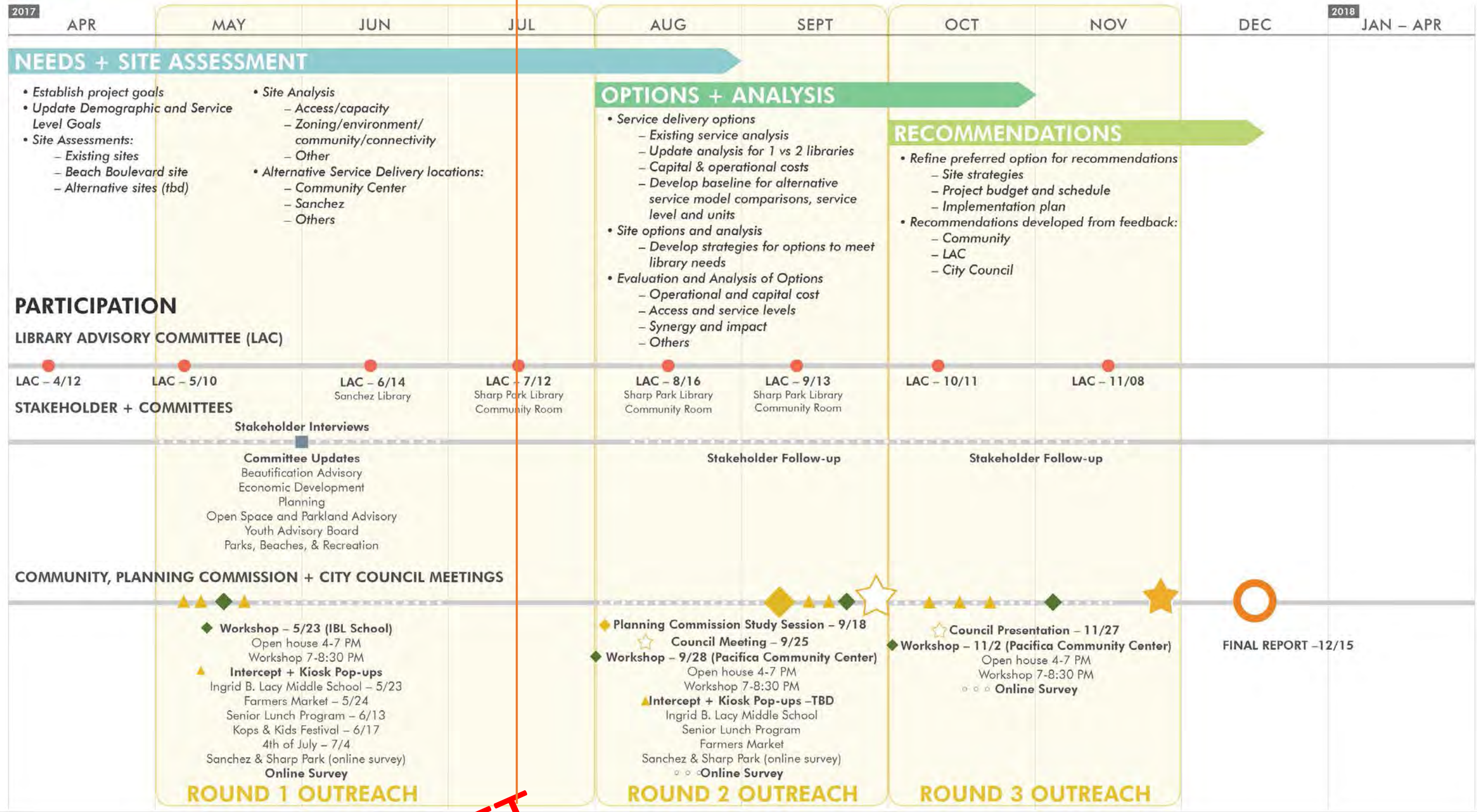
July 12, 2017





AGENDA

1. **Call to Order**
2. **Approval of June 12, 2017 Meeting Minutes**
3. **Oral Communications**
4. **Project Schedule**
5. Library Site Analysis – Committee Worksheet Report Out
6. Discuss Remaining Potential Site
7. Library Site Analysis – Committee Site Recommendations
8. Community Outreach Update
9. Planned Outreach Activities and LAC participation
10. Discussion of website and public communication
11. Committee and staff communications
12. Adjourn

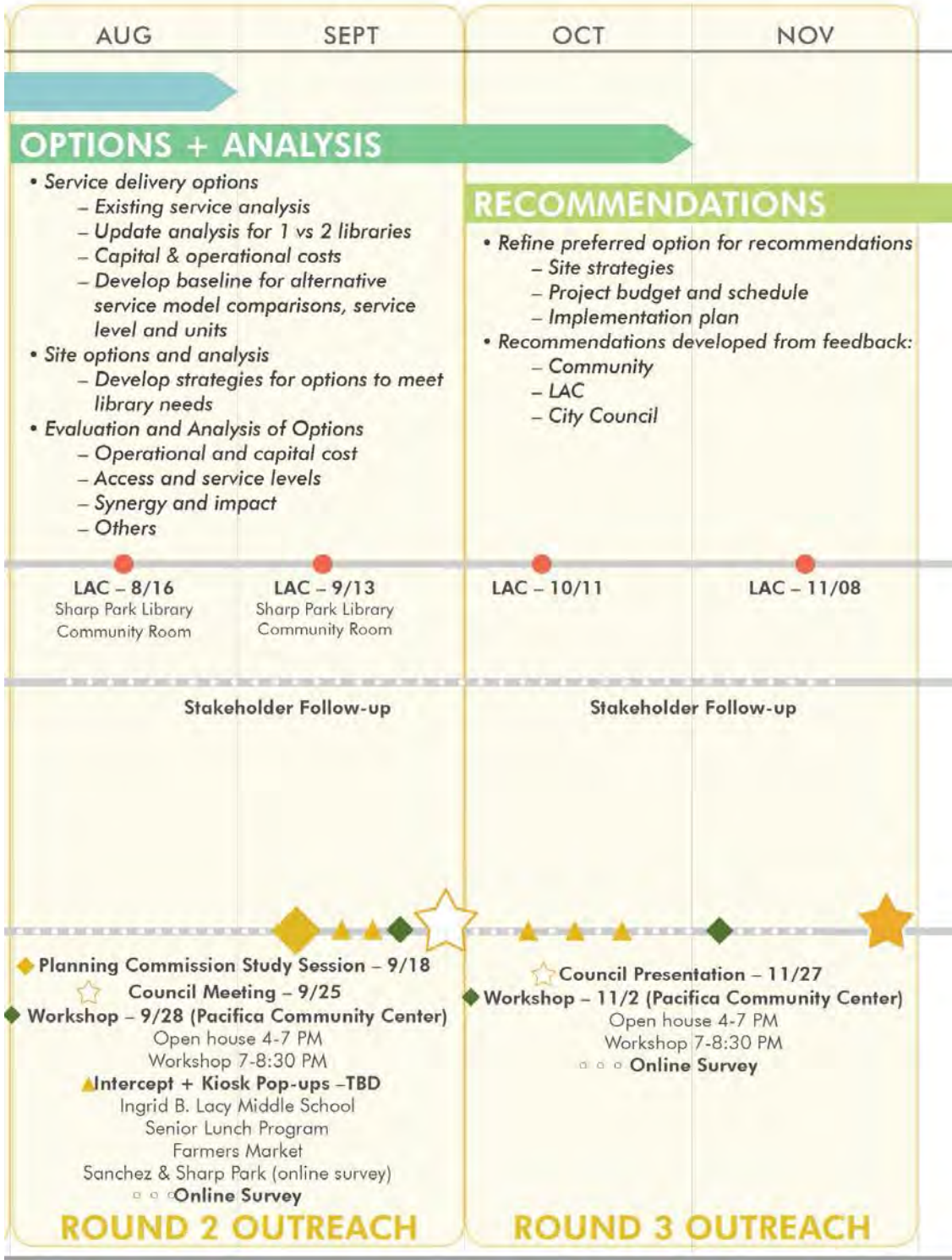


DRAFT

Round 2- Planned Outreach Activities and LAC Meetings

Current Draft of Work Plan Round 2:

1. Planning Commission Study Session 9/18
2. City Council 9/25
3. Community Workshop 9/28
4. On-line Survey
5. Intercept Kiosks (TBD)
 - Fog Fest September 23-24
 - Others?





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Library Site Analysis – Committee Worksheet Report Out

PACIFICA LIBRARY EVALUATION MATRIX

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



EVALUATION CRITERIA	CITY HALL SITE	BEACH BLVD SITE	SHARP PARK LIBRARY	PARKING LOT	CORP YARD	OCEANA HIGH SCHOOL	SCHOOL DISTRICT HQ	IBL LIBRARY
1=POOR 2=FAIR 3=EXCELLENT	SANTA MARIA AVE. & FRANCISCO BLVD.	BEACH BLVD. & MONTECITO AVE.	HILTON WAY & PALMETTO AVE.	FRANCISCO BLVD. & SALADA AVE.	NE CORNER OF OCEANA BLVD & MILAGRA DR.	OCEANA BLVD. & PALOMA AVE.	375 REINA DEL MAR	1427 PALMETO AVE
SITE AREA	28,000 SF	18,000-77,000 SF	31,000 SF	13,000 SF	34,500 SF	46,000 SF	81,600/208,000 SF	5,000 SF
ACCESSIBILITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE CAPACITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COSTS	\$\$\$	\$\$ ^c	\$	\$\$ ^c	\$\$\$	\$\$\$	\$\$\$	\$
Land								
Infrastructure		^c		^c		^c		
Entitlements	\$	\$		\$	\$	\$	\$	
Construction Costs	\$	\$	\$	\$	\$	\$	\$	\$
Relocation Costs	\$				\$	^c	\$	
AVAILABILITY						TBD	TBD	TBD
ECONOMIC IMPACT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SYNERGY/CONNECTIVITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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ROUND 1 OUTREACH EVENTS

- 5/10 LAC Meeting 10 PARTICIPANTS
- 5/23 IBL School Kiosk 160 PARTICIPANTS
- 5/23 Community Open House 40 PARTICIPANTS
- 5/23 Community Workshop 01 40 PARTICIPANTS
- 5/24 Farmers Market Kiosk 60 PARTICIPANTS
- 6/12 Online Survey 136 PARTICIPANTS AS OF JULY 10
- 6/13 Senior Lunch Program ~20 PARTICIPANTS
- 6/18 Kops and Kids Festival ~110 PARTICIPANTS
- 7/04 4th of July ~120 PARTICIPANTS

~656 PARTICIPANTS TO DATE



HOPES AND GOALS FOR PACIFICA LIBRARIES



A place that feels spacious & inspirational; not crowded & cramped

I hope to live long enough to be able to visit our new library!

A central place for the community

A facility with a robust children programs

A new awesome library!

Accessible to all!

A platform for knowledgeable community

Library as an economic engine and anchor

An iconic building working as a magnet to the community!

More hours!

Available to all means of accessing knowledge!

Our library should be light & airy.

DRAFT



POTENTIAL LIBRARY SITES

New Library site options brought up by the community include:



IBL Library

School District Headquarter

Self Storage at Crespi Dr.

- CITY OWNED**
- CITY HALL SITE**
Santa Maria Ave. & Francisco Blvd.
 - BEACH BLVD SITE**
Beach Blvd. & Montecito Ave.
 - SHARP PARK LIBRARY**
Hilton Way & Palmetto Ave.
 - PARKING LOT**
Francisco Blvd. & Salada Ave.
 - CORP YARD**
NE corner of Oceana Blvd. & Milagra Dr.

- SCHOOL DISTRICT***
- OCEANA HS**
Oceana Blvd. & Paloma Ave.

- PRIVATE SITE***
- PUBLIC AGENCY**
Clarendon Rd. & Francisco Blvd.
 - SHOPPING CENTER**
Eureka Dr. & Oceana Blvd.
 - SOUTH OF GORILLA BBQ PARKING**
2145 Cabrillo Hwy.
 - PUBLIC AGENCY**
Pacific Ave & Palmetto Ave.

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



- | | |
|--|---|
| <p>CITY OWNED</p> <ol style="list-style-type: none"> SANCHEZ LIBRARY
Terra Nova Blvd. COMMUNITY CENTER
540 Crespi Dr. | <p>PRIVATELY OWNED*</p> <ol style="list-style-type: none"> SHOPPING CENTER
Terra Nova Blvd. & Alicante Dr. SHOPPING CENTER
Coast Hwy. & Linda Mar Blvd. QUARRY
Cabrillo Hwy. & San Marlo Way THE "ROCK"
Cabrillo Hwy. & Fassler Ave. SHOPPING CENTER
Adobe Dr. & Linda Mar Blvd. |
|--|---|

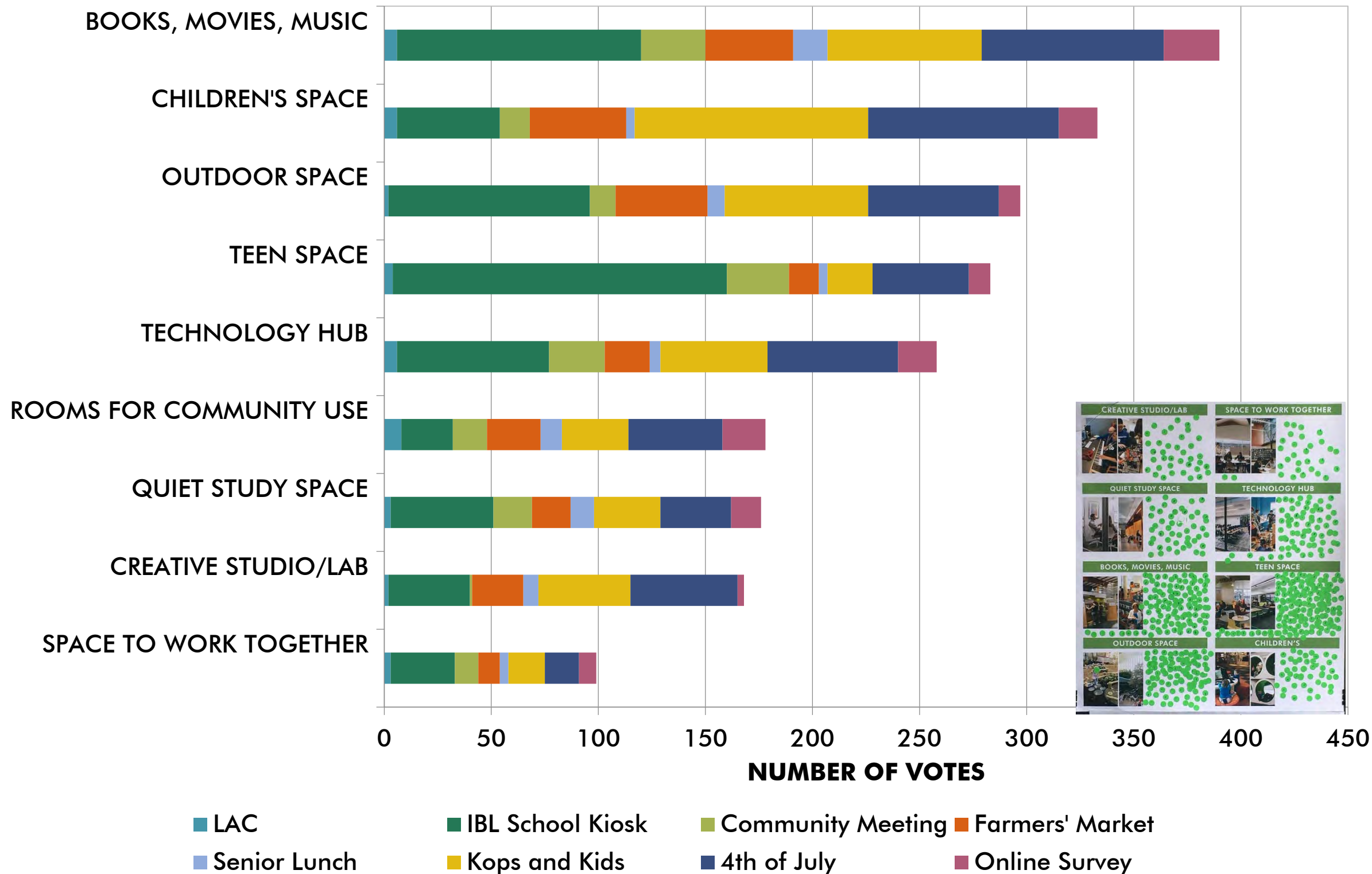
SITE COMMENTS INCLUDED:

- Concern was expressed regarding the Beach Blvd. Site due to the potential sea level rise (~5).
- Investigate the opportunity to partner with school districts on using existing library resources.

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COMMUNITY SPACES

Participants were provided with 4 votes



TOP TEEN PRIORITIES INCLUDED A **TEEN SPACE**; **BOOKS, MOVIES, MUSIC**; AND **OUTDOOR SPACES**.

AT THE FARMER'S MARKET, COMMUNITY MEMBERS WERE MOST INTERESTED IN **CHILDREN'S SPACE**; **OUTDOOR SPACE**; AND **BOOKS, MOVIES, MUSIC**.

THE COMMUNITY MEETING YIELDED TOP VOTES FOR **BOOKS, MOVIES, MUSIC**; **TEEN SPACE**; AND **TECHNOLOGY HUB**.

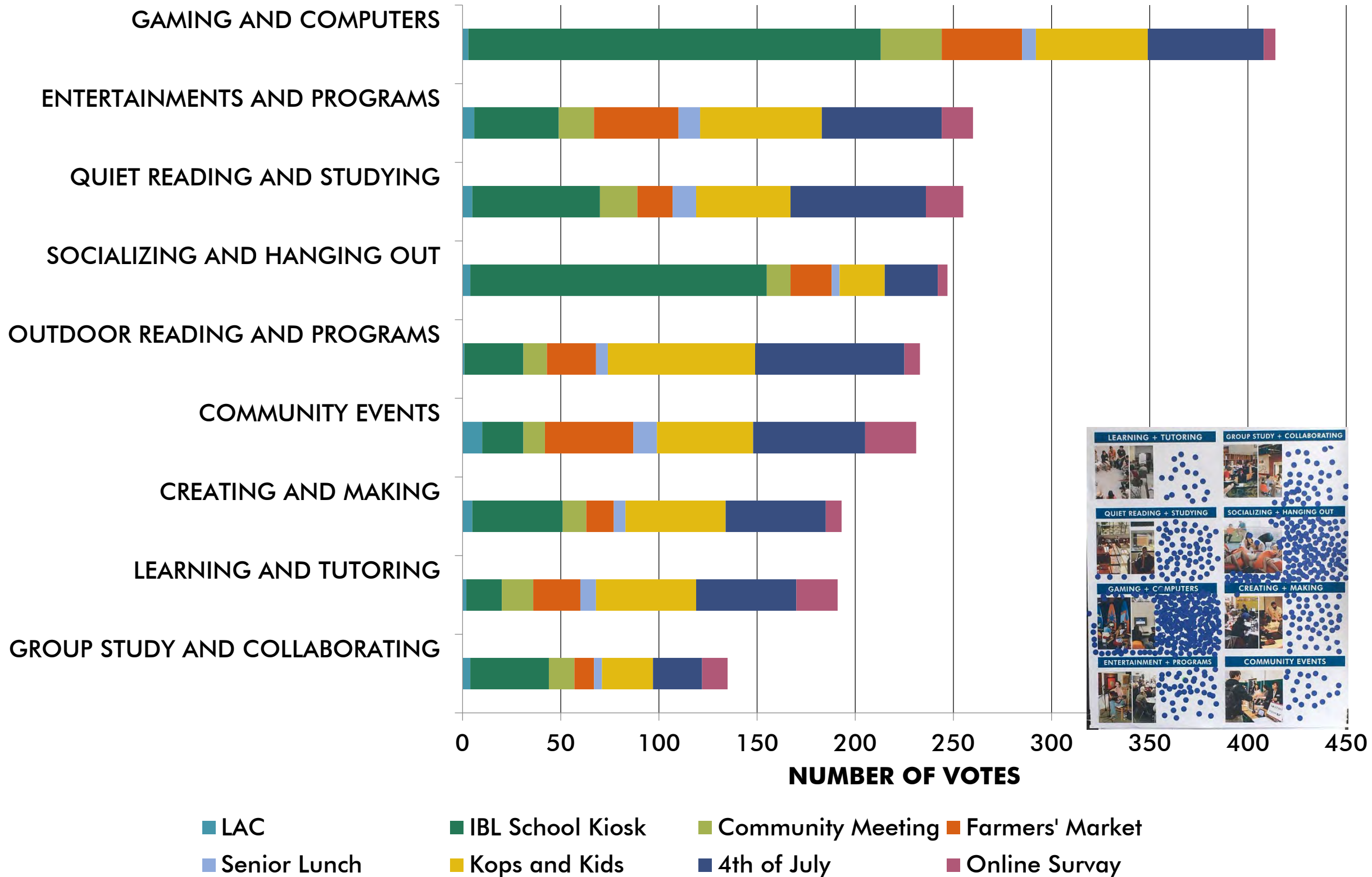
AT KOPS AND KIDS, PARTICIPANTS PRIORITIZED **CHILDREN'S SPACE**; **BOOKS, MOVIES, MUSIC**; AND **OUTDOOR SPACE**.

EARLY RESULTS SHOW THAT THE COMMUNITY IS MOST INTERESTED IN SPACES FOR **BOOKS, MOVIES, MUSIC**; **YOUTH PROGRAMS** (INCLUDING CHILDREN'S SPACE AND TEEN'S); **TECHNOLOGY HUB**; AND ACCESS TO **OUTDOOR SPACES**.

A **CAFE CONCESSION** WAS A POPULAR WRITE IN RESPONSE UNDER THE **OTHERS** CATEGORY.

COMMUNITY ACTIVITIES

Participants were provided with 4 votes



TOP TEEN PRIORITIES INCLUDED **GAMING AND COMPUTERS, SOCIALIZING AND HANGING OUT, AND QUIET READING AND STUDYING.**

AT THE FARMER'S MARKET, COMMUNITY MEMBERS WERE MOST INTERESTED IN **COMMUNITY EVENTS, ENTERTAINMENTS AND PROGRAMS, AND GAMING AND COMPUTERS.**

THE COMMUNITY MEETING YIELDED TOP VOTES FOR **GAMING AND COMPUTERS, ENTERTAINMENT AND PROGRAMS, AND QUIET READING AND STUDYING.**

AT KOPS AND KIDS AND 4TH OF JULY, PARTICIPANTS PRIORITIZED **OUTDOOR READING AND PROGRAMS; ENTERTAINMENT AND PROGRAMS; AND GAMING AND COMPUTERS.**

EARLY RESULTS SHOW THAT THE COMMUNITY IS MOST INTERESTED IN **GAMING AND COMPUTERS, ENTERTAINMENT AND PROGRAMS, AND QUIET READING AND STUDYING.**



ONLINE SURVEY

as of 7/11/2017

Age Group	Percent of Total Responses	Most valued spaces	Least valued spaces	Most valued activities	Least valued activities
Adult (18-60 years old)	66.9%	<ul style="list-style-type: none"> - Books, Movies, Music (84.6%) - Children's (83.5%) 	Creative Studio/Lab (16.5%)	<ul style="list-style-type: none"> - Community Events (64.0%) - Learning and Tutoring (66.3%) 	Gaming and Computers (7.9%)
Senior (60+ years old)	30.9%	<ul style="list-style-type: none"> - Books, Movies, Music (81.0%) - Rooms for Community Use (64.3%) 	Creative Studio/Lab (7.1%)	<ul style="list-style-type: none"> - Community Events (66.7%) - Quiet Reading + Studying (66.7%) 	<ul style="list-style-type: none"> - Outdoor Reading and Programs (9.5%) - Socializing + Hanging Out (9.5%)
Overall	137 responses	<ul style="list-style-type: none"> - Books, Movies, Music (83.2%) - Children's (75.9%) 	Creative Studio/Lab (13.9%)	<ul style="list-style-type: none"> - Community Events (65.2%) - Learning and Tutoring (63.0%) 	<ul style="list-style-type: none"> - Gaming and Computers (11.1%) - Socializing + Hanging Out (13.3%)

4th of July



4th of July Celebration at Frontierland Park

~120 PARTICIPANTS

EXISTING LIBRARIES ANALYSIS

LIKES

- Location (Serving seniors and families)
- Outdoor space + garden
- Architecture
- Children's program
- Well organized
- Cozy
- Beautiful view

DISLIKES

- Inadequate space
- Small collection
- Inadequate and outdated computers
- Noisy children's space
- Limited hours
- Not a diverse collection
- Traffic and parking impacts

SANCHEZ LIBRARY

YEAR BUILT: 1981 AREA: 4,500 SF



WHY + HOW DO YOU USE SANCHEZ LIBRARY?



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EXISTING LIBRARIES ANALYSIS

LIKES

- Location (Convenient for commuters)
- Staff
- Easy to order and pick-up books
- Programs
- New technology (3d printer)
- Children's space and program
- Community room

DISLIKES

- Inadequate space
- Small collection
- No easy access for persons with disabilities (Steep)
- Noise
- Parking
- Not good for browsing
- Limited hours

SHARP PARK LIBRARY

YEAR BUILT: 1964 AREA: 7,300 SF



WHY + HOW DO YOU USE SHARP PARK LIBRARY?



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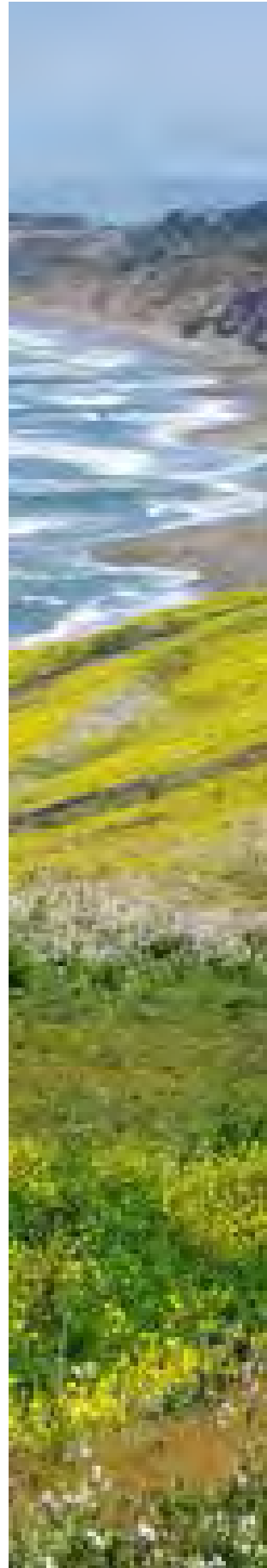
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City of Pacifica

PACIFICA LIBRARIES

OPPORTUNITIES

Consultants Site Analysis Notes

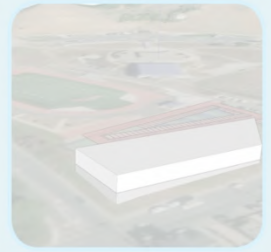
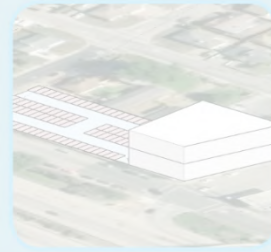
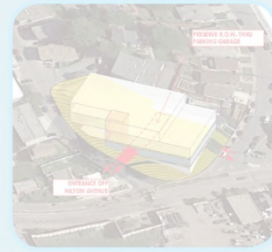
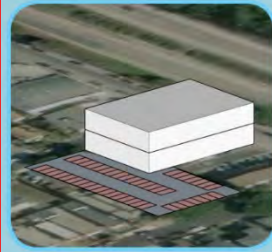
July 12, 2017



PACIFICA LIBRARY EVALUATION MATRIX

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

- POOR
- FAIR
- EXCELLENT



EVALUATION CRITERIA

CITY HALL SITE

BEACH BLVD SITE

SHARP PARK LIBRARY

PARKING LOT

CORP YARD

OCEANIA HS

SCHOOL DISTRICT HQ

IBL LIBRARY

SANTA MARIA AVE. & FRANCISCO BLVD.

BEACH BLVD. & MONTECITO AVE.

HILTON WAY & PALMETTO AVE.

FRANCISCO BLVD. & SALADA AVE.

NE CORNER OF OCEANIA BLVD & MILAGRA DR.

OCEANIA BLVD. & PALOMA AVE.

375 REINA DEL MAR

1427 PALMETO AVE

SITE AREA

28,000 SF

18,000-77,000 SF

31,000 SF

13,000 SF

34,500 SF

46,000 SF

81,600/208,000 SF

5,000 SF

ACCESSIBILITY



SITE CAPACITY

Building
Parking



COSTS

\$\$\$

\$\$c

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Land

Infrastructure

Entitlements

Construction Costs

Relocation Costs

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AVAILABILITY



ECONOMIC IMPACT



SYNERGY/CONNECTIVITY



ENVIRONMENT



• City Hall

○ In order to use this site, it would require additional funds and an increase to the project budget in order to relocate/or include a new City Hall in the project.

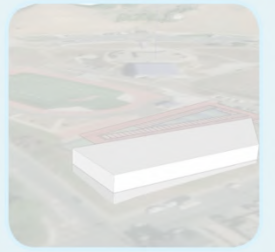
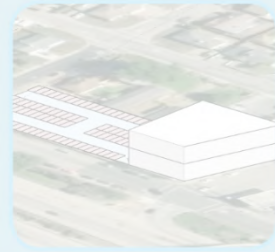
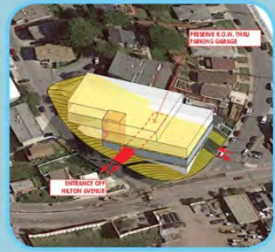
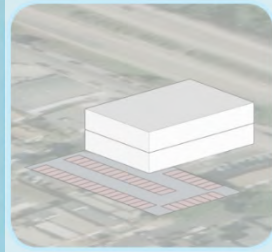
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LIBRARY SITES AT SHARP PARK, MANOR DISTRICT, AND FAIRWAY PARK

- POOR
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EVALUATION CRITERIA

CITY HALL SITE

BEACH BLVD SITE

SHARP PARK LIBRARY

FAIRWAY PARK LOT

SCHOOL DISTRICT

IBL LIBRARY

SANTA MARIA AVE. & FRANCISCO BLVD.

BEACH BLVD. & MONTECITO AVE.

HILTON WAY & PALMETTO AVE.

FRANCISCO BLVD. & SALADA AVE.

OCEANA BLVD. & PALMETTO AVE.

1427 PALMETO AVE

SITE AREA

28,000 SF

18,000-77,000 SF

31,000 SF

13,000 SF

81,600 SF

5,000 SF

ACCESSIBILITY



SITE CAPACITY

Building
Parking



COSTS

\$\$\$

\$\$^c

\$

\$\$^c

Land

Infrastructure

Entitlements

Construction Costs

Relocation Costs

\$

\$

\$

\$

AVAILABILITY



ECONOMIC IMPACT



SYNERGY/CONNECTIVITY



ENVIRONMENT



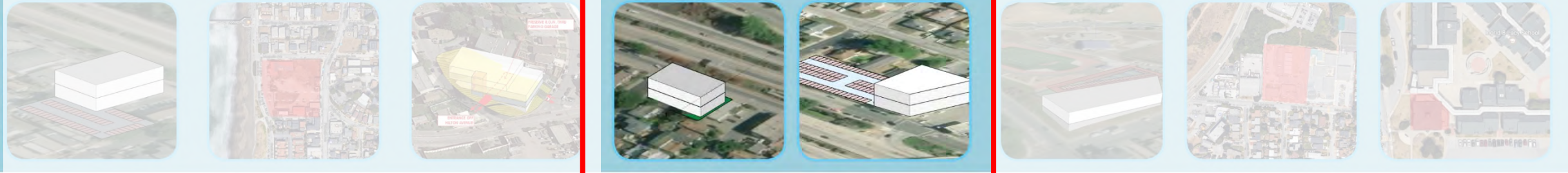
- **Beach Boulevard**
 - Community concerns expressed regarding: long term environmental impacts, infrastructure costs to maintain site, and potential loss of City revenues because of lost opportunities
- **Sharp Park Library**
 - ✓ Existing library site
 - Site capacity may constrain size of the building
 - ✓ City owned

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PACIFICA LIBRARY EVALUATION MATRIX

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

- POOR
- FAIR
- EXCELLENT



EVALUATION CRITERIA	CITY HALL SITE SANTA MARIA AVE. & FRANCISCO BLVD. 28,000 SF	BEACH BLVD SITE BEACH BLVD. & MONTECITO AVE. 18,000-77,000 SF	SHARP PARK LIBRARY HILTON WAY & PALMETTO AVE. 31,000 SF	PARKING LOT FRANCISCO BLVD. & SALADA AVE. 13,000 SF	CORP YARD NE CORNER OF OCEANA BLVD & MILAGRA DR. 34,500 SF	Other Sites (e.g., OCEANA BLVD. & PALOMA AVE., 46,000 SF)
ACCESSIBILITY	○	○	○	○	○	○
SITE CAPACITY	○	○	○	○	○	○
COSTS	\$\$\$	\$\$ ^c	\$	\$\$ ^c	\$\$\$	\$\$\$
Land						
Infrastructure						
Entitlements	\$	^c		^c	\$	
Construction Costs	\$	\$		\$	\$	
Relocation Costs	\$	\$	\$	\$	\$	
AVAILABILITY	✓	✓	✓	✓	✓	○
ECONOMIC IMPACT	○	○	○	○	○	○
SYNERGY/CONNECTIVITY	○	○	○	○	○	○
ENVIRONMENT	○	○	○	○	○	○

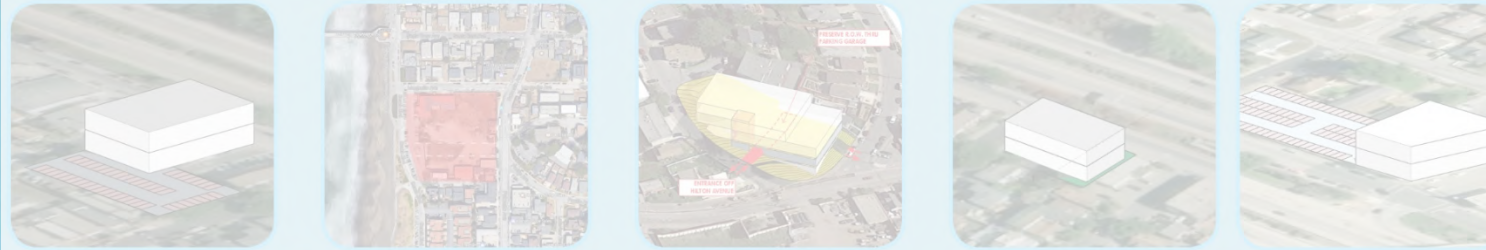
- **Parking Lot**
 - Insufficient Capacity, creative strategy required
- **Corp Yard**
 - ✓ Adequate capacity
 - ✓ City owned
 - ✓ Easy highway access
 - Use of this site may require additional funds to relocate the Corp Yard

DRAFT

PACIFICA LIBRARY EVALUATION MATRIX

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

- POOR
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EVALUATION CRITERIA

- **Oceania HS**
 - Discussion with School District pending
- **School District Headquarters**
 - Challenging access off of Vallemar Blvd.
 - Discussion with School District pending
- **IBL Library**
 - Insufficient capacity
 - Discussion with School District pending

OCEANIA HS

SCHOOL DISTRICT HQ

IBL LIBRARY

OCEANA BLVD. & PALOMA AVE.

375 REINA DEL MAR

1427 PALMETO AVE

SITE AREA

28,000 SF

● **School District Headquarters**

46,000 SF

81,600/
18,000 SF

5,000 SF

ACCESSIBILITY



○ Challenging access off of Vallemar Blvd.



SITE CAPACITY

Building
Parking



COSTS

\$\$\$

○ Discussion with School District pending

\$\$\$

\$\$\$

\$\$\$

\$

Land

Infrastructure

Entitlements

Construction Costs

Relocation Costs

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AVAILABILITY



○ Insufficient capacity



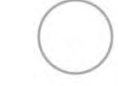
ECONOMIC IMPACT



○ Discussion with School District pending



SYNERGY/CONNECTIVITY



ENVIRONMENT



DRAFT

PACIFICA LIBRARY EVALUATION MATRIX

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

- POOR
- FAIR
- EXCELLENT



EVALUATION CRITERIA	PUBLIC AGENCY CLARENDON RD. & FRANCISCO BLVD.	SHOPPING CENTER EUREKA DR. & OCEANA BLVD.	SOUTH OF GORILLA BBQ 2145 CABRILLO HWY.	PUBLIC AGENCY PACIFIC AVE. & PALMETTO AVE.	FAIRWAY PARK EAST OF COAST HWY. NORTH OF POLICE STATION
SITE AREA	36,000 SF	19,700/216,000 SF	34,000/118,000 SF	10,000 SF	130,000 SF
ACCESSIBILITY	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
SITE CAPACITY <small>Building Parking</small>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
COSTS	\$\$\$\$	\$\$\$\$	• Poor/limited access	\$\$\$\$	• Poor/limited access
<small>Land</small>	\$	\$	\$	\$	\$
<small>Infrastructure</small>	\$	\$	\$	\$	\$
<small>Entitlements</small>	\$	\$	\$	\$	\$
<small>Construction Costs</small>	\$	\$	\$	\$	\$
<small>Relocation Costs</small>	\$	\$	\$	\$	\$
AVAILABILITY	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
ECONOMIC IMPACT	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
SYNERGY/CONNECTIVITY	• Expressed no interest	• Some interest from Shopping Center owner	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ENVIRONMENT		• Schedule, capacity, & costs unknown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

DRAFT

PACIFICA LIBRARY EVALUATION MATRIX

LIBRARY SITES AT ROCKAWAY BEACH, LINDA MAR, AND PEDRO POINT

- POOR
- FAIR
- EXCELLENT



EVALUATION CRITERIA

SANCHEZ LIBRARY

COMMUNITY CENTER

ODDSTAD ELEMENTARY SCHOOL

TERRA NOVA BLVD.

540 CRESPI DR.

ODDSTAD BLVD.

SITE AREA

116,000 SF

204,000 SF

511,000 SF

ACCESSIBILITY



• Sanchez Library



SITE CAPACITY

Building
Parking



✓ Existing library site



COSTS

\$

✓ Sufficient capacity

\$\$

Land

Infrastructure

Entitlements

Construction Costs

Relocation Costs

\$

✓ City owned

\$

✓ Central to the Neighborhood

\$

AVAILABILITY



ECONOMIC IMPACT



SYNERGY/CONNECTIVITY



ENVIRONMENT



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LIBRARY SITES AT ROCKAWAY BEACH, LINDA MAR, AND PEDRO POINT

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EVALUATION CRITERIA

SANCHEZ LIBRARY

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ODDSTAD ELEMENTARY SCHOOL

TERRA NOVA BLVD.

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ODDSTAD BLVD.

SITE AREA

116,000 SF

204,000 SF

511,000 SF

ACCESSIBILITY



SITE CAPACITY

Building
Parking



COSTS

\$

\$\$

\$\$\$

Land

Infrastructure

Entitlements

Construction Costs

Relocation Costs

\$

\$

\$

\$

AVAILABILITY



ECONOMIC IMPACT



SYNERGY/CONNECTIVITY



ENVIRONMENT



- **Community Center**
 - Long term environmental concern
 - Significant infrastructure costs



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GROUP 4

7.12.17

PACIFICA LIBRARIES OPPORTUNITIES

PACIFICA LIBRARY EVALUATION MATRIX

LIBRARY SITES AT ROCKAWAY BEACH, LINDA MAR, AND PEDRO POINT

- POOR
- FAIR
- EXCELLENT



EVALUATION CRITERIA

SANCHEZ LIBRARY

COMMUNITY CENTER

ODDSTAD ELEMENTARY SCHOOL

TERRA NOVA BLVD.

540 CRESPI DR.

ODDSTAD BLVD.

SITE AREA

116,000 SF

204,000 SF

511,000 SF

ACCESSIBILITY



SITE CAPACITY

Building
Parking



COSTS

\$

\$\$

+

Land

Infrastructure

Entitlements

Construction Costs

Relocation Costs

\$

\$

\$

\$

AVAILABILITY



ECONOMIC IMPACT



SYNERGY/CONNECTIVITY



ENVIRONMENT



- **Oddstad Elementary School**
 - Not as centrally located as existing site
 - Not city owned



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PACIFICA LIBRARY EVALUATION MATRIX

LIBRARY SITES AT ROCKAWAY BEACH, LINDA MAR, AND PEDRO POINT

- POOR
- FAIR
- EXCELLENT



EVALUATION CRITERIA

SHOPPING CENTER 1

SHOPPING CENTER 2

QUARRY

THE "ROCK"

SHOPPING CENTER 3

SELF STORAGE

TERRA NOVA BLVD & LINDA MAR BLVD

COAST HWY & LINDA MAR BLVD

CABRILLO HWY. & SAN MARLO WAY

CABRILLO HWY. & FASSLER AVE

ADOBE DR. & LINDA MAR BLVD.

CRESPI DR.

• Privately Owned Sites

- No current discussion or positioning underway
- Quarry Site has potential to serve community as a "single library" site, however community sentiment concerned about development
- There has been no positioning with property owner

SITE AREA

ACCESSIBILITY

SITE CAPACITY

COSTS

AVAILABILITY

ECONOMIC IMPACT

SYNERGY/CONNECTIVITY

ENVIRONMENT



Parking Building

Land

Infrastructure

Entitlements

Construction Costs

Relocation Costs

51,000/263,000 SF

11,000 SF

426,000 SF

50,000 SF

23,600 SF

42,000/136,000 SF

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