

IMAGINE

"A library outranks any other one thing a community can do to benefit its people. It is a never failing spring in the desert."

Andrew Carnegie (1835-1919)



TIMELINE + PROCESS: project background



TIMELINE + PROCESS:

project background

2009 February – September

Structural Evaluation of existing library

Safety Evaluation of existing library building completed

San Mateo County Library (SMCL) begins Needs Assessment for a new library

TIMELINE + PROCESS:

project background

2010 February

Council accepts Needs Assessment & recommends developing working group to oversee and develop recommendations for the library project

March – June

Council approves establishment of Atherton Library Building Steering Committee (ALBSC) to oversee the planning and design process for a new library

Task force evaluates Needs Assessment

TIMELINE + PROCESS:

project background

December

Council approves RFP for consultant services for Site Selection and Programming

2011 April – June

Council approves Consultant Contract for Site Selection and Building Programming

Council approves Contract for Environmental and Planning work for the library project

Council accepts Site Selection Criteria and process of community and commission input

TIMELINE + PROCESS:

Atherton library building project



FINANCE:

Atherton library building project

background: San Mateo County Library (SMCL)
Joint Powers Authority (JPA)

- The San Mateo Free Public Library was established by the San Mateo County Board of Supervisors in 1912.
- The Atherton Library is one of 12 branches within the SMCL system.
- The SMCL is comprised of the cities of Atherton, Belmont, Brisbane, East Palo Alto, Foster City, Half Moon Bay, Millbrae, Pacifica, Portola Valley, San Carlos, Woodside, and the unincorporated areas of the county.

FINANCE:

Atherton library building project

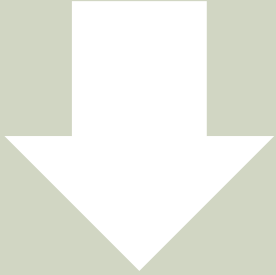
background: San Mateo County Library (SMCL)
Joint Powers Authority (JPA)

- A total of 286,569 people live within the boundaries of the SMCL legal taxing district which covers 351 square miles.
- The Library JPA is governed by a Board consisting of representatives from each member entity. JPA's responsibility is to oversee the services and programs of the library system and manage the budget for library operations in accordance with the JPA agreement.
- The primary source of revenue for the San Mateo County Library is property taxes. The underlying legislation supporting County Free Public Libraries explicitly provides for levying of a tax specifically dedicated and restricted for library purposes.

FINANCE:

Atherton library building project

The tax collector remits SMCL with its share of property taxes. The average tax rate for the SMCL is 0.032. This means that for every \$100 of assessed value of a property, the SMCL tax is approximately 3.2 cents.



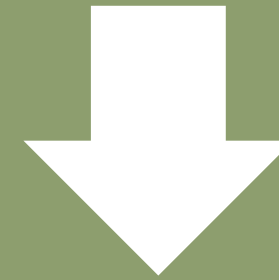
SMCL utilizes this property tax revenue to support the delivery of library operations as approved by the SMCL Governing Board.



FINANCE:

Atherton library building project

Any property tax revenue in excess of the amount needed to provide for library services is set aside by SMCL as SMCL/Library Donor City Funds.



The amount of SMCL/Library Donor City funds currently set aside is \$5.6 million as of June 30, 2011, and increases by approximately \$750k annually.

FINANCE:

Atherton library building project

Donor city provision benefits unique to the Atherton library

- Under the provisions outlined in the SMCL JPA Agreement, the Town of Atherton is able to utilize SMCL/Atherton Library Donor City funds to offset member responsibilities including facility maintenance, utilities, custodial services and landscaping. Other SMCL members must utilize revenue from their cities general fund to cover the cost associated with these activities.
- The Town of Atherton is also able to utilize this revenue to support the construction of a new library facility. Other SMCL members must identify a source or sources of revenue to enable this activity such as private donations, bond measures, and/or the cities own capital improvement funds.

FINANCE:

Atherton library building project

Donor city provision benefits unique to the Atherton library

- There are just three (3) member cities that fall under the Donor City provision including the Towns of Woodside, Portola Valley, and Atherton.

FINANCE:

Atherton library building project

Atherton Library Projected Project Funding

Revenue source – San Mateo County Library/Atherton Library Donor City Funds

July 2011 balance: \$5.6 million

July 2015 projected balance: \$8.3 million

Atherton Library Projected Project Funding

Facility size of 9,800 SF LEED Gold: \$7.4 million

Facility size of 11,100 SF LEED Gold: \$8.2 million

FINANCE:

Atherton library building project

- Restricted funds available to build library
- On-going library revenue available to complete construction
- Continued growth in property tax revenue
- Promote & educate – energy efficiencies & green building
- Contribute to Holbrook-Palmer Park's maintenance costs, if site is in the Park

THE CONTEMPORARY LIBRARY: value of libraries

PILLAR OF DEMOCRACY

ACCESS TO INFORMATION

SUPPORT + EDUCATE

A PLACE FOR EVERYONE



THE CONTEMPORARY LIBRARY: national library trends

COMMUNITY CORNERSTONE
LEADERS IN LITERACY
TECHNOLOGY HUBS
SELF SERVICE + CONVENIENCE
PARTNERSHIPS + PROGRAMS
SPACES THAT WELCOME + DELIGHT
FLEXIBLE + ADAPTIVE



THE CONTEMPORARY LIBRARY: libraries as gathering spaces



THE CONTEMPORARY LIBRARY:

Atherton library focus areas

DEFINED SPACES

COLLECTIONS

SEATING

TECHNOLOGY

PROGRAM + STUDY ROOMS

FLEXIBILITY



current conditions

A LIBRARY FOR ATHERTON

Atherton Library Trends 2006-2010

library visitors:

- **3.55% average increase** in Library visitors
- **81,241 visitors** in 2009-2010 fiscal year

circulation of library materials:

- **5.81% average increase** in materials checked out
- **129,249 items circulated** in 2009-2010 fiscal year

story time offerings:

- **9.95% average increase** in story times provided
- **117 story times** offered in 2009-2010 fiscal year

A LIBRARY FOR ATHERTON

Atherton Library Trends

significant types of circulated items

item type

% of items checked
out Jan – July 2011

Adult Fiction + Nonfiction Print Materials	32.0%
Children + Youth Print Materials	25.3%
Adult Entertainment + Documentary/ Educational DVDs	21.8%
Adult Audio Books + Music	12.6%
Children + Youth Entertainment + Documentary/Educational DVDs	5.4%

A LIBRARY FOR ATHERTON potential for...



*collections of all types – books + digital
materials maintained into the future*

A LIBRARY FOR ATHERTON potential for...



zones for differing needs + activities

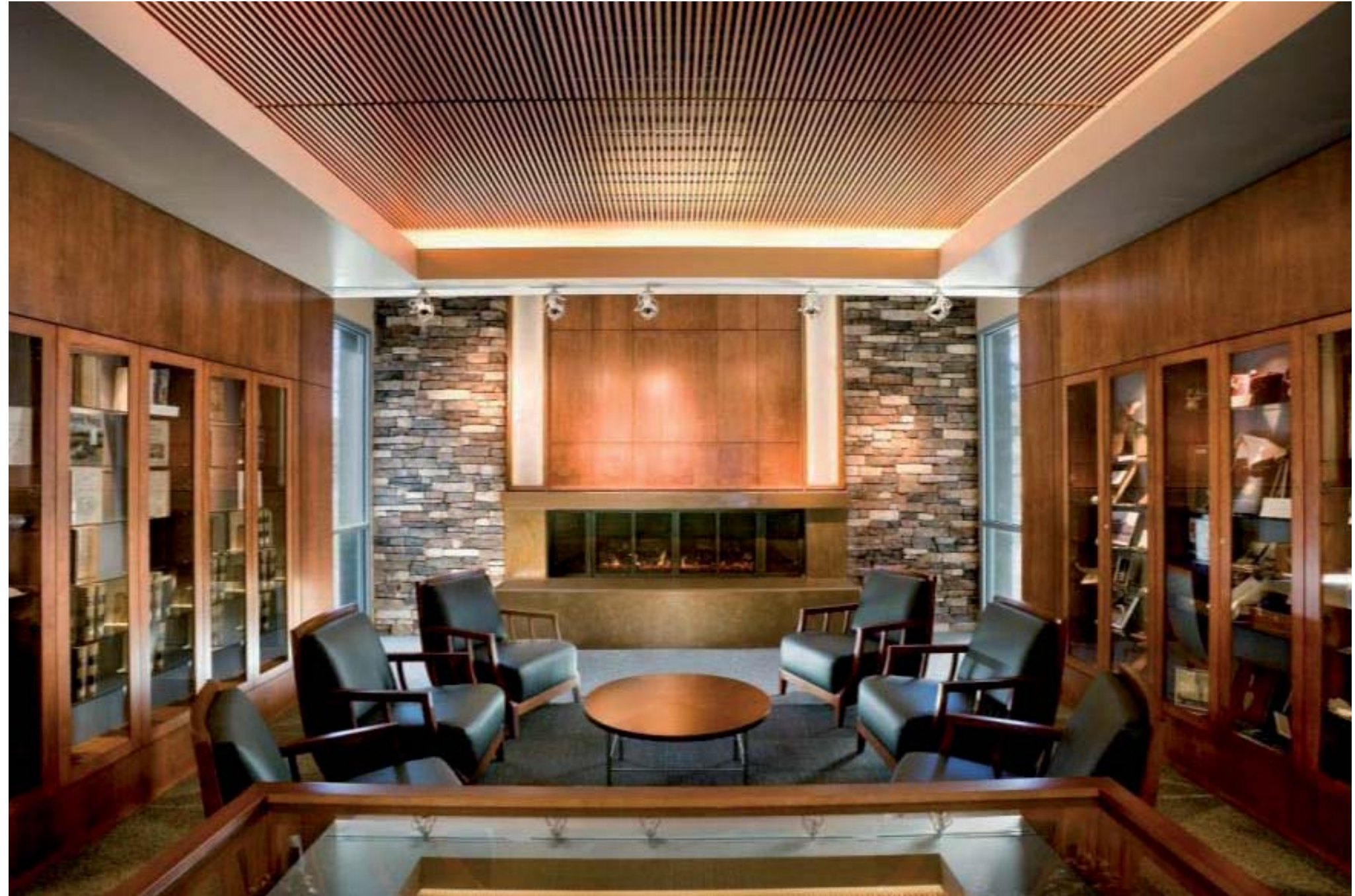
A LIBRARY FOR ATHERTON

potential for...



flexible, multi-use, multi-generational spaces

A LIBRARY FOR ATHERTON potential for...



spaces for quiet reading

A LIBRARY FOR ATHERTON potential for...

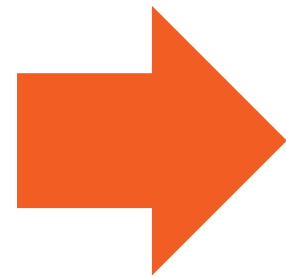


spaces for local history/archival reference

STRUCTURAL ASSESSMENT + ENVIRONMENTAL IMPACTS: parking

35 spaces are required for an expanded library

LSA conducted a
parking analysis
of both sites



FINDINGS:

At the current site, two (2) additional spots will have to be added

At Holbrook-Palmer Park, no new spaces will be needed

STRUCTURAL ASSESSMENT + ENVIRONMENTAL IMPACTS

✓ the park site has fewer adverse environmental impacts.

- heritage trees
- parking
- historical

STRUCTURAL ASSESSMENT + ENVIRONMENTAL IMPACTS

traffic:

LSA Traffic Analysis 2011: Studied possible impacts on the intersection of Watkins + Middlefield caused by the library being located in HPP



Findings: No significant impact – an increase of 0.3 seconds at peak hours

STRUCTURAL ASSESSMENT + ENVIRONMENTAL IMPACTS

library structural condition:

- 2009 Structural Building Review
- purpose of structural engineering assessment
- report findings

ANALYZING THE SITES:

site selection

confirm prerequisites

analyze both sites for:

- context
- experience/opportunity
- function

EXISTING LIBRARY



HOLBROOK-PARLMER PARK

ANALYZING THE SITES: prerequisites



PLANNING/ZONING CODE:

- Site feasibility in regards to receiving required planning and zoning revisions/approvals for library development
- Amendment to zoning code or a variance will be required at Holbrook-Palmer Park
- Existing Library may be considered a historic building which will require further study and clarification
- Existing Library site is two parcels that would require lot merger rezoning

ANALYZING THE SITES: prerequisites



SITE CHARACTER:

- Ability to retain existing site character



COST AND SCHEDULE:

- Reasonable site development cost relative to overall project budget
- Ability to maintain a reasonable project schedule based upon the anticipated site approval process

ANALYZING THE SITES:

Evaluation Criteria		A Existing Library Site	B Holbrook- Palmer Park
Context	Accessibility Safe pedestrian, bicycle, & vehicular	+	+
	Minimizes Impact to Park/Neighbors	+	+
	Consistent with HPP Master Plan	n/a	+
	Synergy with Other Rec/Cultural Activities	Ø	+
	Connectivity with Community	+	+
Experience/ Opportunities	Visual + Physical Indoor/Outdoor connections	-	+
	Outdoor spaces	-	+
	Environmental + Operational Sustainability	Ø	+
	Library User Experience	Ø	+
Function	Flexibility/Multi-purpose	Ø	+
	Efficient	-	+
	Convenient	+	+
	Interruption of Service/Temp Facility	-	+

LEGEND

- + good
- Ø neutral
- poor

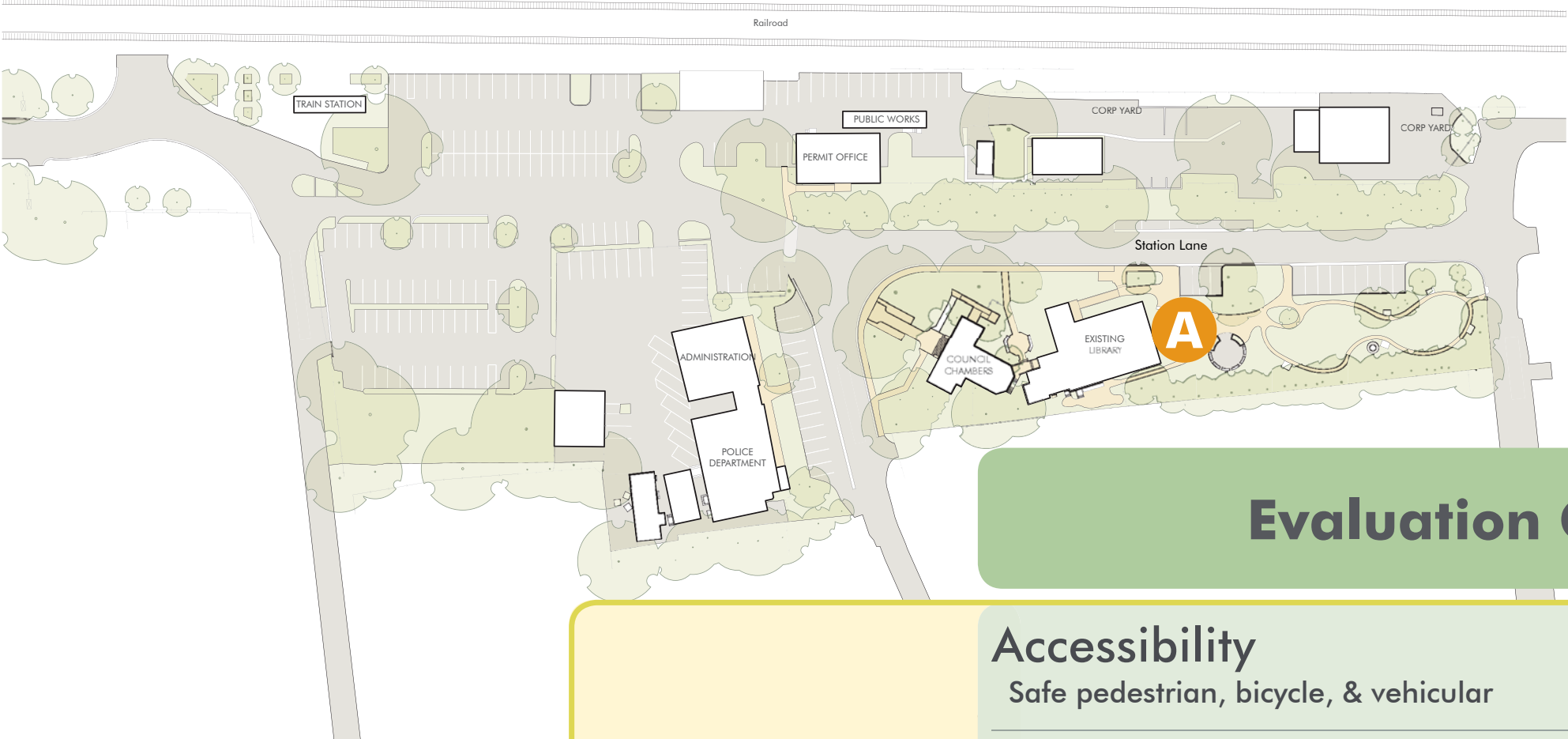


GROUP 4



ANALYZING THE SITES:

adjacent activities are governmental/administrative rather than cultural or recreational



Evaluation Criteria		A Existing Library Site	B Holbrook- Palmer Park
Context	Accessibility Safe pedestrian, bicycle, & vehicular	+	+
	Minimizes Impact to Park/Neighbors	+	+
	Consistent with HPP Master Plan	n/a	+
	Synergy with Other Rec/Cultural Activities	Ø	+
	Connectivity with Community	+	+

Existing Library Site

ANALYZING THE SITES:

Park activities are cultural and recreational in nature



Evaluation Criteria

A
Existing
Library Site

B
Holbrook-
Palmer Park

Context

Accessibility

Safe pedestrian, bicycle, & vehicular

+

+

Minimizes Impact to Park/Neighbors

+

+

Consistent with HPP Master Plan

n/a

+

Synergy with Other Rec/Cultural Activities

Ø

+

Connectivity with Community

+

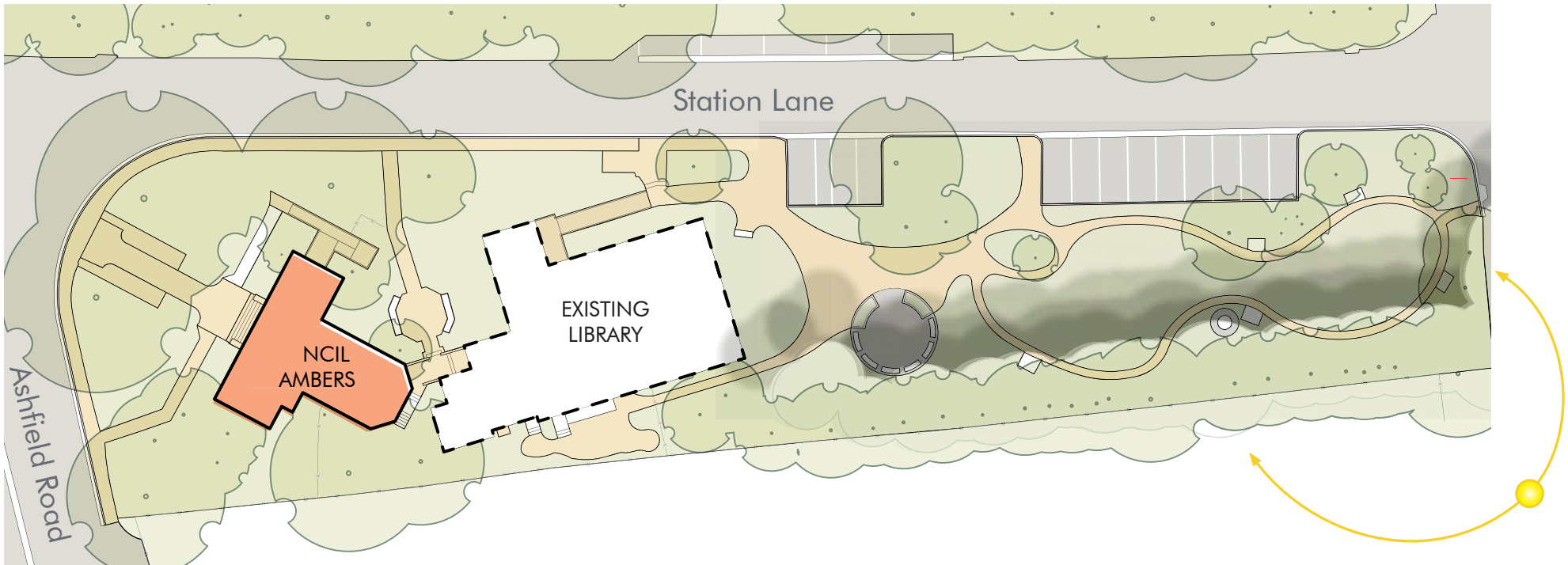
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Proposed Park Site

ANALYZING THE SITES: synergy + connectivity



ANALYZING THE SITES: experience + opportunity



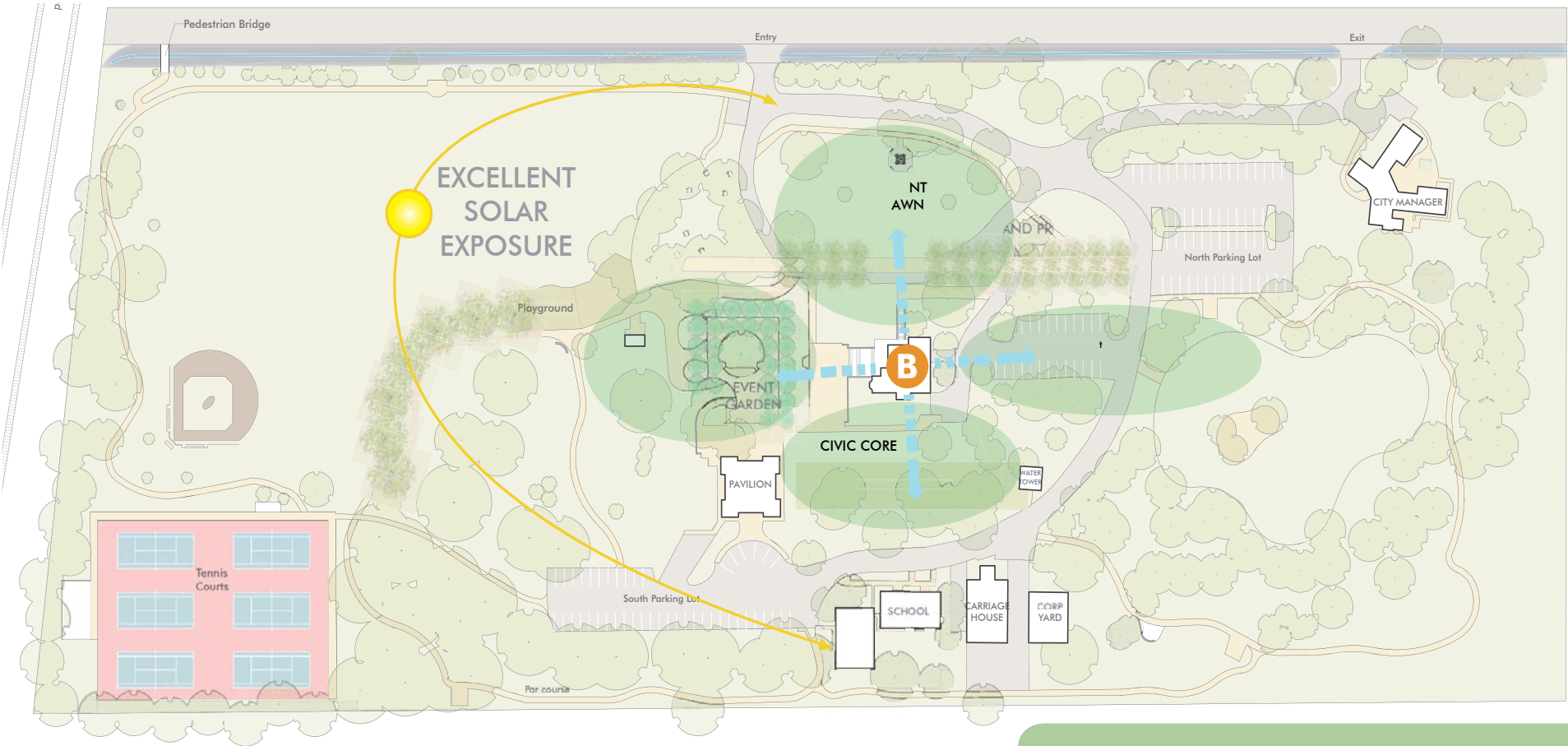
- visual + physical indoor/
outdoor connections
- outdoor spaces
- environmental +
operational sustainability
- library user experience

Evaluation Criteria		A Existing Library Site	B Holbrook- Palmer Park
Experience/ Opportunities	Visual + Physical Indoor/Outdoor connections	—	+
	Outdoor spaces	—	+
	Environmental + Operational Sustainability	Ø	+
	Library User Experience	Ø	+

Existing Library Site

ANALYZING THE SITES: experience + opportunity

- visual + physical indoor/
outdoor connections
- outdoor spaces
- environmental +
operational sustainability
- library user experience



Evaluation Criteria		A Existing Library Site	B Holbrook- Palmer Park
Experience/ Opportunities	Visual + Physical Indoor/Outdoor connections	—	+
	Outdoor spaces	—	+
	Environmental + Operational Sustainability	Ø	+
	Library User Experience	Ø	+

Proposed Park Site

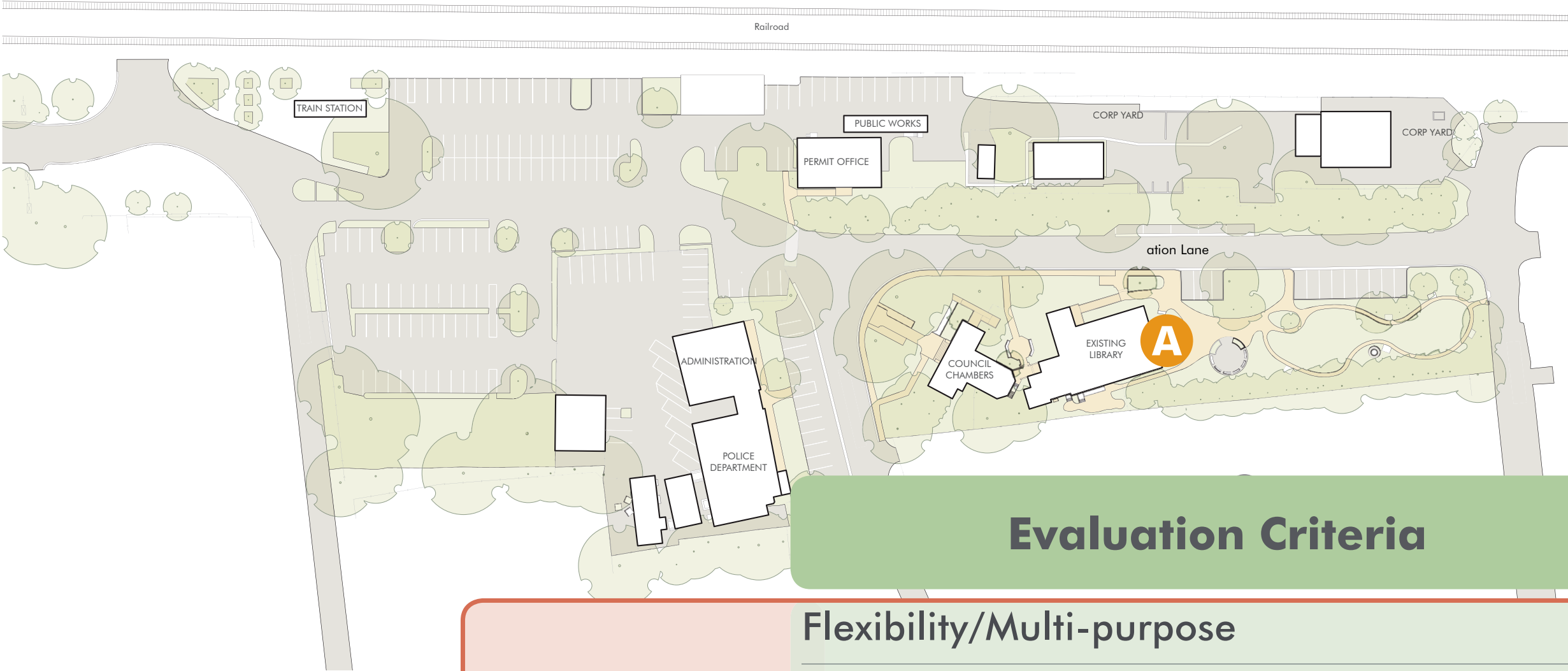
ANALYZING THE SITES: experience + opportunity

- visual + physical indoor/
outdoor connections
- outdoor spaces
- environmental +
operational sustainability
- library user experience



ANALYZING THE SITES:

existing site is constrained + limits
optimizing building configuration



Evaluation Criteria		A Existing Library Site	B Holbrook- Palmer Park
Function	Flexibility/Multi-purpose	Ø	+
	Efficient	—	+
	Convenient	+	+
	Interruption of Service/Temp Facility	—	+

Existing Library Site

ANALYZING THE SITES:

many opportunities to maximize building configuration + energy efficiencies



Evaluation Criteria

A	B
Existing Library Site	Holbrook-Palmer Park

Function	Flexibility/Multi-purpose	Ø	+
	Efficient	-	+
	Convenient	+	+
	Interruption of Service/Temp Facility	-	+

Proposed Park Site

ANALYZING THE SITES:

- flexible/multipurpose
- efficient



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