

# Branch Capital Projects Feasibility Study



Mission Branch Library



Chinatown Him Mark Lai Branch



Ocean View Branch Library

# Outline:

- Feasibility Study
- Guiding Principles
- Potential Concepts
- Preliminary Budget
- Findings
- Recommendations
- Next Steps

# What is a Feasibility Study?

## Definition

- An assessment of the practicality of a proposed plan or method

## Purpose

- Determine feasibility of various design options prior to engaging the community
- Inform the community regarding the possibilities for their branch

## Goal

- Give all stakeholders a better understanding of possible project scope, timeline, and budget
- Identify design opportunities and challenges

# Guiding Principles:

- Service and patron engagement for the library of the 21<sup>st</sup> century
- Designs that enable flexibility and adaptability
- Provide multifunctional community program areas
- Transparency and ease of wayfinding
- Preservation of historic reading rooms

# Mission Branch [Built in 1915, Seismic Retrofit 1999]



Built 1915, picture 1950's

**Original main entry  
on 24th Street**



Existing

**Existing main entry**

**Original main entry  
on 24th Street**

# Mission Branch



Interior 1915



Existing Interior

# Mission Branch



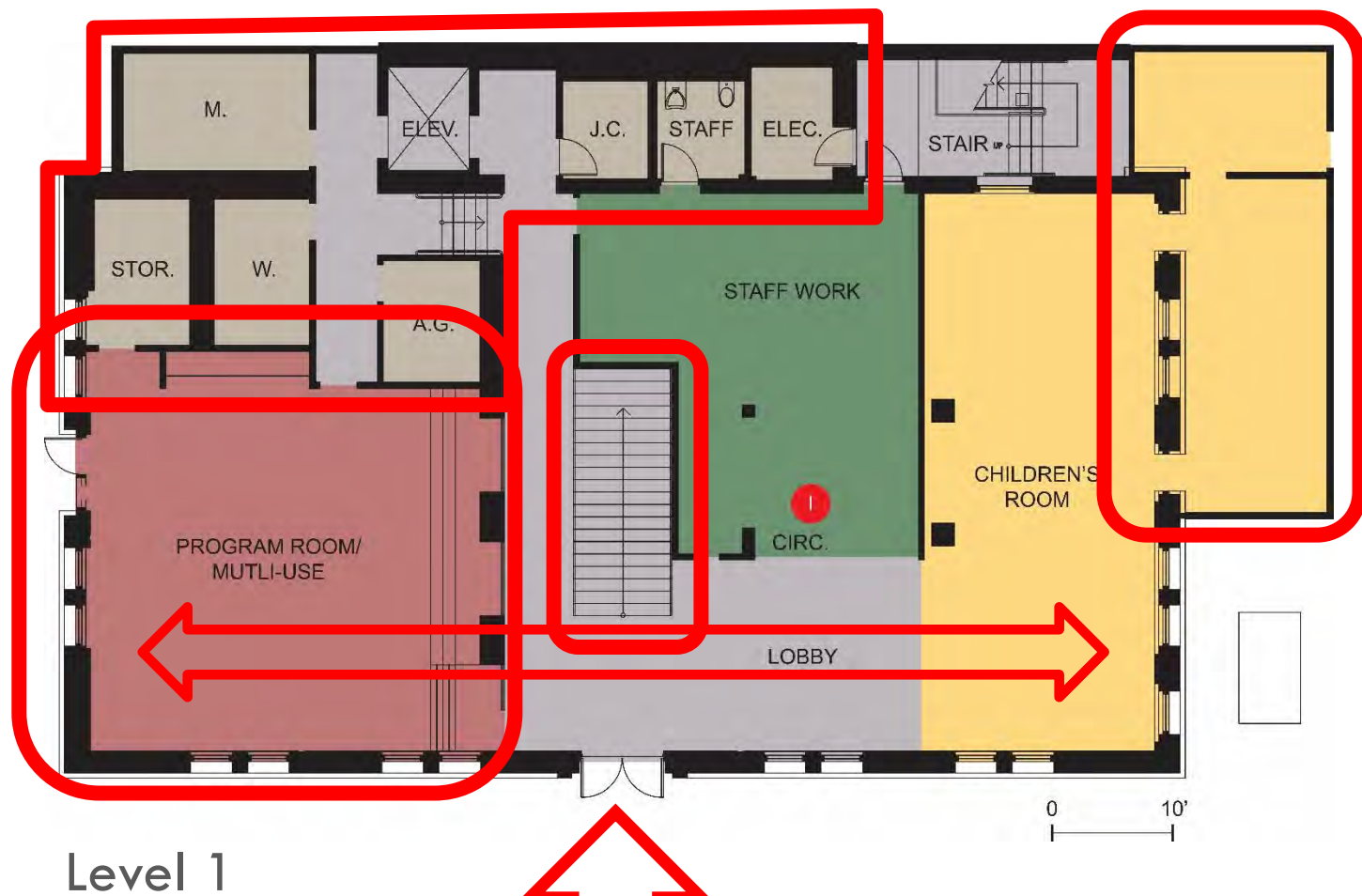
Ground Floor Interior 1960's



Existing Ground Floor Interior

# Mission Branch - Test Fit Scheme A

- Historic entry and stair
- Visual transparency
- New program room
- More restrooms
- New addition adds space

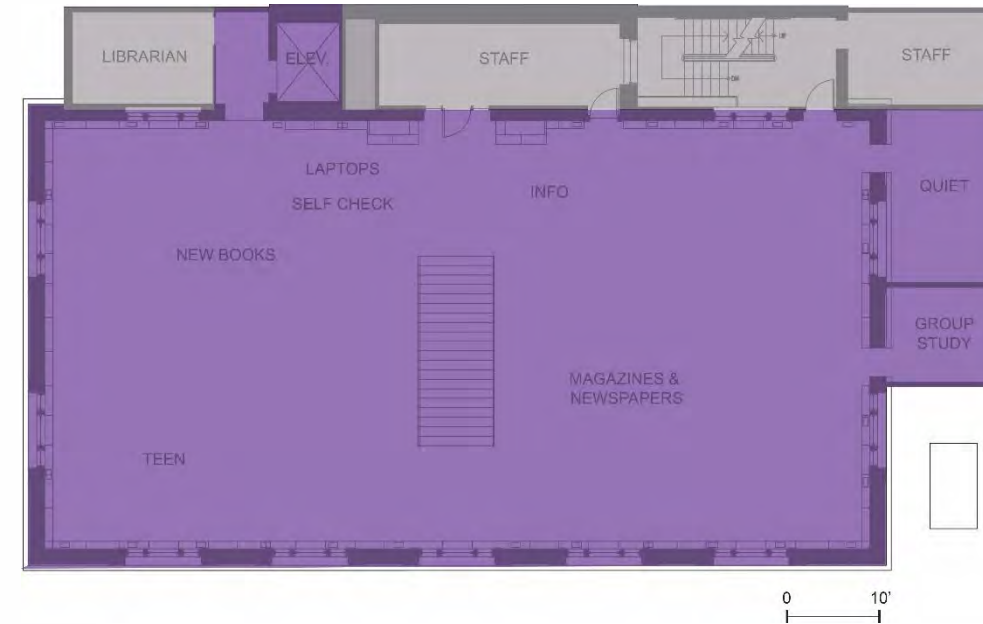




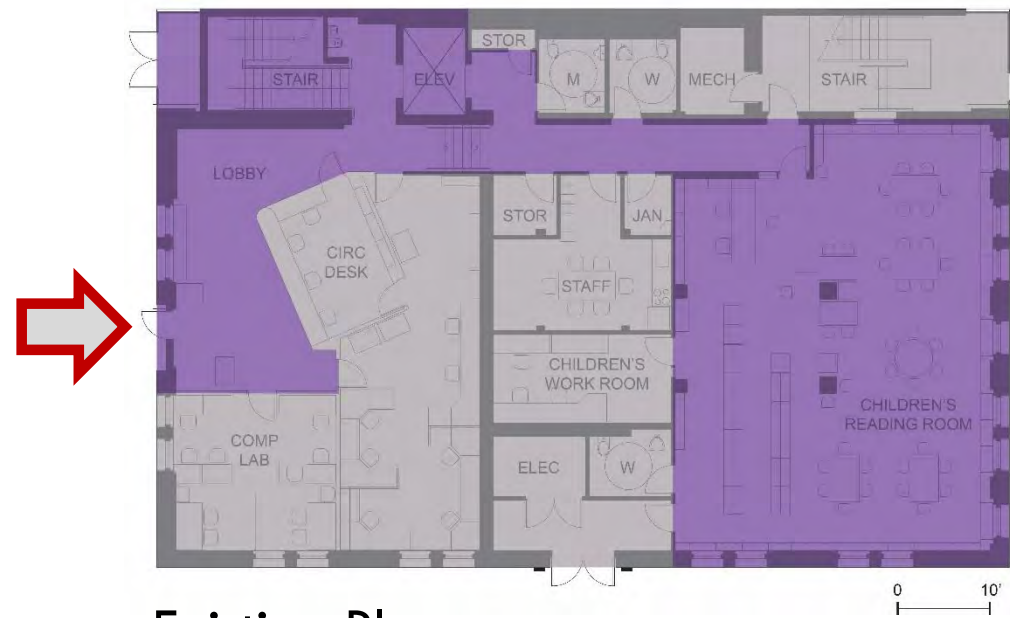
# Mission Branch - Public vs. Service Space



Level 2



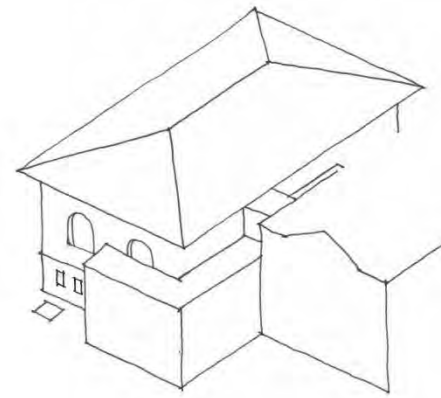
Level 1



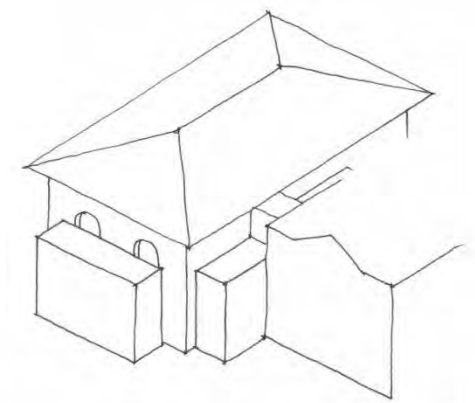
Existing Plan



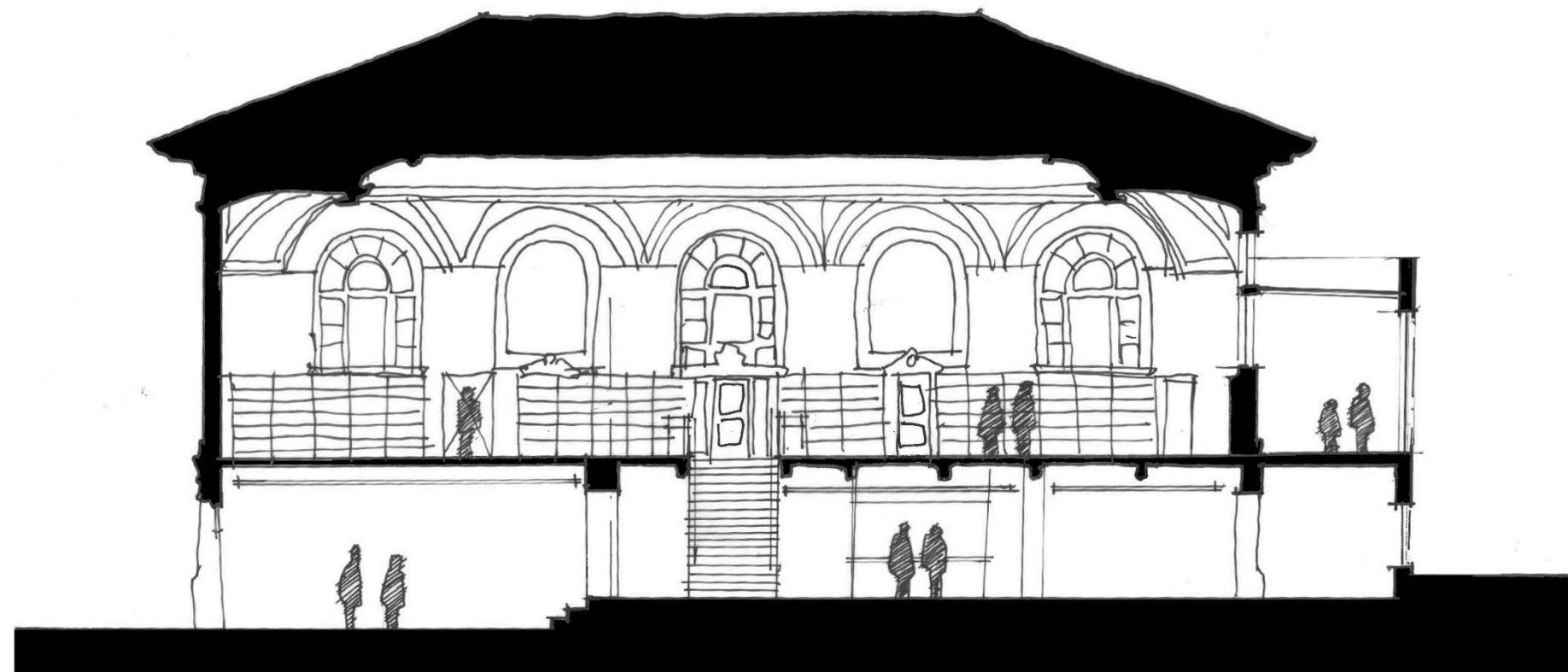
Concept



**WRAPAROUND**



**SADDLEBAG**



# Mission Branch Library

## Preliminary Scope:

- Optimize service points
- Provide flexible community room
- Increase square footage with addition
- Restore original entrance and main stairs
- Improve circulation and transparency
- Upgrade and add restrooms
- Replace building mechanical systems

# Chinatown Branch [Built in 1921, Seismic Retrofit 1996]



Built 1921, picture 1960's

**Original ground floor entry**



Existing

**Existing ground floor entry**

# Chinatown Branch

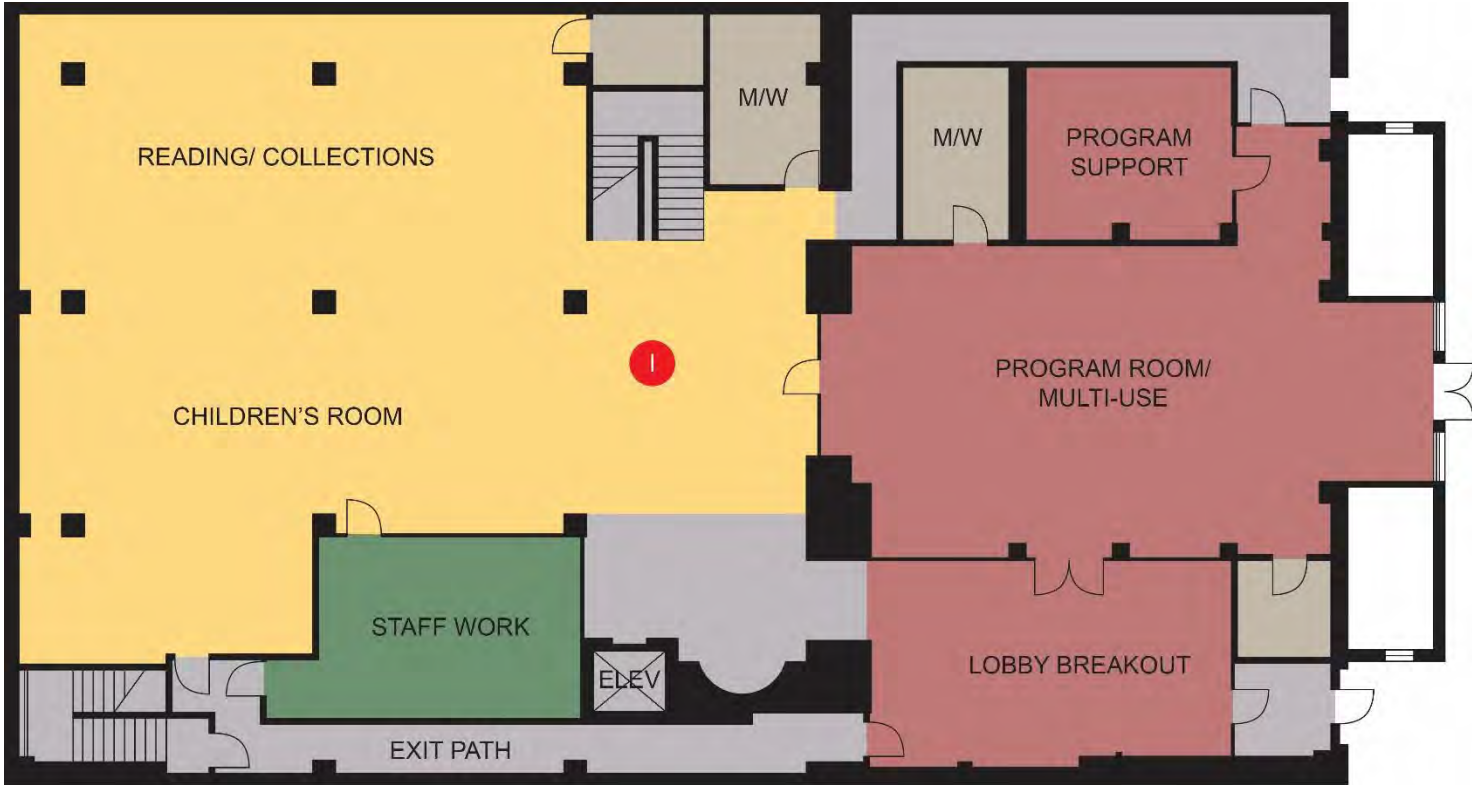


Built 1921 (Photo from 1970's)



Existing Interior

# Chinatown Branch - Test Fit Scheme A



Level 1

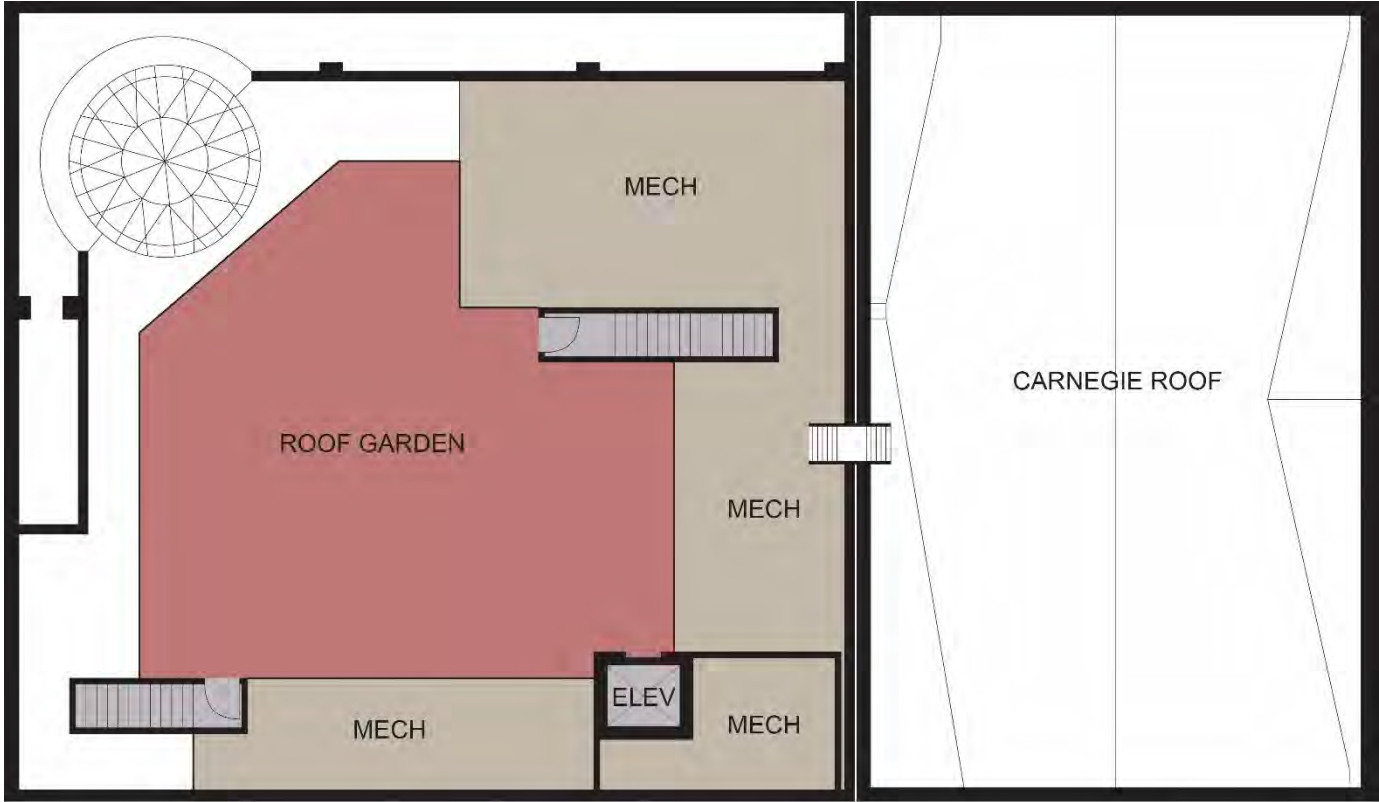


Level 2

# Chinatown Branch - Test Fit Scheme A



Mezzanine



Roof Level

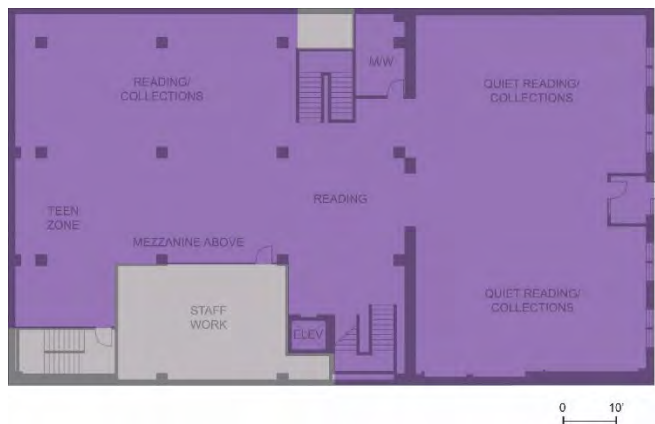
# Chinatown Branch - Public vs. Service Space



Mezzanine



Level 2



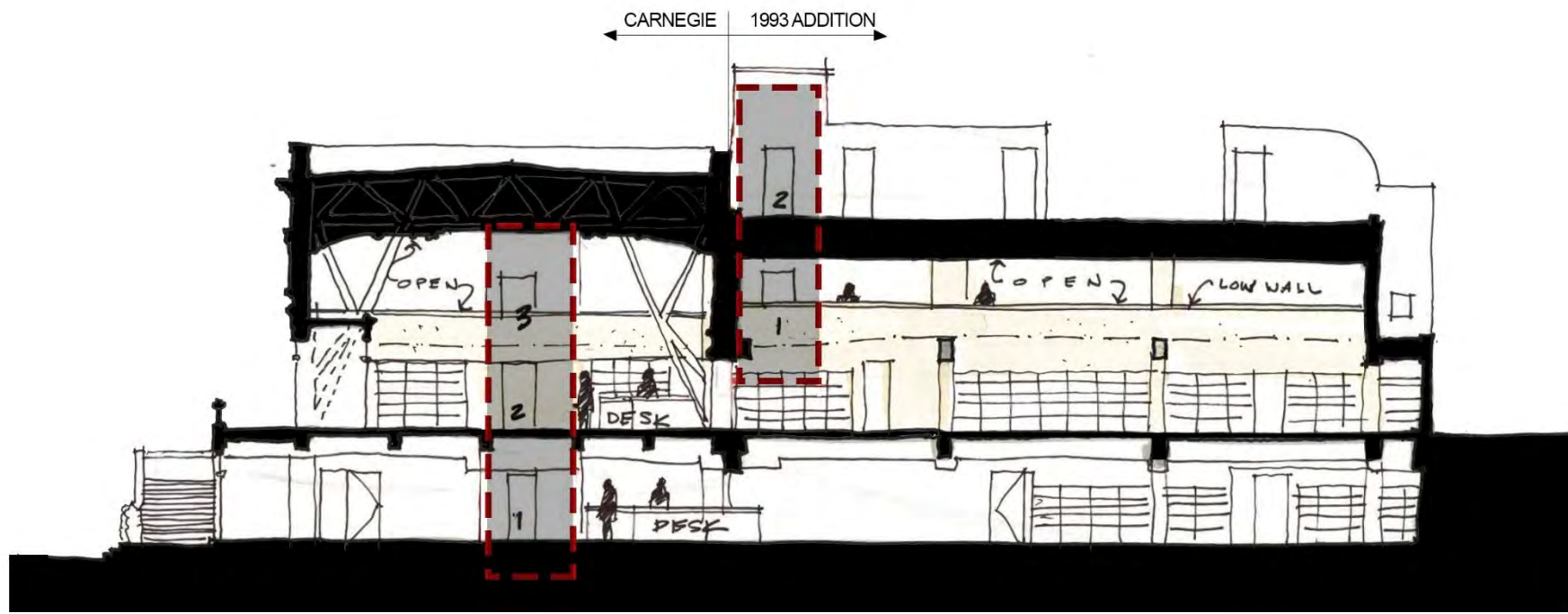
Level 1



Existing Plan

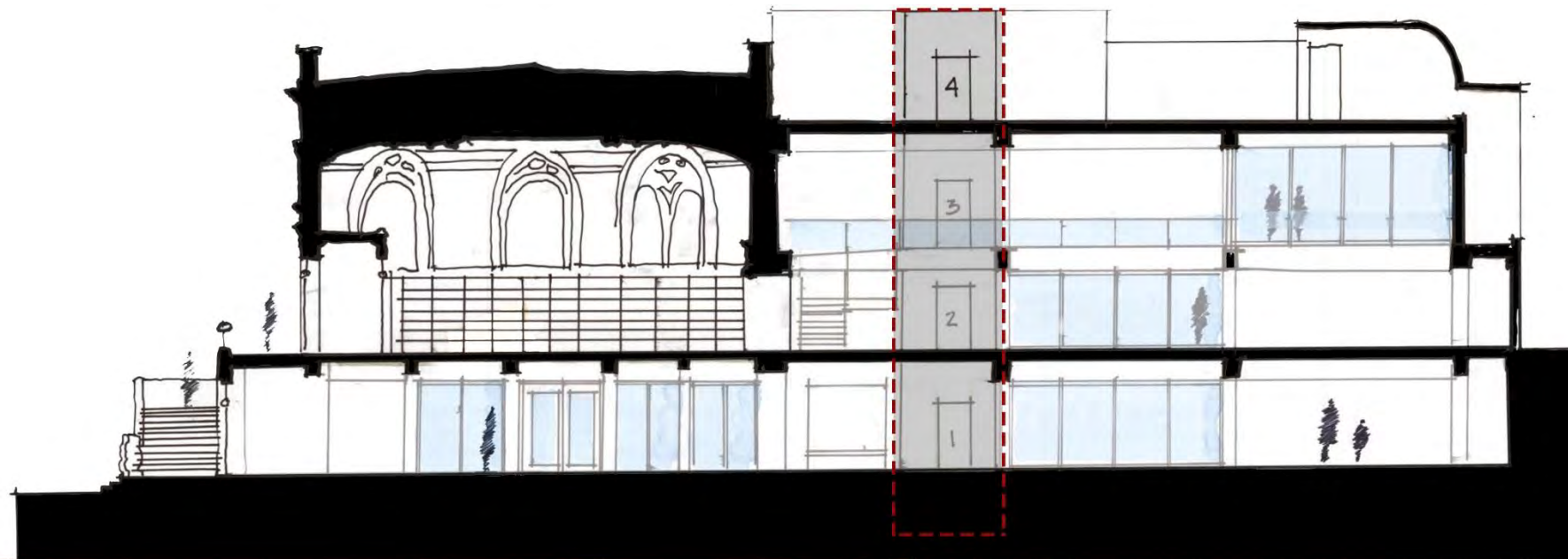
Concept



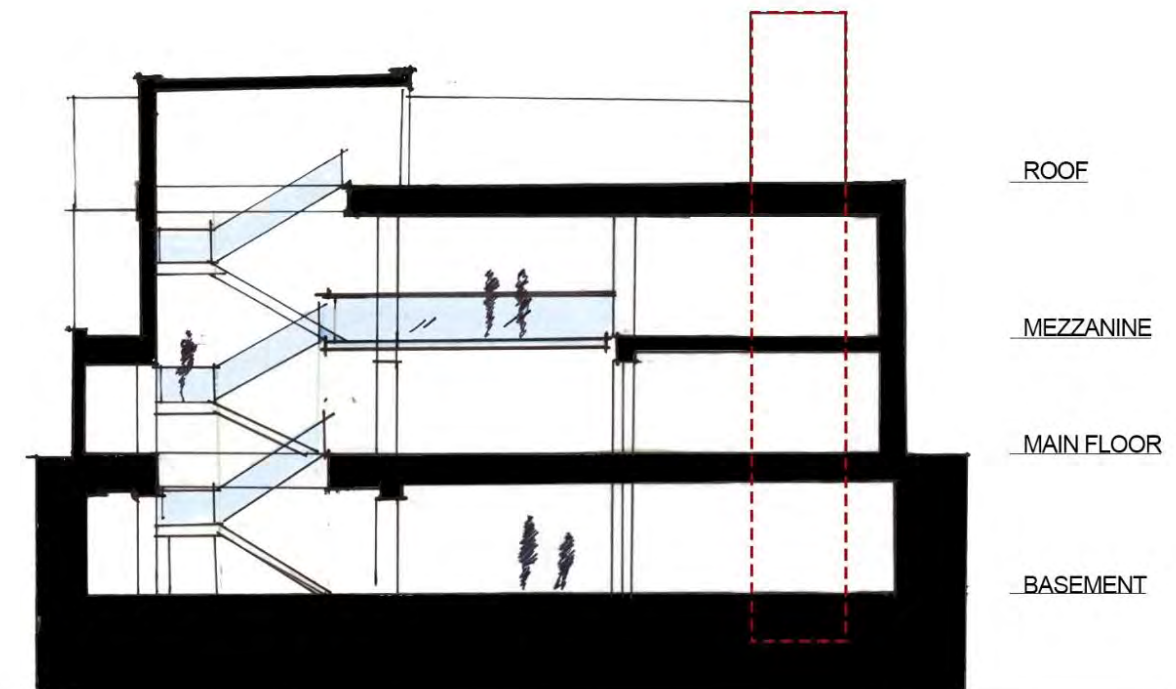


ROOF  
MEZZANINE  
MAIN FLOOR  
BASEMENT

Existing



ROOF  
MEZZANINE  
MAIN FLOOR  
BASEMENT



ROOF  
MEZZANINE  
MAIN FLOOR  
BASEMENT

Test Fit- Scheme A

# Chinatown Branch Library

## Preliminary Scope:

- Optimize service points
- Increase size and flexibility of program room
- Restore original entrance
- Improve circulation and transparency
- Restore historical reading room
- Enhance access to roof garden

# Ocean View Branch [Built in 2000]



June 2000

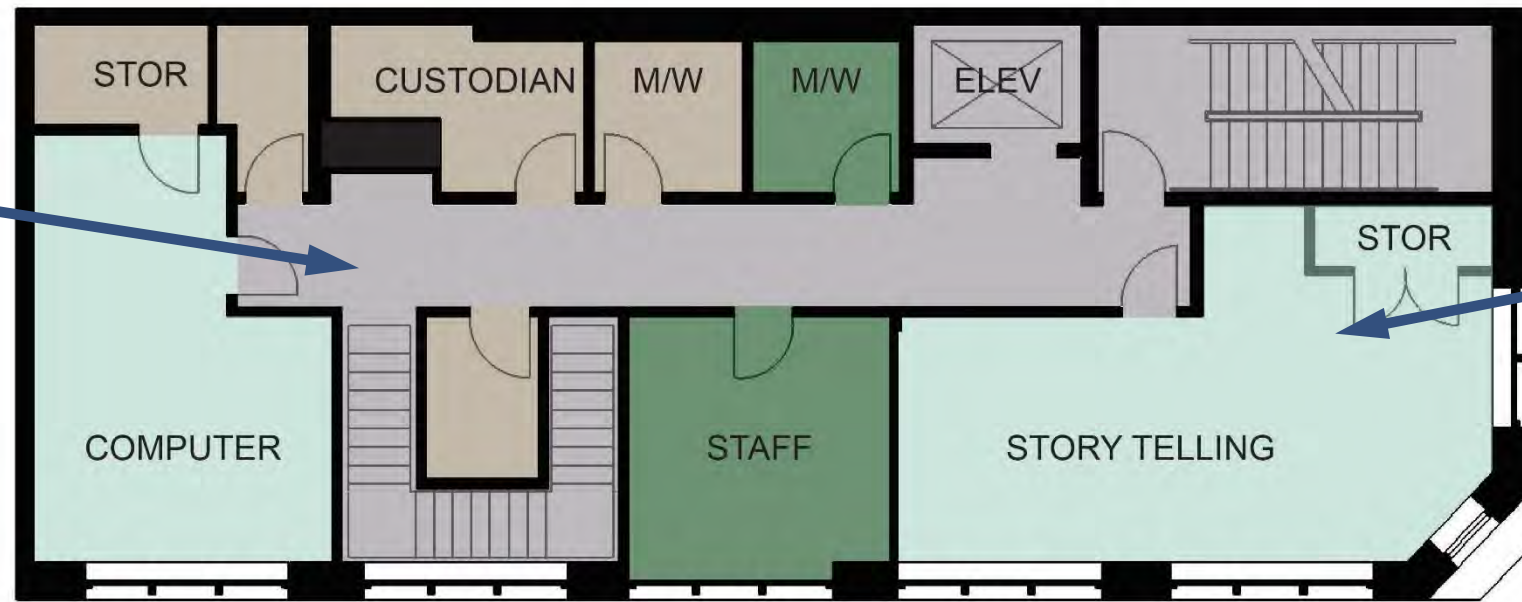


Existing

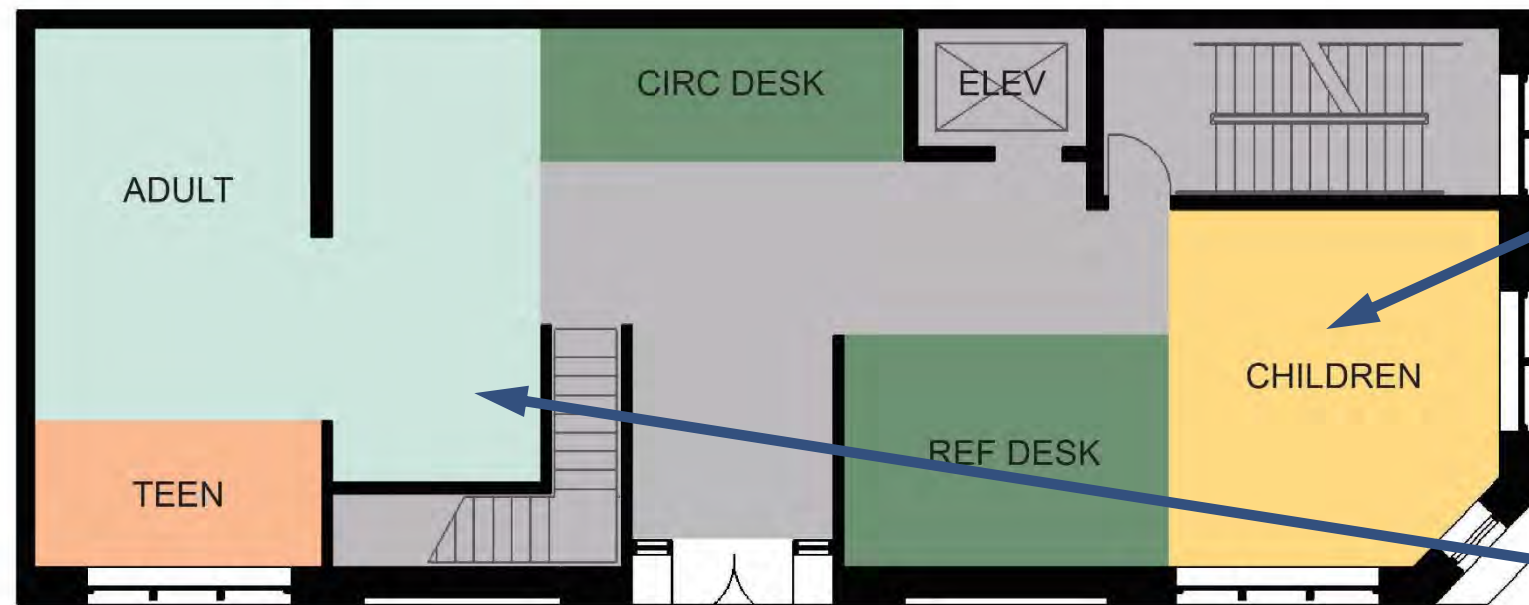
# Ocean View Branch



Reading Room



Existing Level 2

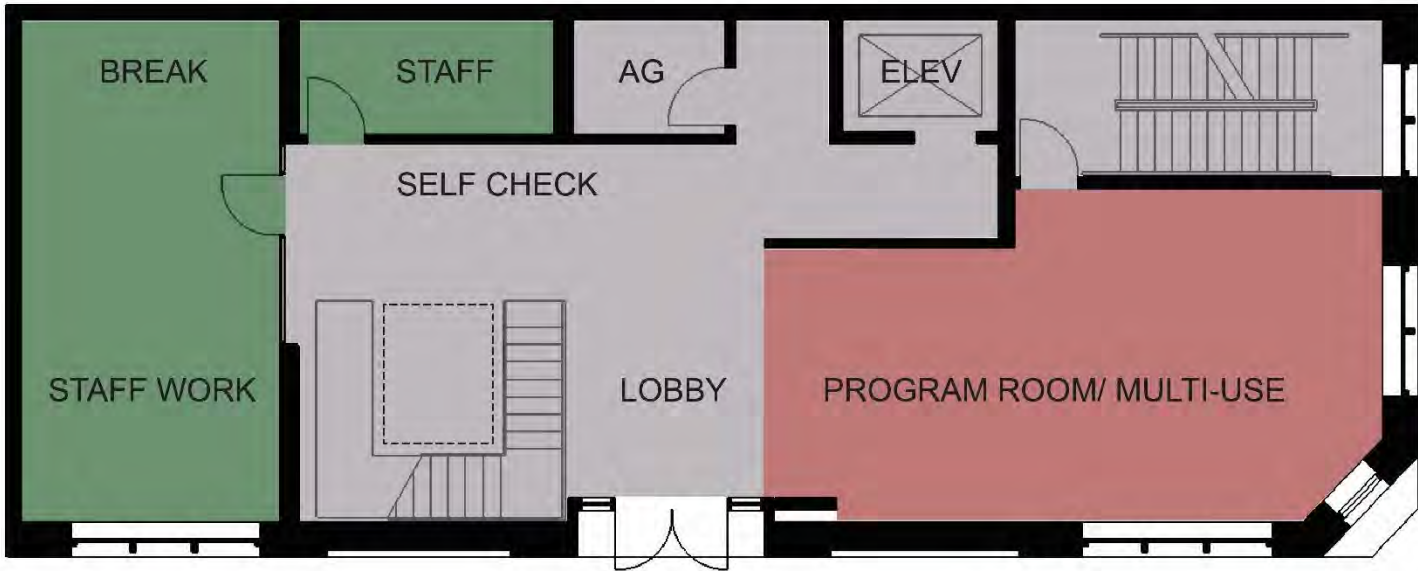


Existing Level 1

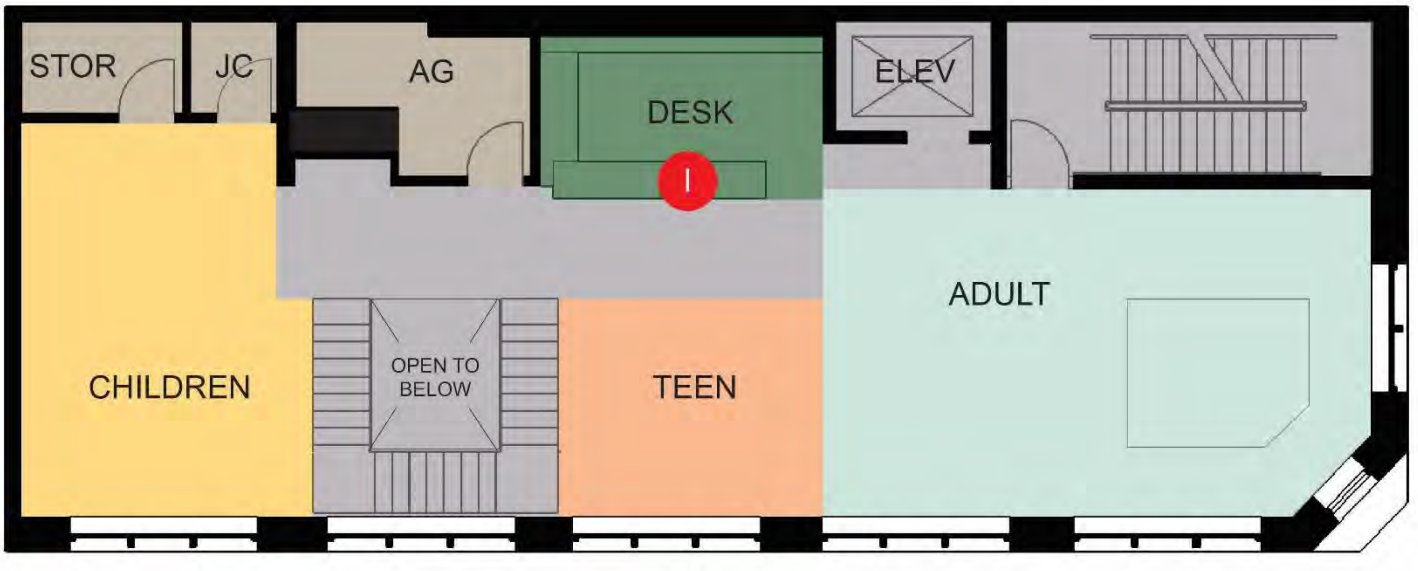
4,300 SF 2,150 SF/Floor



# Ocean View Branch - Test Fit Scheme A



Level 1



Level 2

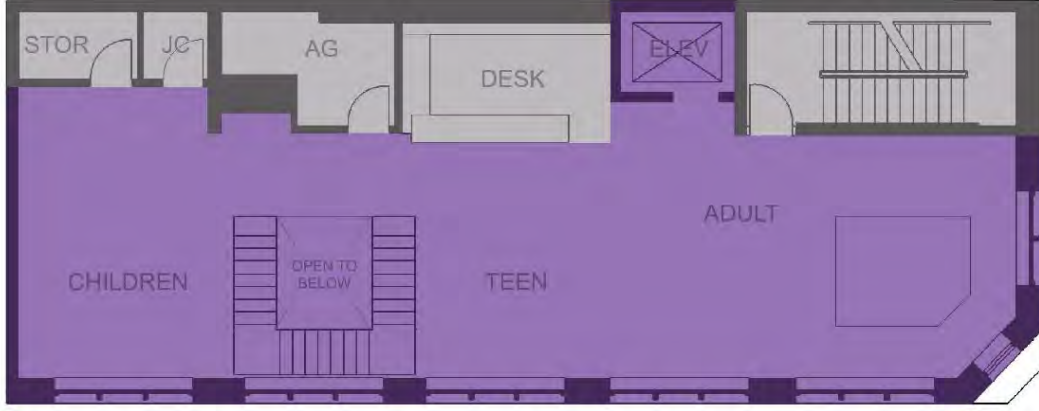


# Ocean View Branch - Public vs. Service Space

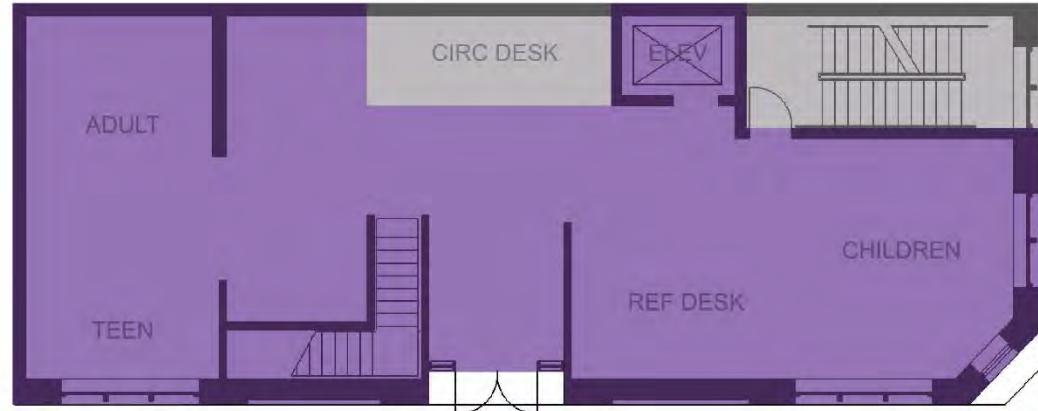


0 10'

Level 2



0 10'

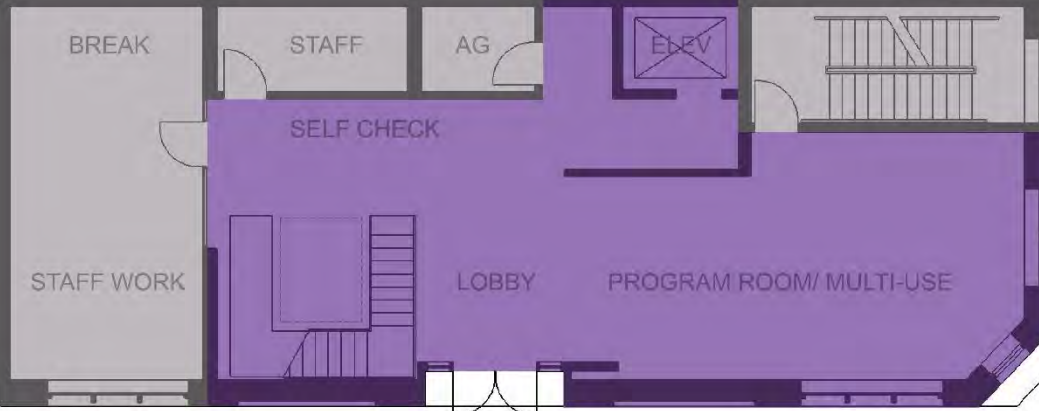


0 10'

Existing Plan



Level 1

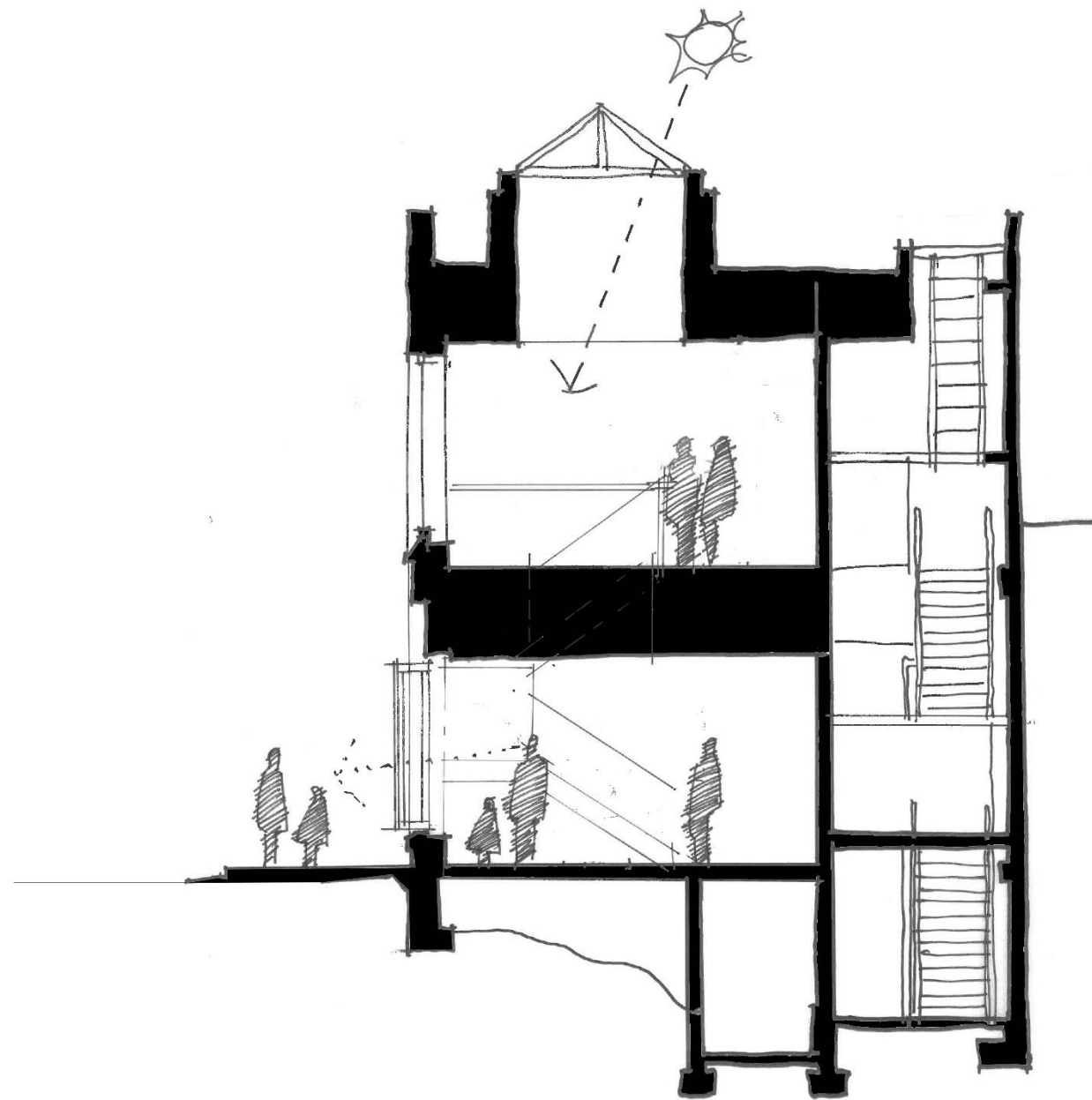


0 10'

Concept



# Ocean View Branch - Section and Elevation Concepts





# Ocean View Branch Library

## Preliminary Scope:

- Optimize service points
- Remodel main stair to provide open concept
- Create dedicated teen area
- Provide large flexible program space
- Provide additional restroom
- Improve circulation and transparency

# Budget Summary



**Ocean View Branch  
Library**

\$6,600,000 to \$8,500,000



**Mission Branch  
Library**

\$15,700,000 to \$19,800,000



**Chinatown Him Mark Lai Branch  
Library**

\$24,100,000 to \$29,400,000

**Total: \$46,400,000 to \$57,700,000**

# Findings:

## Mission Branch

- Library lacks a community meeting room
- Teen space does not meet community demand
- Single occupancy restrooms are inadequate
- Service points are inefficient and limit patron experience
- Building systems are at the end of service life
- Circulation is cramped and confusing

# Findings:

## Chinatown:

- Program room is too small and inflexible
- Wasted space for underutilized mezzanine
- Confusing entrance and circulation
- Underutilized and inaccessible roof garden
- Reading room compromised by mezzanine and seismic bracing

# Findings:

## Ocean View:

- Building size is small for community needs
- Program room is too small and inflexible
- Building is not easily recognized as a library
- Two-story building poses operational challenges
- Current site limits renovation and/or expansion

# Recommendations – Phased Approach

- **Mission Branch**

This library has the most serious limitations to service provision and quality of patron experience. It is also the most heavily worn, with building systems at the end of their service life. Therefore, library staff recommend that Mission Branch Library should be the first project in this renewal program.

- **Chinatown and Ocean View Branches**

These two branches are very different in age, size, and design and many design options are possible. Both have community rooms and teen areas and are in better condition than Mission Branch. Further exploration through community meetings will provide insight on project scope, sequence, and timeline for these two projects.

# Next Steps:

Final feasibility report – February 2018

Commission approval of project sequence and anticipated timeline – February 2018