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
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]
Chinatown Branch

Built 1921 (*Photo is Sunset Branch, similar plan)  Interior present day
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- The space is **OUTDATED**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**
Charrettes with Library
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