



**CITY OF SOUTH PASADENA  
LIBRARY/COMMUNITY CENTER COMPREHENSIVE SITE PLAN AD HOC COMMITTEE**

**A G E N D A**  
**THURSDAY, OCTOBER 2, 2025, AT 7:00 P.M.**

**MEETING LOCATION CHANGE:**  
**LIBRARY COMMUNITY ROOM**  
**1115 EL CENTRO STREET, SOUTH PASADENA, CA 91030**

**South Pasadena Commission Statement of Civility**

*As your appointed governing board, we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made today will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Library/Community Center Comprehensive Site Plan Ad Hoc Committee Meeting will be conducted in-person from Library Community Room, located at 1115 El Centro Street, South Pasadena.

Public participation may be made as follows:

- In Person – Library Community Room, 1115 El Centro Street, South Pasadena, CA 91030.
- Via Zoom – **Meeting ID: 875 1273 0840.**
- Written Public Comment – written comment must be submitted by 12:00 p.m. the day of the meeting by emailing [LibraryParkCampus@southpasadenaca.gov](mailto:LibraryParkCampus@southpasadenaca.gov).
- Via Phone – (669) 900-9128 and entering the Zoom Meeting ID listed above.

Meeting may be viewed at:

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link: <https://bit.ly/SitePlanAdHoc>.

**CALL TO ORDER:** Staff Liaison

**ROLL CALL:** Committee Members  
Janet Braun (Mayor, City of South Pasadena)  
Sheila Rossi (Mayor Pro Tem, City of South Pasadena)  
Kristen Dubé (Board member, Friends of the South Pasadena Library)  
Leslie Albe Field (Member, Community Services Commission)  
Alexandria Levitt (President, Senior Citizens' Foundation of S. Pasadena)  
Tom Afschar (At-Large Member)

Rich Elbaum (At-Large Member)  
Tony Hou (At-Large Member)  
Gene Kim (At-Large Member)  
Bianca Richards (At-Large Member)  
Victoria Rocha (At-Large Member)  
Dean Serwin (At-Large Member)  
Julia Wang (At-Large Member)  
Jasmine Wong (At-Large Member)

**PUBLIC COMMENT GUIDELINES** *(Public Comments are limited to 3 minutes)*

The City welcomes public input. Members of the public may comment on a non-agendized subject under the jurisdiction of the Ad Hoc Committee during the General Public Comment period and on agenda items at the time they are being addressed. You may participate in the following ways:

## Option 1:

Participate in-person at the Library Community Room.

## Option 2:

Participate virtually via Zoom. Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak.

## Option 3:

Email public comment(s) to [LibraryParkCampus@southpasadenaca.gov](mailto:LibraryParkCampus@southpasadenaca.gov).

Public Comments received in writing will not be read aloud at the meeting but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Submit by no later than **12:00 p.m.** on the day of the Ad Hoc Committee meeting. Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on.

PLEASE NOTE: The Staff Liaison may exercise their discretion, subject to the approval of the majority of the Committee, to adjust public comment(s) to less than three minutes.

*NOTE: Pursuant to State law, the Committee may not discuss or take action on issues not on the meeting agenda, except that members of the Committee or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.*

**PUBLIC COMMENT****1. PUBLIC COMMENT – GENERAL (NON-AGENDA ITEMS)**

General Public Comment will be limited to 30 minutes at the beginning of the agenda. If there are speakers remaining in the queue, they will be heard at the end of the meeting. Only Speakers who sign up in the first 30 minutes of public comment will be queued up to speak.

**PRESENTATIONS****ACTION/DISCUSSION**

2. **REORDERING OF, ADDITIONS, OR DELETIONS TO THE AGENDA**
3. **APPROVAL OF THE LIBRARY/COMMUNITY CENTER COMPREHENSIVE SITE PLAN AD HOC COMMITTEE MINUTES FROM THE SEPTEMBER 4, 2025 REGULAR MEETING.**

Recommendation

It is recommended that the Ad Hoc Committee review and consider approval of the Library/Community Center Comprehensive Site Plan Ad Hoc Committee minutes from the September 4, 2025 Regular Meeting.

4. **AD HOC COMMITTEE REVIEW OF DRAFT CITY COUNCIL PRESENTATION**

Recommendation

It is recommended that the Ad Hoc Committee review a draft of the presentation being prepared for the November 5, 2025 City Council meeting and provide feedback to staff and consultant (Group 4).

5. **DISCUSS, FINALIZE, AND APPROVE THE LIBRARY/COMMUNITY CENTER SITE PLAN AD HOC COMMITTEE'S RECOMMENDATION TO THE CITY COUNCIL REGARDING PREFERRED SITE STRATEGIES.**

Recommendation

It is recommended that the Ad Hoc Committee discuss, finalize and approve the recommendation it will make to the City Council regarding site strategies.

**COMMUNICATIONS**

6. **COMMITTEE MEMBER COMMUNICATIONS**
7. **STAFF COMMUNICATIONS**

**PUBLIC COMMENT – CONTINUED**

8. **CONTINUED PUBLIC COMMENT – GENERAL**

This time is reserved for speakers in the public comment queue not heard during the first 30 minutes of Item 1.

**ADJOURNMENT**

**FOR YOUR INFORMATION****FUTURE AD HOC COMMITTEE MEETINGS**

November 6, 2025	Regular Meeting	7:00 p.m.
December 4, 2025	Regular Meeting	7:00 p.m.

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND RECORDINGS OF MEETINGS**

Library/Community Center Site Plan Ad Hoc Committee meeting agenda packets, any agenda related documents, and additional documents are available online for public inspection on the City's website: <https://www.southpasadenaca.gov/Your-Government/Committees>

**AGENDA NOTIFICATION SUBSCRIPTION**

If you wish to receive an agenda email notification, please send an email to [LibraryParkCampus@southpasadenaca.gov](mailto:LibraryParkCampus@southpasadenaca.gov) or call (626) 403-7330.

**ACCOMMODATIONS**

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230 or [CityClerk@southpasadenaca.gov](mailto:CityClerk@southpasadenaca.gov). Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

**CERTIFICATION OF POSTING**

*I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on **September 29, 2025**, on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's, website as required by law, on the date listed below.*

9/29/2025

/S/

Date

Cathy Billings, Library Director



# Library/Community Center Site Plan Ad Hoc Committee Agenda Report

---

ITEM NO. 3

**DATE:** October 2, 2025

**FROM:** Cathy Billings, Library Director  
Lucy Hakobian, Community Services Director

**PREPARED BY:** Cathy Billings, Library Director

**SUBJECT: APPROVAL OF THE LIBRARY/COMMUNITY CENTER  
COMPREHENSIVE SITE PLAN AD HOC COMMITTEE MINUTES  
FROM THE SEPTEMBER 4, 2025 REGULAR MEETING**

---

## **Recommendation**

It is recommended that the Ad Hoc Committee review and consider approval of the Library/Community Center Comprehensive Site Plan Ad Hoc Committee minutes from the September 4, 2025 Regular Meeting.

Attachment:

Library/Community Center Comprehensive Site Plan Ad Hoc Committee Regular Meeting Minutes, Thursday, September 4, 2025.

## **ATTACHMENT**

Library/Community Center Comprehensive Site  
Plan Ad Hoc Committee Regular Meeting Minutes,  
Thursday, September 4, 2025



**CITY OF SOUTH PASADENA  
LIBRARY/COMMUNITY CENTER COMPREHENSIVE SITE PLAN AD HOC COMMITTEE  
REGULAR MEETING**

**MINUTES  
THURSDAY, SEPTEMBER 4, 2025, AT 7:00 P.M.**

---

**CALL TO ORDER:** Staff Liaison

**ROLL CALL:**

**PRESENT**

Janet Braun (Mayor, City of South Pasadena)  
Sheila Rossi (Mayor Pro Tem, City of South Pasadena)  
Alexandria Levitt (President, Senior Citizens' Foundation of S. Pasadena)  
Bianca Richards, Library Board of Trustees)  
Kristen Dubé (Board Member, Friends of the South Pasadena Library)  
Tom Afschar (At-Large Member)  
Rich Elbaum (At-Large Member)  
Tony Hou (At-Large Member)  
Gene Kim (At-Large Member)  
Victoria Rocha (At-Large Member) Arrived late  
Dean Serwin (At-Large Member)

**ABSENT**

Leslie Albe Field (Member, Community Services Commission)  
Julia Wang (At-Large Member)  
Jasmine Wong (At-Large Member)

Cathy Billings, Library Director, announced a quorum.

**CITY STAFF PRESENT:**

Todd Hileman, City Manager; Nick Kimball, Assistant City Manager/Chief Financial Officer; Cathy Billings, Library Director; Lucy Hakobian, Community Services Director; Melissa Snyder, Deputy Community Services Director were present at Roll Call at 7:06 p.m.

<b>PUBLIC COMMENT</b>
-----------------------

**1. PUBLIC COMMENT – GENERAL (NON-AGENDA ITEMS)**

Yvonne LaRose recommended improvements to library printing services and stated that the library needs more study carrels.

**PRESENTATIONS****ACTION/DISCUSSION****2. REORDERING OF, ADDITIONS, OR DELETIONS TO THE AGENDA**

None

**3. REVISED SITE STRATEGY OPTIONS BY GROUP 4 AND FINANCING CONSIDERATIONS OVERVIEW BY CITY MANAGER AND ASSISTANT CITY MANAGER/CHIEF FINANCIAL OFFICER**

City Manager Todd Hileman informed the Committee that the Consultant has worked on a series of middle-ground options aimed at making the project more actionable and ensuring that plans like this don't end up sitting on a shelf. Both City Manager Hileman and Assistant City Manager Nick Kimball will be exploring financing strategies, including a potential bond for November 2026. A comprehensive and robust discussion took place while Group 4 made their presentation.

Public Comment

Yvonne LaRose commented on whether additional funds for the project might be available from the State.

Tucker Nelson commented on the need for multi-purpose rooms and classrooms and noted that as the weather continues to get hotter there will be more demand and people wishing to spend time in the library/senior center.

**4. APPROVAL OF THE LIBRARY/COMMUNITY CENTER COMPREHENSIVE SITE PLAN AD HOC COMMITTEE MINUTES FROM THE JULY 3, 2025, REGULAR MEETING**

A motion was made by Member Levitt, seconded by Committee Member Richards, and approved by roll call vote to approve Item No. 4., with the following amendments: Tony Hou was present at July 3<sup>rd</sup> meeting and voted "Aye" on Item No. 3, with the correct roll call vote being 6-0-4-4. The motion carried 8-0-4-2, by the following vote:

**AYES:** Rossi, Dubé, Levitt, Afschar, Elbaum, Hou, Kim, and Richards

**NOES:** None

**ABSENT:** Albe Field, Wang, Wong, Serwin (stepped out during roll call)

**ABSTAINED:** Braun, Rocha

**COMMUNICATIONS****5. COMMITTEE MEMBER COMMUNICATIONS**

None

**6. STAFF COMMUNICATIONS**

None



**PUBLIC COMMENT – CONTINUED****7. CONTINUED PUBLIC COMMENT – GENERAL**

None

**ADJOURNMENT**

There being no further matters, Library Director Billings adjourned the Regular Meeting of the Library/Community Center Comprehensive Site Plan Ad Hoc Committee at 8:47 P.M. to the next Regular Library/Community Center Comprehensive Site Plan Ad Hoc Committee meeting scheduled for October 2, 2025.

Respectfully submitted:

---

Lucy Hakobian  
Community Services Director

APPROVED:

---

Cathy Billings  
Library Director

ATTEST:

---

Lucy Hakobian  
Community Services Director

*Approved at the Library/Community Center Comprehensive Site Plan Ad Hoc Committee:  
October 2, 2025.*



**ADDITIONAL DOCUMENTS**  
**Library/Community Center Comprehensive**  
**Site Plan Ad Hoc Committee Meeting**  
**October 2, 2025, 7:00 p.m.**

The attached documents include amended agenda items and written public comments submitted no later than 12:00 p.m. on the day of the Site Plan Ad Hoc Committee meeting. Correspondence received after this time will be distributed the following business day.

<b>Item No.</b>	<b>Agenda Item Description</b>	<b>Distributor</b>	<b>Document</b>
1.	PUBLIC COMMENT – GENERAL (Yvonne LaRose)	Cathy Billings	E-mailed Comment
2.	AD HOC COMMITTEE REVIEW OF DRAFT CITY COUNCIL PRESENTATION (AGENDA ITEM No. 4)	Cathy Billings	Staff Report and Attachment

**From:** [Yvonne LaRose](#)  
**To:** [South Pasadena Public Library](#)  
**Subject:** Public Comment for Library Ad Hoc Committee – October 2, 2025  
**Date:** Sunday, September 28, 2025 2:18:55 PM

---

**CAUTION:** This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**CAUTION:** This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a longtime South Pasadena resident, I offer these reflections to support the Committee's work in reshaping the library and senior center into inclusive, future-ready spaces.

The Senior Center, while imperfect, remains a vital site for social practice and community observation. For those committed to remaining vibrant, engaged, and intellectually active, it offers both challenge and opportunity. I continue to visit on a limited-use basis—not out of obligation, but as a purposeful act of socialization and civic presence. It is a place where I stretch my conversational range, observe evolving dynamics, and contribute to a broader vision of what it means to be a **21st+ Century senior**:

- Not passive, but participatory
- Not peripheral, but central
- Not ready for PVS (*persistent vegetative state*); ready for policy, involvement, and public life

As the Committee considers reshaping these spaces, I urge attention to several practical needs already raised by community members:

- **Remote access to printers and 48-hour print job retention:** This would support users who prepare materials offsite and need flexible retrieval options. It also allows patrons to print directly from their own devices, preserving public workstations for those without private tech.
- **Study carrels for all ages:** These would allow patrons to practice speeches, oral drills, or focused work while preserving quiet zones for others.
- **Printers at the Senior Center:** The absence of printing capability limits the utility of existing computer workstations and impedes civic participation.
- **Expanded transit access:** Dial-a-Ride's limited weekday-only schedule excludes seniors from weekend and holiday programming. Its reach into hillside areas is valuable, but its hours are not. A supplemental weekend/holiday service—at a fare rate similar to the current \$0.50 or even ACCESS's \$2.75 per trip—would restore mobility and dignity. Living in isolation because of lack of transportation is not living—it is exclusion and erasure.

These are not luxuries—they are foundational supports for inclusion, dignity, and civic engagement. As someone who continues to participate in public life, I know firsthand how infrastructure shapes access. Let's ensure these spaces reflect the needs of those who are still building, still learning, still leading.

Respectfully,

Yvonne LaRose, CAC  
Organization Development Consultant:  
Diversity/Title VII, Harassment, Ethics

Cell:





# Library/Community Center Site Plan Ad Hoc Committee Agenda Report

---

ITEM NO. 4

**DATE:** October 2, 2025

**FROM:** Cathy Billings, Library Director  
Lucy Hakobian, Community Services Director

**PREPARED BY:** Cathy Billings, Library Director

**SUBJECT:** **AD HOC COMMITTEE REVIEW OF DRAFT CITY COUNCIL  
PRESENTATION**

---

## **Recommendation**

It is recommended that the Ad Hoc Committee review a draft of the presentation being prepared for the November 5, 2025 City Council meeting and provide feedback to staff and consultant (Group 4).

Attachment:

DRAFT City Council Presentation

**ATTACHMENT**  
DRAFT City Council Presentation



DRAFT

# SOUTH PASADENA LIBRARY & COMMUNITY CENTER COMPREHENSIVE SITE PLAN



CITY COUNCIL MEETING - DRAFT

City of South Pasadena | November 5, 2025





# AGENDA

1. **Project Overview, Goals + Process**
2. Site + Building Assessment
3. Community Needs Assessment + Engagement
4. Preferred Site Strategy
  - Site + Building Options
  - Cost Model
  - Ad Hoc Committee Recommendation
5. Next Steps

DRAFT





# PROJECT OVERVIEW

  
**DRAFT**

**Community needs and aging facilities are driving the City to reimagine the Library, Senior Center, and Library Park.**

- Library
  - 19,000 SF
  - Built 1982
- Senior Center
  - 5,680 SF
  - Built 1982 + 1991
- Community Room
  - 2,830 SF
  - Built 1930
- Library Park
  - Established 1906-1910





# PROJECT GOALS

  
**DRAFT**

**Goals established by the project team for the design included:**

☐ **Create an inspiring and impactful site plan:**

- Maximize value to the community.
- Integrate historic elements and outdoor space with the aspirational new library and senior center.

☐ **Provide a vital and modern facility for the long-term:**

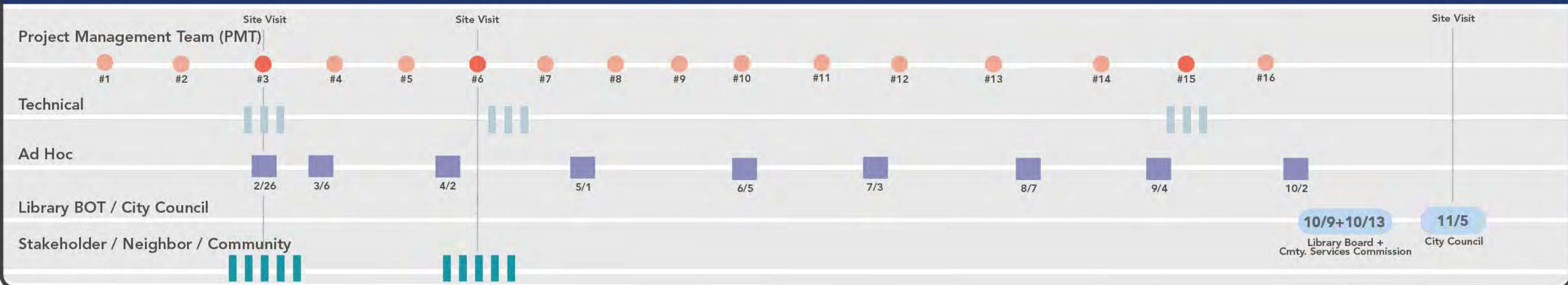
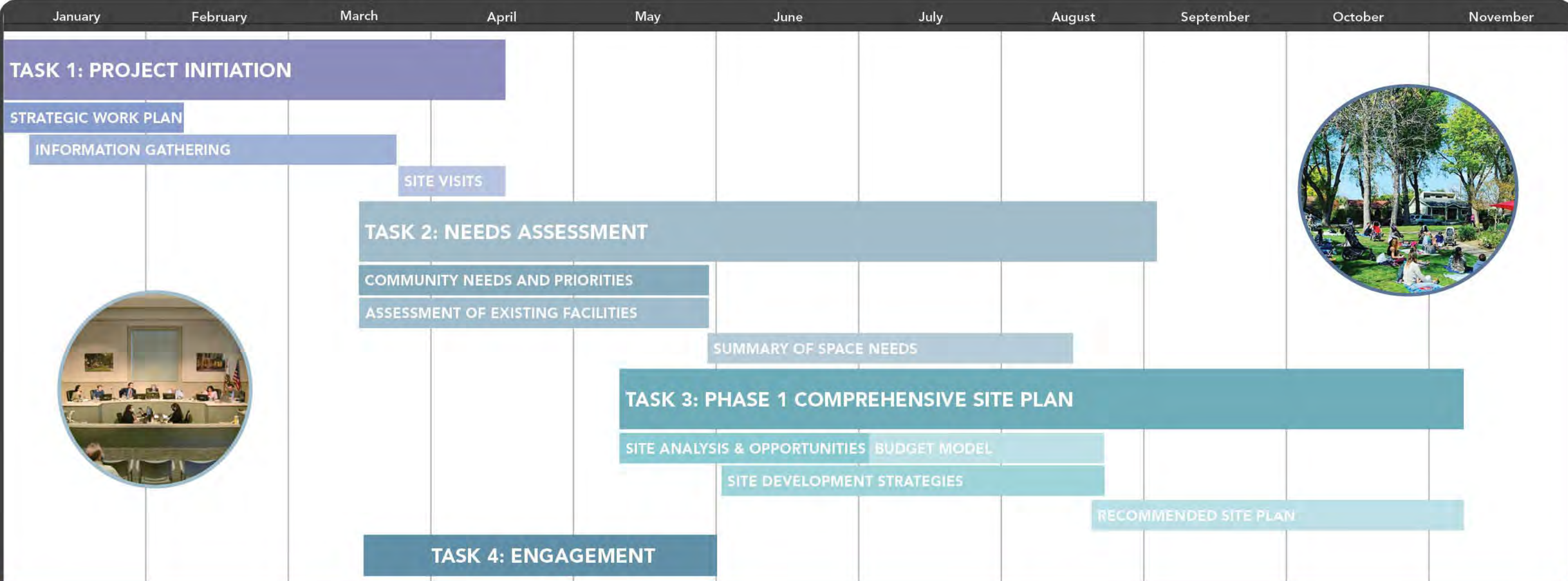
- Serve as the heart of the community—a multi-generational, inclusive, and transformational resource and recreation hub.
- Maximize facility value by looking holistically at library and senior/community services to identify opportunities for shared spaces and collaboration.

☐ **Respect the site's built and natural historic features:**

- Plan sensitively to preserve and integrate historic elements, including the Moreton Bay Fig tree.

☐ **Ensure universal access:**

- Make the building and site fully ADA accessible.
- Incorporate convenient parking and easy access for walking and other transportation modes.





# AGENDA

1. Project Overview, Goals + Process
- 2. Site + Building Assessment**
3. Community Needs Assessment + Engagement
4. Preferred Site Strategy
  - Site + Building Options
  - Cost Model
  - Ad Hoc Committee Recommendation
5. Next Steps

DRAFT





# PROJECT SITE + CONTEXT

DRAFT





# LIBRARY BUILDING ASSESSMENT

  
**DRAFT**

## LIBRARY – Current Challenges

- Complicated two-story layout does not work well for patrons or staff.
- Not enough space for:
  - Quiet activities (remote work, studying, reading)
  - Active uses (gathering, group study, tutoring, collaboration, programs, teens)
  - Collections - they are limited by available space
- Library building is outdated, in poor condition, has little natural light and outdated safety and electrical systems.
- Building does not meet current accessibility, energy or building codes.





# SENIOR CENTER BUILDING ASSESSMENT DRAFT

## SENIOR CENTER – Current Challenges

- Building's size and layout do not support the variety of programs provided today.
- Multipurpose Room:
  - Programs are held at the same time in the Multipurpose Room with just curtain partitions.
  - The space is not large enough to meet demand for Senior Luncheons, some are moved off-site to accommodate attendees, and there is typically a waiting list.
- There is no designated lounge space for seniors to gather and socialize.
- Building does not meet current accessibility, energy or building codes.





# HISTORIC RESOURCES AT LIBRARY PARK

DRAFT



- 1930 Library Community Room – remaining part of 1972 South Pasadena Landmark #10.
- Moreton Bay Fig Tree – South Pasadena Landmark #55.
- Within South Pasadena Historic Business District/ Mission West Historic District (National Register/ South Pasadena Historic District).
- Surrounded by eligible Library Neighborhood Historic District



# HISTORICAL SIGNIFICANCE DIAGRAMS

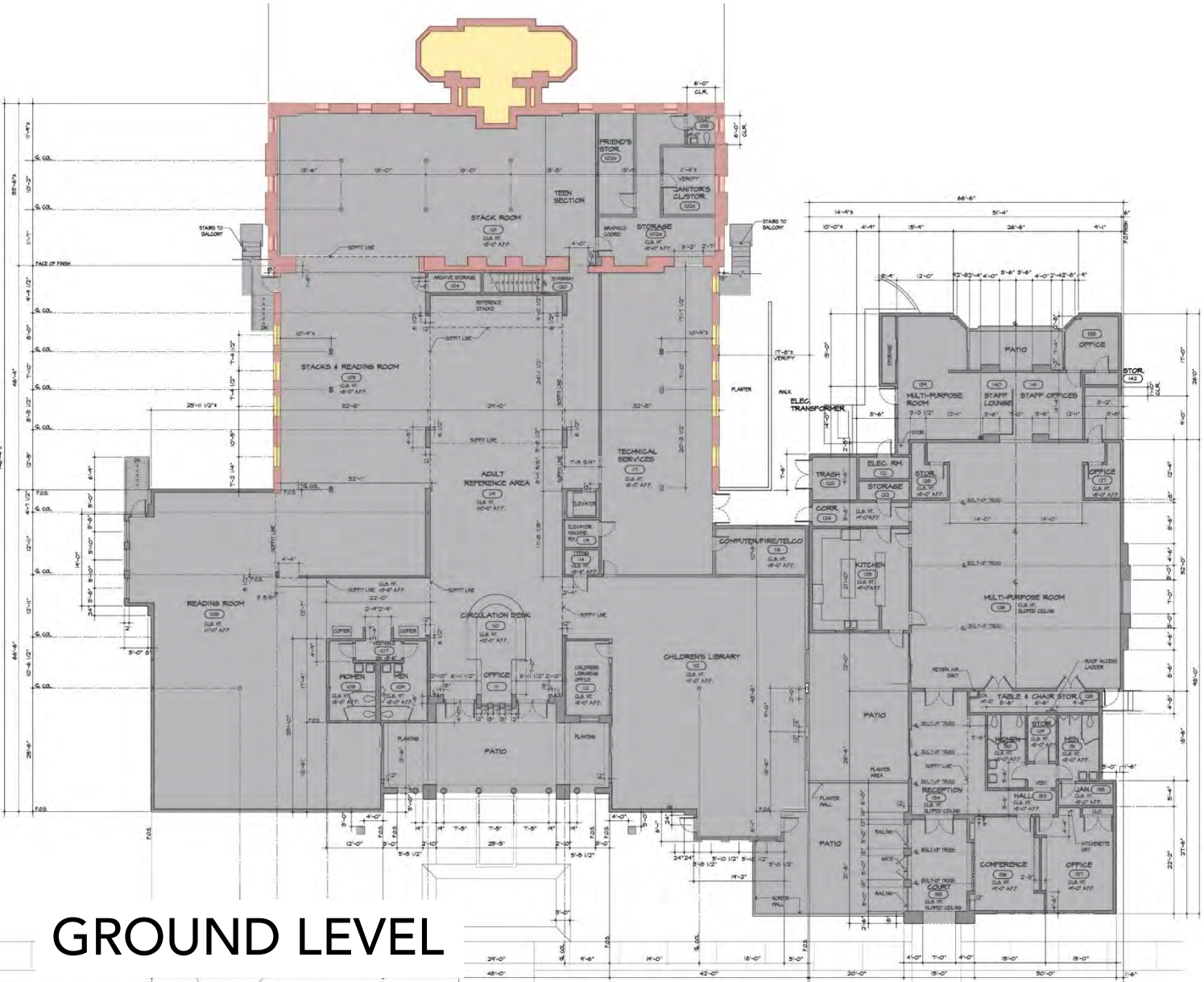


DRAFT

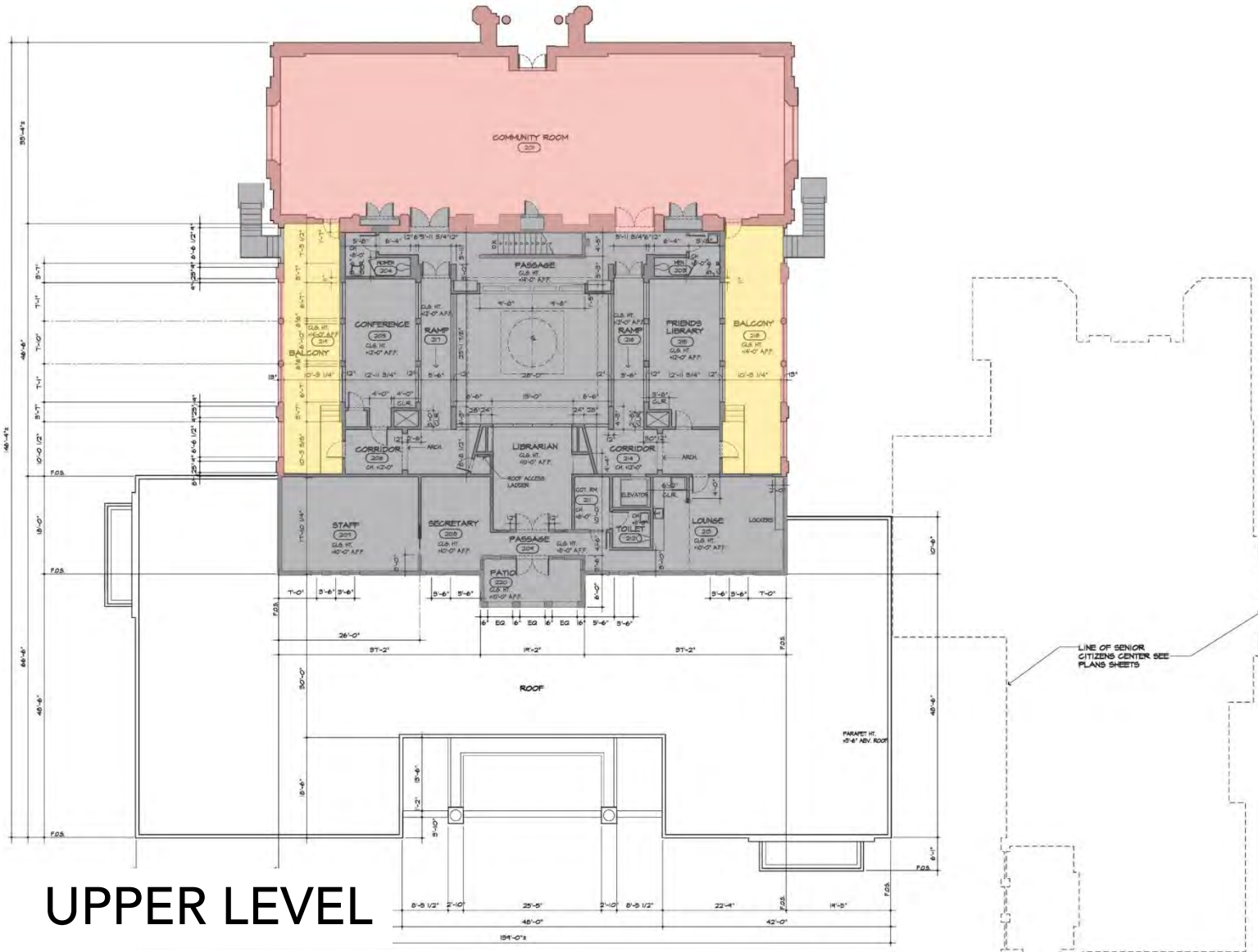
**Primary Significance**  
Spaces with historic features or materials that are the most significant or intact to the historic period.

**Contributing**  
Spaces with historic features or materials that are characterized by a lesser degree of significance, were added after original construction, and/or are slightly altered elements.

**Non-Contributing**  
Spaces with historic features or materials that have been significantly altered, or do not contribute to the overall historic and are not considered historic.



GROUND LEVEL



UPPER LEVEL

# HISTORICAL SIGNIFICANCE DIAGRAM

DRAFT

**Primary Significance**  
Spaces with historic features or materials that are the most significant or intact to the historic period.

**Contributing**  
Spaces with historic features or materials that are characterized by a lesser degree of significance, were added after original construction, and/or are slightly altered elements.

**Non-Contributing**  
Spaces with historic features or materials that have been significantly altered, or do not contribute to the overall historic and are not considered historic.



Base Drawing: Ewing Architects, Inc., "S. Pasadena Public Library Renovation," A5.1 Existing Condition Exterior Elevations. Nov. 5, 2003.



# COMMUNITY ROOM INTERIOR OVER TIME

DRAFT



1946, Interior of Community Room, facing northwest.



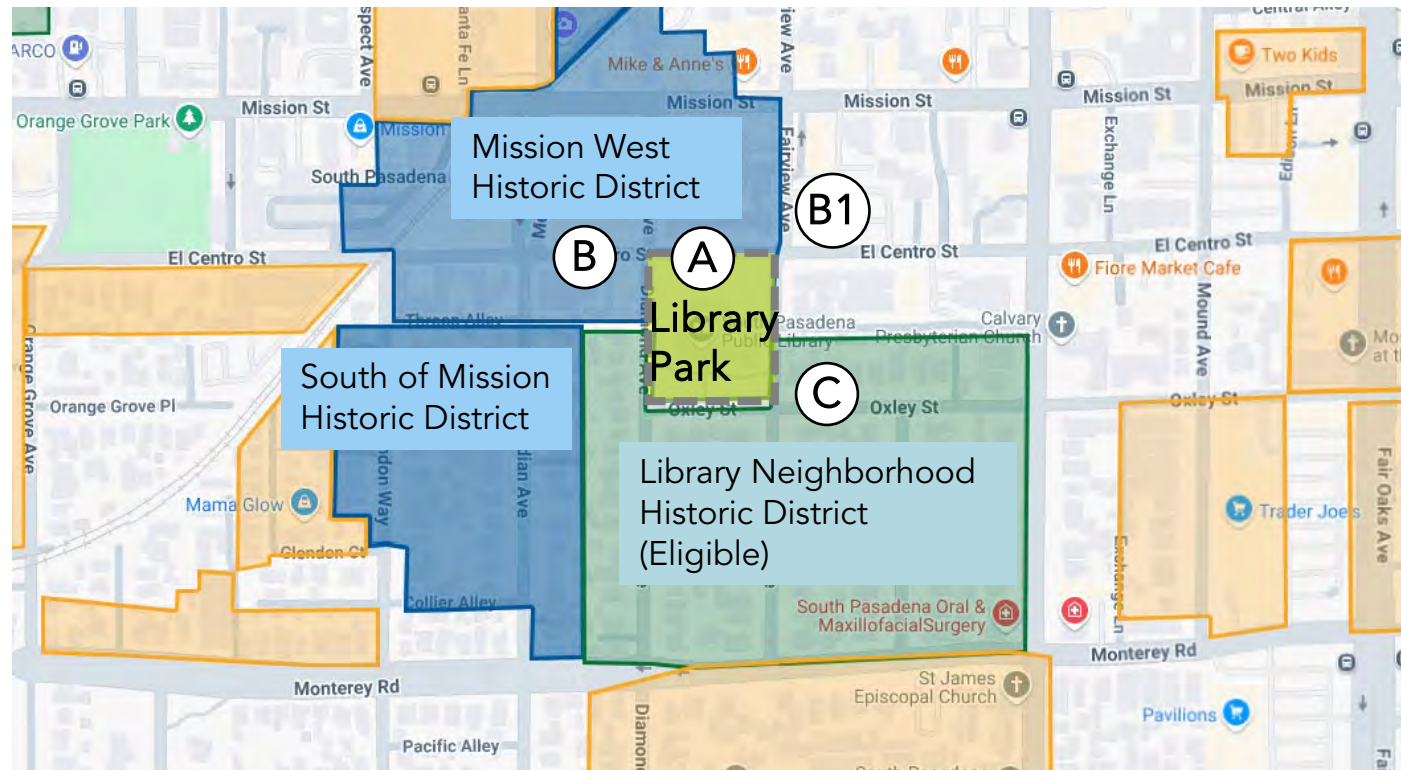
1968, Interior of Community Room, facing northeast.



Interior of Community Room, facing west.



# LIBRARY PARK HISTORIC SURROUNDINGS DRAFT



A. Library Park is in Mission West Historic District (Listed)

- Library Park is one of 14 contributors to the district

B. Larger commercial and institutional buildings are to the north and northwest, some also in Mission West Historic District (Listed)

1. Buildings at northeast corner not historic

C. Smaller-scale residences are to the south, southeast, and southwest in Library Neighborhood Historic District (Eligible)

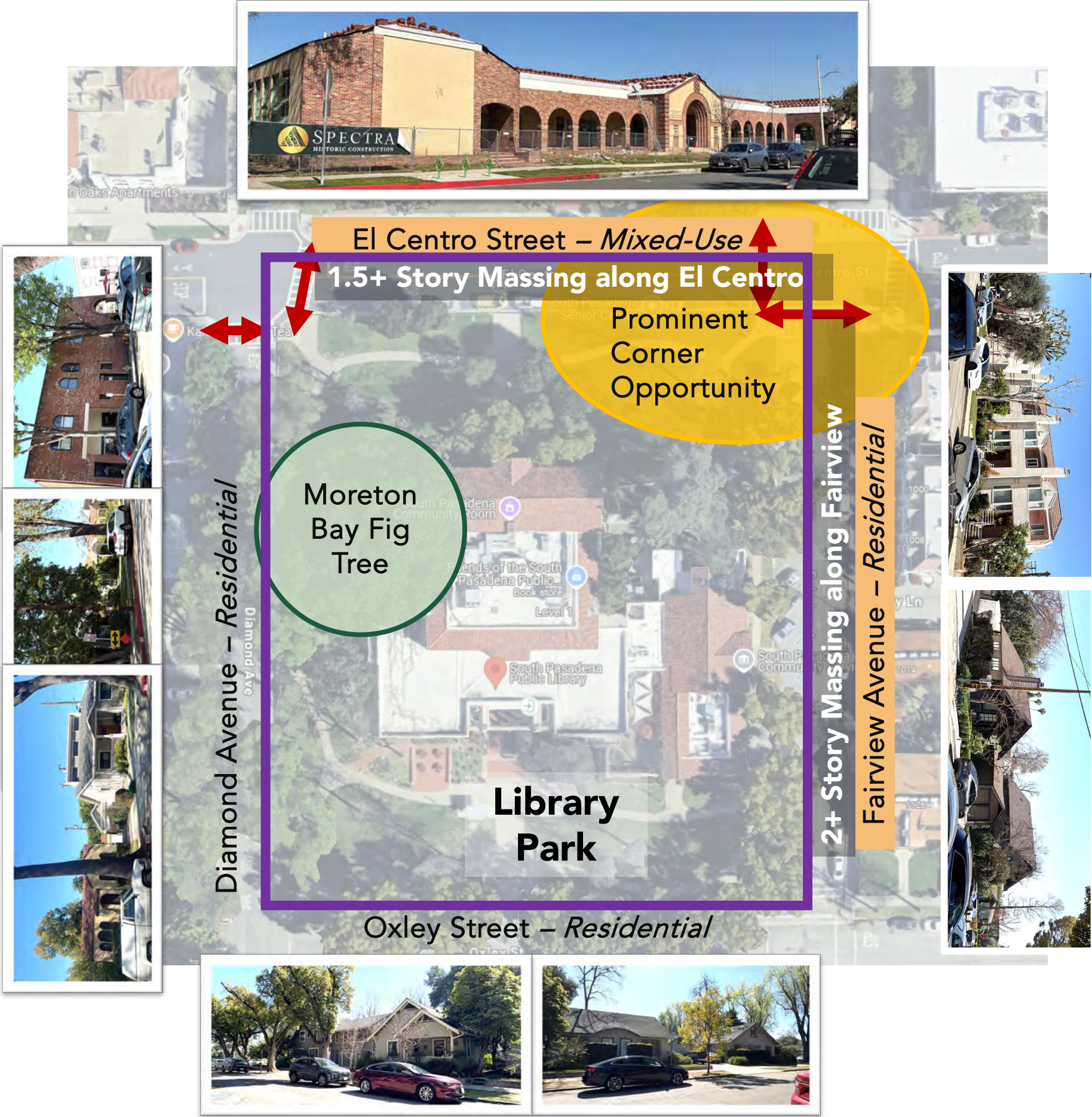


Non-historic building at northeast corner of Fairview Avenue & El Centro Street



# MASSING CONTEXT + SITE OPPORTUNITIES

DRAFT





# PARKING – CURRENT + FUTURE

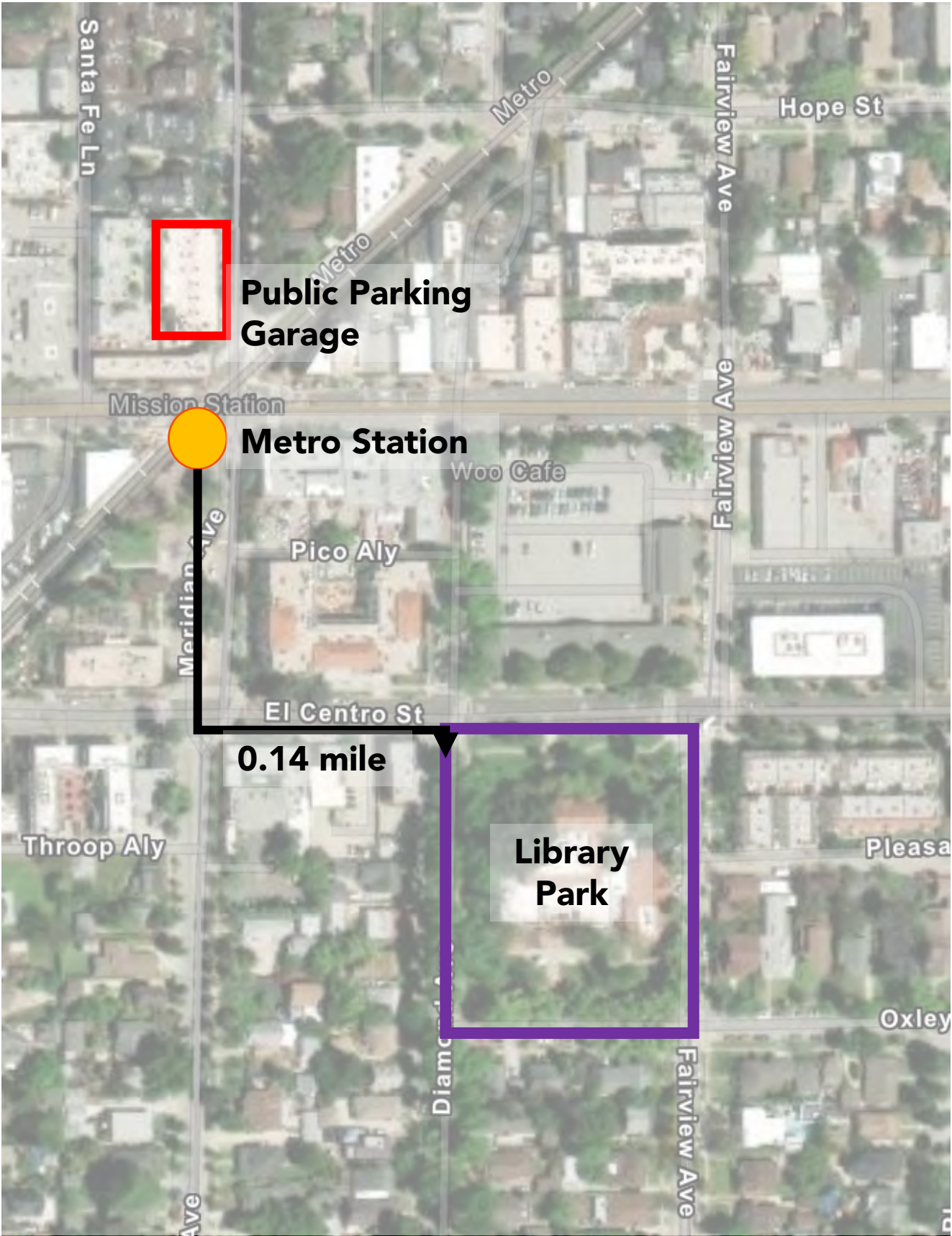
- Downtown Specific Plan’s parking vision encourages multimodal transportation, transit, and walkability; partnerships between the City and private development projects; and sensitivity to the needs of businesses, residents, and the area’s unique character.
- South Pasadena Municipal Code exempts new facility at Library Park (within ½ mile of a major transit stop) from on-site parking requirements.
- Under-building parking explored but high cost not supported.

## 1. EXISTING STREET PARKING SUMMARY

Street Parking:	80 spaces
3 Minute	1 space
2 Hour	33 spaces
3 Hour	17 spaces
4 hour	29 spaces (3 ADA)

## 2. OFF-SITE PARKING

1. City Garage	142 spaces
2. Potential Public-Private Partnership	TBD



# AGENDA

1. Project Overview, Goals + Process
2. Site + Building Assessment
3. **Community Needs Assessment + Engagement**
4. Preferred Site Strategy
  - Site + Building Options
  - Cost Model
  - Ad Hoc Committee Recommendation
5. Next Steps

DRAFT





# PEER COMPARISONS

# LIBRARY



DRAFT

## Visits Per Capita

San Marino Crowell Public Library	14.92	pop. 12,257
South Pasadena Public Library	7.95	pop. 26,250
Yorba Linda Public Library	5.57	pop. 67,233
Cerritos Public Library	4.68	pop. 48,634
Los Gatos Library	4.54	pop. 33,062
Arcadia Public Library	4.14	pop. 55,934
Sierra Madre Public Library	3.87	pop. 10,865
Burbank Public Library*	3.59	pop. 105,451
Pasadena Public Library*	3.34	pop. 138,699
Calabasas City Library	2.84	pop. 22,926
Monrovia Public Library	1.77	pop. 37,563
Alhambra Public Library	1.70	pop. 81,834
Altadena Public Library*	1.70	pop. 42,778
Monterey Park Public Library	0.82	pop. 60,207

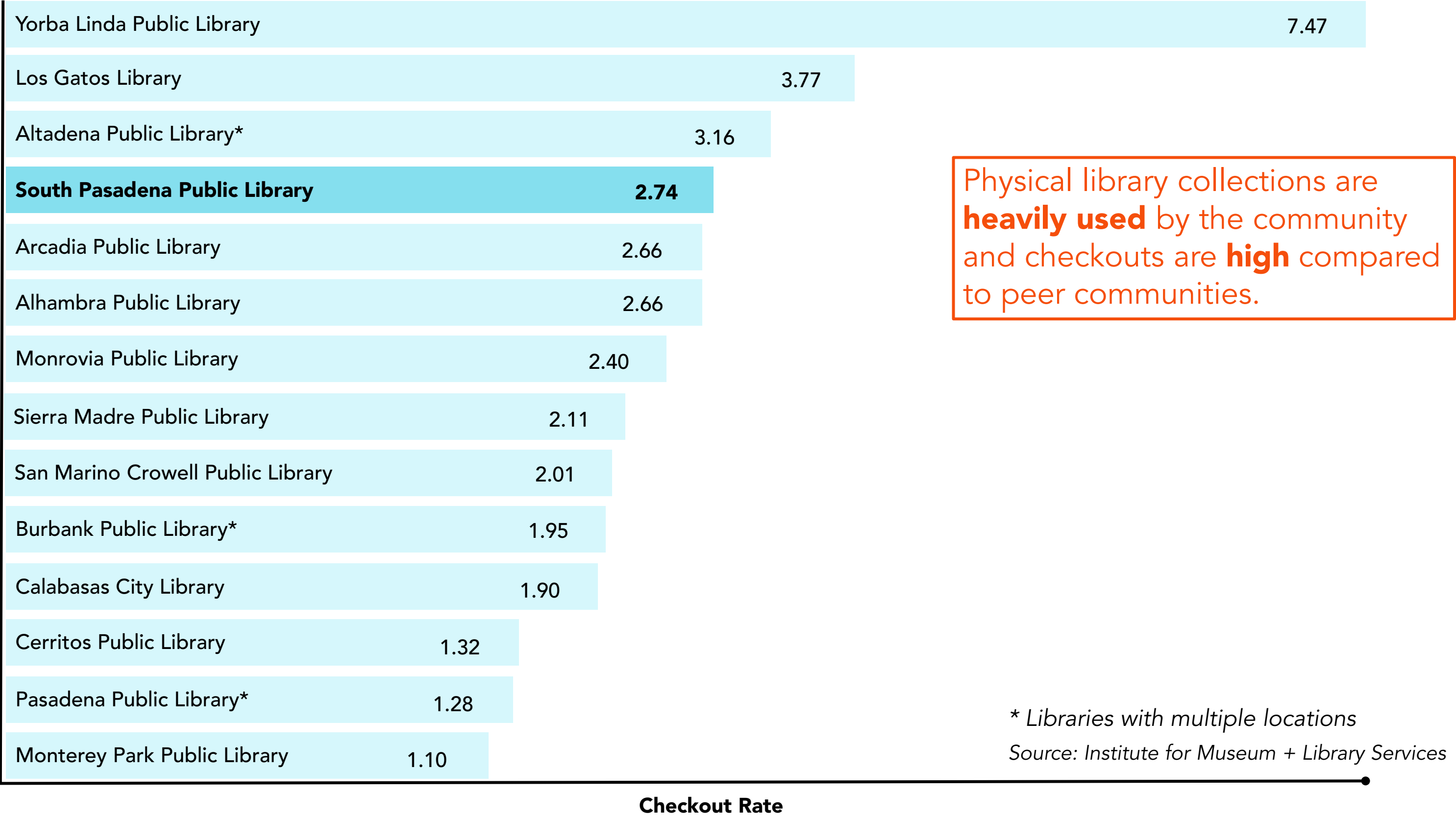
The library is heavily used by the community, **visits per capita** to the Library are **high** compared to peer communities.



\* Libraries with multiple locations  
Sources: Institute for Museum + Library Services, California State Library, South Pasadena PL



Materials Checkout Per Collection Item

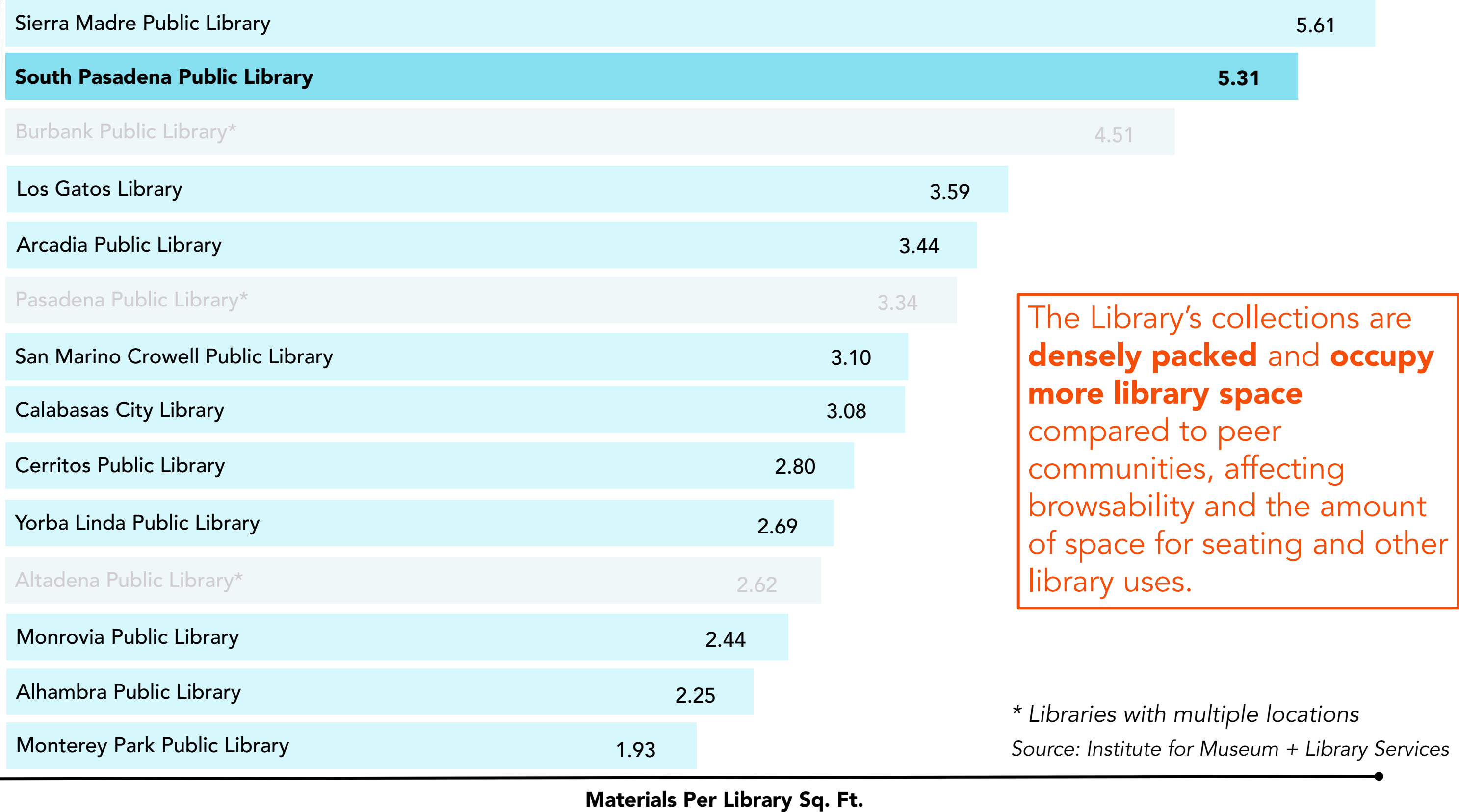


# PEER COMPARISONS LIBRARY



DRAFT

## Library Materials Per SF of Library Space



# PEER COMPARISONS LIBRARY

 **DRAFT**

## Library Square Feet (SF) Per Resident - 2020

San Marino Crowell Public Library	2.37	29,000 SF total
Cerritos Public Library	1.81	88,000 SF total
Calabasas City Library	1.18	27,000 SF total
Pasadena Public Library*	1.18	164,336 SF total
Los Gatos Library	0.88	29,240 SF total
Monterey Park Public Library	0.88	52,880 SF total
Arcadia Public Library	0.86	48,000 SF total
<b>South Pasadena Public Library</b>	<b>0.82</b>	21,830 SF total
Sierra Madre Public Library	0.81	8,762 SF total
Burbank Public Library*	0.75	79,190 SF total
Monrovia Public Library	0.75	28,000 SF total
Yorba Linda Public Library	0.71	47,806 SF total
Altadena Public Library*	0.65	27,750 SF total
Alhambra Public Library	0.55	45,000 SF total

The Library has a **moderate amount of library space per resident** compared to peer communities.

\* Libraries with multiple locations  
Source: Institute for Museum + Library Services

Square Feet per Capita

# PEER COMPARISONS

# RECREATION



DRAFT

## Indoor Recreation Square Feet (SF) Per Resident - 2020

San Marino	2.80	35,000 SF total
Laguna Beach	2.61	60,000 SF total
Laguna Niguel	2.25	144,900 SF total
<hr/>		
Duarte	1.97	42,900 SF total
Monterey Park	1.17	71,500 SF total
Rosemead	1.14	58,500 SF total
Yorba Linda	1.05	71,900 SF total
Monrovia	0.86	32,700 SF total
Pasadena	0.85	117,900 SF total
Alhambra	0.80	66,500 SF total
<hr/>		
Temple City	0.55	20,000 SF total
Arcadia	0.54	30,500 SF total
Diamond Bar	0.54	30,000 SF total
South Pasadena	0.33	8,800 SF total
San Gabriel	0.30	12,000 SF total

**~0.75-2 SF/Resident**  
**Typical Range for Indoor**  
**Community Facilities\***

South Pasadena's indoor recreation space is on the **low end of the scale** compared to peer communities and recreation programs nationwide.

\* Source: National Recreation and Park Association

Square Feet per Capita

# LIBRARY + REC SPACE: PROJECTED NEEDS

## Future Projected Population

- A 2045 city population of 30,000 is used for planning purposes, based on SCAG projections and consideration of potential redevelopment projects over the next 10 years.

## Co-located Facilities

- If library and recreation spaces are co-located in a single facility, **total projected space needs can be reduced** because of shared space use opportunities.
- Community Room is currently programmed by both the Library and Senior Center.

## Library Space Needs

- Based on current **high levels of library use** and community **library needs**, recommendation for South Pasadena is for a **modern full-service library** that supports community-responsive collections, services, spaces, and programs.
- Based on needs assessment analysis, the recommended size for **a stand-alone library** to serve the South Pasadena community would be in the **range of 20,000 SF – 30,000 SF**.

# LIBRARY + REC SPACE: PROJECTED NEEDS

## Recreation Needs

- Based on National Recreation and Park Association planning standards for indoor recreation facilities (rec, community, and senior) and local rec programs, needs, and context, the recommendation for South Pasadena is 0.75 – 1.0 SF/capita.
- Existing Orange Grove Recreation Center and Senior Center currently support rec needs.

SOUTH PASADENA						2045 NEEDS	
Existing Orange Grove Rec Center SF	Existing Senior Center SF	Current Population 2020	Current Rec SF/ Resident 2020	Population 2045	Rec SF/ Resident 2045	0.75 SF/ Resident	1.0 SF/ Resident
3,200 SF	5,680 SF	26,943	0.33	30,000	0.30	<b>22,500 SF</b>	<b>30,000 SF</b>
Need met by Orange Grove Rec Center						<3,200>	<3,200>
<b>Community/Senior Space (planned dedicated + shared space) at Library Park - see slide 36</b>						<b>&lt;7,320&gt;</b>	<b>&lt;10,780&gt;</b>
Additional Indoor Rec Space Needed*						11,980 SF	16,020 SF

\*Total indoor recreation space need is not able to be met with the proposed development strategies at the Library Park site due to cost.

# LIBRARY + REC SPACE PLANNING RECOMMENDATIONS @ LIBRARY PARK

## Co-located, Shared Facility

Space Uses	Existing Facilities	2045 Needs Low	2045 Needs High
Library	19,000 SF	20,000 SF	30,000 SF
Recreation/Senior Space Available*	5,680 SF	5,680 SF	5,680 SF
Shared Spaces	2,830 SF <sup>+</sup>	4,070 SF	7,500 SF
Subtotal:		29,750 SF	43,180 SF
Reduction for Shared Use (~5-10%)		<2,400 SF>	<2,400 SF>
<b>Library Park Facility Program Options</b>	<b>27,510 SF</b>	<b>27,320 SF</b>	<b>40,780 SF</b>

\* Recreation/Community Center SF is based on replacing existing square feet at the Senior Center and, as noted on slide 24, is only meeting part of the overall community need for space for recreation/community programming.

<sup>+</sup> Community Room



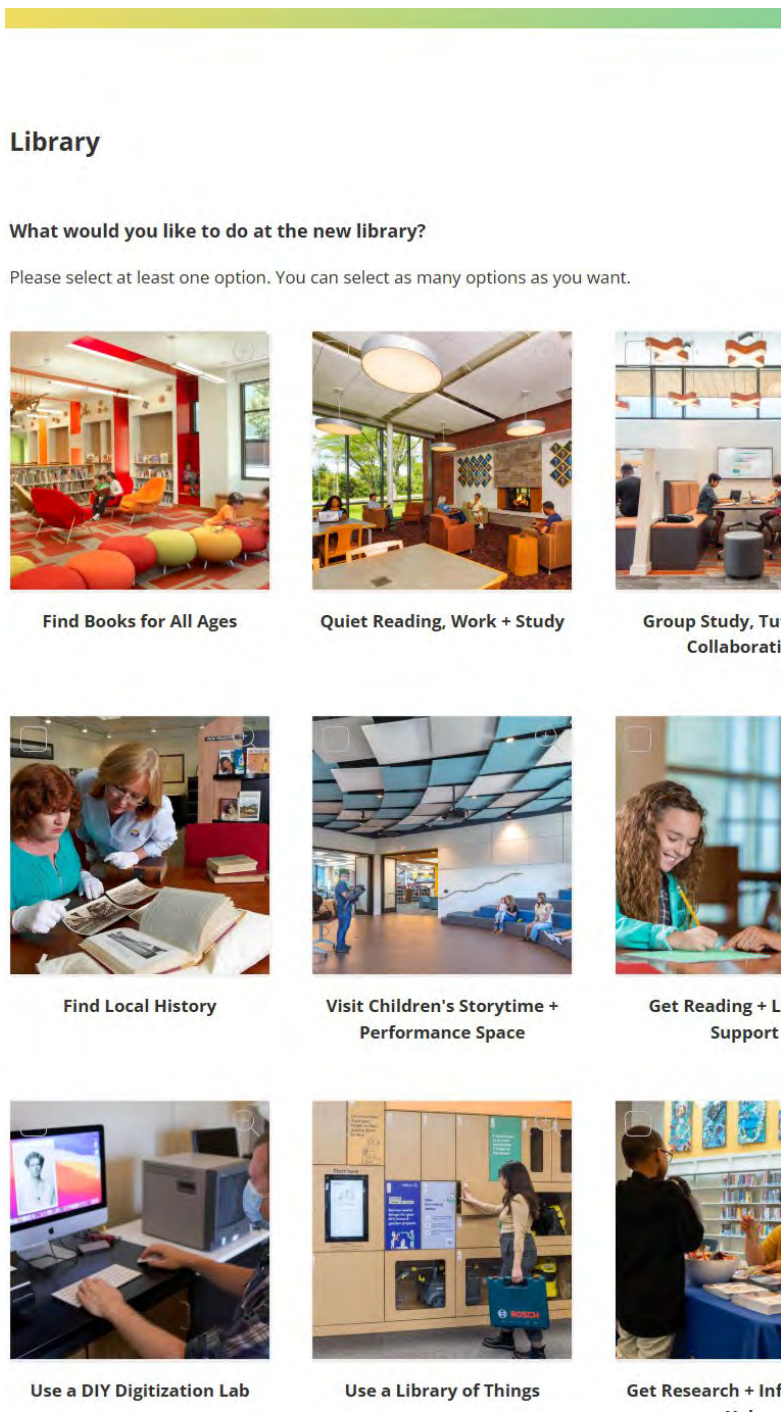
# COMMUNITY ENGAGEMENT



*Community  
Pop-Ups*



*Open Houses +  
Workshops*



*Community Survey  
Online + Paper Format*

- Members**
- Janet Braun (Mayor, City of South Pasadena)
  - Sheila Rossi (Mayor Pro Tem, City of South Pasadena)
  - Kristen Dubé (Board member, Friends of the South Pasadena Library)
  - Leslie Albe Field (Member, Community Services Commission)
  - Alexandria Levitt (President, Senior Citizens' Foundation of South Pasadena)
  - Tom Afschar (At-Large Member)
  - Rich Elbaum (At-Large Member)
  - Tony Hou (At-Large Member)
  - Gene Kim (At-Large Member)
  - Bianca Richards (At-Large Member)
  - Victoria Rocha (At-Large Member)
  - Dean Serwin (At-Large Member)
  - Julia Wang (At-Large Member)
  - Jasmine Wong (At-Large Member)

*Ad Hoc Committee  
Public Meetings*



# COMMUNITY ENGAGEMENT

  
**DRAFT**

## Topics:

- Library/Senior Center Site Assessments
- Library, Senior + Community Recreation Programs and Services
- Site Needs

## Engagement Opportunities:

- Survey - Mid-March through June 1
  - Available in multiple languages
- Kiosks in Library lobby
- Community Open Houses + Workshops, 4/9 + 4/10
- Pop-Up Outreach at events in April + May 2025

# COMMUNITY ENGAGEMENT

 DRAFT

## Questions asked included:

- What would you like to do at the new library?
- What senior and community recreation activities would you like to do at the reimagined campus?
- What would you like to do at the reimagined community facility in shared-use spaces?
- What would you like to do at the library park campus?
- Demographics questions

# COMMUNITY ENGAGEMENT

DRAFT

## OUTREACH COMPLETED:

- ✓ *Open House & Community Workshops*
- ✓ *Online + Paper Survey*
- ✓ *Farmer's Market 4/3*
- ✓ *Eggstravaganza*
- ✓ *Eclectic Music Festival*
- ✓ *Farmer's Market 5/8*
- ✓ *Library Kiosk 6/2*



## OUTREACH RESULTS

*Survey (March 15 - May 30) – 672 responses*

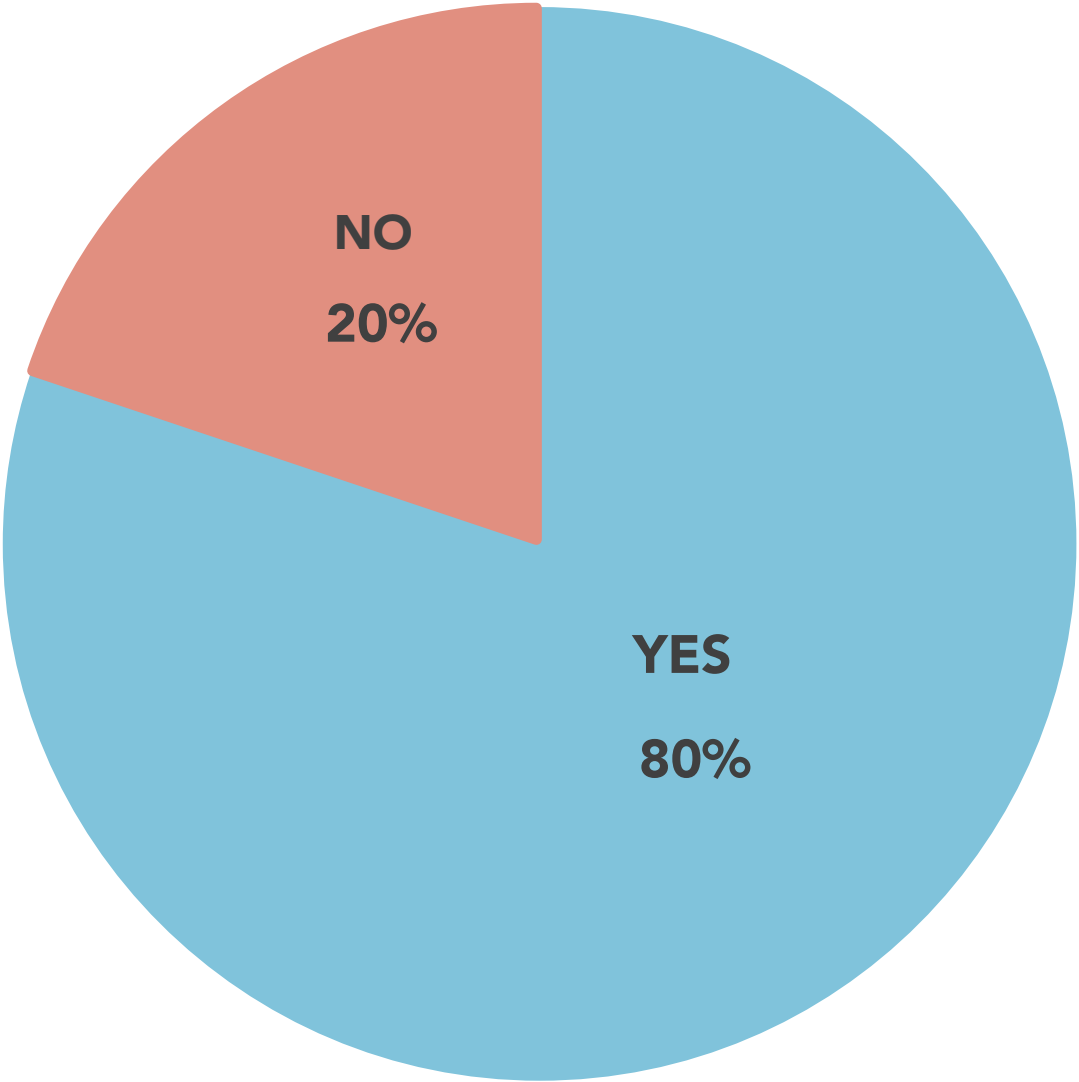
**TOTAL PARTICIPANTS (in person + online) ~2,966!**



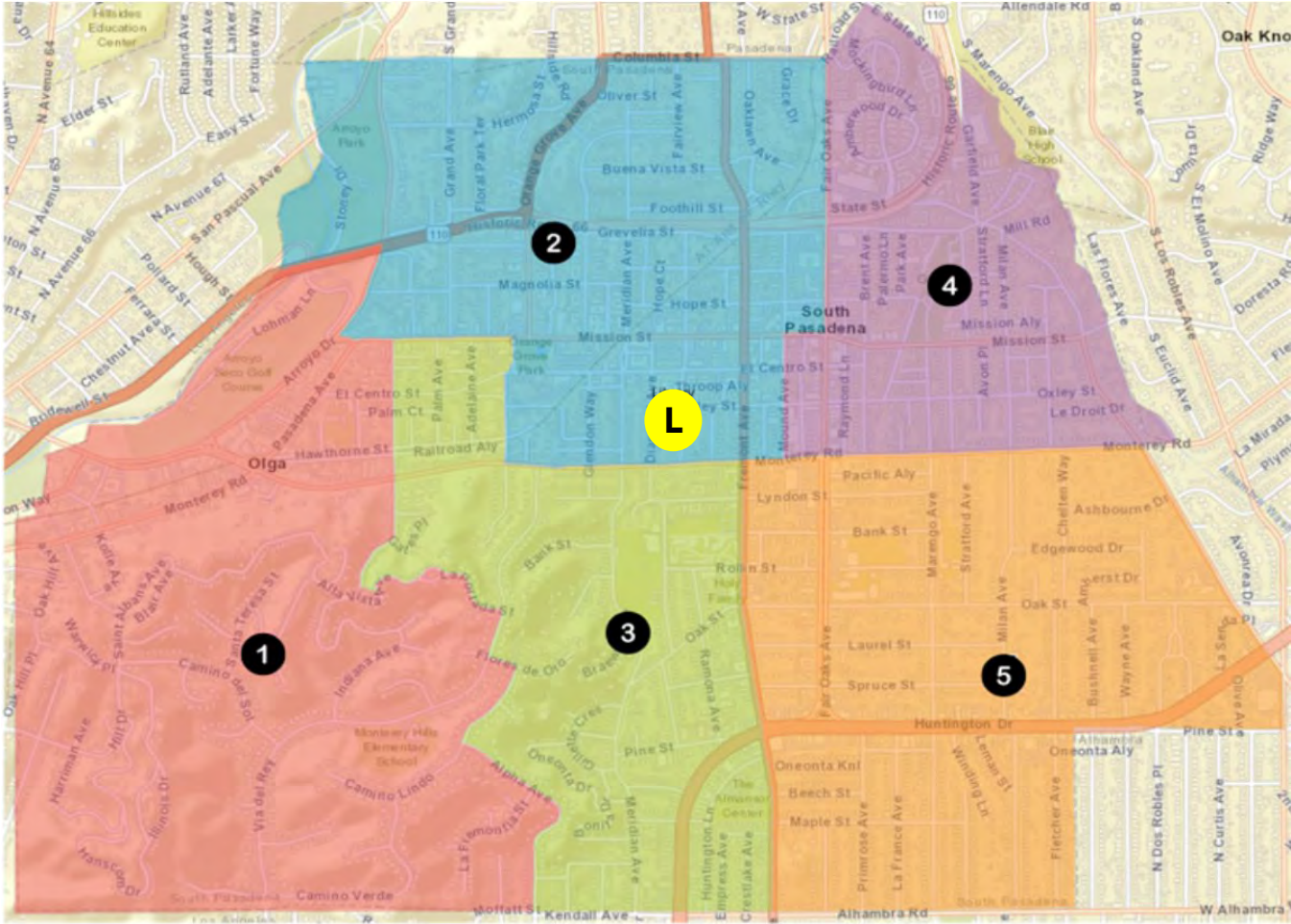
# ENGAGEMENT RESULTS | SURVEY RESPONDENT DEMOGRAPHICS

818 Responses from Survey + In-Person Participants

## ARE YOU A RESIDENT?



## WHAT AREA DO YOU LIVE IN?



Area	% City Pop.	% Responses
1	20%	21.1%
2	20%	27.3%
3	20%	16.0%
4	20%	15.5%
5	20%	20.1%



# ENGAGEMENT RESULTS | TOP PRIORITIES

**DRAFT**

## LIBRARY

1



**BOOKS FOR ALL AGES**  
(28.1%)

2



**QUIET READING, WORK, STUDY**  
(27.2%)

3



**CHILDREN'S PLAY + LEARNING**  
(19.5%)

4



**USE A LIBRARY OF THINGS**  
(17.0%)

## SENIOR + COMMUNITY

1



**FITNESS + WELLNESS**  
(24.4%)

2



**GAMES + HOBBIES**  
(19.0%)

3



**SENIOR LOUNGE**  
(16.2%)

4



**NUTRITION + MEALS**  
(15.9%)



# ENGAGEMENT RESULTS | TOP PRIORITIES

**DRAFT**

## SHARED-USE SPACES

1



**WATCH MOVIES,  
PERFORMANCES + MUSIC**  
(23.8%)



**VISUAL + CREATIVE  
ARTS**  
(18.2%)



**LIFELONG LEARNING  
+ CLASSES**  
(18.1%)



**COOKING CLASSES**  
(18.0%)

## LIBRARY PARK CAMPUS

1



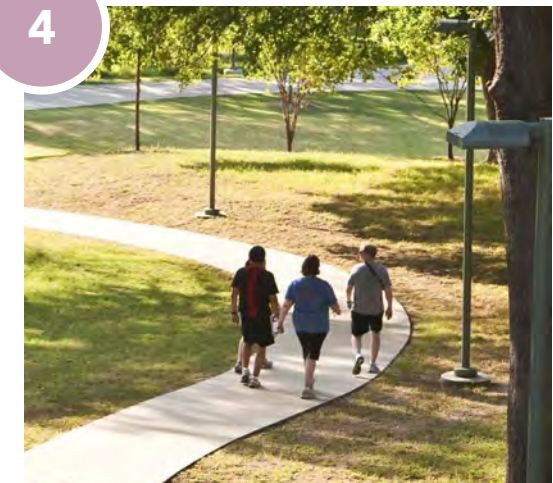
**ENJOY THE  
EXISTING TREES**  
(31.4%)



**ATTEND MARKETS +  
FAIRS**  
(29.2%)



**ATTEND COMMUNITY  
PERFORMANCES +  
EVENTS**  
(24.3%)



**WALK AROUND  
THE SITE**  
(23.7%)



# AGENDA

1. Project Overview, Goals + Process
2. Site + Building Assessment
3. Needs Assessment + Community Engagement
- 4. Preferred Site Strategy**
  - **Site + Building Options**
  - **Cost Model**
  - **Ad Hoc Committee Recommendation**
5. Next Steps

DRAFT



## Key Site Strategy Elements Preferred by the Ad Hoc Committee:

- *Retain and Renovate the 1930s Community Room building*
- *Main entrance and plaza on the northeast corner of the site*
- *Preserve Moreton Bay Fig tree*

**The committee asked that the building options developed based on these site strategy elements address the following:**

- *Emergency egress needs for library patrons and seniors.*
- *Senior programs and spaces should be easily accessible and on one floor.*
- *Identify senior meals space with adjacent kitchen.*
- *Identify a new children's storytime space with amphitheater seating for which the Library has received a bequest.*
- *Identify open-hours and after-hours entrances.*



# BUILDING STRATEGY OPTIONS

  
**DRAFT**

**A. Renovation** of the existing Library, Senior Center, and historic 1930s Community Room (~27,000 SF)

**B. New construction** of a co-located Library and Senior/Community Center **and renovation** and integration of the historic 1930s Community Room

➤ ~27,000 SF option (1 story)

**C. New construction** of a co-located Library and Senior/Community Center **and renovation** and integration of the historic 1930s Community Room

➤ ~40,000 SF option (2 stories)

# CONCEPTUAL BUILDING PROGRAMS (SPACES)

DRAFT

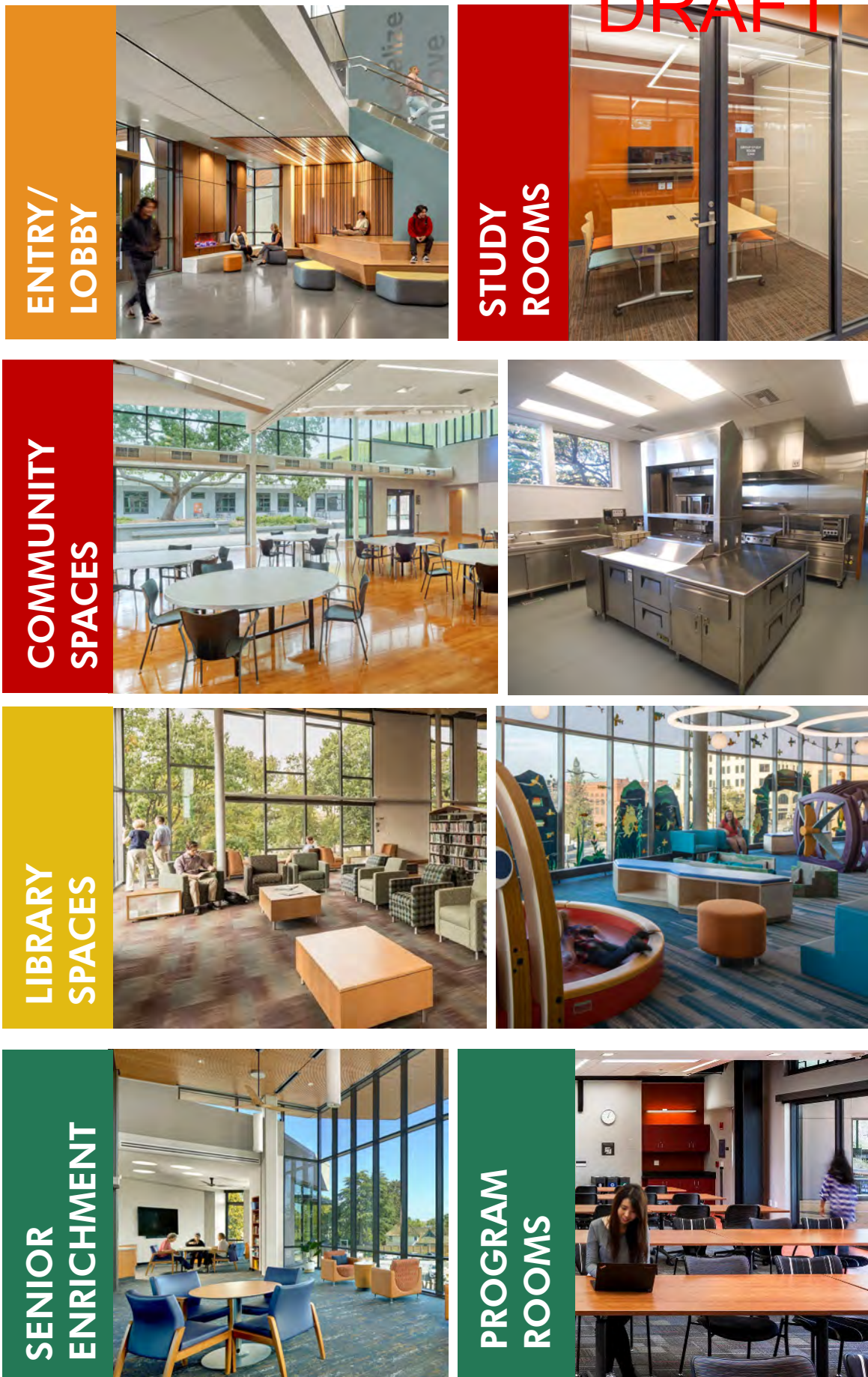
	Reno 27K SF	New 27K SF	New 40K SF
Entry	1,000	950	1,380
Browsing	1,790	1,760	2,150
Group Study Rooms	480	480	480
Adult	5,000	5,000	6,120
Children	3,790	4,200	5,430
Teen Center	580	550	1,040
Library Staff Spaces	3,250	2,700	2,980
Library Subtotal		15,640	19,580
Community Center Entry	450	120	120
Fitness + Wellness	-	-	1,440
Senior Enrichment	3,050	1,890	1,980
Community Staff Spaces	1,070	1,030	1,540
Community/Senior Center Subtotal		3,040	5,080
Shared Entry	-	600	1,900
Shared Community Spaces	2,830	3,150	4,050
Shared Meeting Rooms	350	320	400
Shared Creative Arts Rooms	-	-	1,150
Shared Subtotal		4,070	7,500
Support Spaces	1,080	1,160	2,820
Walls + Circulation	2,470	3,410	5,800

**Building Total**

*27,190 SF*

*27,320 SF*

*40,780 SF*

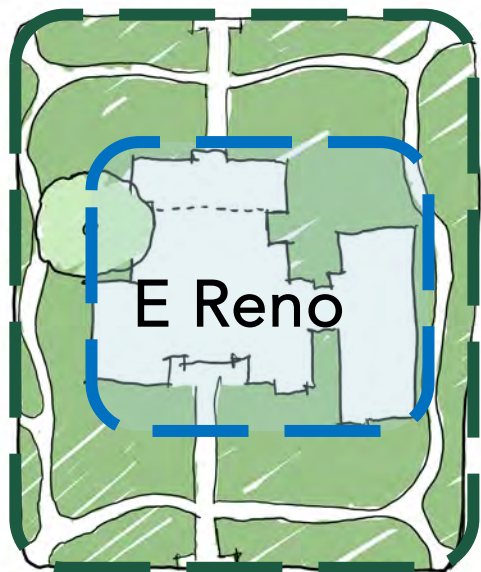




# BUILDING OPTIONS SUMMARY – SPACES



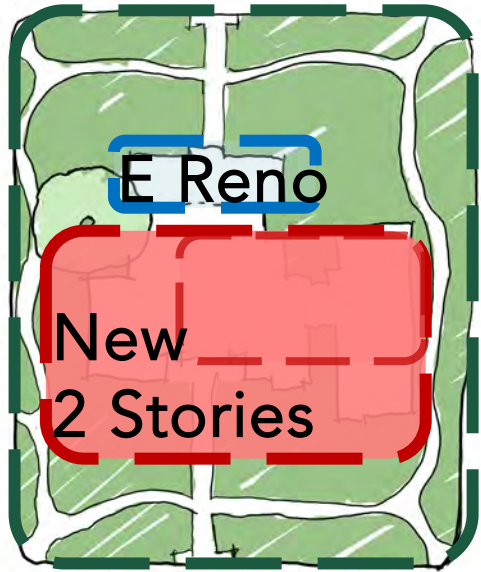
DRAFT



**A** RENOVATION 27,510 SF



**B** RENO 1930s + NEW 27,320 SF



**C** RENO 1930s + NEW 40,780 SF

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing inc. FOTL Store	24 seats
Library Adult Space Quiet Reading Room	70 seats 18 seats
Library Children Space Storytime Performance	40 seats 70 seats
Library Teen Space	12 seats
Library Group Study Room	4 rooms
Senior Lounge/Game Room	20 seats
Senior Classroom	60 seats
Community Room Event Space with Kitchen	250 seats
Conference Room	8 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing inc. FOTL Store	28 seats
Library Adult Space Quiet Reading Room	80 seats 20 seats
Library Children Space Storytime Performance	48 seats 80 seats
Library Teen Space	12 seats
Library Group Study Room	4 rooms
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Room Event Space with Kitchen	250 seats
Conference Room	8 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing inc. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance	96 seats 100 seats
Library Teen Space	29 seats
Library Group Study Room	5 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Room Event Space with Kitchen	360 seats
Multi-Purpose Room	30 seats
Conference Room	10 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

# BUILDING OPTION A – RENOVATION OF EXISTING 27,510 SF

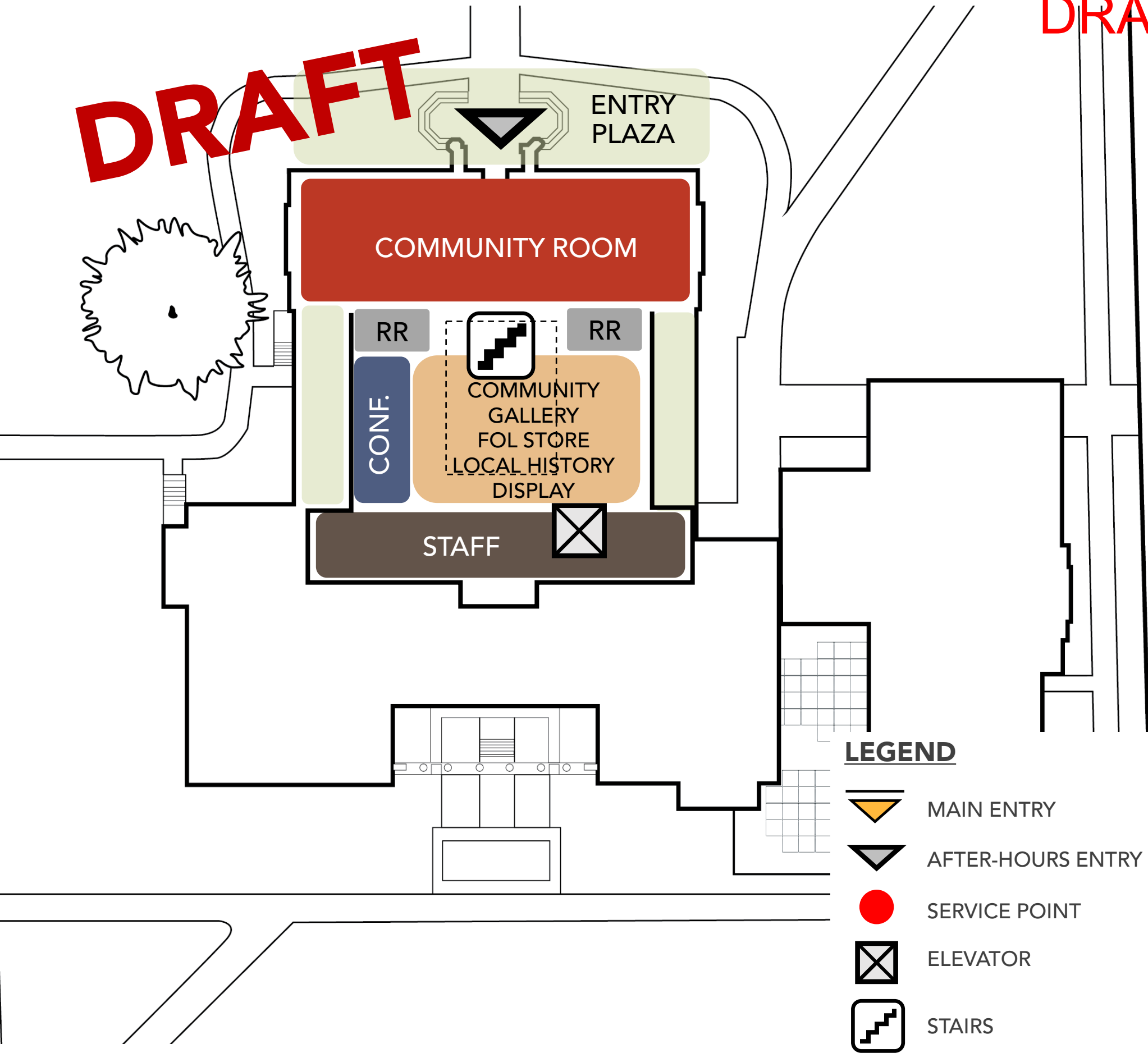


DRAFT

## EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing inc. FOTL Store	24 seats
Library Adult Space Quiet Reading Room	70 seats 18 seats
Library Children Space Storytime Performance	40 seats 70 seats*
Library Teen Space	12 seats
Library Group Study Room (GSR)	4 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	20 seats
Senior Classroom	60 seats
Community Room Event Space with Kitchen	250 seats*
Multi-Purpose Room	30 seats
Conference Room	8 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating



### LEGEND

- MAIN ENTRY
- AFTER-HOURS ENTRY
- SERVICE POINT
- ELEVATOR
- STAIRS



# BUILDING OPTION A – RENOVATION OF EXISTING 27,510 SF








## OXLEY LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing inc. FOTL Store	24 seats
Library Adult Space Quiet Reading Room	70 seats 18 seats
Library Children Space Storytime Performance	40 seats 70 seats*
Library Teen Space	12 seats
Library Group Study Room (GSR)	4 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	20 seats
Senior Classroom	60 seats
Community Room Event Space with Kitchen	250 seats*
Multi-Purpose Room	30 seats
Conference Room	8 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children's Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating

DRAFT

### LEGEND

-  MAIN ENTRY
-  AFTER-HOURS ENTRY
-  SERVICE POINT
-  ELEVATOR
-  STAIRS



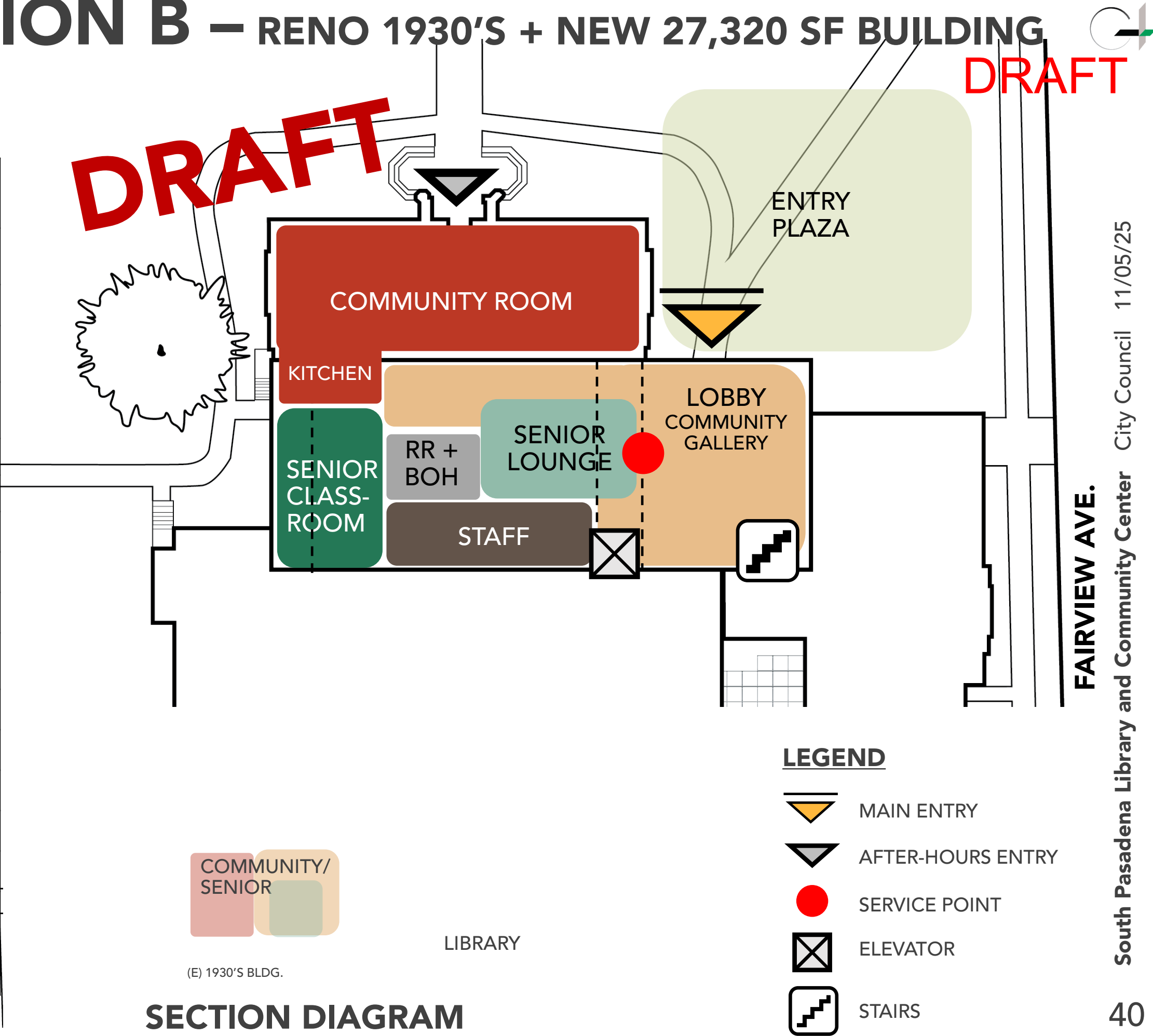
FAIRVIEW AVE.

# BUILDING OPTION B – RENO 1930’S + NEW 27,320 SF BUILDING

## EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing inc. FOTL Store	28 seats
Library Adult Space Quiet Reading Room	80 seats 20 seats
Library Children Space Storytime Performance	48 seats 80 seats*
Library Teen Space	12 seats
Library Group Study Room (GSR)	4 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Room Event Space with Kitchen	250 seats*
Multi Use Classroom	30 seats
Conference Room	8 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children’s Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating



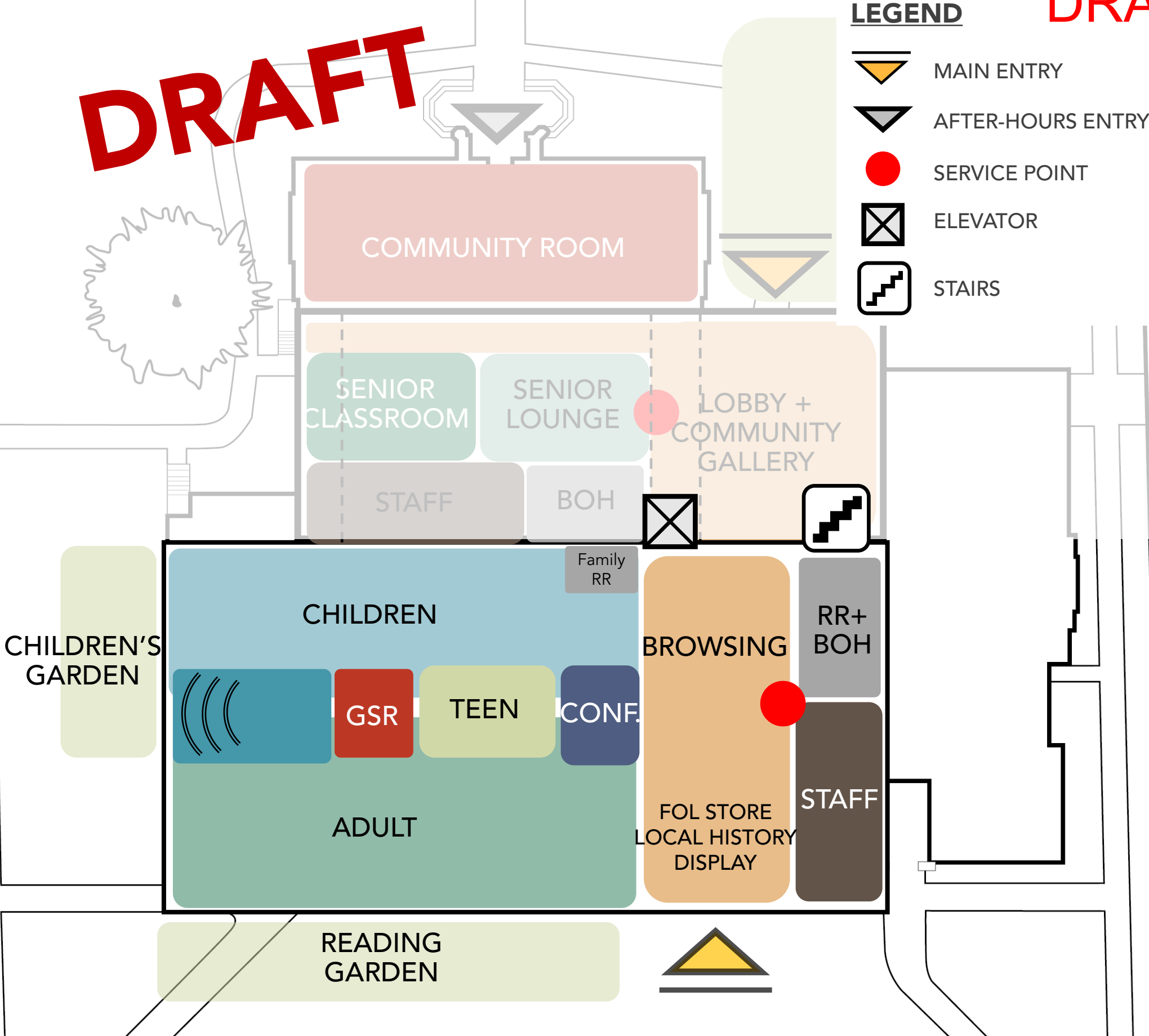


# BUILDING OPTION B – RENO 1930’S + NEW 27,320 SF BUILDING

## OXLEY LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	10 seats
Library Browsing inc. FOTL Store	28 seats
Library Adult Space Quiet Reading Room	80 seats 20 seats
Library Children Space Storytime Performance	48 seats 80 seats*
Library Teen Space	12 seats
Library Group Study Room (GSR)	4 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Room Event Space with Kitchen	250 seats*
Multi Use Classroom	30 seats
Conference Room	8 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children’s Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating



### LEGEND

- MAIN ENTRY
- AFTER-HOURS ENTRY
- SERVICE POINT
- ELEVATOR
- STAIRS

DRAFT

FAIRVIEW AVE.

# BUILDING OPTION C – RENO 1930’S + NEW 40,780 SF BUILDING

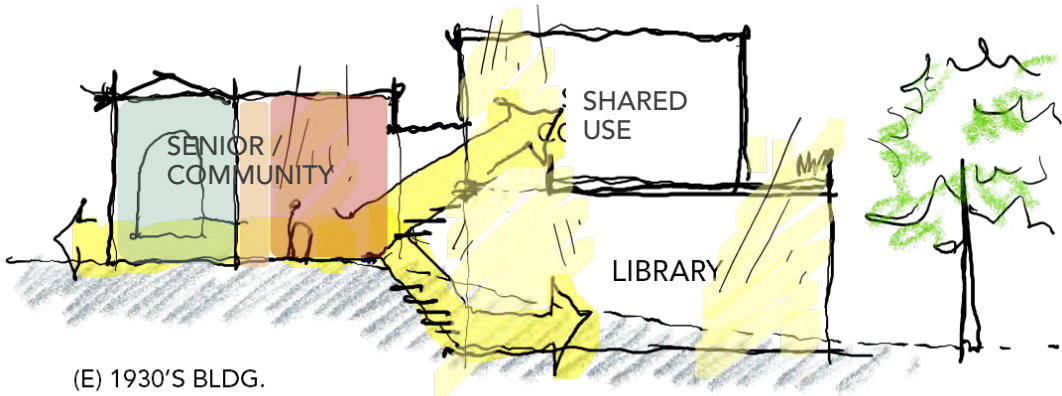
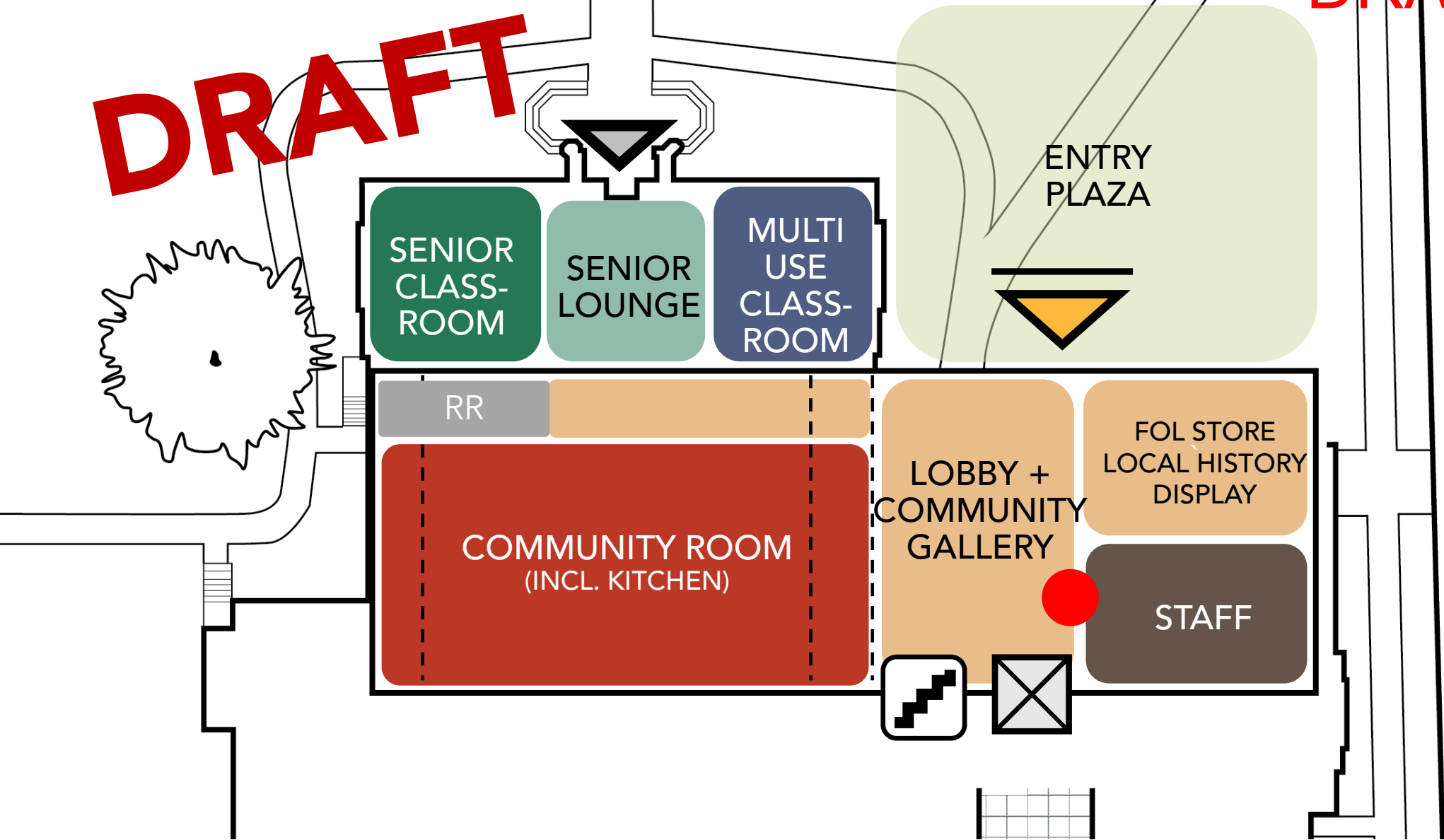
## EL CENTRO LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing inc. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance	96 seats 100 seats*
Library Teen Space	29 seats
Library Group Study Room (GSR)	5 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Room Event Space with Kitchen	360 seats*
Multi Use Classroom	30 seats
Conference Room	10 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children’s Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating

DRAFT

DRAFT



SECTION DIAGRAM

### LEGEND

- MAIN ENTRY
- AFTER-HOURS ENTRY
- SERVICE POINT
- ELEVATOR
- STAIRS



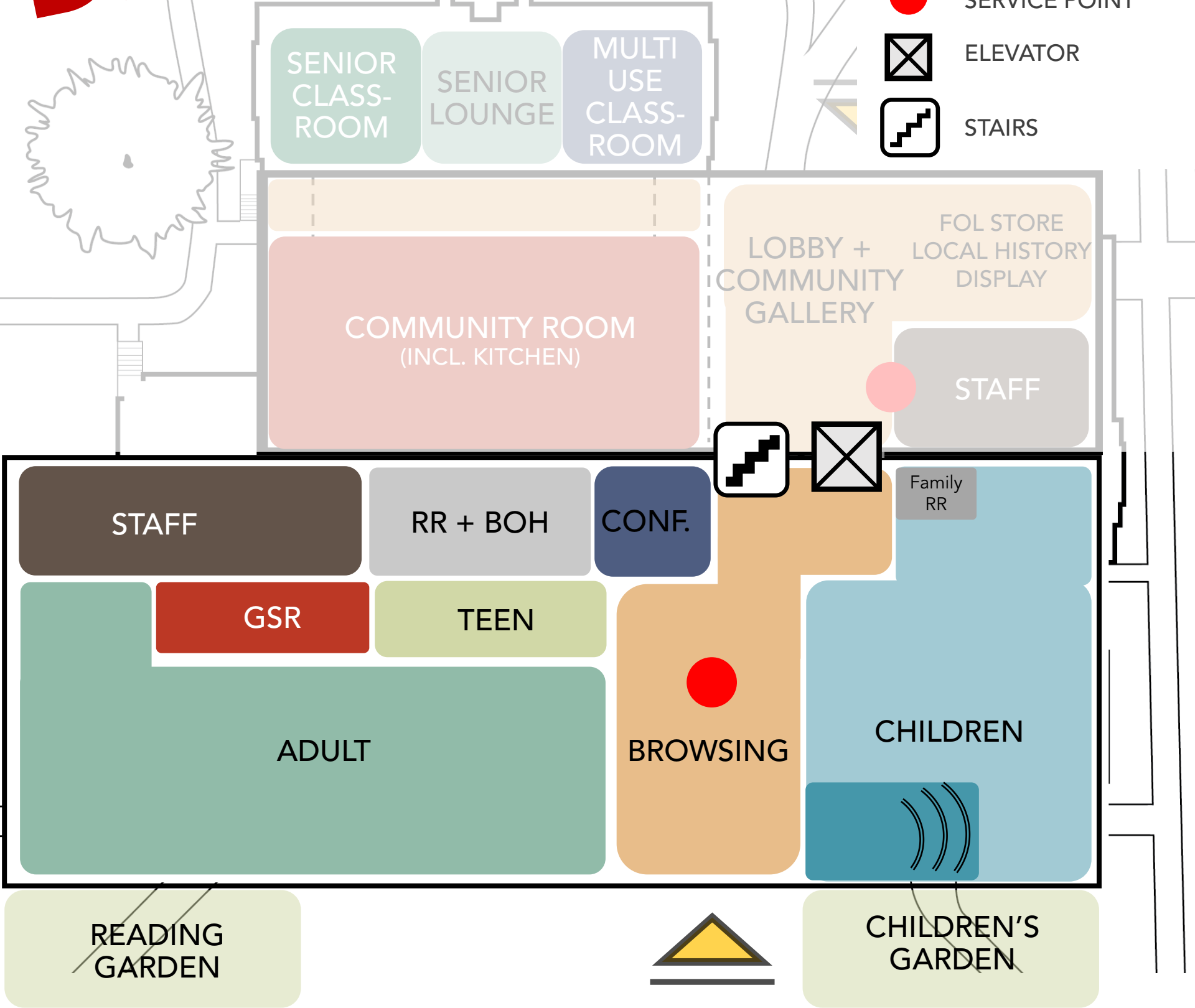
# BUILDING OPTION C – RENO 1930’S + NEW 40,780 SF BUILDING

## OXLEY LEVEL

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing inc. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance	96 seats 100 seats*
Library Teen Space	29 seats
Library Group Study Room (GSR)	5 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Room Event Space with Kitchen	360 seats*
Multi Use Classroom	30 seats
Conference Room	10 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children’s Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating

DRAFT



### LEGEND

DRAFT

- MAIN ENTRY
- AFTER-HOURS ENTRY
- SERVICE POINT
- ELEVATOR
- STAIRS

FAIRVIEW AVE.

# BUILDING OPTION C – RENO 1930’S + NEW 40,780 SF BUILDING

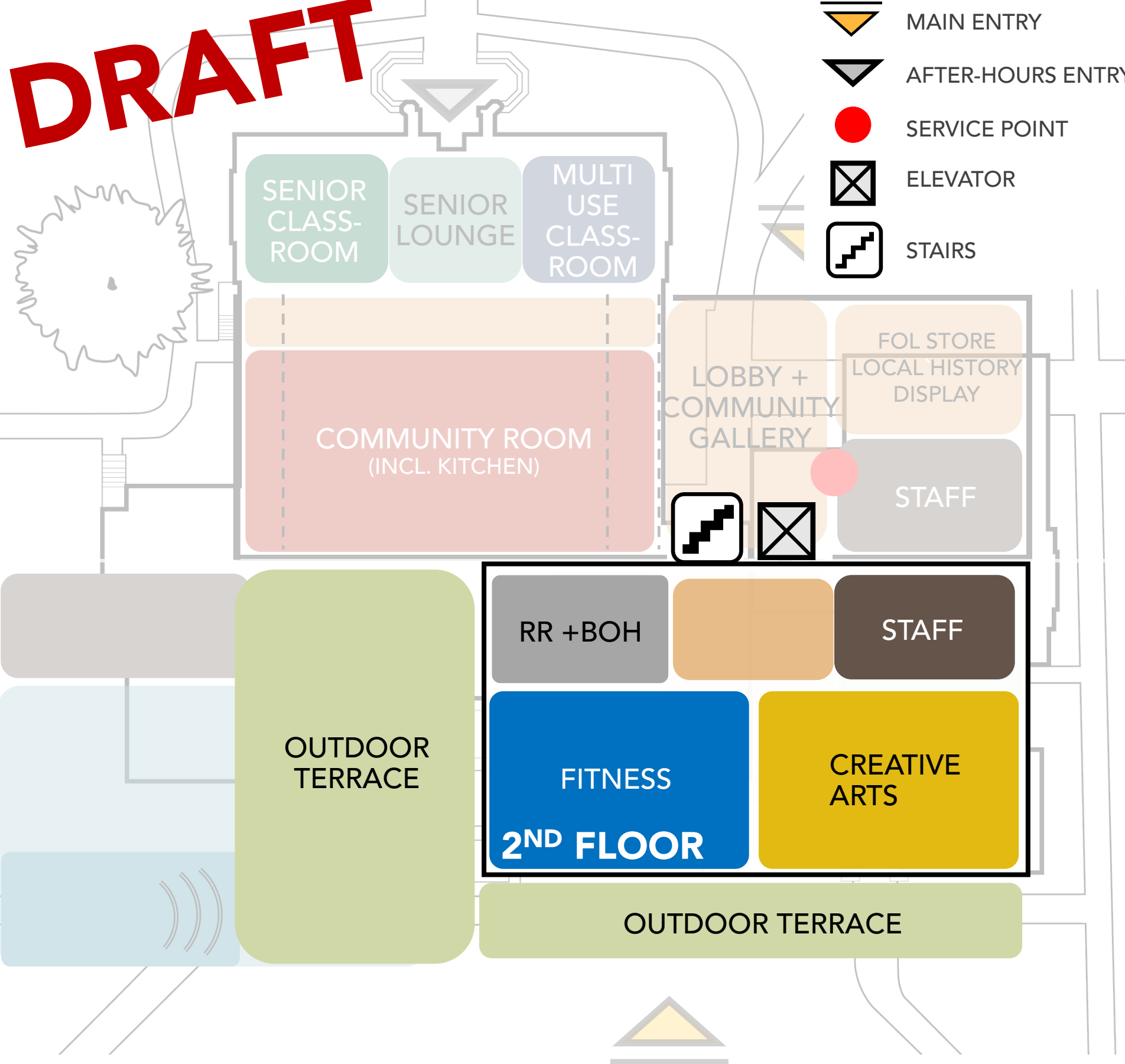


## SECOND FLOOR

Program Space	Qty./# of seats
Lobby with Community Cultural Arts Gallery and Local History Display	20 seats
Library Browsing inc. FOTL Store	36 seats
Library Adult Space Quiet Reading Room	116 seats 20 seats
Library Children Space Storytime Performance	96 seats 100 seats*
Library Teen Space	29 seats
Library Group Study Room (GSR)	5 rooms
Dance & Fitness Studio	30 seats
Senior Lounge/Game Room	30 seats
Senior Classroom	30 seats
Community Room Event Space with Kitchen	360 seats*
Multi Use Classroom	30 seats
Conference Room	10 seats
Maker/Create Lab	30 seats
Outdoor Entry Plaza	✓
Library Reading Garden	✓
Outdoor Children’s Storytime Garden	✓
Outdoor Terrace	✓

\*Lecture style seating

DRAFT



### LEGEND

- MAIN ENTRY
- AFTER-HOURS ENTRY
- SERVICE POINT
- ELEVATOR
- STAIRS

DRAFT

FAIRVIEW AVE.



# FUNDING CAPACITY / FINANCIAL OVERLAY

 **DRAFT**

## 1. FY 25-26 Operating/Capital Budget Adopted August 20, 2025

- a. CIP funding for streets falls off after FY 26-27
- b. \$75-\$80M necessary for the next 10 years
- c. Property Tax Measure being considered for November 2026

## 2. Library + Senior Center Options

- a. Options range from \$25-\$60M
- b. Proposed funding plan needs to be developed
  - i. Bond funding
  - ii. Bond funding + fundraising + grants

**STAFF NOTE: THIS SLIDE WILL BE UPDATED WITH THE MOST CURRENT INFORMATION PRIOR TO COUNCIL MEETING.**

## 3. Potential Property Tax Measure

- a. Survey community this fall to assess tolerance for bond measure
  - i. Streets Only?
  - ii. Streets/Library Mix?
  - iii. Results presented to City Council in November for consideration

# COST MODELS

## Hard Cost

Includes cost for General Contractors Overhead (site requirements, jobsite management, insurance, bonding, profit), and construction cost for the building and sitework. . Includes cost for purchasing the building and sites furnishings, fixtures, and equipment that are not "built-in." A cost range (low end to high end) is provided at this initial planning stage.

## Soft Cost

Includes cost architectural/engineering fees, construction management, permitting, testing and inspections.

## Escalation

Escalation is currently highly unpredictable. Typical escalation is estimated in the 3-5% range, in the last 3 years escalation has ranged from 4-7% per year. This estimate utilizes **4.5%** escalation per year.

## Contingency

Contingencies are included in the project budgets appropriate for this phase of planning and include:

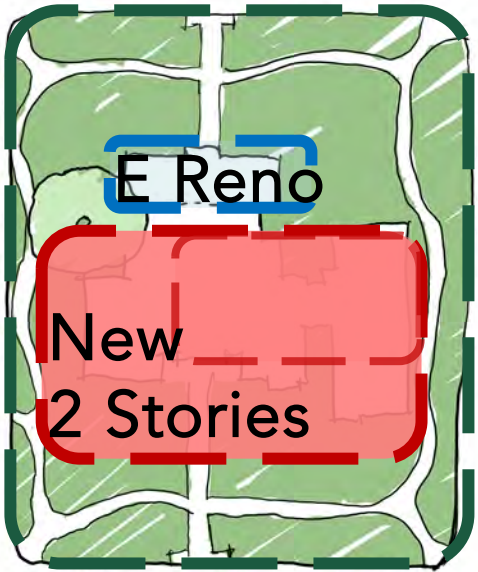
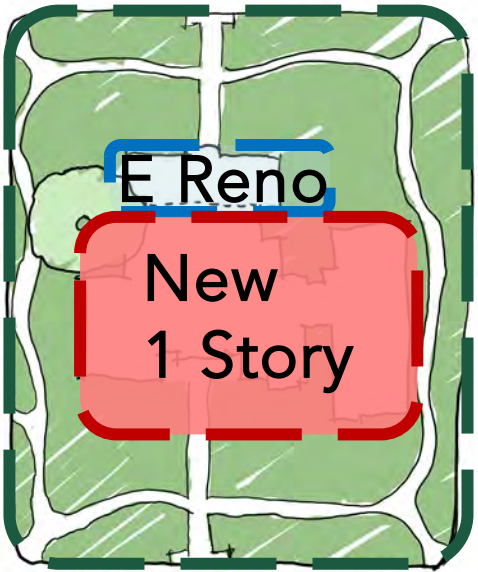
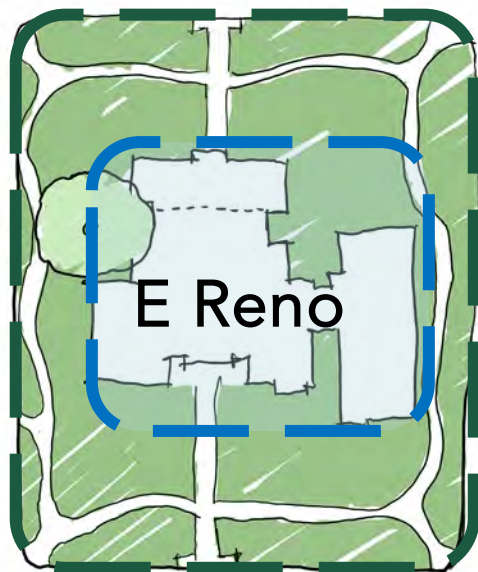
- Design Contingency is included in the construction hard cost.
- Construction Contingency of **10%** is included in the project budgets for new construction and furniture, fixtures + equipment and **15%** for historical renovation.
- Soft Cost contingency of **10%** is included in the project budgets.



# BUILDING OPTIONS SUMMARY – SCOPE



DRAFT



**RENOVATION 27,510 SF**

**RENO 1930s + NEW: 27,320 SF**

**RENO 1930s + NEW: 40,780 SF**

## Project Scope:

- Renovate Existing Buildings
- Minor addition/subtraction of walls (allowance\*)
- Children’s Storytime/Perform.
- New Furniture, Fixt. + Equip.
- ADA/Title 24 Compliant
- Remodeled Bathrooms
- New Interior Finishes
- New HVAC
- Updated Electrical & Lighting (allowance\*)
- Updated Fire Protections
- Remodeled Entry, Children’s, + Reading Plazas (allowance\*)

## Project Scope:

- Renovate 1930s Building
- New ~24,500 SF Building
- Children’s Storytime/Perform.
- New Furniture, Fixt. + Equip.
- ADA/Title 24 Compliant
- New Bathrooms
- New Interior Finishes
- New HVAC
- New Electrical & Lighting
- New Fire Protections
- New Entry, Children’s, + Reading Plazas

## Project Scope:

- Renovate 1930s Building
- New ~38,000 SF Building
- Children’s Storytime/Perform.
- New Furniture, Fixt. + Equip.
- ADA/Title 24 Compliant
- New Bathrooms
- New Interior Finishes
- New HVAC
- New Electrical & Lighting
- New Fire Protections
- New Entry, Children’s, + Reading Plazas

\*Fixed amount in cost model to support moderate improvements.

# COST MODEL SCENARIOS



DRAFT

Site  
Existing Library  
Existing Community Room  
Existing Senior Center  
New Construction – Library + Senior/Community Ctr.

Interior + Site Renovation Existing Buildings 27,510 SF		Historical Bldg Reno, New Library + Senior/Community Center 27,320 SF		Historical Bldg Reno, New Library + Senior/Community Center 40,780 SF	
Existing Library + Senior Center Renovation		Existing 1930s Community Room, New Library + Senior Center		Existing 1930s Community Room, New Library + Senior Center	
56,900 SF	56,900 SF	56,900 SF	56,900 SF	56,900 SF	56,900 SF
19,000 SF	19,000 SF				
2,830 SF	2,830 SF	2,830 SF	2,830 SF	2,830 SF	2,830 SF
5,680 SF	5,680 SF				
0 SF	0 SF	24,490 SF	24,490 SF	37,950 SF	37,950 SF
LOW END	HIGH END	LOW END	HIGH END	LOW END	HIGH END
\$18,822,000	\$22,641,000	\$32,801,400	\$37,116,850	\$47,541,200	\$53,788,250
\$21,016,562	\$25,280,840	\$36,625,898	\$41,444,510	\$53,084,293	\$60,059,721

Q2 2025 DOLLARS  
Q1 2028 DOLLARS  
Including escalation  
@4.5% per annum

NOTES: 1) Conceptual budgets are for planning purposes only. They have been developed on a general cost per square foot basis without detailed site or building conditions. Depending on project specifics, actual project costs can vary dependant on market and economic factors.  
2) Conceptual budgets are not necessarily comprehensive and may not include all costs, such as land purchase, demolition of existing structures, structured parking, temporary facilities, etc.



# PROJECT GOALS + BUILDING OPTIONS

 **DRAFT**

**Goals established by the project team for the design included:**

- ✓ **Create an inspiring and impactful site plan:**
  - Maximize value to the community.
  - Integrate historic elements and outdoor space with the aspirational new library and senior center.
- ✓ **Provide a vital and modern facility for the long-term:**
  - Serve as the heart of the community—a multi-generational, inclusive, and transformational resource and recreation hub.
  - Maximize facility value by looking holistically at library and senior/community services to identify opportunities for shared spaces and collaboration.
- ✓ **Respect the site's built and natural historic features:**
  - Plan sensitively to preserve and integrate historic elements, including the Moreton Bay Fig tree.
- ✓ **Ensure universal access:**
  - Make the building and site fully ADA accessible.
  - Incorporate convenient parking and easy access for walking and other transportation modes.

# AD HOC COMMITTEE RECOMMENDATION

**DRAFT**

**STAFF NOTE:** SLIDE CONTENT  
WILL BE BASED ON THE  
COMMITTEE'S 10/2/2025  
DISCUSSION/ACTION.



# AGENDA

1. Project Overview, Goals + Process
2. Site + Building Assessment
3. Needs Assessment + Community Engagement
4. Preferred Site Strategy
  - Site + Building Options
  - Cost Model
  - Ad Hoc Committee Recommendation
- 5. Next Steps**

DRAFT



# NEXT STEPS

- Confirm the preferred building option.
- Authorize refinement of the cost model and funding plan.
- Direct staff to advance schematic design and continue engaging the community on the refinement and development of the design.

**STAFF NOTE: THIS SLIDE TO BE  
UPDATED BASED ON COMMITTEE'S  
RECOMMENDATION TO COUNCIL AND  
CITY MANAGER DIRECTION.**



DRAFT

# THANK YOU!

