

Library of the Future

Facility Scenarios

Prepared in collaboration with the
Sunnyvale Public Library

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by



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Table of Contents

section i

Section	Page
i	Table of Contents 3
ii	Executive Summary 5
I.	Introduction and Methodology
	▫ Purpose and Intended Results 17
	▫ Study Components and Preliminary Research..... 19
	▫ Facility Location and Site Selection Considerations 23
	▫ Charrette Process and Outcomes..... 30
II.	Existing Library Expansion Scenario
	▫ Site Description and Scenario Assumptions 31
	▫ Charrette Schemes 34
	▫ Viable Option..... 41
III.	New Facility on City Owned Property Scenario
	▫ Site Description(s) and Scenario Assumptions 43
	▫ Site 1 – Charrette Schemes 49
	▫ Site 2 - Charrette Schemes 55
	▫ Viable Option..... 61
IV.	New Joint-Use Branch Facility Scenario
	▫ Site Description and Scenario Assumptions 63
	▫ Charette Schemes..... 66
	▫ Viable Option..... 73
V.	Conceptual Cost Models for Viable Options in each Scenario
	▫ Conceptual Cost Modeling Assumptions..... 75
	▫ Existing Library Expansion Scenario 76
	▫ New Facility on City Owned Property Scenario..... 78
	▫ New Joint-Use Branch Scenario 80
VI.	Summary of Findings
	▫ Facility Location and Site Selection Criteria 81
	▫ Library of the Future Strategic Facility Options..... 83
VII.	Conclusion
	▫ Key Concepts Moving Forward..... 85

Table of Contents

section i



Executive Summary

section ii

Executive Summary

Introduction and Methodology

The purpose of the Facilities Scenarios component of the Library of the Future Study and Strategy was to explore *readily available* scenarios to test their capacity to achieve Sunnyvale's vision for library services and facilities. On January 23rd, 2007, the Core Team received approval from City Council to study three scenarios recommended by Board of Library Trustees and staff. These scenarios included:

1. Extent to which the existing library building may be expanded and upgraded for continued use as a library
2. Construction of a new library assuming the site is owned by the City
3. A branch library option using a school/public library joint-use facility such as Columbia Middle School Library as an example of a public library branch

Consideration was limited to City-owned property, as well as the property at Columbia Middle School owned by the school district for a joint-use branch facility. Privately owned sites were not explored, however, City staff continues to explore the availability of other properties within the City that may offer greater opportunities for the Library.

The community's voice was integrated through invitation to participate in a six-hour, facilitated, Facility Scenario Charrette. The consultant team then drew from the opportunities, constraints, and lessons learned in the charrette, and with further analysis developed viable options for each scenario. While these options do not represent a complete design, they do provide an example of a viable solution and its associated conceptual costs. With this information, the Board and Council can make informed decisions regarding proceeding with a preferred strategy for the Library of the Future in Sunnyvale.

Study Components and Preliminary Research

The study components developed to date describe the service model of the library, the square footage necessary to accommodate the City's service population in 2030, and the opportunities and constraints associated with the expansion of the existing library facility. The service priorities developed for the immediate future include:

- Basic, Information and Technology Literacy
- Children Ready to Learn
- Formal Education Support
- Cultural and Diversity Awareness
- **Equitable Access to Library Services**

The last priority is the most relevant to the exploration of appropriate facility locations within the community. Equitable access may be achieved through:

- physical facility location and hours of operation
- other service distribution strategies to include outreach
- remote services including virtual access and bookmobiles, and
- partnering to provide services throughout the community

Facility Location and Site Selection

Only the second scenario presented opportunities to preliminarily assess other city-owned properties. The assessment criteria included community context, regional library locations,

Executive Summary

section ii

Executive Summary

Considerations site size, geographical location relative to population distribution, and site access relative to major thoroughfares and public transportation.

Preliminary criteria established to support scenario evaluations included factors that affect location of the library within the community, capacity to accommodate the building program (including preferred number of floors) and associated parking, and configuration of the library building to realize the functional relationships detailed in the Building Program. Preliminary Service and Site Design Drivers were established in preparation for the facility scenario charrette, and were used to eventually establish facility location and site selection criteria. These included:

- Accessible to Entire Community
- Synergistic / Destination Adjacencies
- Ability to Serve Significant Population Relative to Branch Size
- Civic Presence / Community Focal Point
- Pedestrian / Vehicular Access & Circulation and Proximity to Public Transit
- Connection to the Outdoors and Relationship to Context of the Surrounding Area
- Service Entry Separate from Public
- Environmental Sensitivity
 - Maximize Site Features: Wind, Daylight, Views, Features, Trees
 - L.E.E.D.: Environmental Design

For the purposes of the scenario charrette, the following assumptions were used:

2 story **Main Library** with Parking on Grade and Minimal Landscaping
 Minimum Site Size 183,720 s.f. (4.2 Acres)

1 story **Branch Library** (24,000 s.f.) with Parking on Grade and Minimal Landscaping
 Minimum Site Size 39,080 s.f. (.9 Acre)

The square footage requirements were based upon goals for provision of collections, technology stations, seating, program rooms, and support space necessary to serve the population in 2030. *Square footage* may be affected by the decision to provide multiple facilities (Main and Branch), as well as the use of a phased approach to project delivery. Factors that may affect the *site size* requirements in further evaluation also include the size of the library to be constructed, the extent of exterior program areas, potential phasing of construction over time, stacking (multiple floors), and parking requirements and solutions.

Based upon preliminary site assessments utilizing the criteria, above, the Core Team confirmed the sites and assumptions for Scenarios 1 and 3, and identified the sites and assumptions for exploration in Scenario 2. The site for Scenario 1 included the existing library site (north of Olive and west of Charles), as well as the parcels to the north and east. One site for Scenario 2 included the existing library site as well as the Civic Center properties across Olive and bounded by Pastoria, El Camino Real and Mathilda. A second site identified for further exploration in Scenario 2 was the Community Center site. The site for Scenario 3 included the entire Columbia Middle School campus.



Executive Summary

section ii

Executive Summary

Charrette Process and Outcomes

The charrette provided an on-site, creative and intensive forum for exploring multiple site scenarios for the Library of the Future - evaluating their strengths and weaknesses from the perspective of the community. Charette teams tested each scheme for its feasibility given project goals and parameters. The teams worked in small groups quickly developing as many ideas as possible (rapid prototyping). The day ended with strategic dialogue around most viable ideas and their evolution into options for Council consideration.

Sections II, III, and IV present the work done by the team for each scenario. Please note that the information is representative of the team discussions and does not include any further analysis beyond the content of the charrette. The content and discussions within the charrette confirmed the service and site design drivers, and informed their further refinement into facility location and site selection criteria. Each scenario is fully explained through a site description and scenario assumptions, and each scheme developed by the teams is narrated, to include the opportunities and constraints of the scheme from the team's perspective.

Presented at the end of Sections II, III and IV are viable options for each scenario, developed by the consultants and based upon the charrette content and outcomes as well as further analysis. This effort does not represent full design but includes the level of detail necessary to ensure that a feasible design could be developed within the scenario.

Existing Library Expansion Scenario

The existing Library site is centrally located in Sunnyvale on the Civic Center Campus, which is bounded by El Camino Real to the South, Pastoria Avenue to the East, and Mathilda to the West. The charrette team developed four schemes for this site, with the following assumptions:

- Expansion and Renovation of Existing Facility to Accommodate Full Program
- Existing Site and Building Conditions
- Reconfiguring the Existing Library and Creating an Addition to Meet Building Program
- Exploring use of adjacent parcels (Sunnyvale Office Center and Community Gardens)

Please refer to Section II for complete descriptions of the schemes.

Expansion Scenario Viable Option Narrative

The viable option for the expansion and renovation of the existing library proposes reusing as much of the existing library as possible while supplementing with a substantial new addition. The existing shell of the building will be utilized in its entirety excepting a small portion at the West end that will be removed. The interior will be completely reconfigured to allow for effective use of the space and a new functional layout that will better meet the needs of the community. The surface parking lot provides a library service drive aisle, and the balance of parking is located underground in a single level parking garage under the new addition. The remodel of the existing building and addition to the north consolidates the library into a workable solution for program and site considerations. This configuration on the site utilizes 8.2 acres, leaving 3.4 acres remaining for other use by the City.

Opportunities

- community familiarity with the existing library site

Executive Summary

section II

Executive Summary

- adjacent uses provide the visual and/or physical connectivity to other civic functions
- site location near the Sunnyvale Downtown provides synergy with other destination activities
- provides strong indoor / outdoor connectivity to mature landscaping and to new exterior program areas.
- located near public transportation, and is pedestrian and bicycle friendly to the neighboring residents as well as downtown.

Constraints

- location lacks civic presence (landmark or focal point within the community not very visible from either El Camino or Mathilda)
- Reuse of the existing facility would require significant remodeling, and not all of the existing square feet may be effectively re-used to meet the program requirements
- LEED compliance and certification for the remodel may be difficult to achieve cost effectively

New Facility on City-Owned Property Scenario

Two sites were considered in this scenario. The Civic Center site is located off El Camino Real and is bounded by Pastoria Avenue to the west and Matilda Avenue to the east. The site includes the existing Library location as well as other Civic Center land and adjacent properties. A second site, the Community Center, is located in South Sunnyvale on the main thoroughfare of Remington Drive, which skirts the northern side of the site, Michelangelo Drive delineates the eastern edge, Manet Drive marks the western boundary, and Crescent Avenue the southern most point. The charrette teams developed schemes for both sites, with the following assumptions:

- New Facility on Site to Accommodate Full Program
- Acknowledge Site Considerations and Context
- Campus Concepts as well as Independent Uses
- Explore Reconfiguration of Site Circulation and Parking

Five schemes were developed for the Civic Center, and four for the Community Center site. Please refer to Section II for complete descriptions of the schemes.

New Facility Scenario Viable Option Narrative

Due to the number of existing uses and the potential for negative impact to the surrounding area, the consultant team determined the use of the Community Center site for a new library was not as feasible as use of the existing Civic Center site. Therefore, this option explores placing the new main library on the City owned parcel at the corner of Charles Street and Olive Avenue directly across from City Hall. This site location sets up strong potential to create a physical or visual link to the City Hall, with the Library situated close to the corner for maximum visibility and presence from oncoming traffic turning from Mathilda onto Olive Avenue. The surface parking is located to the rear of the site with the entry to the library serving as a corner hub to welcome pedestrians. There is a vertical tower element at the corner adjacent to the garden and entry that serves as the visual beacon for the library. The remainder of the building mass steps down to a single story to respect the scale of the residential neighbors to the north. Parking is also provided below the building with an access drive down to the parking garage immediately off of the main entry drive. The

Executive Summary

section ii

Executive Summary

elevator from the parking garage below comes up directly into the entry / lobby of the library. Possible service / loading access is located off the surface parking lot to provide a direct linkage to the staff and building support spaces.

Opportunities

All opportunities listed in the existing library expansion scenario apply to this scenario as well. In addition:

- mass is stepped back to the north and east, while providing a vertical element and statement at the entry off Olive and ideally visible from Mathilda
- creates pockets of green space and continues to provide strong indoor / outdoor connectivity to mature landscaping and to new exterior program areas
- dual vehicular entry points onto the site may alleviate some of the current traffic that accesses the existing library off Pastoria Avenue
- entry point and plaza will reinforce the connection across Olive Avenue to City Hall
- existing library facility is functional during the construction of the new facility – no need for an interim facility
- allows the City to adaptively reuse the existing library to meet other needs, or to provide revenue

Constraints

Constraints relative to civic presence listed in the existing library expansion scenario apply to this scenario as well. In addition:

- small site size limits the amount of available new surface parking, requiring the use of a below grade parking garage at higher cost
- north side plazas will be in shade most of the time, which may or may not be considered a constraint in warm weather

New Joint-Use Branch Scenario

The Joint-Use site is located at the Columbia School, which is found in the north of Sunnyvale just south of Highway 101. The area is dominated by residential properties and no major thoroughfare runs past or close to the site. The site is bounded by small local roads, San Diego Avenue to the west and Morse Avenue to the east – the north and south boundaries are backed by residential properties. The charrette teams developed four schemes for this site, with the following assumptions:

- Joint-use Branch at Columbia Middle School Program at 16,000 to 24,000 sf
- Acknowledge Site Considerations and Context
- Accommodate Current School Master Plan
- Explore Joint-Use Issues

During the charrette, the team challenged with exploring this scenario felt they should capture the more global opportunities and constraints that apply to the nature of joint-use:

Opportunities

- Access for school to improved library resources and services including digital information
- Ideally suited to serve northern population of Sunnyvale

Executive Summary

section ii

Executive Summary

Constraints

- Branch library might serve the middle school students extremely well, but not necessarily a significant portion of the community in northern Sunnyvale
- School requirements of a library are different than public requirements – potential clash of cultures or needs in a space
- Future uncertainty of joint-use arrangement as this is an agreement between two different jurisdictions within the City

Joint-Use Branch Scenario Viable Option Narrative

This option explores the opportunity for a 24,000 s.f. joint-use branch library on the Columbia Middle School Campus. A neighborhood center is also located on the site, providing a strong synergistic link between school, center, and Library. Preservation of the existing campus and associated play fields were paramount in this exploration. As a result, the branch facility is sited in an existing landscaped area adjacent to the tennis courts with a single point of vehicular access from Morse Avenue, the primary arterial street through the neighborhood. The majority of the parking is accommodated in a sub-grade parking garage to further minimize surface usage of the constrained site.

Opportunities

- synergistic relationship between the educational campus, the neighborhood center and the branch library
- single story, 24,000 s.f. facility is more operationally efficient than a two-story configuration
- preserves intact the tennis courts and play fields on the site, while also providing strong connections from the library to park and field elements
- single level building mass is respectful to the directly adjacent surrounding residential context
- Access is pedestrian and bicycle friendly from the immediate neighborhood

Constraints

- lack of major thoroughfares and minimal access from only two roads running parallel to the site
- location of the site within the community and relative to residents north of 101 present significant barriers to use
- 101 is a significant barrier to pedestrian and vehicular access for residents located north of the major highway
- If barriers are overcome, the surrounding area will be significantly and negatively impacted by any new traffic generated by the branch library
- existing uses limit the amount of available new surface parking, requiring the use of a below grade parking garage at higher cost

Conceptual Cost Models for All Viable Options

The conceptual cost models provide an overall conceptual cost to accomplish the project according to Viable Option descriptions. The Program is broken down into various Construction Categories to more appropriately assign conceptual costs to the different elements of each scenario. A description of the general categories follows:

- *Renovation of Existing Building* seismic upgrades, some exterior upgrades, major

Executive Summary

section ii

Executive Summary

- electrical and mechanical system upgrades and full interior renovation to non-structural walls and finishes
- *New Facility Square Footage* new construction for public library functional areas, with separate costs identified for staff and support space, and community spaces such as program rooms
- *Sitework* landscaping, signage, drainage and hardscape
- *Existing Construction Demolition and Sitework Clearing* removal of any existing facilities and/or parking lot or site constructions that must be demolished
- *Parking Costs* includes three categories of parking construction: Below-Grade, On-Grade and Above Grade
- *Utilities Contingency* conceptual cost for relocation / connection of site utilities
- *Project Furniture, Fixtures and Equipment (FFE)* allowance for freestanding furniture, fixtures and any owner supplied equipment
- *Relocation Costs* conceptual costs for relocation of services to interim facilities during construction periods or relocation of City departmental staff to permanent facilities due to demolition
- *Loss of Revenue Costs* estimated loss of revenue from demolished facilities currently being leased to tenants

Conceptual costs per square foot are based on recent regional construction of similar facilities as gathered by the cost consultant and understanding of existing facility assessment of facility condition and proposed use. In each scenario, construction costs are subtotaled, and a general conditions / soft costs factor is added. To this amount, escalation through 2010 is included to address the time lapse associated with the design and construction process to arrive at a Project Cost.

LEED compliant and certified design and construction may or may not affect total project costs, especially when life cycle operational costs are considered in addition to capital costs. At this time, not enough information has been established to identify the potential impact of environmental and energy efficient design as codified in the LEED system on the project.

***Existing Library
Expansion
Scenario Cost
Model Assumptions***

This scenario includes renovation of the existing building to house a portion of the Library of the Future Building Program, new construction of an expansion facility to house the remainder of the Building Program, an underground parking garage, a surface parking lot and entry drop off areas at both entrances to the building. See the full project description in section II. Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E), and relocation of the Office Center uses for 20 years due its demolition in the scheme, complying with the City’s protocol for budget planning; however, it is questionable as to whether the Office Center facility has a 20-year life. Additionally, an interim location for 40,000 s.f. of public library space is being included in this scheme.

Expansion and Remodel Scenario Construction Cost Subtotal.....	65.2 M
Project Cost with General Conditions / Soft Costs Factor	91.3 M
Project Cost with Escalation through 2010	113.2 M



Executive Summary

section ii

Executive Summary

New Facility on City Owned Property Scenario Cost Model Assumptions This scenario includes both construction of a Library facility, an underground parking garage, a surface parking lot and entry drop off areas at the entrance to the building. See the full project description in section III. Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E), and relocation of the Office Center uses for 20 years due its demolition in the scheme. This scenario does not carry a cost for interim facilities, as the Library may continue to operate during construction of the new facility. There is also an opportunity to adapt the existing library facility for re-use once the new facility is occupied. With minor remodeling, at a cost well below the significant dollar per square foot for library space remodeling, the facility could house office-oriented activities and accommodate the use of the existing Office Center.

New Facility Scenario Construction Cost Subtotal.....	62.7 M
Project Cost with General Conditions / Soft Costs Factor.....	87.8 M
Project Cost with Escalation through 2010.....	108.9 M

New Joint-Use Branch Scenario Cost Model Assumptions This scenario includes construction of a joint-use Library branch facility, an underground parking garage, a surface parking lot and an entry drop off area. See the full project description in section IV. Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E) for the library space.

Joint-Use Branch Scenario Construction Cost Subtotal	19.3 M
Project Cost with General Conditions / Soft Costs Factor.....	26.9 M
Project Cost with Escalation through 2010.....	33.4 M

Summary of Findings Based upon the charrette discussion, as well as further analysis by the Core Team, the preliminary service and site design drivers were further developed and refined into criteria for facility location and site selection. Evaluation of any site must carefully consider the site’s capacity to meet the criteria, and a cost benefit analysis must be conducted to ensure the City of Sunnyvale is investing wisely.

- Revised Facility Location and Site Selection Criteria***
1. Achieve the Library of the Future Service Model and Building Program Requirements
 2. Create a Library Facility Accessible to Entire Community
 - a. Transportation, Parking, Pedestrian Access
 - b. Proximity to Public Transit
 3. Preserve People, Property and Materials Safety and Security
 4. Provide a Civic Presence / Community Focal Point
 5. Create Synergy and Connectivity to Adjacent Context(s)
 - a. Community Centers / Activities
 - b. Educational Activities
 - c. Other Civic or Cultural Activities / Functions
 6. Provide Interior / Exterior Connectivity
 7. Allow for Environmental Sensitivity
 - a. Maximize site features
 - b. L.E.E.D.™ (Green or Sustainable Design- (Capacity for LEED



Executive Summary

section ii

Executive Summary

- Compliance and/or Certification)
 - c. Adaptive Reuse of Facility Assets Where Beneficial
- 8. Perform in Cost / Benefit Analysis
 - a. Total Project Cost and Benefit
 - b. Operational Efficiency
 - c. Operations and Maintenance Costs
 - d. Life Cycle Cost Analysis for Energy Efficient Construction
 - e. Displacement or Relocation of any Existing Uses
- 9. Provide for Minimum Site Size
 - a. Main Library - Minimum 4.2 acre site
 - b. Branch Library - Minimum .9 acre site

Site Assessments Against Criteria

The Core Team applied the criteria, above, to the sites assessed throughout the process and with the community in the charrette. The contextual analysis for location of the Main Library excluded all but the Civic Center and adjacent downtown areas within Sunnyvale. Other potential sites were either not well located relative to the geographic center and population distribution, too close to other libraries within the region, or both. Therefore, the Civic Center site for either Scenario 1 or 2 is the most feasible for either expansion of the Library or new construction on the site. The Community Center site is less feasible, due to the accessibility issues in the community and the current high utilization of the site.

The branch library at Columbia Middle School also seems less feasible due to its location deeply embedded in a neighborhood and not adjacent to major thoroughfares. 101 is a significant challenge and potential barrier to community accessibility and may affect the usage of the branch library by the community. The immediate neighborhood and the campus would be well served, but the residents north of 101 would continue to experience issues associated with equitable access to library services. If this barrier were overcome by the community north of 101, significant usage generated by the branch library poses both access issues for library customers as well as traffic issues for those in the neighborhood. It is clear that the volume of traffic to a branch library of this size might negatively affect the quality of life within this community.

The cost benefit and value to the intended service population is questionable given the level of investment necessary to locate a branch library at this site.

Although other sites in the Sunnyvale Downtown were not considered in this process, the issue continued to emerge in discussion with the community members during the charrette, reinforcing many comments made in earlier outreach to the community in the needs assessment process. This general location may meet many of the criteria and enhance the ability of the library to have a visible presence and be a focal point within the community. However, performance against all criteria must be evaluated for any specific site considered, to allow for comparative analysis. A significant factor is the potential for additional time lapse associated with site negotiation and acquisition, increasing the total project escalation costs beyond those modeled in this report.

Executive Summary

section ii

Executive Summary

Library of the Future Strategic Facility Options

The strategic new facility options for the Board and Council to consider include the following:

1. Expand the Existing Library to meet the program for the Library of the Future

The option to expand the existing Library will achieve the service model and program requirements of the Library of the Future, but requires significant investment in the building, similar to the cost of new construction, without the value of new construction. Access to the library within the community would not change from its existing condition and additional issues for consideration include the concern that this option does not provide a means to create significant presence or visibility for the library within the community, as it will continue to be sited away from major thoroughfares. The synergy of connectivity to other civic functions is not as highly valued as community oriented activities, but the site offers connection to other destination activities as development continues in the Sunnyvale Downtown.

The connectivity of interior to exterior can be preserved and enhanced within this option, but the capacity for the remodeled building to achieve LEED certification at projected remodel costs is questionable given its material use, orientation on the site, and configuration. Operational efficiency may be similar to new construction on the site, but life cycle cost analysis for the remodeled portion of the project most likely will not perform as well as new construction. Planning for interim relocation of the Library is prudent, as negative impact to both use of the library as well as streamlined and safe construction should be considered.

2. Build a New Library of the Future

- A. On the existing Civic Center site bounded by El Camino, Mathilda, and Pastoria
- B. On a site to be determined in the Sunnyvale Downtown or toward downtown as a bridge to the Civic Center site

A new library on the Civic Center property north of Olive and west of Charles is a viable option and one that provides the best option to achieve the service model and programmatic requirements. Accessibility and visibility may be enhanced through location closer to Mathilda, also allowing for greater community presence as a focal point. The synergistic uses are exactly the same as in the option above, but the opportunities for green and sustainable design and construction are greater. This option negates an interim facility requirement as the Library can continue to operate from its existing location while new construction is accomplished.

3. Build a Branch Library, which may be a Joint-Use Educational Facility, to serve a significant population in northern Sunnyvale, to supplement a new Main Library

The concept for building a Branch Library as a Joint-Use Educational Facility to successfully supplement the Main Library depends completely upon its potential to serve a significant population in northern Sunnyvale. However, the Columbia Middle School site does not perform well against the accessibility criteria for the following reasons:

- distance from major thoroughfares and existing neighborhood road network
- significance of the barrier to use by residents located north of 101

Executive Summary

section ii

Executive Summary

- negative implications to the quality of life for the neighborhood from any additional traffic used

Other feasible locations owned by the City for a branch or another potential educational partner for a joint-use branch were sought, but not located, in this process.

If the City and Council believe that existing City-owned properties are not sufficient to achieve the vision, then the next step must include further exploration of the location and availability of privately owned properties that meet the facility location and site selection criteria.

Recommendations

In accordance with the descriptions and opportunities and constraints in Sections II, III and IV, as well as analysis against criteria, the following decisions are recommended for consideration.

1. Do not pursue expansion of existing library to achieve the Library of the Future. Consider adaptive reuse of the existing building asset to meet other City needs.
2. Build a New Library of the Future on either the existing Civic Center site on the block North of Olive at Charles Street as illustrated in the viable option, or further explore identification of a feasible site toward the Sunnyvale Downtown.
3. Do not build a Branch Library. The Library will develop more robust outreach-oriented service delivery strategies to accommodate the needs of the entire community. Consider a mobile library program as a strategy for outreach and remote services.

Conclusion

Key concepts to be considered in development of the strategy for the Library of the Future in Sunnyvale include the following issues previously identified in the Study:

1. Sustainable Models for Service Delivery (Organizational and Operational)
2. Best Return on Investment in Library Services to the Community
3. The Library as Place - Gateway, Guide and Connection to Community
4. Equitable Access to the Entire Community

The articulation of a strategy to achieve the Library of the future will require cost benefit analyses and the following decisions to be made:

- A. Creation of a main library only, or development of a significantly sized branch in addition to a main library
- B. Identification of the best location of a library or libraries within the community, evaluated against the criteria established in the process
- C. Timeline and project delivery processes, to include whether the total program square footage will be constructed at one time or in multiple phases
- D. Identification of appropriate construction and operating funding strategies

The community is excited about the Town Center coming to fruition and as the concept of locating the Main Library in the Sunnyvale Downtown has repeatedly surfaced in the outreach process, community members would like to explore location of the library Downtown. However, there may be additional land acquisition and escalation costs with pursuing this option, and the City of Sunnyvale may choose to spend its time and energy in

Executive Summary

section ii

Executive Summary

redevelopment and economic vitality efforts in the interim blocks to grow the downtown toward the Civic Center site and El Camino Real, allowing the library project to proceed without incurring additional costs.

A feasible time frame for design and construction using a design, bid, build process is 42 months, assuming the design process begins 2nd half of 2007 and construction, to include commissioning and move-in, ends at the end of 2010. Due to the significant escalation costs associated with construction, delivering a new or expanded facility in a shorter period of time provides the best value for the investment to the community. The existing facility is inadequate, and postponing construction of new facilities significantly adds to their eventual costs.

The potential benefit in further exploration of other sites must be weighed against the escalation costs to the project. Environmental review processes may also affect the schedule, dependent upon the specific regulatory requirements for any specific site. This report will be reviewed by the Board of Trustees on April 2nd, and by the Council on April 24th, 2007. The Core Team will seek direction on development of the preferred strategy for achieving the Library of the Future. Once a strategy is articulated, the Core Team will present the final document to the Board and Council on June 12th, 2007.

Introduction and Methodology

section I

Purpose and Intended Results

Facility Scenarios Strategy Component

The purpose of this component of the Library of the Future Study and Strategy was to explore *readily available* scenarios to test their capacity to achieve Sunnyvale's vision for library services and facilities. The scope of the effort was limited to consideration of City-owned property, as well as the property at Columbia Middle School owned by the school district who has expressed an interest in partnering to develop a joint-use branch facility. Privately owned sites were not explored within this effort and are not documented in this report. However, City staff have created maps of the city which illustrate all properties that meet minimum site size requirements, and staff continue to explore the availability of other properties within the City that may offer greater opportunities for the Library.

While the purpose of this effort was not to select a site for a future facility or facilities, the preliminary research and site assessment process, utilizing the service and design drivers, revealed that few feasible sites actually exist within the community. Once a preferred location is selected, much more information must be developed and analyzed to assess the feasibility of any site and provide more accurate cost projections. This may include, but is not limited to, geotechnical engineering (soils testing), title reports and deed restrictions to include easements, etc., potential traffic analysis, etc. This would be the logical first phase of a site selection process and prelude to the design and construction effort.

The intended result of this component is an assessment of properties currently at the City's disposal using the facility location and site selection criteria established and further refined within the process. For each scenario explored, conceptual cost models were created which provide a relative order of magnitude perspective and create the basis for cost benefit analyses. The City may choose to further explore other sites within the City if the evaluation of these scenarios does not seem to provide the most promising location for the Library of the Future in Sunnyvale.

Facility Scenario Charrette

The Library of the Future Study and Strategy process built upon years of community outreach and discussion. The Core Team designed another opportunity to integrate the community's voice in the testing of facility scenarios through participation in a Facility Scenario Charrette held on February 3, 2007 at the Sunnyvale Library. Community members were invited to participate in this six-hour, facilitated exploration into the opportunities and constraints of the scenarios presented. The charrette teams used aerial site maps, and to-scale representations of the square footage necessary for the either a main or branch facility and associated parking, and worked intensely at rapidly prototyping ideas for use of the sites provided. The teams discussed and developed the pros and cons of each scheme they created, and presented their work to the larger group.

Further Analysis and Development of Viable Options

The consultant team then drew from the opportunities, constraints, and lessons learned in the charrette to develop viable options for each scenario. The options for each scenario presented in this report are further explained in a conceptual cost model, which represents the likely costs to be considered for delivery of the projects as defined. While these options do not represent an intensive effort to completely work through the design of the site and facility, they do provide an example of a viable option and its associated conceptual costs.

Introduction and Methodology

section I

Purpose and Intended Results

With this information, the Board and Council can make informed decisions regarding proceeding with a preferred strategy for the Library of the Future in Sunnyvale. The strategy may or may not include a specific, preferred site, in that Council may consider further analysis of other sites within the community. However, this component of the Library of the Future Study and Strategy clearly expresses viable options on city or potential partner-owned properties for consideration.



Introduction and Methodology

section I

Study Components and Preliminary Research

Library of the Future Study Components

The Community Needs Assessment and Plan of Service, Building Program, and Existing Facility Assessment describe the service model of the library, the square footage necessary to accommodate the City's service population in 2030, and the opportunities and constraints associated with the expansion of the existing library facility.

The service priorities developed for the immediate future include:

- Basic, Information and Technology Literacy
- Children Ready to Learn
- Formal Education Support
- Cultural and Diversity Awareness
- **Equitable Access to Library Services**

The last priority is the most relevant to the exploration of appropriate facility locations within the community. Equitable access may be achieved through physical facility location and hours of operation, as well as through other service distribution strategies to include outreach, remote services including virtual access and bookmobiles, and partnering to provide services throughout the community.

Council Direction for Scenarios

On January 23rd, 2007, the Core Team received approval from Council to study the scenarios recommended by Board of Library Trustees and staff. These scenarios included:

4. Extent to which the existing library building may be expanded and upgraded for continued use as a library
5. Construction of a new library assuming the site is owned by the City
6. A branch library option using a school/public library joint-use facility such as Columbia Middle School Library as an example of public library branch

Preliminary Research and Benchmarking

The sites for scenarios 1 and 3 were established, while the second scenario presented opportunities to preliminarily assess other city-owned properties. The Core Team, assisted by City staff, began to evaluate potential sites against the criteria being established for facility location. This criteria included community context, regional library locations, site size and geographical location relative to population distribution, and site access relative to major thoroughfares and public transportation.

Sunnyvale Community Context

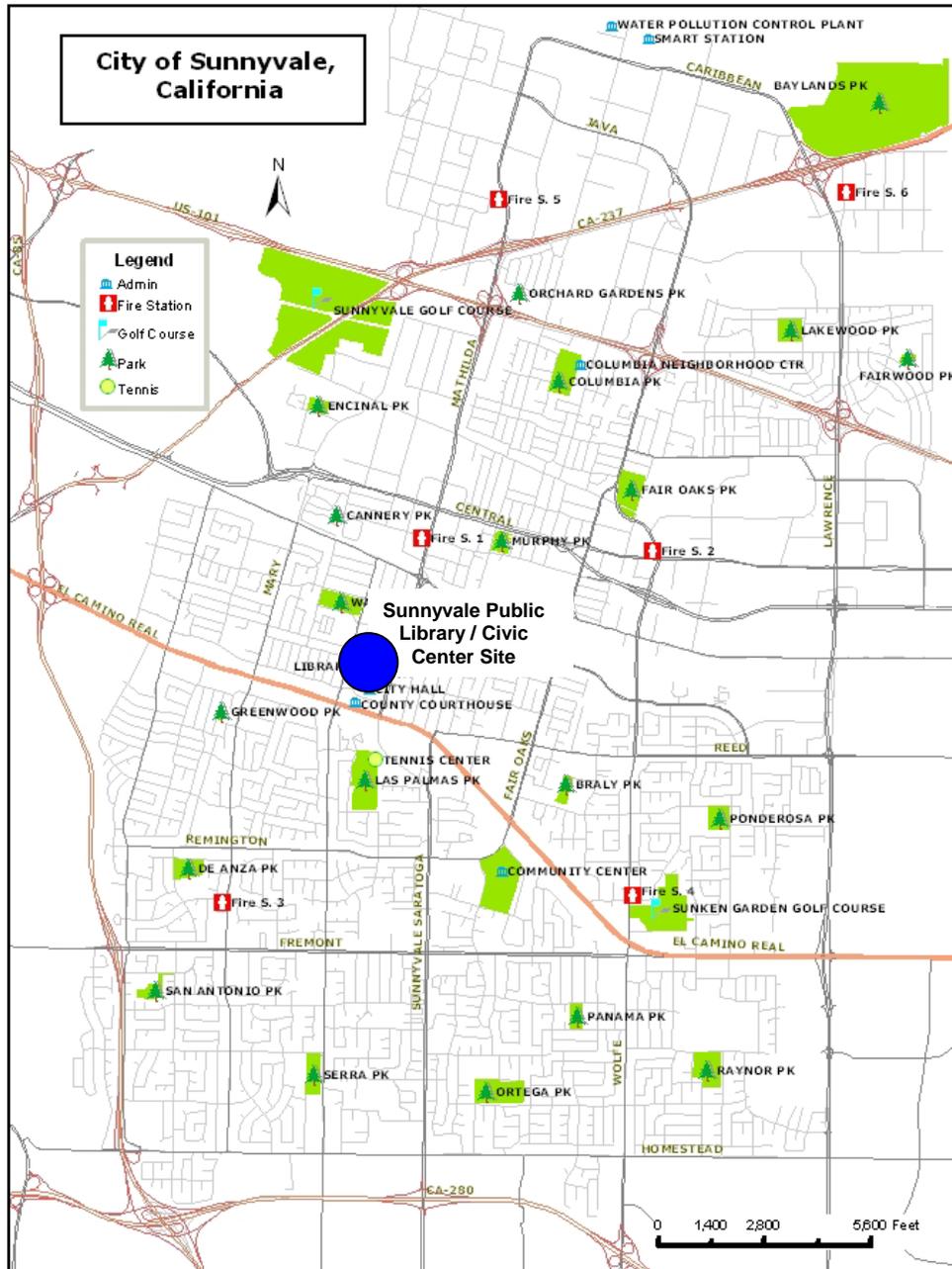
Consideration of facility location(s) to support equitable access to the library from the entire community should address the location of other civic, cultural, educational, recreational, and destination activities throughout the community. The following image represents the locations of all city facilities to include parks. A second image illustrates the location of the library relative to the network of public schools in Sunnyvale.

Introduction and Methodology

section I

Study Components and Preliminary Research

City Facilities

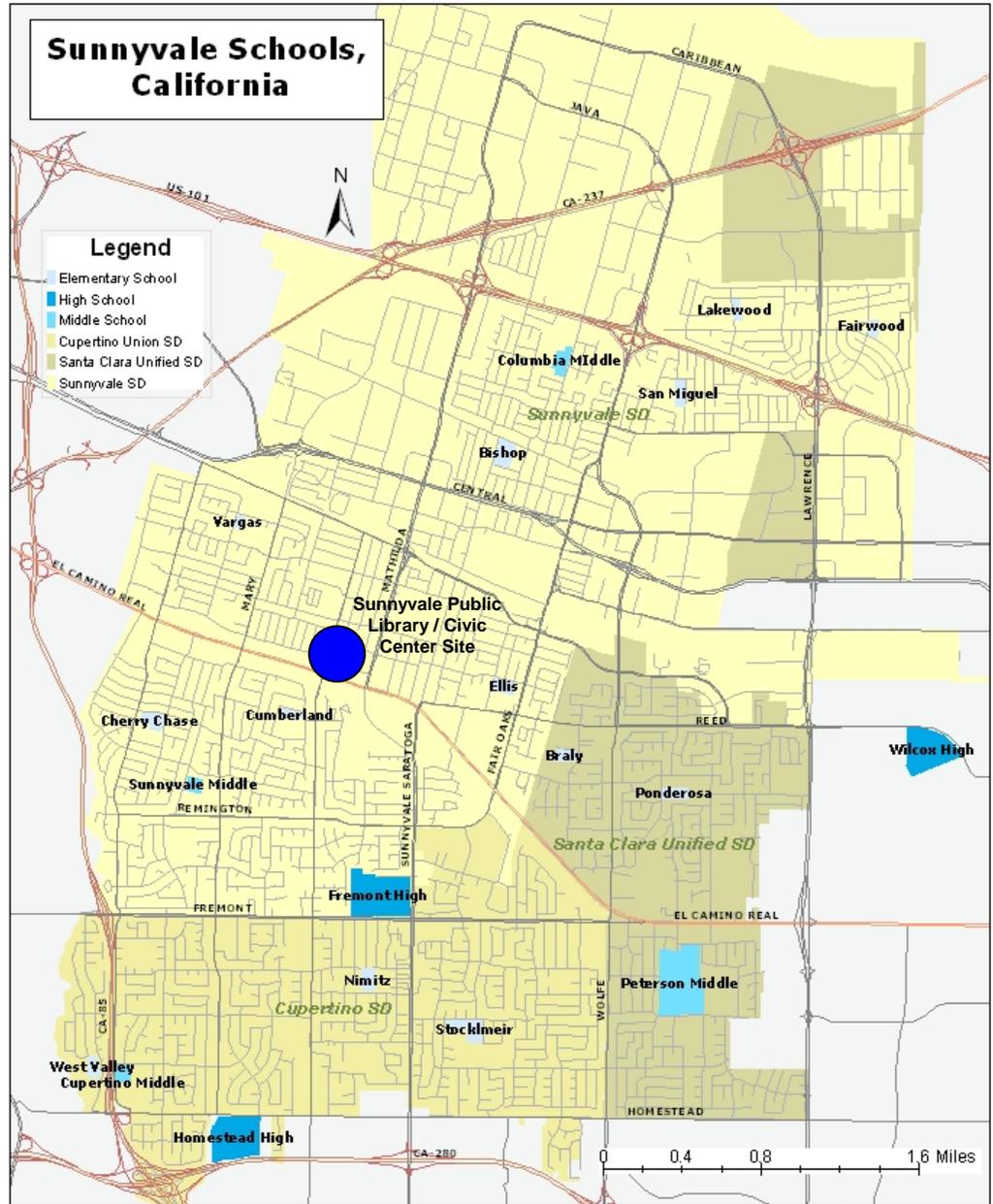


Introduction and Methodology

section I

Study Components and Preliminary Research

Sunnyvale Public School Locations



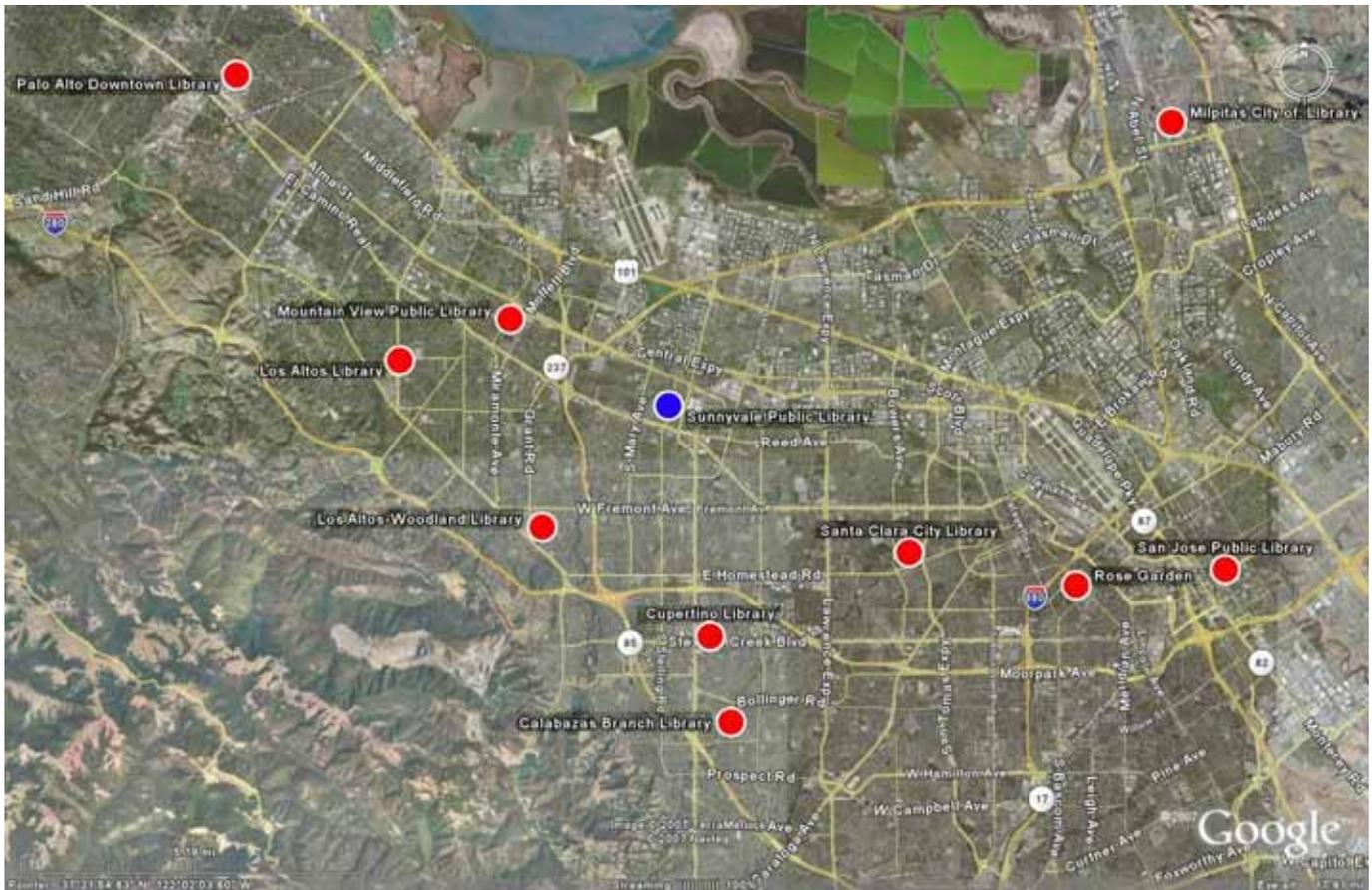
Introduction and Methodology

section I

Study Components and Preliminary Research

Regional Library Locations

Additionally, the location of libraries in other jurisdictions and municipalities should be factored into the decision-making for siting facilities in Sunnyvale. The following image illustrates the location of other regionally relevant libraries. As public libraries allow anyone to enter a library and utilize their resources, and provide any California resident with borrowing privileges, usage by residents does not tend to be limited to only those facilities provided in their jurisdiction. Therefore, regional distribution of libraries, as well as the location of any library relative to another, should be considered.



Introduction and Methodology

section I

Facility Location and Site Selection Considerations

Service and Design Drivers

Preliminary criteria established to support scenario evaluations included factors that affect location of the library within the community, capacity to accommodate the building program (including preferred number of floors) and associated parking, and configuration of the library building to realize the functional relationships detailed in the Building Program.

Preliminary Service and Site Design Drivers were established in preparation for the facility scenario charrette, and were used to eventually establish facility location and site selection criteria. These included:

Main Library

- Library Services Accessible to Entire Community
- Transportation, Parking, Pedestrian
- Destination Adjacencies
 - Synergistic Uses
 - Community Centers / Activities
 - Educational Activities
 - Other Civic or Cultural Activities / Functions

Branch Library

- Ability to Serve Significant Population Relative to Branch Size
- Adjacencies as Above

Site Drivers

- Civic Presence / Community Focal Point
- Pedestrian / Vehicular Access & Circulation
- Proximity to Public Transit
- Connection to the Outdoors
- Relationship to Context
- Service Entry Separate from Public
- Environmental Sensitivity
 - Maximize Site Features: Wind, Daylight, Views, Features, Trees
 - L.E.E.D.: Environmental Design

Library Building Program Requirements

For the purposes of the scenario charrette, the following assumptions were used:

Main Library Square Footage Requirements

1. Building.....	143,500 s.f.
2. Parking on Grade.....	83,100 s.f.
3. Minimal Landscaping, etc.	30,620 s.f.
<hr/>	
Minimum Site Size Assuming 2 story library.....	183,720s.f. (4.2 Acres)



Introduction and Methodology

section I

Facility Location and Site Selection Considerations

Branch Library Square Footage Requirements

1. Building	16,000 to 24,000 s.f.
2. Parking on Grade	9,900 s.f.
3. Minimal Landscaping, etc.....	5,180 s.f.
<hr/>	
Minimum Site Size Assuming 1 story, 24,000 s.f. library	39,080 s.f. (.9 Acre)

The square footage requirements set forth in the Building Program were based upon goals for provision of collections, technology stations, seating, program rooms, and support space necessary to serve the population in 2030. Therefore, square footage may be affected by the following:

- Decision to Provide Multiple Facilities (Main and Branch)
The total square footage may be allocated to more than one facility, however, the efficiency may decrease resulting in the need for more than 143,500 square feet to accommodate the goals as established in the building program in two facilities.
- Phased Approach to Project Delivery
If a phased approach to project delivery is considered, site size and configuration must be evaluated to ensure that construction can be achieved in phases over time.

Factors that may affect the site size requirements in further evaluation also include:

- Size of Library
- Extent of Incorporation of Exterior Program areas (café seating, outdoor reading rooms, etc.)
- Potential Phasing of Construction over time
- Multiple Floors
- Parking Methodology and Requirements
 - Use of Multi-Level Garages (Above or Below Grade)
 - Any deviation from required parking (City interpretation of parking requirements)
 - City of Sunnyvale parking guidelines (dated 11/02/2006) were used to develop estimated parking requirements



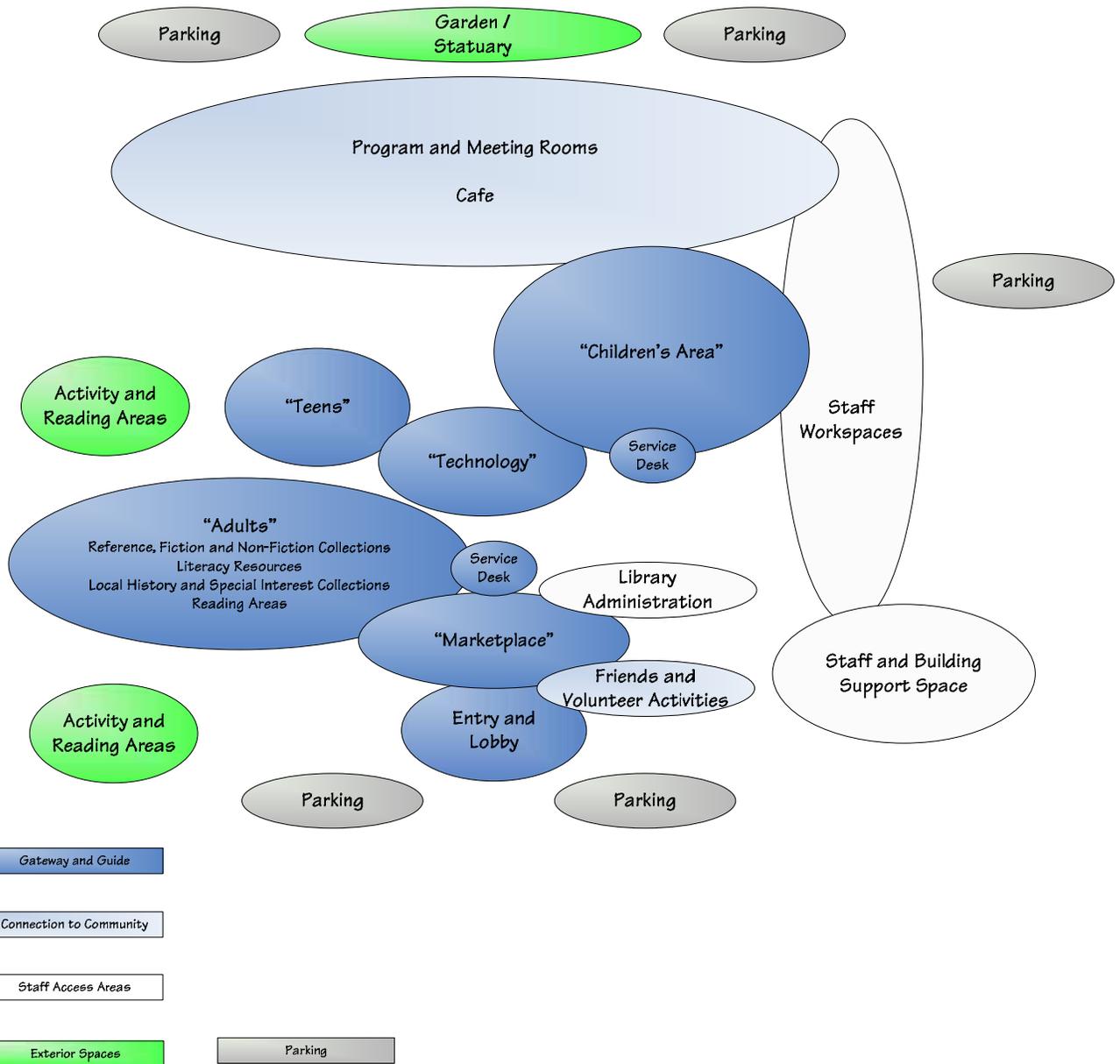
Introduction and Methodology

section I

Facility Location and Site Selection Considerations

Functional Relationships

In addition to the size of the facility, the functional relationships illustrated in the diagram below are critical to its success in achieving the Library of the Future. Therefore, the site size and configuration must be able to accommodate a building layout that will achieve these relationships.



Introduction and Methodology

section I

Facility Location and Site Selection Considerations

Preliminary Sites Assessment

The site for Scenario 1 was fairly clear, as the direction was to explore the capacity of the existing library for upgrade and expansion. However, two other parcels owned by the City are adjacent to the existing library parcel. The Sunnyvale Office Center is located on the site parcel to the northeast, and a community garden is located on the site parcel north of the Office Center. For the purposes of this study, the teams assumed they could utilize all three parcels to achieve the Library of the Future with the existing building.

Using the criteria included in this section, the Core Team identified the sites for exploration within the charrette in Scenario 2 (new Library on City-owned property). The entire Civic Center site was proposed for exploration in the charrette. In addition to the parcels described above, the City owns five other parcels of the six that comprise the remaining land bounded by Mathilda, El Camino Real and Pastoria. The sixth parcel is owned by the County and houses the Sunnyvale Courthouse. Siting a new library on one of these five City-owned parcels, while considering the existing Public Safety and City Hall facilities as well as parking, was considered a valuable exercise. The adjacency to civic functions and activities would remain, but there were opportunities to potentially gain more visibility for the library on a major thoroughfare.

Other preliminary brainstorming revealed opportunities to look at the Sunken Gardens Golf Course property, as questions were raised as to whether maintaining two City golf facilities was feasible in the long term. The site is approximately 28.3 acres and could in the future be redeveloped to provide sports and other community facilities, which would position the library near other destination activities and provide the synergy identified in the criteria. However, the location of this site relative to the Santa Clara City Library, away from the geographic center of Sunnyvale, and offset from the population distribution within the community was a cause for concern and led the Core Team to remove the site from consideration for further analysis.

A third site emerged as an opportunity to locate a new main library. The Community Center site contains many of the community, cultural and other destination activities that would create the synergy identified in the criteria. The Core Team chose to explore the site in the charrette. Other smaller and neighborhood oriented park facilities are highly valued within the community, and siting a main library in most of these city-owned properties would significantly impact the recreation opportunities provided as well as not meet the preferred site size requirements of the library.

In addition to the Columbia Middle School site for Scenario 3, other joint-use opportunities with other school districts were also explored. No other school sites were deemed feasible by the Sunnyvale Elementary School District for exploration. The only other potentially feasible site, where the Sunnyvale High School was once located near Fair Oaks Park, is owned by the Fremont Union High School District. The buildings on the site are currently leased to multiple educational organizations and extensions have been recently negotiated for the next ten years. Therefore, this site was not considered in the charrette for further analysis.

Introduction and Methodology

section I

Facility Location and Site Selection Considerations

The Sunnyvale Elementary School District is in the process of design and will in the next few months bid its planned upgrades for the Columbia Middle School Site. The charrette participants were provided with the site master plan for these upgrades, and considered these plans in their generation of schemes on the site.

The aerial images below illustrate the location and configuration of the sites considered. In summary, the sites selected for exploration in the charrette were:

- Scenario 1 - existing library property and adjacent parcels
- Scenario 2 - entire Civic Center site and Community Center site
- Scenario 3 - Columbia Middle School site

Areas encased in a blue line were brought to the attention of charrette participants for their special considerations, which included areas where unconfirmed use restrictions may exist, and fairly new or significant facilities.

*Existing Library Site
(North of Olive Avenue)*

and

Entire Civic Center Site



Introduction and Methodology

section I

Facility Location and Site Selection Considerations

Community Center Site



Introduction and Methodology

section I

Facility Location and Site Selection Considerations

Columbia Middle School Site



Introduction and Methodology

section I

Charrette Process and Outcomes

Charrette Process and Outcomes

Over 60 community members were invited and 39 attended the charrette, held from 9 a.m. to 3 p.m. Saturday, February 3rd at the Sunnyvale Library in the Program Room.

The context of this meeting was to provide an on-site, creative and intensive forum for exploring multiple site scenarios for the Library of the Future, and evaluating their strengths and weaknesses from the perspective of the community. Charette teams tested each scheme for its viability given project goals and parameters.

The teams worked in small groups to quickly develop as many ideas as possible (rapid prototyping). They then brought these ideas to the larger group, each team presenting the schemes and the opportunities and constraints, or pros and cons, of each scheme. After large group facilitated dialogue focused on the viability of the schemes, teams broke-out again to further explore any ideas generated in the large group. The day ended in strategic dialogue around the most viable ideas and their evolution into options for Council consideration.

The following section **presents the work done by the team for each scenario**. Please note that the information is representative of the team discussions and does not include any further analysis beyond the content of the charrette. It should be noted that the content and discussions within the charrette confirmed the service and site design drivers, and informed their further refinement into facility location and site selection criteria.

A site vicinity aerial orients the site within the larger community, and the next aerial image represents the site. Opportunities and constraints of each scheme developed by the team are provided. For each scenario, the consultant team then further analyzed the opportunities and constraints, as well as the lessons learned in the charette process, to layout the most viable options conceived for each scenario. For these, operational considerations are provided in addition to other opportunities and constraints.

Existing Library Expansion Scenario

section II

Site Description and Scenario Assumptions

Site Vicinity Map and Aerial



Site Description

The existing Library site is centrally located in Sunnyvale on the Civic Center Campus, which is bounded by El Camino Real to the South, Pastoria Avenue to the East, and Mathilda to the West. The site is located near downtown, and the area is populated by residential and commercial properties. The library is set back from the main thoroughfare of El Camino Real and is situated on Olive Avenue – a road that bisects the Civic Center Campus. The Library is surrounded on three sides by single-story residential properties with the southern side facing the remaining Civic Center buildings (City Hall, Public Safety and the Santa Clara County Courthouse). The library’s main landscaped areas are to the east and parking spaces to the north and west with access gained from either Olive or Pastoria Avenues. The library also shares some of its northeast corner with semi-permanent office/conference buildings. The location is relatively quiet with little through traffic on the surrounding local road network, with the exception of El Camino Real.

Scenario Assumptions

- For this scenario, the charrette teams were asked to consider the following:
- Expansion and Renovation of Existing Facility to Accommodate Full Program
 - Existing Site and Building Conditions
 - Reconfiguring the Existing Library and Creating an Addition to Meet Building Program
 - Exploring use of adjacent parcels (Sunnyvale Office Center and Community Gardens)

Special

The charrette team was also asked to consider these issues, developed within the Existing

Existing Library Expansion Scenario

section II

Site Description and Scenario Assumptions

Considerations for Reuse of Existing Library Building

Facility Assessment, in evaluating the opportunities and constraints of remodel and expansion of the existing library:

1. Second Story Addition over Existing Structure is Cost Prohibitive When Compared to New Construction
 - a. Duplicate Structural System
2. Major Mechanical System Revisions
3. Challenge to Maintain Line of Sight / Oversight with Building Expansion
4. Existing Masonry Complicates Technology Upgrades
5. Preserve Existing Window Walls for Daylighting
6. Elevator / Stairs and Outdoor Spaces Require Accessibility Upgrades

Charrette Scheme Descriptions

Descriptions of each scheme, developed by the charrette team assigned to this scenario, are provided below. On the next pages, the site plan developed by each team, as well as the opportunities and constraints listed by the team members, are represented exactly as occurred in the charrette, and do not include any assessment by the Core Team. After these schemes, a viable option produced by the consultant team after further analysis, provides a more specific example of how this scenario could be feasibly accomplished on the site.

Charrette Scheme 1

Scheme 1 largely retains the existing building's structure/footprint and utilizes much of the existing parking and landscaped areas to create new outdoor and indoor spaces. The scheme significantly expands the library, and brings the footprint of the building towards Olive Avenue and Pastoria junction – providing an enhanced street presence. The existing library is primarily used to house the adult collection and reference services with the remaining services such as the children's area and conference/meeting rooms located to the south west for easier access. The scheme allows for multiple entries to the library. Parking has been reduced on the westerly and southern sides of the building with the majority of new parking spaces located to the north and west. The cafe is the focal point for many of the outdoor spaces including orchards, patios and seating areas. The reclaimed land to the north of the site could be turned into gardens to blend in with the existing garden area and surrounding residential properties.

Charrette Scheme 2

Scheme 2 retains the entire footprint of the existing library and extends additional spaces to the north in the form of a two story structure. The scheme greatly enhances the entrance to the library and creates a marketplace spine that runs between the old and new buildings. The outdoor spaces are predominantly located on the outside of the building with the exception of a centrally located Garden labyrinth. The existing building is largely devoted to children, technology and teens. The new building's first floor allows for the majority of the adult collection together with staff support/admin areas, the second floor is tiered to form a stepped appearance and houses the remaining adult collection and new programming/meeting facilities – which could be accessed directly through a nearby elevator. Surface parking is largely unchanged but additional parking is provided by a ½ level underground parking structure located under the new 2 story building.

Charrette Scheme 3

Scheme 3 again retains much of the existing buildings footprint and adds a new 2 story building to the north of the existing building. The Marketplace and library entrances have

Existing Library Expansion Scenario

section II

Site Description and Scenario Assumptions

been located closer to Olive Avenue and made more central. The marketplace and library entrances effectively act as a gateway to separate children's and adult collections. The existing building is largely used for the children's area and marketplace/entrance. Some of the existing parking to the west has been reclaimed to allow for teen and technology areas to be located here. The site creates distinct and separate areas for each library user (children, teens and adult). The new 2 story building houses the entire adult collection on its second floor with programming spaces and staff support located on the first floor. Surface parking is reduced to a thin strip that wraps around the library, the majority of parking is created by the introduction of a 2 story parking lot located to the north east of the site.

Charrette Scheme 4

Scheme 4 is a refined version of Scheme 2 – the main differences include:

- teen and technology areas are now closer to the café and the front of the building
- the children's area is now located further to the rear of the library and takes advantage of the nearby landscaped areas for story time and outdoor activities
- an additional entry point has been added near to the café and patio areas.

Existing Library Expansion Scenario

section II

Charrette Scheme 1 – Team’s Discussion



Opportunities
(Comments from Teams)

- Retain original brick façade as a gateway to create a strong entry statement
- Distributed parking around perimeter
- Central hub for clear way finding and clear lines of sight
- Multiple entrance points
- Single story for easy access and staffing
- Family friendly

Constraints
(Comments from Teams)

- Multiple entry points may require additional security efforts
- Additional costs and maintenance
- Minimal open site area remaining for possible expansion
- Teens are close to the Adult Area without any buffer

Existing Library Expansion Scenario

section II

Charrette Scheme 2 - Team's Discussion



Opportunities
(Comments from Teams)

- Gracious entry along Pastoria Avenue
- Partial underground parking to minimize parking structure height
- Dual entrances
- Staff area is on first floor level
- Teen area is close to the bus stop
- Playground adjacent to Children's Area

Constraints
(Comments from Teams)

- Additional costs and staffing efforts to secure two entrances

Existing Library Expansion Scenario

section II

Charrette Scheme 3 - Team's Discussion



Opportunities
(Comments from Teams)

- Second story addition outside of existing building's footprint
- Two story parking garage is adjacent to new addition for easy access

Constraints
(Comments from Teams)

- Parking surrounds the entire building

Existing Library Expansion Scenario

section II

Charrette Scheme 4 (revision to Scheme 2) - Team's Discussion



Opportunities
(Comments from Teams)

- Gracious entry along Pastoria Avenue
- Partial underground parking to minimize parking structure height
- Dual entrances
- Staff area is on first floor level
- Teen is adjacent to technology and the cafe with an outdoor patio and separate entrance
- Stepped building massing
- Allows possible use of a portion of the existing building during construction of new library
- Playground adjacent to Children's Area

Constraints
(Comments from Teams)

- Additional costs and staffing efforts to secure two entrances

Existing Library Expansion Scenario

section II

Viabile Option Narrative

Site Description

The consultant team analyzed the content and outcome of the charrette process to further explore the most viable option for this scenario, allowing the development of a conceptual cost model for comparative purposes. This effort did not involve the intensive process necessary to fully design the site and facility, but included the level of detail necessary to ensure that a feasible design could be developed within the scenario.

This option proposes reusing as much of the existing library as possible while supplementing with a substantial new addition as well.

The existing shell of the building will be utilized in its entirety with a small portion at the West end that will be removed. The interior will be completely reconfigured to allow for effective use of the space and a new functional layout that will better meet the needs of the community. Upon investigation and study, it was discovered that the best and most effective use for the existing library building was to house the entry and marketplace along a central spine with a substantial portion of the more active adult library program on the first floor adjacent to the marketplace. These adult functions include the Information hub, magazines and newspapers, special interests, reference collection and local history, government information, parent and family resources and the international languages collection. The remainder of the adult program, primarily the ones that demand a more quiet environment, are on the second floor: fiction and non fiction collection, quiet reading room and the large print collection.

The strategy mentioned above allows the children's portion of the library to be housed in the area of completely new construction. This approach will be more aligned with the long term strategy defined within the Library of the Future model by providing the next generation with the most up to date and effectively configured environment for lifelong learning. The teen and technology areas will be accommodated in a new addition to the existing library and are directly adjacent to the adult area on the first floor, thus creating a desirable interaction with the technology area serving as a buffer and the linkage between the teens and the adults. The teen and technology areas are also next to the café that fronts on an outdoor patio and plaza to the west, further enlivening the entry to the library.

Site access and parking have been carefully considered to respond to the immediate context. The marketplace spine provides an opportunity for two entry points into the library with a drop off location at either end. The entry point to the East end of the site provides an opportunity to create a visual and/or physical link to the City Hall campus directly across Olive Avenue. More effective parking was created by adding a greenbelt buffer along the full length of Pastoria to mitigate the impact to the predominately residential neighborhood to the West. There is a single entry point off of Pastoria into the surface parking lot with a drop off loop and allocated book drop parking near the exterior book drop. The surface parking lot also provides a library service drive aisle located at the far north end of the building directly feeding into the staff and building support area. The balance of user parking is located underground in a single level parking garage under the new addition to the library. The parking garage is accessed from the west or the east entry drives.

Existing Library Expansion Scenario

section II

Viable Option Narrative

Option Opportunities

The community members in Sunnyvale, whether or not they currently use the library, are very familiar with the location of the Library, Public Safety and City Hall at the Civic Center site. The adjacent uses provide the visual and/or physical connectivity to other civic functions, while the site's location near the Sunnyvale Downtown provides synergy with other destination activities. This option also continues to provide strong indoor / outdoor connectivity to mature landscaping and to new exterior program areas.

The dual vehicular entry points onto the site may alleviate some of the current traffic that accesses the existing library off Pastoria Avenue, and the entry point and plaza will reinforce the connection across Olive Avenue to City Hall. The library is located near public transportation, and is pedestrian and bicycle friendly to the neighboring residents as well as downtown.

The remodel of the existing building and addition to the north consolidates the library into a workable solution for program and site considerations. This configuration on the site utilizes 8.2 acres, leaving 3.4 acres remaining for other use by the City.

Option Constraints

The location lacks civic presence, in that the library as a landmark or focal point within the community is not very visible from either El Camino or Mathilda. Due to the mature landscaping and the design of the building, the library is actually not prominently visible from Olive Avenue unless the visitor is already aware of the location and its "front door". Expanding the library with a two-story addition may assist in creating visibility, but to address the design drivers of the program and site the two-story volume is being configured to the north and east of the site, away from nearby residences – therefore reducing its potential impact from the street.

Reuse of the existing facility would require significant remodeling to achieve the program requirements of the library of the future. The existing basement would be abandoned in the reuse, and the existing mezzanine would be demolished to accommodate the program and functional relationships without redundant (and costly) elevators. Additionally, due to the factors considered for location of the expansion and parking garage relative to reuse of the existing building, not all of the existing square feet may be effectively reused to meet the program requirements.

Although the location provides synergistic adjacencies to civic functions, these were not as highly valued as adjacencies to cultural and community oriented functions.

Although the expansion could be designed and constructed to comply with LEED criteria in environment and energy efficient design, the remodel of the existing library building may seriously constrict the ability of the overall project to be compliant or certified through the LEED process.

Existing Library Expansion Scenario

section II

Viabale Option Narrative





OPPORTUNITIES

- A. PUBLIC FAMILIARITY WITH SITE LOCATION
- B. VISUAL AND / OR PHYSICAL CONNECTION AND SYNERGY WITH THE NEIGHBORING CIVIC FUNCTIONS
- C. DUAL ENTRY POINTS ONTO THE SITE TO ALLEVIATE SOME OF THE CURRENT TRAFFIC STRAIN ON THE RESIDENTIAL NEIGHBORHOOD ALONG PASTORIA
- D. STRONG CONNECTIVITY TO MATURE OUTDOOR LANDSCAPING AND CREATION OF OUTDOOR LIBRARY SPACES
- E. CLOSE TO EXISTING PUBLIC TRANSIT ROUTES

CONSTRAINTS

- A. LOCATION LACKS CIVIC PRESENCE AND DOES NOT PLACE THE LIBRARY AS A FOCAL POINT OF THE COMMUNITY
- B. REUSE OF THE EXISTING BUILDING WOULD REQUIRE SIGNIFICANT MODIFICATION TO ACHIEVE THE LIBRARY OF THE FUTURE GOALS
- C. EFFICIENCY IS LOST IN REUSE, AS NOT ALL OF THE EXISTING LIBRARY CAN BE EFFECTIVELY UTILIZED
- D. LACKS ANY SYNERGISTIC RELATIONSHIP TO OTHER COMMUNITY / CULTURAL FUNCTIONS
- E. DEMOLITION OF EXISTING PORTIONS OF THE BUILDING

KEYNOTES

- DENOTES KEYNOTE ON PLANS
- 1. ENTRY PLAZA
- 2. EXTERIOR BOOK DROP
- 3. LINE OF PARKING GARAGE BELOW (110 STALLS)
- 4. ELEVATOR CORE
- 5. PROGRAM ROOM TERRACE
- 8. CAFE / TEEN PLAZA
- 7. LANDSCAPED GREENBELT BUFFER
- 8. LINE OF BUILDING FLOOR BELOW
- 9. SURFACE PARKING (180 STALLS)
- 10. DRIVEWAY DOWN TO PARKING GARAGE BELOW
- 11. POTENTIAL VISUAL / PHYSICAL CONNECTION TO CIVIC CENTER
- 12. LINE OF EXISTING BUILDING FOOTPRINT
- 13. LIBRARY SERVICE / LOADING ACCESS
- 14. SITE AREA UTILIZED = 8.2 ACRES
- 15. SITE AREA REMAINING = 3.4 ACRES

EXISTING LIBRARY EXPANSION

Existing Library Expansion Scenario

section II



New Facility on City Owned Property Scenario

section III

Site Description and Scenario Assumptions

Site Vicinity Map and Aerial



Site Description Site 1

The Civic Center site is located off El Camino Real and is bounded by Pastoria Avenue to the west and Mathilda Avenue to the east. The site includes the existing Library location that was discussed in the previous Scenario. It also includes the other Civic Center land and adjacent properties (e.g. Public Safety, County Courthouse, Parking areas, and City Hall). The area is predominantly surrounded by single-story residential properties to the immediate east, west, and north, with commercial/retail properties located to the south on El Camino Real. To the north and east is the Sunnyvale Downtown.

The area is bounded by El Camino and Pastoria/Mathilda Avenues and is dissected by All America Way and Olive Avenue which provide access to the various civic center buildings on the site. The site has many landscaped areas but the area adjacent to Matilda Avenue that runs the full length of the site is protected from development. The site has two distinct feels, the area adjacent to El Camino Real is busy with local traffic and suffers from noise, however, the area adjacent to All America and Olive Avenue is relatively quiet with minimal through traffic.

Scenario Assumptions

- For this scenario, the charrette teams were asked to consider the following:
- New Facility on Civic Center Site to Accommodate Full Program
 - Acknowledge Site Considerations and Context
 - Open to Relocating Existing Uses
 - Explore Reconfiguration of Civic Center Site Access and Circulation

New Facility on City Owned Property Scenario

section III

Site Description and Scenario Assumptions

Charrette Scheme Descriptions

Descriptions of each scheme, developed by the charrette team assigned to this scenario, are provided below. On the next pages, the site plan developed by each team, as well as the opportunities and constraints listed by the team members, are represented exactly as occurred in the charrette, and do not include any assessment by the Core Team. After these schemes, a viable option produced by the consultant team after further analysis, provides a more specific example of how this scenario could be feasibly accomplished on the site.

Charrette Scheme 1

This scheme locates the new 2 story library on the existing City Hall location and closes Olive Avenue to traffic to accommodate the larger building footprint. The protected greenbelt along Mathilda Avenue is maintained. The library has access from both All America Way and Charles Street/Olive Avenue. The main entrance way could be located at the Charles/Olive intersection. The scheme separates teens and children and locates these areas in opposite ends of the library and takes advantage of the existing landscaping in these areas to enhance storytelling and the outdoor teen areas. The adult area divides these two areas and is centrally located. Program and meeting rooms are located on the 2nd floor together with a café. Parking is located to the south and west of the new building along All America Way (underground?)

Charrette Scheme 2

Scheme 2 locates the new library on the existing library site and leaves the other Civic center building alone but does require the removal of the existing office buildings to the northeast of the existing site. The library has been orientated to provide a better presence on Olive Avenue with the main entrance accessed directly from Olive Avenue. Parking is located to the northeast and southwest of the new building with staff parking located to the rear of the building in the northwest. The staff support and administration area runs the length of the library allowing for easy access to key library services/resources. The café is located near to the entrance and is adjacent to the teen area. The children's area is centrally located with immediate access to storytelling, garden and reading areas. All the outdoor spaces on this scheme are located on the 2nd floor to provide views of the surrounding area. The adult area is located on the 2nd floor.

Charrette Scheme 3

Scheme 3 again locates the new library on the existing library location, the library is orientated in a similar manner to the existing building. Parking has been provided along Pastoria Avenue in a similar configuration to the existing parking area but also incorporates underground parking to the north/rear of the site – this underground parking area would also provide an at grade garden labyrinth and garden area. The library provides outdoor locations around the outside of the building taking advantage of the existing landscaped areas. Book drops are located to the west along Charles Street.

Charrette Scheme 4

This scheme locates the new 2 story library in the far northeast corner of the site and provides more direct and central access from Olive Avenue. The plaza is relocated towards a more centrally located position. The existing library site and parking areas would be required for the new parking areas. Convenient book drops are located near the front of the building in the parking areas. The existing garden area to the north east would be utilized to provide views for some of the outdoor and children's spaces (e.g.

New Facility on City Owned Property Scenario

section III

Site Description and Scenario Assumptions

storytelling, reading orchard etc) The first floor comprises the adult collection, staff support and children's areas. The 2nd floor contains the teen area, technology lab, program and meeting rooms and the café.

Charrette Scheme 5

This scheme again locates the new library on the existing City Hall site but closes part of All America Way to accommodate the new footprint of the building which is closer to El Camino Real – the City Hall services would be transferred to the old/existing library facility. The new location also utilizes the existing Court House and its parking area. The new library allows for access from El Camino Real, Olive Road and a modified All America Way. Parking surrounds the new library site on the north and west sides. The new library is located close to El Camino Real providing maximum street presence on this busy thoroughfare. The main entrance is set back from the main road and is located in the northwest corner of the building. The protected greenbelt along Mathilda Avenue has been adopted to provide views and an improved environment for the outdoor spaces of the new library (Patio, café seating, plaza and gardens)

Charrette Scheme 5(Refined)

This is a refinement of scheme five and again locates the library on the corner of El Camino Real and Mathilda Avenue. The library uses a similar arrangement to scheme five but differs in the following areas:

Access is now provided from Olive Avenue and a truncated All America Way – no access is provided from El Camino Real. The building grows in size as you approach El Camino Real – at the Olive Road end the structure is single story and gradually increases to 2 story as it reaches El Camino Real – this is to allow the structure to better fit within its two different environments located around the site. The greenbelt area has been extended along El Camino Real providing a landscaped area that wraps around the building. Underground parking (2 stories) has been located on the existing Court House site to provide the necessary parking spaces.

New Facility on City Owned Property Scenario

section III

Site Description and Scenario Assumptions

Site Vicinity Map and Aerial



Site Description Site 2

The Community Center Site is located in South Sunnyvale on the main thoroughfare of Remington Drive. The site has a new senior center located to the west near to Manet Drive and the existing Community Center (containing Theatre, sports arena, educational facilities, new museum currently under construction, an activity barn and culture areas) is centrally located on the site. The surrounding landscaped areas include a large water feature/pond, numerous trees and various garden areas. Located to the southern end of the site a mature orchard takes up approximately 1/3 of the site area. The site retains a quiet campus feel with busy pedestrian traffic using the site's facilities. The area is predominantly surrounded by 2-story residential properties and is bounded on all sides by local roads. Remington Drive skirts the northern side of the site, Michelangelo Drive delineates the eastern edge, Manet Drive marks the western boundary and Crescent Avenue the southern most point. Existing vehicular access is provided on Manet and Michelangelo Drives with primary pedestrian access from Remington Drive and Michelangelo Avenue.

Scenario Assumptions

- For this scenario, the charrette teams were asked to consider the following:
- New Facility on Community Center Site to Accommodate Full Program
 - Acknowledge Site Considerations and Context
 - Campus Concepts as well as Independent Uses
 - Explore Reconfiguration of Site Circulation and Parking

Charrette Scheme Descriptions

Descriptions of each scheme, developed by the charrette team assigned to this scenario, are provided below. On the next pages, the site plan developed by each team, as well as the opportunities and constraints listed by the team members, are represented exactly as



New Facility on City Owned Property Scenario

section III

Site Description and Scenario Assumptions

occurred in the charrette, and do not include any assessment by the Core Team. After these schemes, a viable option produced by the consultant team after further analysis, provides a more specific example of how this scenario could be feasibly accomplished on the site.

Charrette Scheme 1

This scheme locates a new 2-story library on part of the existing orchard site to the south west adjacent to Manet Drive. Parking is provided by a new 1 ½ story parking structure located on the site of the existing at-grade parking area at the center of the site. The majority of the orchard is untouched and provides views for all the outdoor spaces located around the western and southern sides of the new library. The adult area, teen area and technology lab are adjacent to each other. The adult collection is spread over two floors – the first floor area would have a marketplace environment/feel (magazines, newspapers, novels, etc.) with the second floor devoted to reference and other materials – this space would be more studious and quiet - this is to allow some adults to be closer to the children’s area for access and security. Staff support areas would also be located on the first floor together with the children’s area and cafe.

Charrette Scheme 2

Scheme 2 is located towards the north east of the site and utilizes the existing parking area adjacent to Michelangelo Drive to locate the new building – this parking area is currently under-used compared with the more centrally located parking area. The 2 story building is of a similar arrangement to scheme 1 with adult areas split over two floors and marketplace, children’s areas, etc. located on the first floor. Parking is provided by a similar structure to scheme 1 (1 ½ story parking structure) but also requires additional at-grade parking to the south of the new building. The parking could be wrapped around the orchard area and be linked together. The staff area could be potentially located on a third story with access provided from their own dedicated service elevator and staff driveway to allow unhindered access to support areas.

Charrette Scheme 3

This scheme locates the new library on the same site as the existing theatre – which would have to be relocated. The interior arrangement/internal space relationships are similar to previous schemes and are located in a 2 story structure. The site takes advantage of the proximity to the water feature to the north to allow generous views from within the library. Parking is located on the existing parking area in the middle of the site but is also extended into the orchard to provide the required additional parking spaces. This is to minimize the visual impact of a 2-story structure on this site.

Charrette Scheme 4

Scheme 4 locates the new library over and adjacent to the existing water feature at the northern end of the community center site. This building takes maximum advantage of the views across the water feature and would allow for a structure that sits well within the curved shape of the existing pond. Again, the structure follows previous 2-story design and arrangement of internal spaces. The programming and meeting area and café would now be located on the second floor above the children’s area located to the far west of the building and would enjoy views over the lake and surrounding area. The staff area would also be located on the first floor compared with 2nd or 3rd floor options presented in previous scheme concepts. The entrance to the library would be located adjacent to the

New Facility on City Owned Property Scenario

section III

Site Description and Scenario Assumptions

parking area on the south side of the building. Parking would be provided by two 1 ½ story parking structures located on the sites of existing parking areas.



New Facility on City Owned Property Scenario

section III

Site 1 - Scheme 1 - Team's Discussion



Opportunities
(Comments from Team)

- Preserves majority of the existing trees
- Good traffic flow from Mathilda
- Maintains existing library building
- Even distribution of parking around and under building
- Grand entry way off of the intersection of Charles Street and Olive Avenue

Constraints
(Comments from Team)

- Closure of Olive Avenue
- Relocation of City Hall
- Sprawling footprint that requires additional entry and plaza areas
- Two entries are difficult for staff to oversee
- Lacks exterior access to the Program Room

New Facility on City Owned Property Scenario

section III

Site 1 - Scheme 2 - Team's Discussion



Opportunities
(Comments from Team)

- Good staff oversight and adjacency
- Good traffic flow from the surrounding streets
- Does not infringe on existing City Hall or NOVA buildings
- Café near entrance
- Outdoor spaces on second floor roof terrace
- Allows Olive Avenue to remain open
- Distributed parking on both sides of the building

Constraints
(Comments from Team)

- Entrance at Children's area poses a security challenge
- Requires relocation of existing office buildings on site

New Facility on City Owned Property Scenario

section III

Site 1 - Scheme 3 - Team's Discussion



Opportunities
(Comments from Team)

- Site location is familiar to library users
- Preserves the Community Garden
- No underground parking may be more cost effective

Constraints
(Comments from Team)

- Existing library building must be removed

New Facility on City Owned Property Scenario

section III

Site 1 - Scheme 4 - Team's Discussion



Opportunities
(Comments from Team)

- Strong street presence on Olive Avenue
- Preserves Community Garden
- Maintains Olive Avenue
- Staff area is well connected to the majority of the library
- Open/outdoor space on the second level

Constraints
(Comments from Team)

- Distance from Olive Avenue to building entry
- May require relocation of the NOVA building
- Does not maximize possibilities for the second floor

New Facility on City Owned Property Scenario

section III

Site 1 - Scheme 6 (refinement on Scheme 5) - Team's Discussion



Opportunities
(Comments from Team)

- Good visibility and presence on El Camino Real
- Directly across the street from Border's Bookstore
- Provides views out onto El Camino Real
- Allows for a greenbelt along Mathilda Avenue

Constraints
(Comments from Team)

- Requires relocation of existing courthouse and associated parking

New Facility on City Owned Property Scenario

section III

Site 2 - Scheme 1 - Team's Discussion



Opportunities
(Comments from Team)

- Removes only a small portion of the Orchard
- Maintains existing pond and water features
- Two story building yields a smaller footprint

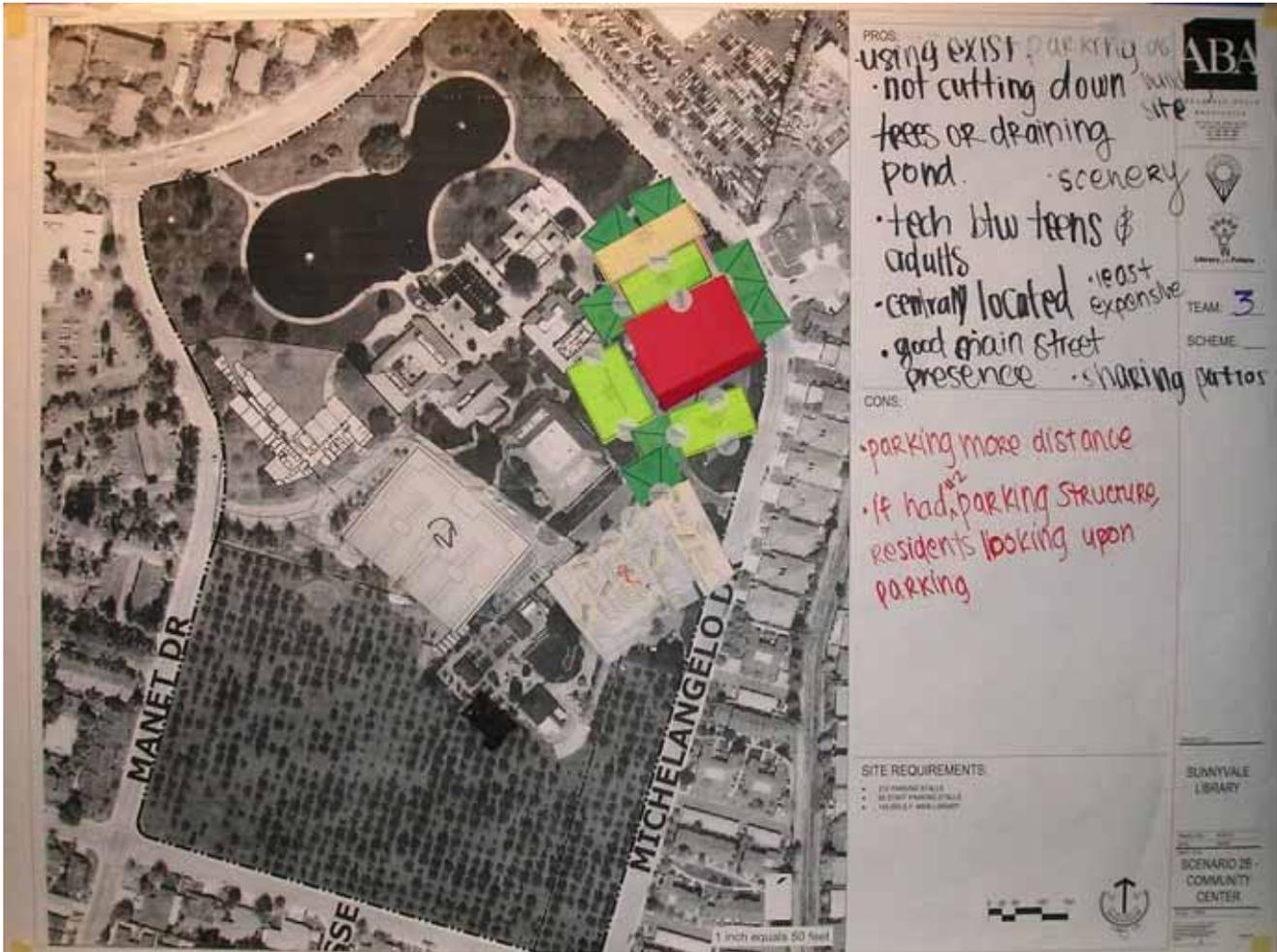
Constraints
(Comments from Team)

- Removes a part of the Orchard
- Possible high cost associated with a parking garage

New Facility on City Owned Property Scenario

section III

Site 2 - Scheme 2 - Team's Discussion



Opportunities
(Comments from Team)

- Utilizes existing parking layout on the site
- Maintains the existing pond and water features
- Leaves the Orchard fully intact
- Places the Technology area between Teens and Adults as a buffer zone
- Strong presence from the street
- Shares patios with the rest of the Community Center campus
- Centrally located on the site

Constraints
(Comments from Team)

- Parking is distant from building entry
- Majority of parking and associated traffic is adjacent to residential neighborhood
- Any consideration to provide a 2 story parking garage should take the close adjacency of the residential development s into consideration

New Facility on City Owned Property Scenario

section III

Site 2 - Scheme 3 - Team's Discussion



Opportunities
(Comments from Team)

- Majority of the Orchard is left intact
- Utilizes a portion of the existing parking layout on the site
- Maintains the pond and water features
- Compact two story footprint maximizes land preservation

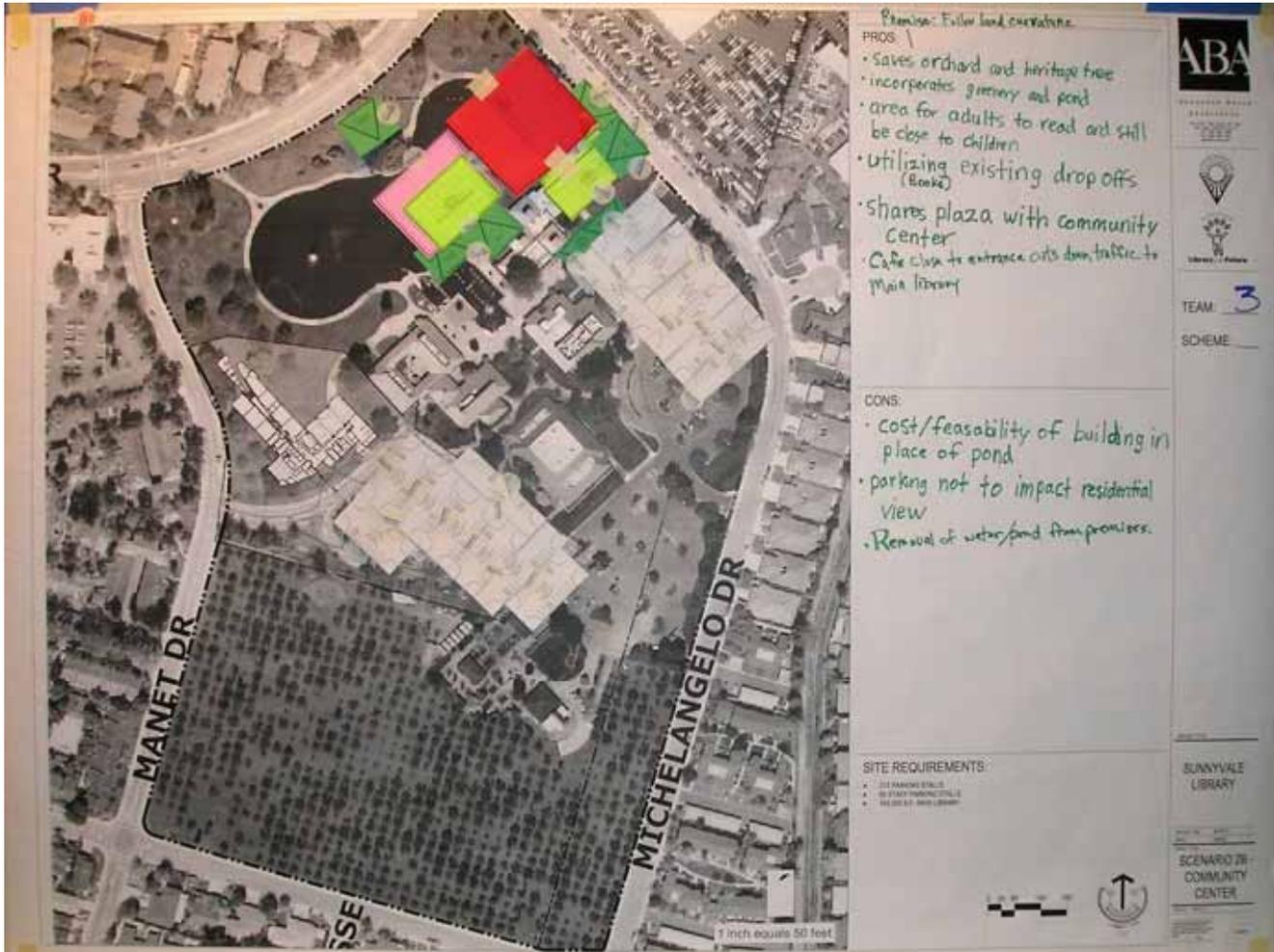
Constraints
(Comments from Team)

- Travel distance from parking lot to building entry
- Requires moving the Theater to a new site

New Facility on City Owned Property Scenario

section III

Site 2 - Scheme 4 - Team's Discussion



Opportunities
 (Comments from Team)

- Preserves the Orchard and heritage trees
- Building focuses on existing green space and water features
- Area provided for adults to read and still be close to children
- Shares plaza with Community Center
- Utilizes existing vehicular drop off locations
- Café is directly adjacent to entry for easy access

Constraints
 (Comments from Team)

- Cost/feasibility of building over a portion of the pond
- Parking and increased traffic impacts to the residential neighborhood

New Facility on City Owned Property Scenario

section III

Viability Option Narrative

Site Description

The consultant team analyzed the content and outcome of the charrette process to further explore the most viable option for this scenario, allowing the development of a conceptual cost model for comparative purposes. This effort did not involve the intensive process necessary to fully design the site and facility, but included the level of detail necessary to ensure that a feasible design could be developed within the scenario.

Due to the number of existing uses and the potential for negative impact to the surrounding area, the consultant team determined the use of the Community Center site for a new library was not as feasible as use of the existing Civic Center site.

This option explores placing the new main library on the City owned parcel at the corner of Charles Street and Olive Avenue directly across from City Hall. This site location sets up strong potential to create a physical or visual link to the City Hall.

The Library is situated close to the corner for maximum visibility and presence from oncoming traffic turning from Mathilda onto Olive Avenue. The corner of Olive Avenue and Charles Street is left as an open green space to further reinforce the undulating pockets of landscaping that surround a majority of the Civic Center campus architecture. The surface parking is located to the rear of the site with the entry to the library serving as a corner hub to welcome pedestrians from Olive Avenue while also allowing people from the surface parking lot at the rear of the site to gain easy access. A drop off zone and allocated book drop parking near the entry allow for convenient exterior book drop. There is a vertical tower element at the corner adjacent to the garden and entry that serves as the visual beacon for the library. This is the tallest mass of the building with the two story adult space directly behind. The remainder of the building mass steps down to a single story to respect the scale of the residential neighbors to the north.

Parking is also provided below the building with an access drive down to the parking garage immediately off of the main entry drive. The elevator from the parking garage below comes up directly into the entry / lobby of the library. Possible service / loading access is located off the surface parking lot to provide a direct linkage to the staff and building support spaces.

Multiple pockets of outdoor space surround the building. These spill out spaces are located toward the more north side of the site adjacent to the residential providing a more quiet environment for the outdoor activities. The program and meeting rooms can also be accessed after hours with a separate entry directly adjacent to the surface parking lot.

Option Opportunities

Many of the opportunities listed in the existing library expansion scenario apply to this scenario as well, which have been repeated here to provide consistency.

The community members in Sunnyvale, whether or not they currently use the library, are very familiar with the location of the Library, Public Safety, and City Hall at the Civic Center site. The adjacent uses provide the visual and/or physical connectivity to other civic

New Facility on City Owned Property Scenario

section III

Viable Option Narrative

functions, while the site's location near the Sunnyvale Downtown provides synergy with other destination activities.

The mass of the building is stepped back to the north and east, while providing a vertical element and statement at the entry off Olive and ideally visible from Mathilda. This option creates pockets of green space and continues to provide strong indoor / outdoor connectivity to mature landscaping and to new exterior program areas, reinforcing the existing Civic Center vernacular. An entry hub allows entry from the parking lot as well as directly from Olive Avenue.

The dual vehicular entry points onto the site may alleviate some of the current traffic that accesses the existing library off Pastoria Avenue, and the entry point and plaza will reinforce the connection across Olive Avenue to City Hall. The library is located near public transportation, and is pedestrian and bicycle friendly to the neighboring residents as well as downtown.

Lastly, the existing library facility is functional through the construction of the new facility in this option, negating the need for an interim facility. This also allows the City to adaptively reuse the existing library to meet other needs, or to provide revenue.

Option Constraints

Many of the constraints listed in the existing library expansion scenario apply to this scenario as well, which have been repeated here to provide consistency.

The location lacks civic presence, in that the library as a landmark or focal point within the community is not directly located on a major thoroughfare at either El Camino or Mathilda.

Although the location provides synergistic adjacencies to civic functions, these were not as highly valued as adjacencies to cultural and community oriented functions.

The small site size limits the amount of available new surface parking, requiring the use of a below grade parking garage at higher cost. Additionally, the north side plazas will be in shade most of the time, which may or may not be considered a constraint in warm weather.



OPPORTUNITIES

- A. EXISTING LIBRARY CAN STAY OPEN DURING CONSTRUCTION OF NEW MAIN FACILITY DIRECTLY ADJACENT
- B. VISUAL AND / OR PHYSICAL CONNECTION AND SYNERGY WITH THE NEIGHBORING CIVIC FUNCTIONS
- C. STEPPED BUILDING MASS TO RESPECT ADJACENT NEIGHBORS TO THE NORTH WHILE PROVIDING A VERTICAL STATEMENT NEAR THE ENTRY
- D. STEPPED BUILDING PLAN CREATES POCKETS OF GREEN THAT REINFORCE EXISTING CIVIC CENTER VERNACULAR
- E. ENTRY HUB ALLOWS ENTRY FROM PARKING LOT AS WELL AS DIRECTLY FROM OLIVE AVENUE

CONSTRAINTS

- A. LACKS SIGNIFICANT VISIBILITY AND CIVIC PRESENCE
- B. SMALL SITE SIZE LIMITS THE AMOUNT OF AVAILABLE SURFACE PARKING
- C. NORTH SIDE PLAZAS WILL BE IN SHADE MOST OF THE TIME
- D. ONLY A SINGLE VEHICULAR ENTRY / EXIT POINT ONTO THE SITE

KEYNOTES

- DENOTES KEYNOTE ON PLANS
- 1. LANDSCAPED GREENBELT
- 2. ADULTS AND CHILDREN'S READING PATIO
- 3. PROGRAM ROOM EXTERIOR SPILL OUT SPACE
- 4. SURFACE PARKING LOT (127 STALLS)
- 5. LINE OF PARKING GARAGE BELOW (158 STALLS)
- 6. EXTERIOR BOOK DROP
- 7. ENTRY PLAZA
- 8. TOWER ELEMENT
- 9. DRIVEWAY DOWN TO PARKING GARAGE BELOW
- 10. POTENTIAL VISUAL / PHYSICAL CONNECTION TO CIVIC CENTER
- 11. ELEVATORS
- 12. LIBRARY SERVICE / LOADING ACCESS
- 13. SITE AREA UTILIZED = 5.6 ACRES

NEW LIBRARY ON CIVIC CENTER SITE

New Facility on City Owned Property Scenario

section III

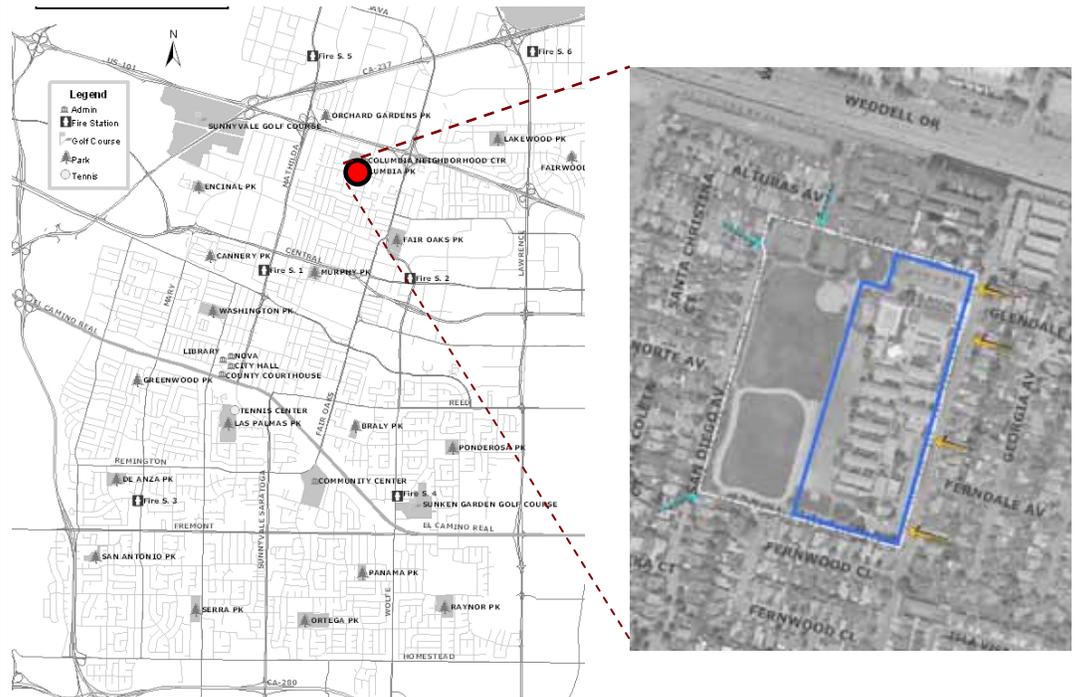


New Joint Use Branch Scenario

section IV

Site Description and Scenario Assumptions

Site Vicinity Map and Aerial



Site Description

The Joint-Use site is located at the Columbia School, which is found in the north of Sunnyvale just south of Highway 101. The area is dominated by residential properties and no major thoroughfare runs past or close to the site. The site is bounded by small local roads, San Diego Avenue to the west and Morse Avenue to the east – the north and south boundaries are backed by residential properties. The Joint-Use facility site utilizes some of the schools existing property and would be jointly used by the community and school. The site comprises the existing Columbia school buildings located along the eastern edge and adjacent to Morse Avenue, surrounding playing fields to the west, tennis courts to the north, various green spaces and two existing parking spaces located in the northeast and northwest corners of the site - the northwest parking area is rarely used.

Scenario Assumptions

For this scenario, the charrette teams were asked to consider the following:

- Joint-use Branch at Columbia Middle School Program at 16,000 to 24,000 sf
- Acknowledge Site Considerations and Context
- Accommodate Current School Master Plan
- Explore Joint-Use Issues

During the charrette, the team challenged with exploring this scenario felt they should capture the more global opportunities and constraints that apply to the nature of joint-use:

Opportunities

- Access for school to improved library resources and services including digital information
- Ideally suited to serve northern population of Sunnyvale

New Joint-Use Branch Scenario

section IV

Site Description and Scenario Assumptions

Constraints

- Branch library might serve the middle school students extremely well, but not necessarily a significant portion of the community in northern Sunnyvale
- School requirements of a library are different than public requirements – potential clash of cultures or needs in a space
- Future uncertainty of joint-use arrangement as this is an agreement between two different jurisdictions within the City

Charrette Scheme Descriptions

Descriptions of each scheme, developed by the charrette team assigned to this scenario, are provided below. On the next pages, the site plan developed by each team, as well as the opportunities and constraints listed by the team members, are represented exactly as occurred in the charrette, and do not include any assessment by the Core Team. After these schemes, a viable option produced by the consultant team after further analysis, provides a more specific example of how this scenario could be feasibly accomplished on the site.

Charrette Scheme 1

This scheme locates the new branch within the middle of the existing Columbia school campus and could be located on the site of either the existing multi-purpose building (currently planned to be a school-only library) or the industrial arts facility to the north. This would allow unhindered access by Middle school pupils to the new branch and encourage use and greater awareness of library services and resources. The new branch would have to be a 2-story building which allows it to fit within the space requirements of the two chosen locations. Parking would be provided by adding an additional underground floor to the existing north east parking lot. This location suffers from higher security issues during the day when school children and members of the public would share the library space. The loss of the industrial arts building is also a disadvantage of this scheme.

Charrette Scheme 2

Scheme 2 would expand into the northwest corner of the site and take some land away from the existing playing field. The new branch library would be located on this reclaimed land and be adjacent to San Diego Avenue which is quieter than the busier Morse Avenue. The existing parking area in this north west corner would be expanded to a 2-story underground structure to allow for the increased parking requirement. The area adjacent to the library and baseball field would need to be modified to accommodate a new outdoor space (e.g. gazebo and a passive playground). Traffic flow could also be affected as people may need to use local roads near the south of the site to access the branch. This location also distances the library from the school – and has similar advantages and disadvantages to the next scheme.

Charrette Scheme 3

This scheme leaves all the existing facilities in place and locates the library on the existing green space adjacent to the northeast parking area. This parking area would be expanded to a 2-story underground structure to provide additional parking. No other changes would be required to the site. This location would allow a single story building to be located here – which is advantageous for library management. The local road on this side is significantly busier than San Diego Avenue on the west side of the site.

Charrette Scheme 4

Scheme 4 would move the existing tennis courts to the far northwest corner of the site

New Joint Use Branch Scenario

section IV

Site Description and Scenario Assumptions

adjacent to E Hemlock Avenue which is currently occupied by an under-used parking area. Existing parking would be expanded in the northeast corner of the site to a 2-story underground structure. The new single story branch library could then be located on the old tennis court site – this would allow the open green space to remain in place. The library location is separated from the school – this should allow better access for local residents and mitigate against daytime security issues of locating a library near to a school.

New Joint-Use Branch Scenario

section IV

Scheme 1 - Team's Discussion



Opportunities
 (Comments from Team)

- Very accessible for students
- Two story solution provides a minimal footprint
- Increased parking

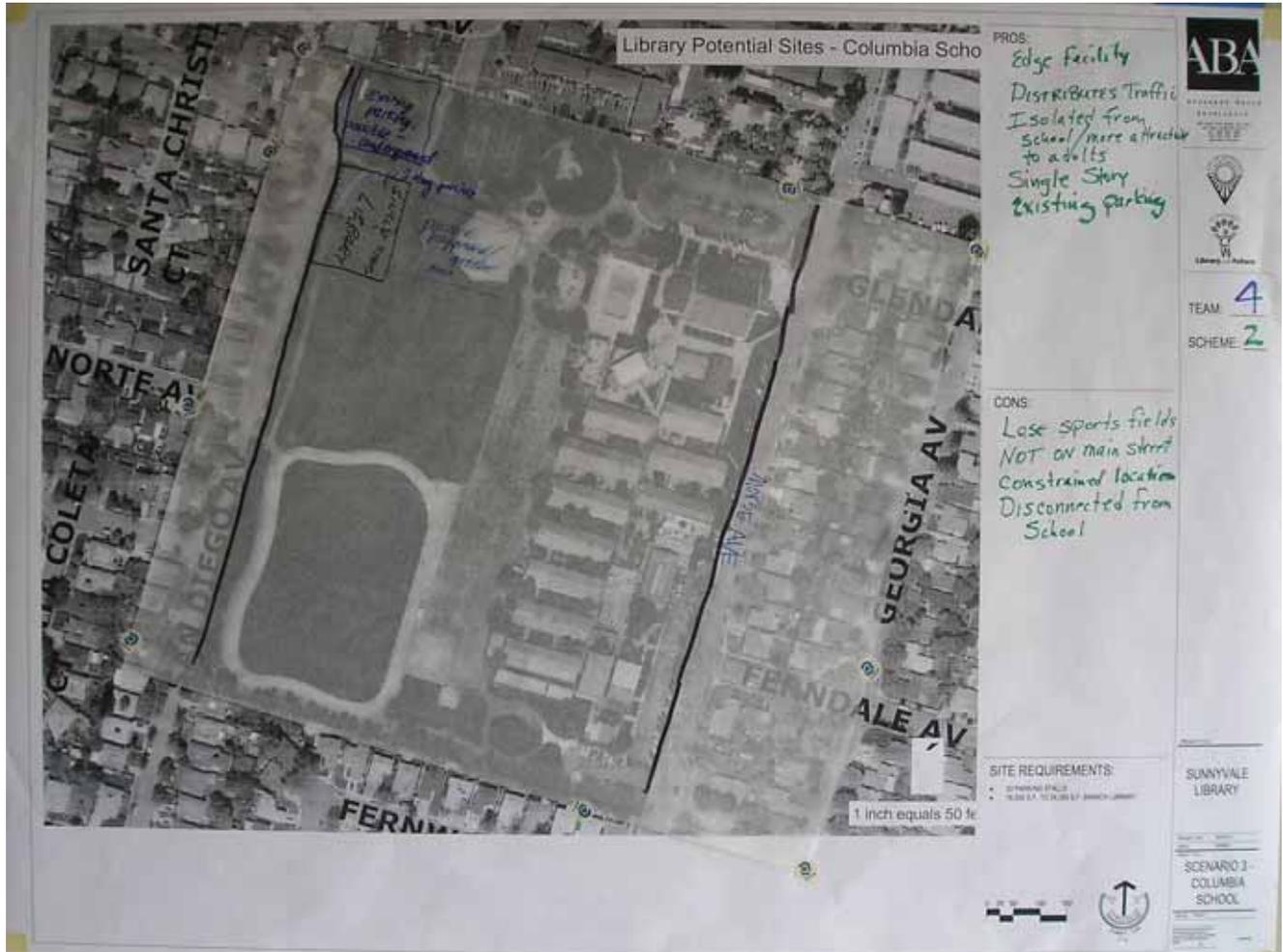
Constraints
 (Comments from Team)

- Limited exterior spill out space for the library
- Poses challenges for overall campus security
- Requires reconfiguration of existing school to accommodate the branch library
- Parking is distant from building entry
- Difficult access for the non-student users

New Joint Use Branch Scenario

section IV

Scheme 2 - Team's Discussion



Opportunities
(Comments from Team)

- Locates branch facility on the edge of the site for visibility and access
- Provides for a more distributed traffic pattern on the site
- Isolated from school, making it more attractive to the non-student population
- Single story solution
- Uses existing parking layouts on the site

Constraints
(Comments from Team)

- A portion of the sports field is lost
- Disconnected from school
- Not on the main access street to the site
- The facility is constrained on all sides

New Joint-Use Branch Scenario

section IV

Scheme 3 - Team's Discussion



Opportunities
(Comments from Team)

- Single story solution
- Utilizes existing parking and expands by going underground
- Parking is directly off of main road and close to the building
- Minimal impact on existing structures

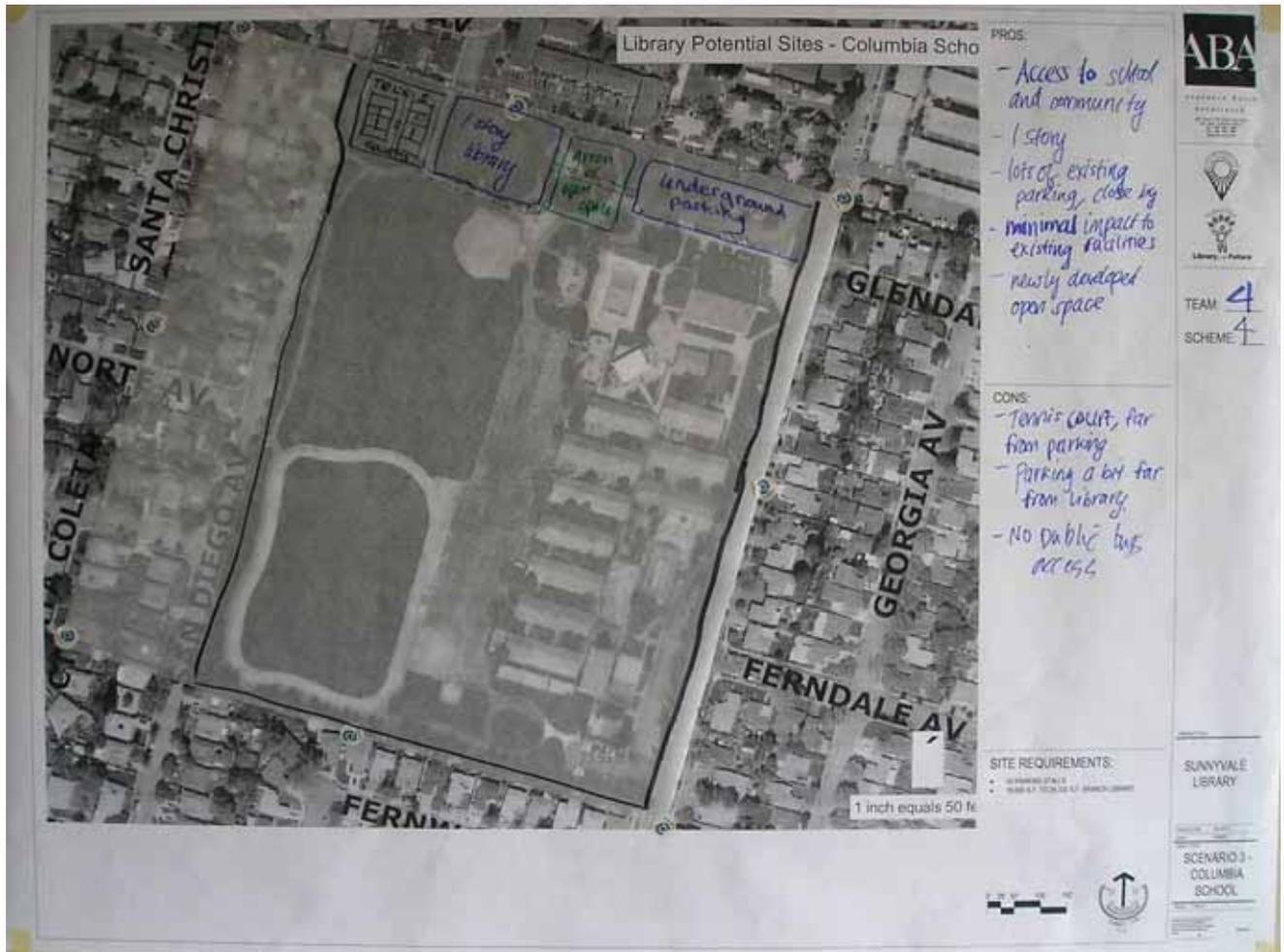
Constraints
(Comments from Team)

- Requires relocating the tennis courts
- Increases traffic in surrounding neighborhood

New Joint Use Branch Scenario

section IV

Scheme 4 - Team's Discussion



Opportunities
(Comments from Team)

- A single story solution
- Minimal impact to existing facilities
- Existing parking on site is close by
- Location of library on site provides convenient access to both the library and the school
- Provides a new open space between the parking and the library

Constraints
(Comments from Team)

- Tennis courts are far from parking
- Travel distance from parking to Library is lengthy
- No public bus access

New Joint Use Branch Scenario

section IV

Viable Option Narrative

The consultant team analyzed the content and outcome of the charrette process to further explore the most viable option for this scenario, allowing the development of a conceptual cost model for comparative purposes. This effort did not involve the intensive process necessary to fully design the site and facility, but included the level of detail necessary to ensure that a feasible design could be developed within the scenario.

This option explores the opportunity for a 24,000 s.f. joint-use branch library on the Columbia Middle School Campus.

A neighborhood center is also located on the site, providing a strong synergistic link between school, center, and Library. Preservation of the existing campus and associated play fields were paramount in this exploration. As a result, the branch facility is sited in an existing landscaped area adjacent to the tennis courts with a single point of vehicular access from Morse Avenue, the primary arterial street through the neighborhood. This site location preserves the existing tennis courts, associated parking to the northwest, and playfields to the south. There is a small surface parking lot spanning between Morse Avenue and the new Branch Facility, but the majority of the parking is accommodated in a sub-grade parking garage to further minimize surface usage of the constrained site. A linear entry plaza and garden links the surface parking to the building entry.

The Branch Library, in a single story solution, successfully meets the library programmatic requirements while also respecting the one to two story residential context surrounding the site. The library takes advantage of views out onto the play fields and sets up opportunities for a visual and physical link to the school and neighborhood center.

Option Opportunities

The synergistic relationship between the educational campus, the neighborhood center and the branch library meets the criteria for adjacent and destination uses. A single story, 24,000 s.f. facility is more operationally efficient than a two-story configuration. The site layout of this option preserves intact the tennis courts and play fields on the site, while also providing strong connections from the library to park and field elements. The single level building mass is respectful to the directly adjacent surrounding residential context.

Access is pedestrian and bicycle friendly from the immediate neighborhood.

Option Constraints

The lack of major thoroughfares, minimal access from only two roads running parallel to the site, and location of the site within the community and relative to residents north of 101 present significant challenges in ensuring accessibility to the site. 101 is a significant barrier to pedestrian and vehicular access for residents located north of the major highway, hindering the ability of the facility to truly serve a significant population beyond the campus and immediate neighborhood. The surrounding area will be significantly and negatively impacted by any traffic generated by the new branch library, as there is no capacity in the road network to address this issue without infringing upon the middle school campus or existing residences.

New Joint Use Branch Scenario

section IV

Viabile Option Narrative

The majority of the parking necessary for the library on the site is accommodated with a below grade structure to preserve the play fields and the middle school master plan. This is an extremely expensive solution and also raises the question of safety and security of a below grade parking garage in a residential neighborhood and whether additional measures must be taken to ensure public safety. This may compound the safety and security issues associated with public access to a school campus during school hours as established by the charrette team.

New Joint Use Branch Scenario

section IV





OPPORTUNITIES

- A. SYNERGISTIC RELATIONSHIP WITH NEIGHBORHOOD CENTER AND MIDDLE SCHOOL
- B. OPERATIONALLY EFFICIENT SINGLE STORY BRANCH
- C. SITE LAYOUT ALLOWS TENNIS COURTS AND PLAY FIELDS TO REMAIN INTACT
- D. STRONG OUTDOOR CONNECTION TO PARK AND FIELD ELEMENTS
- E. SINGLE LEVEL BUILDING MASS IS RESPECTFUL TO SURROUNDING RESIDENTIAL CONTEXT

CONSTRAINTS

- A. DIFFICULT ACCESS TO SITE AND BUILDING HINDER ITS ABILITY TO ADEQUATELY SERVE THE COMMUNITY
- B. MAJORITY OF PARKING MUST BE ACCOMMODATED UNDERGROUND TO PRESERVE SCHOOL AND PLAY FIELDS - COSTLY
- C. SURROUNDING ROAD NETWORK NOT ADEQUATE TO SUPPORT INFLUX OF USERS
- D. LACKING AN ADJACENT PUBLIC TRANSIT STOP
- E. BRANCH FACILITY ON THE SCHOOL CAMPUS POSES SECURITY CHALLENGES

KEYNOTES

- DENOTES KEYNOTE ON PLANS
- 1. NEW SURFACE PARKING LOT (20 STALLS)
- 2. EXISTING SURFACE PARKING LOT TO REMAIN
- 3. EXISTING TENNIS COURTS TO REMAIN
- 4. NEW ENTRY PLAZA
- 5. NOT USED
- 6. DRIVE RAMP DOWN TO GARAGE BELOW
- 7. SUB GRADE PARKING GARAGE BELOW (114 STALLS)
- 8. EXTERIOR BOOK DROP
- 9. LANDSCAPED BUFFER
- 10. SITE AREA UTILIZED = 1.9 ACRES

**NEW JOINT USE
BRANCH FACILITY**



Conceptual Cost Models for Viable Options

section IV

Cost Modeling Assumptions

The conceptual cost models are intended to provide an overall conceptual cost to accomplish the project according to Viable Option descriptions. The Program is broken down into various Construction Categories to more appropriately assign conceptual costs to the different elements of each scenario. A description of the general categories follows:

- **Renovation of Existing Building** includes renovation of the existing facility to include seismic upgrades, some exterior upgrades, major electrical and mechanical system upgrades and full interior renovation to non-structural walls and finishes.
- **New Facility Square Footage** indicates construction of new facility for use as public space for library functions, to include all of the Library of the Future Building Program square footage except for Staff Offices, Support Spaces and Community Spaces such as Program Rooms. Two Story New Facility construction is considered separately to accommodate for additional structural systems elements.
 - **Staff and Support Spaces** includes staff and service delivery support program.
 - **Community Spaces** includes program rooms, community assembly spaces and support areas to these spaces.
- **Sitework** includes landscaping, signage, drainage and hardscape of developed property areas outside of the new facilities and parking site coverage.
- **Existing Construction Demolition** and **Sitework Clearing** include removal of any existing facilities and/or parking lot or site constructions that must be demolished to make way for new construction and/or parking.
- **Parking Costs** includes three categories of parking construction:
 - **Below-Grade** includes underground parking garage and ramp system construction and structural support for construction to be placed above the garage level.
 - **On-Grade** includes surface parking lots with landscaping strips and drive aisles.
 - **Above Grade** includes above ground parking garage and ramp construction.
- **Utilities Contingency** includes conceptual cost for relocation / connection of site utilities to main utility lines on or at the perimeter of the property.
- **Project Furniture, Fixtures and Equipment (FFE)** includes an allowance for freestanding furniture, fixtures and any owner supplied equipment that is not included in the scope of the project.
- **Relocation Costs** includes a conceptual cost model for relocation of services to interim facilities during construction periods or relocation of City departmental staff to permanent facilities due to demolition of their current space, as described in the Space Name category. Conceptual costs include inflation at between an estimated 6 and 8% per year, as noted on the conceptual cost model.
- **Loss of Revenue Costs** includes estimated loss of revenue from demolished facilities currently being leased to tenants. Estimated costs are calculated from current lease agreements with inflation at 6% per year.

Conceptual costs per square foot are based on recent regional construction of similar facilities as gathered by the cost consultant and understanding of existing facility assessment of facility condition and proposed use.

Conceptual Cost Models for Viable Options

section V

Existing Library Expansion Scenario Cost Model Assumptions

This scenario includes renovation of the existing building to house a portion of the Library of the Future Building Program, new construction of an expansion facility to house the remainder of the Building Program, an underground parking garage, a surface parking lot and entry drop off areas at both entrances to the building. See the full project description in section II. Construction costs are subtotaled, and a general conditions / soft costs factor is added. To this amount, escalation through 2010 is included to address the time lapse associated with the design and construction process to arrive at a Project Cost.

Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E), and relocation of the Office Center uses for 20 years due its demolition in the scheme. The 20 year duration for relocation complies with the City's protocol for budget planning, however, it is questionable as to whether the Office Center facility has a 20-year life. Additionally, an interim location for 40,000 s.f. of public library space is being included in this scheme. One could argue that an addition could be constructed with continued use of the existing facility, negating the need for an interim space. However, in addition to the construction and public library use concerns, the overall construction project would take up to twice the amount of time, resulting in additional construction escalation costs that may be more than the cost of an interim facility.

LEED compliant and certified design and construction may or may not affect total project costs, especially when life cycle operational costs are considered in addition to capital costs. At this time, not enough information has been established to identify the potential impact of environmental and energy efficient design as codified in the LEED system on the project. However, with established budget goals, value-planning in the design phase, rather than value-engineering in the construction phase, will allow for appropriate allocation of resources to meet established green design goals.

Conceptual Cost Models for Viable Options

section IV

Sunnyvale Library of the Future - Conceptual Cost Model

Assumptions:

1. Escalation (to midpoint of construction) at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond.
2. Estimated two year construction period for main library to be delivered by end of 2010.
3. General Conditions / Soft Costs includes design consultant team fees, contingency, planning and building department permitting fees, etc.
4. Department Gross SF is the total Building Program SF indicated for each space type including program space, internal circulation, infrastructure areas, etc.
5. Building Grossing Factor of 15%: this factor includes SF to cover exterior wall construction thickness, infrastructure shafts, etc.

Scenario 1: Renovation and Expansion of (E) Facility						
Space Name	Department Gross SF	Building Grossing Factor	Building Gross SF	Cost / SF		Total Cost
				\$	\$	
Library (Renovation of (E) Building)	52,400	1.00	52,400	\$	300	\$ 15,720,000
Library (New Facility SF - Single Story)	47,109	1.15	54,175	\$	325	\$ 17,606,989
Library (New Facility SF - Two Story)	23,330	1.15	26,830	\$	375	\$ 10,061,063
Staff Spaces - Office and Support	13,761	1.15	15,825	\$	275	\$ 4,351,916
Community Spaces - Program Rooms	7,974	1.15	9,170	\$	350	\$ 3,209,535
Total Building SF	144,574		158,400			
Demolition of Mezzanine (Opens up Two Story Space at Entry Hall)	4,200	1.00	4,200	\$	125	\$ 525,000
Sitework Clearing / Demolition	357,000	1.00	357,000	\$	5	\$ 1,785,000
Sitework (Landscape, Signage, Drainage, etc.)	104,400	1.00	104,400	\$	20	\$ 2,087,998
Office Center Demolition	35,500	1.00	35,500	\$	5	\$ 177,500
Parking - On-Grade (180 spaces)	72,000	1.00	72,000	\$	18	\$ 1,296,000
On-Grade Drive Entry and Garage Ramp	22,200	1.00	22,200	\$	18	\$ 399,600
Parking - Below Grade (110 spaces)	44,000	1.00	44,000	\$	175	\$ 7,700,000
Utilities - Contingency for New / Relocated Connections	-	-	-	-	-	\$ 300,000
Subtotal Construction Costs:						\$ 65,220,601
Total with General Conditions/Soft Costs:				40%	\$	\$ 91,308,841
Total Cost per Building SF						\$ 576
PROJECT COST: (Escalation to midpoint of construction at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond or 124%):						\$ 113,222,962
Project FFE	-	-	158,400	\$	30	\$ 4,752,003
Relocation of Library SF - 24 months at \$2 / SF / Month	-	-	-	\$	40,000	\$ 1,920,000
Relocation of Office Center - 20 years @ (\$2 / SF / Month) x 12 months (Assume 6% inflation per year for 20 years or 321%)	-	-	-	-	-	\$ 38,520,000
Loss of Revenue from Office Center - 20 years @ (\$ / SF / Month) x 12 months (Assume #% inflation per year for 20 years or #%)	-	-	-	-	-	
Subtotal Ancillary Costs:						\$ 45,192,003

Conceptual Cost Models for Viable Options

section V

New Facility on City Owned Property Scenario Cost Model Assumptions

This scenario includes both construction of a Library facility, an underground parking garage, a surface parking lot and entry drop off areas at the entrance to the building. See the full project description in section III. Construction costs are subtotaled, and a general conditions / soft costs factor is added. To this amount, escalation through 2010 is included to address the time lapse associated with the design and construction process to arrive at a Project Cost.

Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E), and relocation of the Office Center uses for 20 years due its demolition in the scheme. The 20 year duration for relocation complies with the City's protocol for budget planning, however, it is questionable as to whether the Office Center facility has a 20-year life. Additionally, this scenario does not carry a cost for interim facilities, as the Library may continue to operate during construction of the new facility. There is also an opportunity to adaptive re-use the existing library facility once the new facility is occupied. With minor remodeling, at a cost well below the significant dollar per square foot for library space remodeling, the facility could house office-oriented activities and accommodate the use of the existing Office Center.

LEED compliant and certified design and construction may or may not affect total project costs, especially when life cycle operational costs are considered in addition to capital costs. At this time, not enough information has been established to identify the potential impact of environmental and energy efficient design as codified in the LEED system on the project. However, with established budget goals, value-planning in the design phase, rather than value-engineering in the construction phase, will allow for appropriate allocation of resources to meet established green design goals.

Conceptual Cost Models for Viable Options

section V

Sunnyvale Library of the Future - Conceptual Cost Model

Assumptions:

1. Escalation (to midpoint of construction) at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond.
2. Estimated two year construction period for main library to be delivered by end of 2010.
3. General Conditions / Soft Costs includes design consultant team fees, contingency, planning and building department permitting fees, etc.
4. Department Gross SF is the total Building Program SF indicated for each space type including program space, internal circulation, infrastructure areas, etc.
5. Building Grossing Factor of 15%: this factor includes SF to cover exterior wall construction thickness, infrastructure shafts, etc.

Scenario 2: New Facility on New Site at Civic Center					
Space Name	Department Gross SF	Building Grossing Factor	Building Gross SF	Cost / SF	Total Cost
Library (New Facility SF - Single Story)	72,821	1.15	83,744	\$ 325	\$ 27,216,849
Library (New Facility SF - Two Story)	30,657	1.15	35,256	\$ 375	\$ 13,220,831
Staff Spaces - Office and Support	13,261	1.15	15,250	\$ 275	\$ 4,193,791
Community Spaces - Program Rooms	7,974	1.15	9,170	\$ 350	\$ 3,209,535
Total Building SF	124,713		143,420		
Sitework Clearing / Demolition	240,000	1.00	240,000	\$ 5	\$ 1,200,000
Sitework (Landscape, Signage, Drainage, etc.)	42,180	1.00	42,180	\$ 20	\$ 843,601
Office Center Demolition	35,500	1.00	35,500	\$ 5	\$ 177,500
Surface Parking Lot (136 spaces)	54,400	1.00	54,400	\$ 18	\$ 979,200
Parking Garage (150 spaces)	65,000	1.00	65,000	\$ 175	\$ 11,375,000
Utilities - Contingency for New / Relocated Connections	-	-	-	-	\$ 300,000
Subtotal Construction Costs:					\$ 62,716,307
Total with General Conditions/Soft Costs:				40%	\$ 87,802,830
Total Cost per Building SF:					\$ 612
PROJECT COST: (Escalation to midpoint of construction at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond or 124%):					\$ 108,875,509
Project FFE	-	-	143,420	\$ 30	\$ 4,302,599
Relocation of Office Center - 20 years @ (\$2 / SF / Month) x 12 months (Assume 6% inflation per year for 20 years or 321%)	-	-	-	-	\$ 38,520,000
Loss of Revenue from Office Center - 20 years @ (\$ / SF / Month) x 12 months (Assume #% inflation per year for 20 years or #%)	-	-	-	-	
Subtotal Ancillary Costs:					\$ 42,822,599

Conceptual Cost Models for Viable Options

section V

New Joint-Use Branch Scenario Cost Model Assumptions

This scenario includes construction of a joint-use Library branch facility, an underground parking garage, a surface parking lot and an entry drop off area. See the full project description in section IV. Construction costs are subtotaled, and a general conditions / soft costs factor is added. To this amount, escalation through 2010 is included to address the time lapse associated with the design and construction process to arrive at a Project Cost. Ancillary costs associated with this scenario include furniture, fixtures and equipment (FF&E) for the library space.

Costs or premiums associated with LEED compliant and certified design and construction have not been considered at this time. Specific goals have not been prescribed and not enough information has been developed to accurately project the cost of environmental and energy efficient design as codified in the LEED system.

LEED compliant and certified design and construction may or may not affect total project costs, especially when life cycle operational costs are considered in addition to capital costs. At this time, not enough information has been established to identify the potential impact of environmental and energy efficient design as codified in the LEED system on the project. However, with established budget goals, value-planning in the design phase, rather than value-engineering in the construction phase, will allow for appropriate allocation of resources to meet established green design goals.

Assumptions:

1. Escalation (to midpoint of construction) at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond.
2. Estimated 18 month construction period for branch to be delivered by end of 2010.
3. General Conditions / Soft Costs includes design consultant team fees, contingency, planning and building department permitting fees, etc.
4. Department Gross SF is the total Building Program SF indicated for each space type including program space, internal circulation, infrastructure areas, etc.
5. Building Grossing Factor of 15%: this factor includes SF to cover exterior wall construction thickness, infrastructure shafts, etc.

Scenario 3: Branch Facility on Joint Use Site						
Space Name	Department Gross SF	Building Grossing Factor	Building Gross SF	Cost / SF		Total Cost
Library (New Branch Facility SF - Two Story)	19,238	1.15	22,124	\$ 375	\$	8,296,388
Staff Spaces - Office and Support	882	1.15	1,014	\$ 275	\$	278,933
Community Spaces - Program Rooms	750	1.15	863	\$ 350	\$	301,875
Total Building SF	20,870		24,001			
Sitework Clearing	86,000	1.00	86,000	\$ 5	\$	430,000
Sitework at (E) Facility	47,100	1.00	47,100	\$ 20	\$	942,000
Parking - On-Grade (20 spaces)	8,000	1.15	9,200	\$ 18	\$	165,600
On-Grade Drive Entry and Garage Ramp	6,900	1.00	6,900	\$ 18	\$	124,200
Parking - Below Grade (120 spaces)	43,000	1.15	49,450	\$ 175	\$	8,653,750
Utilities - Contingency for New / Relocated Connections	-	-	-	-	\$	60,000
Subtotal Construction Costs:					\$	19,252,745
Total with General Conditions/Soft Costs:				40%	\$	26,953,843
Total Cost per Building SF:					\$	1,123
PROJECT COST: (Escalation to midpoint of construction at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond or 124%):					\$	33,422,765
Project FFE	-	-	24,001	\$ 30	\$	720,015
Subtotal Ancillary Costs:					\$	720,015



Summary of Findings

section VI

Facility Location and Site Selection Criteria

Revised Facility Location and Site Selection Criteria

Based upon the charrette discussion, as well as further analysis by the Core Team, the preliminary service and site design drivers were further developed and refined into criteria for facility location and site selection. Evaluation of any site must carefully consider the site's capacity to meet the criteria, and a cost benefit analysis must be conducted to ensure the City of Sunnyvale is investing wisely.

10. Achieve the Library of the Future Service Model and Building Program Requirements
11. Create a Library Facility Accessible to Entire Community
 - a. Transportation, Parking, Pedestrian Access
 - b. Proximity to Public Transit
12. Preserve People, Property and Materials Safety and Security
13. Provide a Civic Presence / Community Focal Point
14. Create Synergy and Connectivity to Adjacent Context(s)
 - a. Community Centers / Activities
 - b. Educational Activities
 - c. Other Civic or Cultural Activities / Functions
15. Provide Interior / Exterior Connectivity
16. Allow for Environmental Sensitivity
 - a. Maximize site features
 - b. L.E.E.D.™ (Green or Sustainable Design- (Capacity for LEED Compliance and/or Certification)
 - c. Adaptive Reuse of Facility Assets Where Beneficial
17. Perform in Cost / Benefit Analysis
 - a. Total Project Cost and Benefit
 - b. Operational Efficiency
 - c. Operations and Maintenance Costs
 - d. Life Cycle Cost Analysis for Energy Efficient Construction
 - e. Displacement or Relocation of any Existing Uses
18. Provide for Minimum Site Size
 - a. Main Library - Minimum 4.2 acre site
 - b. Branch Library - Minimum .9 acre site

Site Assessments Against Criteria

The Core Team applied the criteria, above, to the sites assessed throughout the process and with the community in the charrette. The contextual analysis for location of the Main Library excluded all but the Civic Center and adjacent downtown areas within Sunnyvale. Other potential sites were either not well located relative to the geographic center and population distribution, too close to other libraries within the region, or both. Therefore, the Civic Center site for either Scenario 1 or 2 is the most feasible for either expansion of the Library or new construction on the site. The Community Center site is less feasible, due to the accessibility issues in the community and the current high utilization of the site.

The branch library at Columbia Middle School also seems less feasible due to its location deeply embedded in a neighborhood and not adjacent to major thoroughfares. 101 is a

Summary of Findings

section VI

Facility Location and Site Selection Criteria

significant challenge and potential barrier to community accessibility and may affect the usage of the branch library by the community. The immediate neighborhood and the campus would be well served, but the residents north of 101 would continue to experience issues associated with equitable access to library services. If this barrier were overcome by the community north of 101, significant usage generated by the branch library poses both access issues for library customers as well as traffic issues for those in the neighborhood. It is clear that the volume of traffic to a branch library of this size might negatively affect the quality of life within this community.

The cost benefit and value to the intended service population is questionable given the level of investment necessary to locate a branch library at this site.

Although other sites in the Sunnyvale Downtown were not considered in this process, the issue continued to emerge in discussion with the community members during the charrette, reinforcing many comments made in earlier outreach to the community in the needs assessment process. This general location may meet many of the criteria and enhance the ability of the library to have a visible presence and be a focal point within the community. However, performance against all criteria must be evaluated for any specific site considered, to allow for comparative analysis. A significant factor is the potential for additional time lapse associated with site negotiation and acquisition, increasing the total project escalation costs beyond those modeled in this report.

Summary of Findings

section VI

Library of the Future Strategic Facility Options

Strategic Facility Options

The strategic new facility options for the Board and Council to consider include the following:

4. Expand the Existing Library to meet the program for the Library of the Future, or
5. Build a New Library of the Future
 - A. On the existing Civic Center site bounded by El Camino, Mathilda, and Pastoria
 - B. On a site to be determined in the Sunnyvale Downtown or toward downtown as a bridge to the Civic Center site
6. Build a Branch Library, which may be a Joint-Use Educational Facility, to serve a significant population in northern Sunnyvale, to supplement a new Main Library

If the City and Council believe that existing City-owned properties are not sufficient to achieve the vision, then the next step must include further exploration of the location and availability of privately owned properties that meet the facility location and site selection criteria.

Existing Library Expansion

The option to expand the existing Library will achieve the service model and program requirements of the Library of the Future, but requires significant investment in the building, similar to the cost of new construction, without the value of new construction. Access to the library within the community would not change from its existing condition and additional issues for consideration include the concern that this option does not provide a means to create significant presence or visibility for the library within the community, as it will continue to be sited away from major thoroughfares. The synergy of connectivity to other civic functions is not as highly valued as community oriented activities, but the site offers connection to other destination activities as development continues in the Sunnyvale Downtown.

The connectivity of interior to exterior can be preserved and enhanced within this option, but the capacity for the remodeled building to achieve LEED certification at projected remodel costs is questionable given its material use, orientation on the site, and configuration.

Operational efficiency may be similar to new construction on the site, but life cycle cost analysis for the remodeled portion of the project most likely will not perform as well as new construction. Planning for interim relocation of the Library is prudent, as negative impact to both use of the library as well as streamlined and safe construction should be considered.

New Library on a City-Owned Property

A new library on the Civic Center property north of Olive and west of Charles is a viable option and one that provides the best option to achieve the service model and programmatic requirements. Accessibility and visibility may be enhanced through location closer to Mathilda, also allowing for greater community presence as a focal point. The synergistic uses are exactly the same as in the option above, but the opportunities for green and sustainable design and construction are greater. This option negates an interim facility requirement as the Library can continue to operate from its existing location while new

Summary of Findings

section VI

Library of the Future Strategic Facility Options

Build A Joint-Use Branch Library at the Columbia Middle School

construction is accomplished.

The concept for building a Branch Library as a Joint-Use Educational Facility to successfully supplement the Main Library depends completely upon its potential to serve a significant population in northern Sunnyvale. However, the Columbia Middle School site does not perform well against the accessibility criteria for the following reasons:

- distance from major thoroughfares and existing neighborhood road network
- significance of the barrier to use by residents located north of 101
- negative implications to the quality of life for the neighborhood from any additional traffic used

Other feasible locations owned by the City for a branch or another potential educational partner for a joint-use branch were sought, but not located, in this process.

Recommendations

In accordance with the descriptions and opportunities and constraints in Sections II, III and IV, as well as in the brief summary of analysis against criteria, above, the following decisions are recommended for consideration.

4. Do not pursue expansion of existing library to achieve the Library of the Future. Consider adaptive reuse of the existing building asset to meet other City needs.
5. Build a New Library of the Future on either the existing Civic Center site on the block North of Olive at Charles Street as illustrated in the viable option, or further explore identification of a feasible site toward the Sunnyvale Downtown.
6. Do not build a Branch Library. The Library will develop more robust outreach-oriented service delivery strategies to accommodate the needs of the entire community. Consider a mobile library program as a strategy for outreach and remote services.

Conclusion

section VI

Key Concepts Moving Forward

Strategy Development Considerations

Key concepts to be considered in development of the strategy for the Library of the Future in Sunnyvale include the following issues previously identified in the Study:

5. Sustainable Models for Service Delivery (Organizational and Operational)
6. Best Return on Investment in Library Services to the Community
7. The Library as Place - Gateway, Guide and Connection to Community
8. Equitable Access to the Entire Community

The articulation of a strategy to achieve the Library of the future will require cost benefit analyses and the following decisions to be made:

- A. Creation of a main library only, or development of a significantly sized branch in addition to a main library
- B. Identification of the best location of a library or libraries within the community, evaluated against the criteria established in the process
- C. Timeline and project delivery processes, to include whether the total program square footage will be constructed at one time or in multiple phases
- D. Identification of appropriate construction and operating funding strategies

Facility Location and Site Selection Criteria

The community has experienced frustration in delay of the Town Center development, but is now excited about its finally coming to fruition through recent actions and approvals. As the concept of locating the Main Library in the Sunnyvale Downtown has repeatedly surfaced in the outreach process and decades-long discussions regarding a new library, community members would like to explore the opportunities to locate the library Downtown. However, there may be additional land acquisition and escalation costs with pursuing this option. It seems more feasible to spend time and energy in redevelopment and economic vitality efforts in the interim blocks to grow the downtown toward the Civic Center site and El Camino Real. This would align with the El Camino Precise Plan recently approved and support its gateway and nodes concepts, successfully integrating the Civic Center and downtown with a larger critical mass footprint and allowing the library project to proceed without incurring additional costs.

Proposed Timeline

A feasible time frame for design and construction using a design, bid, build process is 42 months. This could potentially be minimized through utilization of alternative project delivery processes. This graphic represents the allocation of time, assuming the design process begins 2nd half of 2007 and construction, to include commissioning and move-in, ends at the end of 2010.

2007	2008	2009	2010
	Design Process	Bidding and Construction	

The Cost of Time

Due to the significant escalation costs associated with construction, making decisions and delivering a new or expanded facility in a shorter period of time provides the best value for the investment to the community. The existing facility is inadequate, and postponing construction of new facilities significantly adds to their eventual costs.



Conclusion

section VII

Key Concepts Moving Forward

Next Steps

The potential benefit in further exploration of other sites must be weighed against the escalation costs to the project. Environmental review processes may also affect the schedule, dependent upon the specific regulatory requirements for any specific site.

This report will be reviewed by the Board of Trustees on April 2nd, and by the Council on April 24th, 2007. The Core Team will seek direction on development of the preferred strategy for achieving the Library of the Future.

Once a strategy is articulated, the Core Team will make any modifications necessary to the *Library of the Future Study and Strategy* document, perform agreed upon further exploration or analysis called for in the strategy, and present the final document to the Board and Council on June 12th, 2007.

