

City of Sunnyvale & Sunnyvale Elementary School District

# Lakewood Branch Library & Learning Center Joint Use Feasibility Study

City Council Meeting – March 6, 2018

*Anderson Brulé Architects*



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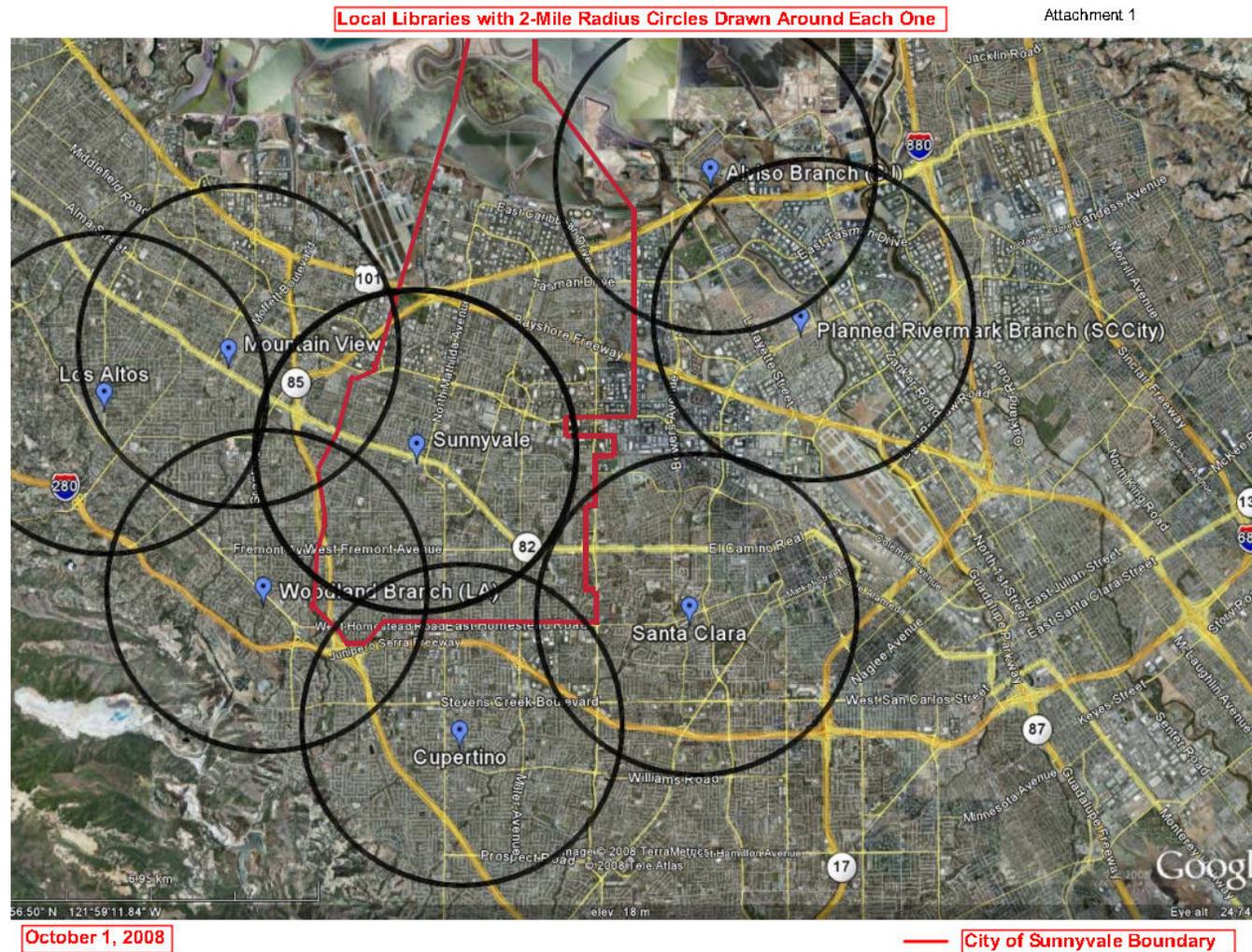
# Presentation Overview

- 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



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# Background/Chronology (cont)

- **2016**

- Sale of Raynor Property 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 partnerships and to for future growth



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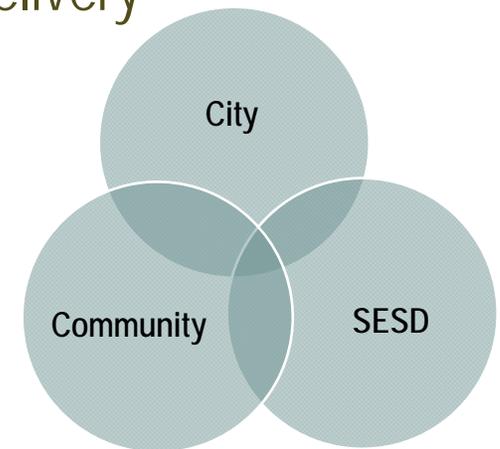
# Feasibility Study

## •Scope:

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

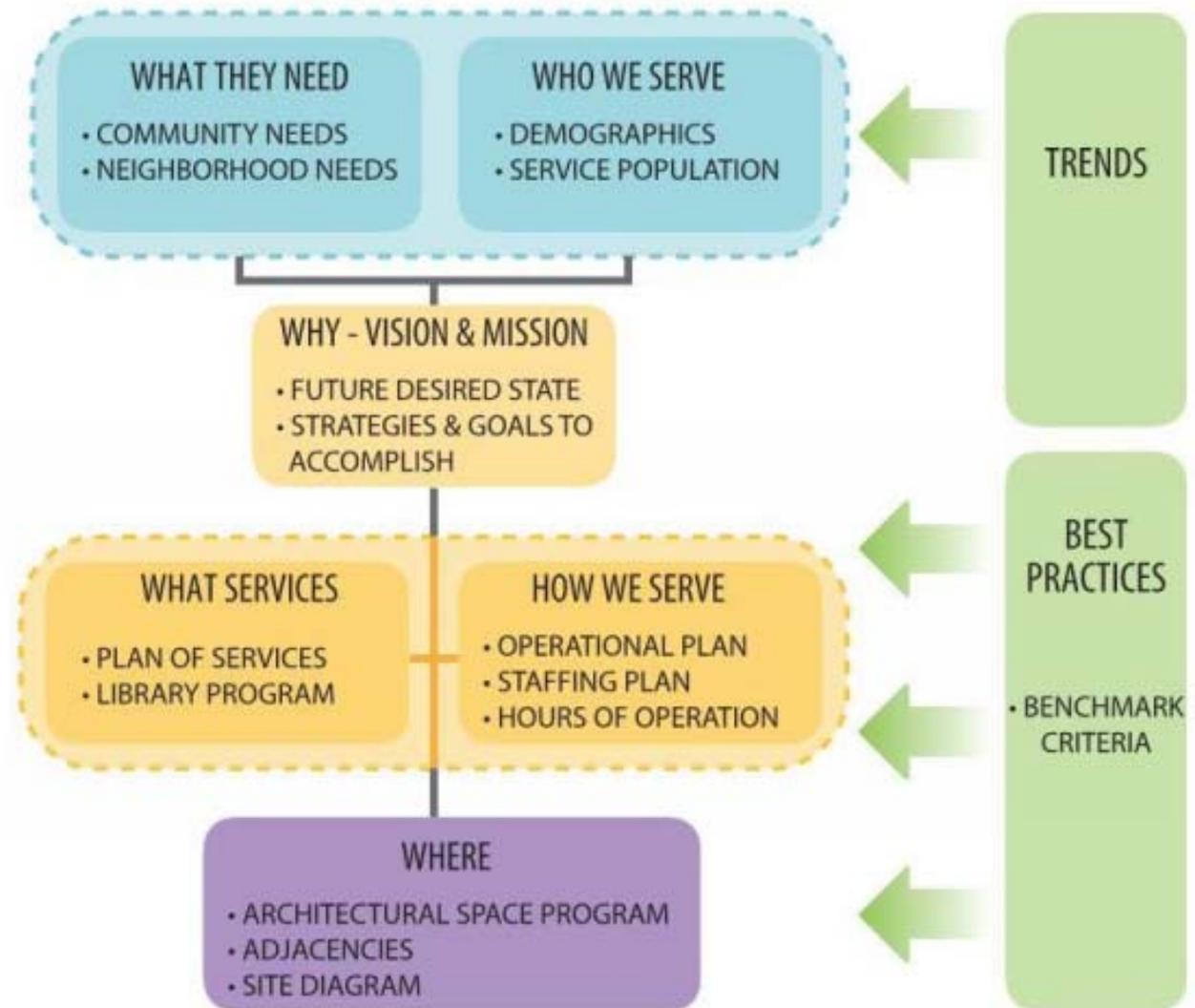
## •Interests:

- Collaborative, coordinated & responsive service delivery
- Leverage resources
- Build on successful CNC governance model
- Lessen impact of multiple capital projects
- Collaborative and coordinated service delivery
- Safety and security for patrons

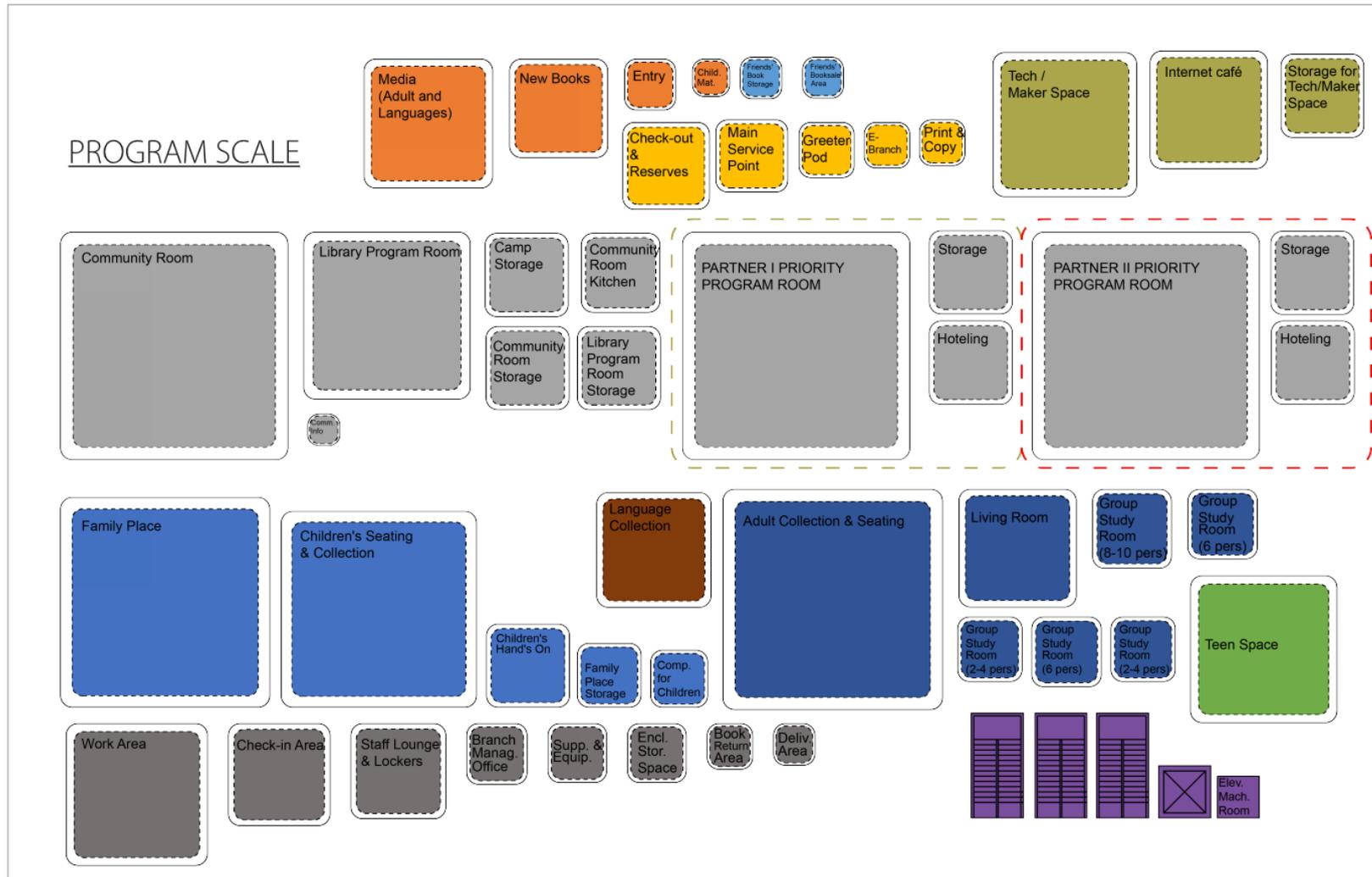


# Process

- 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?

## Program Comparison

PROPOSED PROGRAM	BASE	1 PARTNER		2 PARTNERS	
	17,000 SF	FL 1	FL2	FL 1	FL2
<b>A</b> LIBRARY ENTRANCE / LOBBY	98	98	0	98	0
<b>B</b> MARKET PLACE	875	875	0	875	0
<b>E</b> CHECKOUT AREA	576	576	0	576	0
<b>C</b> COMMUNITY COLLABORATION	3,115	5,007	0	6,899	0
Community Room	✓	✓		✓	
Community Room Storage	✓	✓		✓	
Library Program Room	✓	✓		✓	
Library Program Room Storage	✓	✓		✓	
Community Room Kitchen	✓	✓		✓	
Camp Storage	✓	✓		✓	
Community Info	✓	✓		✓	
• Partner 1 Program Room		✓		✓	
• Partner 1 Program Room Storage		✓		✓	
• Partner 1 Hoteling (four 48 sf open office spaces)		✓		✓	
• Partner 1 Office/Small Conference Room (10x10)		✓		✓	
• Partner 2 Program Room				✓	
• Partner 2 Program Room Storage				✓	
• Partner 2 Hoteling (four 48 sf open office spaces)				✓	
<b>D</b> TECHNOLOGY SPACES	1,200	0	1,200	0	1,200
<b>F</b> CHILDREN'S AREA	2,791	2,791	0	2,791	0
<b>G</b> TEEN AREA	623	0	623	0	623
<b>H</b> ADULT AREA	2,240	0	2,240	0	2,240
<b>I</b> LANGUAGES	380	0	380	0	380
<b>J</b> STAFF AREA	1,557	1,557	0	1,557	0
<b>NET ASSIGNABLE SQUARE FOOTAGE</b>	<b>13,455</b>	<b>10,904</b>	<b>4,443</b>	<b>12,796</b>	<b>4,443</b>
<b>Subtotal</b>	<b>17,000</b>	<b>13,795</b>	<b>5,621</b>	<b>16,193</b>	<b>5,623</b>
<b>Vertical Circulation</b>	<b>0</b>	<b>824</b>	<b>760</b>	<b>824</b>	<b>760</b>
<b>Gross Square Footage:</b>	<b>0</b>	<b>14,619</b>	<b>6,381</b>	<b>17,017</b>	<b>6,383</b>
		<b>TOTAL</b>		<b>TOTAL</b>	
		<b>21,000</b>		<b>23,400</b>	
<b>P</b> PARKING	44	55		61	
Parking Space Factor					

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# Criteria for Evaluating Site Options

- Maximizing Value Through Partnership

- Space to meet programming needs now and in the future
- Proximity and pathway connections to/from Lakewood School and Park for convenient and safe access
- Parking plan that meets needs and minimizes impact to neighborhood
- Minimize impact to existing park infrastructure, program elements and plantings
- Provides positive relationship and presence in neighborhood

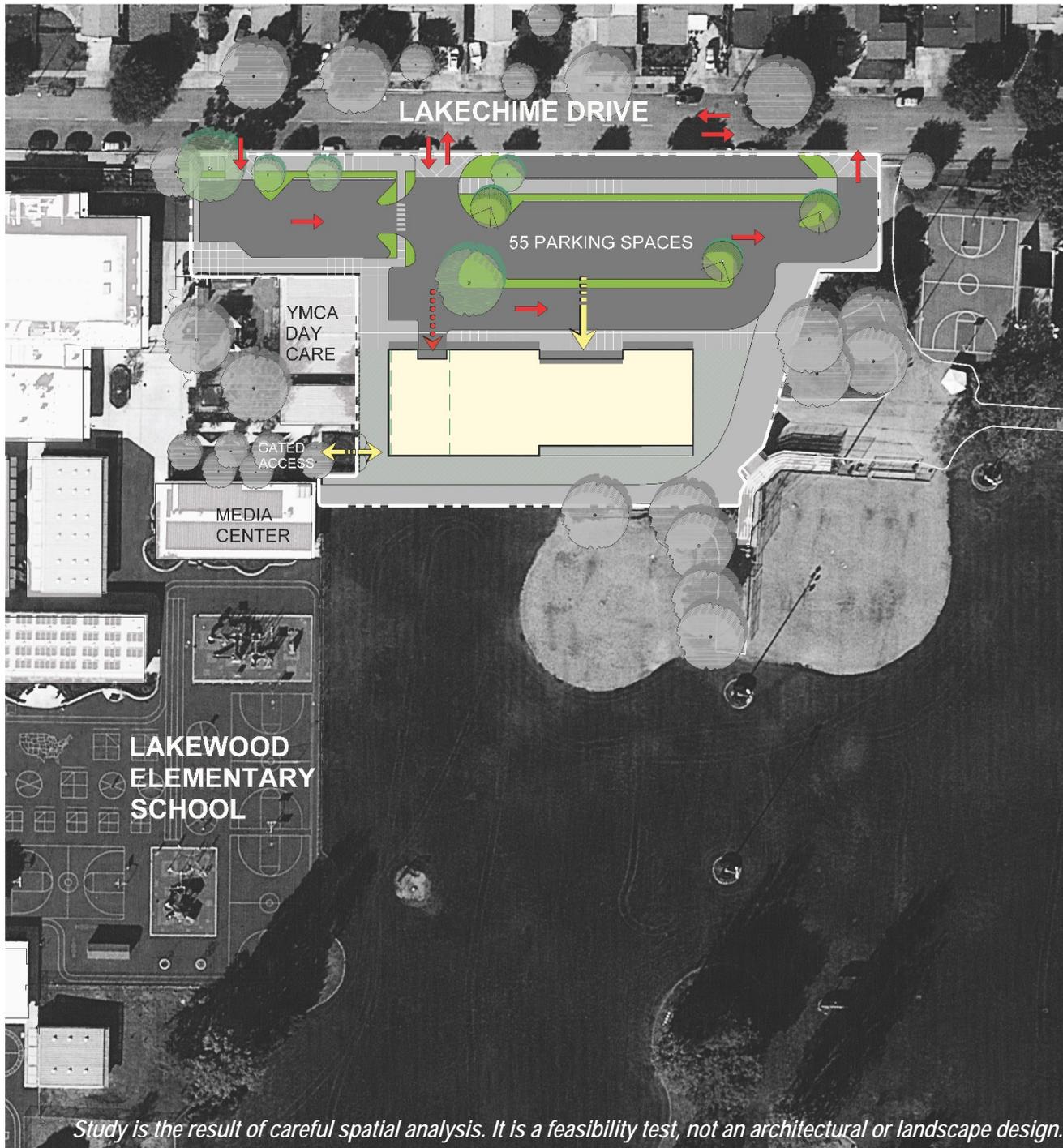


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# Parking

- **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*



*Study is the result of careful spatial analysis. It is a feasibility test, not an architectural or landscape design.*

# Study Scenario 1

2 stories (single partner)

Floor 1 : 11,400 SF

Floor 2 : 9,600 SF

Total : 21,000 SF

## Parking Summary

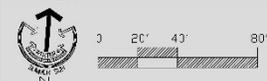
- Existing 52 spaces
- Req. for New Building 55 spaces
- Provided 55 spaces
- *Parking Shortfall* 52 spaces

## Optional 2<sup>nd</sup> partner:

- Additional 2,400 sf
- 6 more parking spaces

## LEGEND

- SITE OUTLINE
- PARTNERSHIP OPPORTUNITY SPACE
- EXISTING BUILDINGS
- JOINT USE FACILITY
- PARKING
- MAIN LIBRARY ENTRY
- LOADING
- SCHOOL ACCESS POINT
- DRIVING DIRECTION
- PROPOSED TREE
- EXIST. TREE - TO PRESERVE
- EXIST. TREE BEYOND SITE BOUNDARY - PRESERVE





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## Study Scenario 2

2 stories (single partner)

Floor 1 : 11,400 SF

Floor 2 : 9,600 SF

Total : 21,000 SF

### Parking Summary

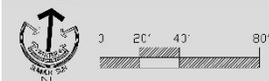
- Existing 52 spaces
- Req. for New Building 55 spaces
- Provided 64 spaces
- *Parking Shortfall* 43 spaces

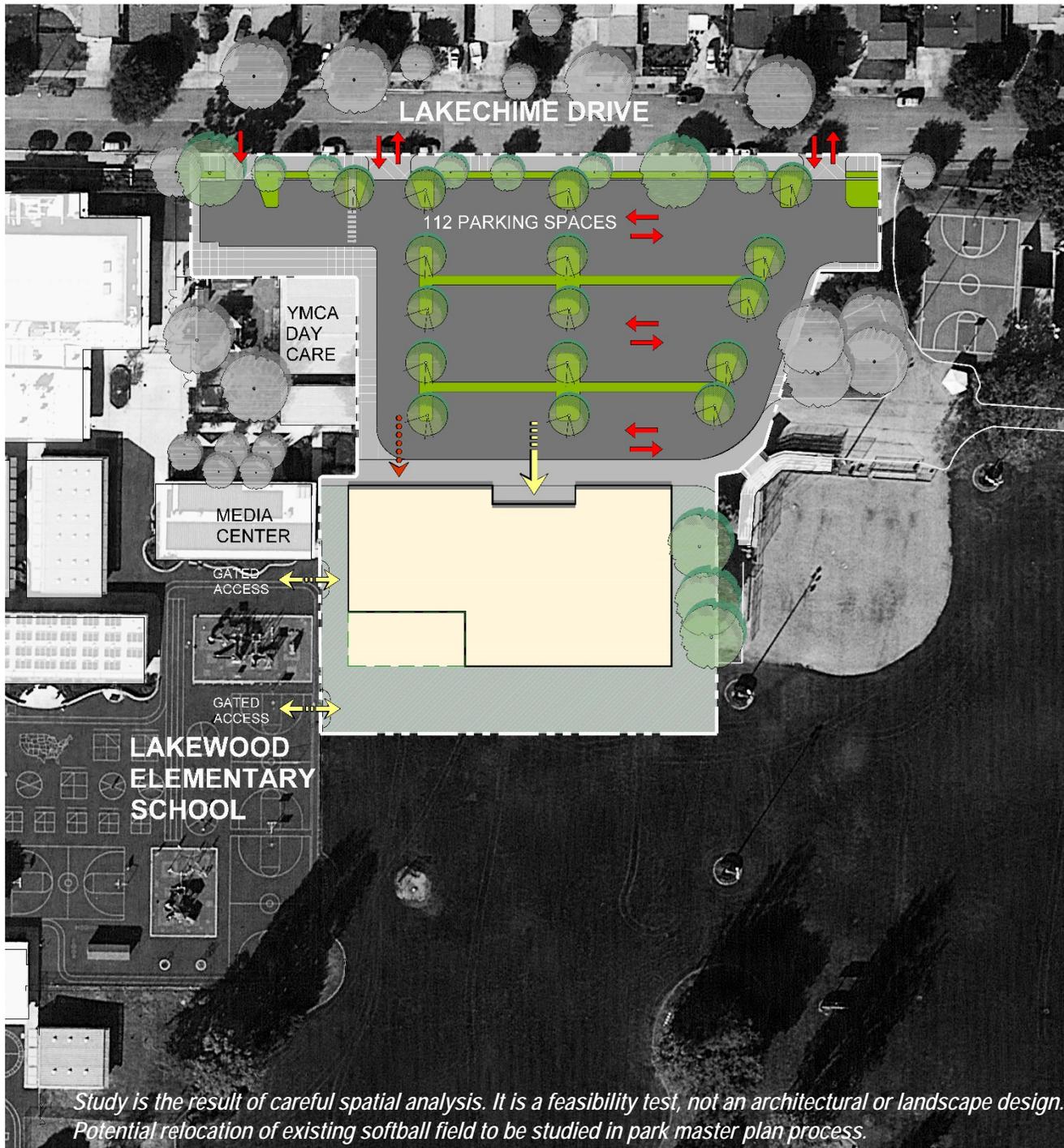
### Optional 2<sup>nd</sup> partner:

- Additional 2,400 sf
- 6 more parking spaces

### LEGEND

- SITE OUTLINE
- PARTNERSHIP OPPORTUNITY SPACE
- EXISTING BUILDINGS
- JOINT USE FACILITY
- PARKING
- MAIN LIBRARY ENTRY
- LOADING
- SCHOOL ACCESS POINT
- DRIVING DIRECTION
- PROPOSED TREE
- EXIST. TREE - TO PRESERVE
- EXIST. TREE BEYOND SITE BOUNDARY - PRESERVE





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## Study Scenario 3

1 story (single partner)

Floor 1 : 19,200 SF

Total : 19,200 SF\*

\* Single story study results in less gross square footage since vertical circulation is not required.

### Parking Summary

- Existing 52 spaces
- Req. for New Building 55 spaces
- Provided 112 spaces
- *Parking Overage* 5 spaces

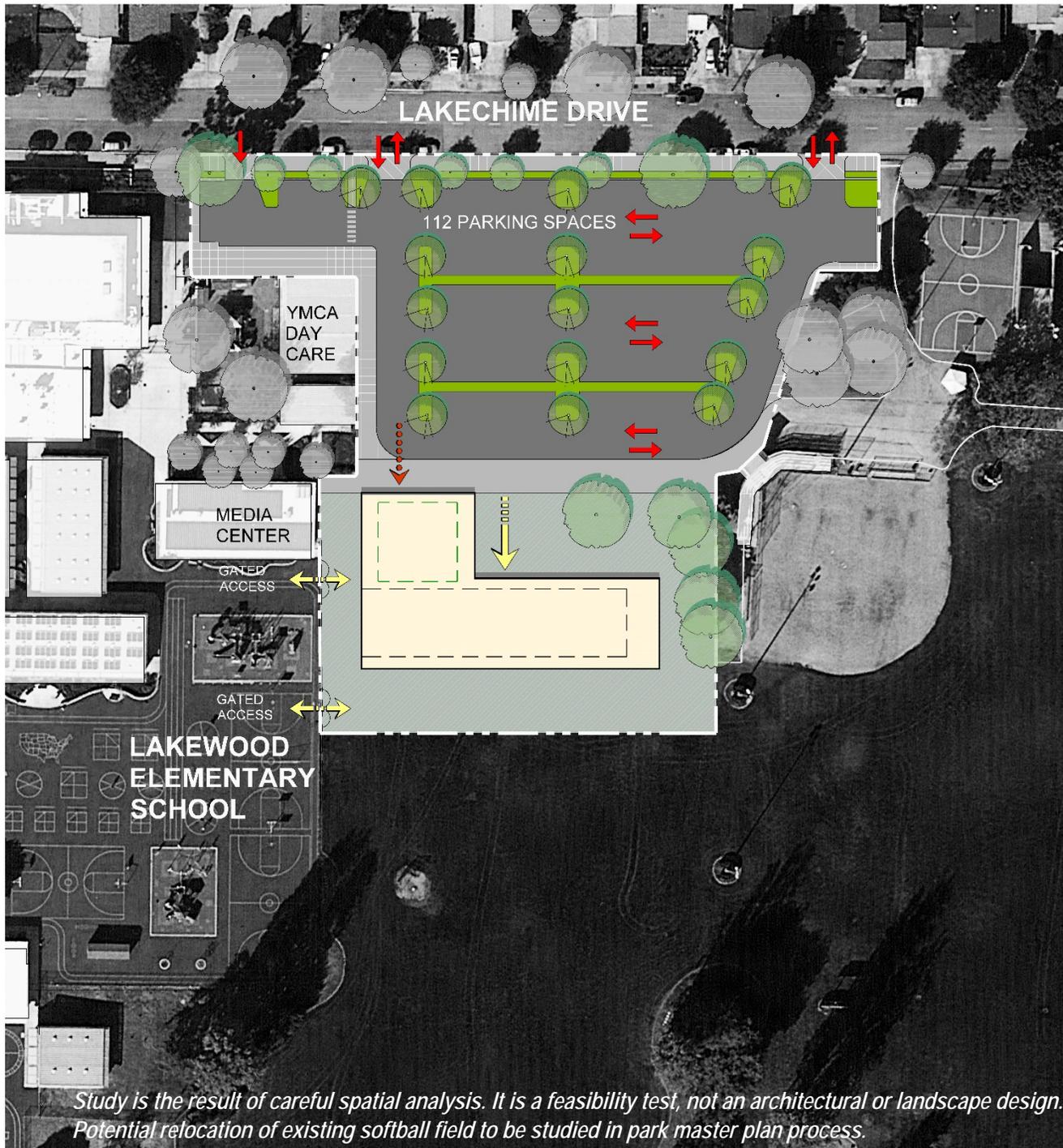
### Optional 2<sup>nd</sup> partner:

- Additional 2,400 sf
- 6 more parking spaces

### LEGEND

- SITE OUTLINE
- PARTNERSHIP OPPORTUNITY SPACE
- EXISTING BUILDINGS
- JOINT USE FACILITY
- PARKING
- MAIN LIBRARY ENTRY
- LOADING
- SCHOOL ACCESS POINT
- DRIVING DIRECTION
- PROPOSED TREE
- EXIST. TREE - TO PRESERVE
- EXIST. TREE BEYOND SITE BOUNDARY - PRESERVE





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## Study Scenario 4

2 stories (single partner)

Floor 1 : 14,100 SF

Floor 2 : 6,900 SF

Total : 21,000 SF

### Parking Summary

- Existing 52 spaces
- Req. for New Building 55 spaces
- Provided 112 spaces
- *Parking Overage* 5 spaces

### Optional 2<sup>nd</sup> partner:

- Additional 2,400 sf
- 6 more parking spaces

### LEGEND

- SITE OUTLINE
- PARTNERSHIP OPPORTUNITY SPACE
- EXISTING BUILDINGS
- JOINT USE FACILITY
- PARKING
- MAIN LIBRARY ENTRY
- LOADING
- SCHOOL ACCESS POINT
- DRIVING DIRECTION
- PROPOSED TREE
- EXIST. TREE - TO PRESERVE
- EXIST. TREE BEYOND SITE BOUNDARY - PRESERVE



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# Projected Costs

- Options 1 & 2 not of mutual interest due to insufficient parking
- Range of costs established for Options 3 & 4
  - Option 3 - \$25 - \$31 million\*
  - Option 4 - \$26 - \$32 million\*



*\* Total project costs will need to be adjusted to account for number of partners, site option, escalation etc. Both high end estimates assume inclusion of space for expansion/third party, but not costs*

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# Funding

- City's 20-Year Financial Plan
  - \$20,915,000
- SESD - \$3,000,000 plus land; pro rata share of on-going operations, maintenance and utilities
  - Assuming high end of range of Option 4, gap of approximately \$8 million\*
- Filling the gap:
  - 3<sup>rd</sup> Partner Contribution
  - Community Benefit Funding\*\*
  - Parkland Dedication Funding\*\*
  - General Fund\*\*



\* Total project costs will need to be adjusted for current market conditions.

\*\* Would require Council re-prioritization

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# Terms and Conditions

- Options 3 or 4 – City Facility on School District Property
  - 50 year lease w/ 25 year option @ cost of \$1
  - CNC governance & decision-making model
  - City as ultimate decision maker/developer of project
  - District contribution of \$3 million, pro rata share of operations, maintenance and utilities
  - Shared parking
  - Access to school facilities at Lakewood Tech EQ after hours
  - Softball field to remain open space
  - 3<sup>rd</sup> party investor/contributor/tenant with corresponding contribution



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# Findings

- A partnership is viable and will increase value to the community
  - Leverages CNC model of governance
  - Aligns 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
  - Leverages District's land; Minimizes impact to park and open space when compared to stand-alone project
- Further exploration of other partnerships should continue



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# Next Steps

- Continue Site Evaluation of Options 3 and 4

- Proceed with community engagement process
- Develop staffing and operations plan
- Confirm participation of partners
- Evaluate alternative funding sources/  
"right-size" to meet available resources
- Draft Formal MOU for review and  
approval by School Districts and Council



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# Recommendations

- That the City Council authorize the City Manager to Negotiate a Formal Memorandum of Understanding with the Sunnyvale School District and the Fremont Union High School District for a Joint Use Lakewood Branch Library and Learning Center on the Lakewood Elementary School Site

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# Questions?