

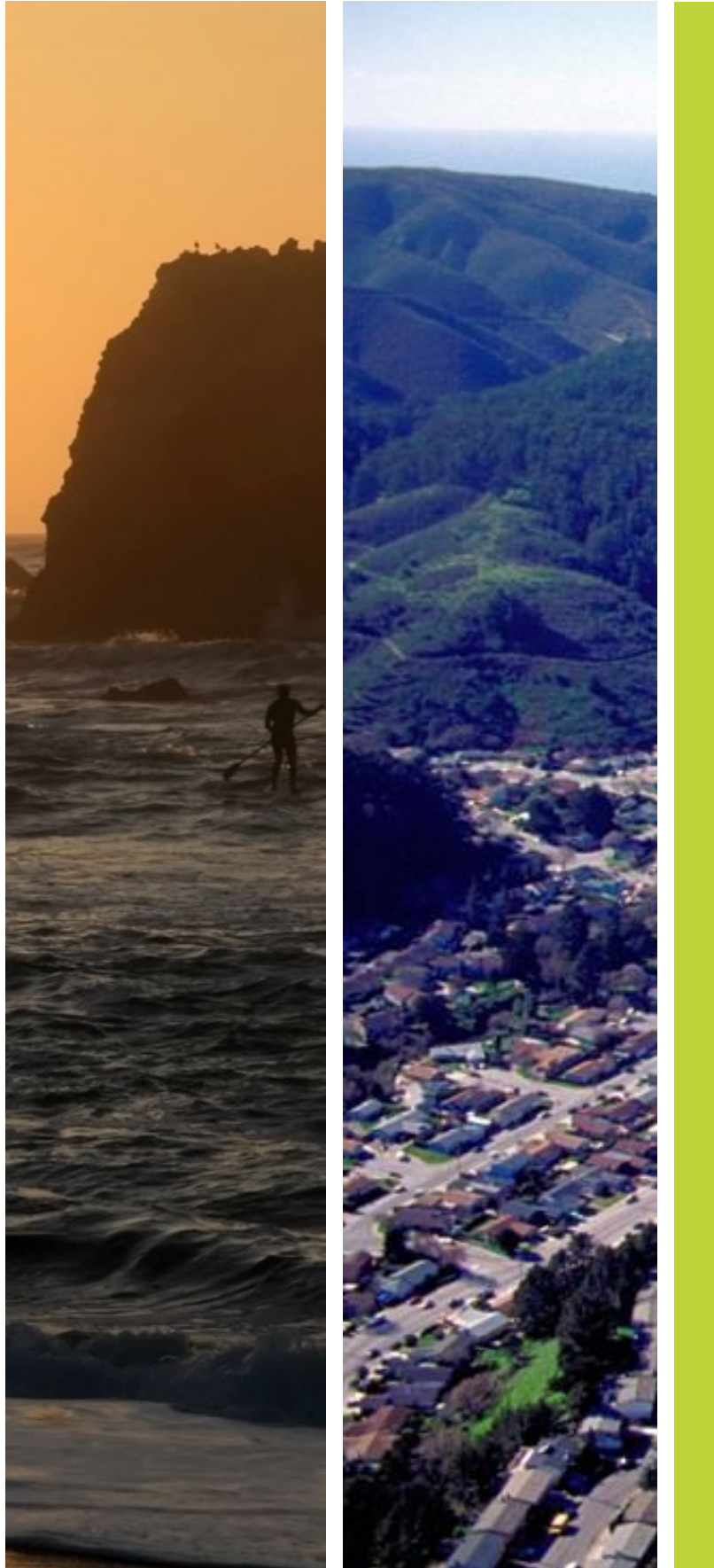
City of Pacifica San Mateo County Library

Sanchez & Sharp Park

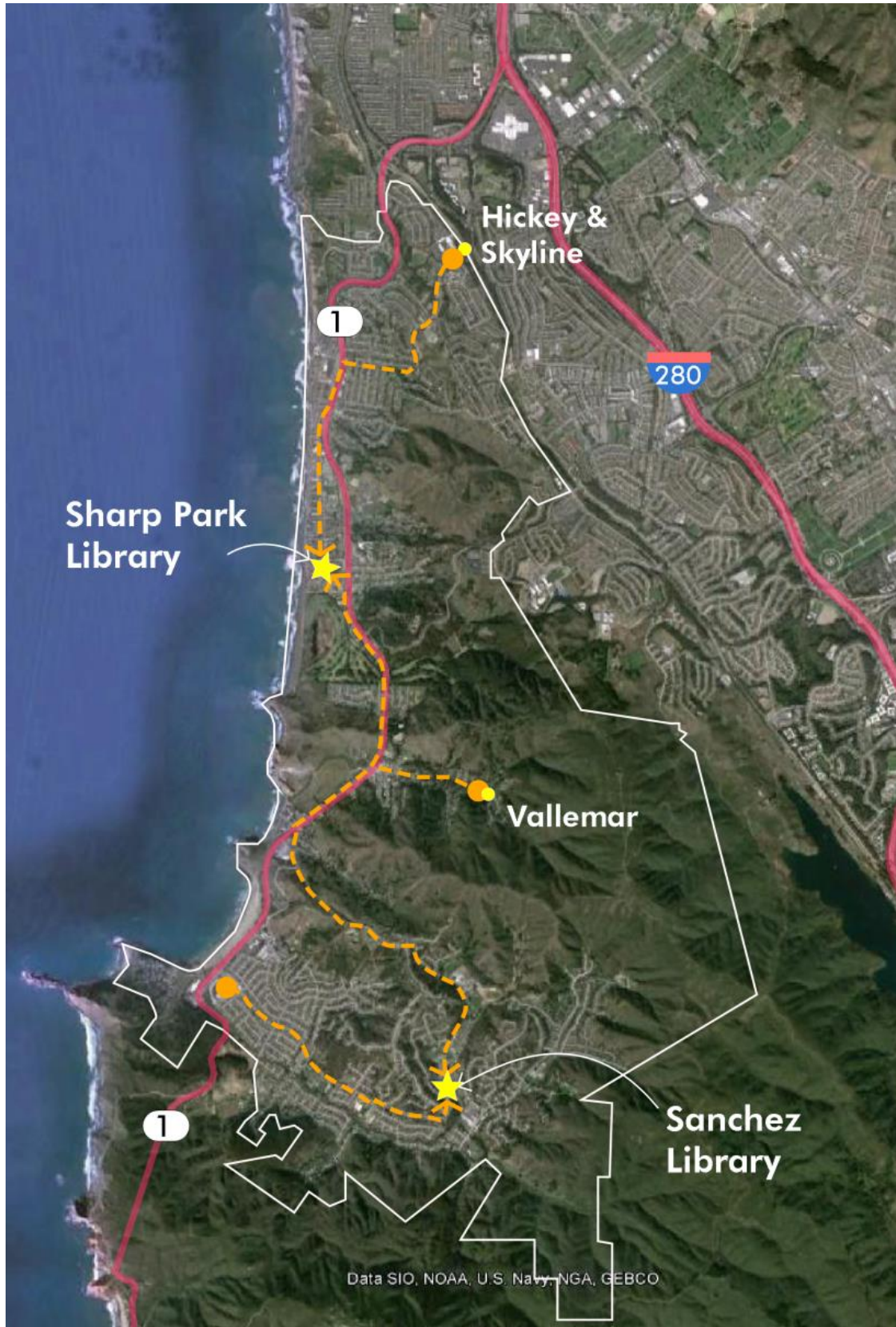
Library Facility Assessment

November 12, 2014





- 1. Overview of Pacifica Library Facilities**
- 2. 2011 Needs Assessment Findings**
- 3. Sharp Park Library**
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Sharp Park Library
104, Hilton Way, Pacifica, CA



Sanchez Library
1111 Terra Nova Blvd, Pacifica, CA

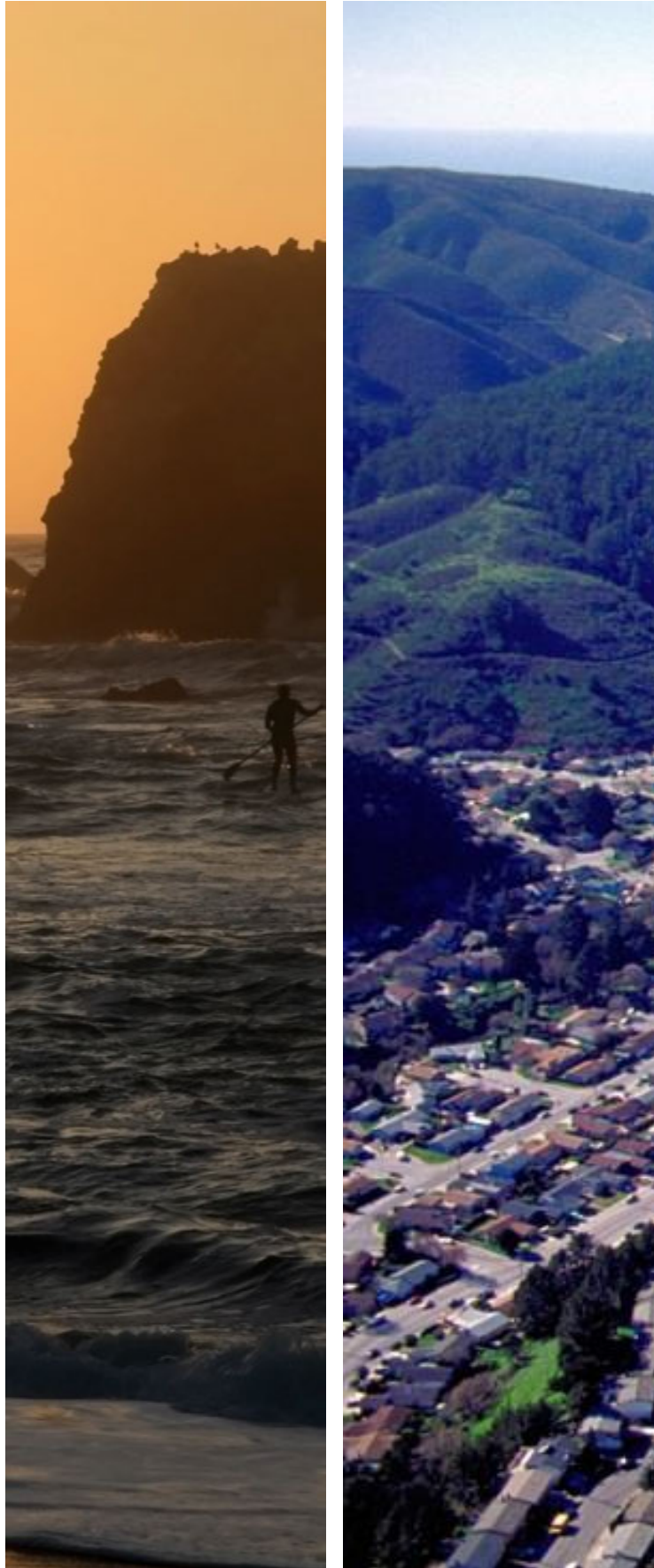
- The San Mateo County Library (SMCL) currently operates two branches in Pacifica that are roughly 4 miles apart
- The Sharp Park Library was built in 1964, and is 7,082sf.
- Sanchez Library was built in 1981, and is 4,129sf.
- In addition to access to materials, technology, and information, the two libraries provide various programs throughout the year. Last year 1,542 adults, 474 teens, and 4,831 children participated in programs supported by the library.

Overview and History

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GROUP 4



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2011 Needs Assessment Key Points

In 2011, a Needs Assessment was produced for the Pacifica Libraries by Anderson Brulé Architects. The key findings were:

- The recommended library size is **34,000sf**, with 75 to 100 parking spaces
- A **single facility** would be more efficient and create a better **“Central Place”** for Pacifica

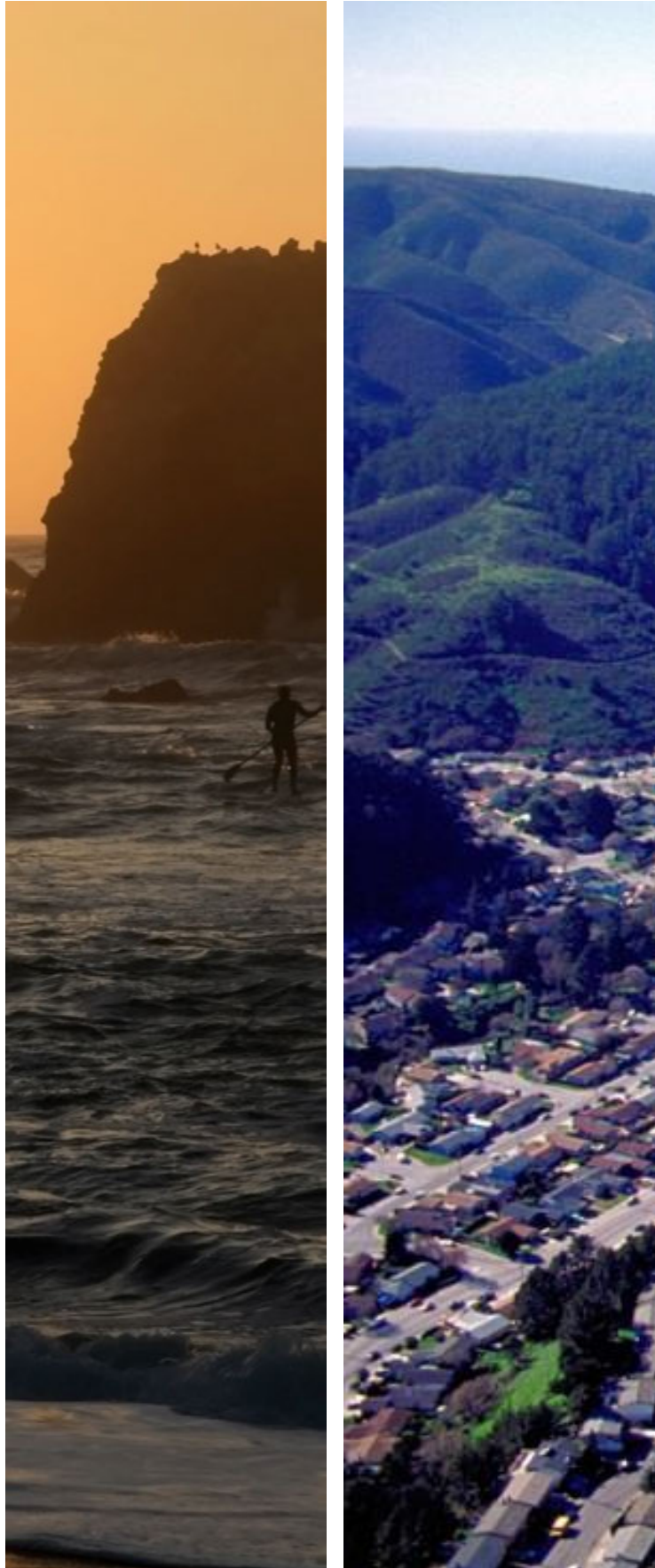
Sharp Park Library
104, Hilton Way, Pacifica, CA



Sanchez Library
1111 Terra Nova Blvd, Pacifica, CA



Can either site fit a 34,000sf facility with parking and meet the service goals of the Library?



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Sharp Park Library Overview



104 Hilton Way, near the Pacifica Pier

- Constructed **1964** by Architectural Division of San Mateo County Dept. of Building Construction
- Timber Frame/Concrete Block Construction
- Centrally located near “Old Town” Pacifica, off of Palmetto Avenue, near Pacifica Pier
- The existing building is roughly 7,300sf



Program Room Exterior, viewed from Palmetto

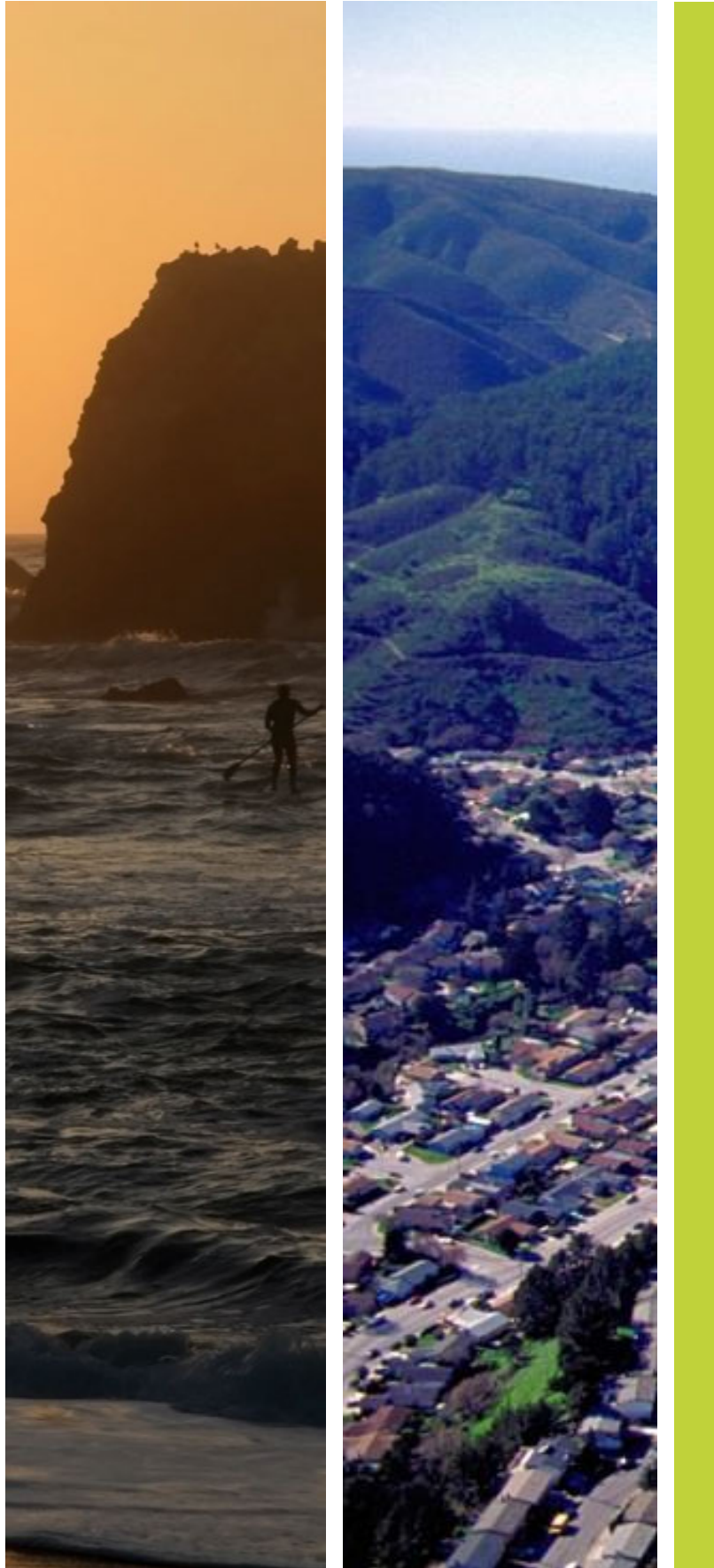


The Marketplace – Media and Popular Materials



The Library viewed from Hilton Way

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SHARP PARK



Functionality:

SPACE FUNCTIONALITY

Inadequate Storage

Friends' storage is noticeably makeshift and undersized. It is currently hidden behind a screen in the Program Room

Undersized Spaces for Collections

Collection areas are generally overcrowded, and cannot meet all of the Library needs for the Pacifica Community per the 2011 Needs Assessment

Inadequate Seating

Seating is limited in the Library with a total of 49 patron seats

Inflexible Spaces

No flexibility within Library to support informal programs within Library spaces – spaces are overcrowded, have immovable furniture + stacks, and aren't acoustically separated

Undersized Staff Space

Staff spaces are crowded and do not have the capacity to upgrade to Automated Materials Handling systems

Missing Amenities

The Library currently lacks amenities that could be included in a larger branch such as group study rooms, flexible program space, expanded children's spaces, dedicated teen space, adequate collection, seating areas, sufficient technology, etc.

Overall, the existing Sharp Park Library is undersized for its current uses, and lacks many of the amenities needed by the Pacifica Community per the 2011 Needs Assessment

SHARP PARK



Physical Condition:

ACCESSIBILITY

Inadequate + Inaccessible Parking
The limited number of spaces limits the use of the facility

Inaccessible Entries
Both entrances are inaccessible, and to enter the 2nd level of the Library from the parking lot requires the use of stairs or a steep sidewalk

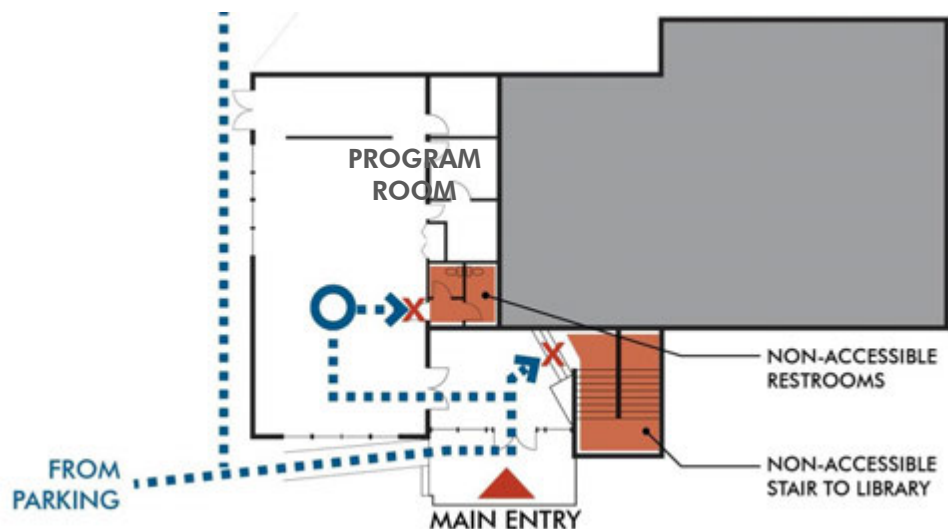
Inaccessible Paths of Travel
Lack of accessible paths of travel to teen area, program room restrooms, parking lot, and between 1st and 2nd floors.

Non-Conforming Areas
Restrooms, stacks, paths of travel, and other spaces throughout the building do not meet code requirements

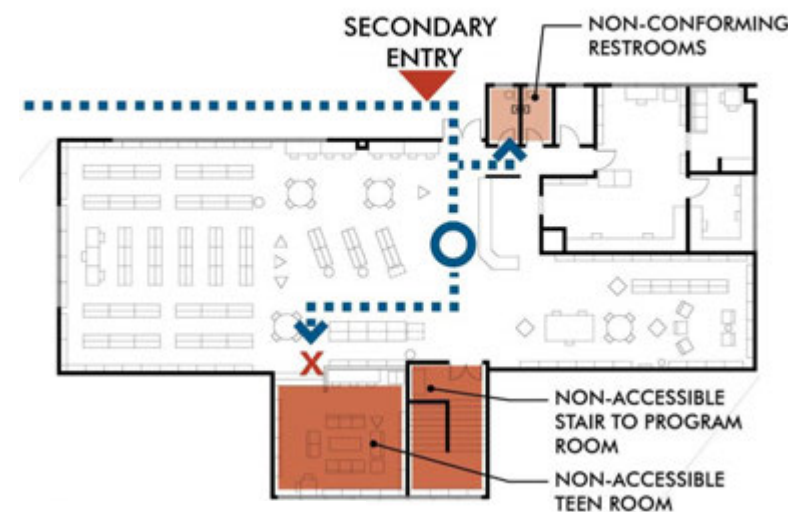
Inaccessible Exits
Program room emergency exit requires use of stairs

Non-Conforming Devices/Hardware
Handrails, door handles, push buttons, faucets, etc. do not meet code requirements

The building does not provide equal access to all Library patrons and staff.



LOWER LEVEL & PARKING LOT



UPPER LEVEL



LIFE-SAFETY

Insufficient Fire Life-Safety

The building lacks fire sprinklers and has inadequate alarm and detection systems

Under-supported Cantilever

8' deep cantilever on second level does not meet current structural code

Non-Compliant Structure

Most structural elements from shear walls to floor diaphragms are not to current code and are under-engineered

Excessive Openings in Structural Walls

The number of windows and doors in most walls compromise the ability of those walls to support the building in a seismic event

Under-supported soffits

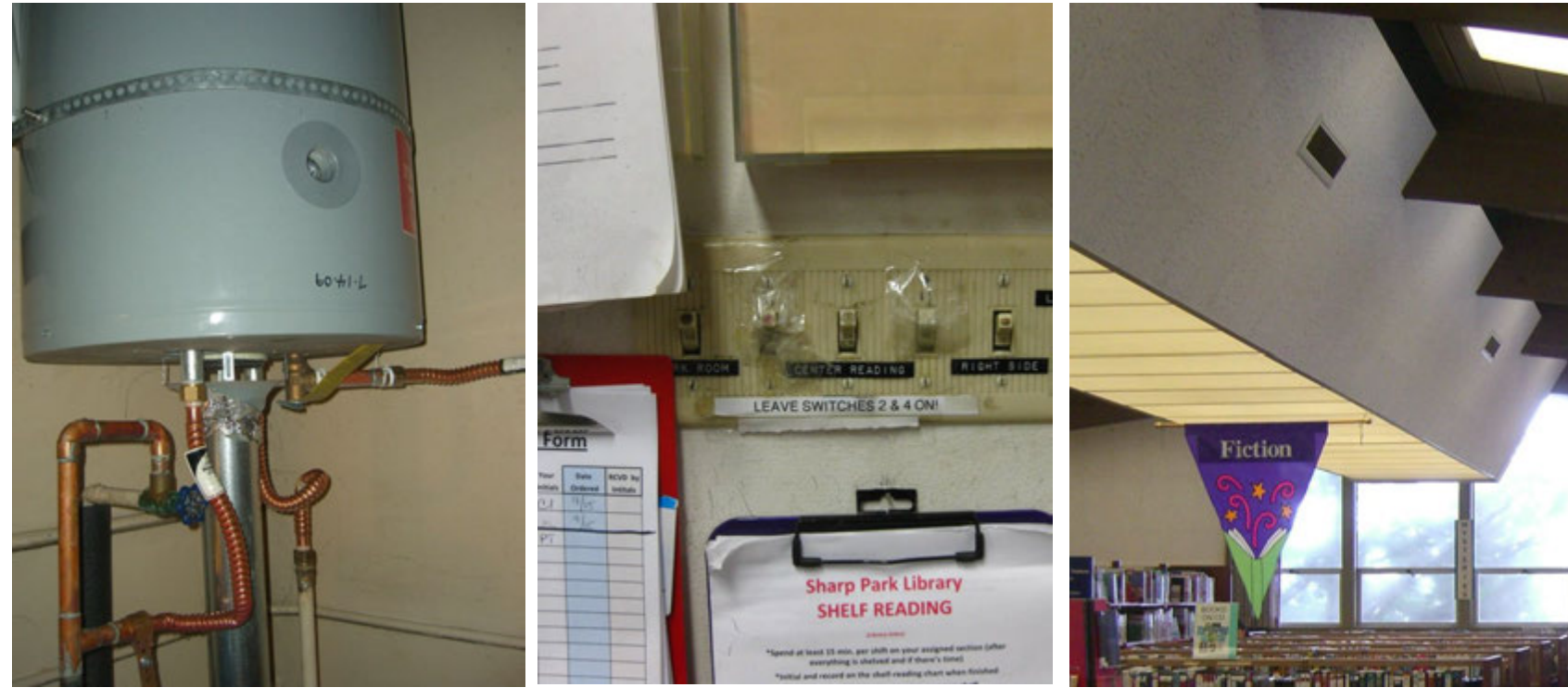
Parts of the ceiling are not sufficiently supported and might fail in an earthquake

Under-supported Tall Shelving

Shelving appears anchored, but further testing is required to confirm that anchors are sufficient for a seismic event

Overall, the building does not meet today's standards for life-safety

BUILDING SYSTEMS



Insufficient Ventilation System

Multiple areas of library were stuffy, and had noticeably inadequate air flow. Though furnaces are relatively new, the air distribution system is insufficient

Outdated Lighting Systems

Lights do not meet current energy efficiency standards, provide uneven lighting levels, and have poor controls

Recently Updated Plumbing

Water heater was installed in 2009; other fixtures were installed recently as well

While there has been limited deferred maintenance work recently, the majority of the building systems, including the envelope, electrical, lighting, data, and mechanical systems, require upgrades

ARCHITECTURAL



Uneven Floors

Floors creak and flex noticeably as they are walked upon

Worn Finishes

Interior and exterior finishes are worn from age and frequently salt damaged

Poor Acoustics

Noise travels between floors; floors creak audibly in program room when people walk on it

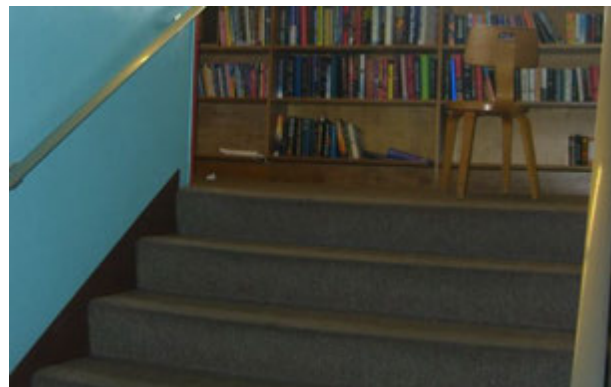
Damaged/Discontinued Hardware

Window/door hardware is easily damaged by salty air, no longer manufactured, and therefore difficult to replace. Many windows are screwed shut.

Lack of Daylighting & Views

Building has multiple architectural opportunities that it does not use to its full advantage

The building's finishes and door & window hardware are in need of replacement or significant repairs



ACCESSIBILITY

- Non-Conforming Parking
- Inaccessible Entries
- Inaccessible Paths of Travel
- Non-Conforming Areas
- Inaccessible Exits
- Non-Conforming Devices/Hardware

Building is inaccessible

LIFE-SAFETY

- Insufficient Fire Life-Safety
- Under-supported Cantilever
- Non-Compliant Structure
- Excessive Openings in Structural Walls
- Under-supported soffits
- Unanchored Tall Shelving

Building does not meet Life-Safety Standards

BUILDING SYSTEMS

- Insufficient Ventilation System
- Outdated Lighting Systems
- Recently Updated Plumbing

Systems need upgrades

ARCHITECTURAL

- Uneven Floors
- Worn Finishes
- Poor Acoustics
- Damaged/Discontinued Hardware
- Underutilized Views

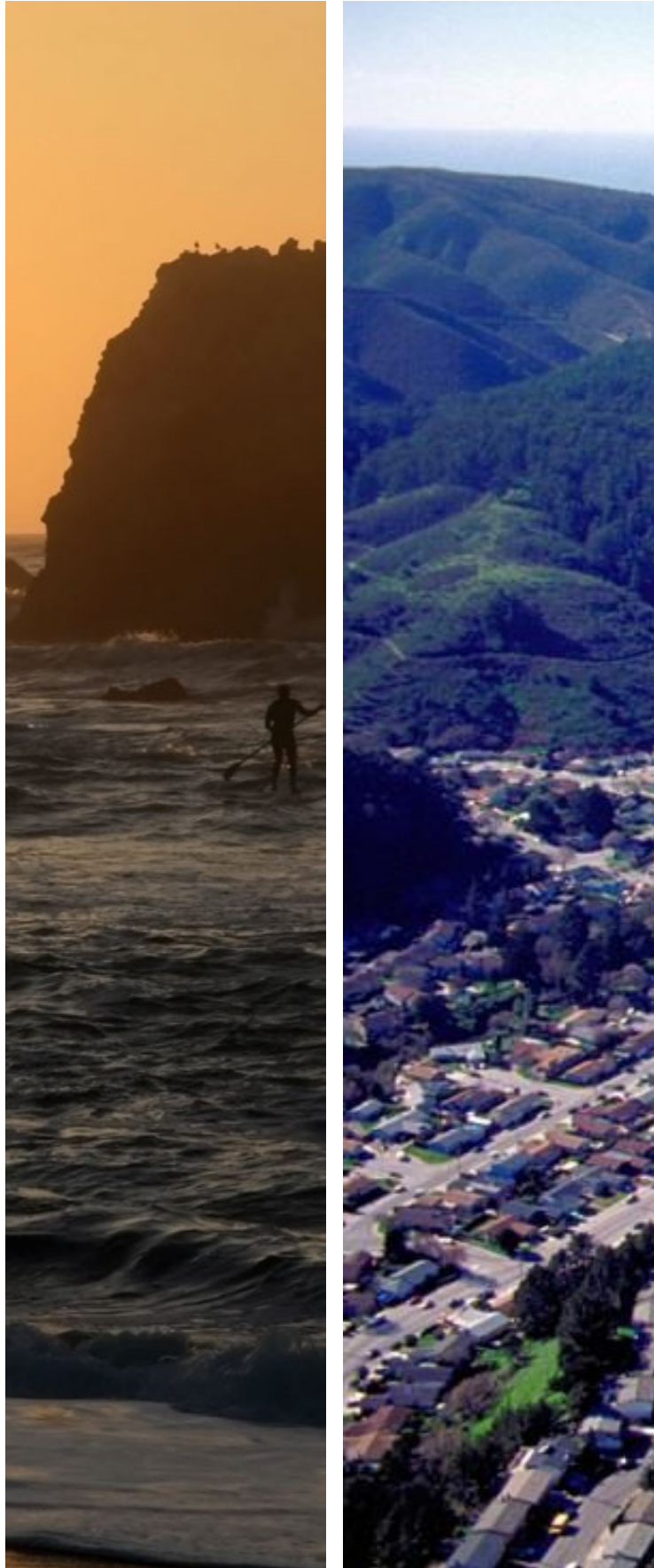
Multiple issues from deferred maintenance to design problems

FUNCTIONALITY

- Inadequate Storage
- Undersized Spaces for Collections
- Inadequate Seating
- Inflexible Spaces
- Undersized Staff Space

Library is undersized for current and future needs

12/1/14

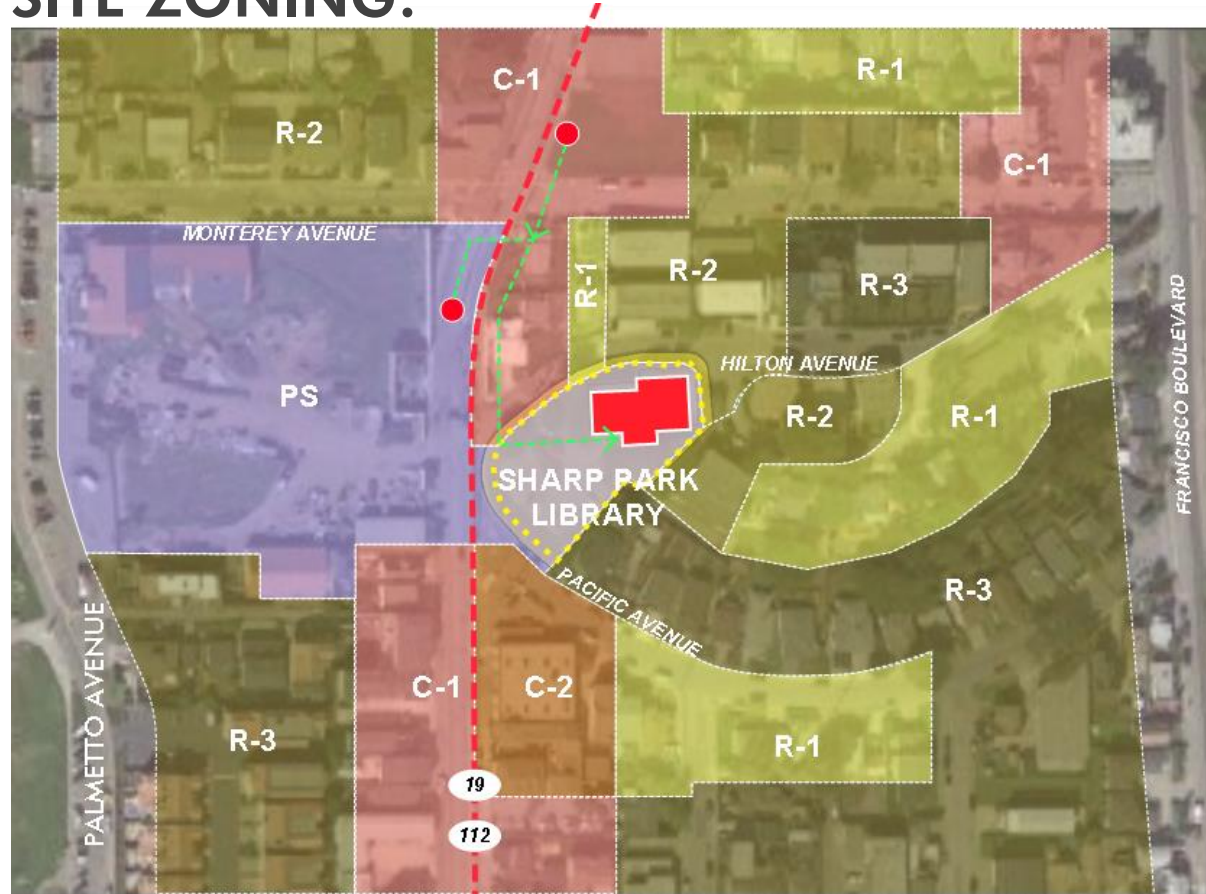


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SHARP PARK

Site Analysis:

SITE ZONING:



- Public services
- Residential R-1 R-2 R-3
- Commercial C-1 C-2

SITE ACCESS:



- SAMTRANS bus route, numbers 112
- SAMTRANS local bus route
- Bus stops
- Schools, Student Walking Route →

ZONING & ADJACENCIES

Zoned for Public Facilities

The Sharp Park site is appropriately zoned for a Library

Near Residential & Commercial Zones

Surrounded by residential zones on 3 sides; commercial on 1 side

Readily Accessible Site

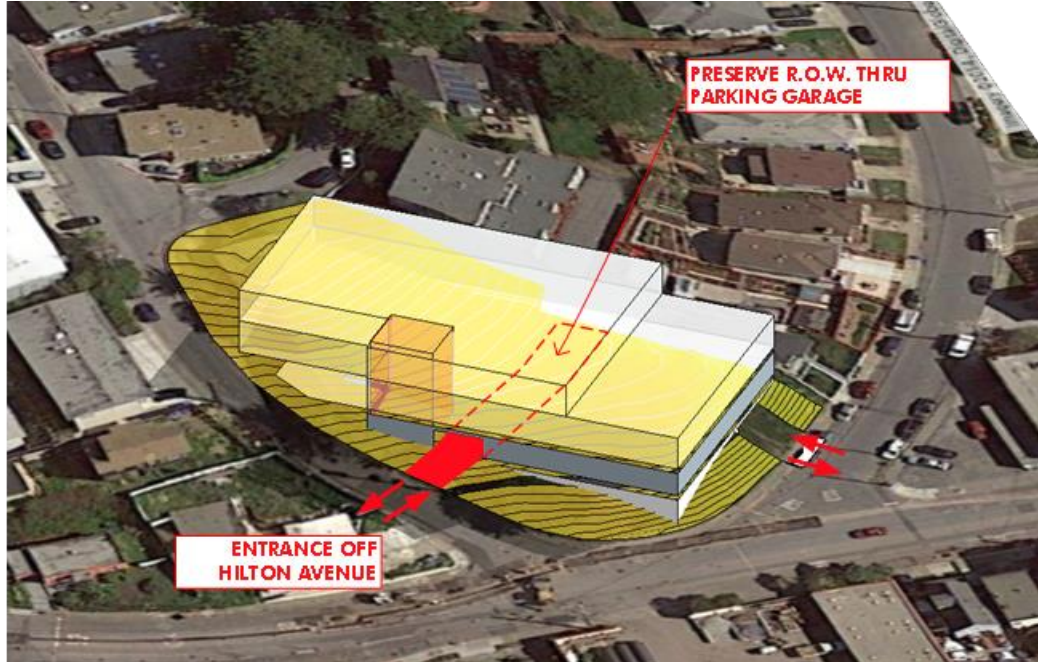
Site is readily accessible via public transit, highway, and on foot from nearby middle and high school

From a site and zoning perspective, the Sharp Park site is a good location for a library

SHARP PARK

Site Capacity:

SITE BUILD-OUT:



HERITAGE TREES:



ADDING 34,000SF:

Requires Removal of Heritage Trees

6-7 Heritage Trees would be removed to allow a larger building footprint

Uses Entire Site

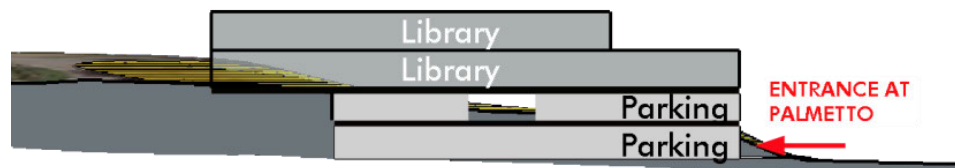
Almost no open space would be left on the site

Adds 4 Stories to Site

A 34,000sf library on this site would be out of scale with its surroundings

Requires Underground Parking

Adding a 34,000sf library on this site would require additional parking, which could only be built as underground parking

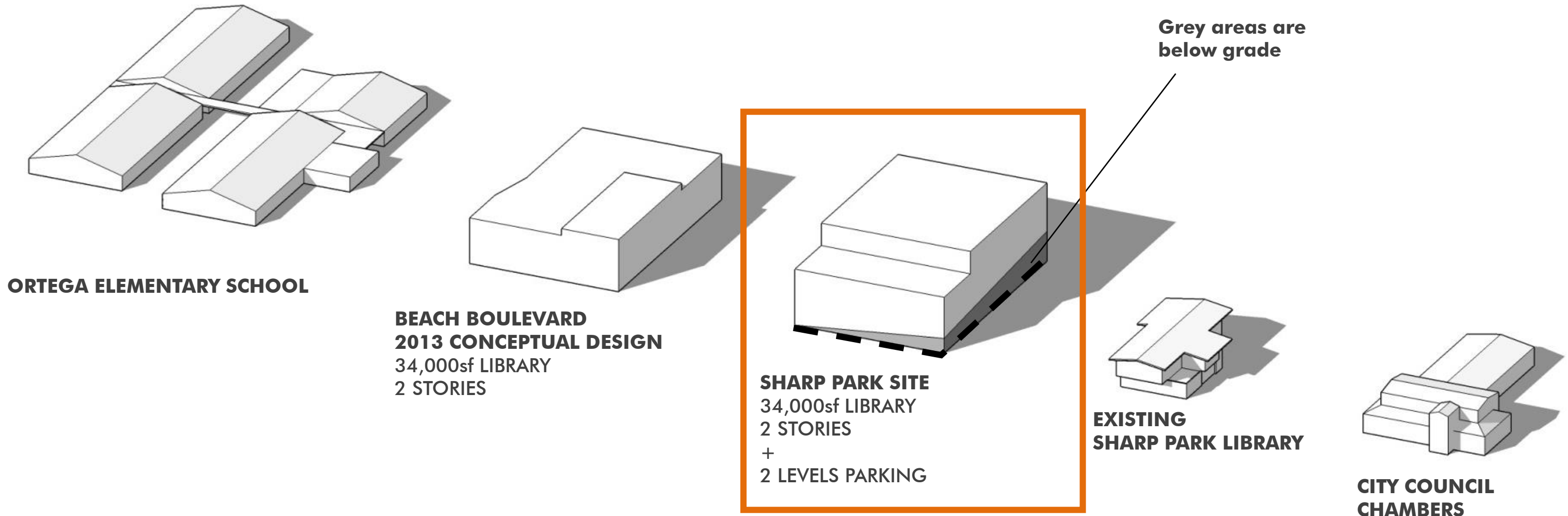


Site Section Diagram

Site Area:	31,236SF
Library Program:	
Lower Level:	19,000SF
Upper Level:	14,000SF
	33,000SF
Below Building Parking:	
Lower Level:	47 spaces
Upper Level:	47 spaces
	94 spaces

Building a 34,000sf library is possible on the Sharp Park site, but would result in a building that requires expensive parking solutions and that is out of scale with its surroundings

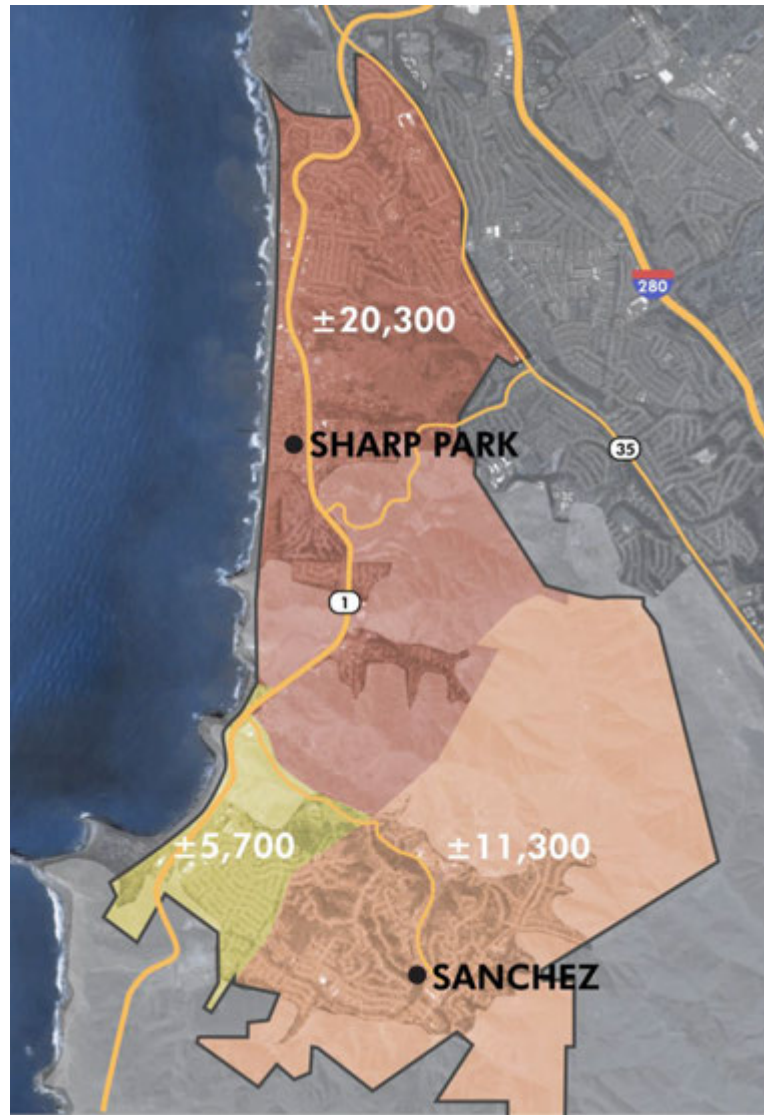
SCALE COMPARISONS FOR A 34,000sf LIBRARY AT SHARP PARK:



A 34,000sf building at Sharp Park with two levels of parking below would be large, and the scale of the façade would be 4 stories

SHARP PARK

POPULATION DISTRIBUTION:



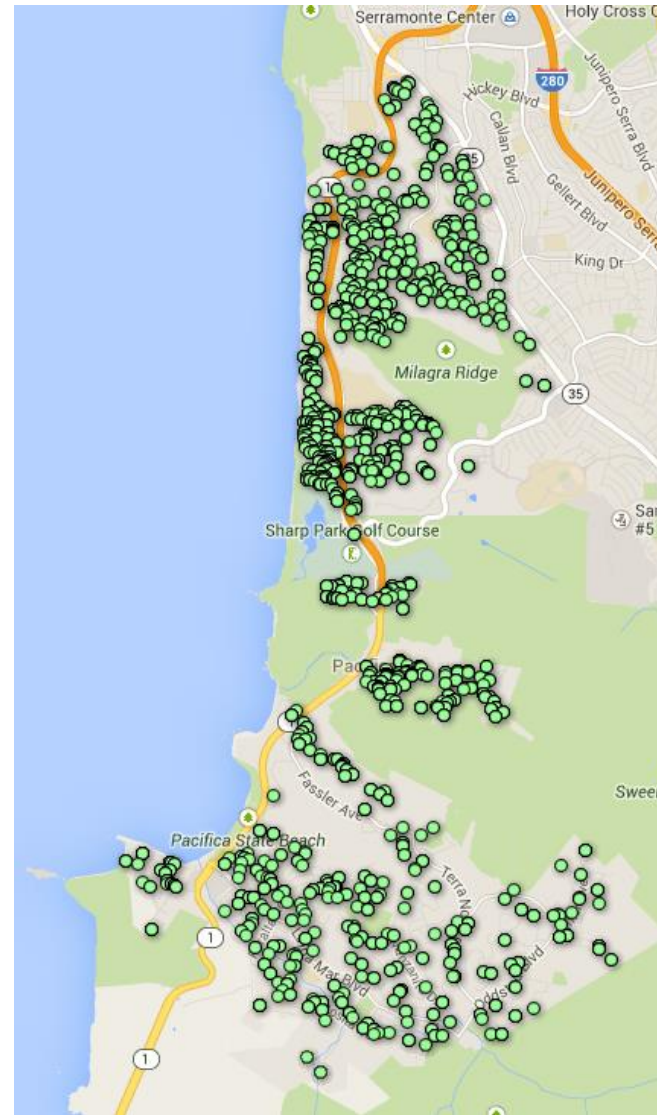
- Likely to use Sharp Park
- Likely to use Sanchez
- Likely to use either branch

GEOGRAPHIC LOCATION:



- Open Space
- Populated Areas

USE PATTERNS:



- Item in Circulation

4169 items out in circulation at time of sampling, shown in relatively even distribution throughout Pacifica

Site Analysis:

CENTRALITY & USE

Close to Population Centers

The Sharp Park Library is the closer branch for a majority of Pacifica residents per a comparison of Sharp Park's geographic location and 2010 U.S. Census tract maps

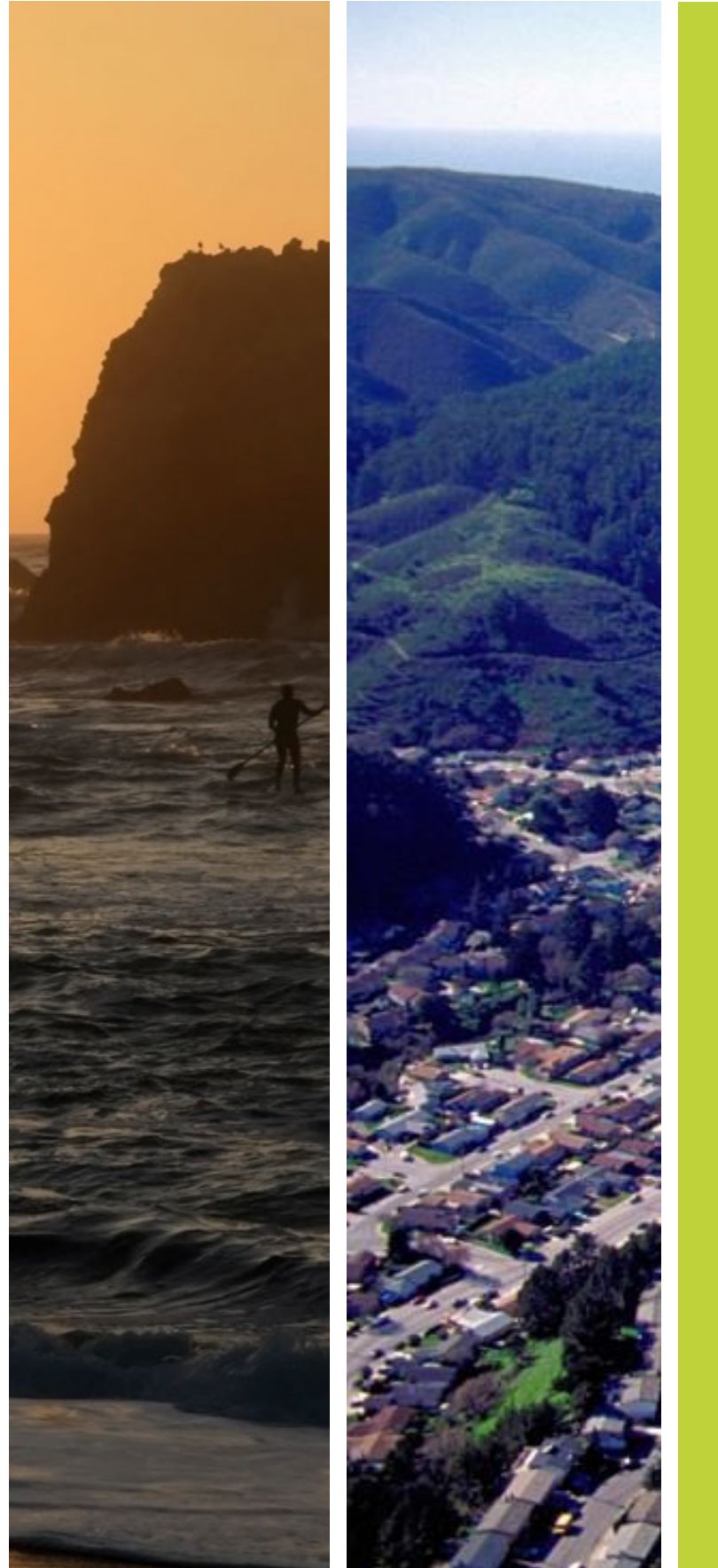
Geographically Central

Sharp Park is relatively central to both the northern and southern areas of Pacifica

Evenly Distributed Use

Use Pattern information shows the Sharp Park library being used by patrons from all over Pacifica

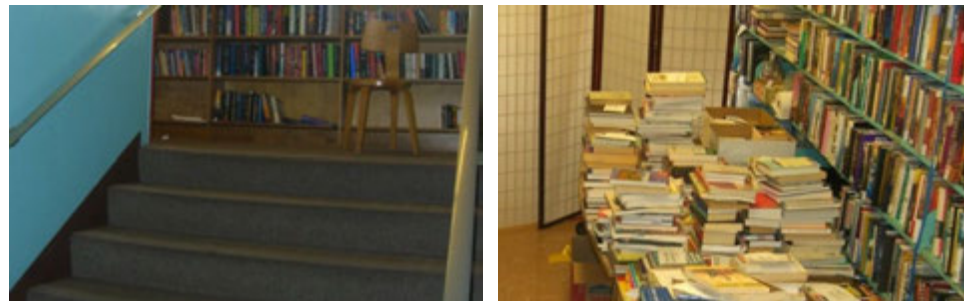
The Sharp Park Library is centrally located in Pacifica, and serves a larger population area, which is confirmed by use data



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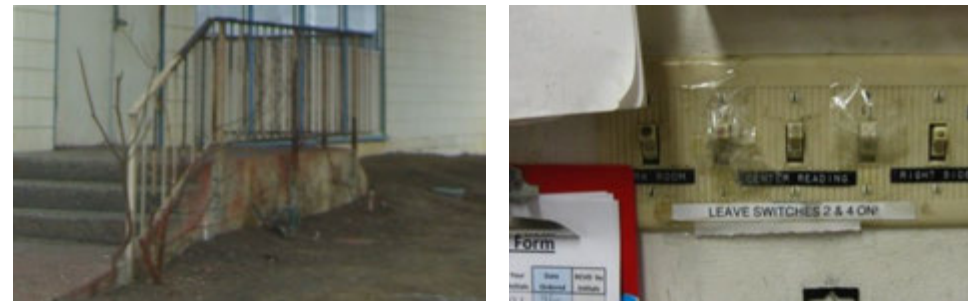
SHARP PARK

Could the Sharp Park Site, either through an addition or a new building, be used for a new 34,000 square foot library?



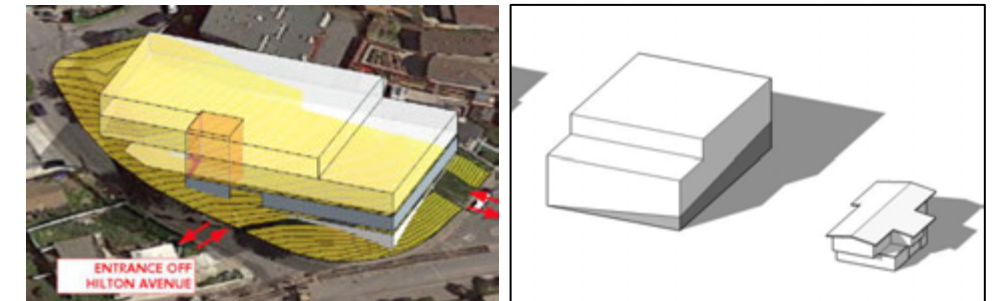
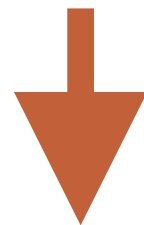
FUNCTIONALITY:

- Building is too small for current and future needs



BUILDING CONDITION:

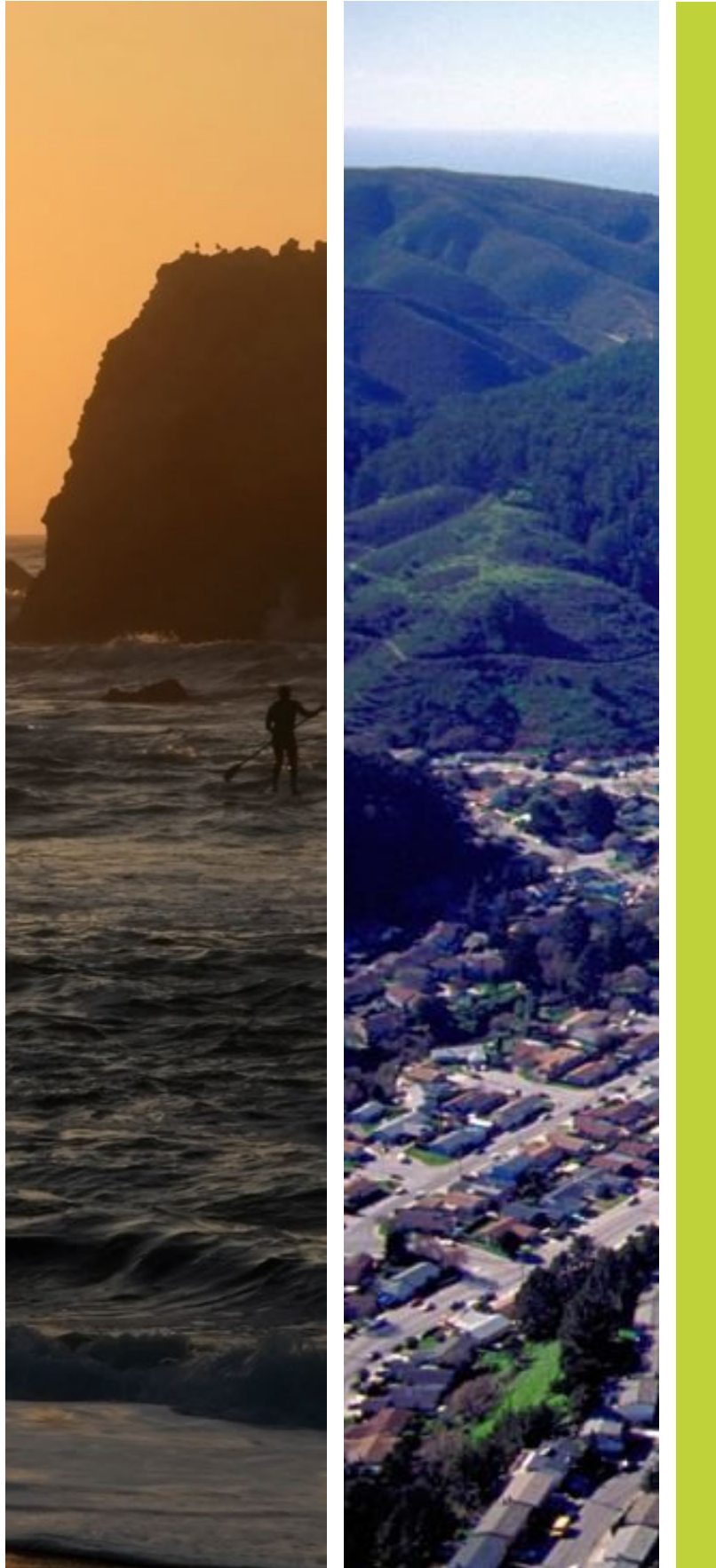
- Overall poor condition
- Multiple code-compliance problems would require serious renovations



SITE CAPACITY:

- The site could fit a 4 story, 34,000sf library with underground parking

The current building cannot be expanded for an addition, and though the site could support a new larger library, the character of the new library + parking structure would not “fit” with its surroundings and would be cost prohibitive due to 2-levels of parking below the structure



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Sanchez Library Overview



1111 Terra Nova Boulevard, in "Sun Valley"

- Constructed **1981** and designed by YTL Levikow Associates Architects and H.J. Brunnier Structural Engineers
- The building is a light timber frame building on a concrete slab
- Located near an elementary school, a shopping center, a park, and residential areas
- The existing building is roughly 4,500sf



The Library Entrance, from the parking lot

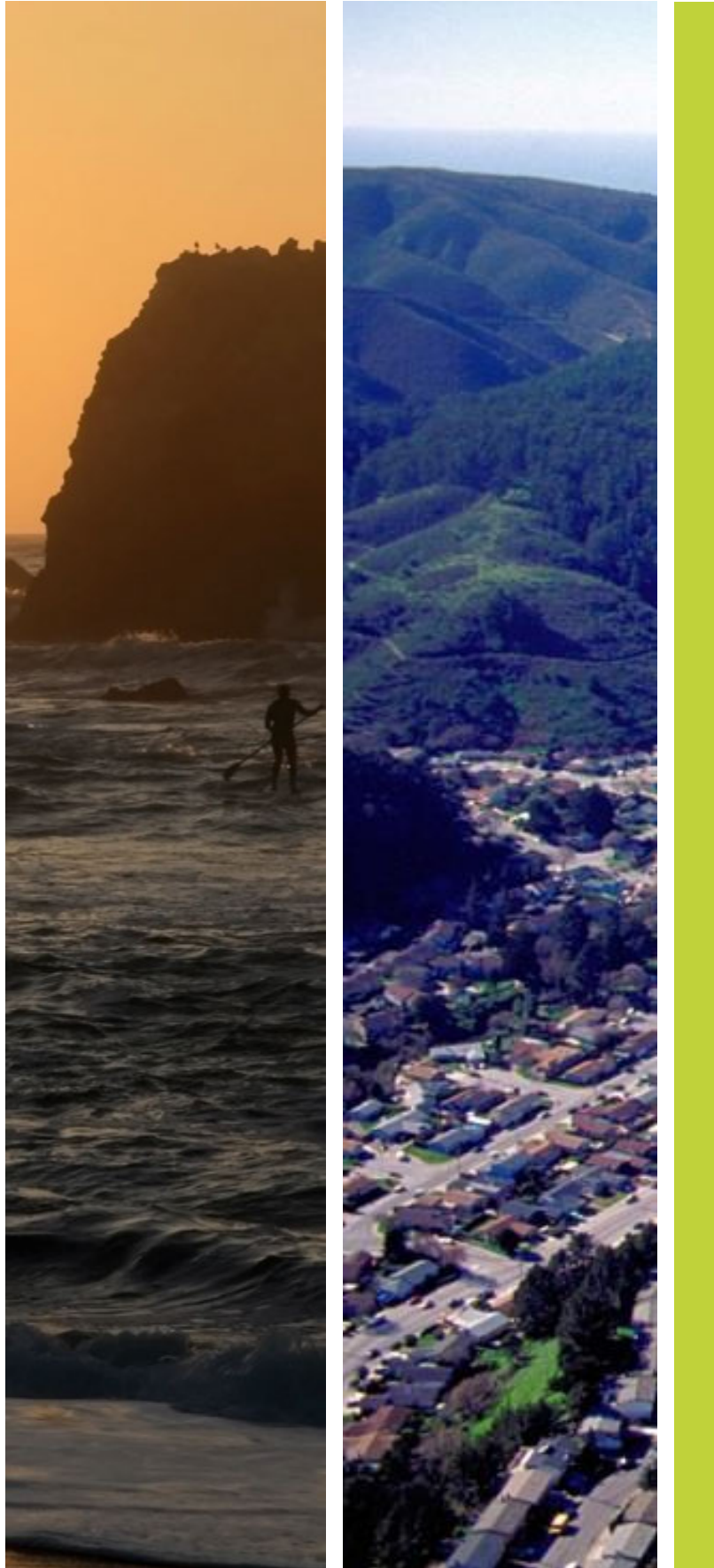


The Garden

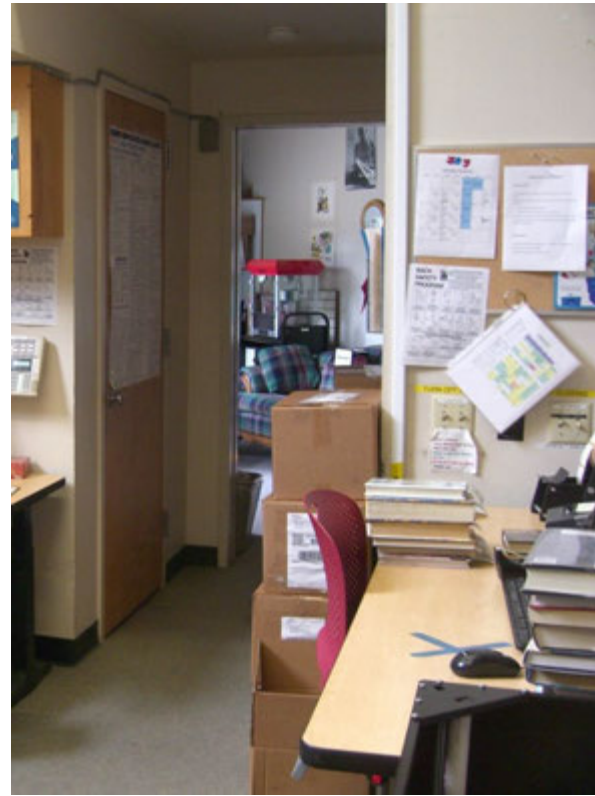


The Children's Area of the Library

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Functionality:

PROGRAM/FUNCTIONALITY

Inadequate Storage

Library has limited storage and some areas appeared crowded.

Undersized Spaces for Collections

Current collections seem to fit, but any increase in collection sizes to meet demand will not fit within the existing space

Inadequate Seating

Seating is limited with a total of 47 seats

Inadequate Program Space

Sanchez Library has no dedicated program space, and the Library is one room meaning that programs in one area will impact all library users

Undersized Entry/Service Desk

During high traffic hours, the entry and service desk area becomes very crowded

Undersized Staff Space

Staff space is crowded with book carts; book drop room sometimes overflows from circulation volume

Missing Amenities

The Library currently lacks amenities that could be included in a larger branch such as group study rooms, flexible program space, expanded children's spaces, dedicated teen space, adequate collection, seating areas, sufficient technology, etc.

Overall, existing spaces are undersized for current use levels, and also need to increase to meet future needs of the Pacifica community

ACCESSIBILITY

Non-Conforming Parking

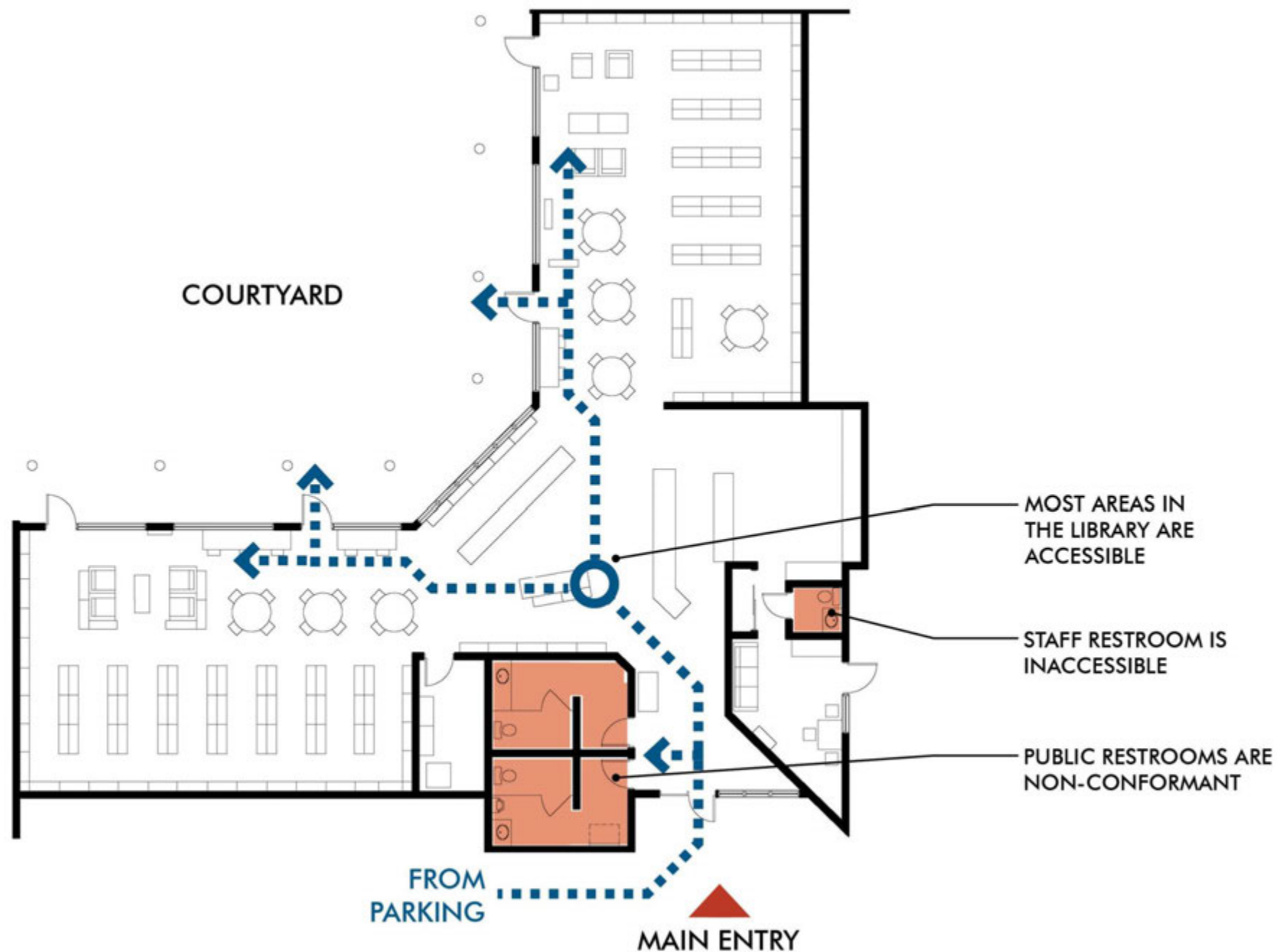
Multiple elements of the existing parking do not meet current code

Non-Conforming Areas

Restrooms and paths of travel are non-conforming.

Non-Conforming Devices/Hardware

Handles, push buttons, faucets, etc. do not meet current code requirements



Some areas of the building require upgrades to be fully ADA conformant, but the building is generally accessible

LIFE-SAFETY



Insufficient Fire Life-Safety

The building lacks fire sprinklers and has inadequate alarm and detection systems

Potential Structural Deficiencies

Some areas of the building, such as the clerestory windows and the workroom and mechanical room, may be under-engineered to withstand a seismic event. Further analysis is needed to determine conclusively

Under-supported Tall Shelving

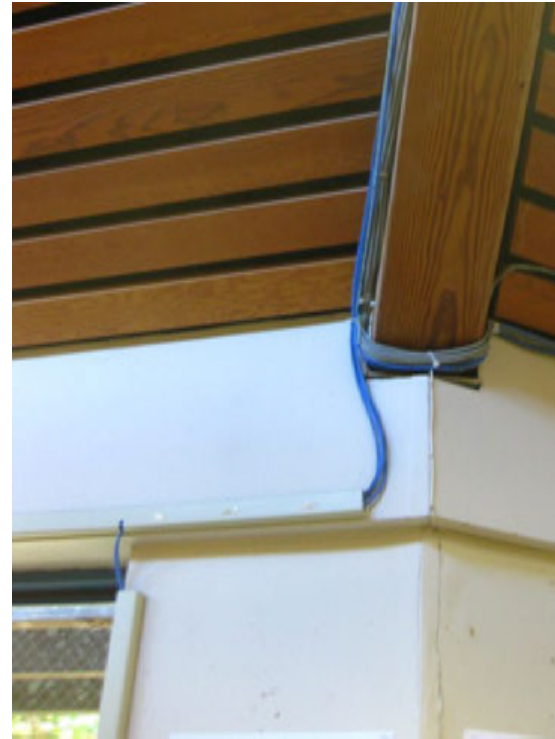
Further testing is required to determine if shelving is anchored to allow it to withstand a seismic event.

Qualifies as a Benchmark Building

Due to its construction type and construction date (post 1976) it is considered to meet structural Life-Safety standards

The building meets today's standards for structural life-safety, but does not meet standards for fire safety and has some other minor deficiencies that could be corrected

BUILDING SYSTEMS



Poorly Integrated Telecom Upgrades

As internet capacity and other upgrades have been introduced to the Library over time, they have been poorly integrated and wires are visible throughout

Recently Updated Furnace

Furnace was installed in 2013, and the system appears to be sufficient for the current use levels

Recently Updated Plumbing

Water heater was installed in 2012; other fixtures were installed recently as well. The plumbing system appears to be sufficient for current use levels

Inefficient Lighting Systems

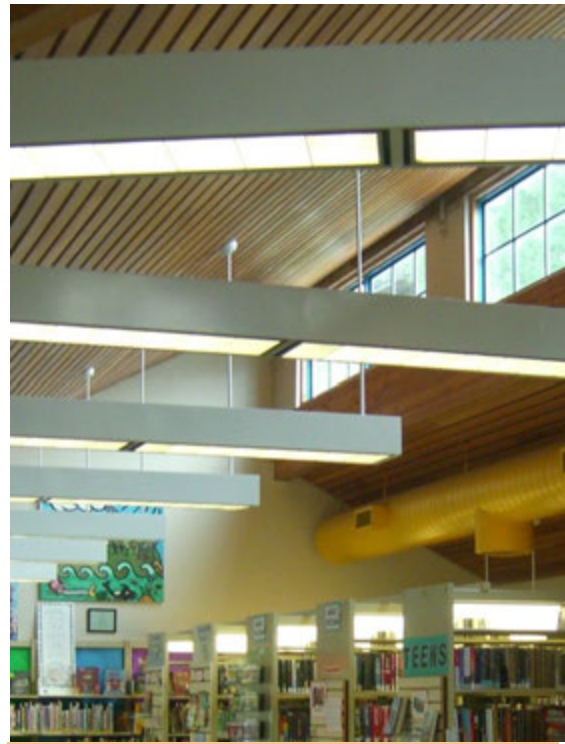
Lighting systems could be upgraded to be more efficient

Insufficient Air Circulation

Opening windows/doors without screens is only means for ventilating building

While some systems could be upgraded and integrated more effectively, most systems appear to be sufficient for the Library's current size

ARCHITECTURAL



Worn Finishes

Some finishes are worn and require replacement

Damaged Window Screens

Some window screens have holes

Damaged Hardware

Some minor window hardware appeared to be in moderate disrepair, but could be replaced

General Good Condition

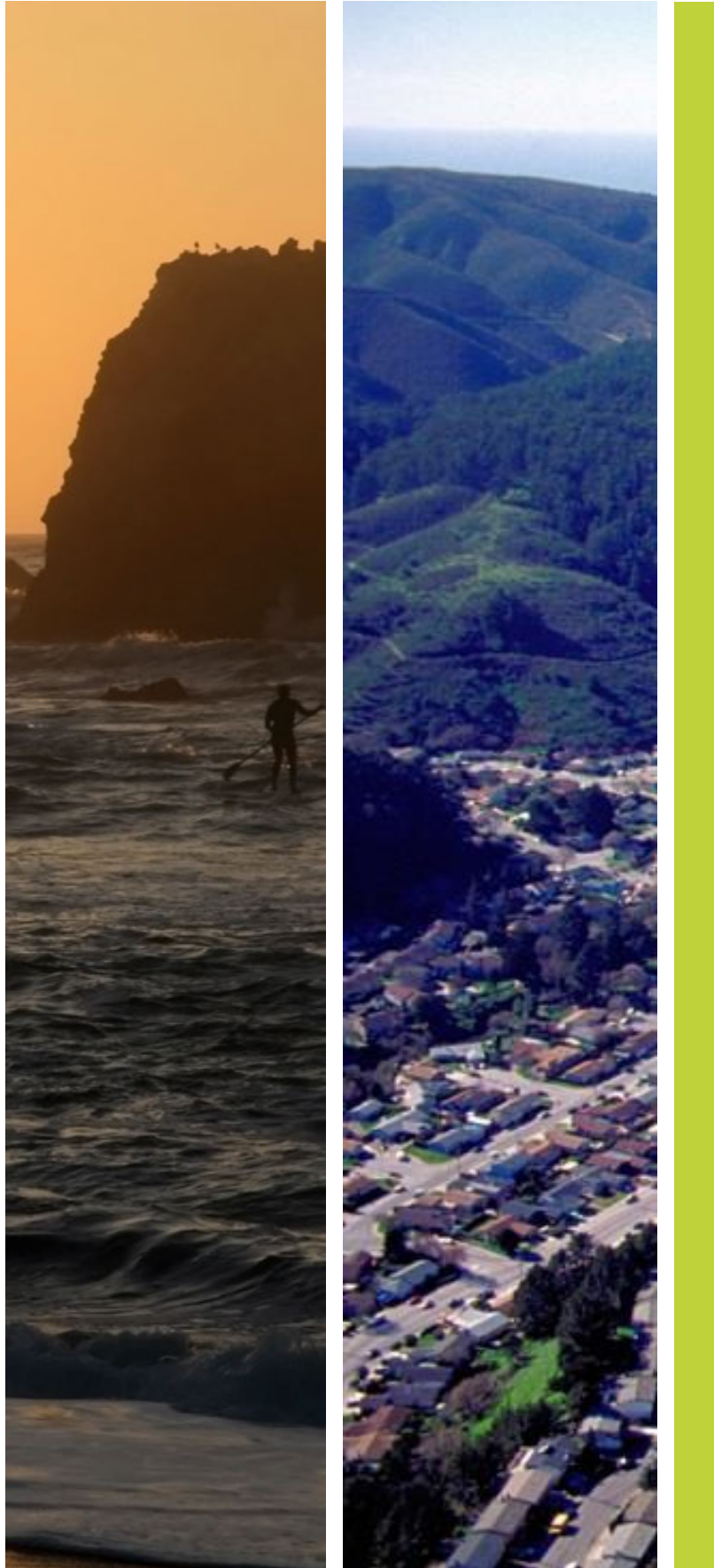
Many parts of the building, like the ceilings and some walls, are in decent condition

Building finishes and window hardware need to be replaced, but the building is generally in good condition



ACCESSIBILITY	LIFE-SAFETY	BUILDING SYSTEMS	ARCHITECTURAL	FUNCTIONALITY
Non-Conforming Parking	Insufficient Fire Life-Safety	Poorly Integrated Telecom Upgrades	Worn Finishes	Inadequate Storage
Non-Conforming Areas	Potential Structural Deficiencies	Recently Updated HVAC	Damaged Window Screen	Undersized Spaces for Collections
Non-Conforming Devices/Hardware	Unanchored Tall Shelving	Recently Updated Plumbing	Damaged Hardware	Inadequate Seating
	Qualifies as a Benchmark Building	Inefficient Lighting Systems	General Good Condition	Inadequate Program Spaces
		Insufficient Air Circulation		Undersized Entry/Service Space
				Undersized Staff Space
Building is mostly accessible	Building is considered structurally Life-Safe	Some systems require upgrades	Finishes need replacement, but the building is in decent condition	Library is undersized for current and future needs

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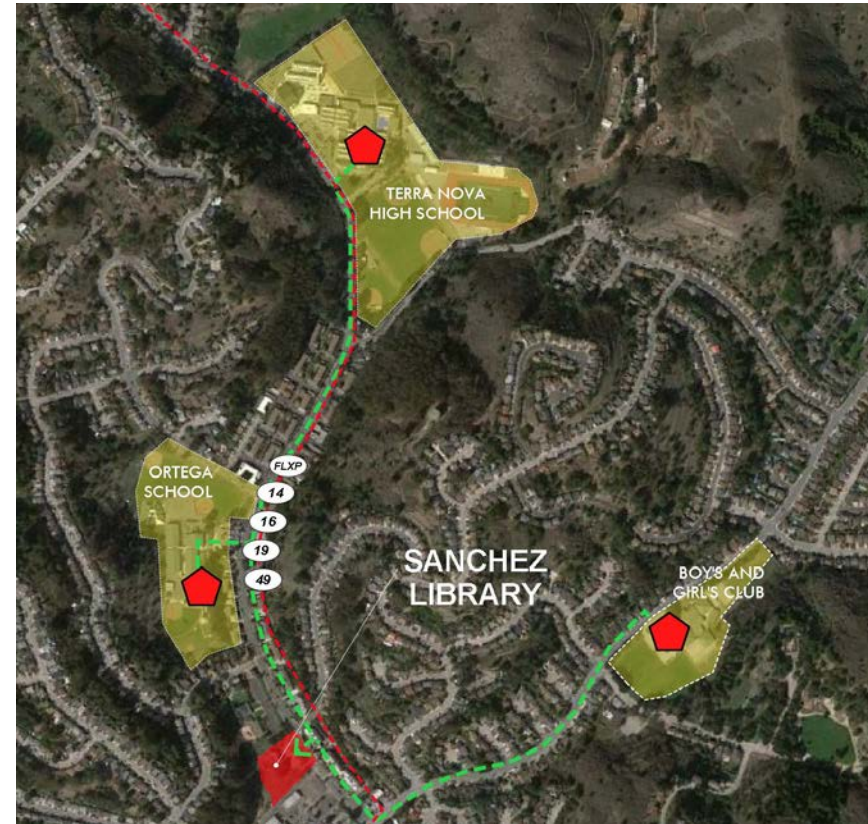
ZONING & ADJACENCIES

SITE ZONING & ACCESS:



- C-1: Community Commercial
- R-3: Multi-unit Residential
- R-1: Residential

PROXIMITY TO SCHOOLS:



- Pedestrian & Bicycle routes
- 112 → SAMTRANS bus route, numbers
- SAMTRANS FLX Pacifica shuttle to Linda Mar Shopping Center routes 17, 118, 112, 110 coastal service
- Bus stops - directly in front of the building
- FLX Pacifica Shuttle stop - 0.08 miles to the closest stop
- Schools, Student Walking Route

Zoned for Community & Commercial Facilities

The Sharp Park site's zoning allows it to be used as a library, but could also allow commercial uses

Near Residential & Commercial Zones

Surrounded by both commercial and residential zones, with a large shopping center nearby

Local Site Access

Site is readily accessible via public transit, and on foot from nearby elementary school, high school, & Boy's and Girl's Club, but is more difficult to access via personal vehicle, and is secluded from population centers

From a site and zoning perspective, the Sanchez site is an acceptable location for a library, but has some drawbacks due to its distance from population centers

SANCHEZ

SITE BUILD-OUT:

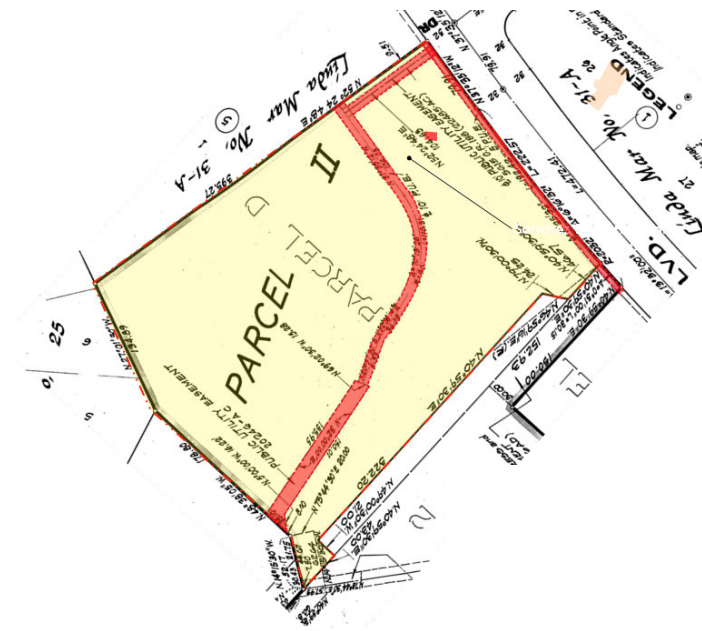


A possible two story addition on the Sanchez Site



A possible new two story Library on the Sanchez Site

BUILDABLE AREA:



Total Parcel Area:	116,600sf
Right of Ways:	-3,694sf
Minimum Landscape Area:	-11,660sf
Total Buildable Area:	101,246sf

Site Capacity:

ADDING 34,000SF

High Buildable Area

A total buildable area of 101,246sf allows for a 34,000sf library as well as the required parking

Surface Parking is Possible

The site has enough area to allow for surface parking

Multiple Build-Out Possibilities

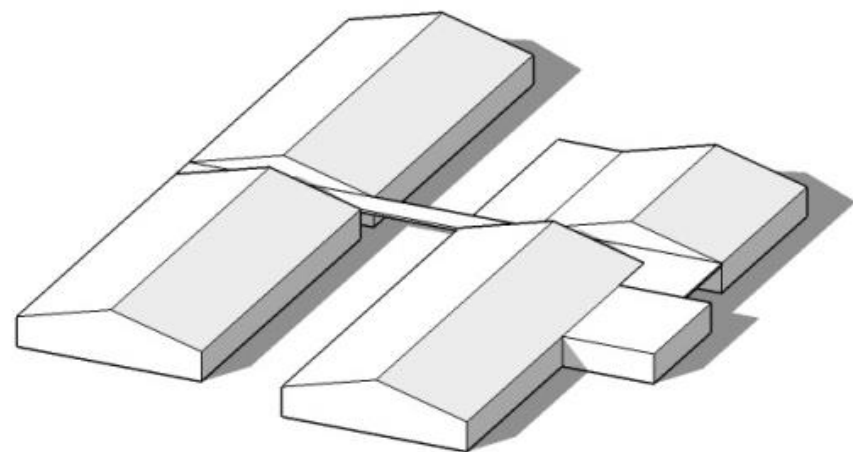
A 34,000sf library on this site could be added either through an addition or the construction of a new building

Avoids Utility Right-of-Ways

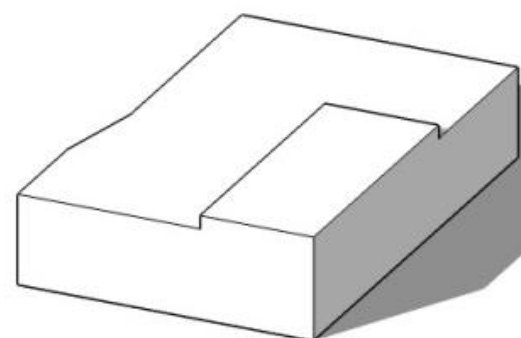
The site is large enough that Utility Right-of-Ways can be accommodated

The site could accommodate a 34,000sf building & 120 parking spaces, either through an expansion of the existing Sanchez Library, or the construction of a new building

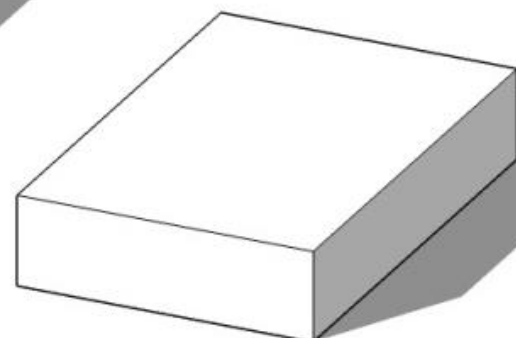
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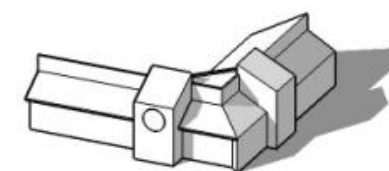
ORTEGA ELEMENTARY SCHOOL



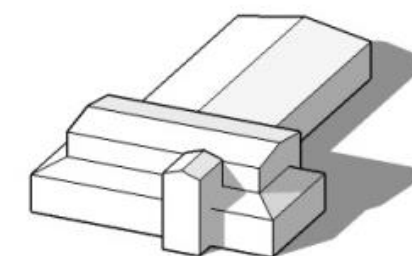
**BEACH BOULEVARD
2013 CONCEPTUAL DESIGN**
34,000sf LIBRARY
2 STORIES



SANCHEZ SITE
34,000sf LIBRARY
2 STORIES



**EXISTING
SANCHEZ LIBRARY**

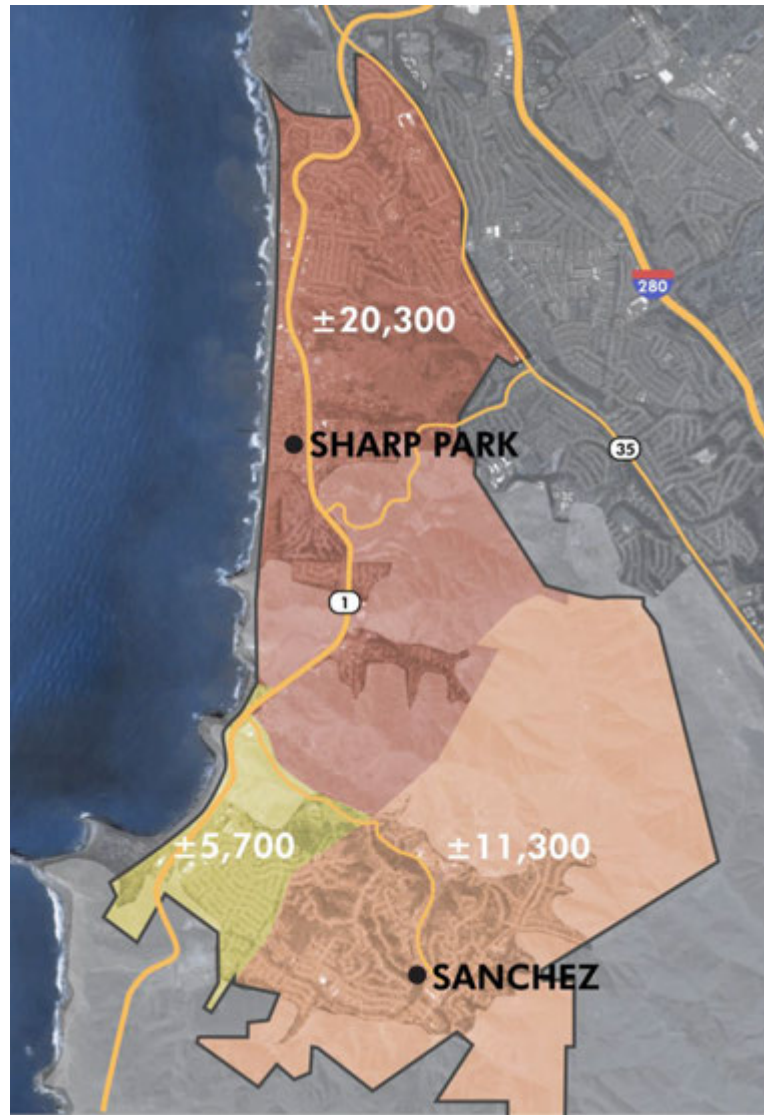


**CITY COUNCIL
CHAMBERS**

A 34,000sf Library at Sanchez would be similar in size to the City Council Chambers

SANCHEZ

POPULATION DISTRIBUTION:



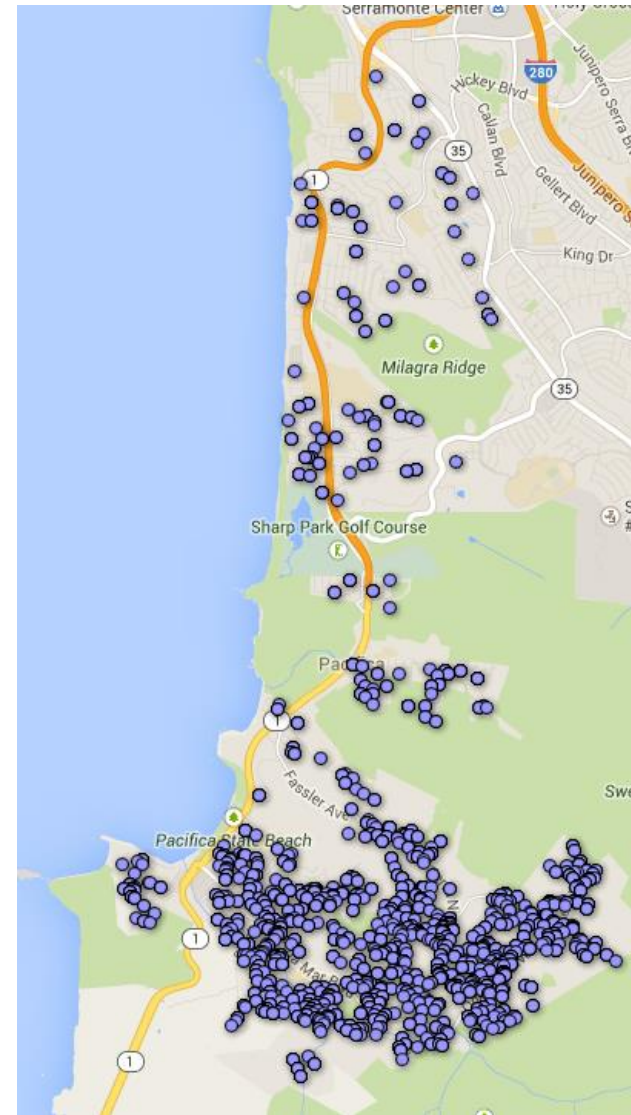
- Likely to use Sharp Park
- Likely to use Sanchez
- Likely to use either branch

GEOGRAPHIC LOCATION:



- Open Space
- Populated Areas

USE PATTERNS:



- Item in Circulation

3836 items out in circulation at time of sampling

Site Analysis:

CENTRALITY & USE

Distant from Population Centers

The Sanchez branch is closer to a minority of Pacifica residents per a comparison of the library's geographic location and 2010 U.S. Census tract maps

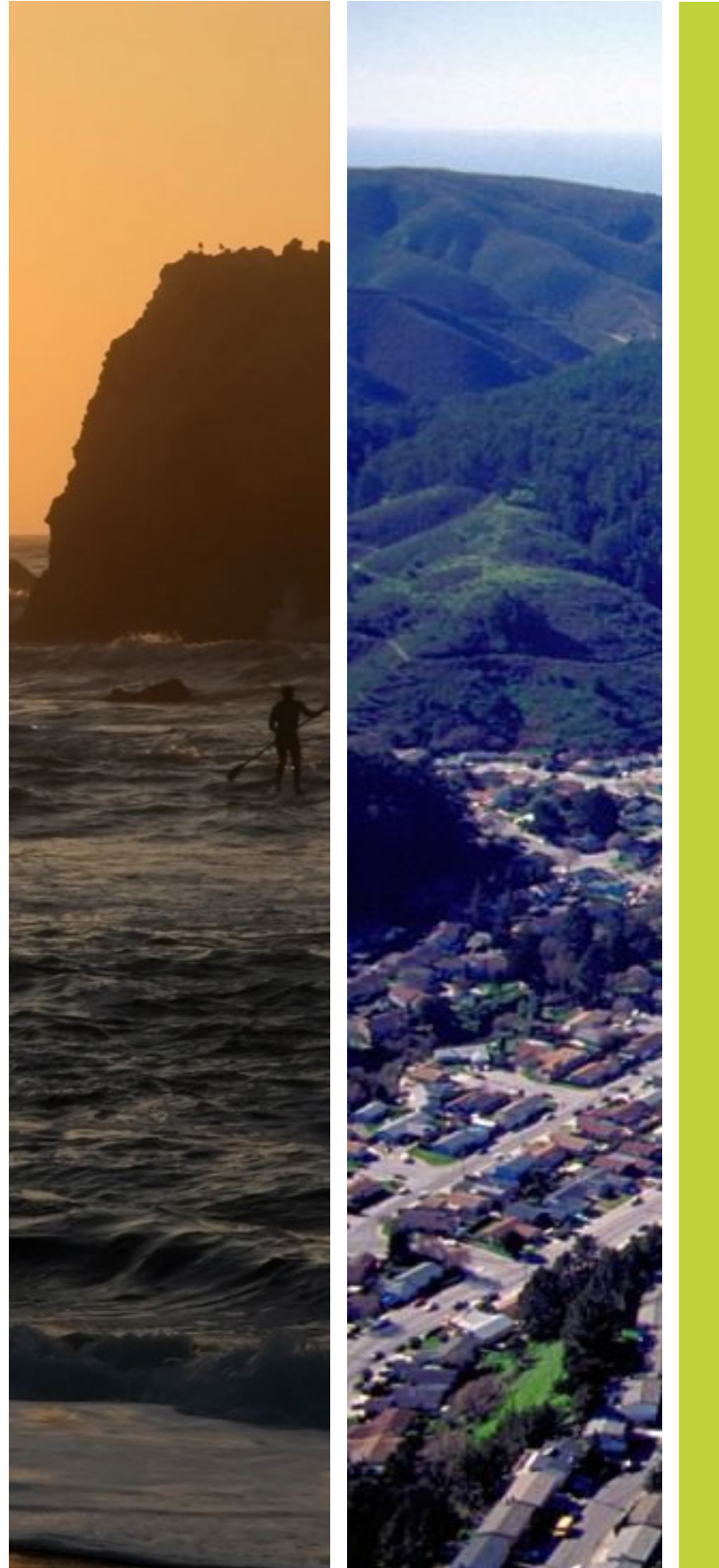
Not Geographically Central

Sanchez Library is located near the southern-most edge of Pacifica

Unevenly Distributed Use

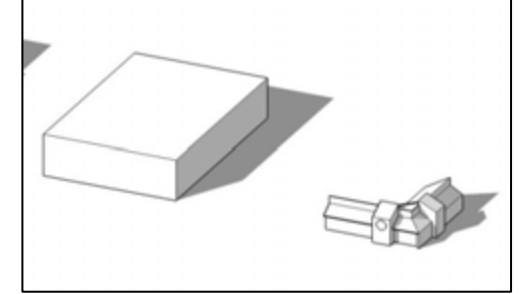
Use Pattern information shows the Sanchez Library being used primarily by patrons in immediate proximity to the library.

The Sanchez Library is distant from Pacifica's largest population centers and is used most heavily by patrons in immediate proximity to the library



1. Overview of Pacifica Library Facilities
2. 2011 Needs Assessment Findings
3. Sharp Park Library
 - a. Building Assessment
 - b. Site Analysis & Capacity
 - c. Conclusions
4. Sanchez Library
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5. Conclusions
6. Appendix

Could the Sanchez Site be used for a new 34,000 square foot library?



FUNCTIONALITY:

- Building is too small for current and future needs
- Site is isolated from Pacifica's population centers

BUILDING CONDITION:

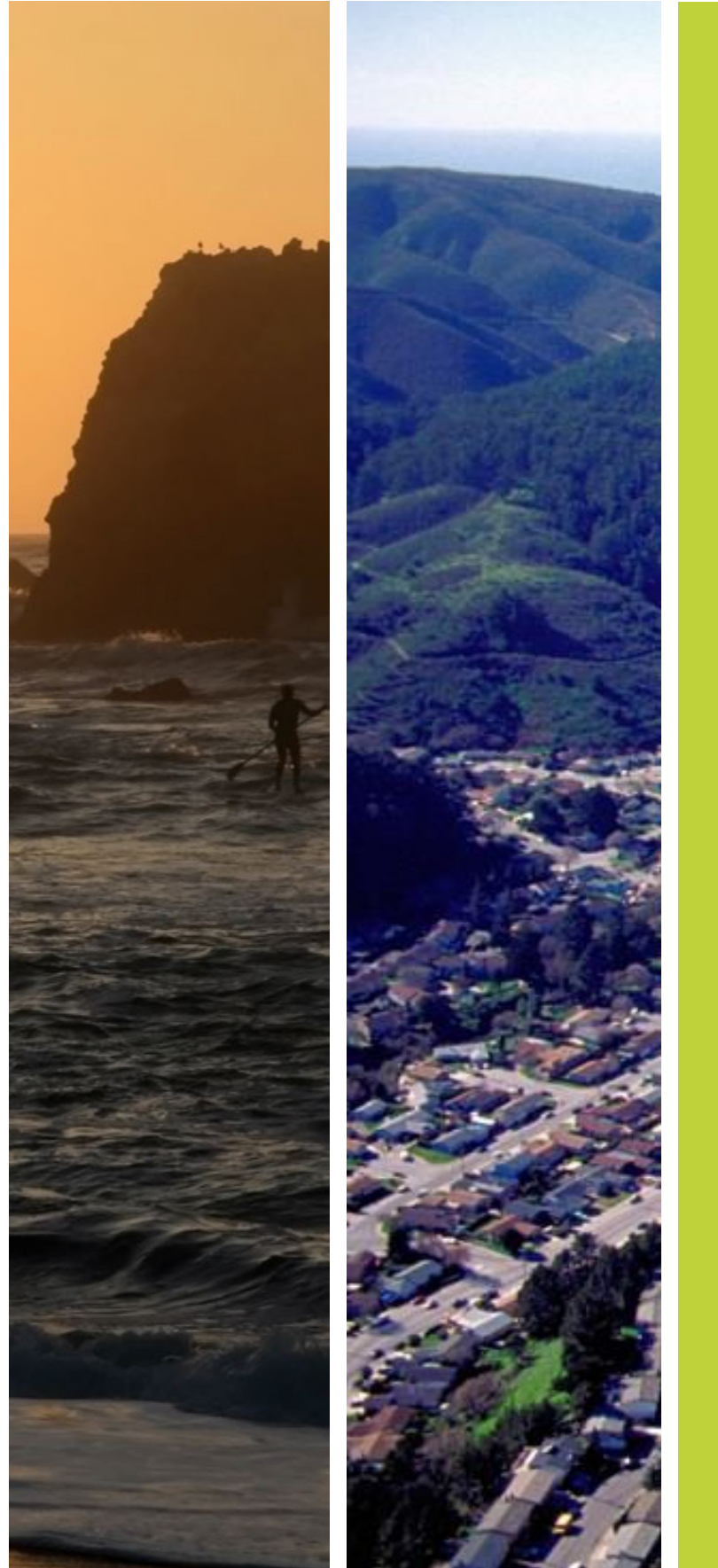
- Some upgrades required
- Structurally good condition
- Life-Safe

SITE CAPACITY:

- Site is large enough for a 34,000sf library and required parking

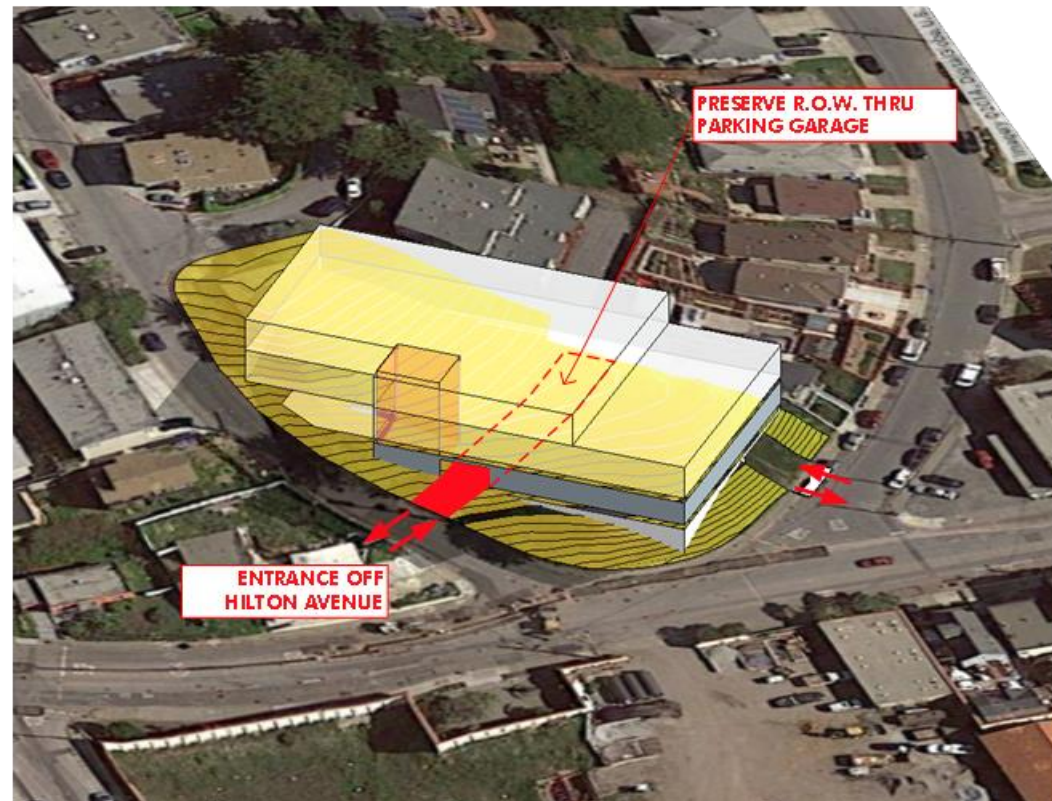


An addition to the current building, or a new building on the current site, could be viable in regards to site capacity, but community access would remain limited



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SHARP PARK:



A 34,000sf Library at Sharp Park would be out of scale with its surroundings

The Sharp Park site is more centrally located for the majority of Pacifica's residents, but the small existing site & topography would result in a building that would be out of scale with the neighborhood and relatively expensive to build due to the required 2 levels of parking under the building.

SANCHEZ:



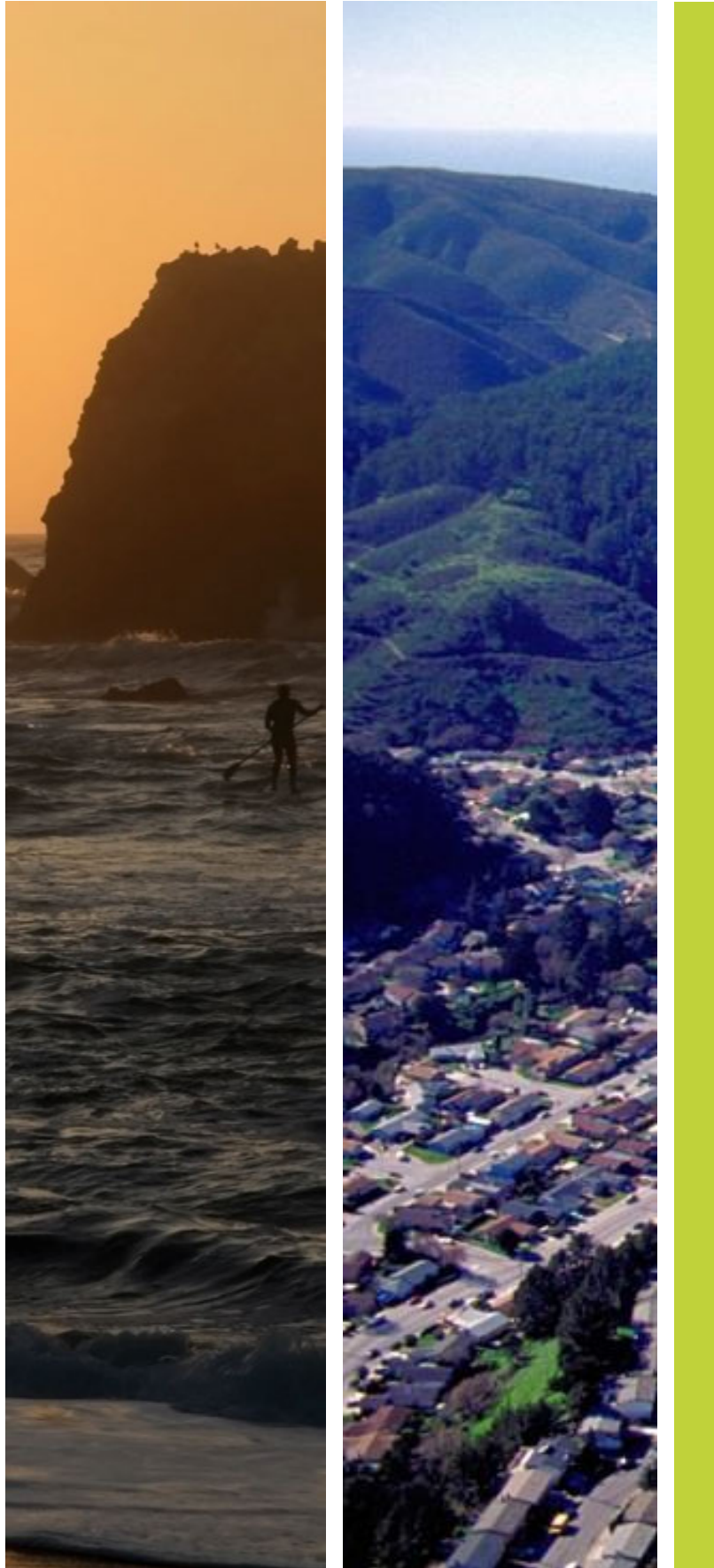
The Sanchez site is distant from the majority of Pacifica's Population

The Sanchez site can easily fit a 34,000sf library and the associated parking, but the site is isolated from the majority of Pacifica's residents and is not centrally located.

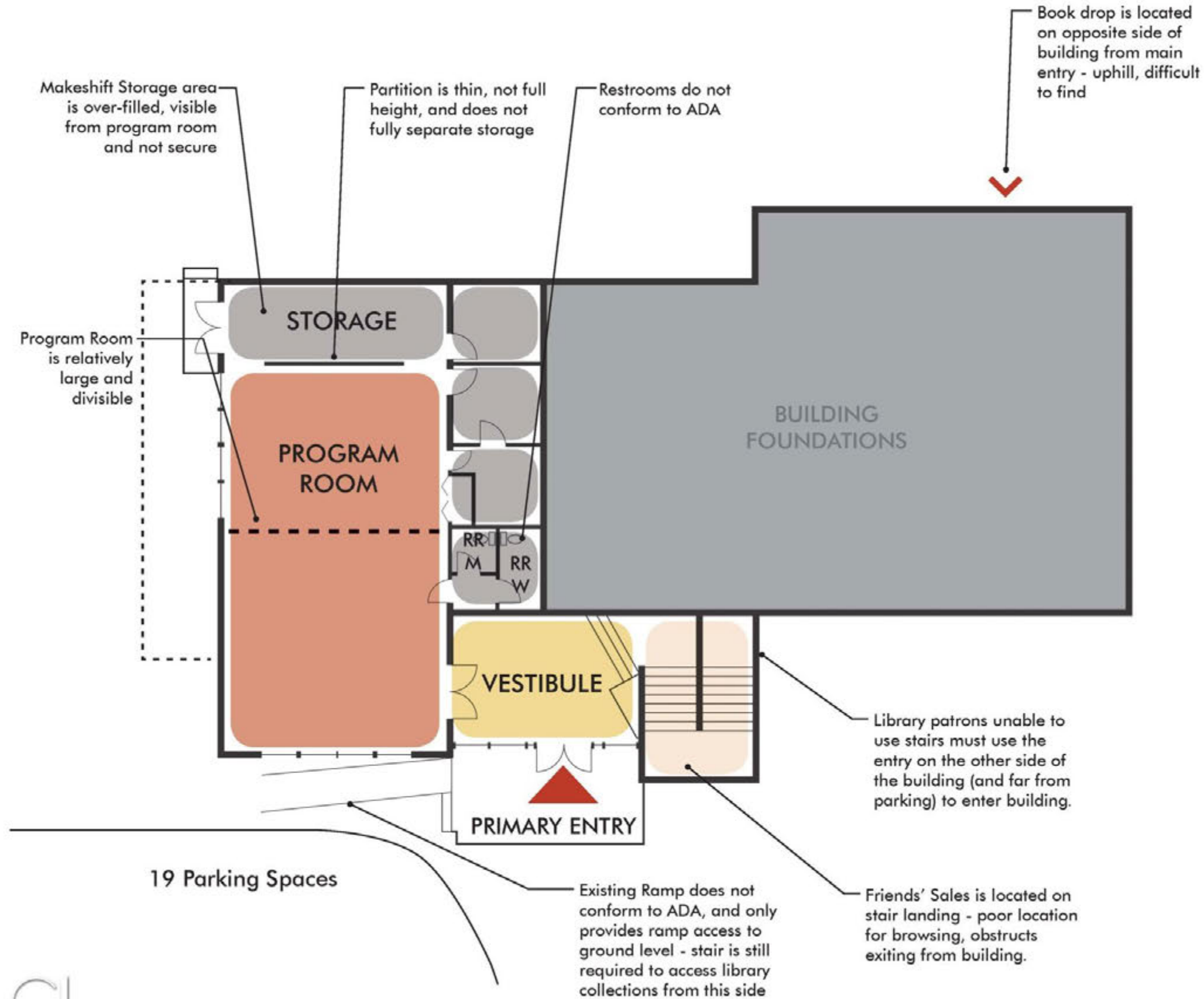
Conclusions



In conclusion, while the Pacifica Library system facilities need to expand to meet community needs, neither the Sharp Park site nor the Sanchez site is an optimal site for a new 34,000sf library



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FRIENDS' SALES



ENTRY



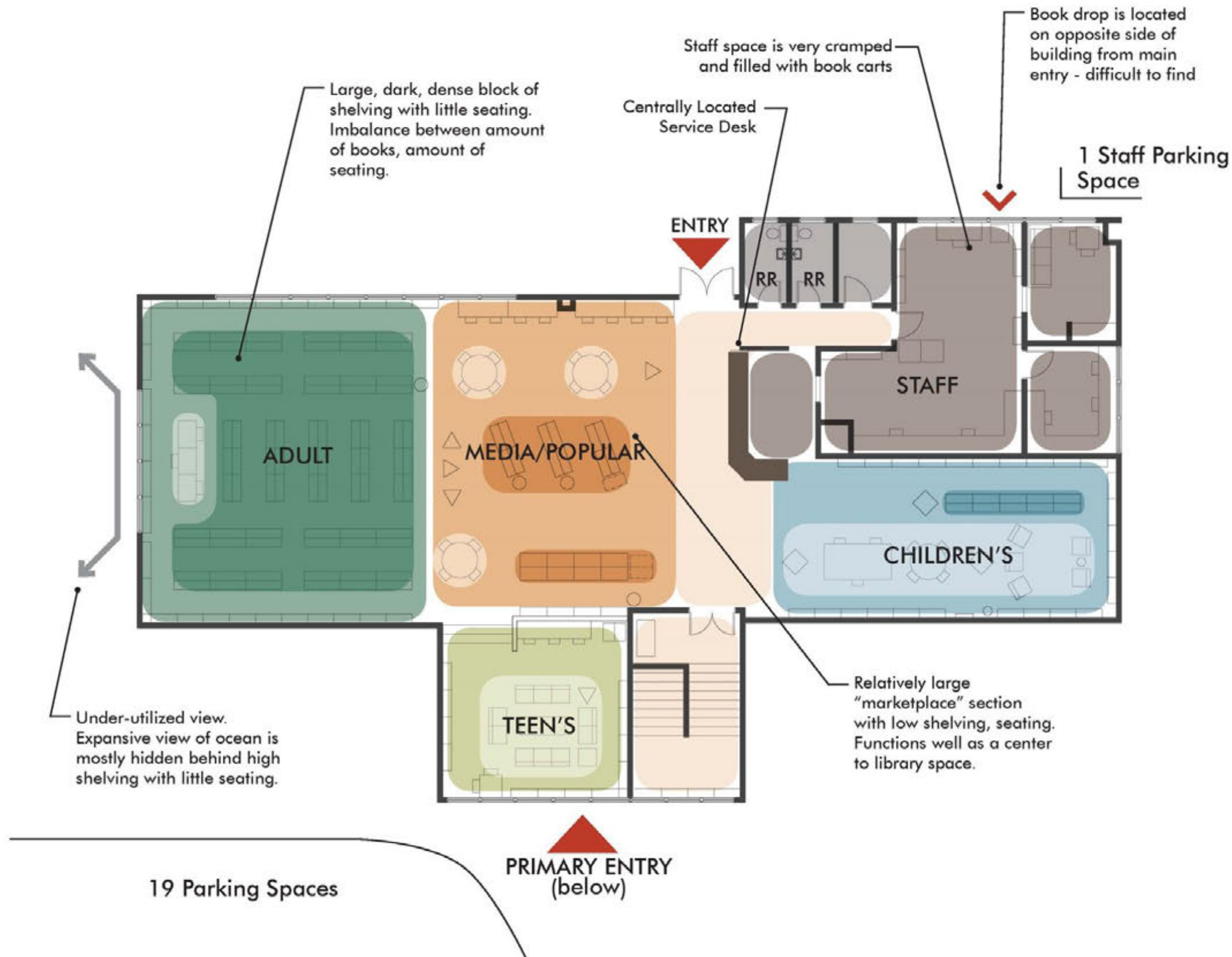
STORAGE

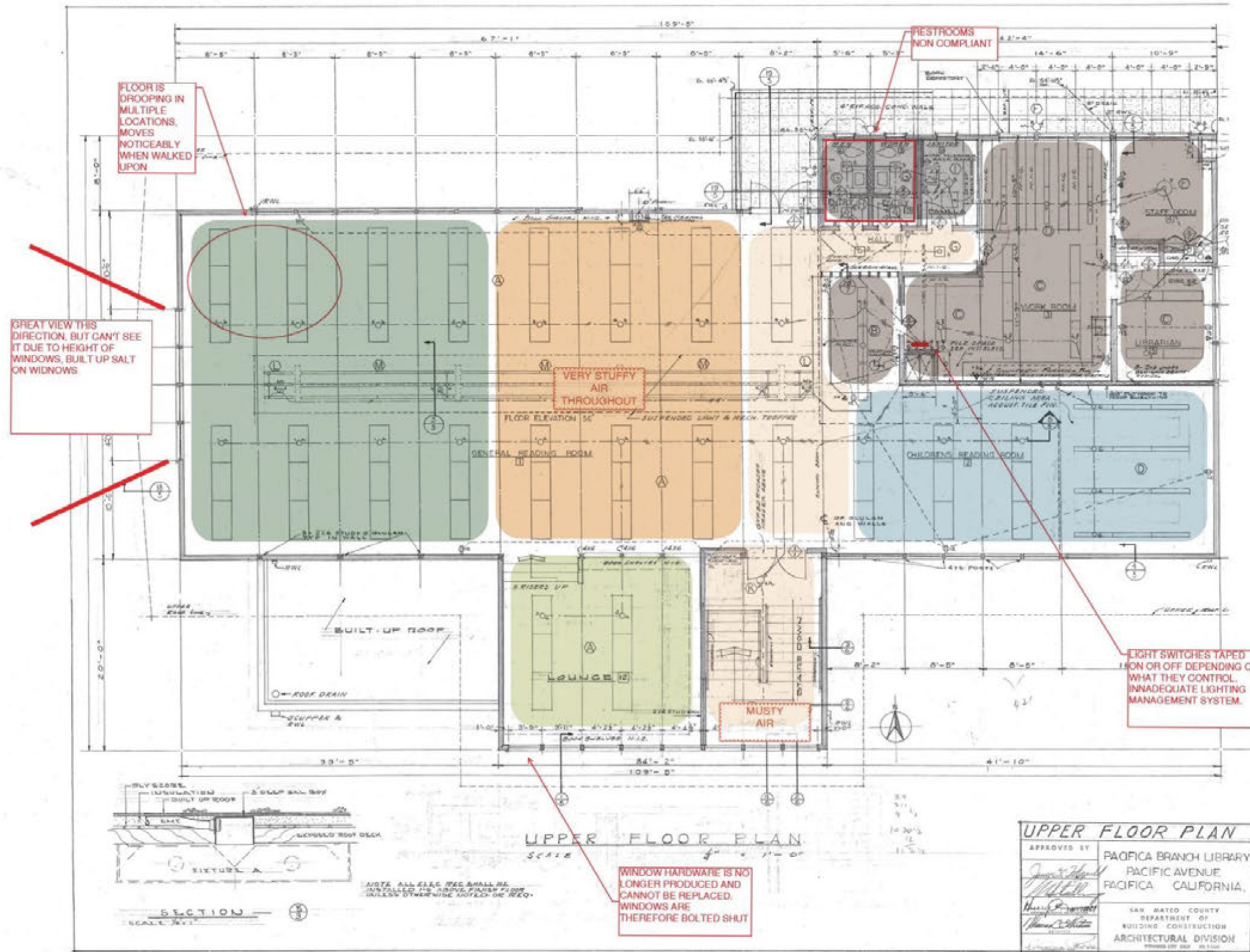


PROGRAM ROOM



12/1/14





UPPER LEVEL PHYSICAL DEFICIENCIES

- Extensive salt/humidity damage
- Old, discontinued hardware
- Insufficient air circulation
- General wear & tear
- General ADA non-compliance due to sizes of rooms, hallways, doors, etc.
- Uneven floor

MEDIA/
POPULAR

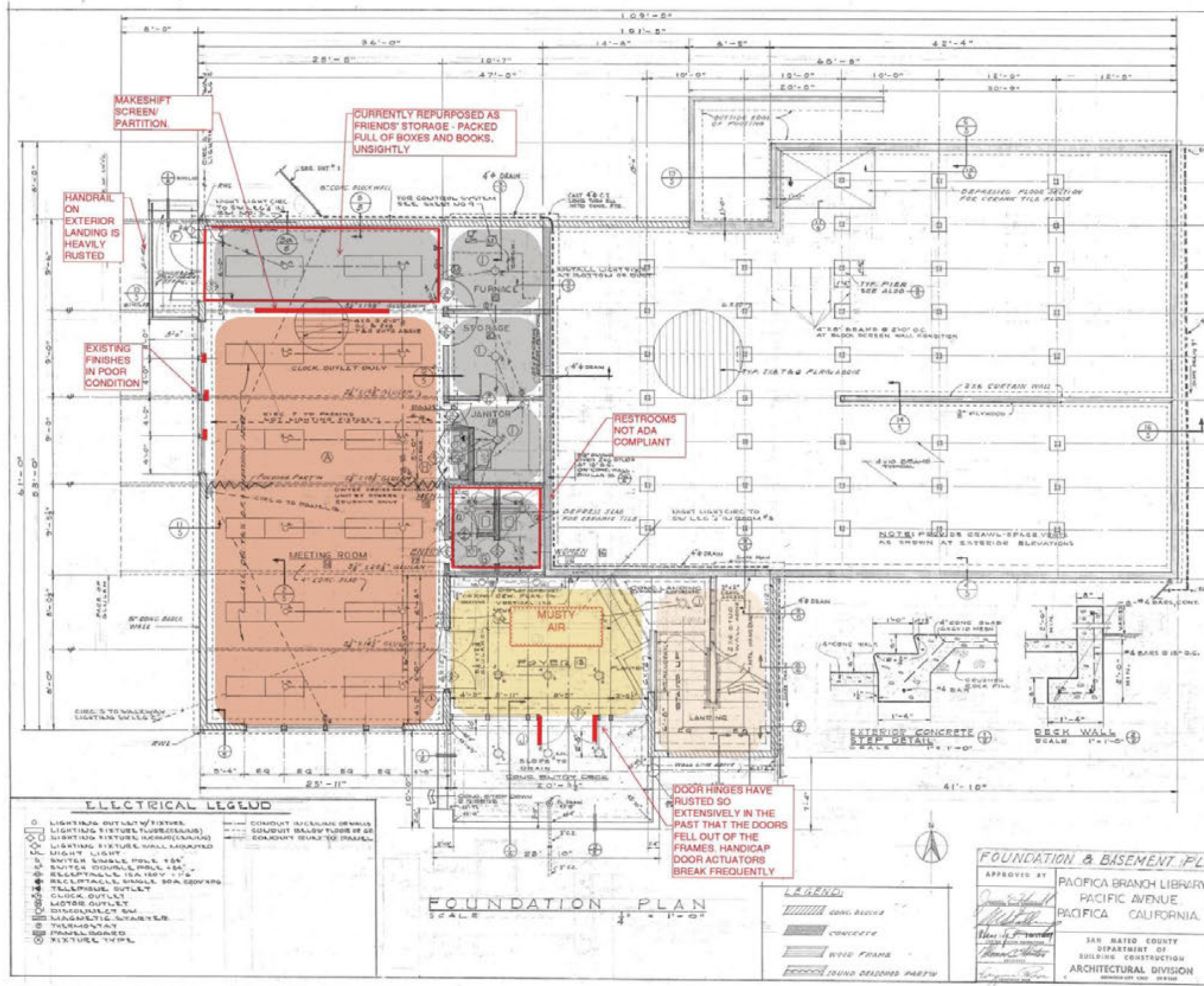
STAFF

CHILDREN'S

ADULT

TEEN'S

12/1/14



LOWER LEVEL PHYSICAL DEFICIENCIES

- Extensive salt/humidity damage
- Old, discontinued hardware
- Insufficient air circulation
- General wear & tear
- General ADA non-compliance due to sizes of rooms, hallways, doors, etc.

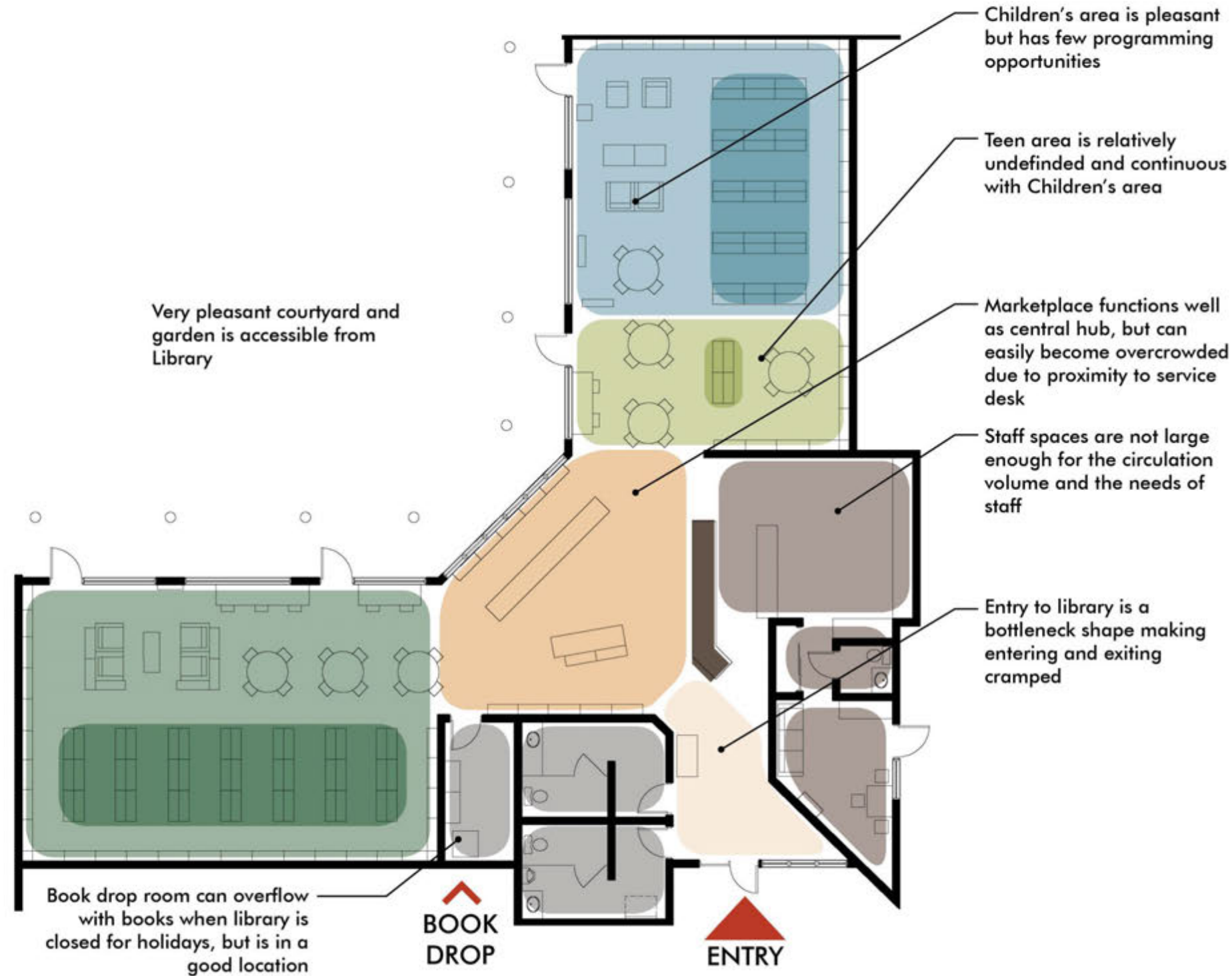
FRIENDS' SALES

ENTRY VESTIBULE

STORAGE

PROGRAM ROOM

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MARKETPLACE



STAFF



CHILDREN'S



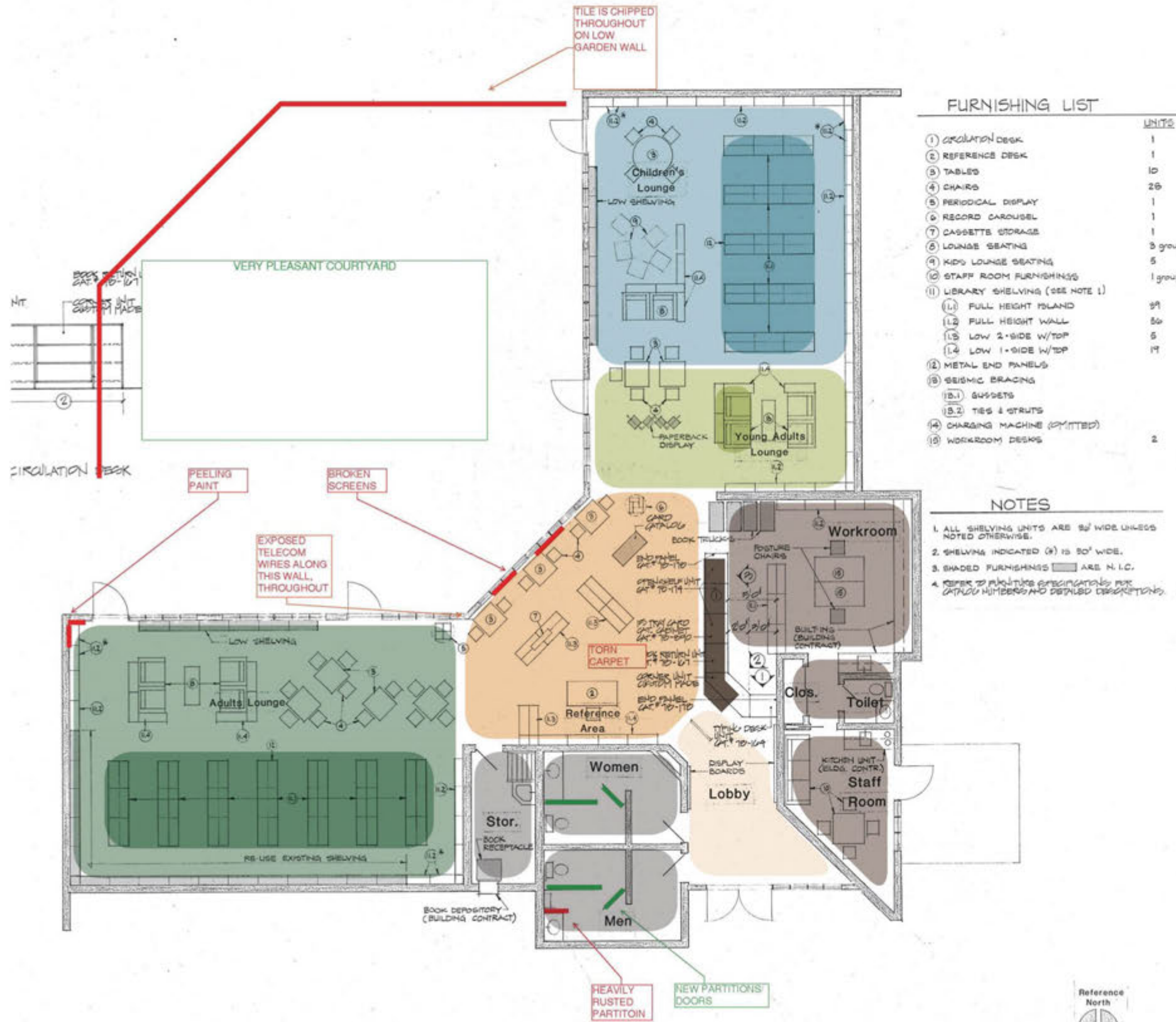
ADULT



TEEN'S



12/1/14



SANCHEZ LIBRARY PHYSICAL DEFICIENCIES

- Relatively limited physical deficiencies in building
- General wear & tear to finishes
- Modernized telecom systems are not well integrated into building - there are many visible wires
- Damaged window screens
- General ADA non-compliance - some areas could be upgraded

MEDIA/
POPULAR

STAFF

CHILDREN'S

ADULT

TEEN'S