



San Francisco Public Library

DATE: September 18, 2017

TO: Library Commission

FROM: Luis Herrera, City Librarian

RE: Capital Projects Feasibility Study

At the September 21st Library Commission meeting, the Public Works Building and Design and Construction team led by Andy Sohn, the lead architect will provide an update on the initial findings of the Branch Capital Projects Feasibility Study. The projects include the Ocean View, Mission and Chinatown Branches.

The Ocean View Branch Library was the 15th branch established in the San Francisco Public Library system. The first Ocean View Branch Library opened in 1903 on Broad Street near the corner of Capitol Avenue. The new Ocean View Branch Library, at 345 Randolph Street, was opened on June 7, 2000. It was the first branch building to be built in San Francisco since 1969. The San Francisco Bureau of Architecture designed the two-story building, which serves approximately 28,300 residents in its service area.

The Mission Branch Library was the first branch in the San Francisco Public Library system. It was opened in 1888 in a storefront two blocks from its present location. The current building at the corner of 24th and Bartlett Streets was built under the supervision of architect G. Albert Lansburgh and funded by philanthropist Andrew Carnegie. The building opened in December 1915. A major renovation of Mission Branch Library was begun in 1997 and completed in May 1999. The renovation included seismic, electrical, and ADA upgrades. The first floor was completely redesigned, and the main entrance was relocated from 24th Street to Bartlett Street. The Mission Branch serves approximately 57,000 residents in its service area.

The Chinatown Branch Library, built in 1921 and also designed by architect G. Albert Lansburgh is a Carnegie library originally named the North Beach Branch. It is the third branch in the system. Located in Chinatown, on Powell Street between Washington and Jackson, the name was changed in 1958 to more accurately reflect the community served. In 1991, public and private funds were obtained for a major renovation and expansion of the Chinatown Branch Library. The branch was seismically retrofitted and expanded to twice its original size with a community meeting room available to use for programs and special events. The Grand Reopening of the Chinatown Branch Library was held on June 15, 1996. The Chinatown Branch serves approximately 15,000 residents in its service area.

In FY 17 an allocation totaling \$0.9 million was approved for the feasibility study. FY 18 includes 4.5 million for the community planning process and the conceptual designs for the projects. To date, completed work has included a staff survey, design charrettes and programming meetings with Library teams. At the commission meeting the Public Works team will highlight the work to date and present initial assessment and design concepts for each of the branches.

This initial step is an internal Feasibility study that will help guide the decisions on timeline, cost and overall scope for each of the projects. The next phase will include an intensive community engagement process, cost analysis and design options. We look forward to a productive discussion and input at the commission meeting.

Branch Capital Projects Feasibility Study

Ocean View
Mission
Chinatown

Work to date -

Conducted a Staff Survey

Design charrettes for each branch

Programming meetings with Library

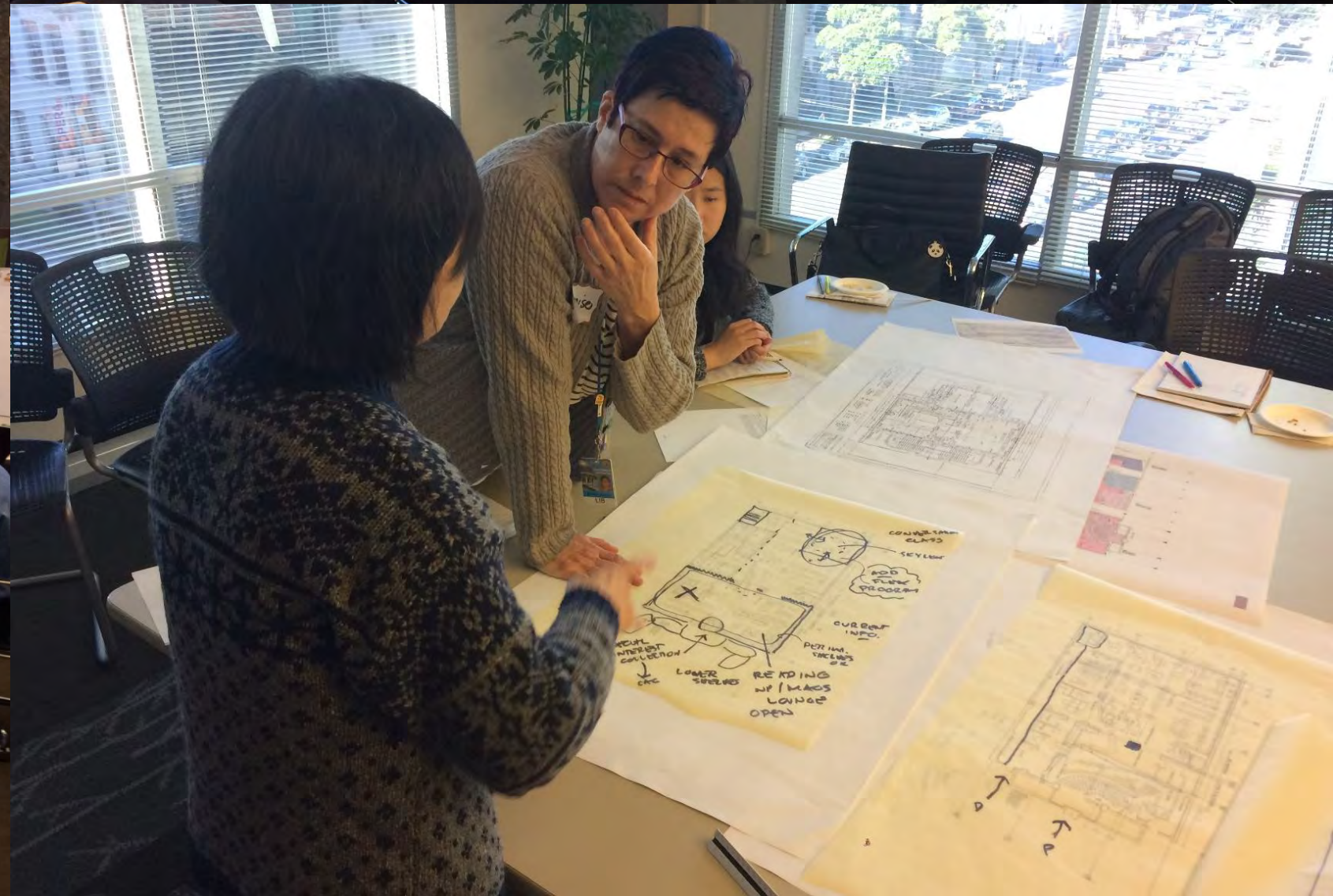
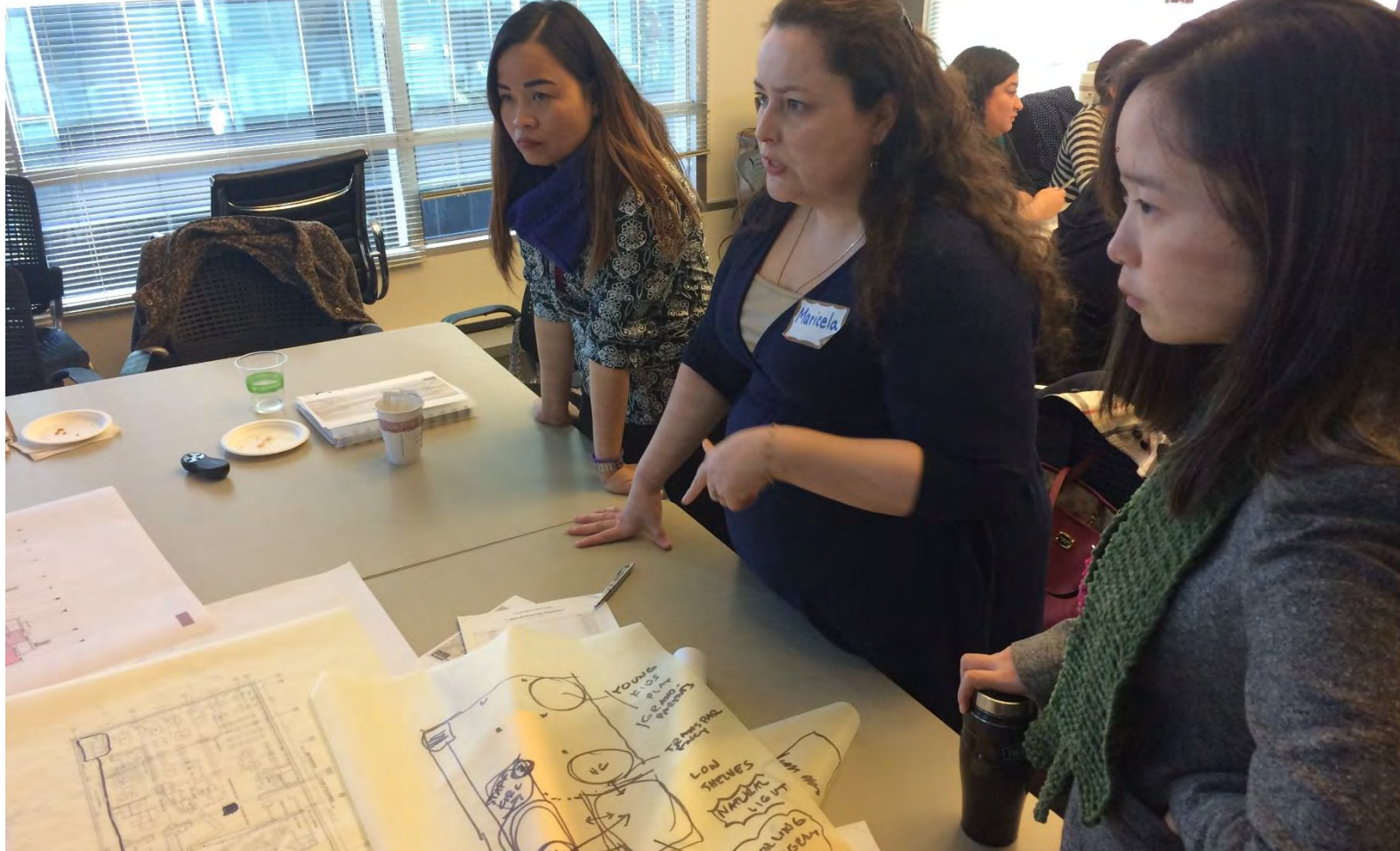
Concept studies for each branch

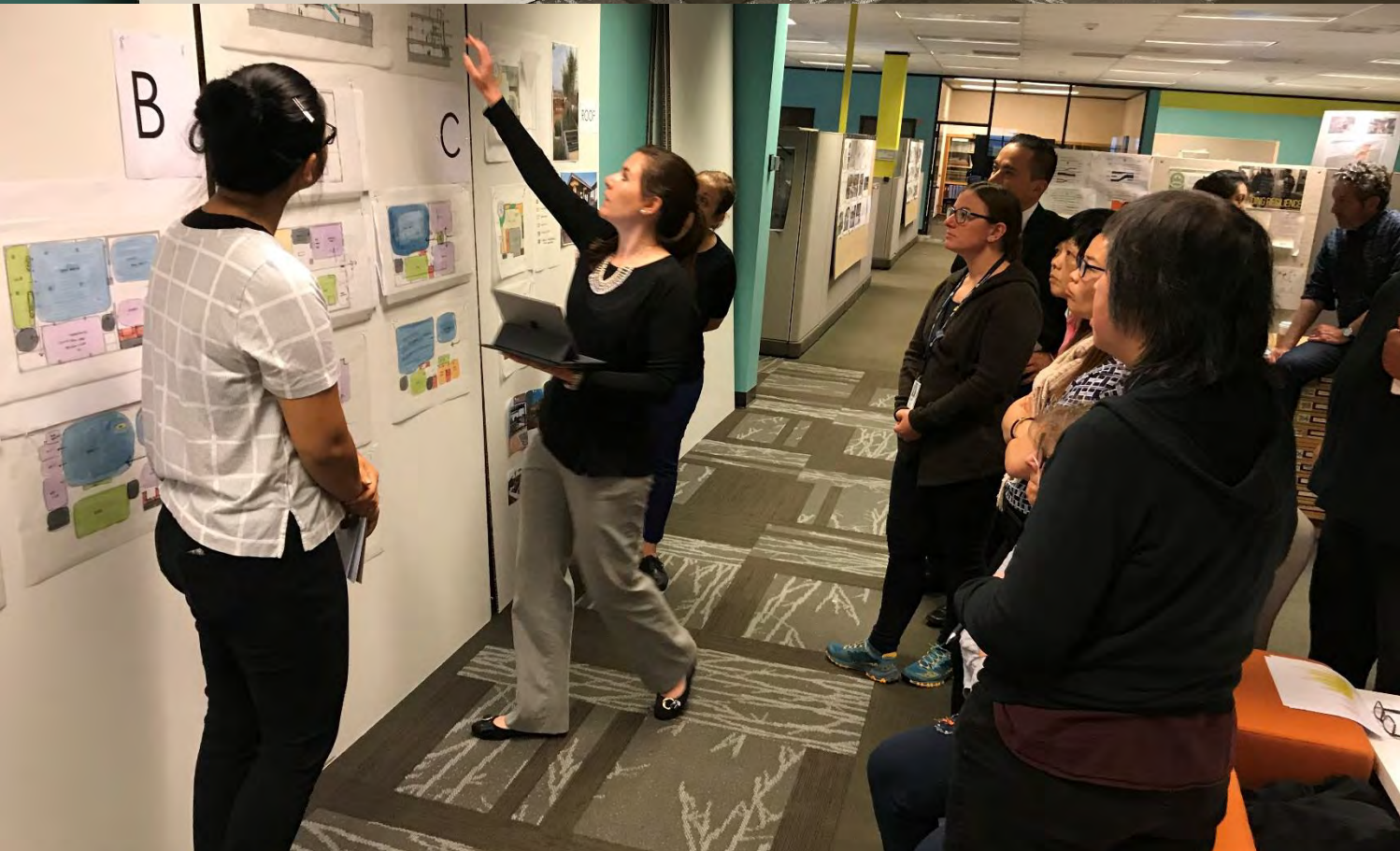
Cost Estimating – October 2017

Feasibility Study Document – October 2017

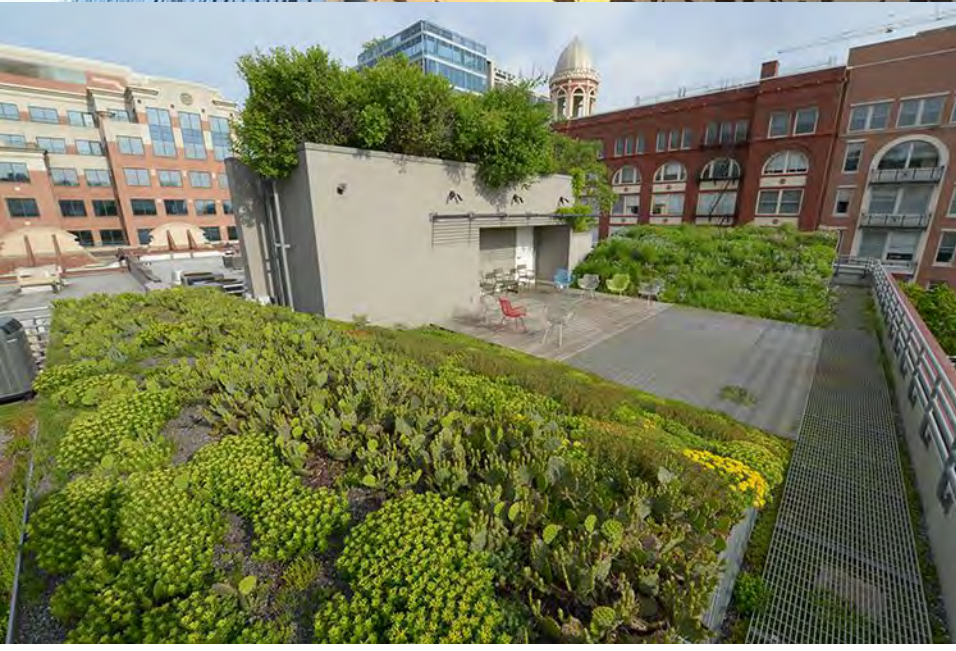
Guiding Principles

- Focus on service and patron engagement
- Optimize staff service points
- Designs that enable flexibility and adaptability
- Promote flexible community program areas
- Transparency and ease of wayfinding
- Preservation of historic Reading Rooms









Ocean View Branch [Built in 2000]



June 2000



Present day



Information Desk



Program Room – Second Floor

Ocean View Branch



Reading Room



Ocean View - Existing Plans



Second Floor



First Floor



4,300 SF 2,150 SF/Floor

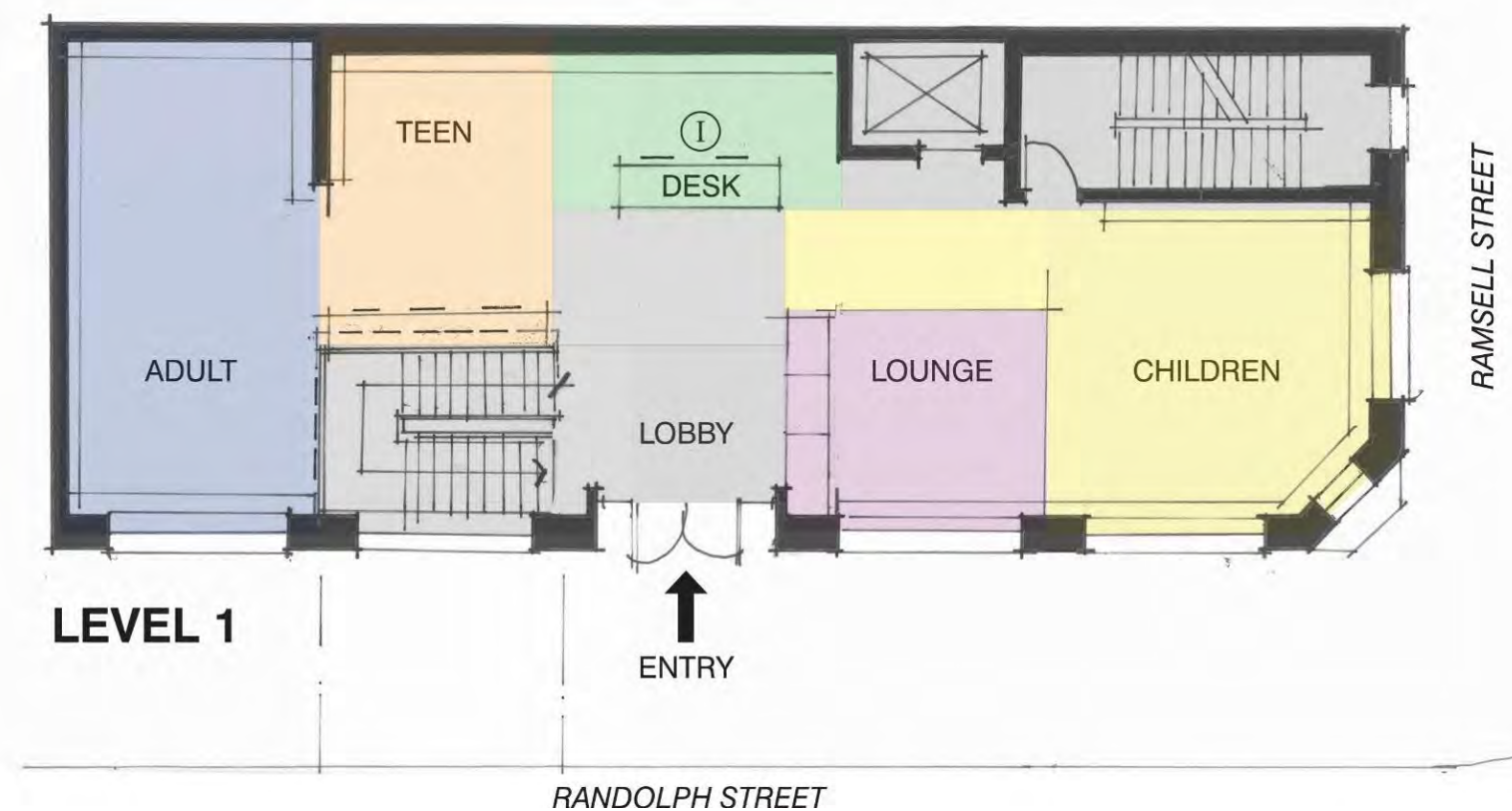
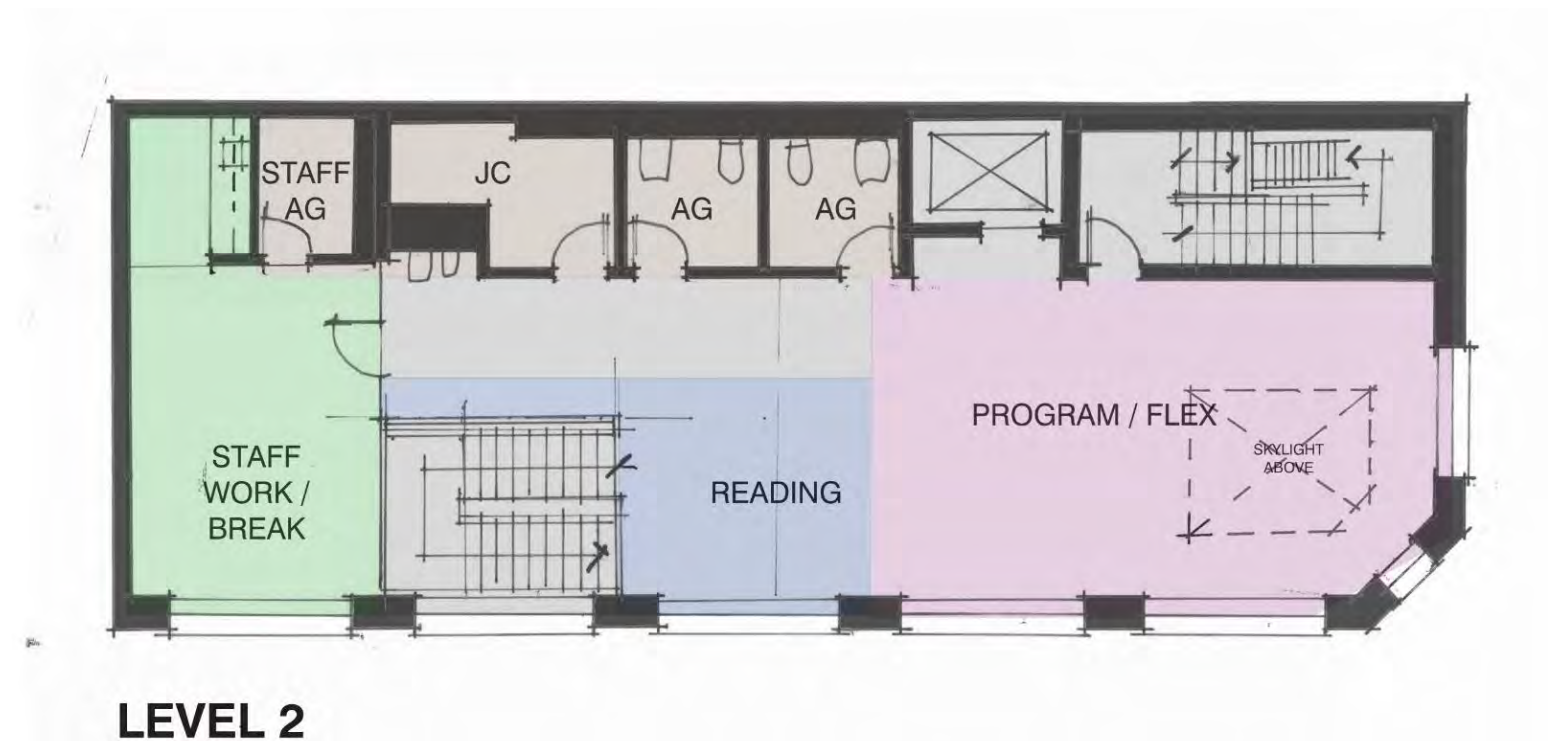


A

Ocean View Branch Concept Plans

LEGEND

- | | |
|--|---|
|  Staff/Support |  Reading Area |
|  Service |  Community/Flexible Programming Room |
|  Building Circulation |  Teen Space |
|  Dead Zone |  Children's Room |

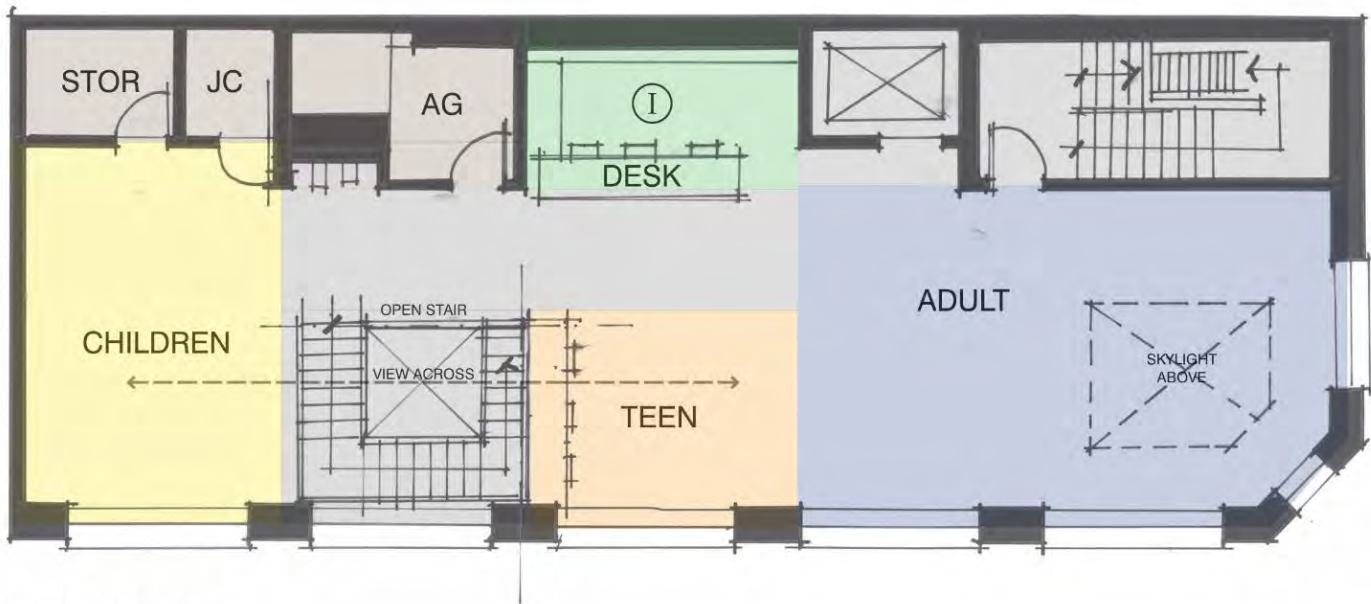


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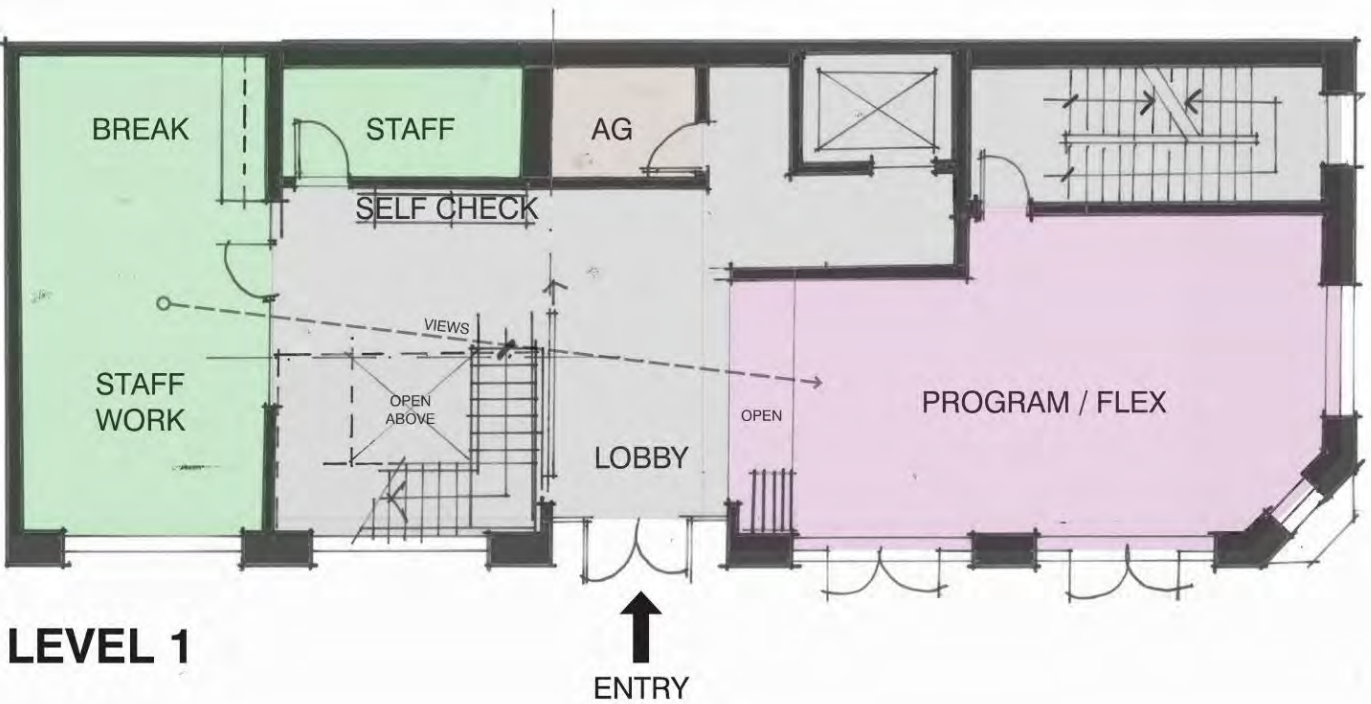
Ocean View Branch Concept Plans

LEGEND

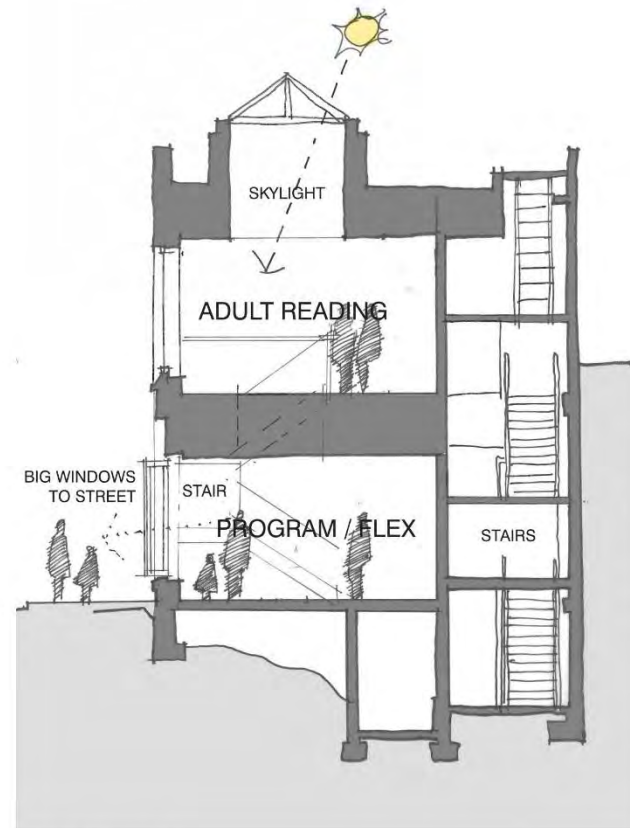
- | | |
|---|--|
| Staff/Support | Reading Area |
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LEVEL 2



LEVEL 1



SECTION



PLANTINGS



PROPOSED



WINDOW OPTIONS



PAINT COLOR OPTIONS



CURRENT

Mission Branch [Built in 1915, Seismic Retrofit 1999]



Built 1915, picture 1950's
**Original Main Entry
on 24th Street**



Present day
Present Main Entry
**Original Main Entry
on 24th Street**

Mission Branch



Interior 1915

Interior present day

Mission Branch

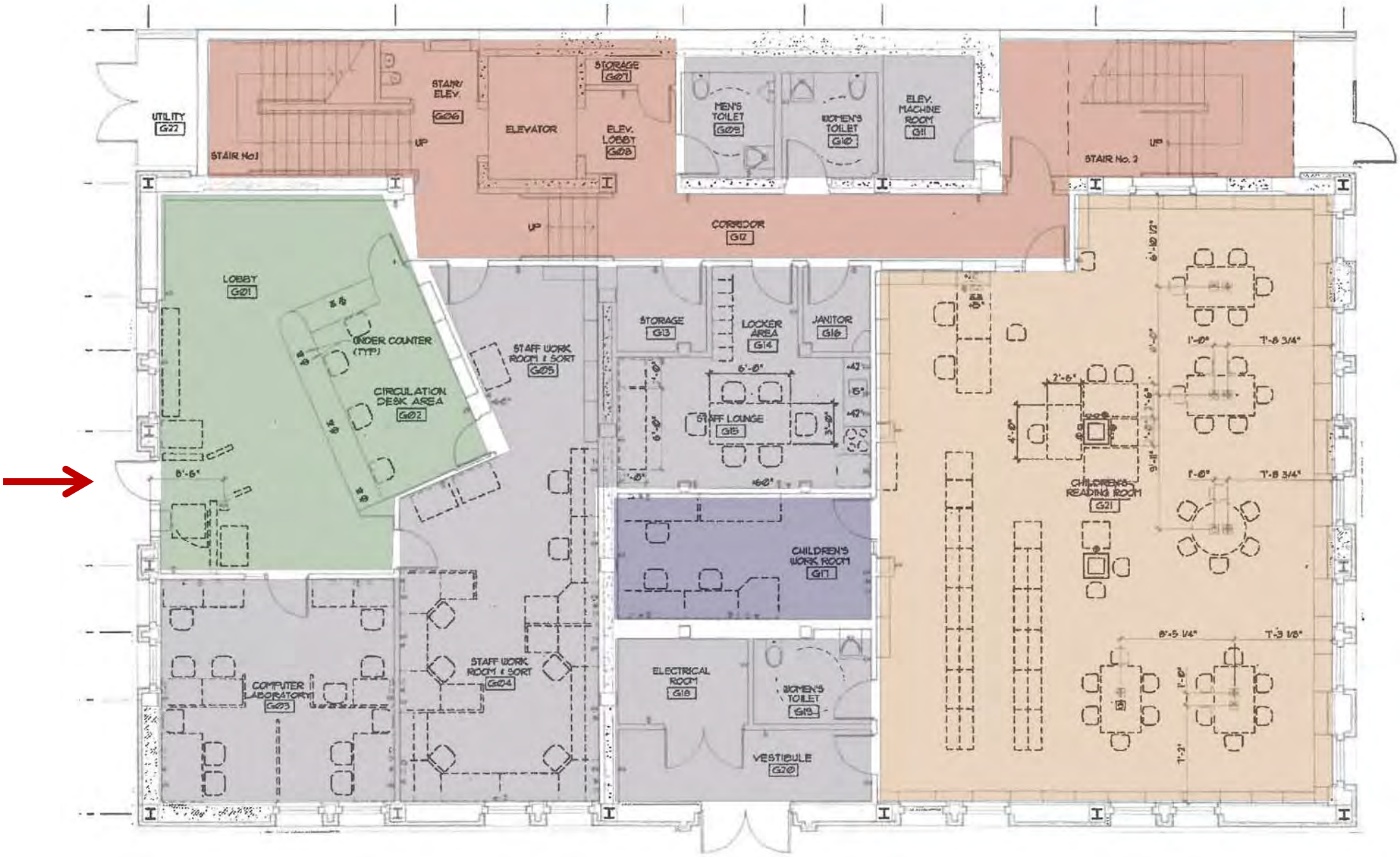


Ground Floor Interior 1960's

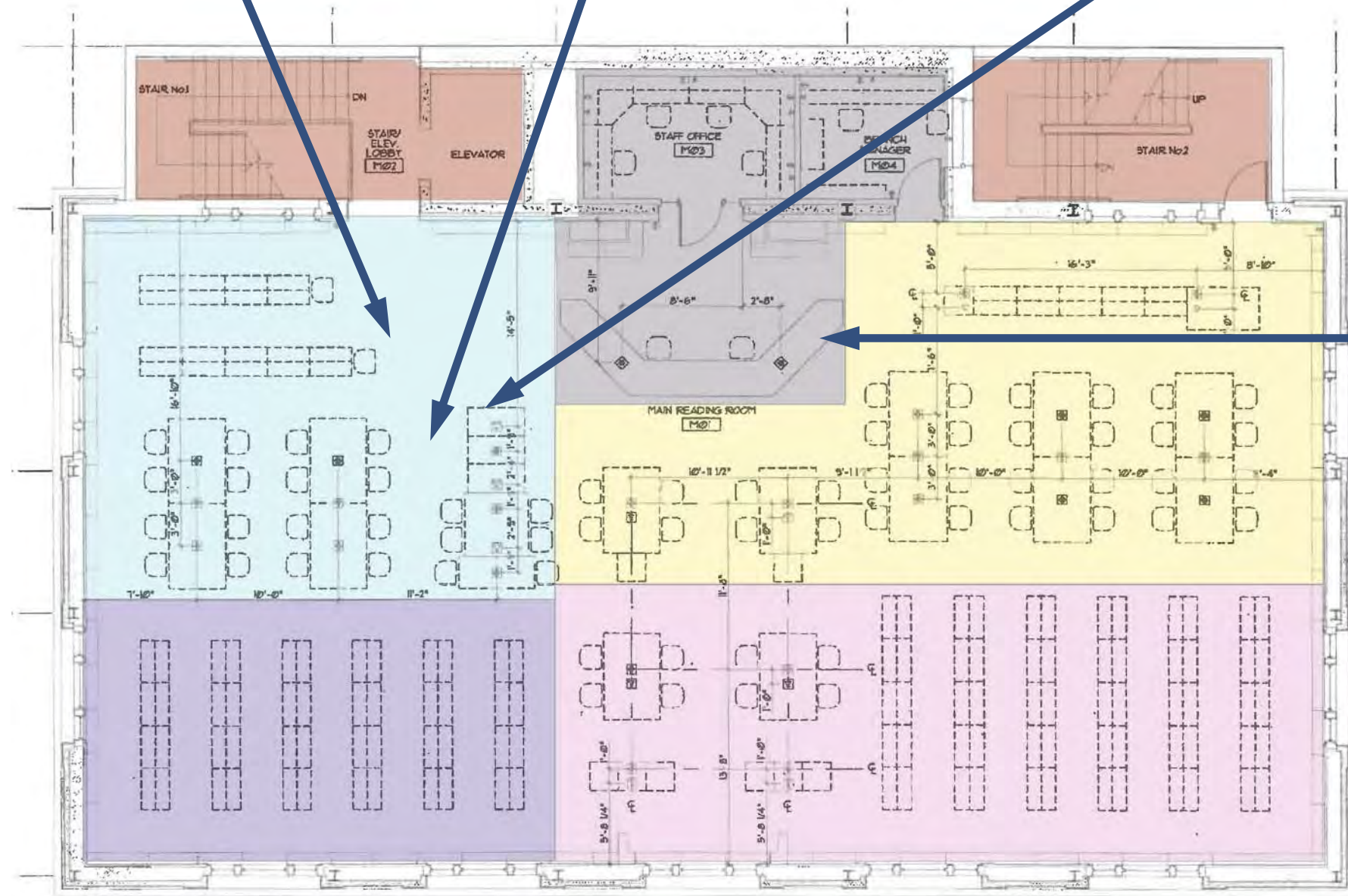


Ground Floor Interior present day

Mission Branch - Existing Plans



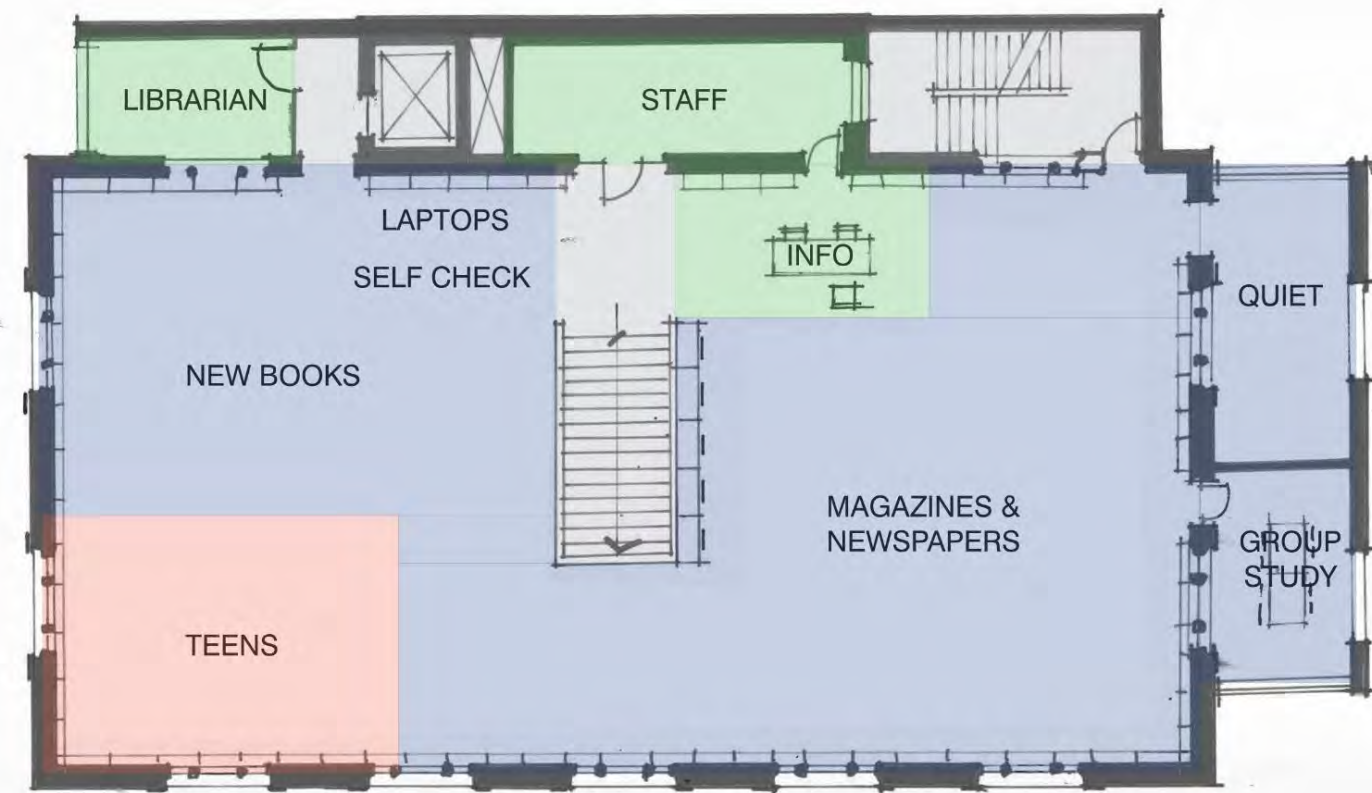
First Floor Plan
10,400 SF 5,200 SF/Floor



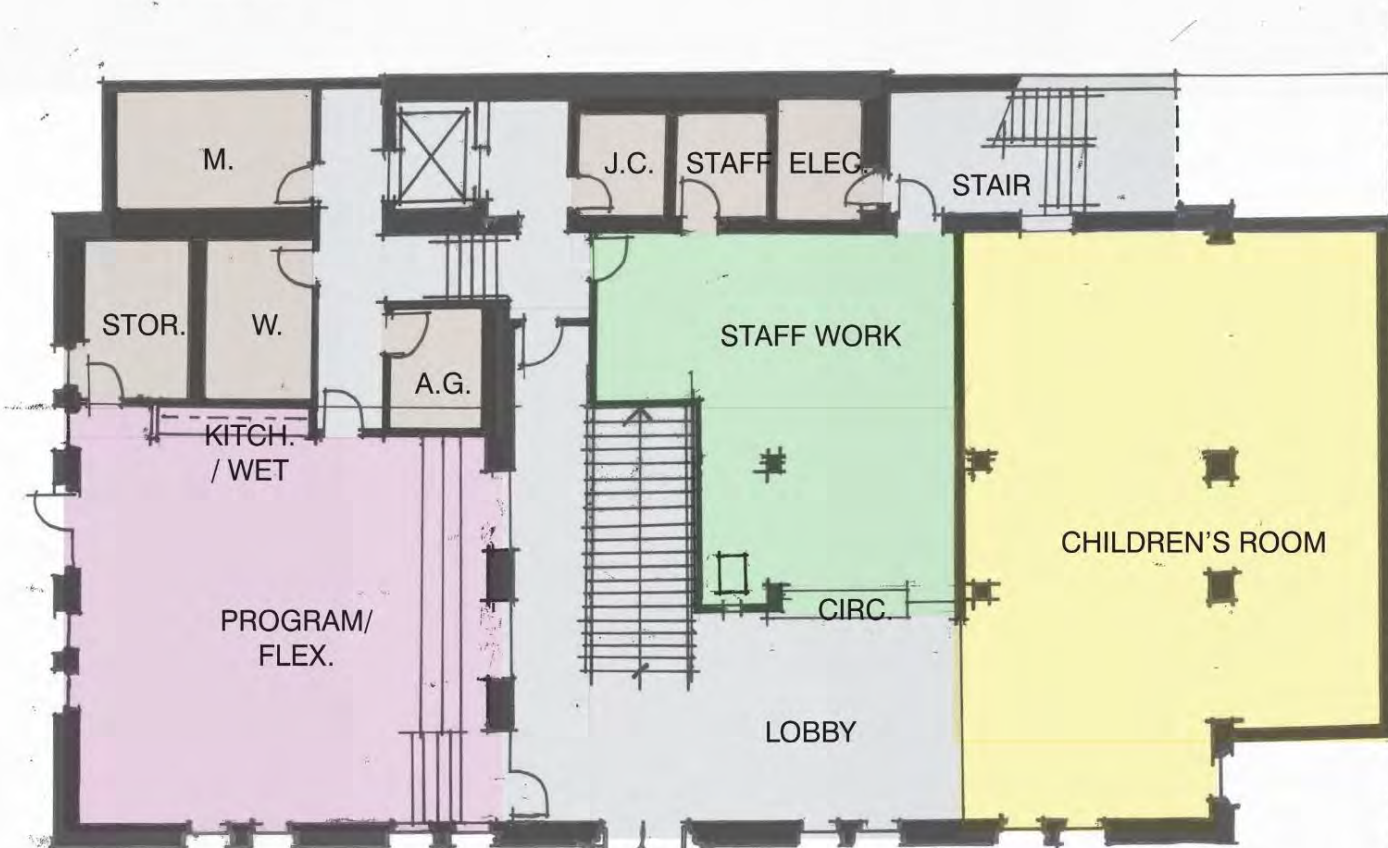
10,400 SF 5,200 SF/Floor

San Francisco Public Library Commission

Branch Capital Projects Feasibility Study | September 21, 2017



LEVEL 2



LEVEL 1



A

Mission Branch Concept Plans


LEGEND

- Staff/Support
- Service
- Building Circulation
- Dead Zone
- Reading Area
- Community/Flexible Programming Room
- Teen Space
- Children's Room

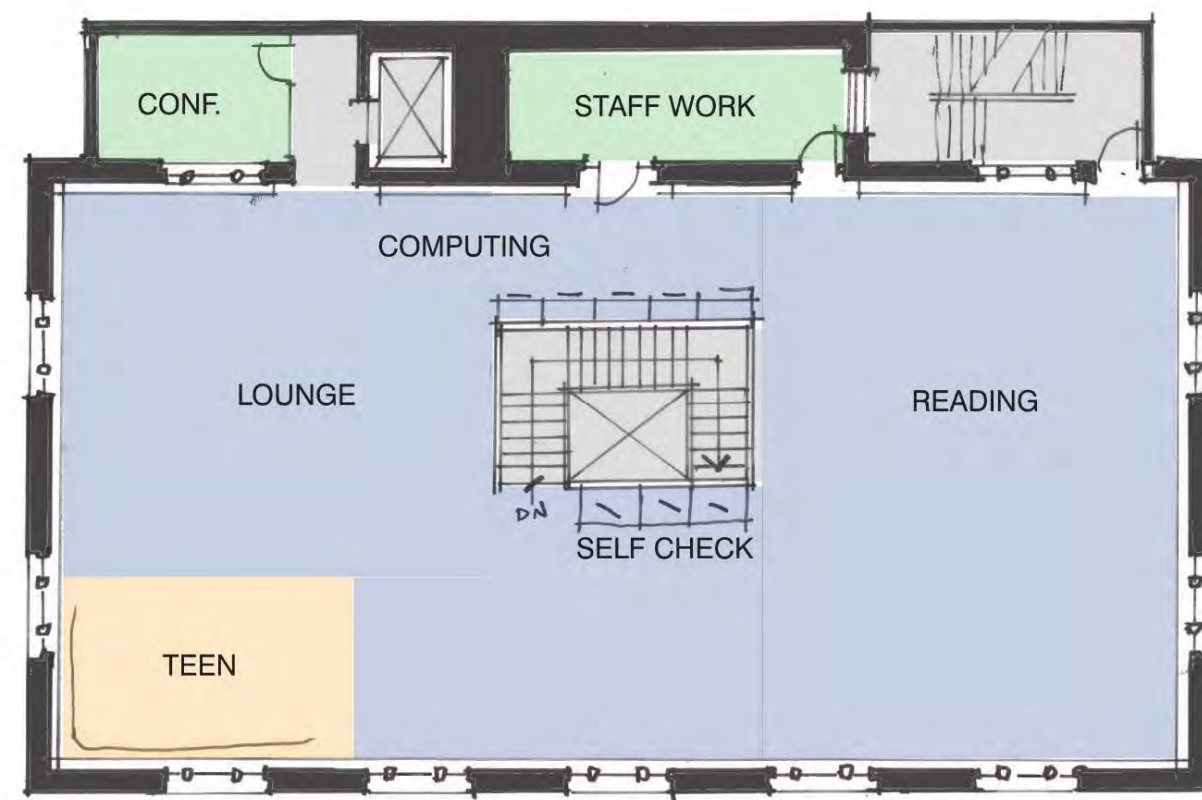
B

Mission Branch Concept Plans

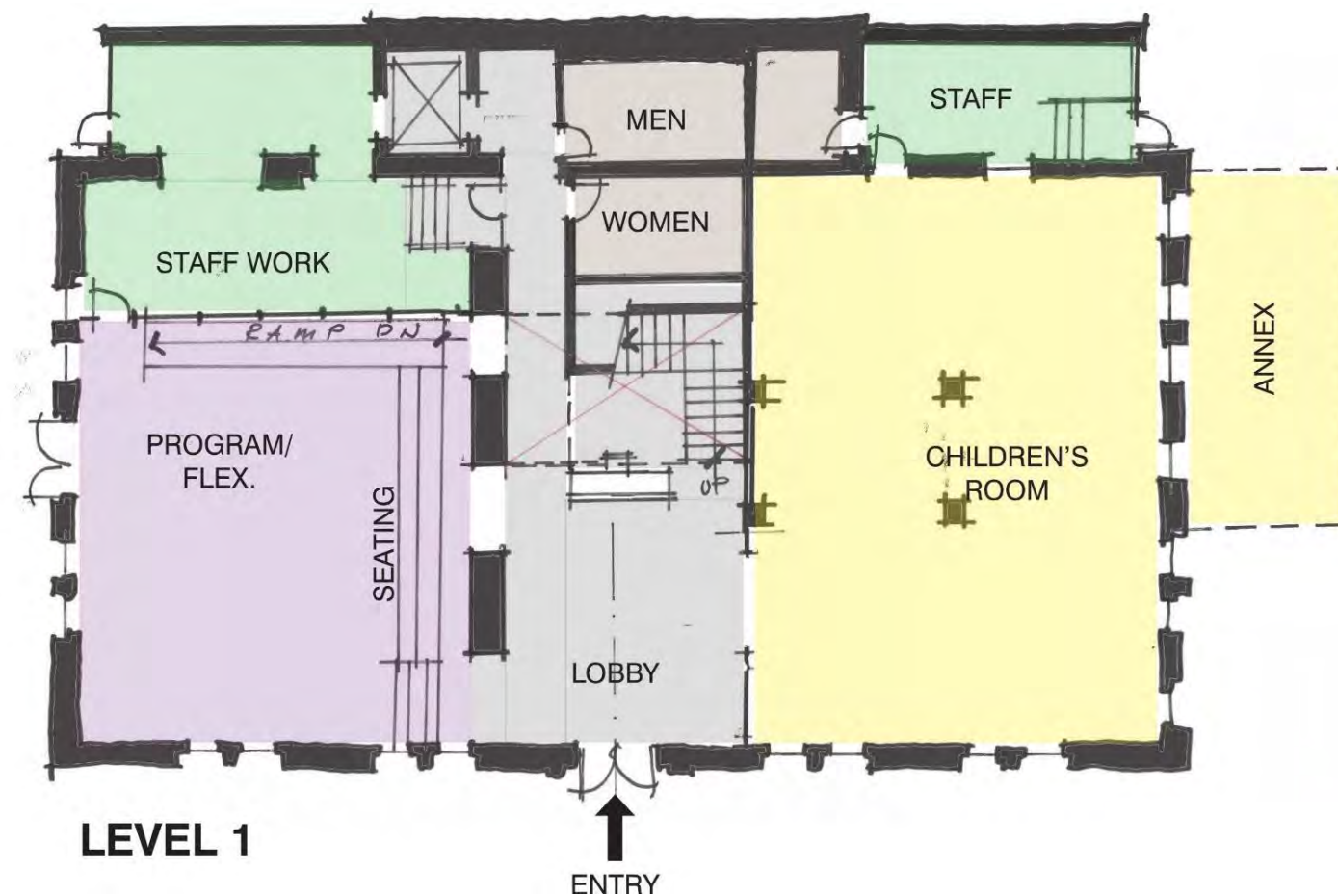
LEGEND

	Staff/Support		Reading Area
	Service		Community/Flexible Programming Room
	Building Circulation		Teen Space
	Dead Zone		Children's Room





LEVEL 2



LEVEL 1

C

Mission Branch Concept Plans

LEGEND

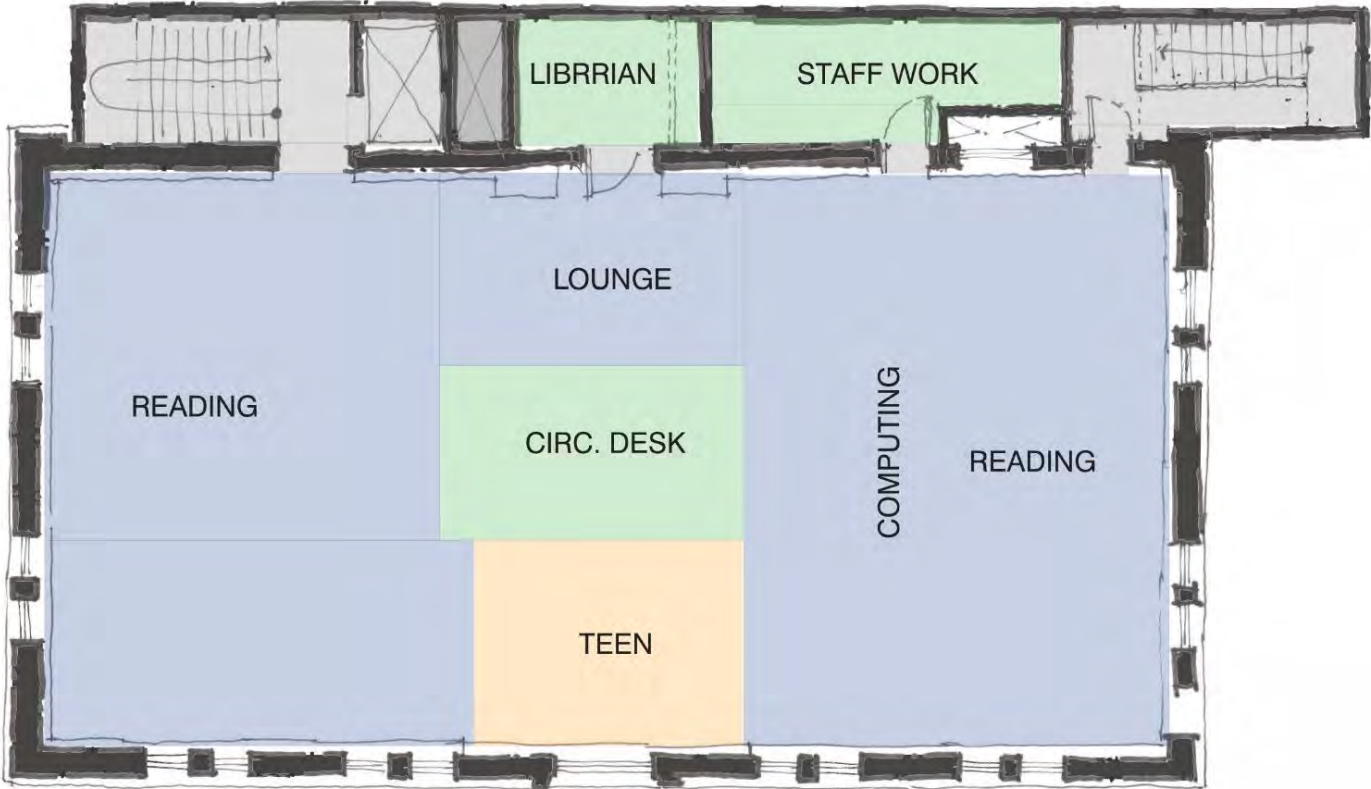
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|--|---|
| Staff/Support | Reading Area |
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| Building Circulation | Teen Space |
| Dead Zone | Children's Room |

D

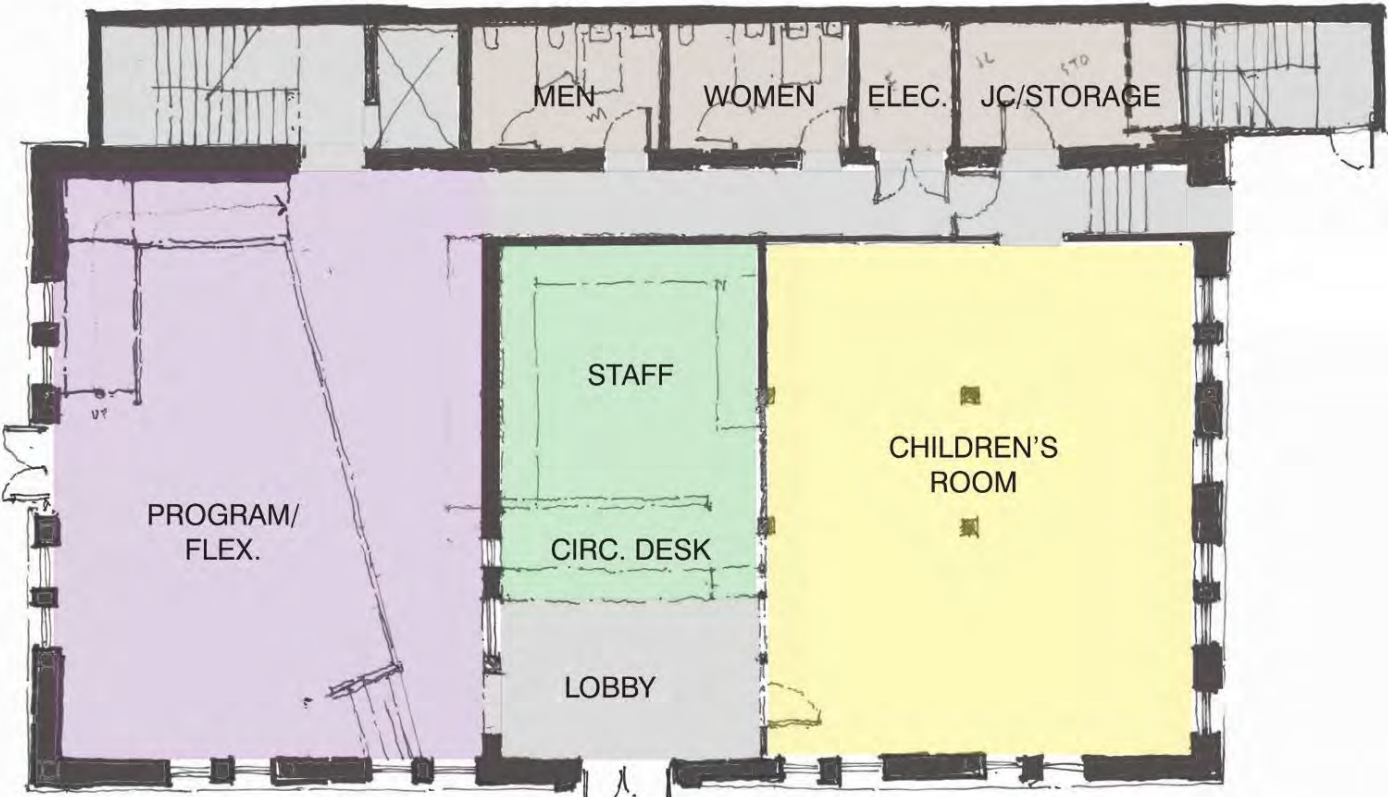
Mission Branch Concept Plans

LEGEND

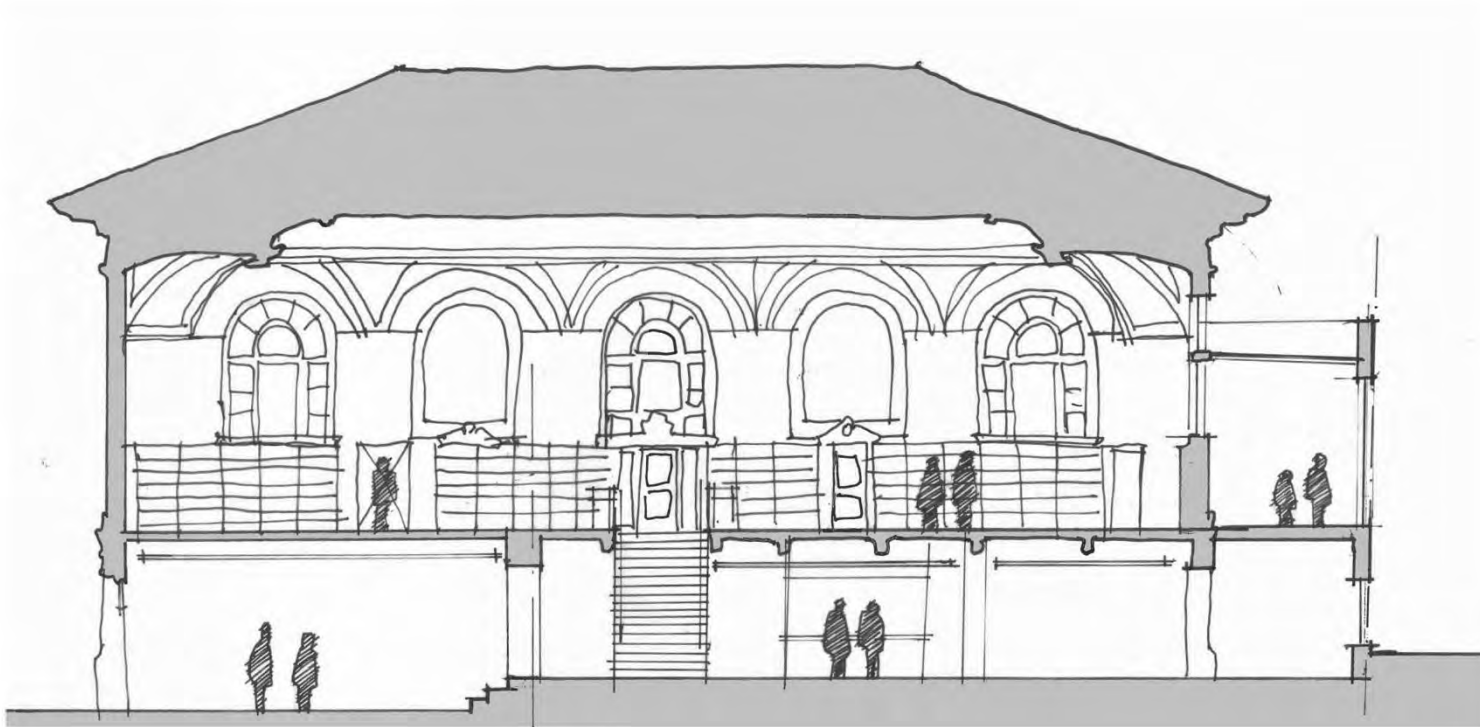
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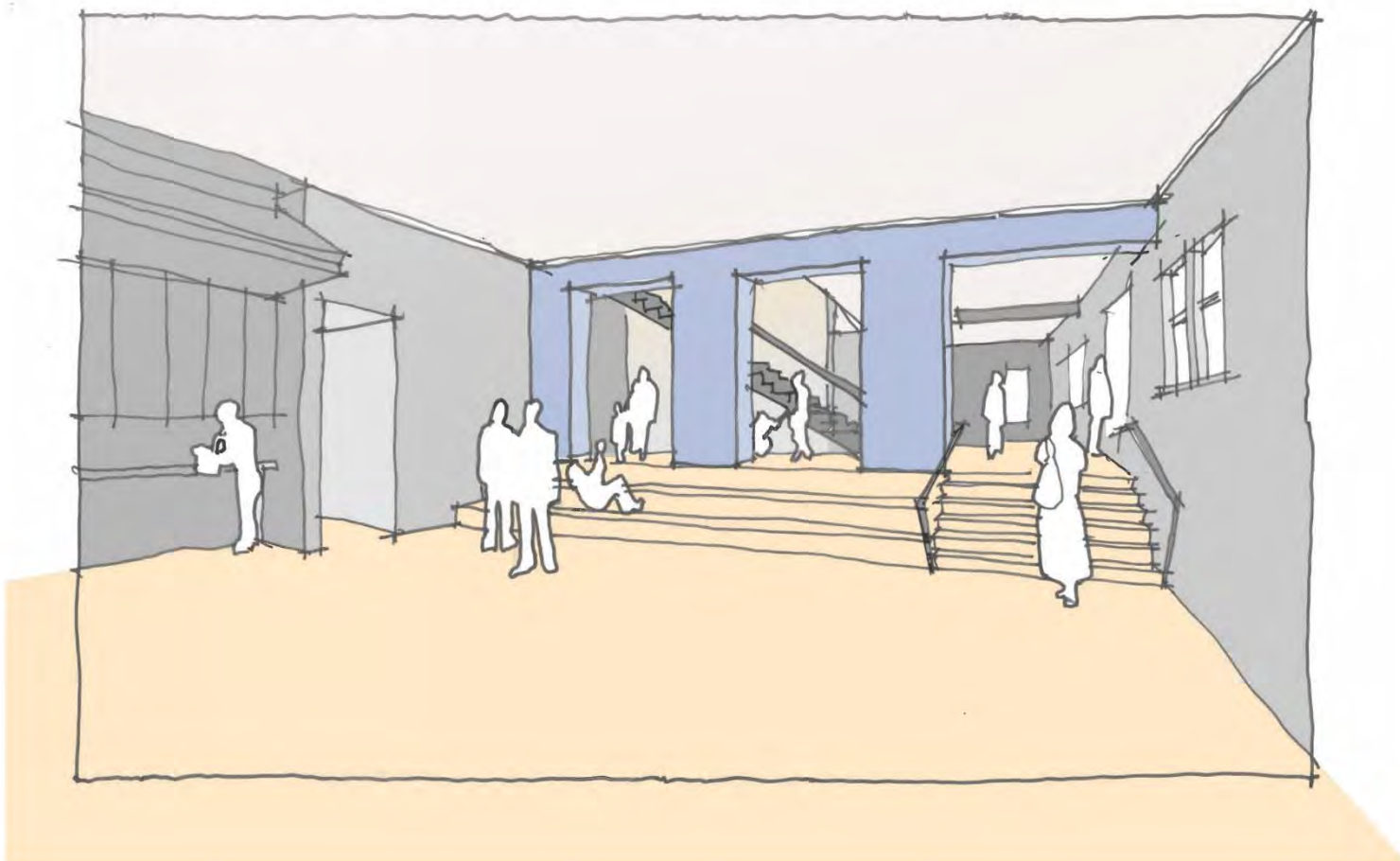
LEVEL 2



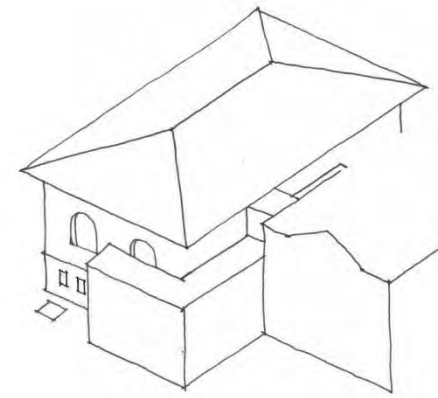
LEVEL 1



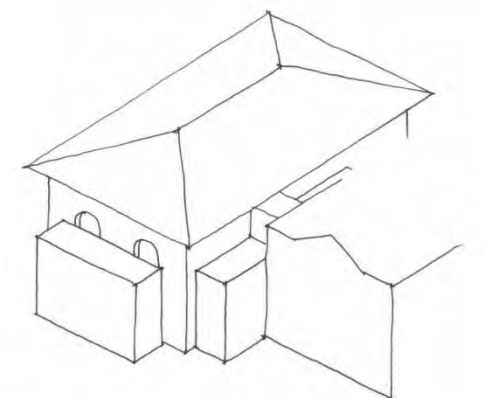
SECTION



PROGRAM ROOM



WRAPAROUND



SADDLEBAG



ANNEX

Chinatown Branch [Built in 1921, Seismic Retrofit 1996]



Built 1921, picture 1960's

**Original
Ground Floor
Entry**



Present day

**Present Ground Floor
Entry**

Chinatown Branch

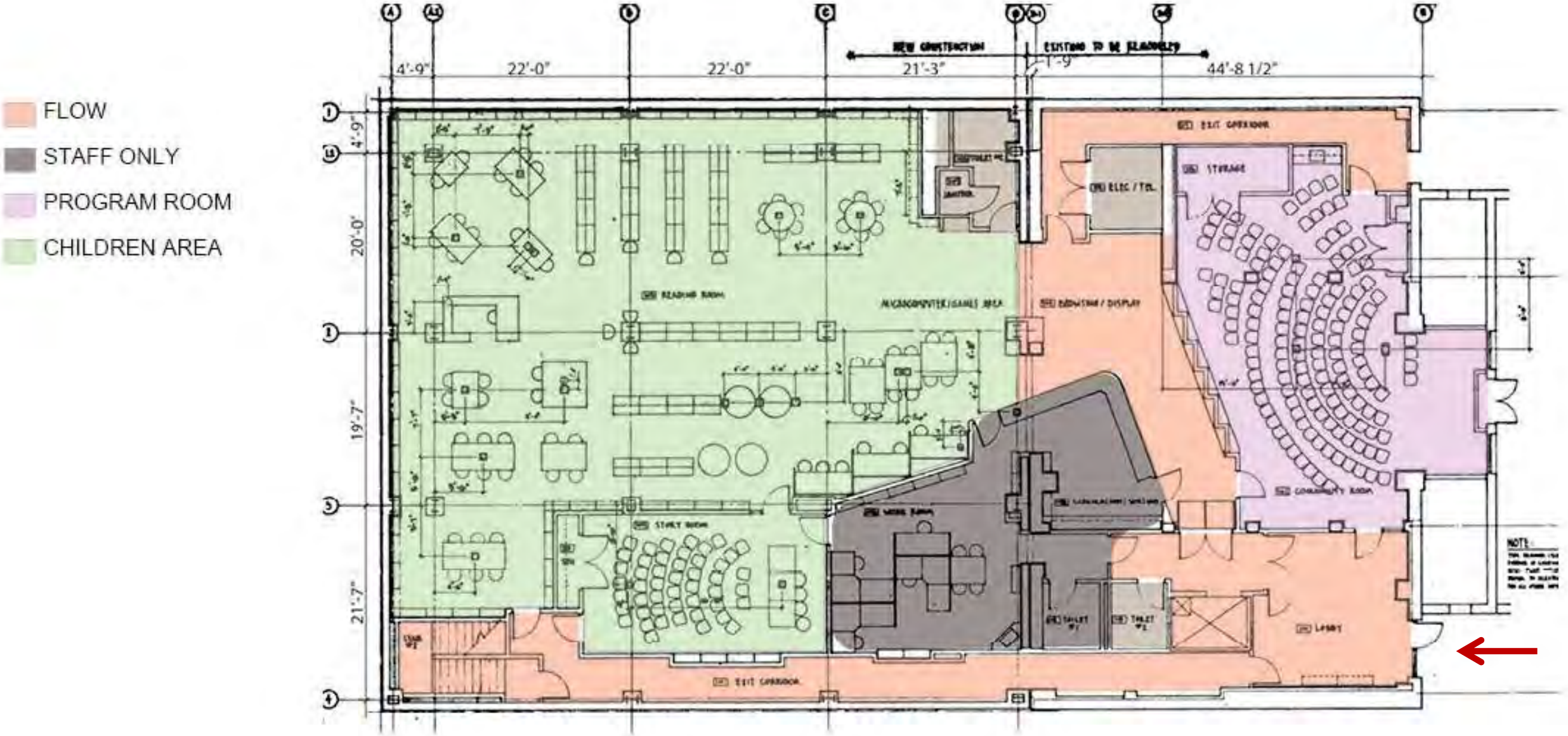


Built 1921 (Photo from 1970's)



Interior present day

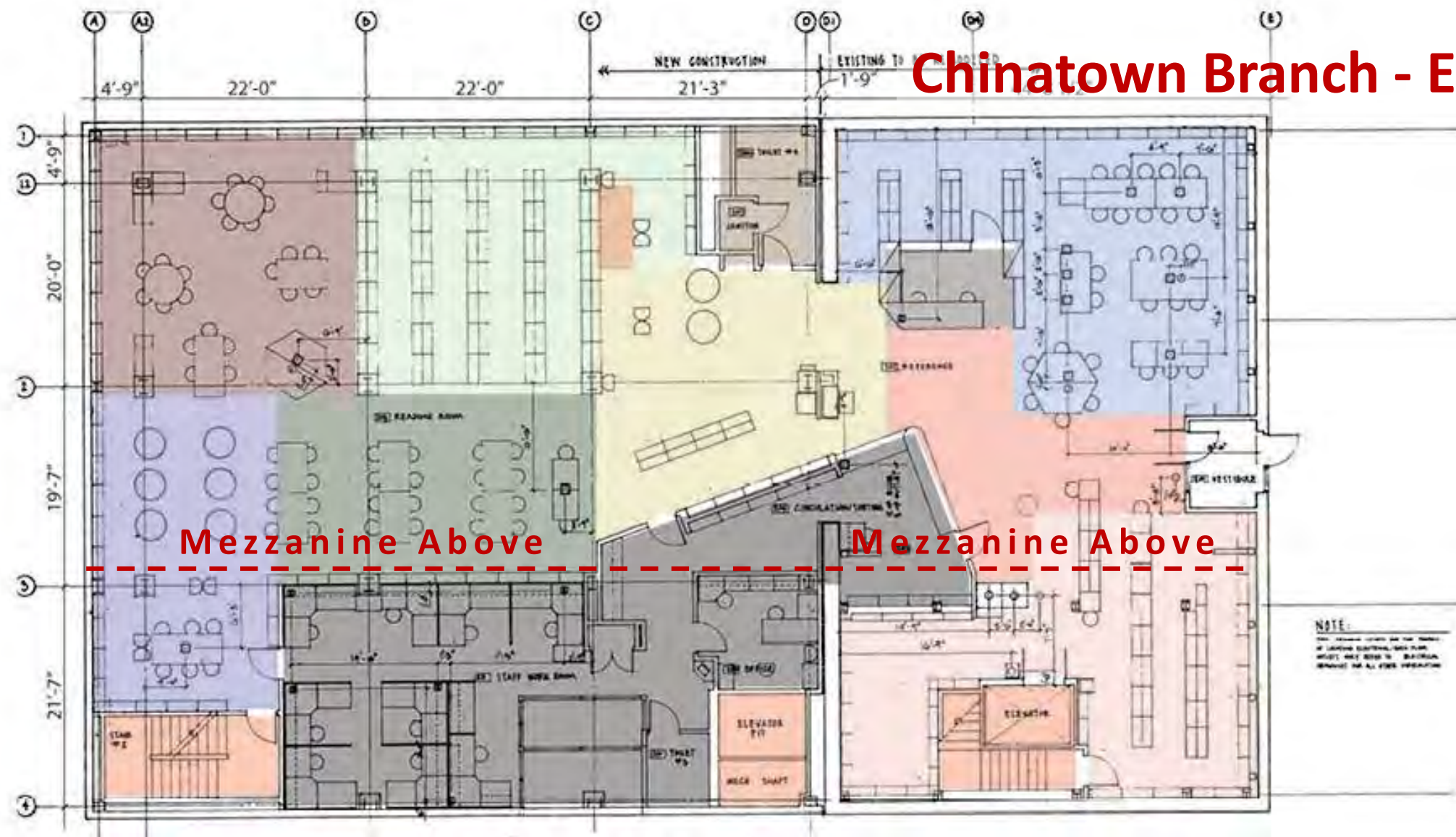
Chinatown Branch - Existing Plans



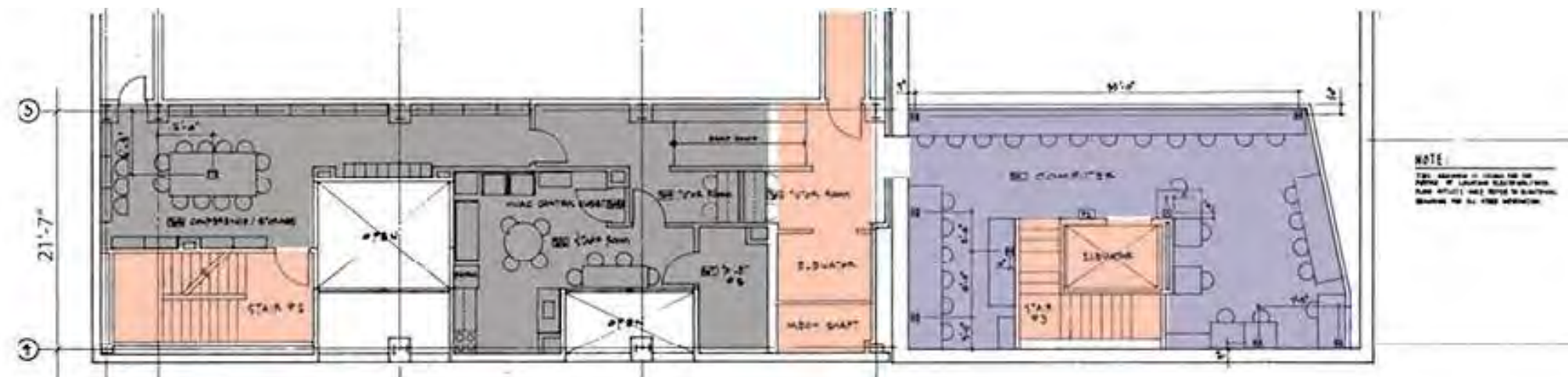
GROUND FLOOR

Chinatown Branch - Existing Plans

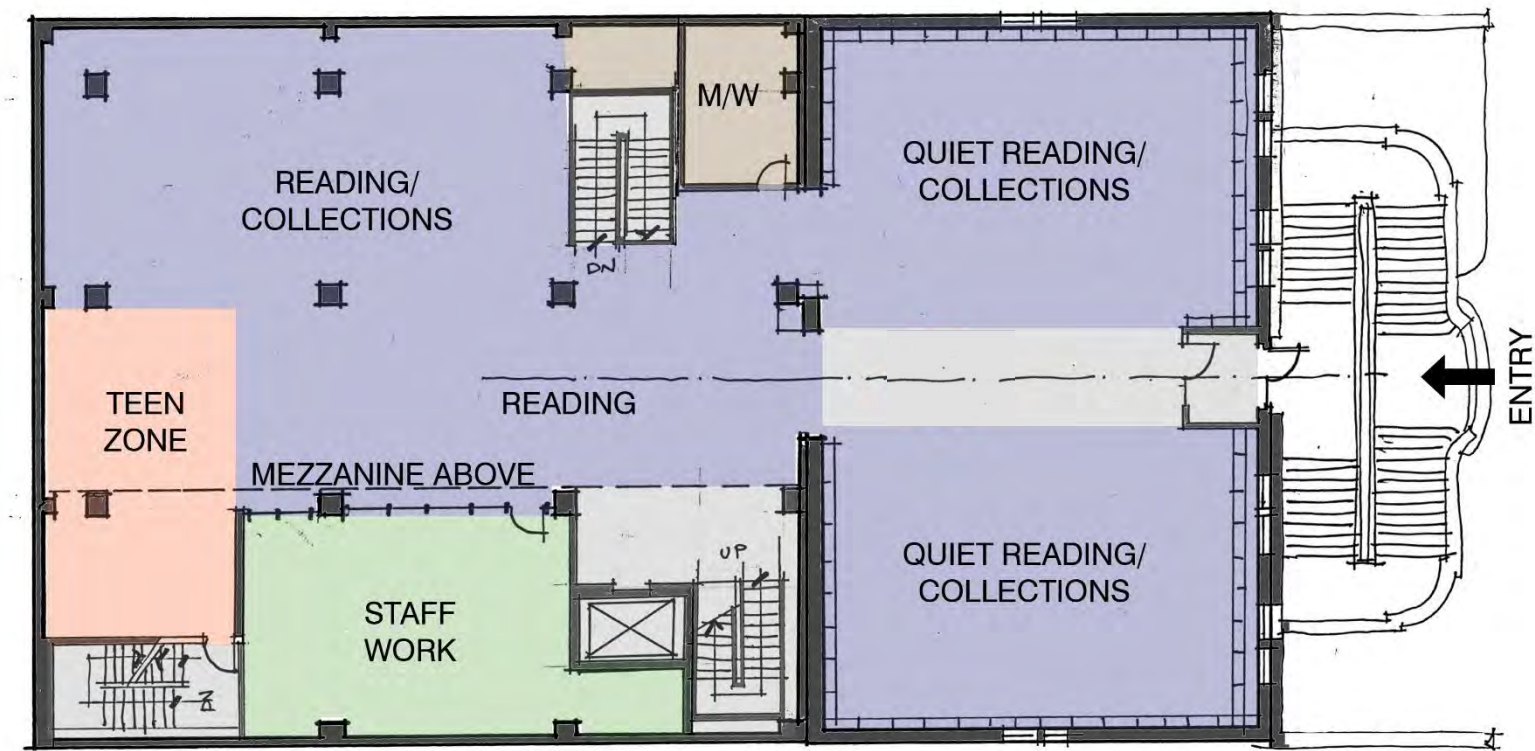
- FLOW
- STAFF ONLY
- SERVICE AREAS
- REFERENCE AREA
- COMPUTER AREA
- VIDEO AND NEW RELEASES
- FOREIGN COLLECTION
- READING AREA
- LOUNGE SITTING
- TEEN COLLECTION



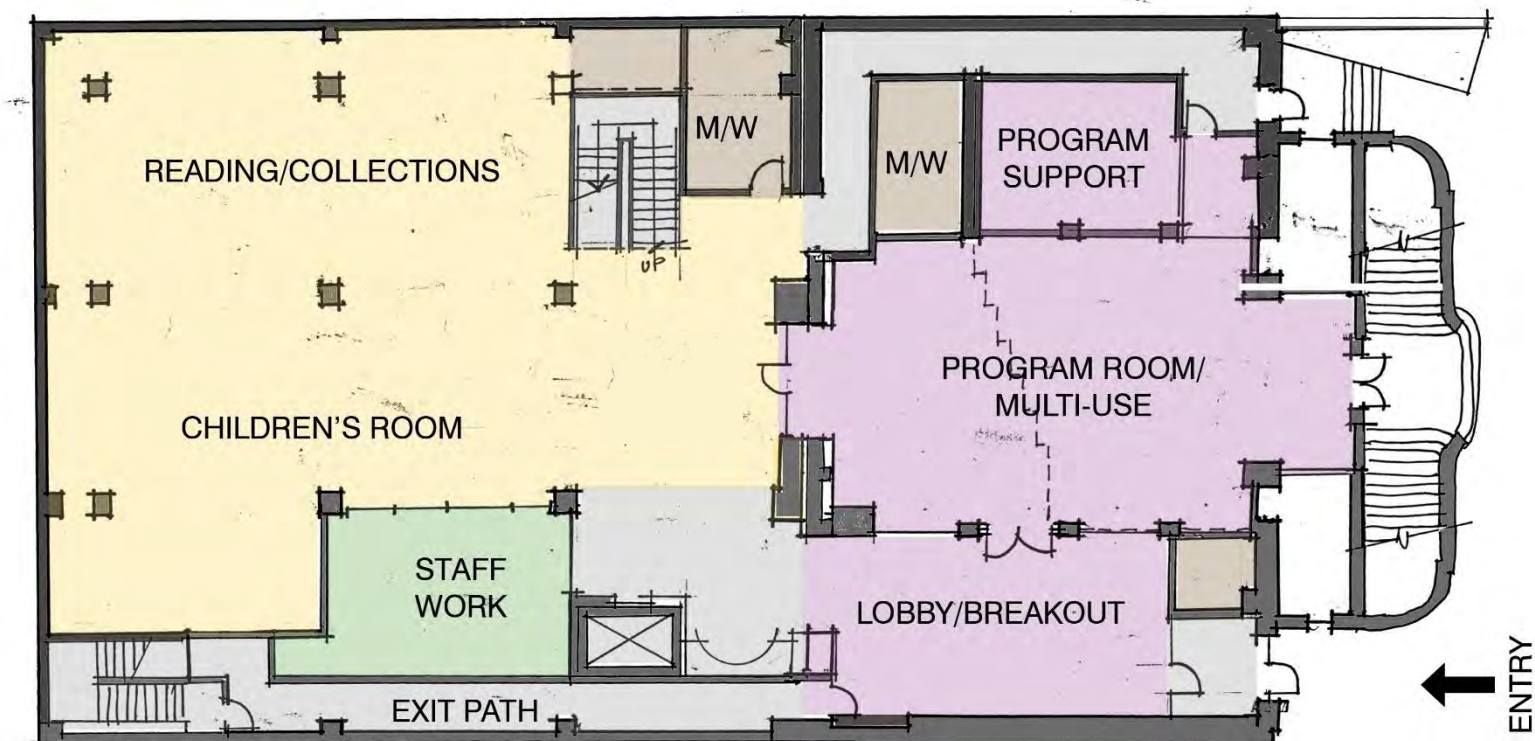
MAIN LEVEL



MEZZANINE



MAIN LEVEL



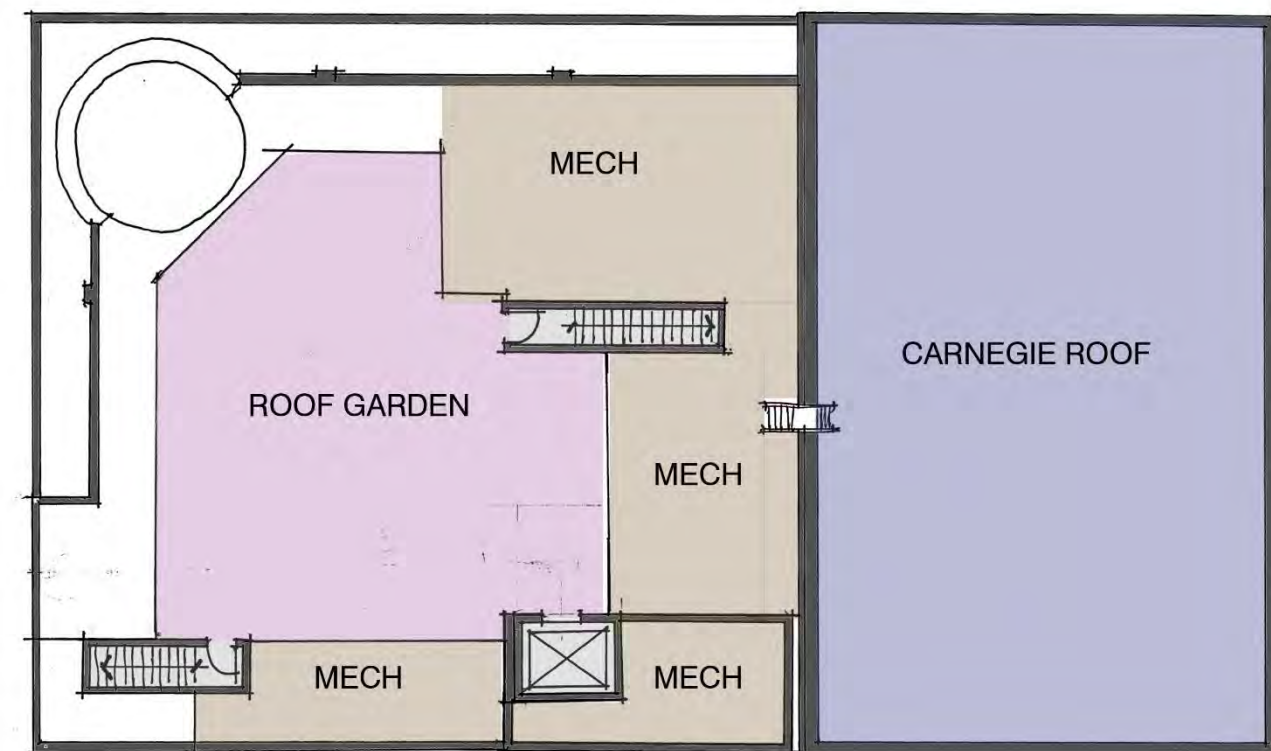
GROUND LEVEL

A

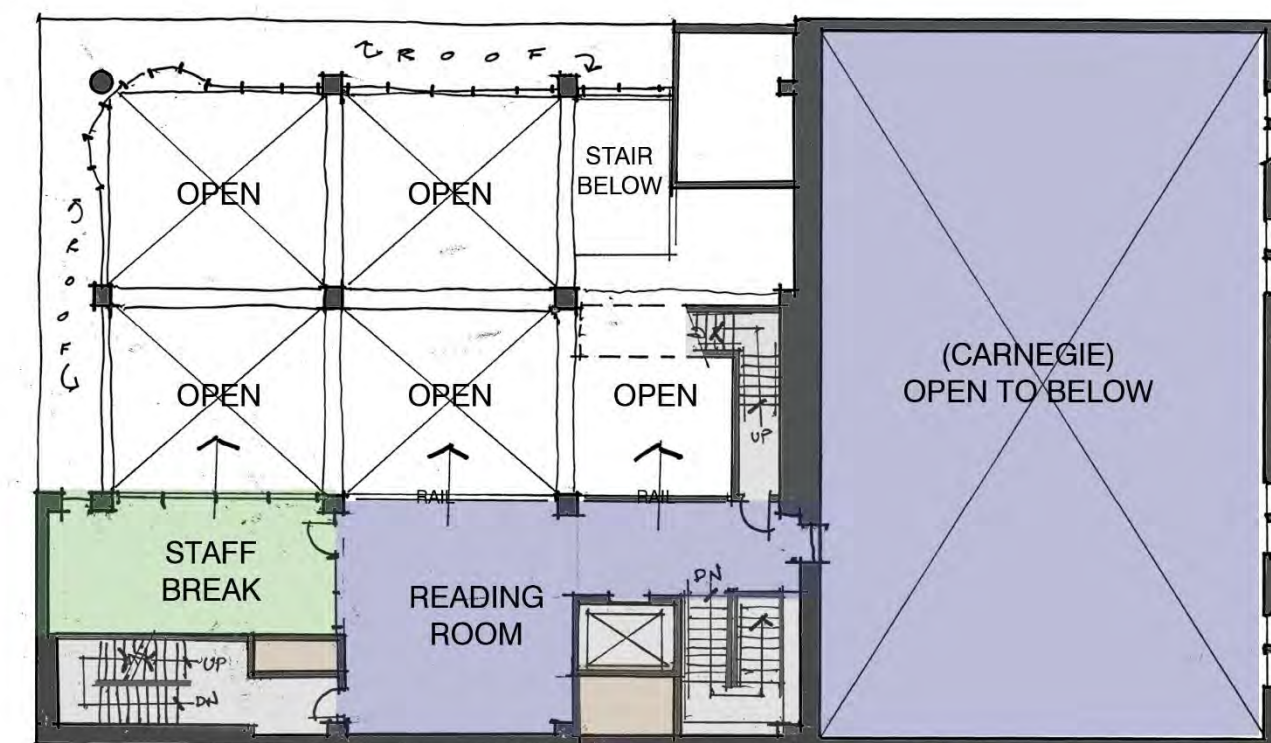
Chinatown Branch Concept Plans

LEGEND

- | | |
|--|---|
| Staff/Support | Reading Area |
| Service | Community/Flexible Programming Room |
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ROOF LEVEL



MEZZANINE LEVEL

A cont.

Chinatown Branch Concept Plans

LEGEND

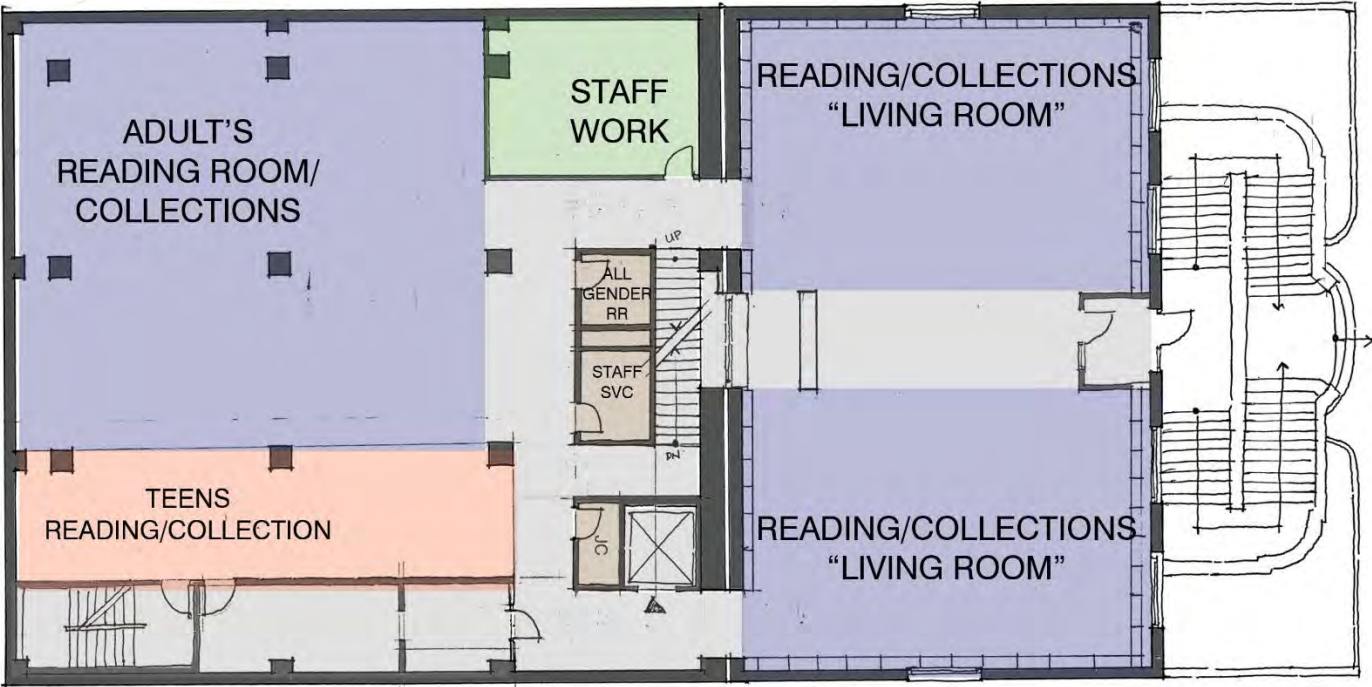
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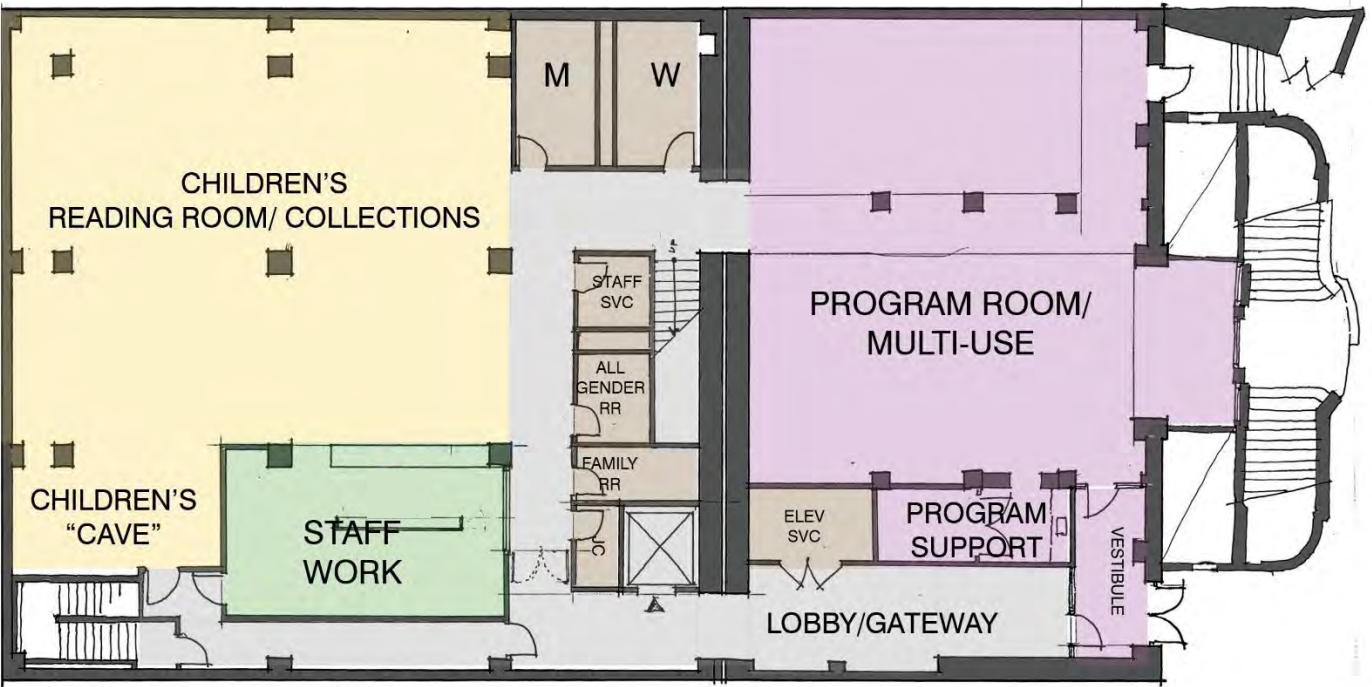
Chinatown Branch Concept Plans

LEGEND

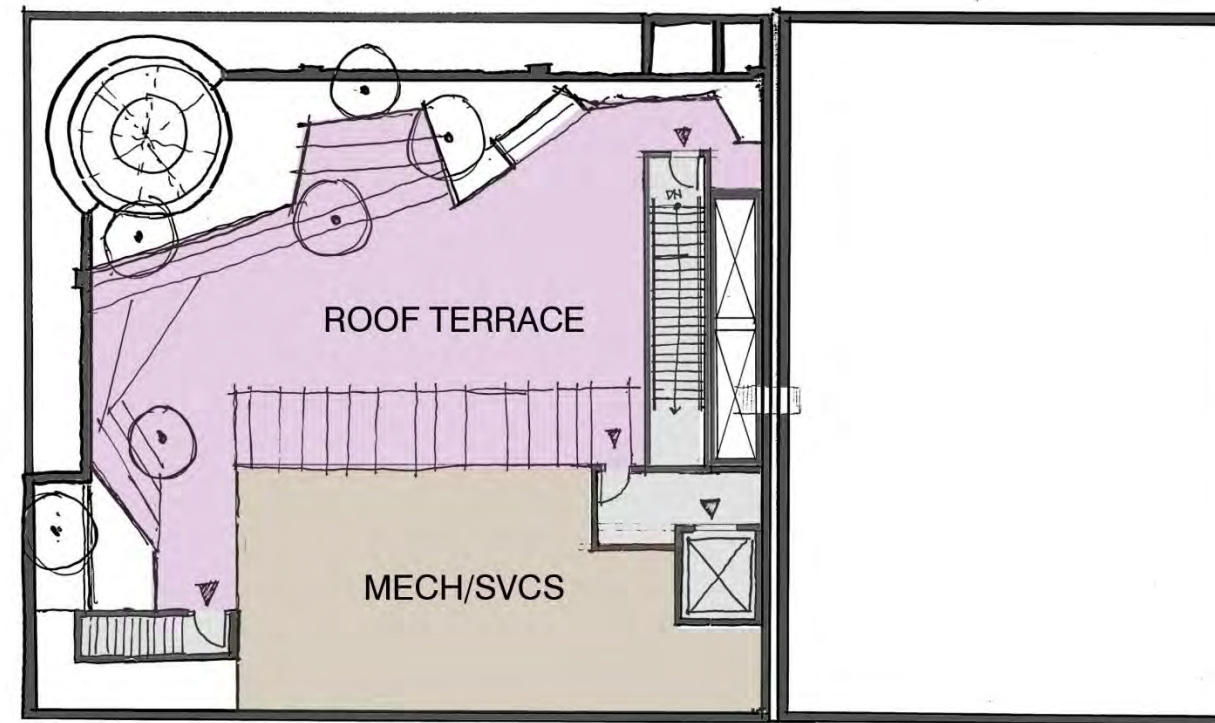
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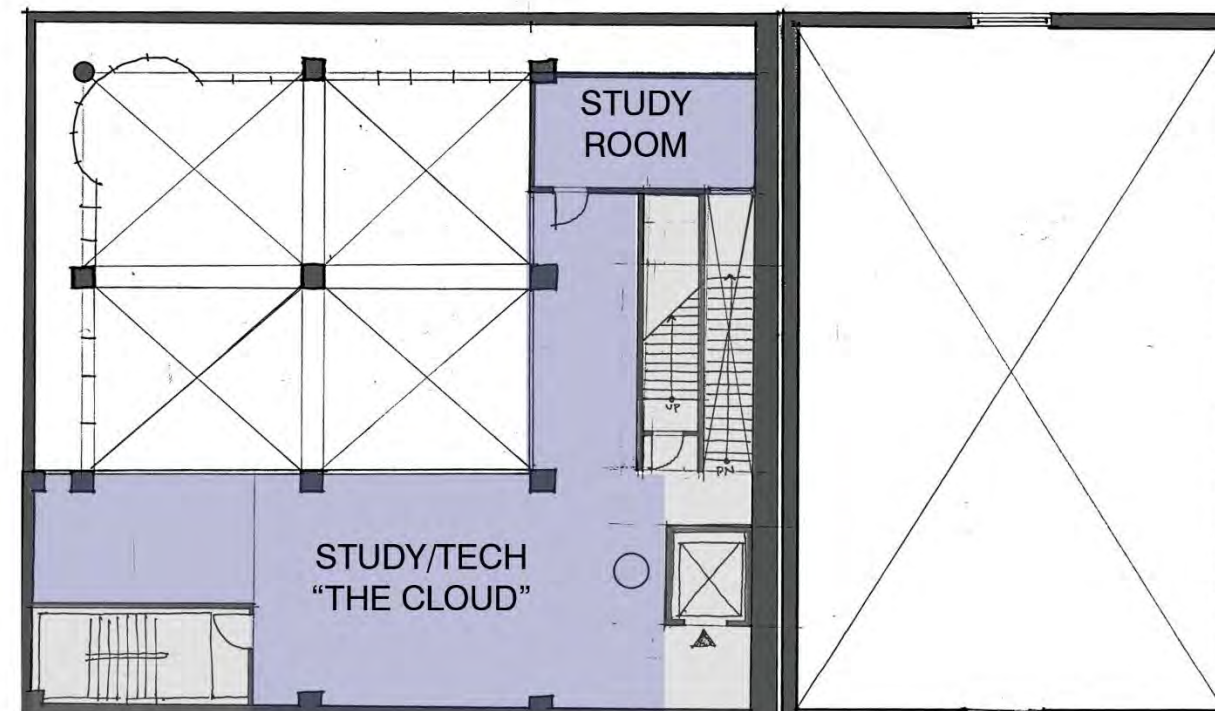
MAIN LEVEL



GROUND LEVEL



ROOF LEVEL



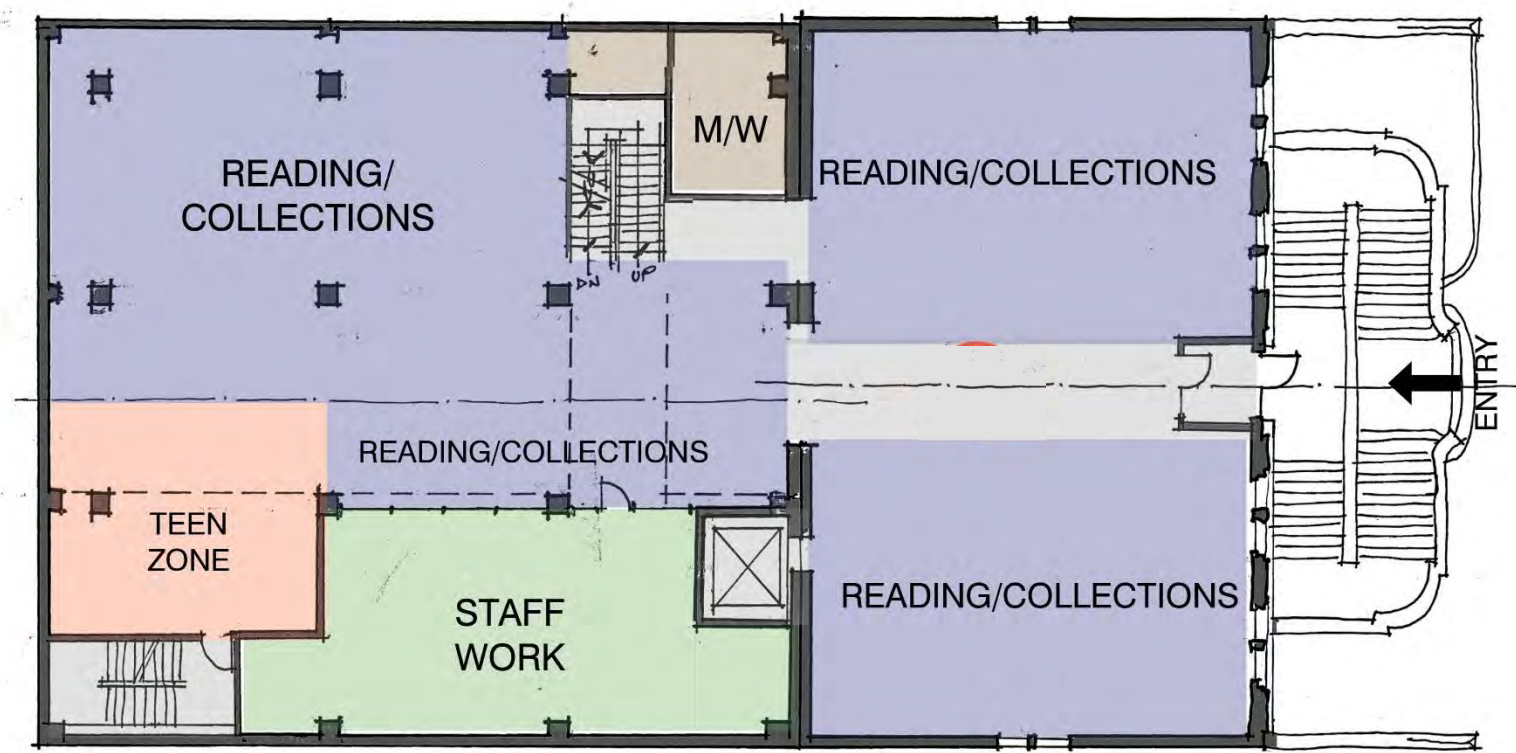
MEZZANINE LEVEL

B cont.

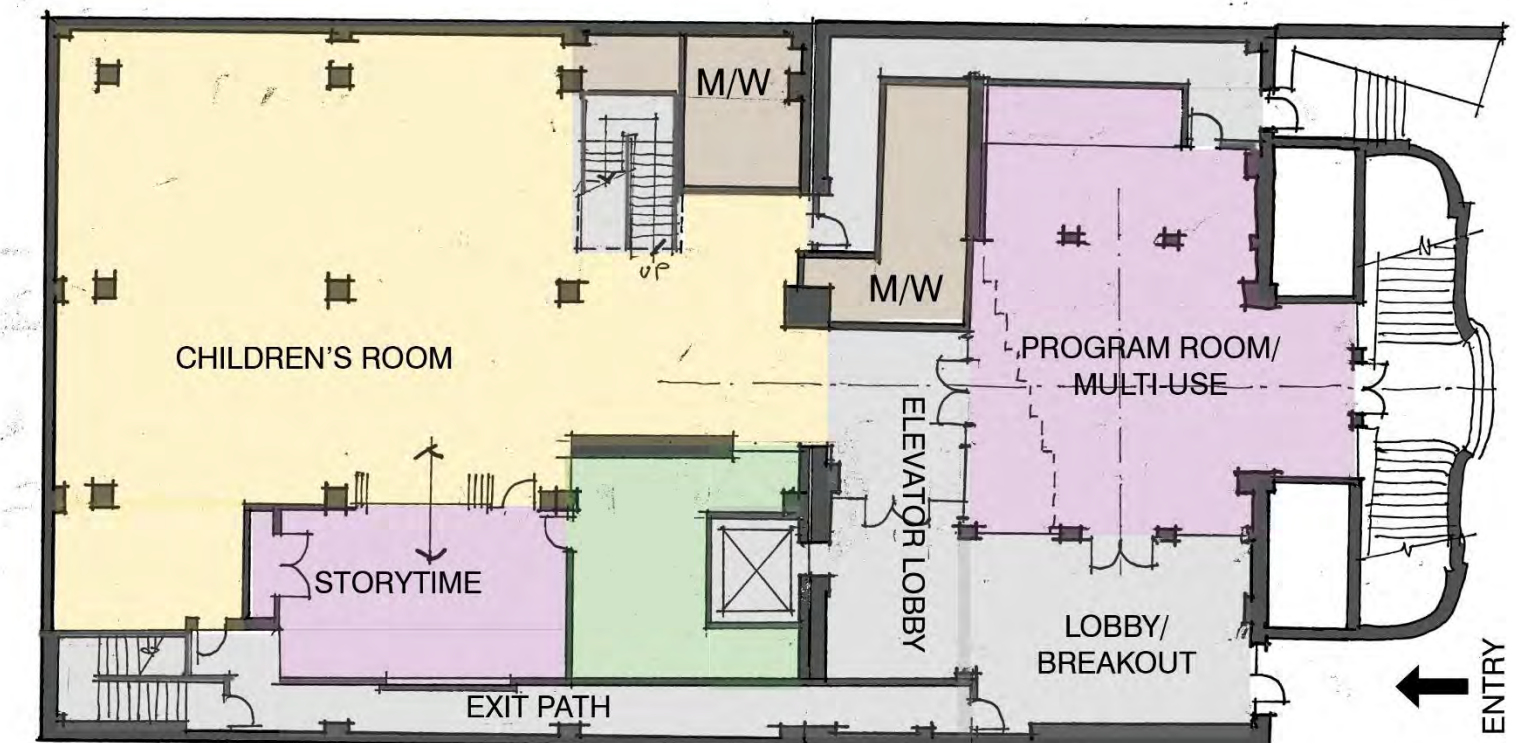
Chinatown Branch Concept Plans

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MAIN LEVEL



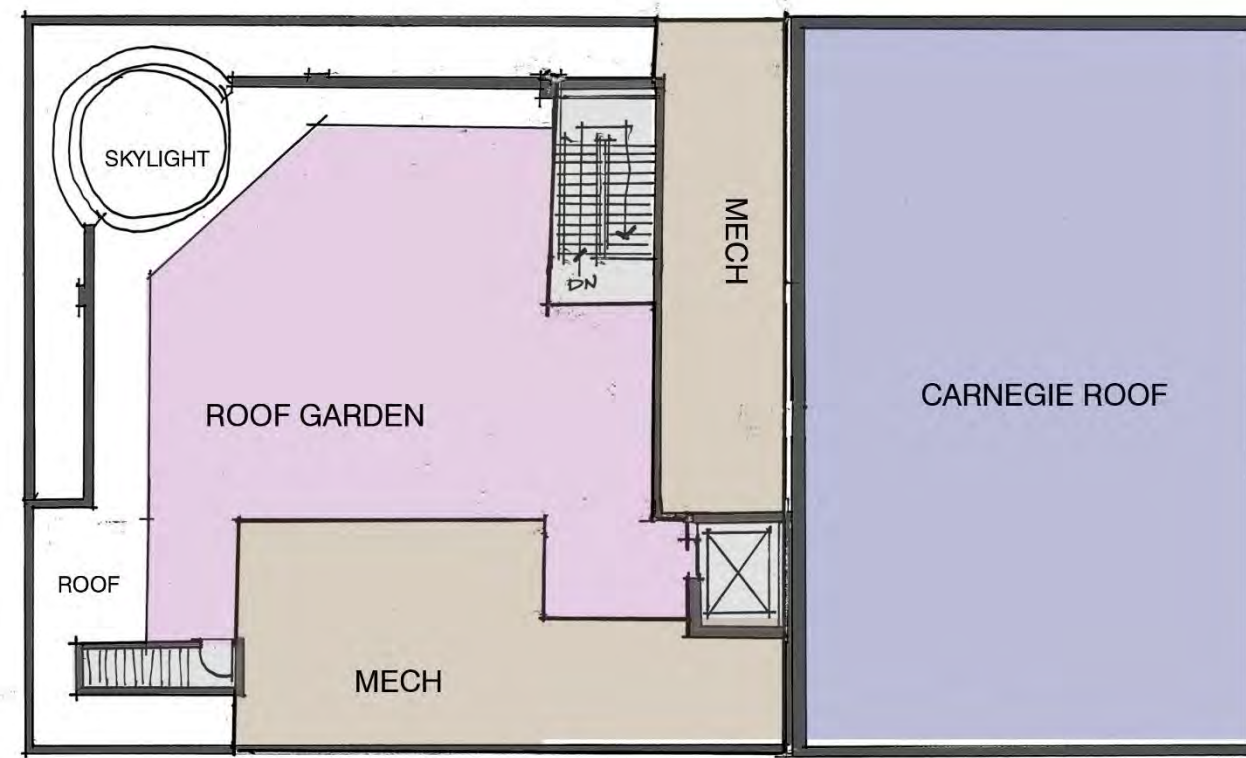
GROUND LEVEL

C

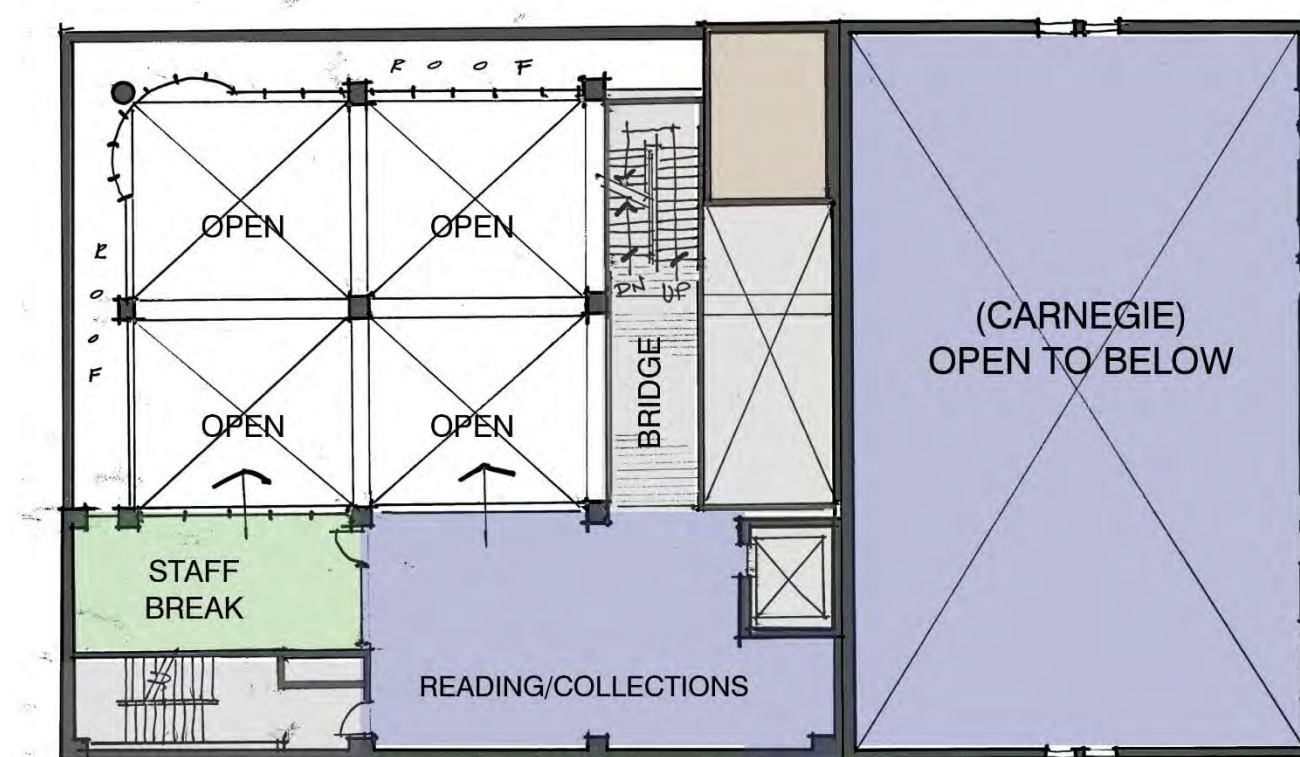
Chinatown Branch Concept Plans

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ROOF LEVEL



MEZZANINE LEVEL

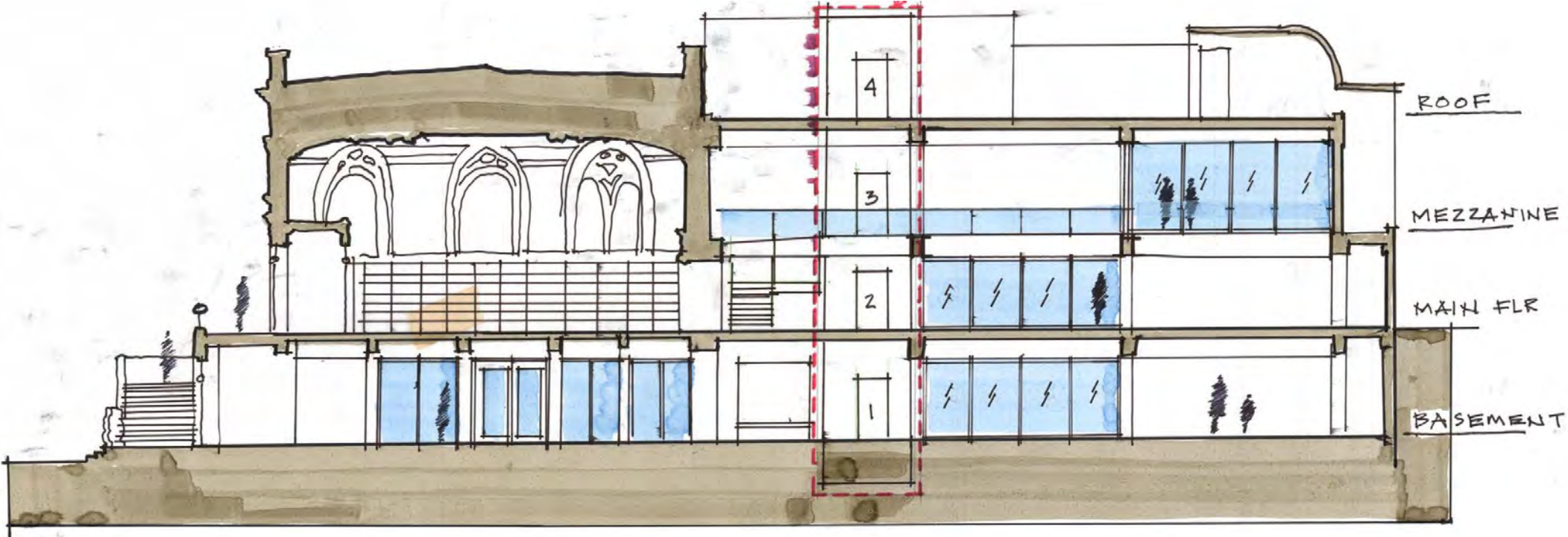
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Chinatown Branch Concept Plans

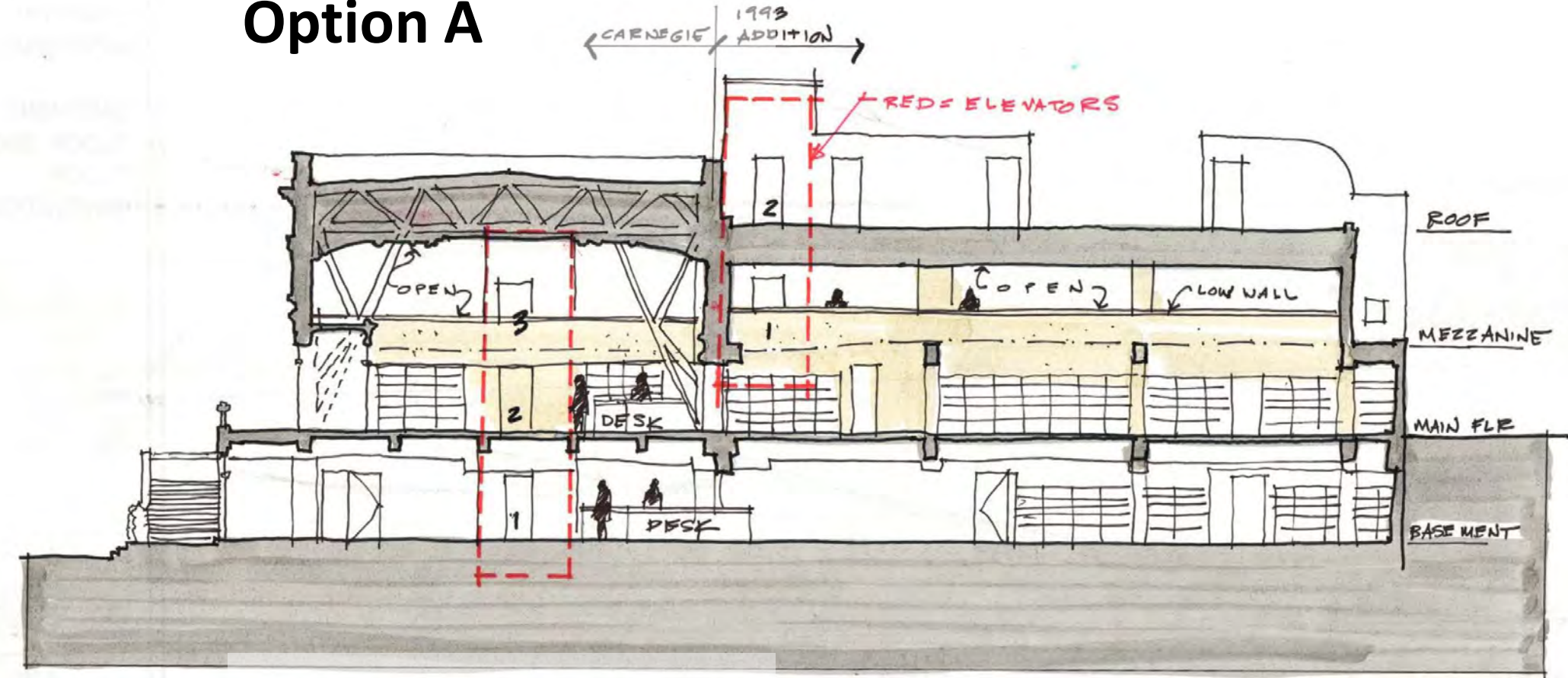
LEGEND

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Chinatown Branch - Sections

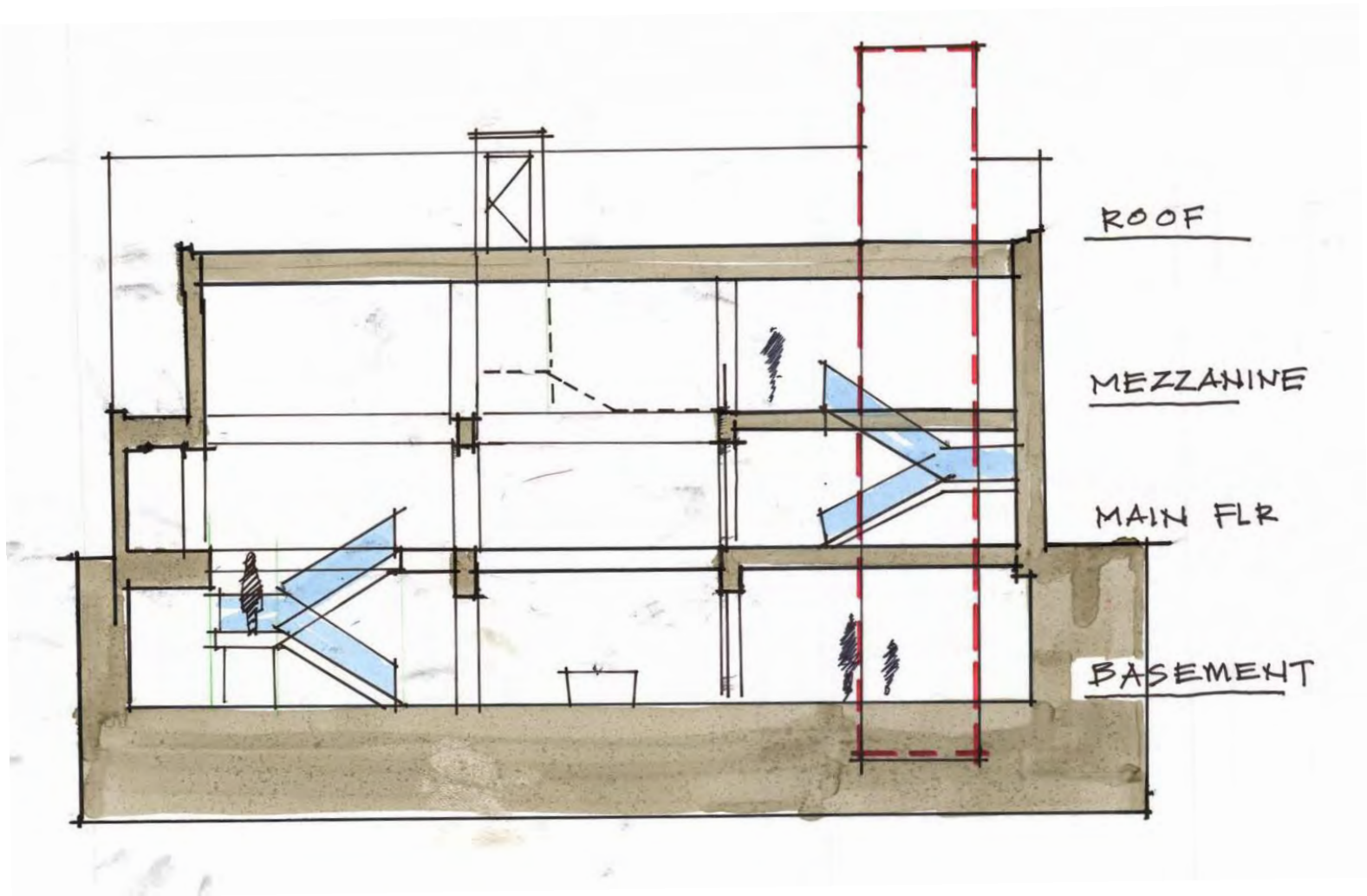


Option A

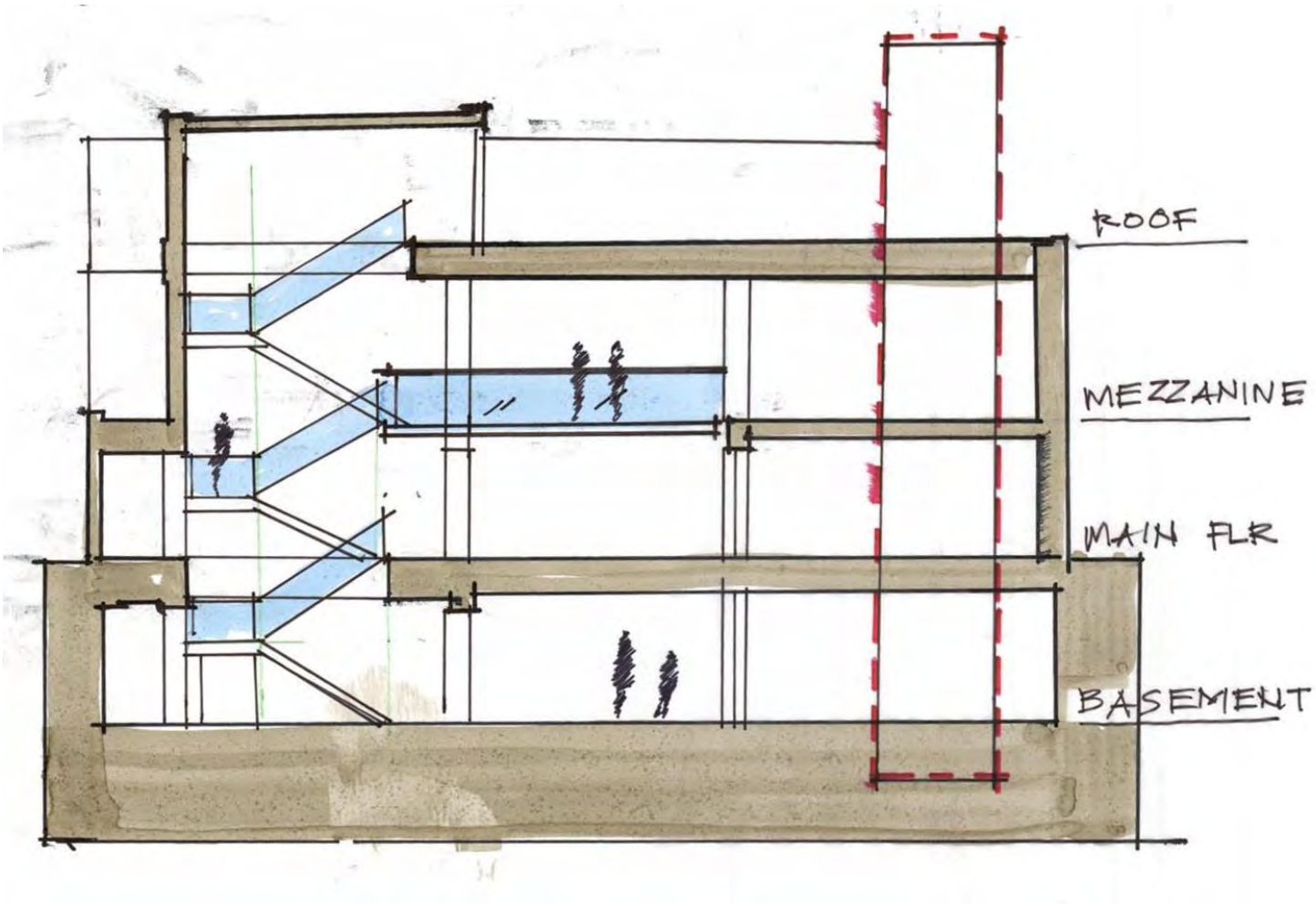


Existing

Chinatown Branch - Sections



Option A



Option C



Next steps -

Community engagement and feedback

Feasibility Analysis document – October 2017

Cost Estimating – October 2017

Review options and establish priorities