

City of Sunnyvale & Sunnyvale Elementary School District

Lakewood Branch Library & Learning Center Joint Use Feasibility Study

Joint Meeting of the Board of Library Trustees & Parks and Recreation Commission – 1/17/18

Anderson Brulé Architects

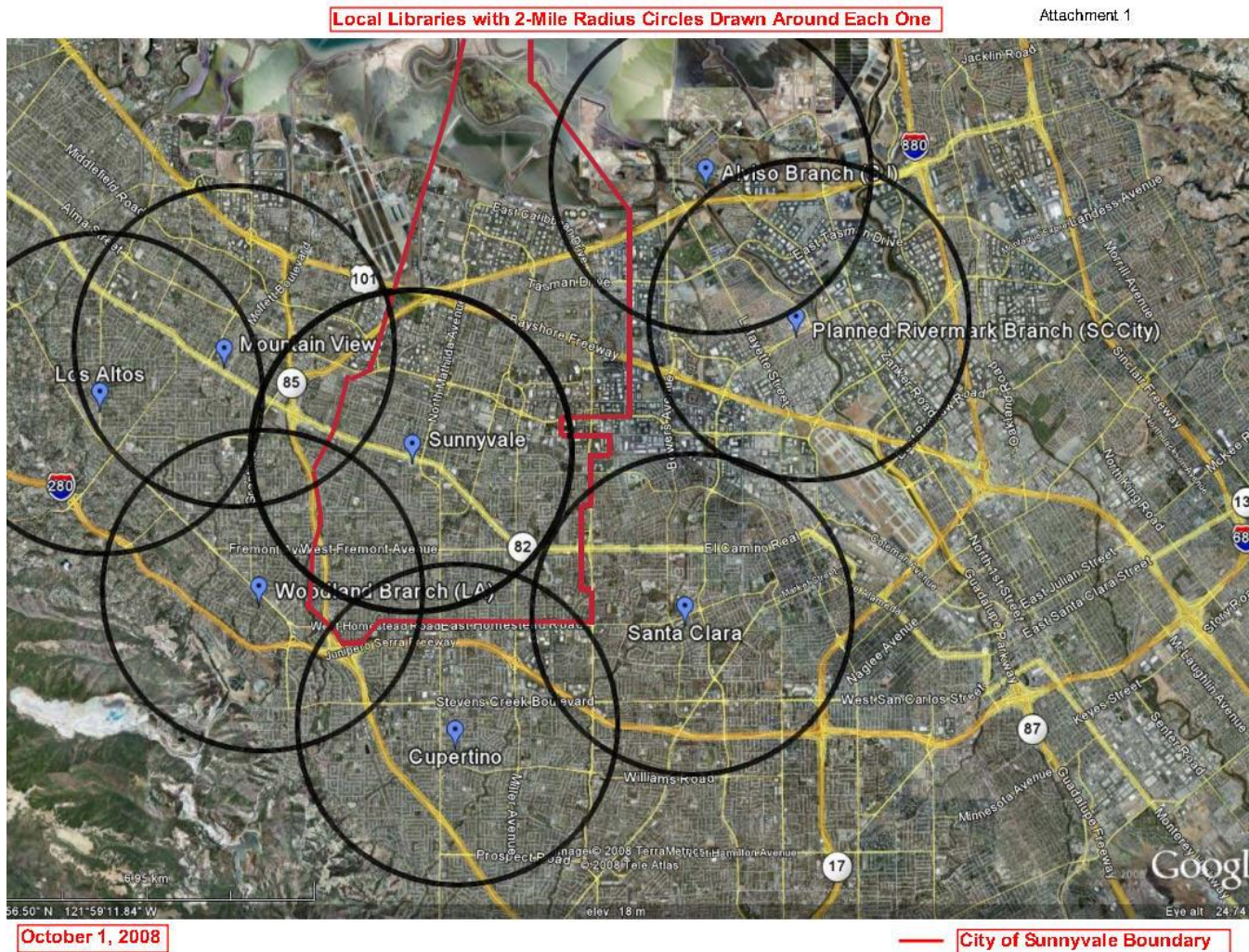


Presentation Overview

- Review Project Background & Chronology of Events
- History of City/School Collaboration – Why Partner?
- Review Purpose & Scope of Feasibility Study
- Outline Process Used
- Review Criteria for Evaluating Site Options
- Present Site Options & Cost Implications
- Review Next Steps
- Request Action on Staff Recommendations

Background/Chronology

- **2012** - Lakewood Park identified as preferred site for a branch library



Background/Chronology (cont)

- **2016**

- Sale of Raynor Activity Center is completed. Council approves Lakewood Branch Library and Learning Center concept

- **2017**

- Council authorizes feasibility study to evaluate potential partnership with Sunnyvale School District

- **2018**

- Feasibility Study completed. Options of mutual interest identified with recommendation to proceed with community engagement process and development of Formal Memorandum of Understanding.

History of Collaboration – Why Partner?

- The City has a proven track record of successful partnerships with the Sunnyvale School District
 - Columbia Neighborhood Center
 - Sports Field Agreement
 - After-School Recreation
 - Virtual Library Card Program
- Opportunity to build on existing partnerships and to plan jointly for future growth



Feasibility Study

- **Scope:**

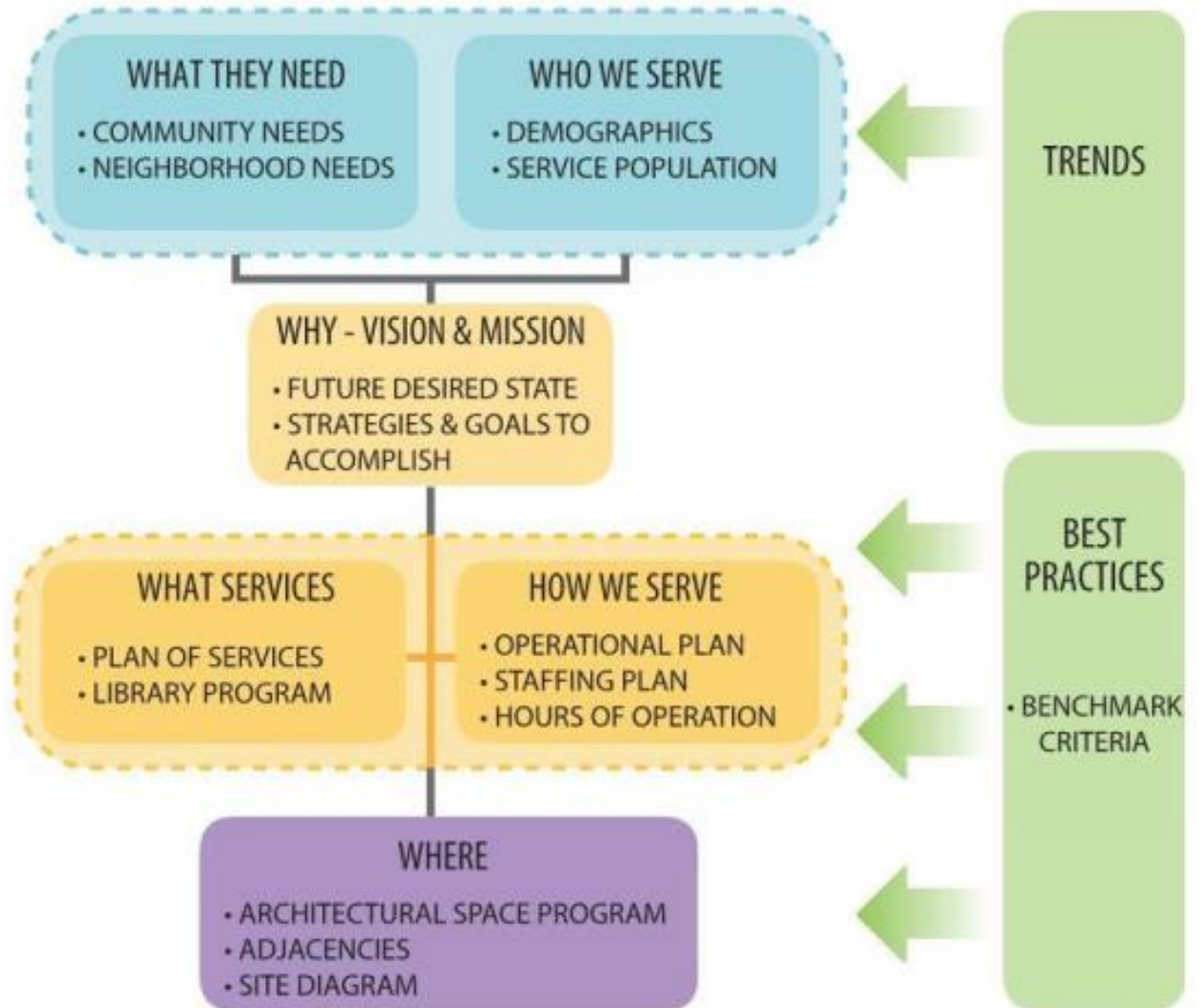
- Is a partnership between the City & School District possible? If so, under what terms and conditions?

- **Interests:**

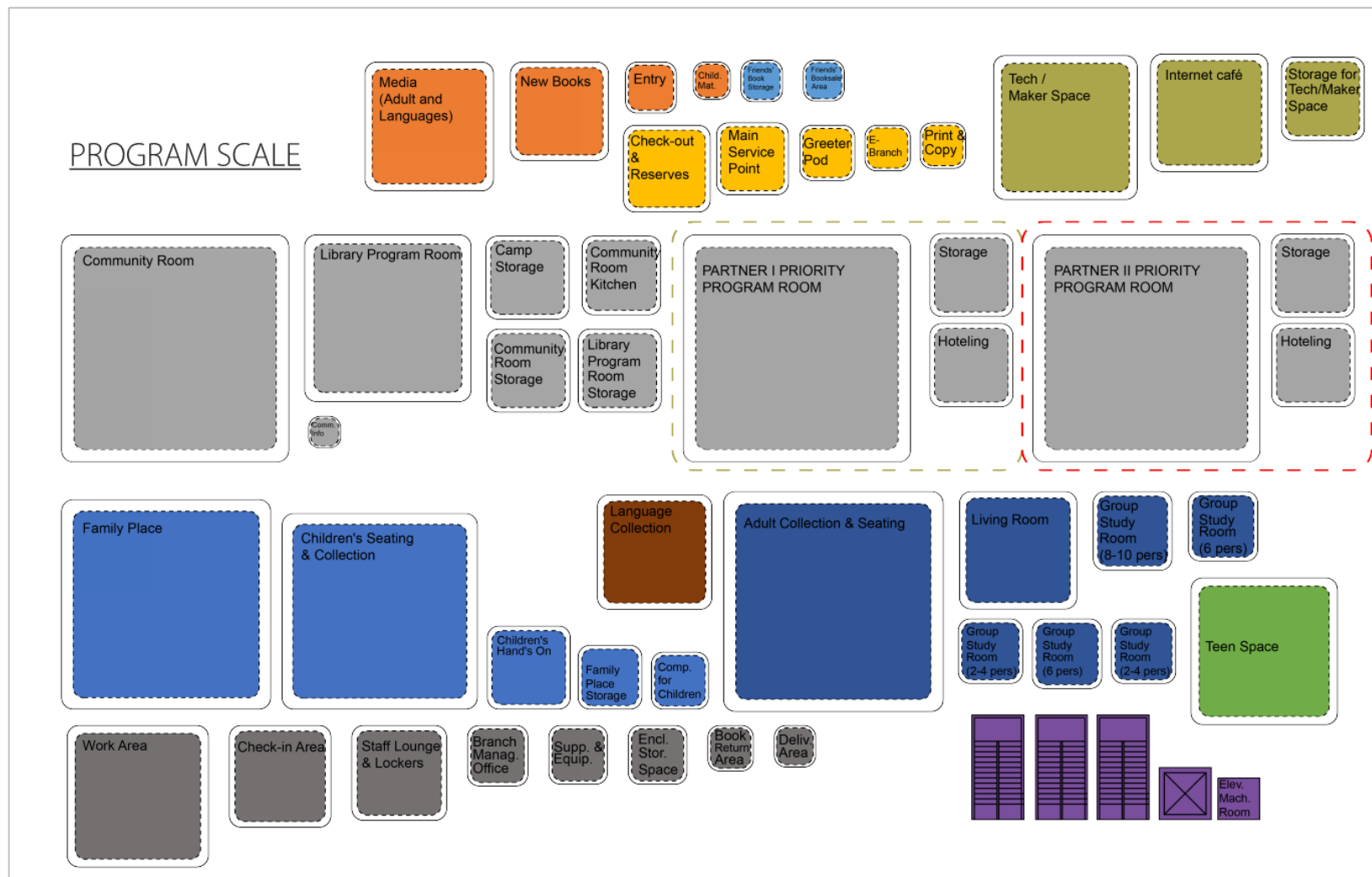
- How to maximize City/School District resources for the benefit of North Sunnyvale residents?
 - Replication of the CNC model – process for shared decision making/ investment/operations
 - Alignment & coordination of multiple capital projects lessens impact to neighborhood/leverages resources & opportunities
 - Coordinated access to library services, out-of-school recreation, community education programs, community collaboration spaces, cultural activities, social service support programs
 - Safety and security for patrons (particularly for students and adjacent neighbors)

Process

- Retained ABA to facilitate study
- Established City/District core team
- Identified areas of mutual interests
- Issues to be addressed



Program Elements of Mutual Interest



What If...

What if a third partner enters?

What if City/School District needs to expand in the future?

Could the site accommodate those needs?

If so, what type of space might be needed and how do we factor that into the total project cost?

Sunnyvale Lakewood Branch Library and Learning Center

Program Comparison

PROPOSED PROGRAM	NET SF	BASE 17,000 SF	1 PARTNER		2 PARTNERS	
			FL 1	FL2	FL 1	FL2
A Library Entrance/Lobby	98	98	98	0	98	0
B Market Place	875	875	875	0	875	0
E Checkout Area	576	576	576	0	576	0
C Community Collaboration	6,899	3,115	5,007	0	6,899	0
Community Room	1,500	✓	✓		✓	
Community Room Storage	200	✓	✓		✓	
Library Program Room	805	✓	✓		✓	
Library Program Room Storage	200	✓	✓		✓	
Community Room Kitchen	180	✓	✓		✓	
Camp Storage	200	✓	✓		✓	
Community Info	30	✓	✓		✓	
* Partner 1 Program Room	1,500		✓		✓	
* Partner 1 Program Room Storage	200		✓		✓	
* Partner 1 Hoteling (four 48 sf open office spaces)	192		✓		✓	
* Partner 1 Office/Small Conference Room (10x10)	0				✓	
* Partner 2 Program Room	1,500				✓	
* Partner 2 Program Room Storage	200				✓	
* Partner 2 Hoteling (four 48 sf open office spaces)	192				✓	
D Technology Spaces	1,200	1,200	0	1,200	0	1,200
F Children's Area	2,791	2,791	2,791	0	2,791	0
G Teen Area	623	623	0	623	0	623
H Adult Area	2,240	2,240	0	2,240	0	2,240
I Languages	380	380	0	380	0	380
J Staff Area	1,557	1,557	1,557	0	1,557	0
Subtotal:			FL 1	FL2	FL 1	FL2
Net Assignable Square Footage	17,239	13,455	10,904	4,443	12,796	4,443
Non-Assignable SF(@26% of Gross):	1.26					
Subtotal		TOTAL	FL 1	FL2	FL 1	FL2
	21,721	17,000	13,739	5,598	16,123	5,598
Vertical Circulation	1,584	0	824	760	824	760
Gross Square Footage:			FL 1	FL2	FL 1	FL2
	23,305	0	14,563	6,358	16,947	6,358
			TOTAL		TOTAL	
			20,921		23,305	
P Parking	61	44	54		61	
Parking Space Factor	2.6					

Criteria for Evaluating Site Options

- **Maximizing Value Through Partnership**

- Provides adequate square footage to meet programming needs now and for the future
- Provides proximity and pathway connections to/from Lakewood School and Park for convenient and safe access
- Provides adequate parking while leaving existing parking count intact; minimizes impact to neighborhood
- Minimizes impact to existing park infrastructure, program elements and plantings
- Provides positive relationship and presence in neighborhood
- Provides easy access to the library for loading/delivery

Parking

- **Standard Used – Institute of Transportation Engineers (ITE)**

- 2.6 spaces/1000 sf of program

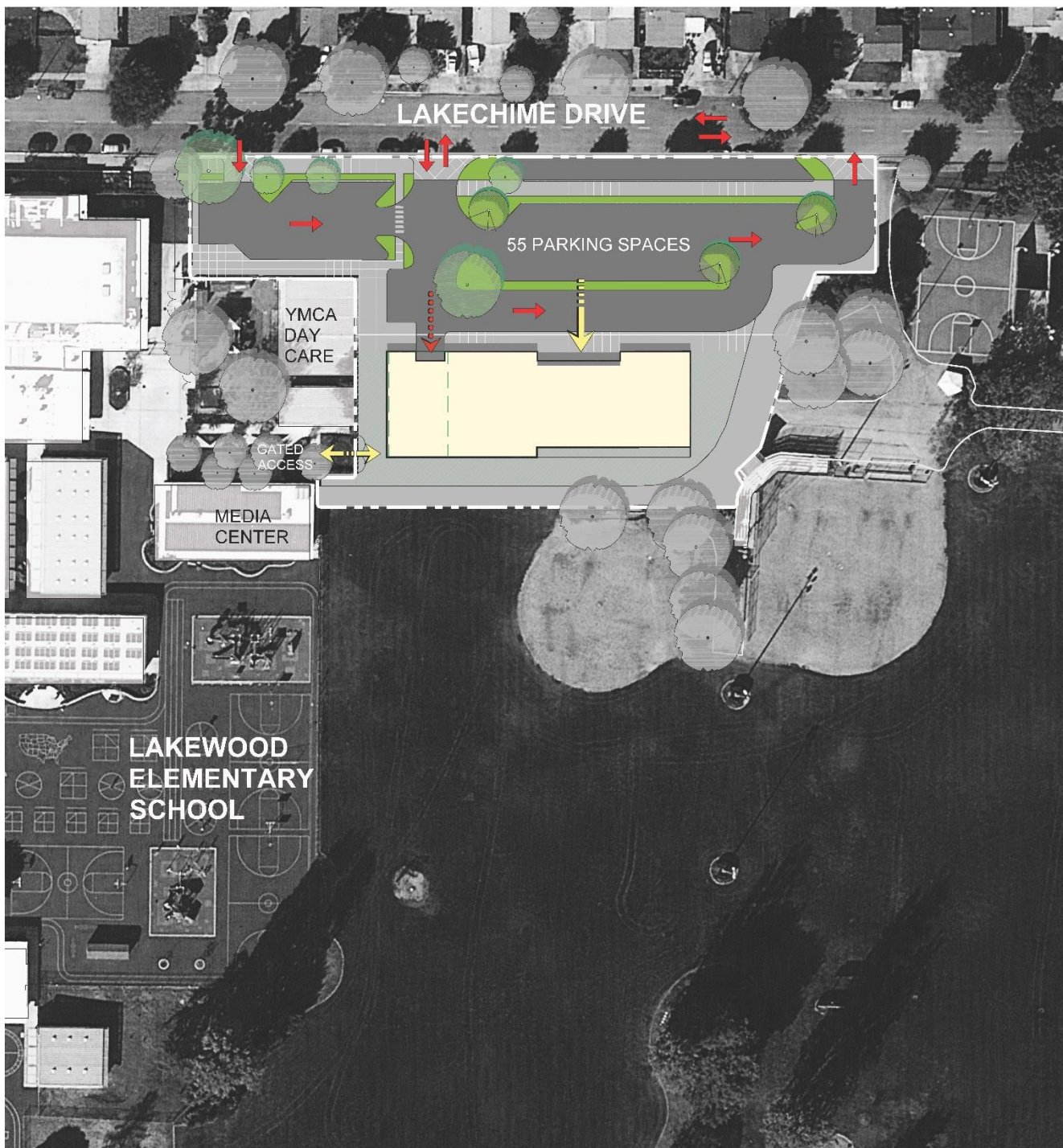
- **Current Number of Parking Spaces**

- 52

- **Proposed Spaces**

- **Option 1 – 55 spaces** (adds 3 spaces, under parked by 52 spaces)
- **Option 2 – 64 spaces** (adds 12 spaces, under parked by 43 spaces)
- **Option 3 - 112 spaces** (adds 60 spaces, more than required by 5 spaces)
- **Option 4 - 112 spaces** (adds 60 spaces, more than required by 5 spaces)

- *Numbers may shift depending on further study and design work.*
- *None of these parking quantities include street parking – this is all on-site parking only*



SCENARIO 1

TOTAL SITE AREA 69,644 SQ. FT.

2- STORY

TOTAL BLDG AREA 21,000 SF

PROGRAM DISTRIBUTION

FL 1 11,400 SF
FL 2 9,600 SF
2ND PARTNER 2,400 SF

PARKING REQUIREMENTS

EXISTING 52 SPACES
REQUIRED FOR NEW BLDG 55 SPACES
PROVIDED (RANGE) 55 SPACES
LESS/MORE LESS 52 SPACES

BIO-RETENTION REQUIREMENTS

PARKING FOOTPRINT	27,870 SQ. FT.
PED & VEHIC PATH	7,346 SQ. FT.
CONC DRIVE	1,524 SQ. FT.
CONC PATH	7,346 SQ. FT.
BLDG FOOTPRINT	11,393 SQ. FT.
TOTAL IMPERVIOUS	55,279 SQ. FT.
BIO RETENTION REQ.	2,211 SQ. FT.

THESE STUDIES ARE THE RESULTS OF CAREFUL SPATIAL ANALYSIS. THEY ARE FEASIBILITY TESTS, NOT ARCHITECTURAL OR LANDSCAPE ARCHITECTURAL PROPOSALS.

LEGEND

--- WALKWAY	--- CONC. DRIVE	--- JOINT USE FACILITY
--- EXISTING BUILDINGS	--- SIDEWALK	--- PERM. HARD- & SOFT-SCAPE (EXTERIOR PROGRAM SPACE)
--- JOINT USE FACILITY	--- PLANTED AREAS	
--- PARKING		
--- PED. AND VEHIC. PATH		
--- CONC. DRIVE		
--- SIDEWALK		
--- PERM. HARD- & SOFT-SCAPE (EXTERIOR PROGRAM SPACE)		
--- PLANTED AREAS		



0 20' 40' 80'



SCENARIO 2

TOTAL SITE AREA 69,644 SQ. FT.

2- STORY

TOTAL BLDG AREA 21,000 SF

PROGRAM DISTRIBUTION

FL 1	14,100 SF
FL 2	6,900 SF
2ND PARTNER	2,400 SF

PARKING REQUIREMENTS

EXISTING	52 SPACES
REQUIRED FOR NEW BLDG	55 SPACES
PROVIDED	64 SPACES
LESS/MORE	LESS 43 SPACES

BIO-RETENTION REQUIREMENTS

PARKING FOOTPRINT	27,816 SQ. FT.
PED & VEHIC PATH	5,582 SQ. FT.
CONC DRIVE	1,139 SQ. FT.
CONC PATH	8,426 SQ. FT.
BLDG FOOTPRINT	14,063 SQ. FT.
TOTAL IMPERVIOUS	56,821 SQ. FT.
BIO RETENTION REQ.	2,273 SQ. FT.

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LEGEND

WALKWAY	LOOK	MONUMENTARY TREY
BIO-RETENTION REQUIREMENT	LOOK	LOOK
EXISTING BUILDINGS	LOOK	NO REPLACEMENT
JOINT USE FACILITY	LOOK	JOINT USE FACILITY
PARKING	LOOK	EXIST. TREE - TO PRESERVE
PED. AND VEHIC. PATH	LOOK	EXIST. TREE BEYOND SITE BOUNDARY - PRESERVE
CONC. DRIVE	LOOK	EXIST. TREE - DEMO
SIDEWALK	LOOK	PROPOSED TREE
PERM. HARD- & SOFT-SCAPE (EXTERIOR PROGRAM SPACE)	LOOK	
PLANTED AREAS	LOOK	





SCENARIO 3

TOTAL SITE AREA 103,902 SQ. FT.

1- STORY

TOTAL BLDG AREA 19,200 SF
2ND PARTNER 2,400 SF

PARKING REQUIREMENTS

EXISTING	52 SPACES
REQUIRED FOR NEW BLDG	55 SPACES
PROVIDED	112 SPACES
LESS/MORE	+5 SPACES

BIO-RETENTION REQUIREMENTS

PARKING FOOTPRINT	44327 SQ. FT.
PED & VEHIC PATH	4,904 SQ. FT.
CONC DRIVE	1,654 SQ. FT.
CONC PATH	8,394 SQ. FT.
BLDG FOOTPRINT	21,807 SQ. FT.
TOTAL IMPERVIOUS	81,087 SQ. FT.
BIO RETENTION REQ.	3,243 SQ. FT.

* POTENTIAL RELOCATION OF EXISTING SOFTBALL FIELD TO BE STUDIED IN PARK MASTER PLAN PROCESS

THESE STUDIES ARE THE RESULTS OF CAREFUL SPATIAL ANALYSIS. THEY ARE FEASIBILITY TESTS, NOT ARCHITECTURAL OR LANDSCAPE ARCHITECTURAL PROPOSALS.

LEGEND

--- SITE BOUNDARY	--- CONC DRIVE	--- SIDEWALK	--- PERM HARD- & SOFT-SCAPE (EXTERIOR PROGRAM SPACE)	--- PLANTED AREAS
--- EXISTING BUILDINGS	--- JOINT USE FACILITY	--- PARKING	--- PED. AND VEHIC. PATH	--- EXIST. TREE - TO PRESERVE
--- EXIST. TREE - TO PRESERVE	--- EXIST. TREE BEYOND SITE BOUNDARY - PRESERVE	--- EXIST. TREE - DEMO	--- PROPOSED TREE	



Projected Costs

- Options 1 & 2 eliminated from cost projections due to lack of parking
- For planning purposes, a range of costs established for Options 3 & 4
 - Option 3 - \$23 - \$28 million
 - Option 4 - \$24 - \$29 million
 - Both high end estimates assume inclusion of space for expansion/third party.

Funding

- City's 20-Year Financial Plan
 - \$20,915,000 for construction
 - \$300,000 annually for additional ongoing operations
 - \$200,000 re-directed resources from Main Library
- Assuming high end of range of Option 4, gap of approximately \$5 million
- Filling the gap:
 - Partner Contributions
 - Community benefit funding*
 - Parkland dedication funding*
 - General Fund*

* Would Require Council Re-Prioritization

Terms and Conditions

- Options 3 or 4 – City facility on School District Property;
- 50 year lease w/ 25 year option @ cost of \$1 over life of the term;
- CNC decision-making model (addition of Lakewood Principal & 1 City representative);
- City as ultimate decision maker/developer of site Project subject to DSA requirements;
- District contribution of \$3 million towards initial construction, shared contribution to on-going operations, maintenance and utilities (amount TBD);
- Shared parking;
- Access to school facilities after hours;
- Softball field to remain open space;
- Opportunity for 3rd party investor/contributor/tenant (possibly high school or community college);

Findings

- A partnership is viable and will increase value to the community
 - Leverages the successful CNC model to allow for joint decision-making and investment
 - Aligns City/School District service delivery goals for greater community benefit than a stand alone City project
 - Allows for shared facilities costs
 - Allows for shared on-going operational costs
 - Allows for different land use strategies by leveraging school district's land and minimizes impact to park and open space when compared to stand-alone project

Next Steps

- Continue site evaluation of Options 3 and 4
 - Conduct community engagement process to seek input on single story versus two story
 - Develop staffing and operations plan to identify total ongoing costs for City and SSD
 - Evaluate potential of alternative funding sources and right-size the project if needed..
 - Use information to inform development of Formal Memorandum of Understanding as well as Lakewood Park Renovation & Enhancement Project.
 - Draft Formal Memorandum of Understand for Council and School District approval.

Recommendations

- That the Board of Library Trustees recommend to City Council that the City Manager Be Authorized to Negotiate a Formal Memorandum of Understanding with the Sunnyvale School District for a Joint Use Lakewood Branch Library and Learning Center on the Lakewood Elementary School Site;

And,

- That the Parks and Recreation Commission recommend to City Council that the City Manager Be Authorized to Negotiate a Formal Memorandum of Understanding with the Sunnyvale School District for a Joint Use Lakewood Branch Library and Learning Center on the Lakewood Elementary School Site;

Questions?