Ocean View Branch Library

FEASIBILITY REPORT

San Francisco Public Library

October, 2019

San Francisco Public Library

Bureau of Architecture

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FEASIBILITY STUDY [I]

INTRODUCTION:

A series of public presentations in the spring of 2019 revealed significant community interest in the renovation of the Ocean View Branch Library. The smallest branch in the San Francisco library system, many believe that the existing building is too small to accommodate the program required for a 21st century library and that a major renovation, while an improvement, will not satisfy the current or future needs of the community. The 2018 Branch Library Feasibility Study highlighted the size limitations of the existing branch but did not propose replacement. Given the community's concerns, and with the support of District 11 Supervisor Ahsha Safai, the San Francisco Public Library then committed to exploring the possibilities for a new branch library within the Ocean View/Merced Heights/Ingleside (OMI) neighborhood. The library initially commissioned Public Works to create a site feasibility study for a proposed building site at the current Brotherhood and Head Street Mini-Park. Then in September 2019, per community feedback, additional sites were added to the study and ultimately a total of nine possible sites are evaluated in this study.

SITE FEASIBILIITY STUDY GOALS:

- Document the need for a new expanded branch library to replace the existing Ocean View Branch Library based on community input, census data, city and library data sources.

- Identify a new location within the Ocean View, Merced Heights and Ingleside (OMI) neighborhood upon which to create a new state of the art branch library.

- Explore the architectural and landscape design opportunities and challenges of the nine city owned building sites in the proposed study areas along Brotherhood Way and Alemany Boulevard.

- Establish desirable site evaluation criteria for the proposed building locations in the study.

- Utilizing the site evaluation criteria, select a recommended site design option which will serve as a basis of design to create a reliable budget range.

- Create a representative building program summary based on community feedback, library input, and state-of-the-art library design concepts. The representative program is to be used as a basis of design for cost estimating.

- Provide engineering assessments of existing site utility systems:

    - Access to domestic and fire water utility piping
    - Location of nearby fire hydrants
    - Location and size of adjacent storm and sanitary sewer systems
    - Location of overhead power lines

- Perform an initial evaluation of building sites and their proximity to neighboring side streets and high-speed roadways with regards to accessibility, walkability, public transit, parking, loading, travel distances, and hazards.

- Utilizing the above information, establish an estimated project budget range.

- Make recommendations for next steps.

PROGRAMMATIC NEEDS ASSESSMENT

Ocean View Branch Feasibility Study
9/27/19

The current Ocean View Branch Library, at 345 Randolph Street, opened on June 7, 2000. The new building was a vast improvement over the community's prior library space, a rented storefront. While it was an innovative branch library at the time, providing a designated computer lab for the community, the building's small footprint (4,794 sq. ft.), two-floor layout, and fixed furnishings limit its flexibility. Staff struggle to provide the community with 21st Century library services, with a focus on community engagement and programming, within the confines of this space.

The Library hosted three community meetings in February and March 2019[1] to hear feedback from neighborhood residents about the prospect of renovating the Ocean View Branch Library. Community members shared their feelings that the existing building has the following programmatic deficiencies:

- Has very limited space for physical collections for adults, children, and teens in languages spoken by the community
- does not provide adequate seating and study tables for adults, teens, and children
- lacks a defined area for teen collections and seating
- lacks a designated area for group study
- has limited capacity in the meeting room to accommodate attendees
- lacks space for quiet study

Additionally, community members shared that the existing building does not look like they would expect a public library to look. As a result, they shared that there may be limited awareness of the services and programs provided by the San Francisco Public Library at Ocean View Branch. The community members expressed their feeling that making improvements to the exterior of the building would draw more visitors and expand the community's access to Library resources. The community's feedback echoes input provided by Ocean View Branch staff who participated in charrettes hosted through Public Works' 2018 Feasibility Study [2]. Feedback from the public and branch staff reflects the following programmatic needs for the Ocean View Branch Library:

- Increase physical collections including
  - Chinese-language materials
  - Spanish-language materials
  - Materials for teens
- Increase lounge and study seating for adults, teens, and children
- Provide a designated area for teens
- Increase meeting/program room capacity
- Enable after-hours access to meeting/program for community meetings
- Provide an area for quiet study
- Improve community awareness of the branch through exterior design improvements

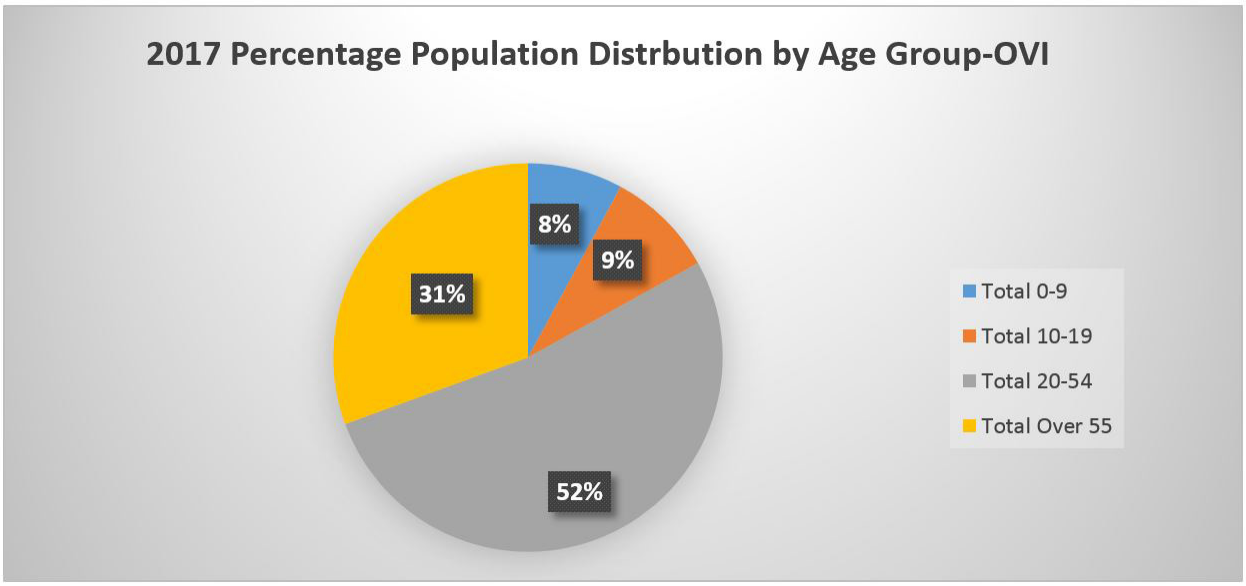
1 Minutes of Ocean View community meetings posted here: https://sfpl.org/index.php?pg=2001129901

2 Source: https://sfpl.org/pdf/about/commission/Feasibility-Study-dpw020118.pdf

Community Growth

When it opened in 2000, the Ocean View Branch Library served 22,748[3] community members as defined by the San Francisco Public Library service areas. The population living in that same service area increased 15%, to 26,240[4] residents, in 2017. The community served by the Ocean View Branch will likely continue to increase in size over the next twenty years, as the City of San Francisco's population is expected to grow another 16.5% by 2040[5].

Figure 1: 2017 Percentage of each age group's population in Ocean View Branch Service Area



Note: Population Distribution data from United States Census Bureau (2017)

That said, it is important to look beyond the Ocean View neighborhood service area when considering the community Ocean View Branch could serve if it were improved. During the community meetings, it became apparent that the Ocean View is not isolated but identifies as belonging to the broader Ocean View, Merced, and Ingleside (OMI) neighborhoods.

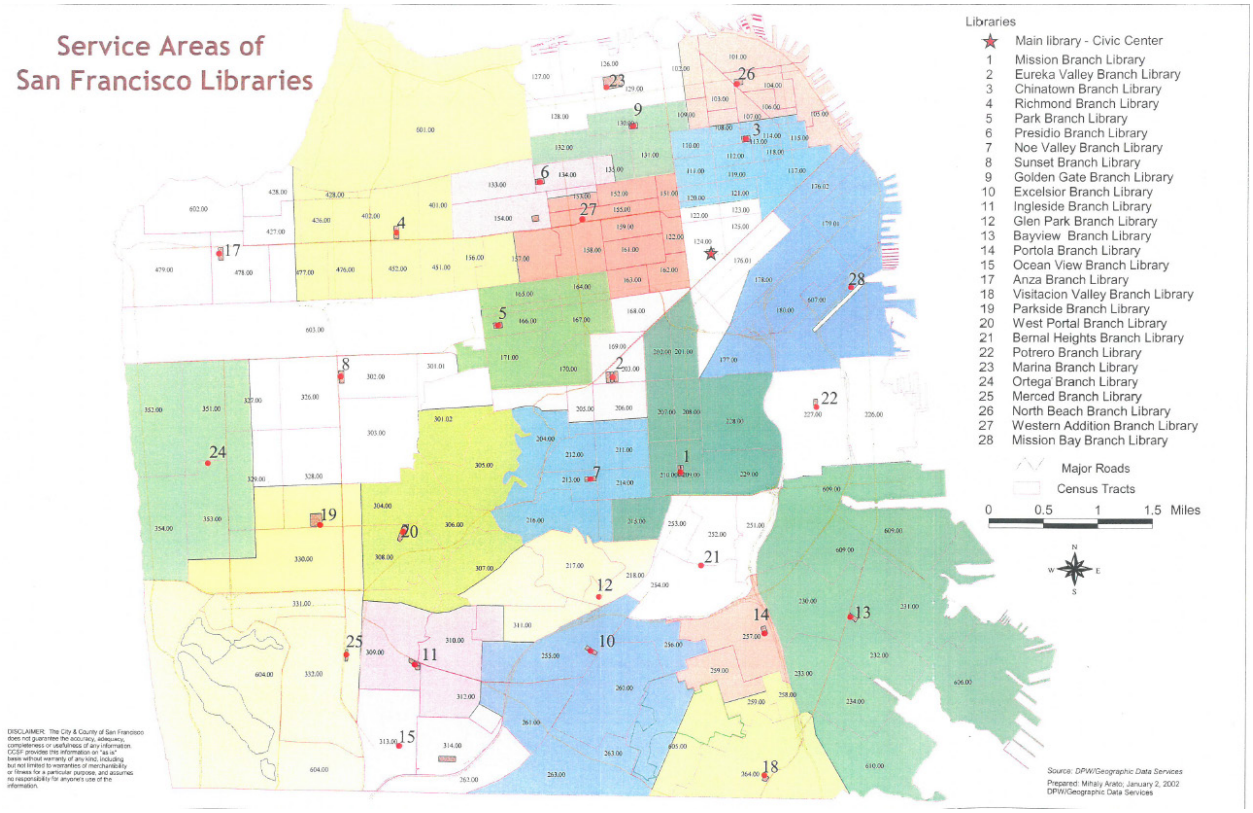
When considering services for a future Ocean View Branch, it is important to look at the demographic make-up of both the blocks within the Library's traditional Ocean View Branch service area, but also at the broader needs for library service within the OMI neighborhood.

3 US Census Bureau (2000). *Profile of General Population and Housing Characteristics, 2000 American Community Survey.*

4 US Census Bureau (2017). *Demographic and Housing Estimates, 2013-2017 American Community Survey 5-Year estimates*

5 Source: http://www.dof.ca.gov/Forecasting/Demographics/Projections/

Figure 2: Service Area Boundaries for San Francisco Branch Libraries

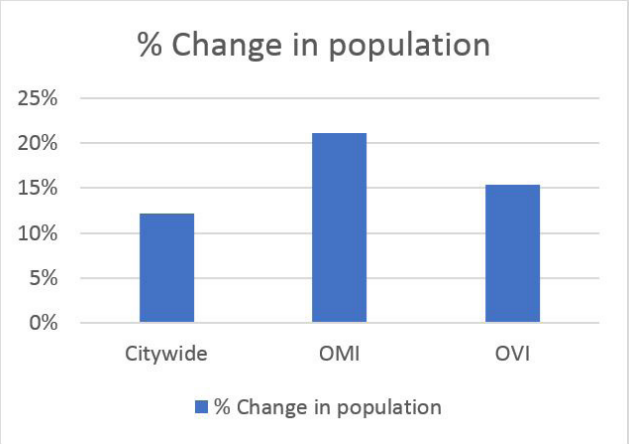


Note: From SFPL Branch Facilities Plan (2000)

Between 2000 and 2017, the OMI neighborhood's population has grown by 21%. This is a faster growth rate than both the Ocean View neighborhood, which grew at 15%, and San Francisco, which grew by 12%. (Figure 3)

The OMI neighborhood will continue to grow as San Francisco's population grows. Plans for further development in the area around Lake Merced and Brotherhood Way will be particularly impactful on the provision of services to the broader community.

Figure 3: Estimated Percentage Change in Population from 2000 to 2017 for entire city, OMI neighborhood and Ocean View Branch service area



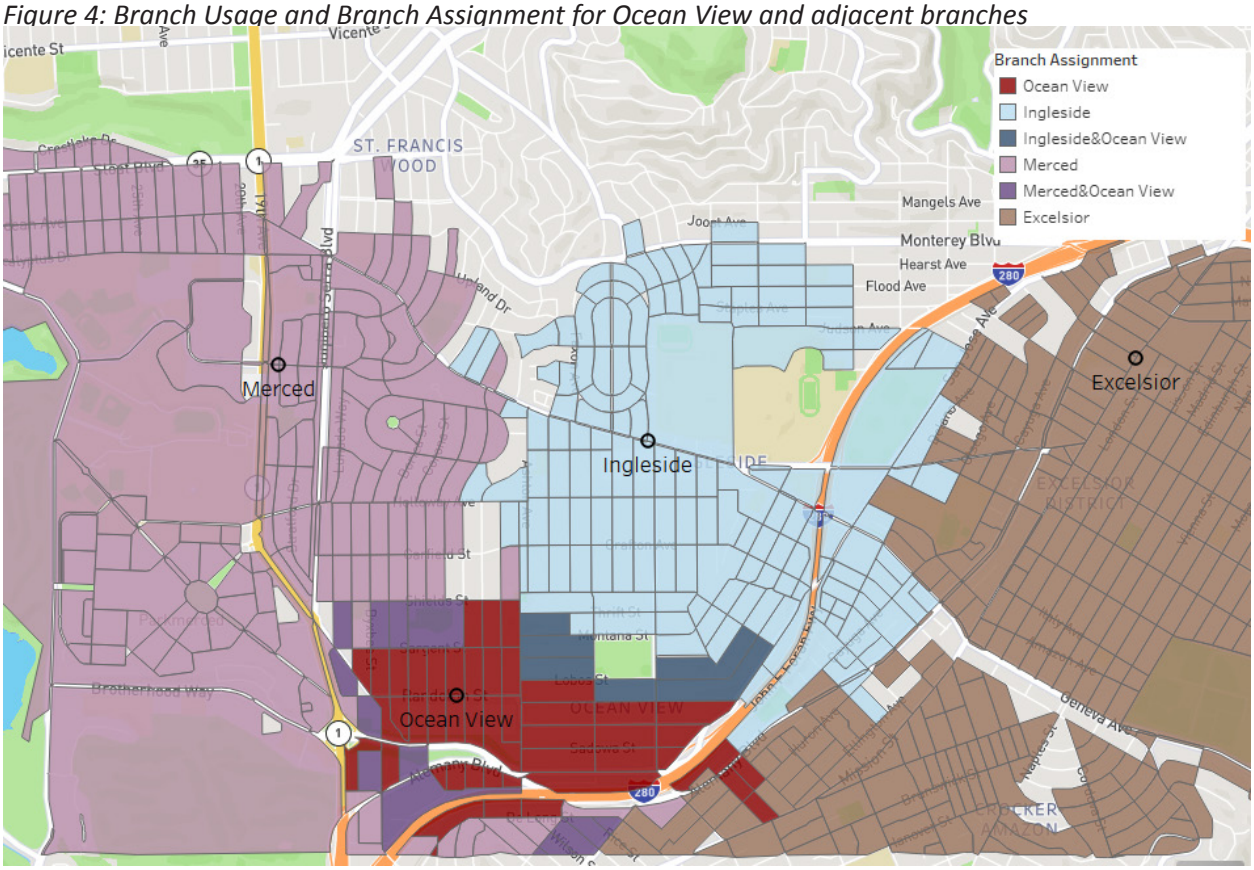
Note: Population Distribution data from United States Census Bureau (2000), United States Census Bureau (2017)

Gaps in Service

Analysis of patrons' actual use of the Ocean View Branch reflects that the branch serves those who live in its immediate vicinity well. About 42% of total households in Ocean View's usage defined service area use physical or e-resources. The branch is used by the community that lives in the blocks closest to the branch most heavily, which reflects the branch's focus on serving the needs of residents in its immediate vicinity.

That said, some community members within the Ocean View Branch's traditional service area elect to visit the Ingleside, Merced, and Excelsior Branches. When analyzing utilization patterns at the census block level, it becomes clear that some residents within Ocean View Branch's service area are opting to visit other locations. The blocks served by the Ocean View Branch are represented in dark red below. Blocks shared between Ocean View and a neighboring branch are a darker shade of the same color as that neighboring branch. Ocean View shares blocks with both Merced and Ingleside branches, which are displayed below in dark purple and dark blue, respectively. This again shows that Ocean View Branch service is utilized most heavily within the highway cradle of Interstate 280 and CA 1/19th Ave.

Figure 4: Branch Usage and Branch Assignment for Ocean View and adjacent branches



Note: Branch Assignment data from RSA

While it is not entirely possible to know why individuals or families are choosing to visit other branches, it is likely that several factors may influence their decisions. Traffic patterns and public transportation are one likely factor, as many households west of Rt. 1 opt to utilize the Merced Branch and many households south of I-280 opt to visit the Excelsior Branch. The Ocean View Branch Library is easily accessible by streetcar MUNI line however, access to Randolph Street from Brotherhood Way and from the west of Rt. 1 is limited. Moving the Ocean View Branch to a more prominent and accessible location could help the branch to draw from a wider number of households in its own service area and the broader OMI neighborhood.

Another likely factor that helps individuals and families choose between visiting branch libraries is the overall seating capacity and collection size of the branch. The more generously sized Merced and Ingleside Branches are likely drawing some community members away from the Ocean View Branch simply because people have a better chance of finding an available seat and materials to checkout from the larger browsing collections.

Branch libraries that are located along or close to busy retail corridors frequently benefit from those adjacencies, as is reflected in their high annual visitor counts. In its current location, the Ocean View Branch is not located in a commercial corridor. It is likely that the relatively isolated location of the branch contributes to its relatively lower annual visitor count.

When selecting which of Ocean View Branch's weekly Storytimes to attend, one element that goes into the choice for some community members is the adjacency to a playground. Staff report that patrons regularly remark that they prefer attending the weekly outreach Storytime led by Ocean View Branch's Librarians at the Minnie and Lovie Ward Recreation Center because of the proximity of that event to playground equipment for children.

Building Size, Footprint, and Layout

Increasing the size of the Ocean View Branch Library will position the branch to better meet the needs of Ocean View residents and serve as a regional draw for the greater OMI community. At 4,794 square feet, the Ocean View Library is the smallest of San Francisco Public Library's twenty-seven branches. The Ocean View Branch is 44% smaller than the average size of San Francisco Public Library's branches (8,503 sq. ft.).

The small size of the existing branch significantly hampers public service provided to the Ocean View community. The branch's limited square footage results in public services areas of smaller scale than elsewhere within SFPL's branches. Limited space within the building directly impacts the Library's ability to offer access to robust selections of library materials, and sufficient reader seats for community members of all ages and linguistic backgrounds.

The square footage of the Ocean View Branch is spread over two floors on an extremely small footprint with no room for expansion. The two-floor layout of the branch poses challenges for service delivery and oversight of public areas by staff. The majority of public service is located on the first floor of the branch, where all reader seats and collections are located. The existing service desk area has a good line of site of the first floor. The second floor of the branch has the branch's one public restroom and one staff restroom, a computer lab for the public, a small meeting room, and a staff workroom. The stairwell connecting the two floors of the Ocean View Branch is enclosed and does not allow for staff to easily monitor activities on the upper level.

When considering the broader OMI community it is apparent the Ocean View, Merced, and Ingleside Branches constitute three of the four smallest branches in the SFPL system. The Merced Branch, renovated in 2011, is a 5,832 square foot facility with no meeting room. The newly constructed Ingleside Branch, opened in 2009, is 6,100 square feet in size. Staff report that public seats are frequently in use during peak afternoon service hours at the Merced and Ingleside Branches. Having completed recent building projects as part of the Branch Library Improvement Program (BLIP), the Ingleside and Merced Branches are unlikely to undergo significant renovation in the immediate future. As both Ingleside and Merced Branches have limitations to any prospective expansion of their buildings' footprints, the construction of a new regional destination library represents the best opportunity for increasing capacity to serve the OMI community. By building a new Ocean View Branch Library, a longstanding inequity in the level of branch library services to the underserved OMI community would be addressed.

Public Service Areas

Currently, seating options at the Ocean View Branch are extremely limited. Excluding seats dedicated to public computing, there are only 20 available chairs for members of the public at the Ocean View Branch. By comparison, the average number of seats in SFPL branches is 63. A new, much larger Ocean View Branch Library would necessarily accommodate more seating for the community and alleviate existing seating limitations in other nearby branches.

Community members reported feeling that the layout of the children's area did not seem well-defined and expressed concerns that children could easily run out onto the sidewalk or the street. A newly designed branch would have a distinct, spacious zone for children and families to relax and enjoy their library visit.

While every San Francisco Public Library incorporates a robust *Play to Learn* area, at the Ocean View Branch access to these engaging pieces is limited to just one seating cube and two end panels. A newly designed children's space could accommodate an interactive *Play to Learn* wall or other larger-scale elements that would engage children to explore and learn while clearly signaling to families with young children that the Ocean View Branch is their space. San Francisco Public Library's other branches have, on average, 24 seats in the children's area. A well-designed children's area with expanded seating would provide a more gracious space for youth ages birth through twelve, their families, and caregivers to share stories, research, play, and learn together.

The OMI community includes thirty-nine childcare sites that serve children birth through age five. The Jose Ortega and Sheridan Elementary Schools are both located very close to the current Ocean View Branch Library, and jointly have 665 youth under 12 enrolled. The broader OMI community includes another three elementary schools in its service area: Lakeshore Alternative, Commodore Sloat, and Sunnyside Elementary Schools and have 1,337 youth under 12 enrolled. The three branches in the OMI have limited capacity to welcome class visits due to the size of their children's areas. In other branches staff can welcome classes into the children's area and be close to library materials relevant to their schoolwork. Currently, the Ocean View Library hosts class visits in the second-floor meeting room because space in the children's area is unable to accommodate large groups.

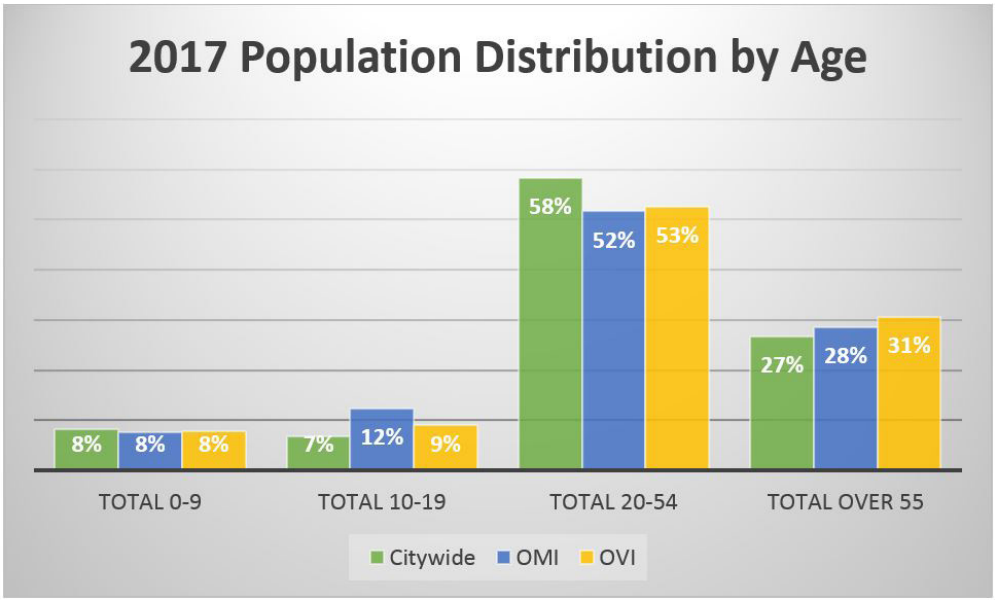
Concerns about the adequacy of the teen space were also raised by community members and by staff.

The teen area of the Ocean View Branch comprises a small wall of shelving, a table with two chairs, and one dedicated public access computer. The teen area abuts the children's area and the media collections. The area is poorly defined and is used by community members of all ages – so it does not constitute a dedicated area for youth commensurate with teen spaces in other branch libraries.

Creating a larger, more inviting, and more distinct teen area would prioritize access to library collections and services for these key stakeholders and improve teens' feeling that they are welcome in the library. In the Ocean View Branch's service area, the population of teens is slightly larger than the children's population, warranting a robust, modern teen zone within a newly constructed Ocean View Branch. A well-designed teen area would feature a spacious and welcoming space with expanded seating so that teens truly have a space of their own in the new library.

Community members shared that the lack of available seating for adults makes the branch feel unwelcoming, loud, and crowded. Similar to the City-wide population of adults (85%), in the Ocean View, adults ages twenty and older make up 83% of the population and are significant stakeholders in the community. Community members indicated that they do not feel there is sufficient space in the branch to sit and read or to work on projects. They also expressed that there is no area for quiet study within the branch and that noise from one zone travels easily to other zones (e.g. from children's area to adult area). Seniors make up 31% percent of the community served by the Ocean View Branch (as compared with 27% City-wide) (Figure 5) and it is important to consider their needs when planning library services. By increasing the number of seats in the library and by designing a meeting room that could be opened as a community living room when not in use for library programs and community meetings, the branch could accommodate more adults seniors on a daily basis and help support seniors by decreasing isolation and increasing their sense of connection with their community.

Figure 5 : 2017 Percentage of each age group's population for OVI, OMI and Citywide



Note: Population Distribution data from United States Census Bureau (2017)

The establishment of a new, larger Ocean View Branch Library could also provide additional capacity for visitors to the branch from the broader OMI community, which will see continued population growth in coming years. There is currently 133 reader chairs in the Ocean View, Merced, and Ingleside Branches, an average of 44 chairs per building, as compared with the system wide average of 63 chairs per branch.

With its current footprint and layout, there is limited space to add much needed seating capacity at the Ocean View Branch. By building a new, larger Ocean View Branch Library, the Library could address significant deficiencies of the existing Ocean View Branch Library. The addition of quiet study rooms or small meeting spaces within the new Ocean View Branch would benefit those who visit the branch to focus on individual study or group work.

Collections

The community's feedback related to the Ocean View Library is that the collections are insufficient to support the information needs of residents. Community members shared that they are often forced to place reserves on materials from other SFPL locations because the titles they are looking for are not available at the Ocean View Branch. Community members voiced that due to the limited collections at the Ocean View Branch, they frequently went to larger branches in the OMI community or to the nearby Excelsior Branch.

This feedback from the community is supported by the Library's data about the size of the circulating collection at the Ocean View Branch, which, at roughly 16,000 items, ranks 27th in size among the Libraries twenty-seven branches. With a service population of 26,240 residents, the Ocean View Branch Library's collection is not equipped to meet the needs of the branch's service area. It would be appropriate for a community the size of the Ocean View neighborhood to have a collection comparable to the collections at the Bernal Heights, West Portal, or Parkside Branches, with an average collection size of 47,388 items. Increasing access to a robust collection of library materials in this neighborhood and the broader OMI community would be a top priority for this capital project.

The Ocean View Branch's collection of circulating materials comprises primarily English language materials (81%), a modest Chinese language collection (11%), and a very minimal Spanish language collection (1%). The current collection is significantly hampered by available shelving space and does not mirror the linguistic diversity of the community ages five and older, which includes a significant population of Chinese-speaking (35.23%), Spanish-speaking (12.66%), and Tagalog-speaking (8.43%) individuals.

Importantly, the Ocean View service area includes a large number of individuals with limited English proficiency among those who speak Chinese (Cantonese and Mandarin). In the Ocean View neighborhood, 23.98% of individuals ages five and older speak English less than "very well". The linguistic isolation among Chinese-speaking residents of the Ocean View service area is significantly higher than the City-wide average (11.71%).The Ocean View Branch ranks fourth of among branches by this metric, with a similar rate of Limited English Proficiency to the communities in the service areas of the Chinatown (24.89%), Visitacion Valley (24.88%), and Portola (24.43%) Branches. [6]

The Ocean View Branch's Chinese-language collections do not support existing services to the community. The branch has approximately twenty-five shelves of Chinese language books for adults, four shelves of Chinese-language books for children, and no dedicated shelving for Chinese-language teen materials. Staff report that they routinely assist Chinese-speaking patrons in accessing Chinese-language books and media by placing holds on items because the Ocean Library Branch does not have a large browsing collection of Chinese materials. Staff shared that an expanded collection of Chinese-language materials would help even the playing field for seniors with limited English proficiency who are not very technologically savvy, and for whom browsing collections are very important. Staff report that younger Chinese-speaking adults, some of whom are linguistically isolated but more tech savvy, also raise concerns about the limited number of Chinese-language materials at the branch and make comments that they will go to other libraries in the future.

6 US Census Bureau (2017) *Language Spoken at Home for the Population 5 Years and Over, 2013-2017 American Community Survey 5-Year estimates.*

Expanding the size of the branch so it could house a much larger collection of Chinese-language materials for all ages would provide more immediate response to the needs of Chinese-speaking community members who are seeking to browse and check out physical materials in Chinese.

The Ocean View Community also includes a large number of Spanish-speaking individuals who speak English less than "very well". The linguistic isolation among Spanish-speaking residents of the Ocean View service area is slightly higher than the City-wide average (4.2%). The Ocean View Branch ranks fifth of SFPL branches in Limited English Proficiency among Spanish-speakers ages five and older (5.2%). [7]

Research shows that "children can learn to read well in a new language only if they have a strong foundation of literacy in their first language because of the "transfer" of skills from one language to another"[8]. For children in the Ocean View community who are being raised by Chinese-speaking and Spanish-speaking adults with limited English proficiency, it is vitally important that their families have access to children's books in the language their families speak at home. Without Spanish and Chinese-language children's materials, children will not have opportunities to be read to and to learn to read from fluent adults in their live, which could negatively impact their reading readiness. For this reason, it is essential that a new, larger Ocean View Branch have a more robust collection of Chinese-language and Spanish print materials for the children including board books, picture stories, and juvenile fiction.

The census data pertaining to languages spoken by the community members reflects a need for larger Chinese-language and Spanish-language collections at the Ocean View Branch. The limited resources for community members in each of these languages may inform decisions to frequent other branches further from home by community members who reside in the Ocean View branch's traditional service area. Making space for collections that reflect the neighborhood's diversity would likely increase patronage of the Ocean View Branch by a wider group of community members. A new, larger Ocean View Branch Library with space for increased Chinese and Spanish language collections would be a significant benefit to the community.

Community members voiced their desire for a more robust collection of resources for teens at the Ocean View Branch to support their pleasure reading and learning. Providing more physical collections for teens is another area for improvement to the collections of the Ocean View Branch Library. Community members within the Ocean View Branch's service area ages 10-19 make up 9% of the population. The percentage of youth in the Ocean View community is slightly higher than the City-wide demographics in this age group (7%) (Figure 5). Currently, 7% of materials at the Ocean View Branch are geared toward teens. The teen collection at the Ocean View Branch is made up primarily of fiction materials. Increasing the branch's overall collection size while keeping a target of roughly 10-12% of items geared toward teens would have a significant impact on providing high interest reading materials to this key stakeholder group.

Many teens gravitate more heavily toward non-fiction materials for adults as they move through their studies, and the perception that there are insufficient materials for teens is likely a reflection of the limited non-fiction resources for adults at the branch. By expanding the square footage of the Ocean View Branch, the Library could expand the overall size of the non-fiction collection to better support the

7 US Census Bureau (2017) *Language Spoken at Home for the Population 5 Years and Over, 2013-2017 American Community Survey 5-Year estimates.*

8 Nakamura, Pojo Reddy (2015). Language in Learning and Literacy: Native Tongues First.

homework needs of teens. This programmatic shift could increase access of materials to serve the pleasure reading and academic needs of teens and adults in the community who are engaged in obtaining their GED, high school diploma, associate's degree, or bachelor's degree. Expanded materials of interest to young adults and students could also support public library usage by San Francisco State's roughly 30,000 students – many of whom live in the vicinity of the branch.

Programs & Services

The Ocean View Branch currently has a room on its upper level that is dedicated to public computing. While the space was innovative when the branch first opened in 2000, it soon became apparent that the layout of the space was more conducive to individual computer use than to group instruction.

During the Community Meetings, people spoke of their desire to expand access to computer instruction including classes that would promote job readiness and expansion of job skills for adult residents of the community. Census data supports the need to expand this type of instructional offering. The community ages 25 and older served by the Ocean View Branch has a lower percentage of educational attainment than the OMI average and City-wide average according to most measures of educational attainment collected through the 2017 American Community Survey.

Providing enhanced programs and services at the Ocean View Branch similar to those provided at the Main Library, such as Career Online High School, could help to bridge some of the educational attainment gaps among community members. Through the provision of focused educational and employment skills workshops and classes in the community, the Library will augment workforce development offerings in the community as well as support life-long learning among residents of the Ocean View neighborhood.

Community Meeting Room

While the Ocean View Branch Library does have a dedicated room for library programs and community meetings, that room accommodates only twenty-three individuals. The limitations of the existing meeting room were noted by community members at each of the three community meetings. Community members expressed their desire for the Library to serve as a community hub where neighbors could gather for conversation, meetings, and to share cultural experiences. The existing meeting room is so small that it is challenging for staff to accommodate the audience that comes for weekly Storytimes and for crafts, STEM programs, conversation groups, and lectures. Ocean View residents have competing needs for community meeting space and often rely on other neighborhood resources, such as the IT Bookman Center, when they anticipate crowds larger than twenty people.

Staff share that the location of the meeting room the second floor can lead to a lack of community awareness of the many engaging activities staff plan and host for library patrons. This lack of awareness as well as the small size of the dedicated room can lead to limited attendance at library programs.

The meeting room at the branch is heavily used for Library programs. The Ocean View Branch presented 342 programs in fiscal year 2019. The small capacity of the meeting room limits some community member's ability to enjoy programs. Community members report that the room feels very full with even twenty people in it – and more so when it is set up with tables and chairs for a craft program or when caregivers bring strollers to programs for the youngest library patrons.

The existing meeting room is only available for use by community members during the branch's open hours. Community members' feedback reflects that they wish to be able to utilize this meeting room space after hours as community members can at ten other San Francisco Public Library branches. To support community engagement and cement the Ocean View Branch as a pillar of the community, the Library should provide the community with after-hours access to the meeting room.

To support 21st Century library service, the Ocean View Branch Library requires a large, flexible space that can be utilized for library-sponsored programs on a variety of topics for all ages. The space should accommodate 100 people so that community can truly convene at their branch library. It requires updated audiovisual equipment and flexible furnishings. Such a space could accommodate instructional and educational programs for adults in support of educational or occupational attainment. It could also support community-building around learning and literacy for youth, or technology based programs for people of all ages. An adaptable, well-outfitted space with the flexibility to be leveraged for a variety of uses would benefit the lifelong learning of the community served by the Ocean View Branch Library.

When not in use for library programs or community meetings, a new, larger program room could be utilized as additional seating for community members visiting the Ocean View Branch. This community space could be activated as a quiet conversation area, a homework help zone, or a quiet study area depending on community needs.

Staff Workspace

The location of the combined workroom and breakroom on the second floor is less than ideal when considering work-flow. Daily delivery of materials to the branch are made to the first floor. These materials are stacked in bins in the public service area. Circulation staff process delivered materials at the public service desk, then sort them onto carts to be shelved within the branch. Ideally, the branch would have a workroom on the same floor as the collections where staff could store and process materials without cluttering the public service area of the library and potentially impacting patrons.

In the current branch, the staff workroom is not adjacent to the public service area. Consequently, staff's ability to step into a workspace to focus on completing tasks while still being able to respond quickly to public service needs in the branch is restricted.

For these reasons, staff of the Ocean View Branch complete most of their work while staffing the public service desk. While the community reported that the staff are friendly and helpful, and are one of the things they appreciate the most about visiting the Ocean View Branch Library, staff are surely challenged in their ability to complete detailed tasks in the public service area while also providing friendly, welcoming public service.

A more easily accessed and larger dedicated staff work area would enable staff to focus on report writing and other tasks that require focus. Locating such a workspace adjacent to the public service area would enable staff to dedicate focused time to some tasks while still being near at hand to support their colleagues in providing prompt service to community members as needed.

Resilience

The existing Ocean View Library, built in 2000, met all applicable building codes at that time. That said, there have been significant improvements in our understanding of the needs communities may face through climate change in the coming years. In the Bay Area, we can expect an increased number of high heat days and days when air quality is impacted by particulate matter from wildfire smoke or other pollutants. A new Ocean View Branch would be outfitted with HVAC systems to ensure that the branch could open to the public as scheduled despite heat or air quality events that might impact the City. A new branch would serve as a clean air and heat respite center for community members whose homes do not have a high level of filtration or cooling.

A new branch built to the most modern seismic standard could likely resume service to the community after a seismic event. In such a facility, community members could connect with family and resources. The Ocean View Branch could help neighbors maintain a sense of normalcy following a seismic event by serving as a convening point for families and groups, by continuing to provide access to library materials and services, and by serving as a respite center.

Conclusion

The San Francisco Public Library recommends the construction of a new Ocean View Branch Library that will serve as a preferred destination for neighborhood residents and the broader OMI community to access library programs and services. This direction responds to residents' input and feedback from community meetings in 2019, which echo feedback Library staff provided as part of the 2018 Branch Capital Projects Feasibility Study. This feedback is supported by an analysis of available data about the community and the Ocean View Branch's current usage, as provided in this report.

While a renovation of the existing branch could potentially capture underutilized space for more effective use, the community voiced their desire to relocate the Ocean View Branch on another parcel in the Ocean View neighborhood that would accommodate a larger facility. The residents of the Ocean View community strongly conveyed the need for a new branch library to serve their growing population and community needs for library services. Community members have expressed serious reservations about the efficacy of renovating the existing space as a means to address the community's existing service needs.

In response, the Library commissioned the Site Feasibility Report through the Department of Public Works to explore options for constructing a new branch on city owned property identified by the Office of Supervisor Safai. The San Francisco Public Library aspires to greatly improve library services and access to information resources for the residents of the Ocean View neighborhood and OMI community. This capital project represents a once-in-a-generation opportunity to create a regional library hub serving the southwest region of San Francisco.

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faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_C16001&prodType=table

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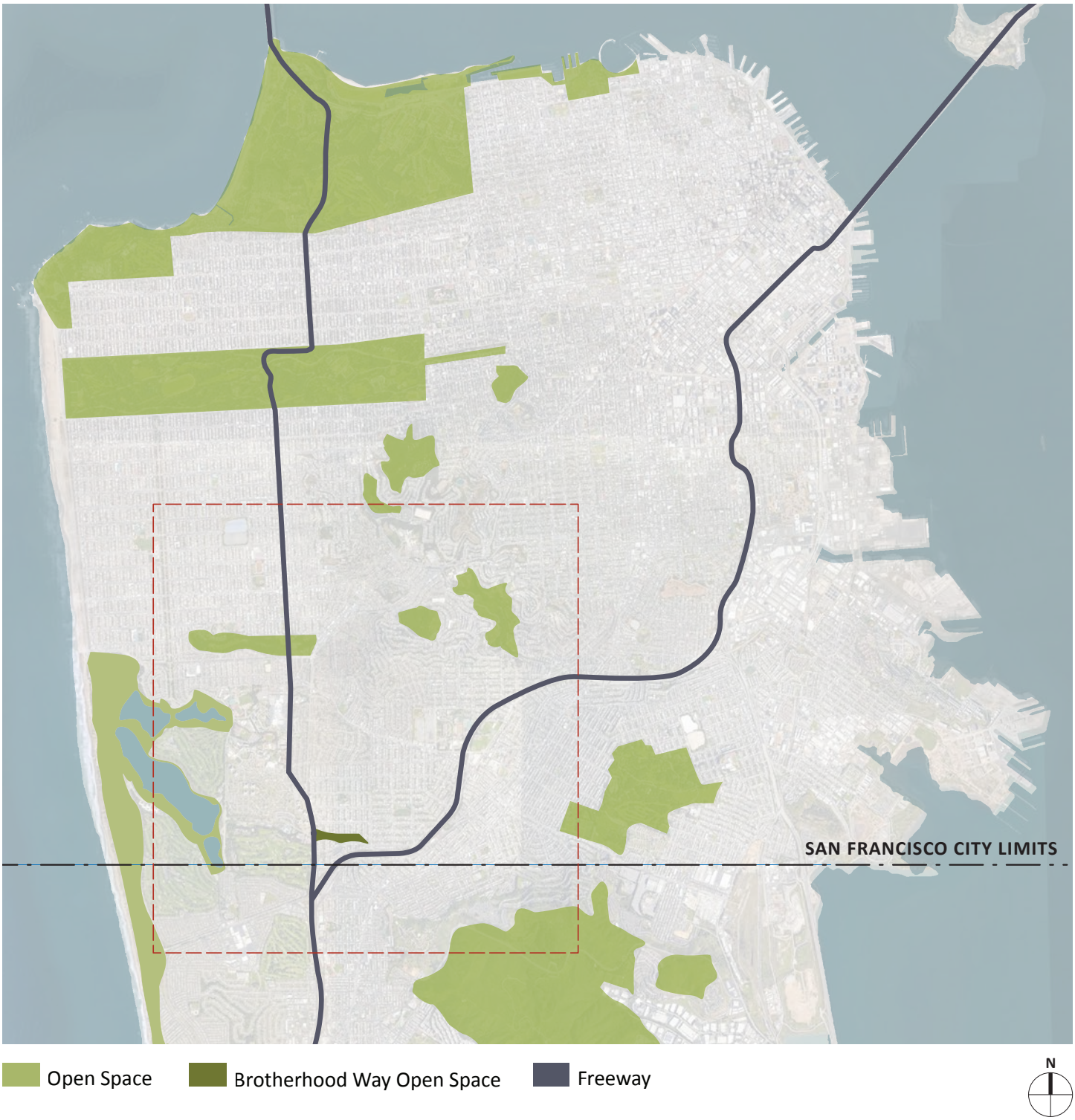
/productview.xhtml?pid=ACS_17_5YR_DP05&prodType=table

US Census Bureau (2017). *Educational Attainment,2013-2017 American Community Survey 5-Year* Estimates https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml

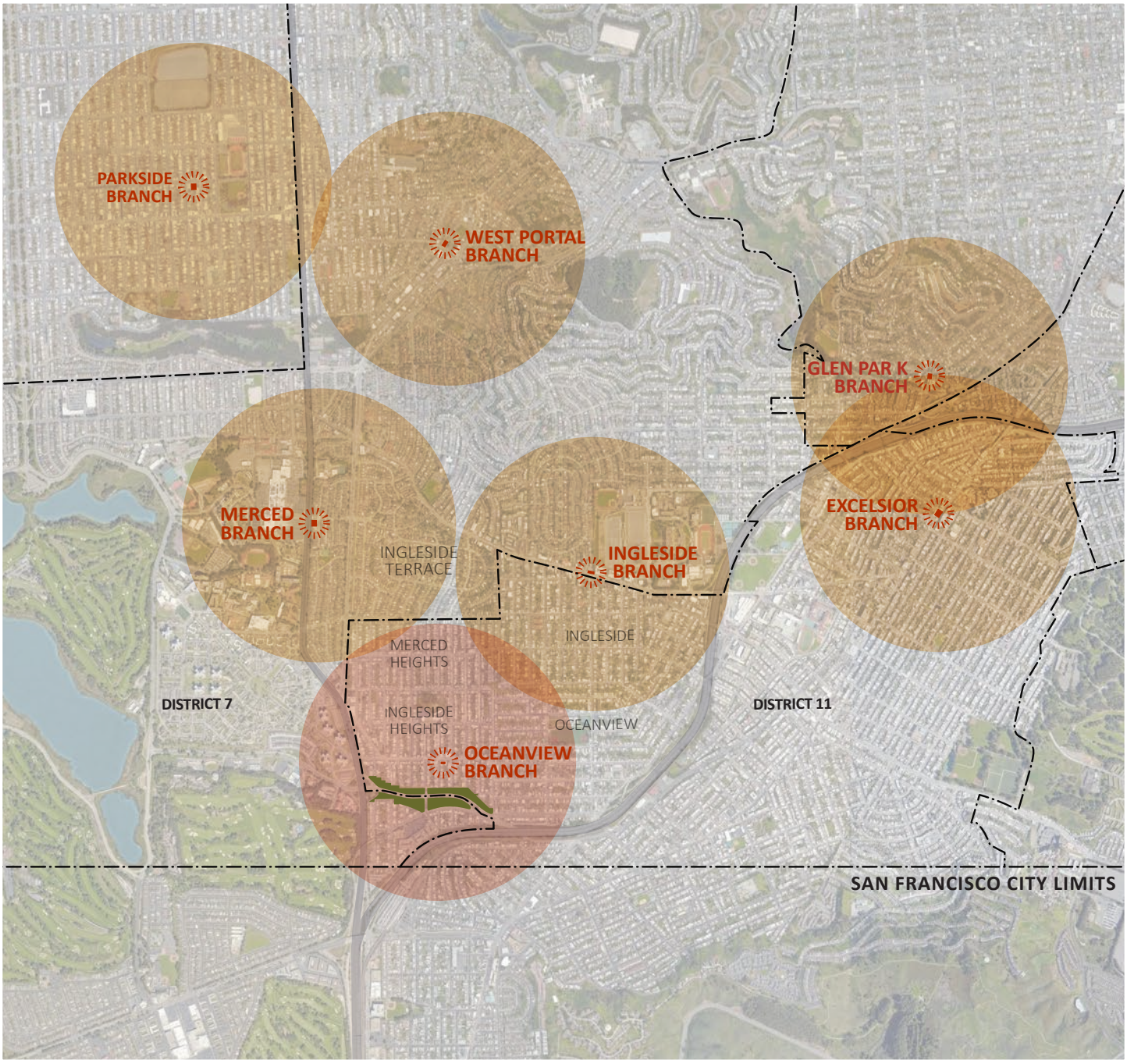
?pid=ACS_17_5YR_S1501&prodType=table

US Census Bureau (2017). *Income in the past 12 months (In 2017 Inflation-Adjusted Dollars) 2013-2017 American Community Survey 5-Year Estimates.* Retrieved from https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_S1901&prodType=table

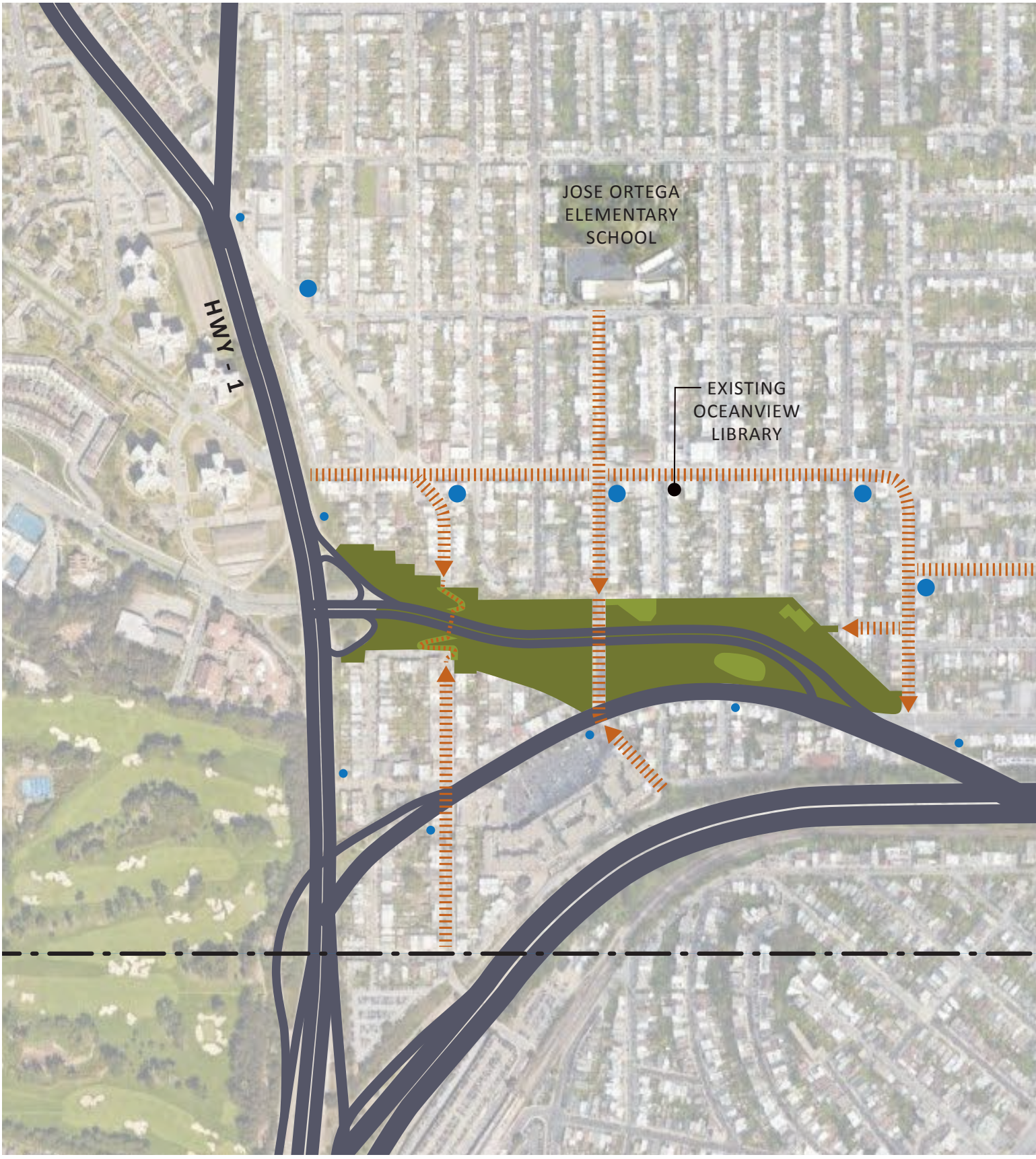
SITE LOCATION


SAN FRANCISCO CITY LIMITS
Open Space
Brotherhood Way Open Space
Freeway
N

SITE CONTEXT - BRANCH SERVICE AREAS


PARKSIDE BRANCH
WEST PORTAL BRANCH
GLEN PAR K BRANCH
MERCED BRANCH
EXCELSIOR BRANCH
INGLESIDE TERRACE
INGLESIDE BRANCH
INGLESIDE
MERCED HEIGHTS
DISTRICT 7
INGLESIDE HEIGHTS
OCEANVIEW
OCEANVIEW BRANCH
DISTRICT 11
SAN FRANCISCO CITY LIMITS
Existing Libraries
Brotherhood Way Open Space
.5 Mile Radius
N

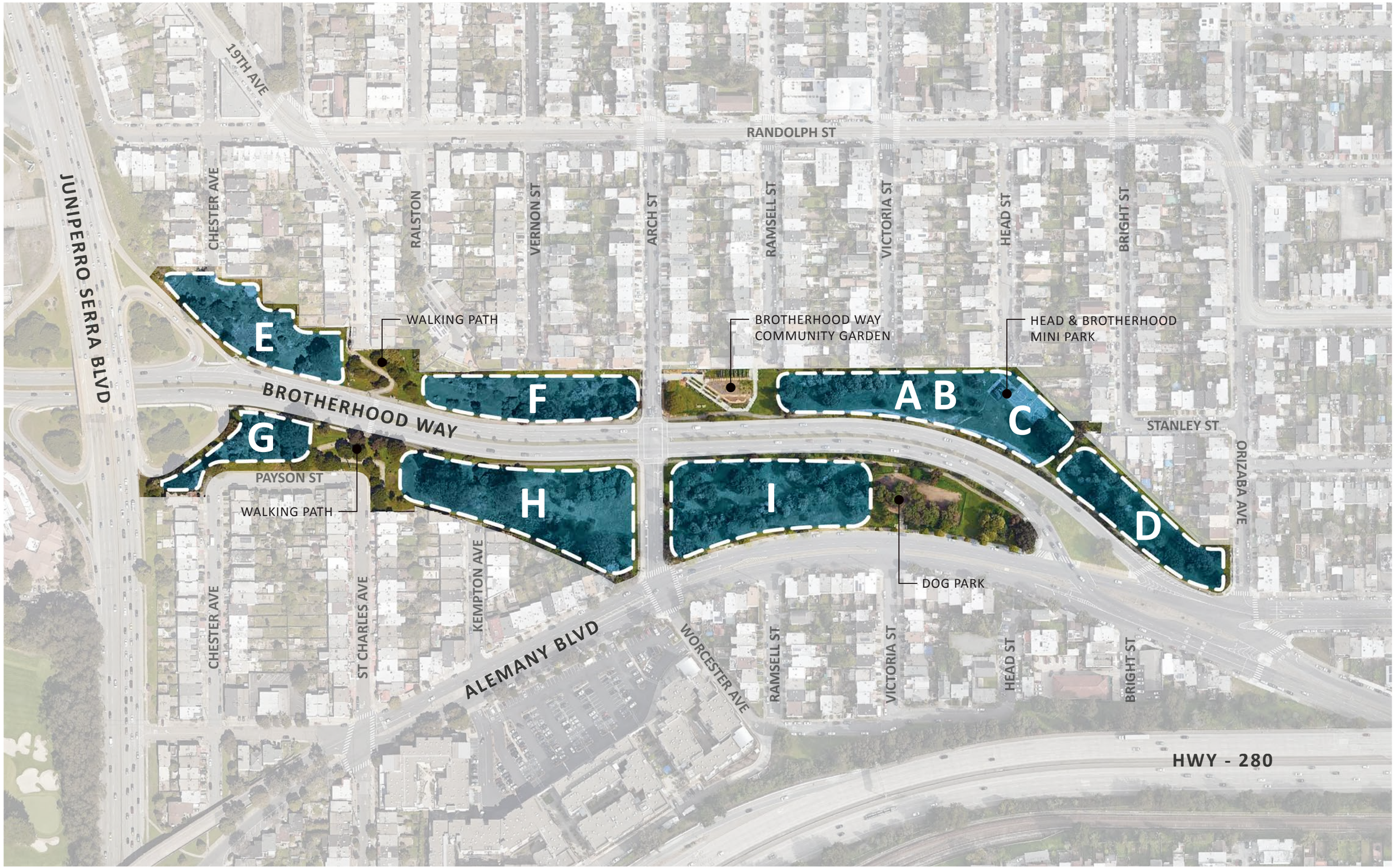
NEIGHBORHOOD AND SITE CONNECTIVITY



Brotherhood Way Open Space Freeway Primary pedestrian Route Transit Stop


MINNIE & LOVIE
WARD RECREATION
CENTER
SHERIDAN
ELEMENTARY
SCHOOL
HWY - 280
SAN FRANCISCO CITY LIMITS
N

POTENTIAL BUILDING SITES



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Potential Site Areas

SITE VIABILITY ANALYSIS

Walkable, transit connected streets

Steep side streets
(some exceed ADA code for ramps)

High speed roadways form site boundaries

Transit lines & stops

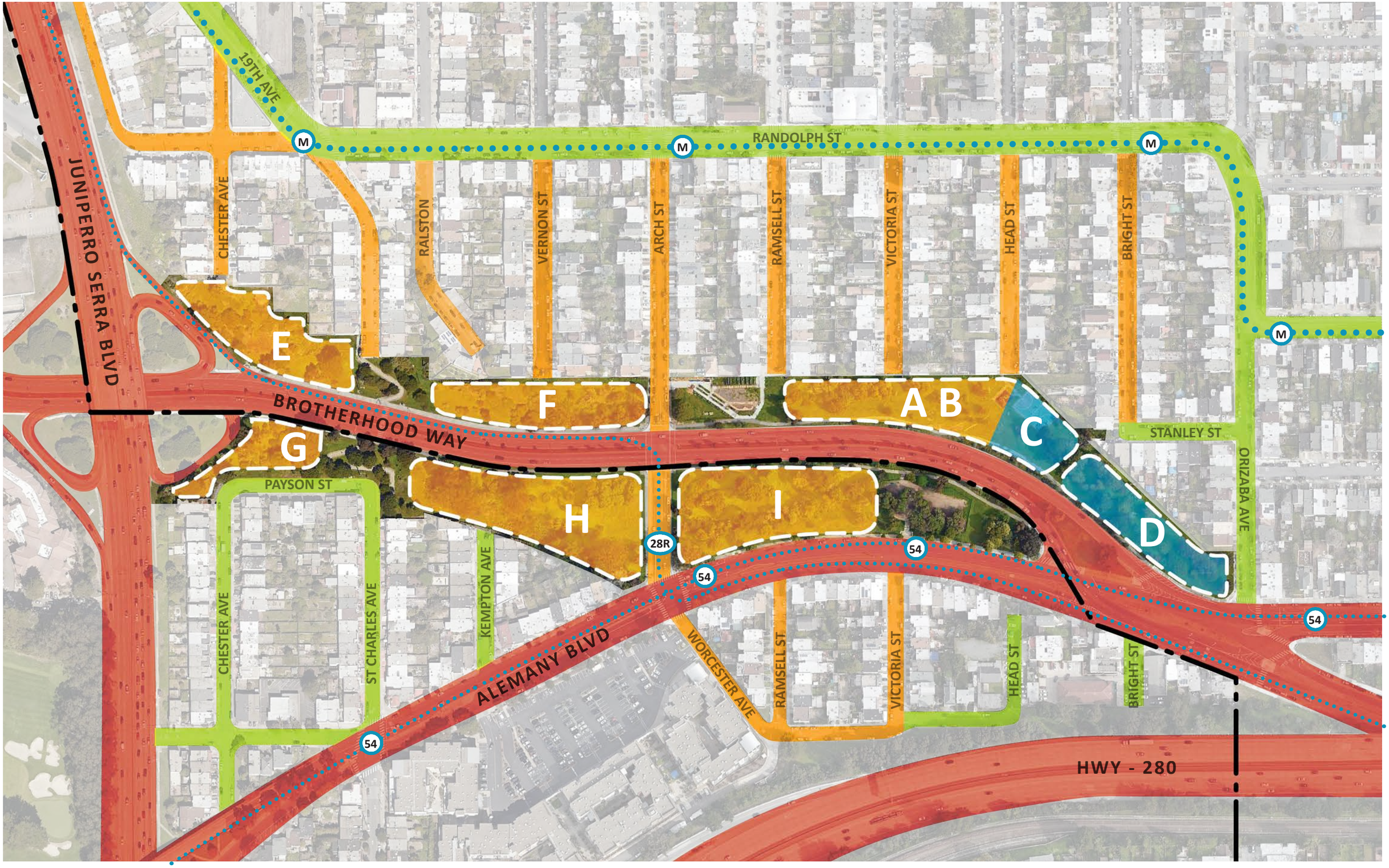
Steep site areas

OMI Neighborhood focus
(District Limits)

SITE VIABILITY ANALYSIS SUMMARY

SITE VIABILITY CRITERIA

- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES
- WITHIN OMI NEIGHBORHOOD (DISTRICT 11)



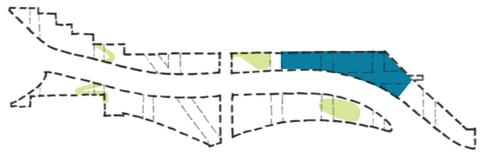
N

Walkable, Transit Connected | Steep | High Speed | Transit Line | District Limit

POTENTIAL SITES EVALUATION

BLUE - Meets site viability criteria
GREY - Does not meet criteria

A
B
C



- **NEIGHBORHOOD CONNECTIVITY**
- **SAFE PEDESTRIAN ACCESS**
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- **LEVEL BUILDING SITE**
- **SYNERGY WITH EXISTING SITE AMENITIES**
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

D

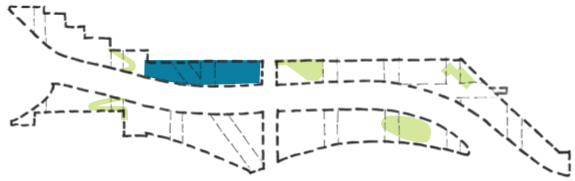
- **NEIGHBORHOOD CONNECTIVITY**
- **SAFE PEDESTRIAN ACCESS**
- **ACCESSIBLE PATH FROM TRANSIT**
- **EXISTING VEHICULAR INFRASTRUCTURE**
- **LEVEL BUILDING SITE**
- **SYNERGY WITH EXISTING SITE AMENITIES**
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

E

- NEIGHBORHOOD CONNECTIVITY
- **SAFE PEDESTRIAN ACCESS**
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

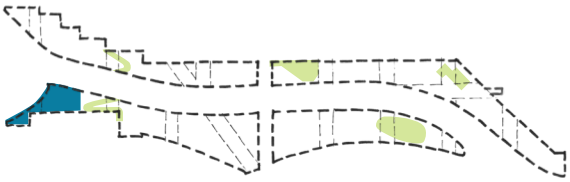
Existing Site Amenities Potential Building Sites

F



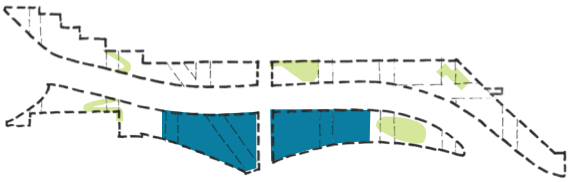
- **NEIGHBORHOOD CONNECTIVITY**
- **SAFE PEDESTRIAN ACCESS**
- ACCESSIBLE PATH FROM TRANSIT
- **EXISTING VEHICULAR INFRASTRUCTURE**
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

G



- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES
- WITHIN OMI NEIGHBORHOOD (DISTRICT 11)

H
I



- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
- ACCESSIBLE PATH FROM TRANSIT
- **EXISTING VEHICULAR INFRASTRUCTURE**
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES
- WITHIN OMI NEIGHBORHOOD (DISTRICT 11)

SITE OPTIONS

- **NEIGHBORHOOD CONNECTIVITY**
- **SAFE PEDESTRIAN ACCESS**
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- **SYNERGY WITH EXISTING SITE AMENITIES**
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

- **NEIGHBORHOOD CONNECTIVITY**
- **SAFE PEDESTRIAN ACCESS**
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- **LEVEL BUILDING SITE**
- **SYNERGY WITH EXISTING SITE AMENITIES**
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

N

Vehicular Access

Pedestrian Access

- **NEIGHBORHOOD CONNECTIVITY**
- **SAFE PEDESTRIAN ACCESS**
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- **SYNERGY WITH EXISTING SITE AMENITIES**
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

- **NEIGHBORHOOD CONNECTIVITY**
- **SAFE PEDESTRIAN ACCESS**
- **ACCESSIBLE PATH FROM TRANSIT**
- **EXISTING VEHICULAR INFRASTRUCTURE**
- **LEVEL BUILDING SITE**
- **SYNERGY WITH EXISTING SITE AMENITIES**
- **WITHIN OMI NEIGHBORHOOD (DISTRICT 11)**

RECOMMENDED SITE

SATISFIES ALL SITE VIABILITY CRITERIA

- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- WITHIN DISTRICT 11
- SYNERGY WITH EXISTING SITE AMENITIES

ARCH ST

HEAD ST

BROTHERHOOD WAY

STANLEY ST

ORIZABA AVE

ALEMANY BLVD

28R

54

54

54

M

M

D

N

Vehicular Access

Pedestrian Access

BUDGET & SUMMARY [II]

BUDGET ASSUMPTIONS:

This project budget was prepared for the new Ocean View Branch Library and is based on the assumptions in this site feasibility study. Site feasibility is the first phase of project development and is created to gain an understanding of the opportunities and challenges of the site by testing the initial programmatic assumptions at each of the proposed locations. The criteria established in this study determines whether the site has the capacity for the proposed building. The building at this stage will not be designed and is only a diagrammatic representation of initial assumptions of size, number of stories and location on site. Detailed design will come in later phases of the project.

The cost model of the project is intended to create a budget which is sufficient to build a modern, resilient, accessible, state-of-the-art library meeting the needs of this community and adaptable to future change. The costs are based on numerous factors but start with assumed building size and cost per square foot. The cost per square foot data is based on a survey of recent bay area library costs escalated to current market conditions, as well as recent data gathered by our cost estimators for projects of a similar type and level of quality. The budget is intended to comprehensively represent the project and includes direct construction costs, construction mark-ups, soft costs, furnishings, and contingency funds. The project costs are depicted as a range of potential cost as the number of variables are great and include decision of exact site location, project schedule, final project design and building program, cost escalation and economic climate at time of bidding.

Cost models are typically broken down into two major categories of cost: hard and soft costs, per the following general rules of thumb:

HARD COSTS

- Direct building and site construction costs
- Construction contingency
- Contractor costs: general conditions, profit and overhead
- Market factor escalations

SOFT COSTS

- Professional services fees for architecture and engineering design
- Construction management fees
- Testing, inspections, planning and permit fees
- Local commission reviews

OTHER COSTS

- Furniture, fixtures and equipment cost (FF&E)
- Temporary facilities, relocation
- Project contingency

ESTIMATED PROJECT BUDGET: **

Cost Category		Potential Cost Range	
HARD COSTS			
Building and Site Construction		$20,000,000	$22,000,000
Construction Mark-up	19%	$3,800,000	$4,200,000
Escalation to construction mid-point (Dec 2023)	6% year	$4,800,000	$5,300,000
Total Construction Cost (TCC)		$28,600,000	$31,500,000
SOFT COSTS			
Project Controls and Services		$8,200,000	$9,200,000
Subtotal Project Cost		**$36,800,000**	**$40,700,000**
OTHER COSTS			
Furniture, Fixtures & Equipment (FF&E)		$1,800,000	$2,000,000
Owner's Contingency	10%	$3,860,000	$4,270,000
Subtotal Other Costs		**$5,660,000**	**$6,270,000**
PROJECTED TOTAL COST		**$42,460,000**	**$46,970,000**

Estimate Assumptions **:

Building size 20,000 Gross Square Feet per representative building program in appendix.

Building to be built on two stories.

Landscaping of the greater open space adjacent to recommended library site is not included.

Schedule assumes start of design in early 2020 with three years of design, environmental review, and bidding. Mid-point of construction assumed to be December 2023.

SITE STUDY SUMMARY AND RECOMMENDATIONS:

This study evaluated potential building sites against a set of seven criteria that focused on neighborhood connectivity, accessibility to transit, walkability and safety. Of the nine building sites studied four met the majority of the criteria and received further study. These four detailed sketch studies (Options A, B, C & D) depict potential landscape design opportunities, pedestrian access paths, recreation, relationship to the open space site, access for parking, deliveries and fire trucks. Only one site option, Option D (corner of Orizaba Avenue and Brotherhood Way), meets all of the site viability criteria and is the site recommended for further study. It is the only site studied with neighborhood roadway frontage which minimizes the site disruption required for paved vehicular access to the site, is the most accessible from transit being a short and level walk to the M line train and 54 bus, is located on level ground making for a less disruptive building project, and is the most walkable from neighborhood schools and parks. The site is also closely adjacent to existing site utilities which will help control site construction costs of a future building. The location at the end of the open space will serve as a bookend to Sisterhood Gardens at the west end of the site and allow the potential for a future connected landscape of park and open space which maximizes the potential of the green space. Architecturally, the Orizaba Avenue location is visible to passing pedestrian and vehicular traffic and offers the potential of a new library being a beacon gateway for the neighborhood.

Attributes of recommended Site Option D:

- Library as a beacon gateway to the neighborhood
- Roadway frontage (no onsite parking or turnarounds proposed)
- Close to transit
- Walkable and connected to the neighborhood
- Level building site and proximity to site utilities

NEXT STEPS:

- Community Engagement Meetings
- Research planning and environmental issues
- Architectural and Landscape planning concepts

APPENDIX [III]

BUILDING PROGRAM SUMMARY

PUBLIC SERVICE				
Public Entry & Service Area				
Entry Vestibule	1	50	50	
Lobby open area			400	
Information Desk	1	110	110	
Holds/reserves	12	15	180	
Express Checkout Machine	3	15	45	
Café			140	
Café seating			60	
Art Exhibit Hall/ Wall			120	
Public Restrooms				
Women's Multi-Occupant	1	144	144	
Men's Multi-Occupant	1	144	144	
All-Gender	2	80	160	
Water fountain/bottle fill	1	13	13	
Stairs and Elevators				
Monumental Stair	2	180	360	
Elevator	1	90	90	
Elevator Machine	1	40	40	
				2,056 SF
CHILDREN'S LIBRARY				
Children's Reading	1	900	900	
Children's Collections	1	750	750	
Storytime Space	1	450	450	
Stroller Parking	1	180	180	
Staff Desk	1	120	120	
Children's Staff Office	1	380	380	
Storage	1	100	100	
Family Restroom	1	80	80	
				2,960 SF
TEEN AREA				
Teen Reading Room	1	500	500	
Lounge	1	400	400	
Teen Collection	1	300	300	
Collaboration Alcoves	3	60	180	
				1,380 SF
ADULT COLLECTIONS				
New Books & Media			240	
Fiction			420	
Non-fiction			540	
Newspapers & Magazines			210	
Reference			150	
Media [DVD's]			180	
Spanish Language Collection			240	
Chinese Language Collection			240	
Public Technology				
Public Laptop Dispenser Kiosk	1	25	25	
Public Printer Copier	2	23	46	
Public Catalog (OPAC)	8	13	104	
				2,395 SF

	#	Program Category	QTY	NET SF	TOTAL SF
		SEATING			
1,796 SF		**Reader Tables [4 person]**	12	50	600
		Reader Carrels [1 person]	8	13	104
		Reader Seating	40	15	600
		Public Computers	24	13	312
		Newspapers & Magazines Seating	12	15	180
		STUDY ROOMS			
1,340 SF		**Quiet Reading**	1	300	300
		Small Study Room	4	90	360
		Group Study Room	2	140	280
		Maker Lab	1	400	400
3,000 SF		**COMMUNITY ROOMS**			
		Community Meeting Room	2	1,400	2,800
		Meeting Room Storage	1	200	200
		OPERATIONS			
		Circulation Work Room	1	150	150
		Deliveries	1	120	120
		Staff Open Office	6	50	300
		Staff Office	2	140	280
		Staff Meeting Room	1	120	120
		Storage	1	200	200
		Staff Break Area			
		Seating	1	160	160
		Kitchenette	1	40	40
		Staff Restroom	1	80	80
		Custodial - Main Floor	1	72	72
		Custodial - Upper Floor	1	36	36
1,558 SF		**Telcommunications Room**			in GSF
		Mechanical Room			in GSF
		Electrical Room			in GSF
		Egress Stair			in GSF
				Net Total	**16,485**
				Efficiency Factor	1.33
				Gross Square Footage	**21,925**
				Efficiency Ratio	**75.19%**

San Francisco Water Power Sewer

Services of the San Francisco Public Utilities Commission

Potable Water Valve Locations

AWSS VALVES ARE NOT LISTED HERE. PLEASE REFER TO AWSS AS BUILT FILES TO LOCATE AWSS VALVES

How to Interpret:

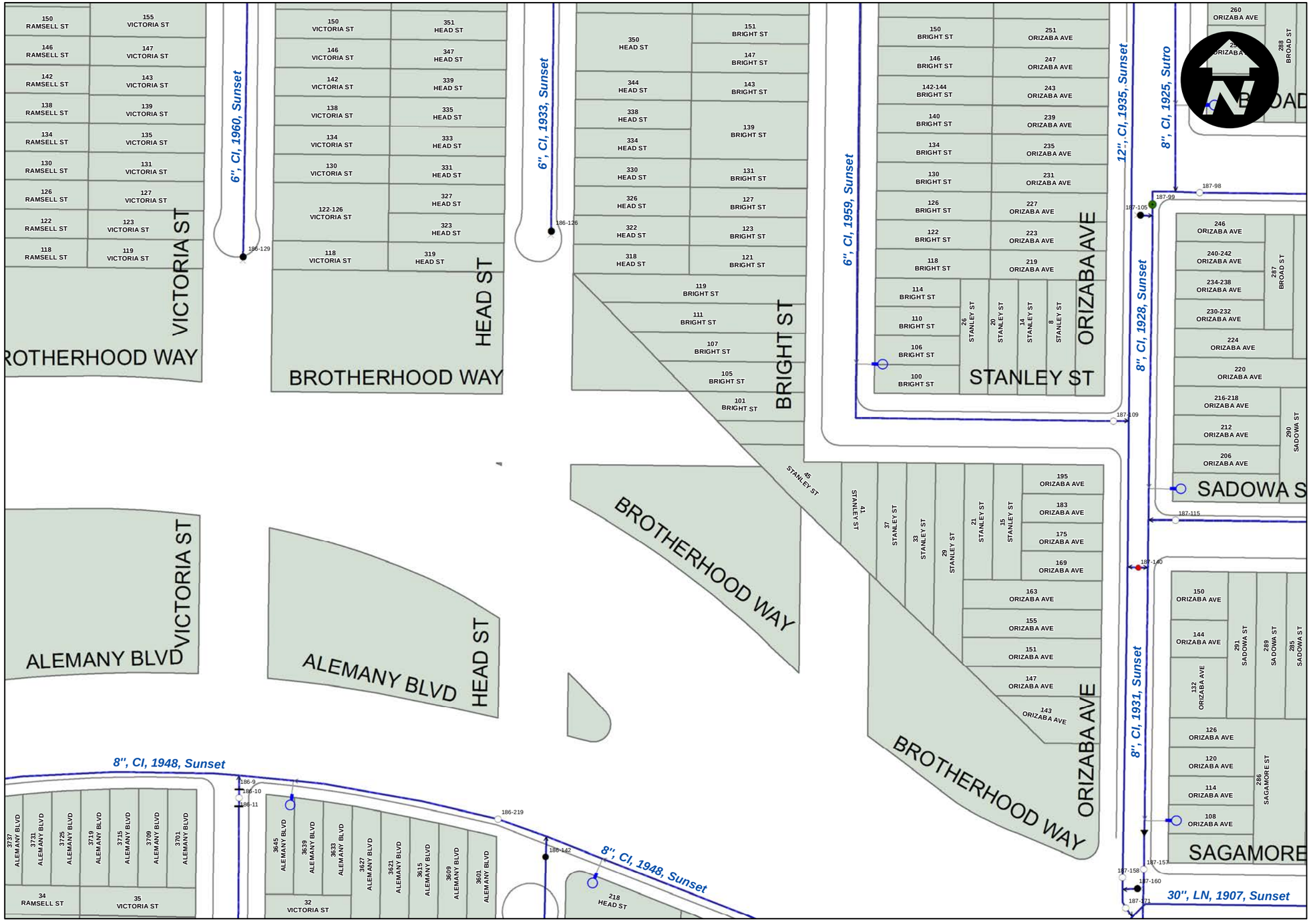
25 FT NS BUSH ST. is read as: "25 FT" "N"orth of the "S"outh property line of "Bush St."

20 FT WEC BAKER ST. is read as: "20 FT" "W"est of the "E"ast "C"urb line of "Baker St."

On EL BUSH ST. is read as: "On" or in line with the "E"ast property "L"ine of "Bush St."

For additional reference, refer to Standard Plan CDD-LP-501

CDD Valve ID	Valve Size	Valve Type	On Street			Cross Street		
186-10	8	GV	20.5	WE	VICTORIA ST.	<null>	SL	ALEMANY BLVD.
186-11	2	AV	20.5	WE	VICTORIA ST.	1.5	SS	ALEMANY BLVD.
186-126	3	BO	18	WE	HEAD ST.	455	SS	RANDOLPH ST.
186-128	4	BO	21	WE	RAMSELL ST.	460	SS	RANDOLPH ST.
186-129	4	BO	8	WEC	VICTORIA ST.	464.5	SS	RANDOLPH ST.
186-135	8	GV	5	SSC	ALEMANY BLVD.	<null>	EL	RAMSELL ST.
186-139	6	GV	15.5	WE	RAMSELL ST.	1	SS	ALEMANY BLVD.
186-142	2	SC	16.5	WE	HEAD ST.	4	NS	ALEMANY BLVD.
186-219	8	GV	5	SSC	ALEMANY BLVD.	<null>	WL	HEAD ST.
186-9	2	AV	20.5	WE	VICTORIA ST.	1.5	NS	ALEMANY BLVD.
187-105	4	BO	22	WE	ORIZABA AVE.	1	SS	BROAD ST.
187-109	6	GV	7	SNC	STANLEY ST.	19	EW	ORIZABA AVE.
187-115	6	GV	17	SN	SADOWA ST.	<null>	EL	ORIZABA AVE.
187-140	8	BP	7	EW	ORIZABA AVE.	1	NS	SADOWA ST.
187-157	6	GV	23	WE	ORIZABA AVE.	6	SN	SAGAMORE ST.
187-158	12	GV	20	EW	ORIZABA AVE.	26	SN	SAGAMORE ST.
187-160	6	BO	22	EW	ORIZABA AVE.	30	SN	SAGAMORE ST.
187-171	12	GV	21	EW	ORIZABA AVE.	47	SN	SAGAMORE ST.
187-98	8	GV	18.5	NS	BROAD ST.	16.5	EE	ORIZABA AVE.
187-99	8	DIV	20	WE	ORIZABA AVE.	1	NS	BROAD ST.



0 55 110 220 330 440 Feet

1 inch = 83 feet

The City does not guarantee that the information on this page is accurate or complete.
The City is not responsible for any damages arising from the use of information on this map.

Creation Date: 7/23/2019

San Francisco Water Power Sewer

Services of the San Francisco Public Utilities Commission

Potable Water Distribution System

- PW Hydrants

PW Valves - Active

- Air Valve
- Blow-Off Valve
- Bypass Valve
- Divide Gate Valve
- Gate Valve
- Stop Cock

PW Fittings - Active

- Tee
- Hydrant Tee
- Reducer
- Potable Water System

CIVIL ENGINEERING MAPS - POWER & UNDERGROUNDING

SAN FRANCISCO PUBLIC WORKS

SAN FRANCISCO PUBLIC WORKS

London N. Breed
Mayor

Mohammed Nuru
Director

Patrick Rivera
Manager

Design & Engineering
1680 Mission St.
San Francisco, CA 94103
tel 415-554-8200

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

MEMORANDUM

Date: October 8, 2019

To: Andrew Sohn, AIA
Project Lead, Bureau of Architecture

Thru: Lesley Wong, P.E.
Section Manager, Hydraulic Engineering, Bureau of Engineering

From: Satnam Kaur, P.E.
Assistant Engineer, Hydraulic Engineering, Bureau of Engineering

Subject: Oceanview Branch Library Site Selection
Brotherhood Way Site 2 – Head & Brotherhood Mini Park
San Francisco, California
Review of Site Feasibility and Possible Sewer Points of Connection

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BACKGROUND

San Francisco Public Works (Public Works) Hydraulic Engineering received a request on June 18, 2019, from Public Works Bureau of Architecture to research existing sewer information, identify possible new sewer lateral connections and any potential site restrictions with the construction of a new library branch. The proposed Oceanview Branch Library (library) will be located on Brotherhood Way, bounded by Victoria Street to the West, Bright Street to the East, Head Street to the North, and Brotherhood Way to the South.

The project is proposing a new two story building, approximately 5,400-sqaure feet of surface parking, and reconstructing a mini park playground. Existing on site are many mature trees and a basketball court to remain.

EXSITING SEWER MAINS & POSSIBLE POINTS OF CONNECTION

The Hydraulic Engineering Section researched record sewer information for the vicinity of the project location. An overall sewer map with aerial is provided as an attachment to this memorandum (Attachment A).

There is an existing 15-inch diameter vitrified clay pipe (VCP) sewer located approximately at the centerline of Victoria St right-of-way extending to Brotherhood Way. There is an existing 12-inch diameter iron stone pipe (ISP) sewer main located in the extension of Head St right-of-way connecting to the 2-ft x 3-ft reinforced concrete (RC) sewer at the intersection of Head St and Stanley St (paper street). There are also two main sewers located to the South within the Stanley St right-of-way: an existing 2-ft x 3-ft RC egg-shaped sewer main and a 33-inch auxiliary VCP sewer main. The 2-ft x 3-ft RC egg-shaped sewer main conveys both dry weather and wet weather flow, whereas the 33-inch auxiliary VCP sewer main is designed to convey wet weather or storm flow only. There is an existing 20-ft wide sewer easement located to the East of the proposed project site between the dead-end of Stanley St and Bright St – see Attachment B for grade map.

The proposed library project can connect storm and sanitary outflow from the new building and parking area to either the 15-inch VCP sewer on Victoria St, the 12-inch ISP sewer on Head St, or the 2-ft x 3-ft RC egg-shaped sewer on Stanley St.

SITE RESTRICTIONS

The San Francisco Public Utilities Commission (SFPUC) has detailed specific protections and restrictions when building, staging, or performing construction activities in the vicinity of their sewer assets. Many of these protections and restrictions are detailed in the SFPUC Asset Protection Standards published in May 2017.

Based on the pre-planning conceptual drawings provided by the Bureau of Architecture, the proposed design may be in conflict with SFPUC's asset protection standards. Some restrictions to keep in mind are as follows:

- Sidewalk extensions, bulbouts and curbs, and gutters shall not be built over an existing manhole. The lip of any new gutter shall be horizontally offset from the outside edge of any manhole frame by a minimum of 18-inches
- Bioretention planters and permeable pavement edge treatments are not permitted above or within three (3) horizontal feet of the outside diameter of a sewer main or manhole frame cover
- New trees shall not be located with five (5) horizontal feet of a wastewater asset, from centerline of the tree to the outside edge of the asset, however non-tree vegetation is permitted above or adjacent to wastewater assets

- Permanent structures shall not be located above or within the equipment staging envelope (15-ft horizontal clearance on one side, 10-ft horizontal clearance on opposite side from centerline of wastewaster asset, and 20-ft vertical clearance above grade) – see Attachments C and D for SFPUC details. However, permanent structures with a dimension of five (5) feet or smaller as measured parallel to a wastewater asset are permitted with the staging envelope
    - Permanent structures may include, but are not limited to: fences, raised planters, trees, various structures with foundations, etc.
- Temporary Structures above wastewater assets shall not exceed loads defined in H-20 design criteria

CONCLUSION & RECOMMENDATIONS

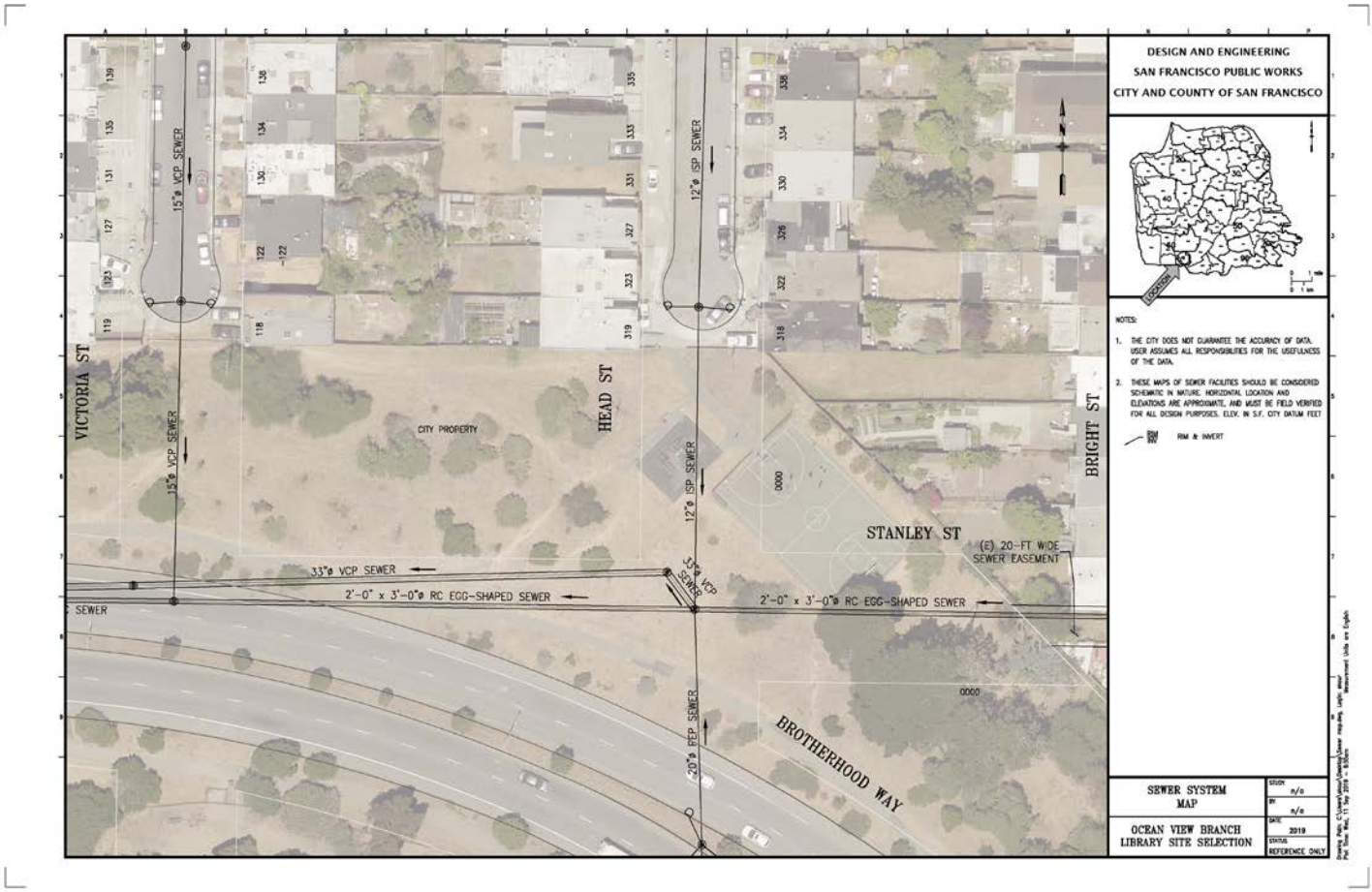
There are several existing sewer facilities in the vicinity of the proposed project for the building and parking lot's dry and wet weather flow connections. During the design phase, project civil engineer shall calculate projected sanitary and storm outflow and submit to Public Works – Hydraulic Engineering Section for main sewer capacity analysis. Proposed points of connection to main sewer facilities shall be reviewed and approved by Hydraulic Engineering Section and SFPUC – Collection Systems Division.

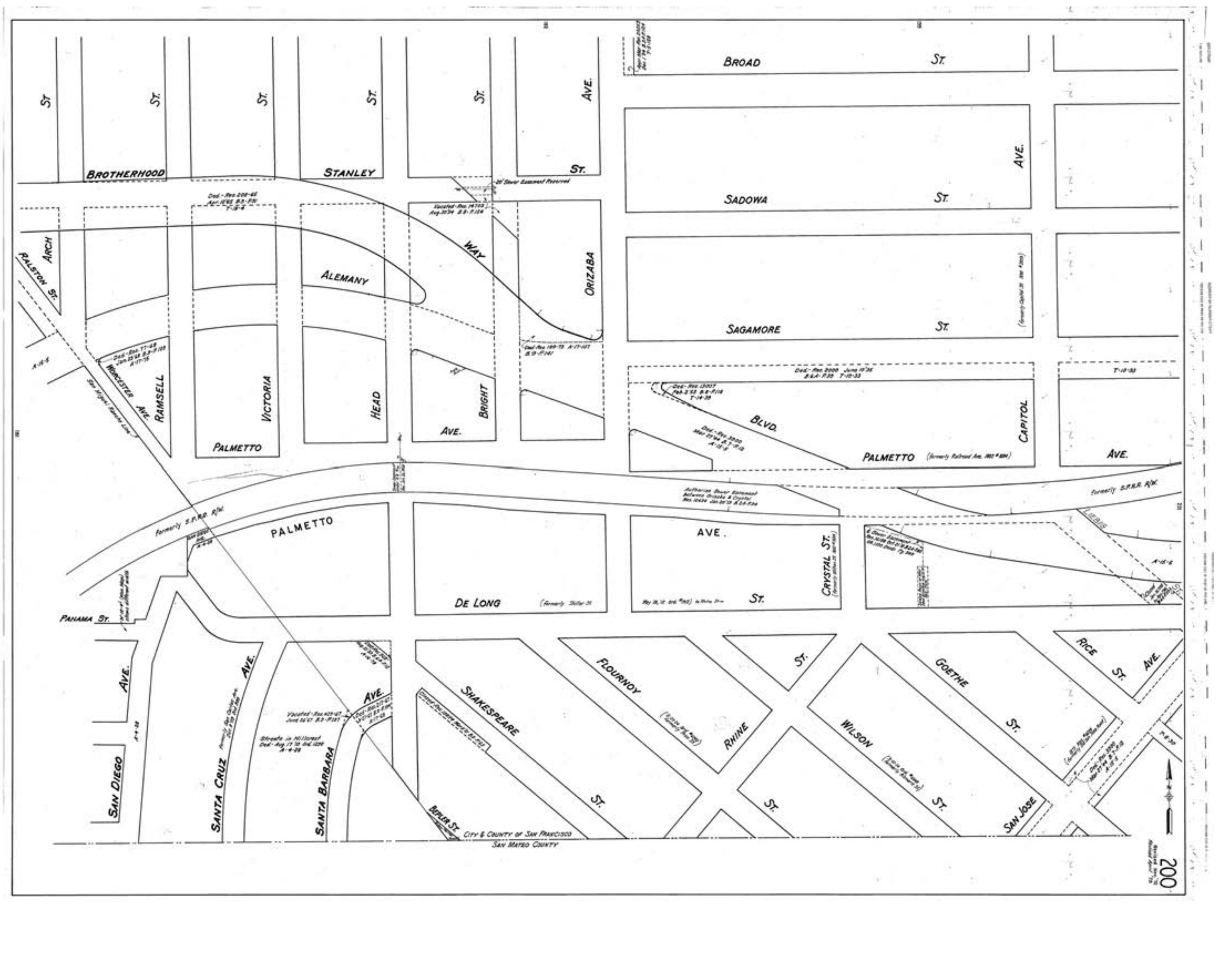
The project shall refer to and follow the SFPUC Asset Protection Standards when finalizing site layout and construction staging. Any construction of structures or staging of equipment with the staging envelope or within the existing sewer easement will require consent from SFPUC Real Estate.

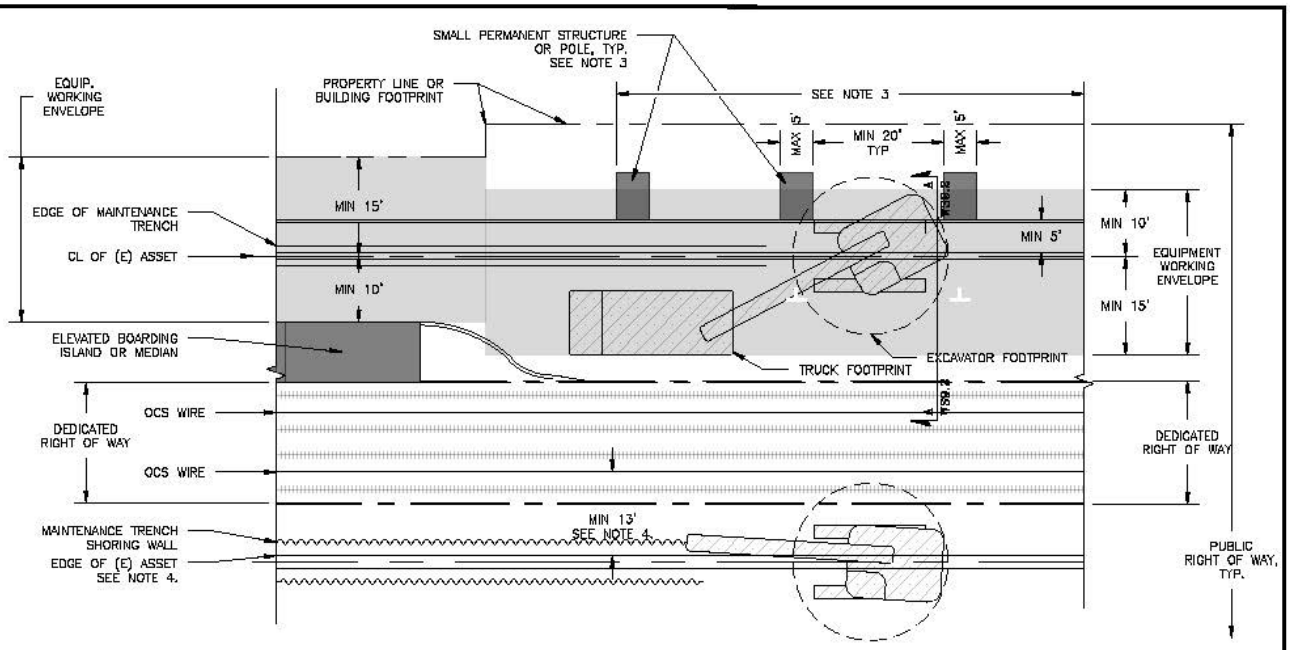
Lastly, if the project is proposing to create or replace 5,000 square-feet or more of impervious surface, project will be required to submit a Stormwater Control Plan (SCP) in compliance with the San Francisco Stormwater Management Ordinance (https://sfwater.org/index.aspx?page=1000).

Attachments:

- *Attachment A: Sewer Map of Vicinity with Aerial*
- *Attachment B: Grade Map 200*
- *Attachment C: APS WS9.1 – Minimum Clearance from Permanent Structures to Existing SFPUC Assets Detail Sheet*
- *Attachment D: APS WS9.2 – Minimum Clearance from Permanent Structures to Existing SFPUC Assets Detail Sheet*
- *Attachment E: Sewer Record Information*


DESIGN AND ENGINEERING
SAN FRANCISCO PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
LOCATION
NOTES:
1. THE CITY DOES NOT GUARANTEE THE ACCURACY OF DATA. USER ASSUMES ALL RESPONSIBILITIES FOR THE USEFULNESS OF THE DATA.
2. THESE MAPS OF SEWER FACILITIES SHOULD BE CONSIDERED SCHEMATIC IN NATURE. HORIZONTAL LOCATION AND ELEVATIONS ARE APPROXIMATE, AND MUST BE FIELD VERIFIED FOR ALL DESIGN PURPOSES. ELEV. IN S.F. CITY DATUM FEET
RIM & INVERT
VICTORIA ST
HEAD ST
BRIGHT ST
STANLEY ST
BROTHERHOOD WAY
CITY PROPERTY
15"ø VCP SEWER
12"ø VSP SEWER
33"ø VCP SEWER
2'-0" x 3'-0"ø RC EGG-SHAPED SEWER
(E) 20'-FT WIDE SEWER EASEMENT
20"ø RFP SEWER
SEWER SYSTEM MAP
OCEAN VIEW BRANCH LIBRARY SITE SELECTION
STUDY n/a
BY n/a
DATE 2019
STATUS REFERENCE ONLY


BROAD ST.
SADOWA ST.
SAGAMORE ST.
BROTHERHOOD
STANLEY
WAY
ALEMANY
ORIZABA
RALSTON ST.
ARCH
WORCESTER AVE.
RAMSELL
VICTORIA
HEAD
BRIGHT
PALMETTO
BLVD.
CAPITOL
AVE.
DE LONG
CRYSTAL ST.
PANAMA ST.
SAN DIEGO
SANTA CRUZ AVE.
SANTA BARBARA
SHAKESPEARE ST.
FLOURNOY
RHINE ST.
WILSON ST.
GOETHE ST.
RICE ST.
SAN JOSE
CITY & COUNTY OF SAN FRANCISCO
SAN MATEO COUNTY
200



NOTES:

1. REFER TO SFPUC STANDARD APS W9 AND S9 FOR FULL TEXT OF REQUIREMENTS.

2 SFPUC MAY REQUIRE ADDITIONAL CLEARANCE FOR LARGE DIAMETER ASSETS THAT REQUIRE MORE EXTENSIVE SHORING.

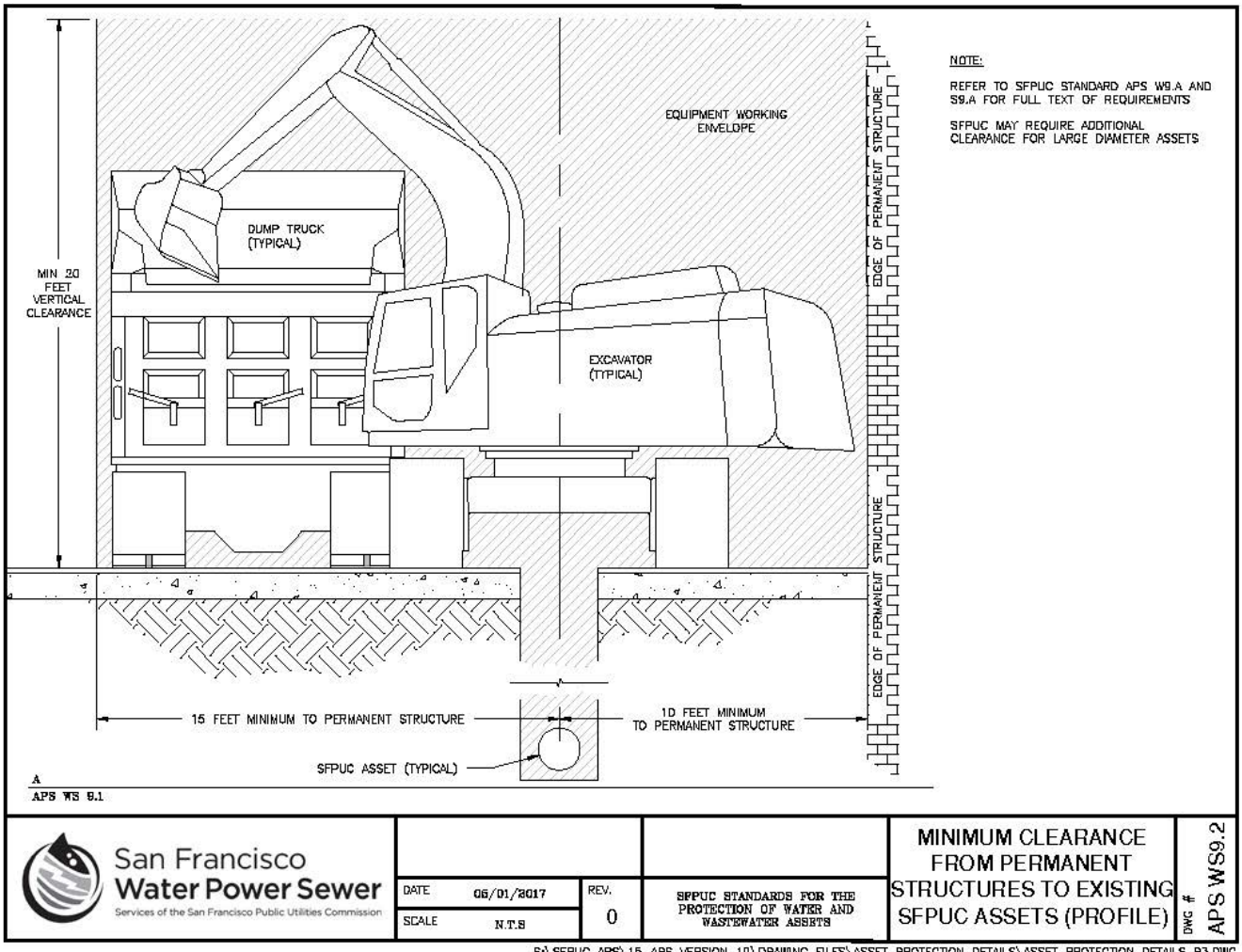
3. PER APS W9.A.II AND APS S9.A.II, PERMANENT STRUCTURES WITH A DIMENSION OF FIVE (5) FEET OR SMALLER AS MEASURED PARALLEL TO AN SFPUC ASSET ARE PERMITTED WITHIN THE EQUIPMENT STAGING AREA, BUT SHALL NOT BE LOCATED WITHIN FIVE (5) HORIZONTAL FEET OF THE OUTSIDE EDGE OF THE SFPUC ASSET OR TWENTY (20) HORIZONTAL FEET OF ANY ADJACENT PERMANENT STRUCTURE.

4. OCS LINES SERVICING DEDICATED RIGHT OF WAYS SHALL BE LOCATED A MINIMUM OF THIRTEEN (13) HORIZONTAL FEET FROM THE OUTSIDE EDGE OF THE ASSET (W9.B AND S9.B)

San Francisco Water Power Sewer
Services of the San Francisco Public Utilities Commission

DATE 06/01/2017	REV. 0	SFPUC STANDARDS FOR THE PROTECTION OF WATER AND WASTEWATER ASSETS	MINIMUM CLEARANCE FROM PERMANENT STRUCTURES TO EXISTING SFPUC ASSETS (PLAN)
SCALE N.T.S			DWG # APS WS9.1

S:\SFPUC APS\15_APS VERSION 19\OLD\DRAWING FILES\ASSET PROTECTION DETAILS\ASSET PROTECTION DETAILS R3.DWG
ANSI FULL BLEED A (11.00 X 8.50 INCHES)


EQUIPMENT WORKING ENVELOPE
DUMP TRUCK (TYPICAL)
MIN 20 FEET VERTICAL CLEARANCE
EXCAVATOR (TYPICAL)
EDGE OF PERMANENT STRUCTURE
EDGE OF PERMANENT STRUCTURE
15 FEET MINIMUM TO PERMANENT STRUCTURE
10 FEET MINIMUM TO PERMANENT STRUCTURE
SFPUC ASSET (TYPICAL)
A
APS WS 9.1
NOTE:
REFER TO SFPUC STANDARD APS WS.A AND S9.A FOR FULL TEXT OF REQUIREMENTS
SFPUC MAY REQUIRE ADDITIONAL CLEARANCE FOR LARGE DIAMETER ASSETS
San Francisco Water Power Sewer
Services of the San Francisco Public Utilities Commission
DATE 06/01/2017
SCALE N.T.S
REV. 0
SFPUC STANDARDS FOR THE PROTECTION OF WATER AND WASTEWATER ASSETS
MINIMUM CLEARANCE FROM PERMANENT STRUCTURES TO EXISTING SFPUC ASSETS (PROFILE)
DWG # APS WS9.2
S:\SFPUC APS\15_APS VERSION 15\DRAWING FILES\ASSET PROTECTION DETAILS\ASSET PROTECTION DETAILS R3.DWG
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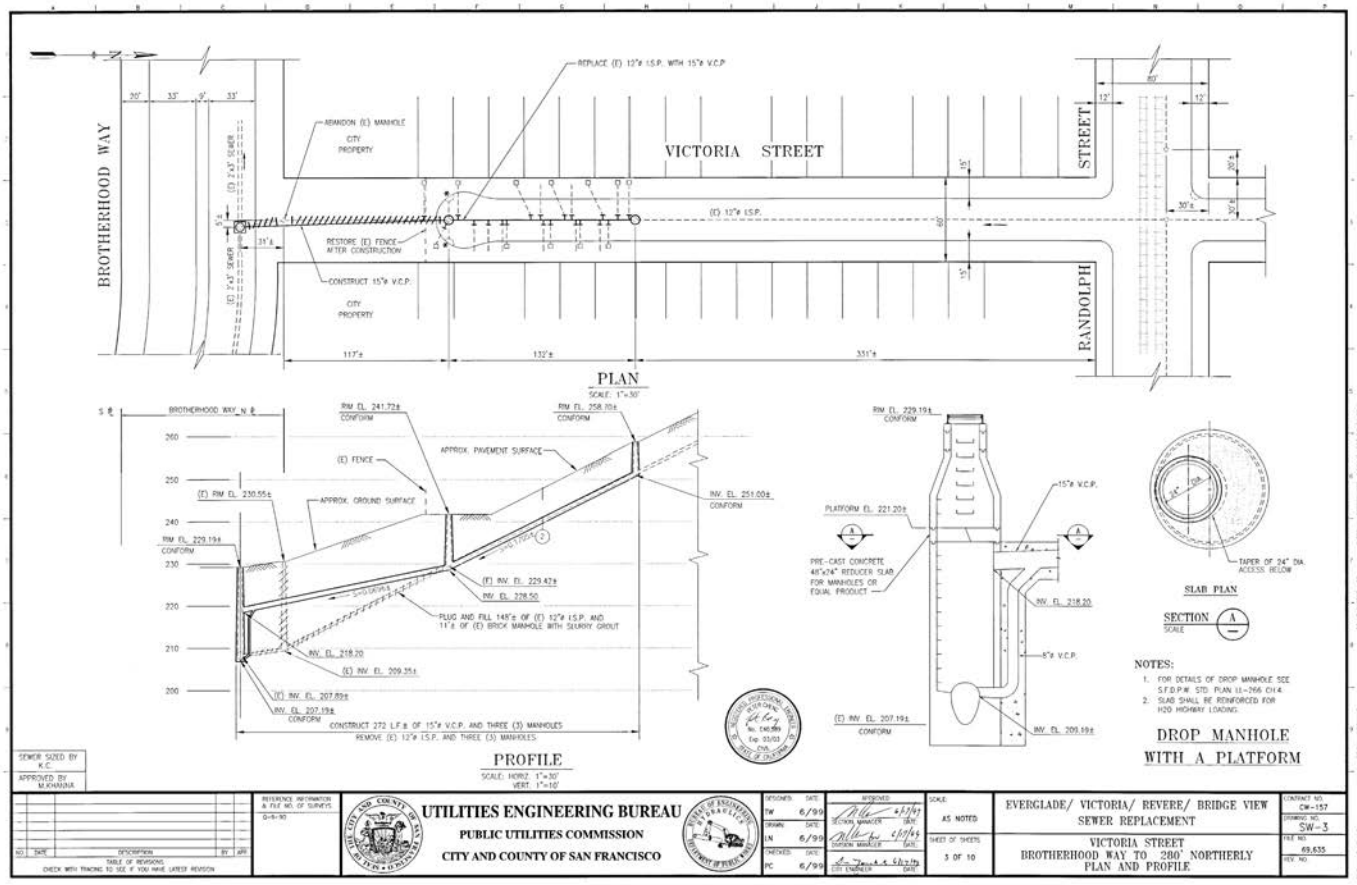
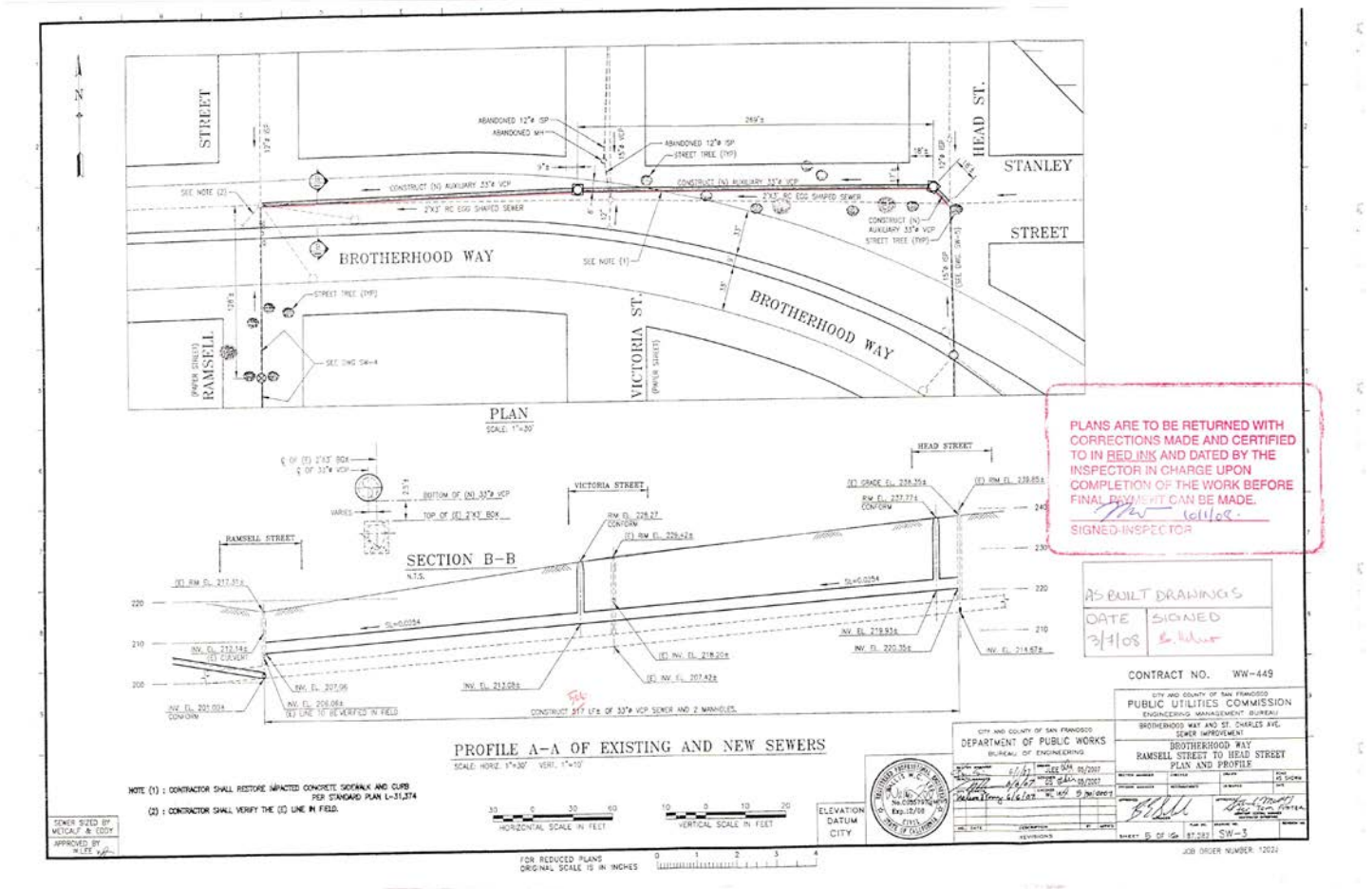
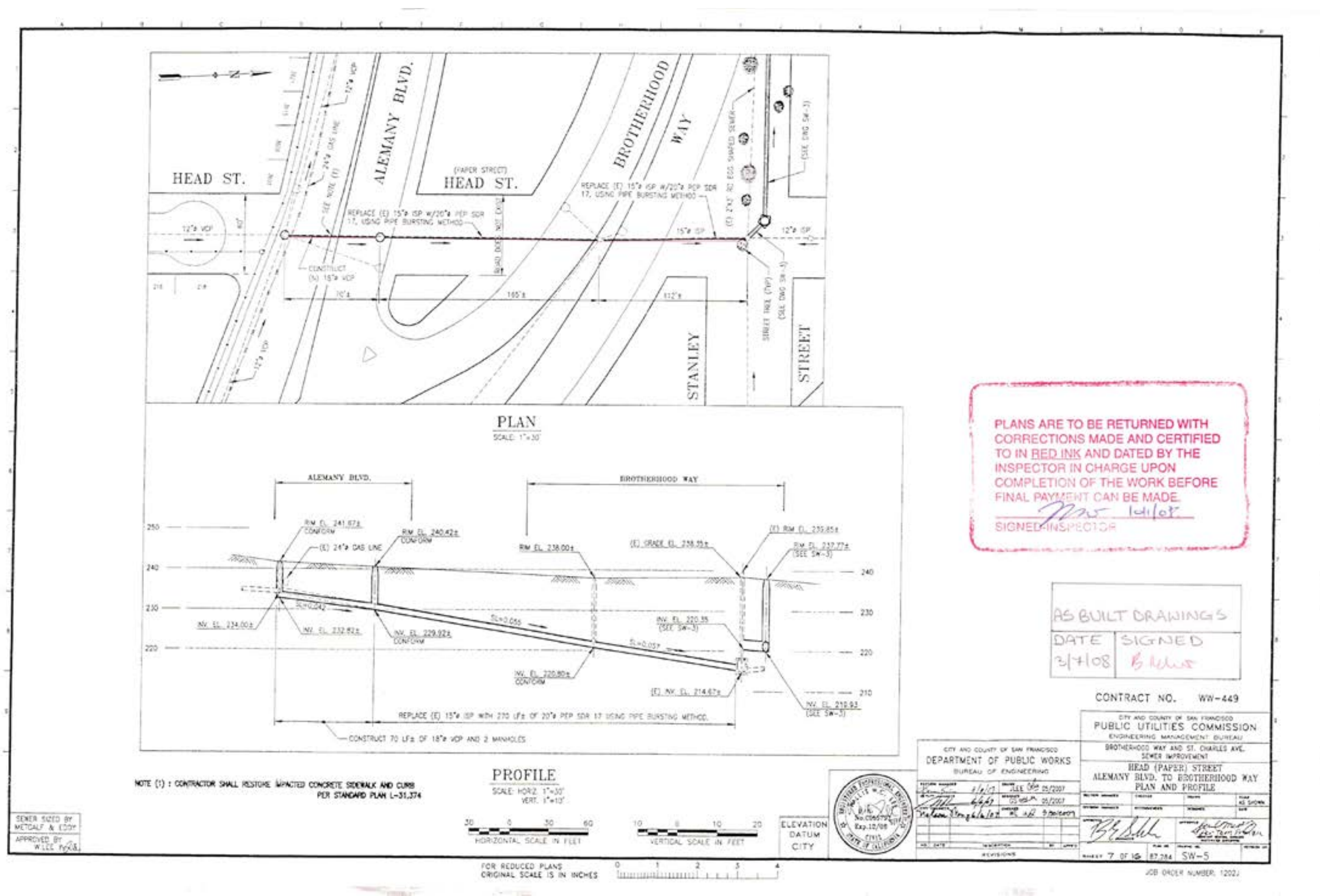
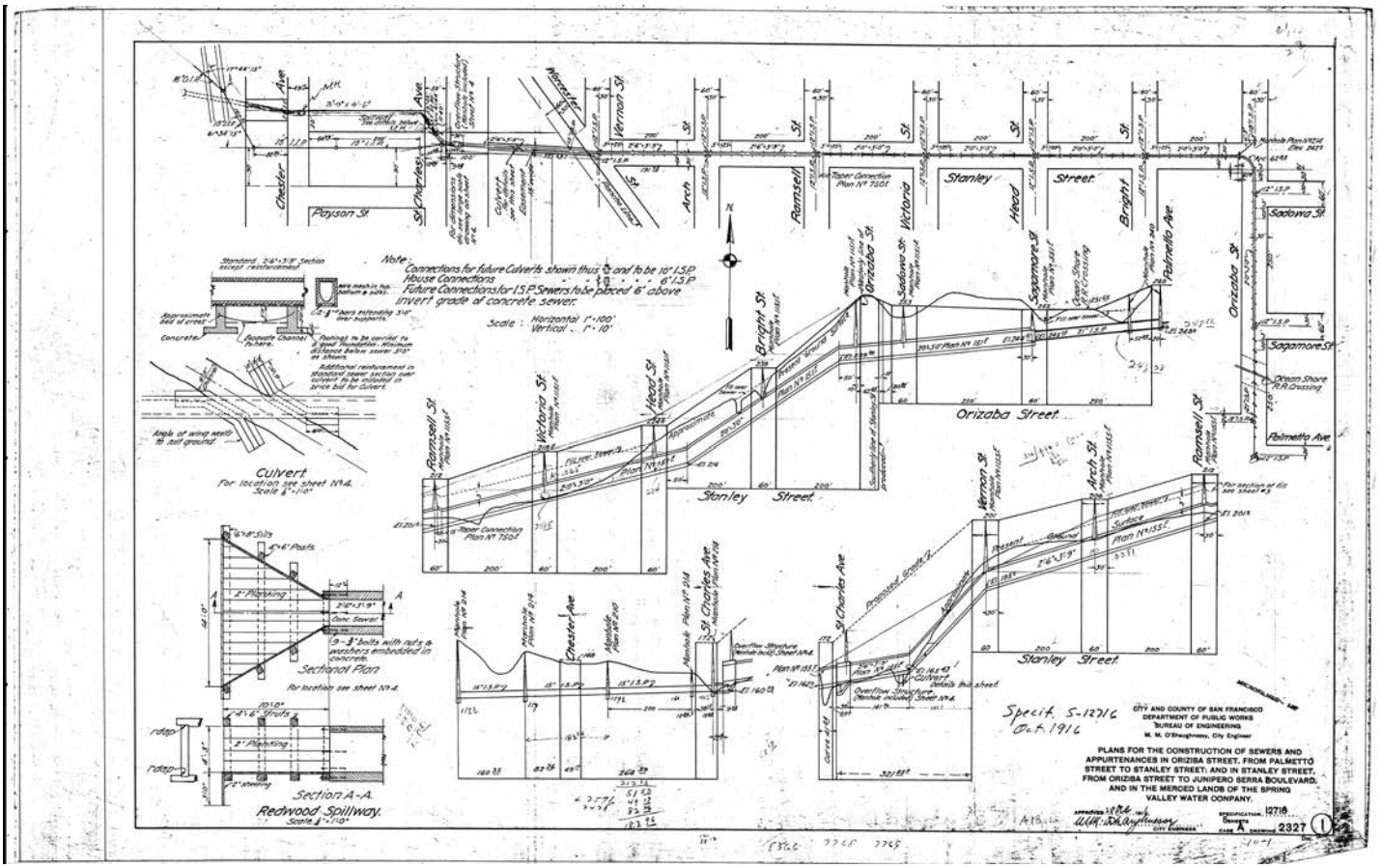
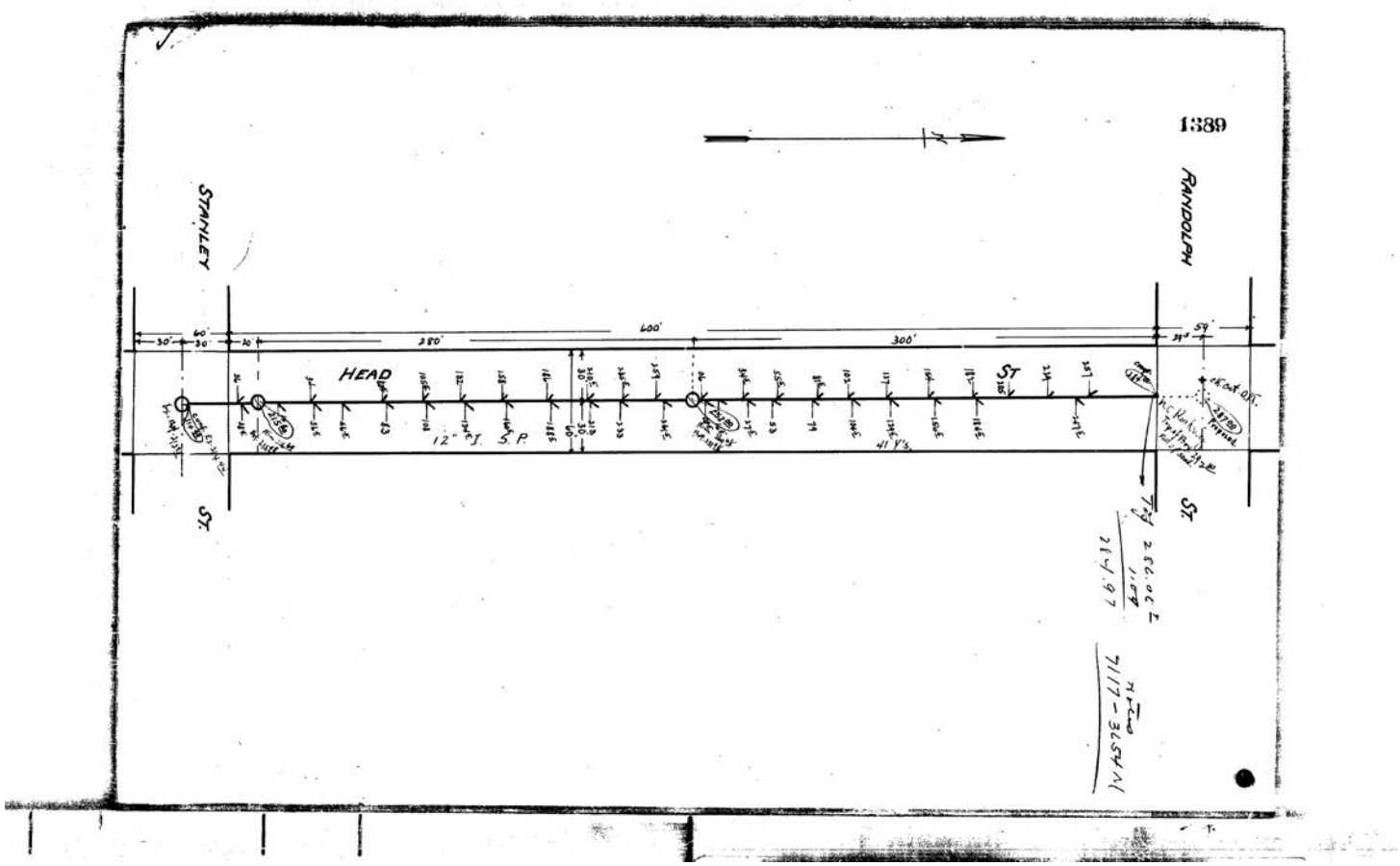
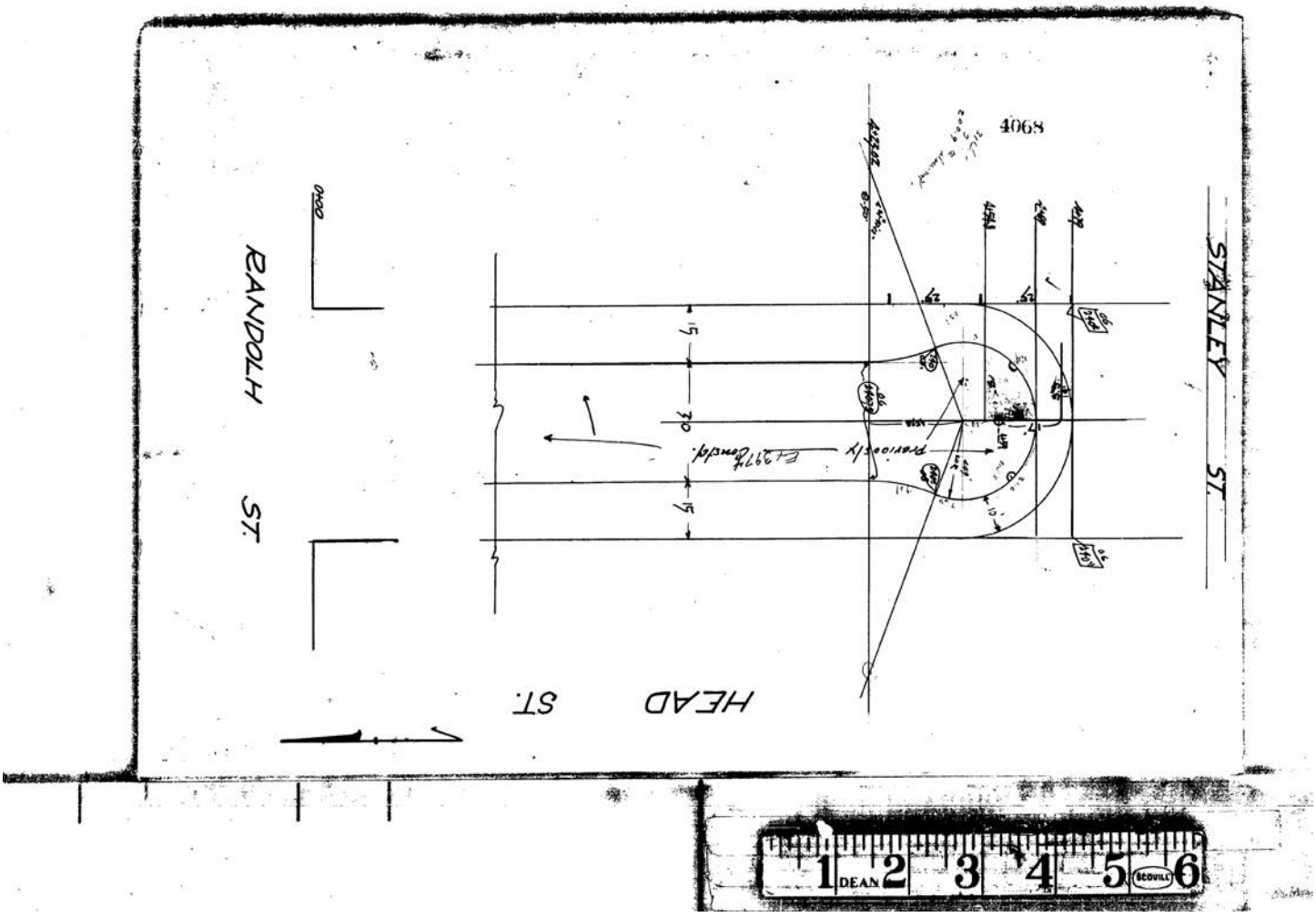

BROTHERHOOD WAY
VICTORIA STREET
RANDOLPH
STREET
REPLACE (E) 12"ø I.S.P. WITH 15"ø V.C.P.
ABANDON (E) MANHOLE
CITY PROPERTY
(E) 12"ø I.S.P.
RESTORE (E) FENCE AFTER CONSTRUCTION
CONSTRUCT 15"ø V.C.P.
CITY PROPERTY
117'±
132'±
331'±
PLAN
SCALE: 1"=30'
BROTHERHOOD WAY N. B.
RIM EL. 241.72±
CONFORM
RIM EL. 258.70±
CONFORM
(E) FENCE
APPROX. PAVEMENT SURFACE
(E) RIM EL. 230.55±
APPROX. GROUND SURFACE
INV. EL. 251.00±
CONFORM
RIM EL. 229.19±
CONFORM
(E) INV. EL. 229.42±
INV. EL. 228.50
PLUG AND FILL 148'± OF (E) 12"ø I.S.P. AND 11'± OF (E) BRICK MANHOLE WITH SLURRY GROUT
INV. EL. 218.20
(E) INV. EL. 209.35±
(E) INV. EL. 207.69±
INV. EL. 207.19±
CONFORM
CONSTRUCT 272 L.F.± OF 15"ø V.C.P. AND THREE (3) MANHOLES
REMOVE (E) 12"ø I.S.P. AND THREE (3) MANHOLES
PROFILE
SCALE: HORIZ. 1"=30'
VERT. 1"=10'
RIM EL. 229.19±
CONFORM
15"ø V.C.P.
PLATFORM EL. 221.20±
PRE-CAST CONCRETE 48"x74" REDUCER SLAB FOR MANHOLES OR EQUAL PRODUCT
INV. EL. 218.20
8"ø V.C.P.
(E) INV. EL. 207.19±
CONFORM
INV. EL. 209.59±
TAPER OF 24" DIA ACCESS BELOW
SLAB PLAN
SECTION A
SCALE
NOTES:
1. FOR DETAILS OF DROP MANHOLE SEE S.F.D.P.W. STD. PLAN 11-266 CH.4.
2. SLAB SHALL BE REINFORCED FOR H20 HIGHWAY LOADING.
DROP MANHOLE WITH A PLATFORM
SEWER SIZED BY K.C.
APPROVED BY M.KHANNA
NO. DATE DESCRIPTION BY APP'D
TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION
REFERENCE INFORMATION & FILE NO. OF SURVEYS
G-6-10
UTILITIES ENGINEERING BUREAU
PUBLIC UTILITIES COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
DESIGNED DATE
TW 6/99
DRAWN DATE
LN 6/99
CHECKED DATE
PC 6/99
APPROVED
SCALE: AS NOTED
SHEET OF SHEETS: 3 OF 10
EVERGLADE/ VICTORIA/ REVERE/ BRIDGE VIEW SEWER REPLACEMENT
VICTORIA STREET
BROTHERHOOD WAY TO 280' NORTHERLY
PLAN AND PROFILE
CONTRACT NO. CW-157
DRAWING NO. SW-3
JOB NO. 69.635
REV. NO.
JOB ORDER NUMBER: 1583N


PLAN
SCALE: 1"=30'
BROTHERHOOD WAY
RAMSELL STREET
VICTORIA ST.
HEAD ST.
STANLEY STREET
SECTION B-B
N.T.S.
PROFILE A-A OF EXISTING AND NEW SEWERS
SCALE: HORIZ. 1"=30' VERT. 1"=10'
NOTE (1) : CONTRACTOR SHALL RESTORE IMPACTED CONCRETE SIDEWALK AND CURB PER STANDARD PLAN L-31,374
(2) : CONTRACTOR SHALL VERIFY THE (E) LINE IN FIELD.
PLANS ARE TO BE RETURNED WITH CORRECTIONS MADE AND CERTIFIED TO IN RED INK AND DATED BY THE INSPECTOR IN CHARGE UPON COMPLETION OF THE WORK BEFORE FINAL PAYMENT CAN BE MADE.
SIGNED-INSPECTOR
AS BUILT DRAWINGS
DATE 3/1/08 SIGNED
CONTRACT NO. WW-449
PUBLIC UTILITIES COMMISSION
DEPARTMENT OF PUBLIC WORKS
BROTHERHOOD WAY AND ST. CHARLES AVE. SEWER IMPROVEMENT
BROTHERHOOD WAY RAMSELL STREET TO HEAD STREET PLAN AND PROFILE
SW-3


HEAD ST.
ALEMANY BLVD.
(PAPER STREET)
HEAD ST.
BROTHERHOOD WAY
STANLEY
STREET
PLAN
PROFILE
PLANS ARE TO BE RETURNED WITH CORRECTIONS MADE AND CERTIFIED TO IN RED INK AND DATED BY THE INSPECTOR IN CHARGE UPON COMPLETION OF THE WORK BEFORE FINAL PAYMENT CAN BE MADE.
SIGNED-INSPECTOR
AS BUILT DRAWINGS
DATE SIGNED
3/4/08
CONTRACT NO. WW-449
PUBLIC UTILITIES COMMISSION
DEPARTMENT OF PUBLIC WORKS
HEAD (PAPER) STREET
ALEMANY BLVD. TO BROTHERHOOD WAY
PLAN AND PROFILE
SW-5


Chester Ave
Poyson St
St Charles Ave
Vernon St
Arch St
Ramsell St
Victoria St
Stanley Street
Head St
Bright St
Orizaba St
Sadowa St
Sagamore St
Palmetto Ave
Orizaba Street
Stanley Street
Culvert
For location see sheet N°4.
Scale 1"=10'
Sectional Plan
For location see sheet N°4.
Section A-A.
Redwood Spillway.
Scale 1"=10'
Note: Connections for future Culverts shown thus ⊙ and to be 10" I.S.P.
House Connections . . . . . 6" I.S.P.
Future Connections for I.S.P. Sewers to be placed 6' above invert grade of concrete sewer.
Scale: Horizontal 1"=100'
Vertical 1"=10'
Specif. S-12716
Oct. 1916
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
M. M. O'Shaughnessy, City Engineer
PLANS FOR THE CONSTRUCTION OF SEWERS AND APPURTENANCES IN ORIZIBA STREET, FROM PALMETTO STREET TO STANLEY STREET; AND IN STANLEY STREET, FROM ORIZIBA STREET TO JUNIPERO SERRA BOULEVARD, AND IN THE MERCED LANDS OF THE SPRING VALLEY WATER COMPANY.
SPECIFICATION 12716
DRAWING 2327


1389
STANLEY
RANDOLPH
HEAD
ST.
ST.
ST.
30'
40'
20'
10'
280'
400'
300'
59'
12" S. P.


4068
STANLEY ST.
RANDOLH ST.
HEAD ST.

VISION ZERO HIGH INJURY NETWORK MAP

SAN FRANCISCO PUBLIC WORKS

SAN FRANCISO'S HIGH INJURY NETWORK

The Vision Zero High Injury Network (HIN) guides the city's investments in infrastructure and programs, and ensures that Vision Zero projects support those most in need.

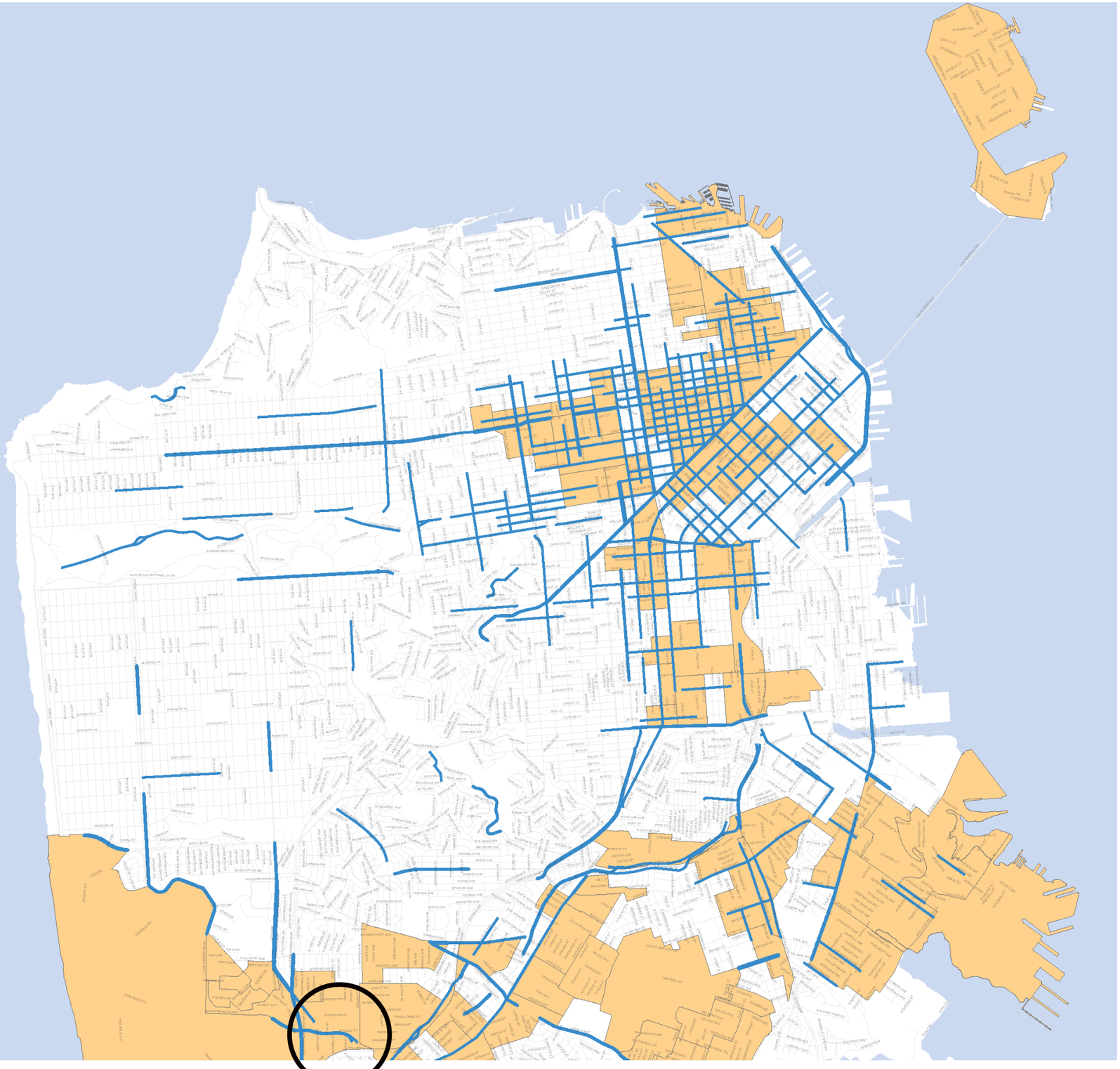
75%
of San Francisco's severe and fatal traffic injuries occur on just
13%
of our streets.

31%
of city streets are In Communities of Concern,
50%
of the high injury network is in those same communities.

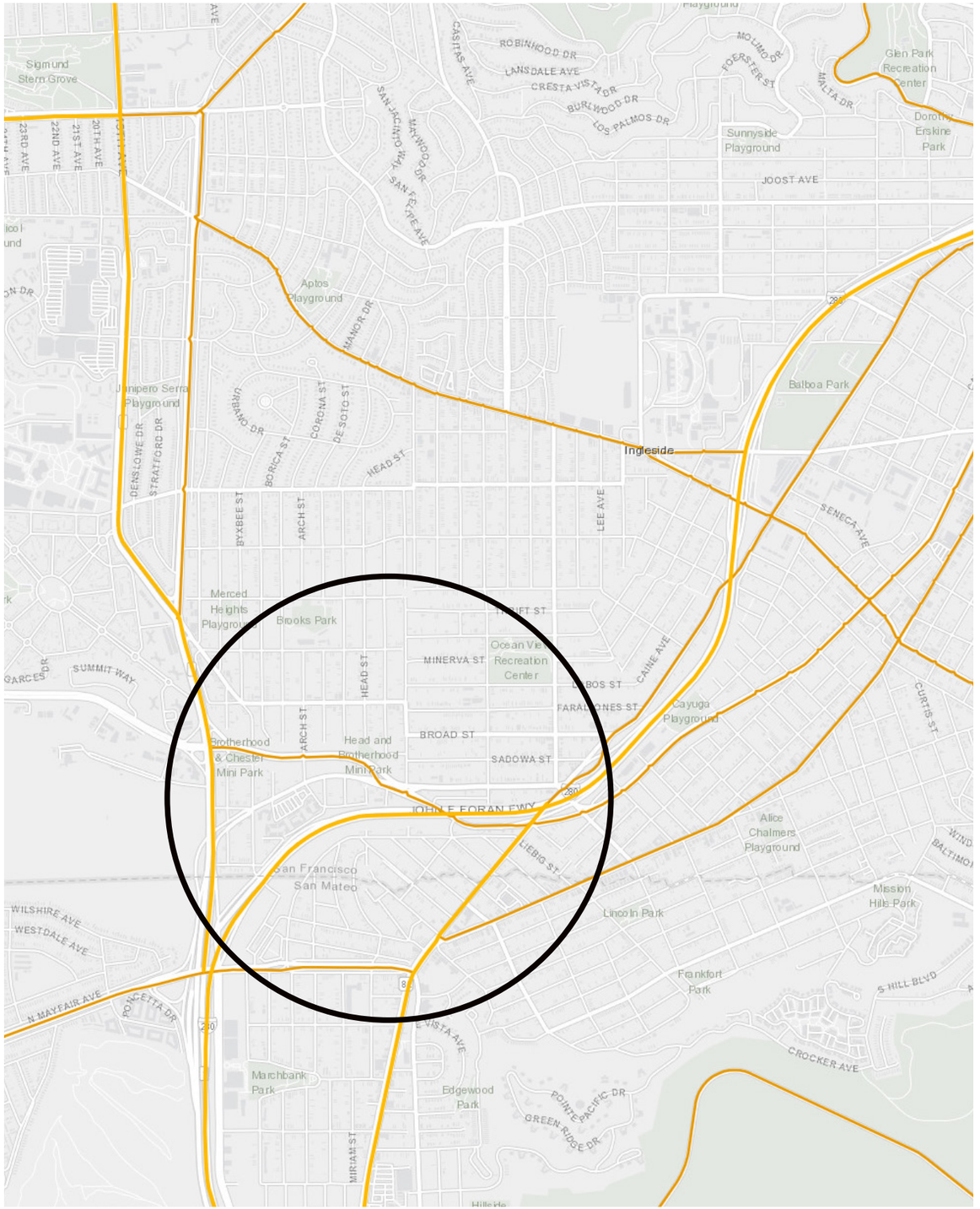
MAP LEGEND

High Injury Network
The 13% of streets where 75% of severe and fatal collisions occur.

Metropolitan Transportation Commission Communities of Concern
Low-income communities, communities of color, seniors and people who rely on walking and transit as their primary means of transportation.

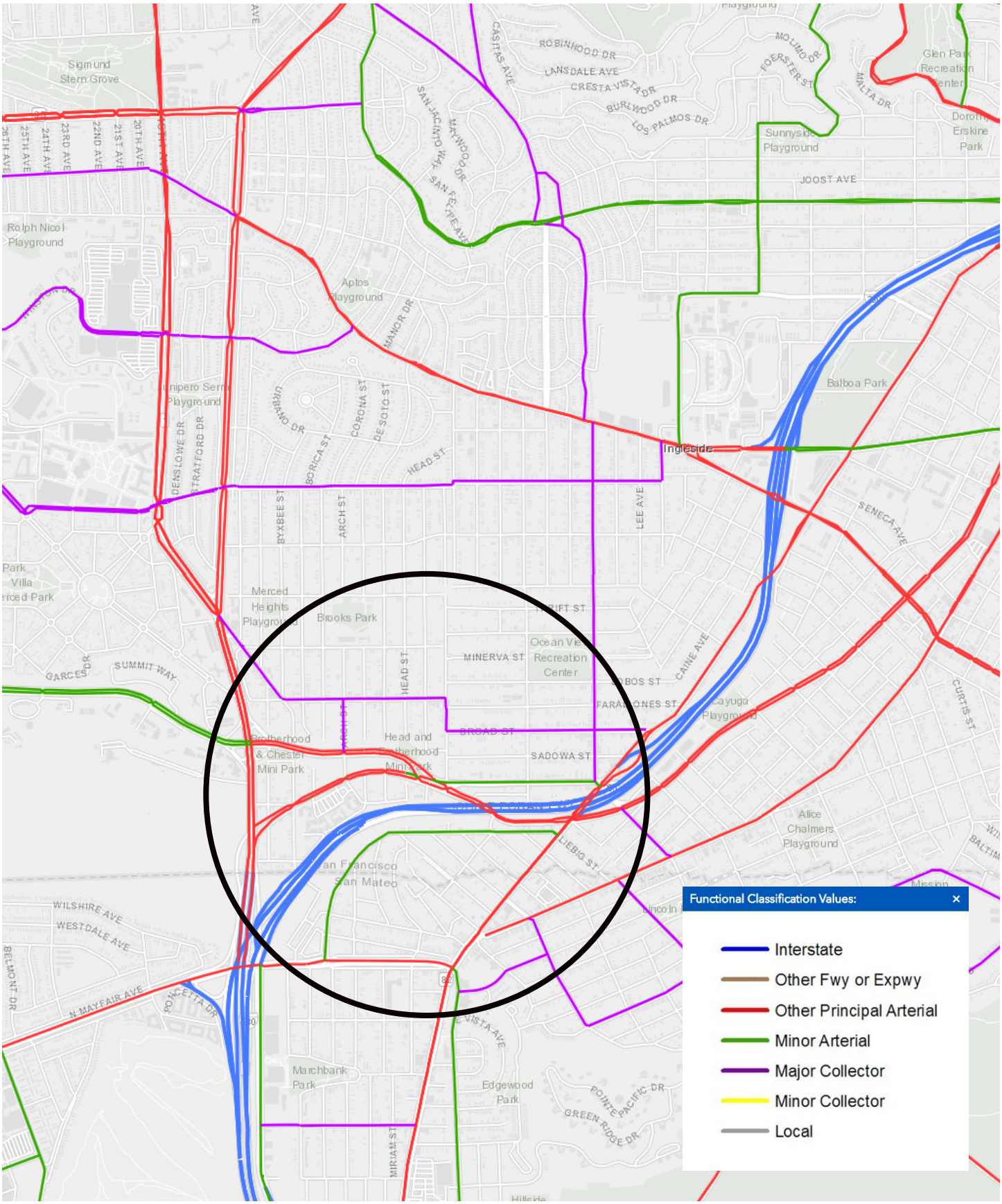


CALTRANS MAP - 2017-18 NATIONAL HIGHWAY SYSTEM

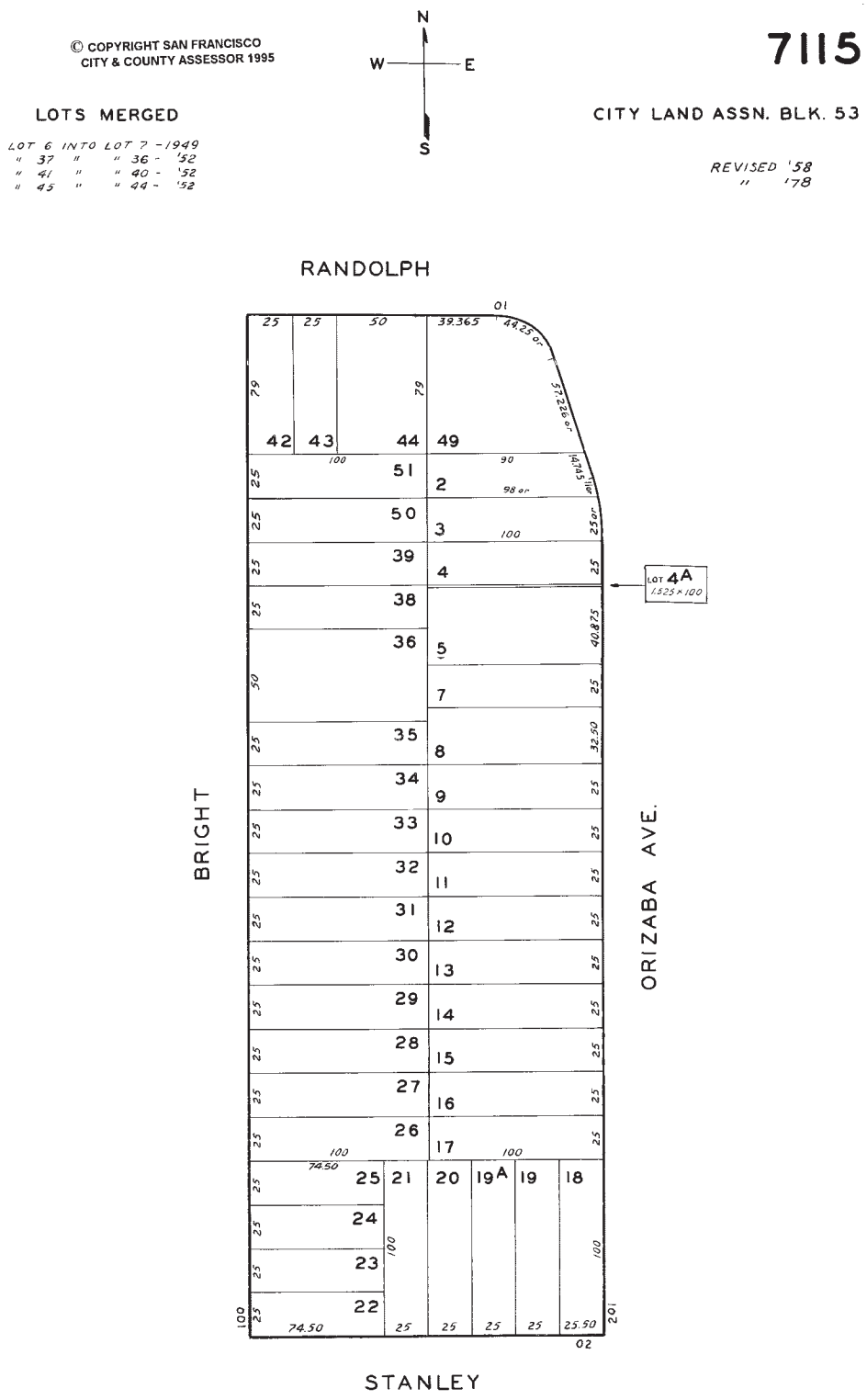


SAN FRANCISCO PUBLIC WORKS

CALTRANS MAP - FUNCTIONAL CLASSIFICATION ROADS



ASSESOR'S MAPS



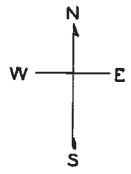
7116

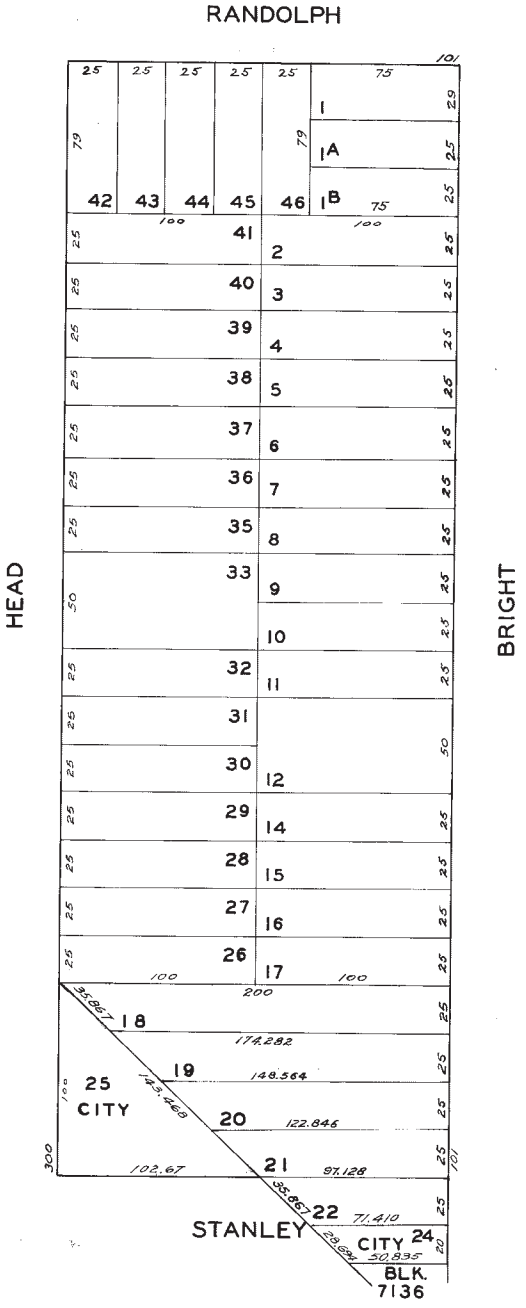
CITY LAND ASSN BLK 50

Lot 1A omitted "1948"

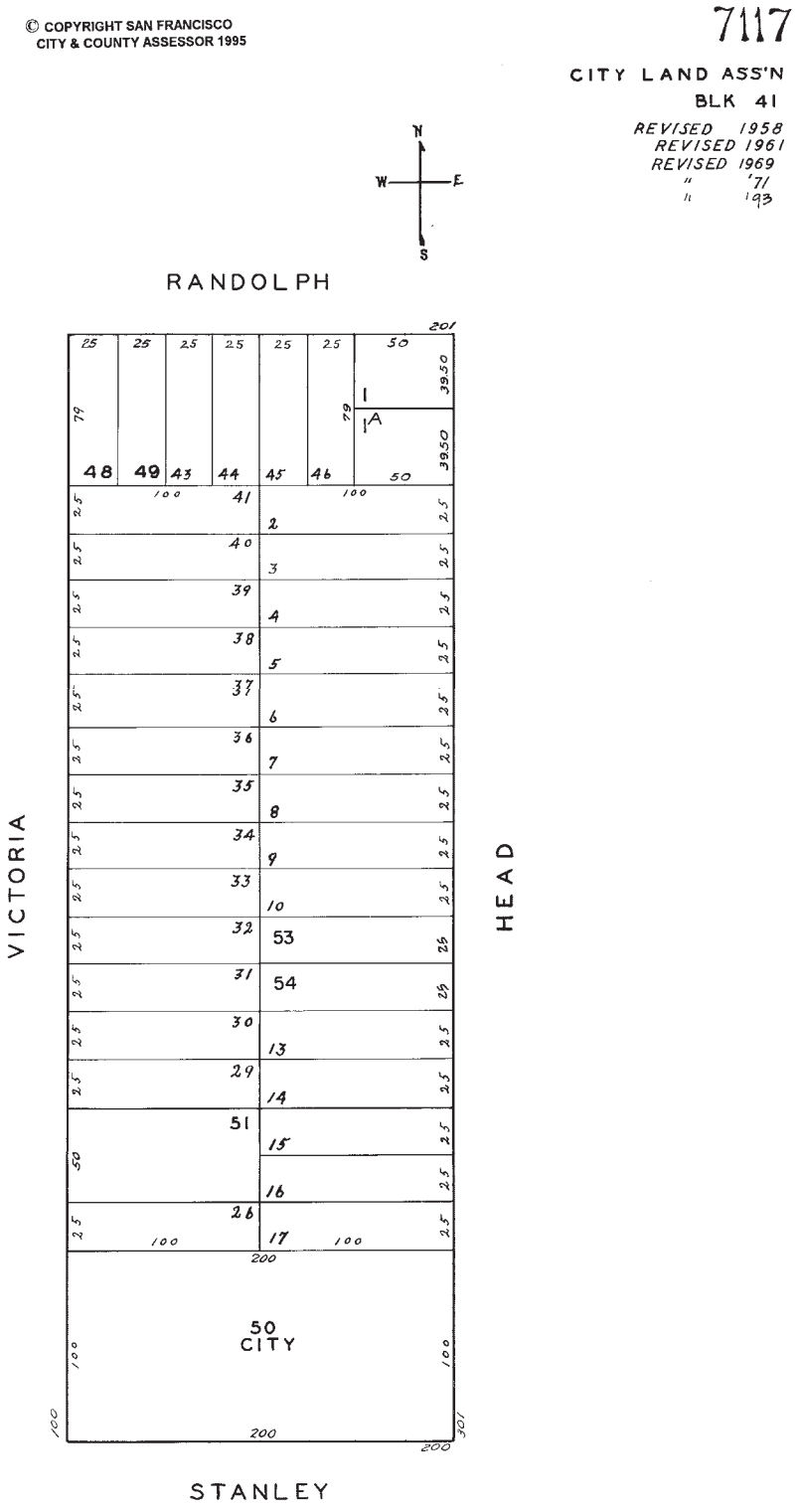
LOTS MERGED

LOTS	INTO LOT
47-48	1-1B "1948"
13	" 12 "1952"
34	" 33 "1952"
23	" 25 "1954"





ASSESOR'S MAPS



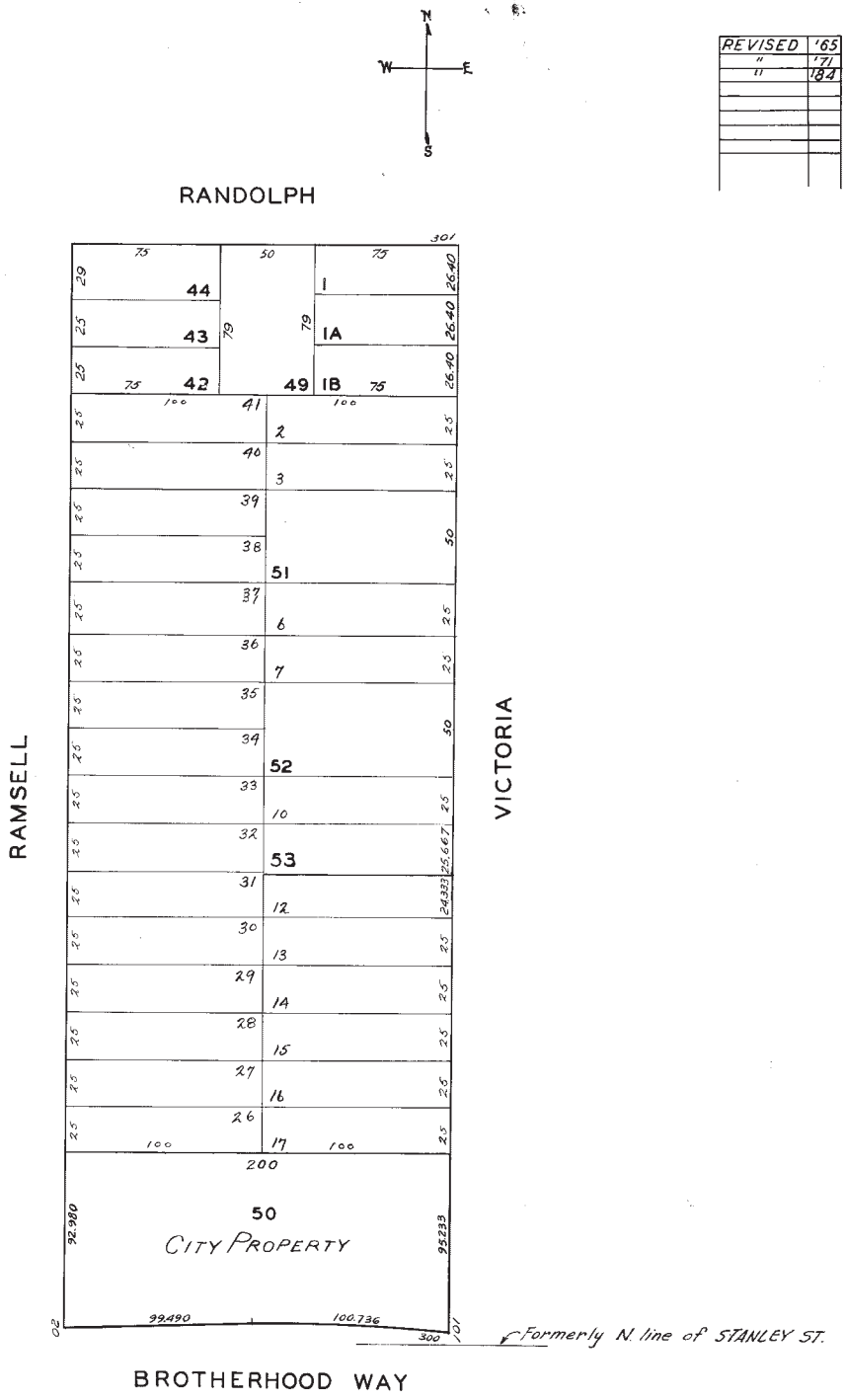
LOTS MERGED

LOTS	INTO LOT	
47,48	1, 1A, 1B	"1946"
18 to 24	25	"1936"
11 & 11A	53	– 1984

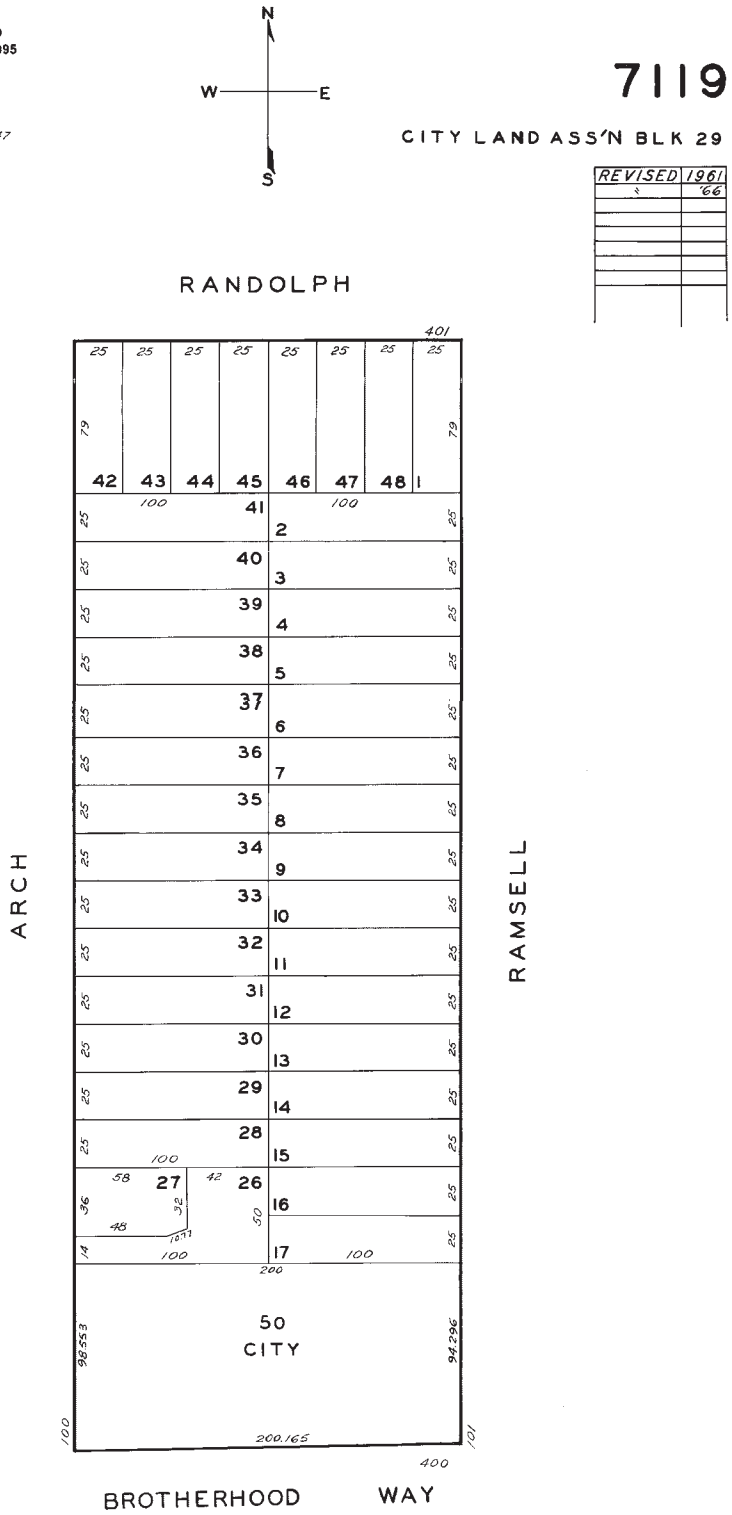
7118

CITY LAND ASSN BLK 38

REVISED	'65
"	'71
"	184



ASSESOR'S MAPS



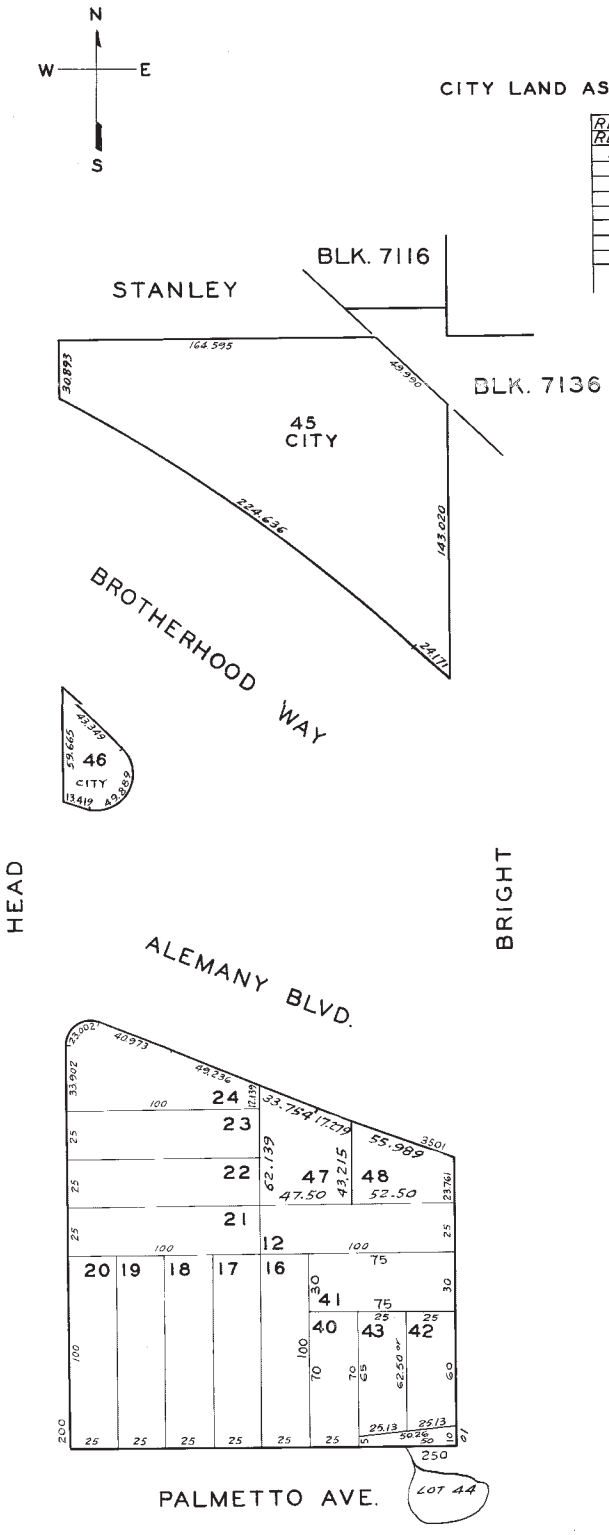
7135

CITY LAND ASSN. BLK. 51

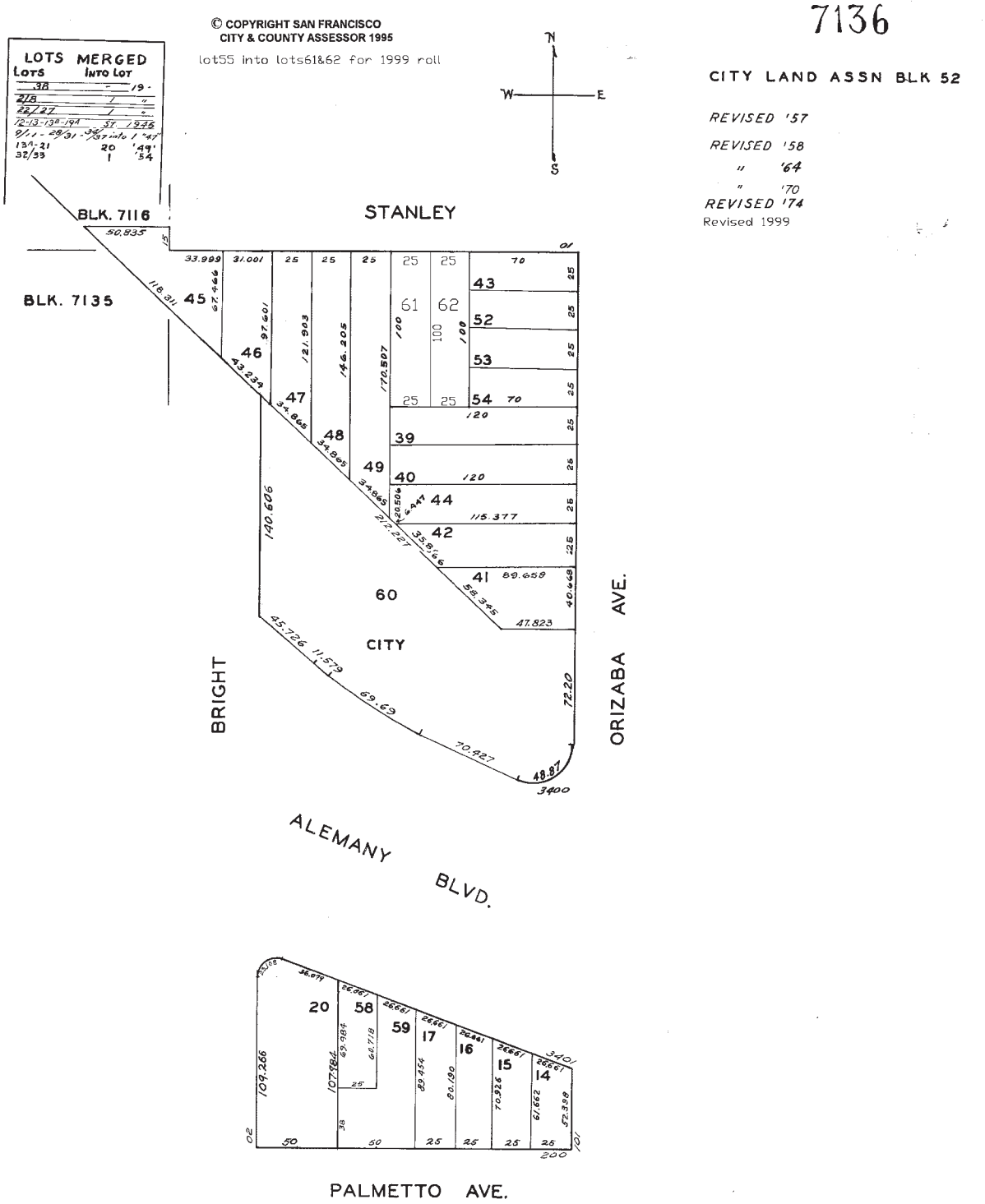
LOTS MERGED

LOTS 5/9 INTO LOT 29-19~
" 35-36 " " /~"
" 25/28 " " 29~"
LOT 9A INTO STREET~1945
LOTS 2-3-29-31 INTO LOT 1~1947
" 33-34 " " 1~"
LOT 30 " " 1~1950
LOTS 4-32 " " 1~1955

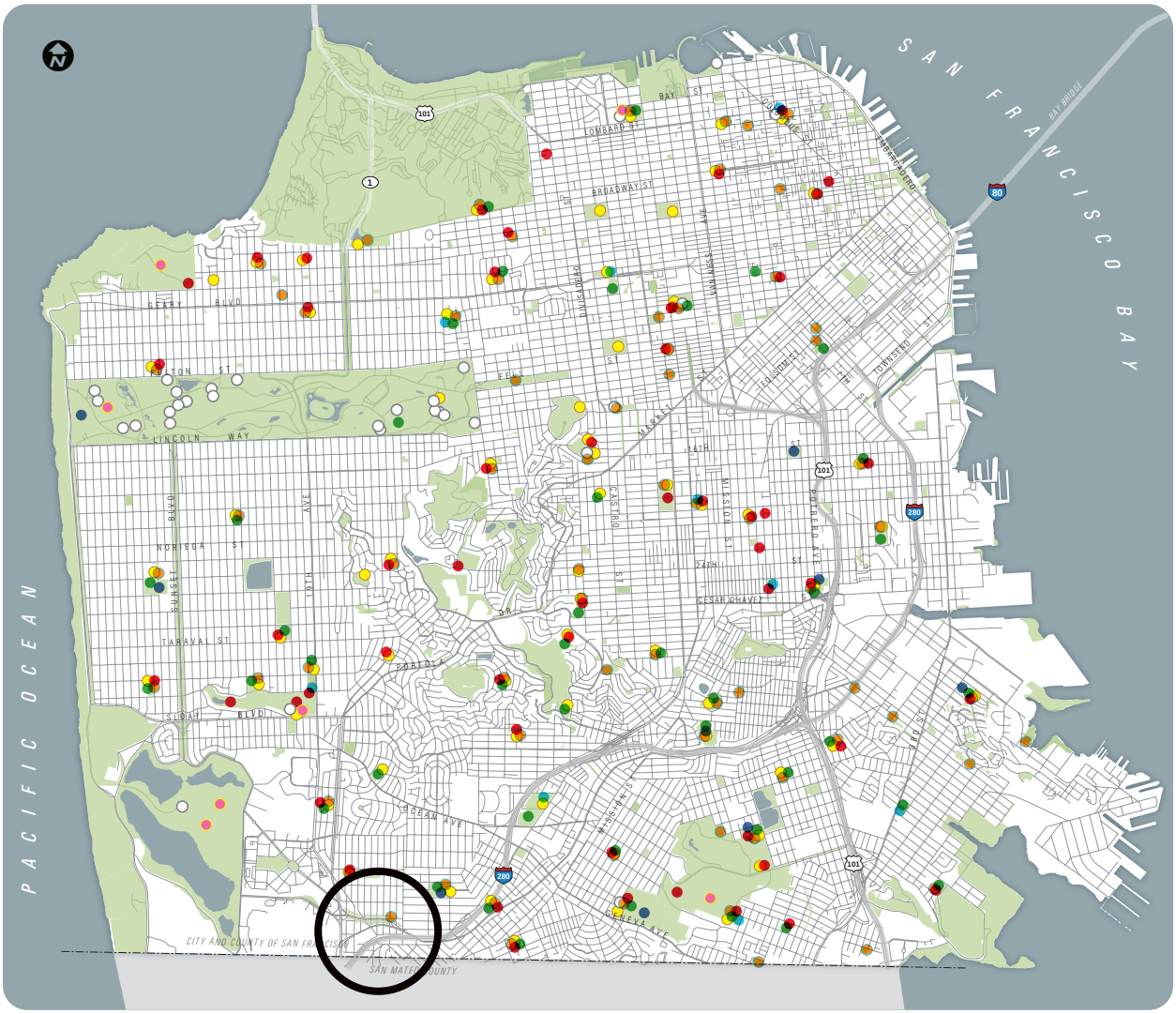
REVISED	'60
REVISED	'62
REVISED	'63
"	'66
"	'83



ASSESOR'S MAPS



SF GENERAL PLAN MAPS - RECREATION & OPEN SPACE



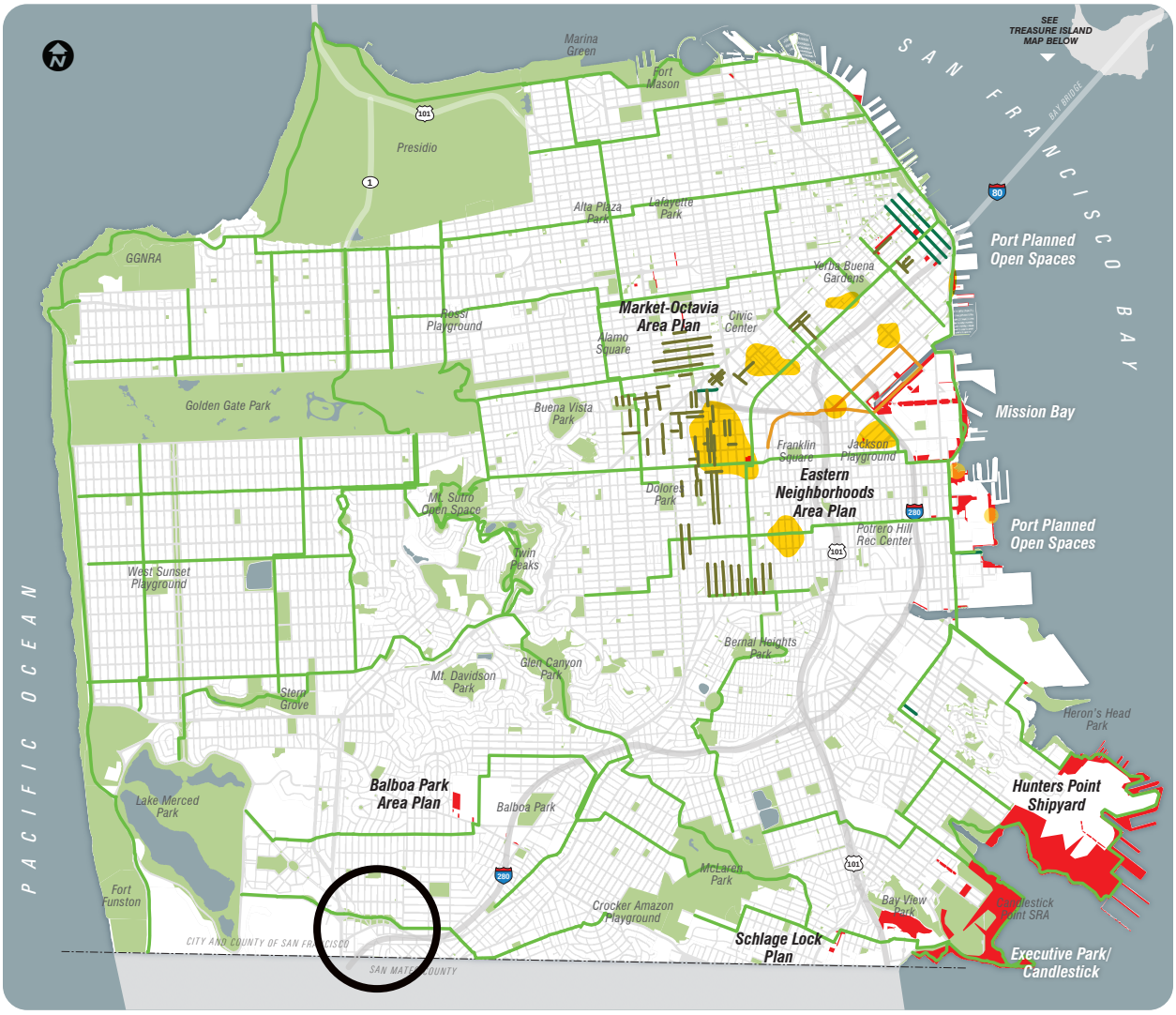
Existing Recreation Facilities

0 Miles 1

MAP 02

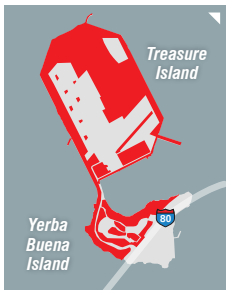
- Ball Field
- Basketball Court
- Clubhouse
- Golf Course
- Soccer Field
- Swimming Pool
- Tennis Court
- Other

"Other" includes activity centers, an archery field, bocce ball courts, a bowling green, equestrian features, a frisbee golf course, a racquetball court, and horseshoe pits.



Existing and Proposed Open Space

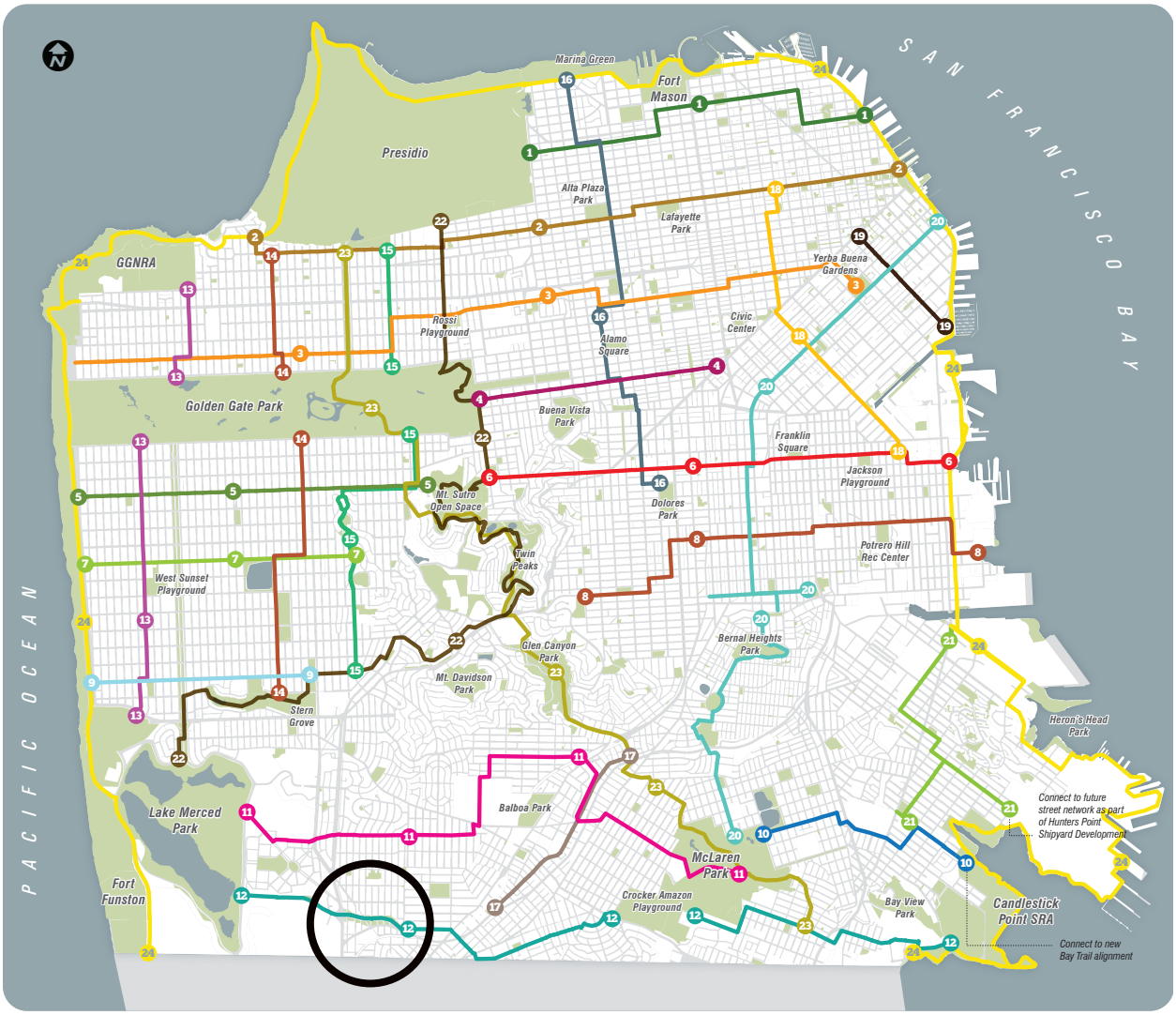
- Potential Living Alleys
- Potential Living Streets
- Proposed Green Connections
- Off Street Multi-Use Paths
- Proposed Open Space
- Existing Open Space
- Acquire and develop sites for open space (Eastern Neighborhoods Area Plan)



0 Miles 1

MAP 03

SF GENERAL PLAN MAPS - RECREATION & OPEN SPACE



Green Connections Network

ROUTES

1. Presidio to Bay: *Monarch*
2. China Beach to Bay: *Pygmy Nuthatch*
3. Market to Beach: *Anna's Hummingbird*
4. Page, Stanyan to Market: *Cedar Waxwing*
5. Kirkham, Sutro to Beach: *Coyote Bush*
6. Mission to Peaks: *Anise Swallowtail*
7. Ortega, 14th St to Beach: *Coastal Prairie*
8. Noe Valley to Central Waterfront: *American Bushtit*
9. Vicente, 20th to Beach: *Coastal Dune Scrub*
10. Yosemite Creek: *Red-winged Blackbird*
11. Ingleside: *Coast Live Oak / California Buckeye*
12. Lake Merced to Candlestick: *Western Fence Lizard*
13. Lincoln Park to Zoo: *American Dune Grass*
14. Presidio to Park Merced: *Coast Buckwheat*
15. West of Twin Peaks: *Green Hairstreak*
16. Marina Green to Dolores Park: *West Coast Painted Lady*
17. Excelsior: *Cliff Swallow*
18. Tenderloin to Potrero: *Western Tiger Swallowtail*
19. Downtown to Mission Bay: *Western Gull*
20. Folsom, Mission Creek to McLaren: *Pollinators*
21. Bayview to Bay Trail: *Black-tailed Jackrabbit*
22. Ridge Trail: *Nutall's White-crowned Sparrow*
23. Crosstown Trail: *Coyote*
24. Shoreline: *Western Snowy Plover and Salt Marsh Harvest Mouse*

0 Miles 1

MAP 10

Notes: Some portions of routes may not be ideal for bicycles due to conditions such as steep topography, stairs or trails.

The proposed network falls mostly on public rights of way, but occasionally deviates onto public properties such as park lands.

Speed Limit Compliance

Vehicle Speed Survey (2004 to 2009)

Percent of drivers exceeding the speed limit by 5mph or more

Per Surveyed Road Segment

- 0% - 5%
- 6% - 10%
- 11% - 20%
- 21% - 100%

Per Neighborhood

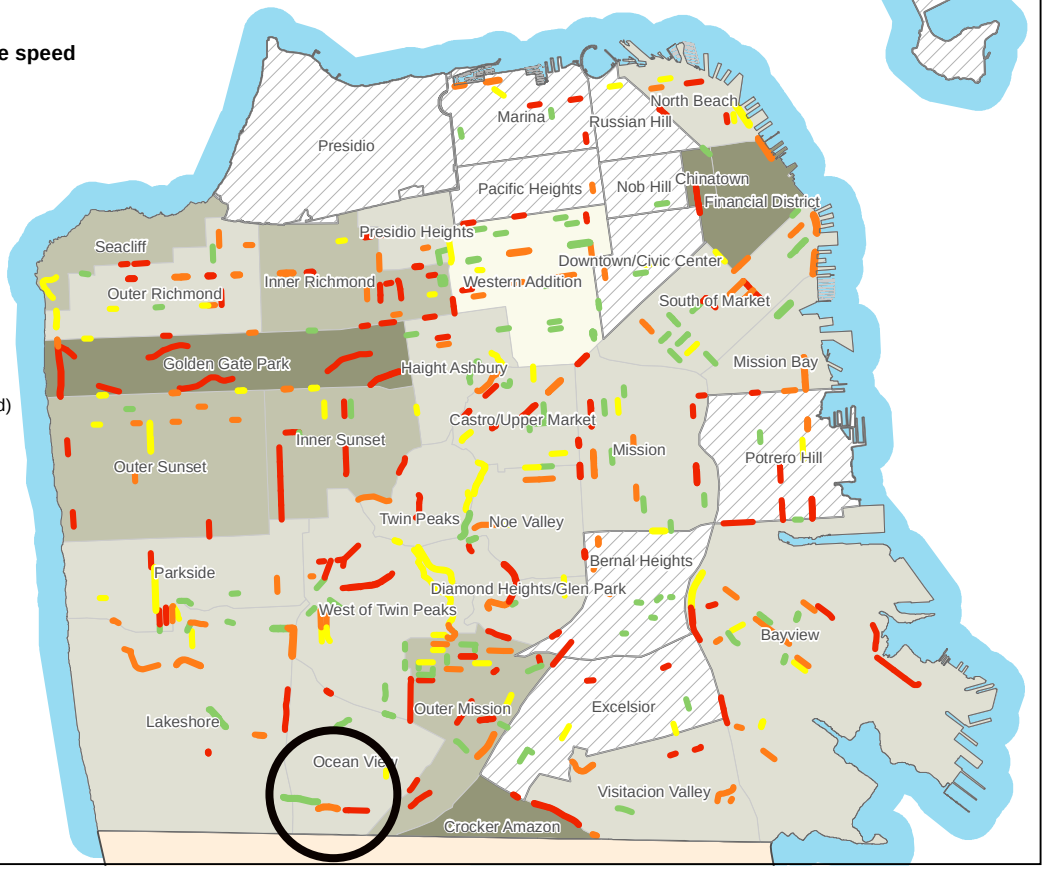
- 0% - 10%
- 11% - 20%
- 21% - 30%
- 31% - 60%
- Excluded (<= 3% Roads Surveyed)

0 0.5 1 2 Miles

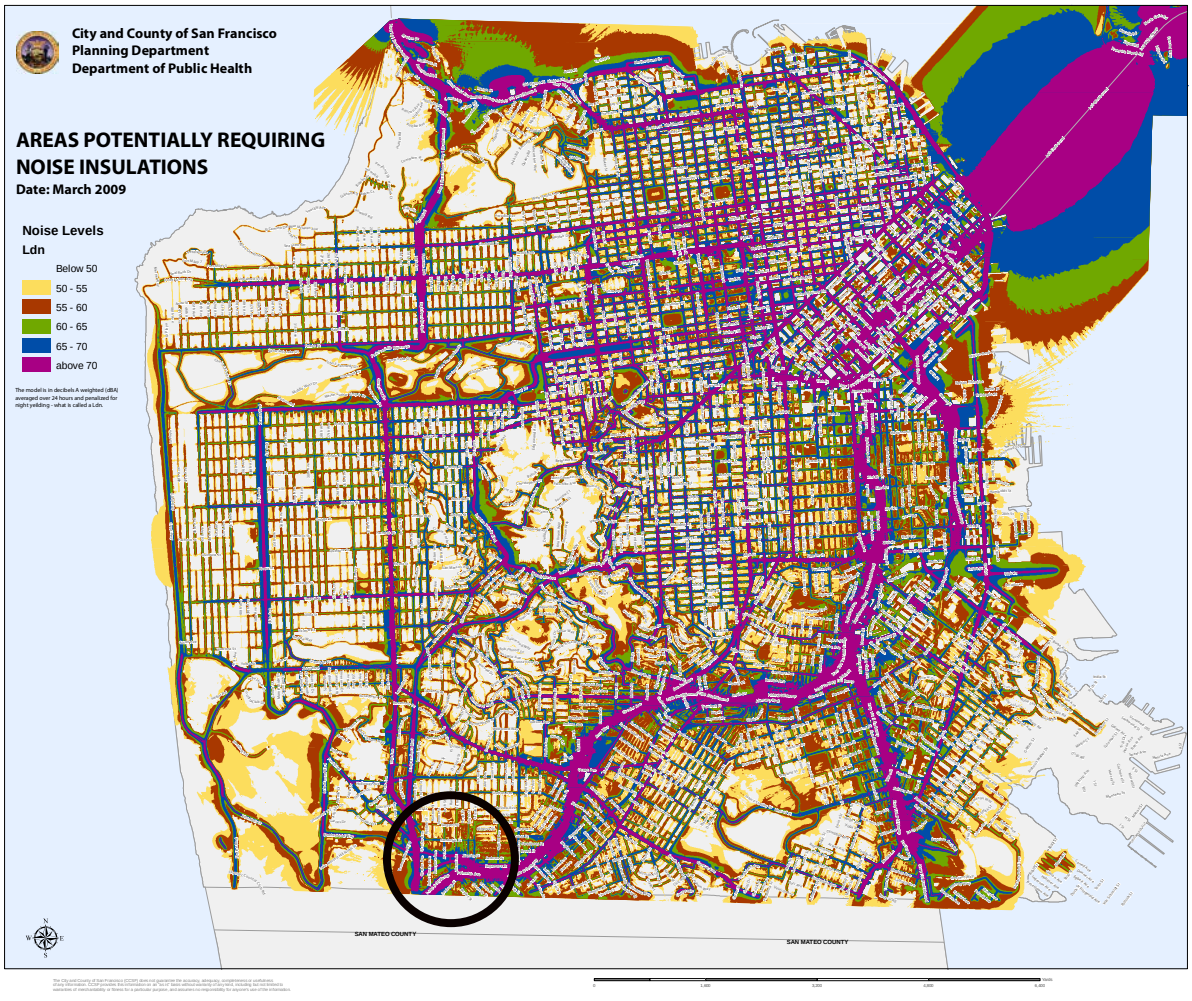
Source: San Francisco Municipal Transportation Agency (2004 to 2009)

City and County of San Francisco Department of Public Health Environmental Health Section

Available at www.thehdmt.org



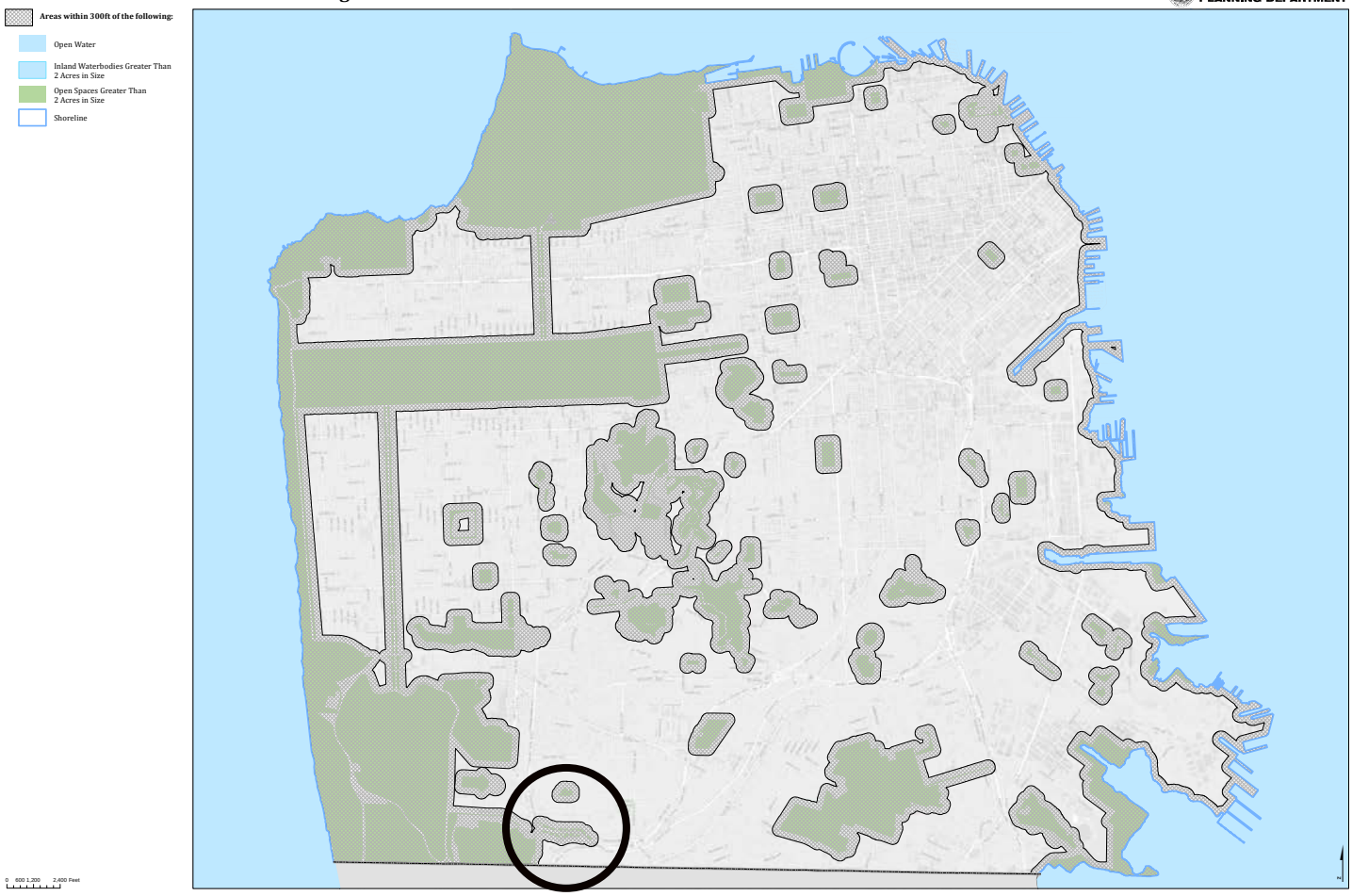
SF PLANNING MAPS - NOISE LEVELS



SF PLANNING MAPS - URBAN BIRD REFUGE

Urban Bird Refuge *

SAN FRANCISCO PLANNING DEPARTMENT



* Areas indicated are within 300 feet of an urban bird refuge. Planning staff will need to verify if the subject parcels are within an unobstructed line from the refuge to determine if Section 139(c)1 Planning Code controls apply. This map is subject to change.

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