

Branch Capital Improvement Feasibility Update

Ocean View
Mission
Chinatown

Work to date -

Conducted a Survey Monkey

Design charrettes for each branch

Issue charrette findings

Conceptual feasibility analysis for each branch –
early 2017

Ocean View Branch [Built in 2000]



June 2000



Present day

Ocean View Branch



Present day Info Desk

Present day Reading Room



Second Floor



First Floor



Mission Branch [Built in 1915, Seismic Retrofit 1999]



Built 1915, picture 1940's
**Original Main Entry
on 24th Street**



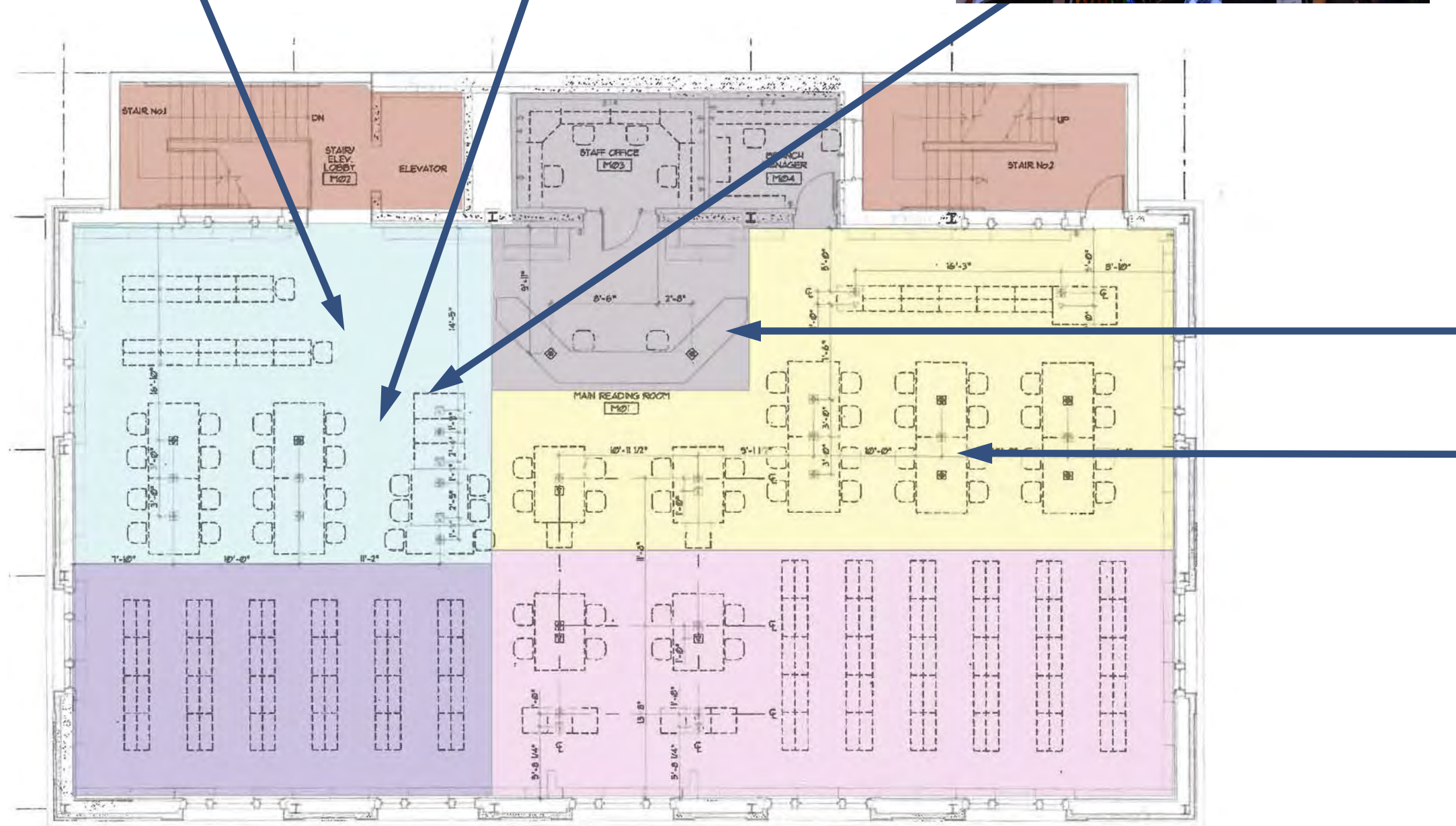
Present day
Present Main Entry

Mission Branch



Interior 1915

Interior present day



Second Floor (Main Reading)

Chinatown Branch [Built in 1921, Seismic Retrofit 1996]



Built 1921, picture 1960's

Original First Floor Entry



Present day

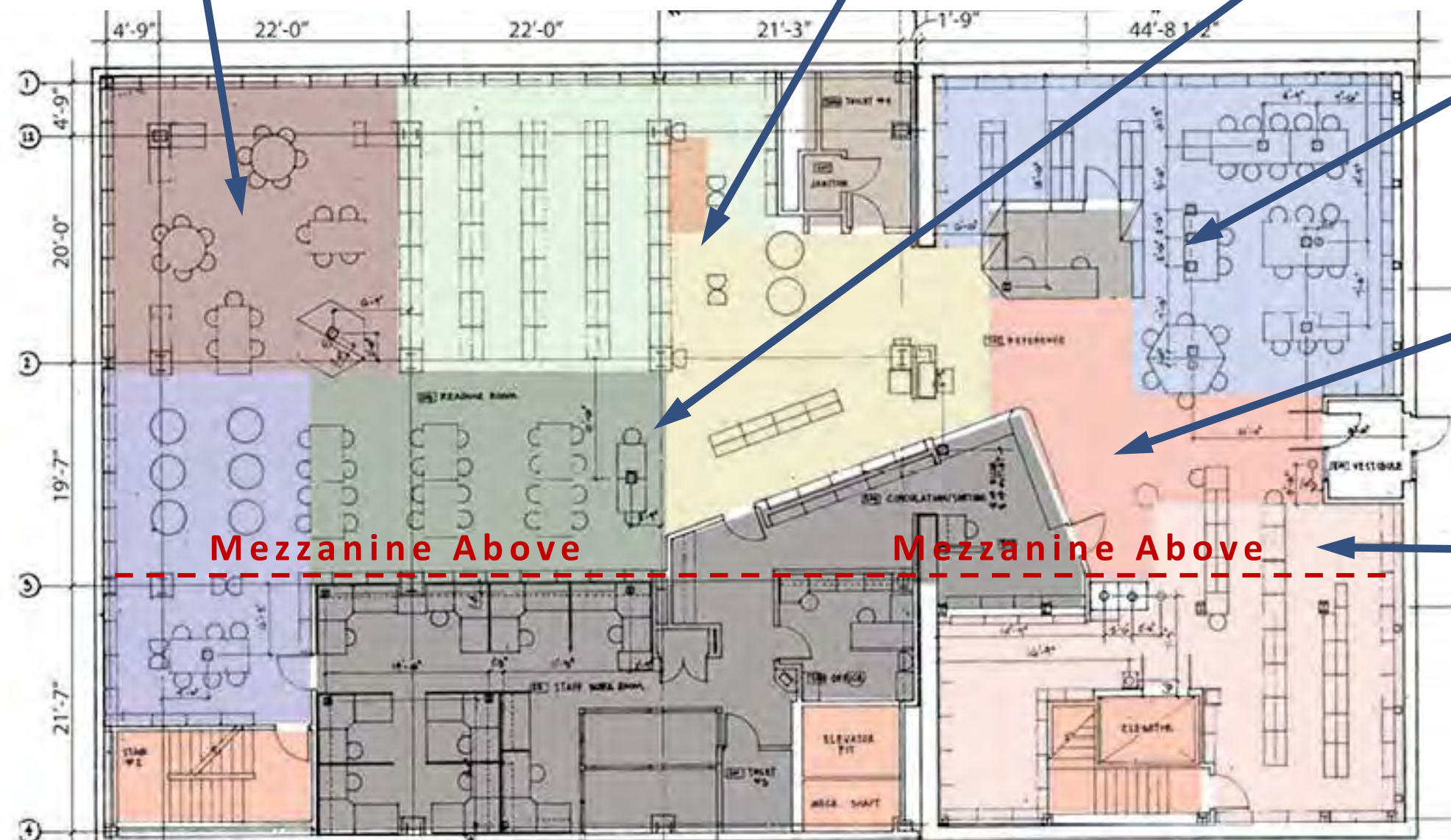
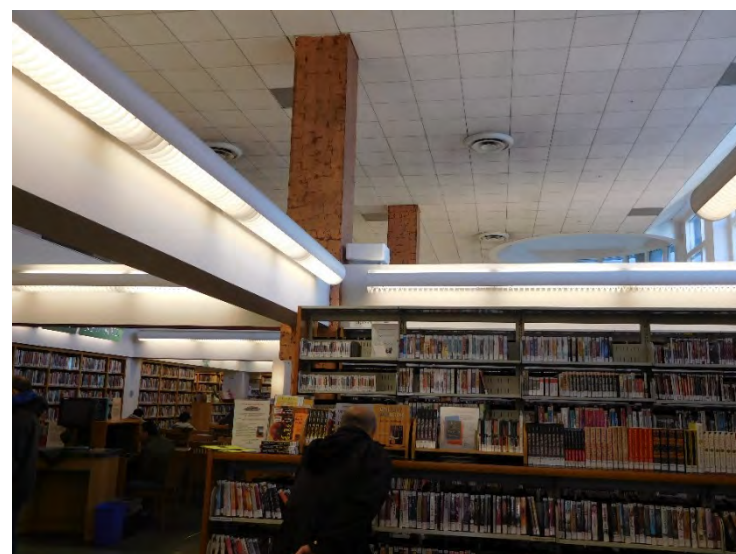
Present First Floor Entry

Chinatown Branch



Built 1921 (*Photo is Sunset Branch, similar plan)

Interior present day



Second Floor (Main Reading)

Survey Findings



Ocean View Branch Library – staff survey

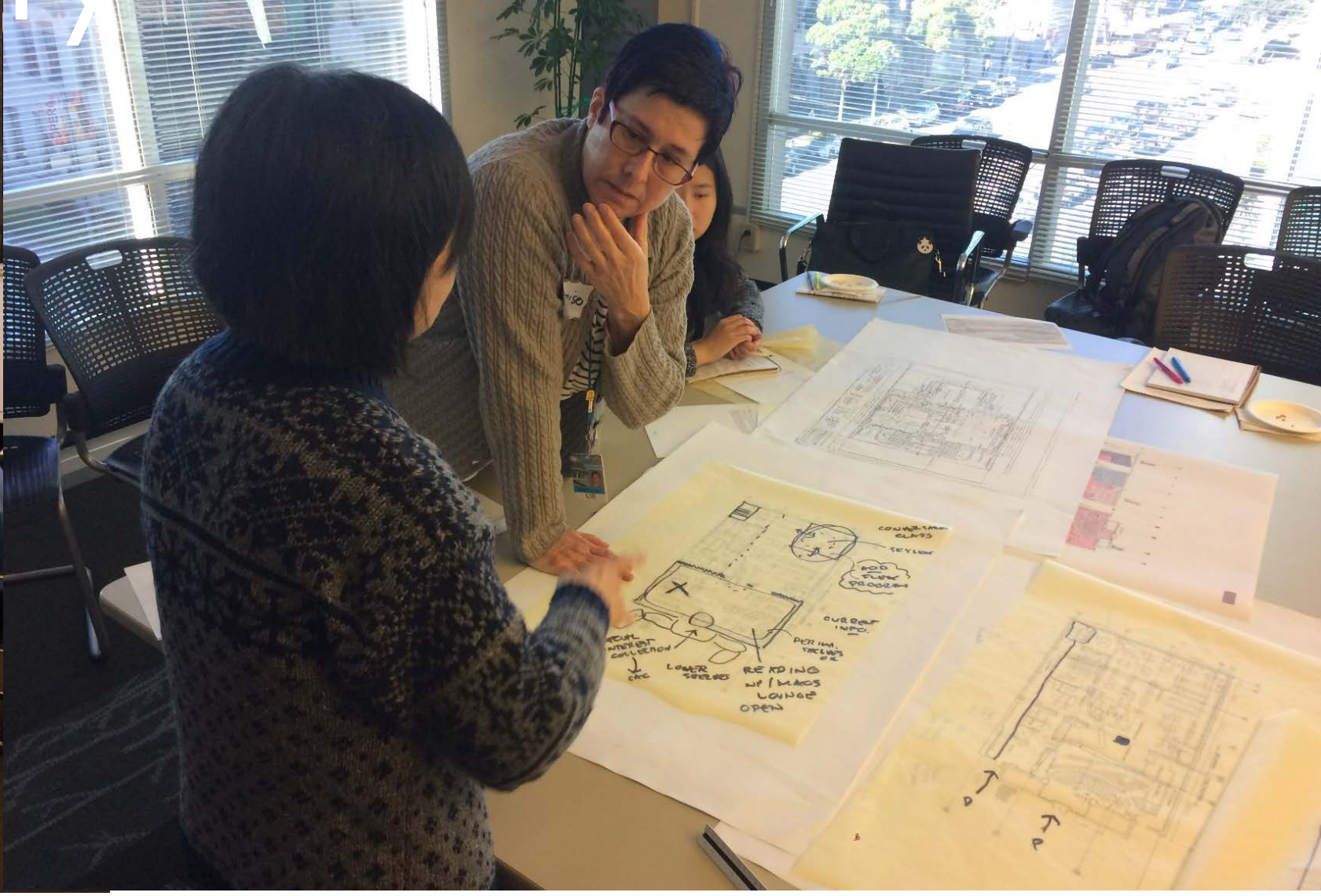
- Need **more space** for sitting and shelving
- Create a more **flexible Community Room**
- Storage rooms on 2nd floor using up valuable space
- Interior spaces need to be **more flexibility**
- Exterior needs secure seating and equipment close by
- Better space allocation: children's area; defined teen areas; study room
- More **functional circulation**
- Technology hubs for group learning & creative projects
- Privacy in the staff room; comfortable break room
- **The Exterior needs refreshing** & vegetation maintenance

Mission Branch Library – staff survey

- Need **more space**
- Relocate Entry to 24th street...people don't know it's a library
- We need **More bathrooms** and computers
- We need a **Program Room/Makers Space**
- Stairs to children's area are difficult with strollers
- Lounge Area and study space needed
- A **Separate Teen Area** is needed
- Better **Circulation** and use of existing space
- Outdoor Play Area for children
- Staff Area not adequate
- Develop a **Garden Area** on the side or roof

Chinatown Branch Library – staff survey

- The space is **OUTDATED**
- It is **NOISY** with the open walls from the top floor; voices echo
- We need **NEW ELEVATORS**, constant issues causes problems for seniors
- We need **MORE RESTROOMS**, complaints of cleanliness
- The **LIGHTING** is not great in the library
- Bad **HVAC** system
- A dedicated **TEEN AREA** is needed
- More **ELECTRICAL OUTLETS** for laptops and personal devices
- We need to **CONCEAL SEISMIC UPGRADES**



Why a charrette with the Library?

- Branch staff represent their community well
- Branch staff know their facility best
- Managers and branch staff have open discussions about branch facility

Charrette Takeaways

What are the challenges?

Ideas for improvement?

Ocean View Branch Library – challenges

- Very small building
- Second Floor too separate – hard to oversee
- Floor plans too “chopped up”, poor sight lines
- Entry & building function hard to discern from street
- Insufficient staff work areas in many locations
- Computer Lab – difficult to monitor
- Underutilized Program Room
- Not designed for two language collections

Ocean View Branch Library – ideas

- Improve entry – more visible and better location
- Improve site lines across floor plan
- Create flexible Program Room, open to street
- Visually connect Second Floor, open up the stair
- Consolidate Staff Work Areas near service points
- Possibly add service point on 2nd floor
- Add computers with laptop lending kiosk
- Enlarge rest rooms

Mission Branch Library - challenges

- Very heavily used by diverse community
- No Meeting Room or Children's Program Room
- 100 kids at storytime – shuts down Children's Room
- Large collection but lacks program and engagement space
- Insufficient teen area
- Many pinch points in floor plan, underutilized “nooks”
- Poor stair location, wayfinding, and sight lines
- Flooding at Building Entry when it rains
- Only one public toilet, none at 2nd floor

Mission Branch Library - ideas

- Restore historical building entrance?
- Restore historical central staircase?
- Create flexible use Program Room
- Rotate seasonal collections, utilize compact storage
- Improve efficiency of floor plan
- Add rest rooms - public and staff
- Improve access to Children's Room, stroller parking
- Improve Info Desk at 2nd floor – too “monumental”
- Provide dedicated Teen Area
- Improve and connect fenced outdoor area

Chinatown Branch Library – challenges

- Very heavily used branch – “community living room”
- Many shelves, not enough seating
- Large Chinese language reference collection
- Program Room - not suitable for after hours use
- Children’s Storytime Room - too small, no windows
- Poor connection between floors
- Underused Mezzanine and Roof Terrace
- Inefficient staff area layout
- Seismic bracing disregards historic architecture
- Entry to First Floor is unattractive

Chinatown Branch Library – ideas

- Restore historic Reading Room, could be “quiet room”
- Remove Mezzanine from historic Reading Rm
- Single flexible use Program Room at First Floor
 - Consolidate with Children’s Storytime
- Add Program Room at 2nd Floor
 - For classes, teens, acoustical separation
- Consolidate staff work areas – Info/Circ
- Improve First Floor entrance and lobby
- Consider moving scholarly collections to archival facility

Next steps -

Conceptual feasibility analysis

Community engagement and feedback

Establish priorities and options