

SOUTH PASADENA LIBRARY & COMMUNITY CENTER COMPREHENSIVE SITE PLAN

CITY COUNCIL PRESENTATION

City of South Pasadena | November 5, 2025





"This project creates a once-in-a-generation opportunity to reinvent Library Park as South Pasadena's civic heart."

PROJECT GOALS

1. **Modernize and upgrade** facilities that are outdated or no longer meet current codes and accessibility standards.
2. **Create a vibrant, intergenerational community campus** that supports current programs and adapts to future needs.



PROJECT OVERVIEW

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

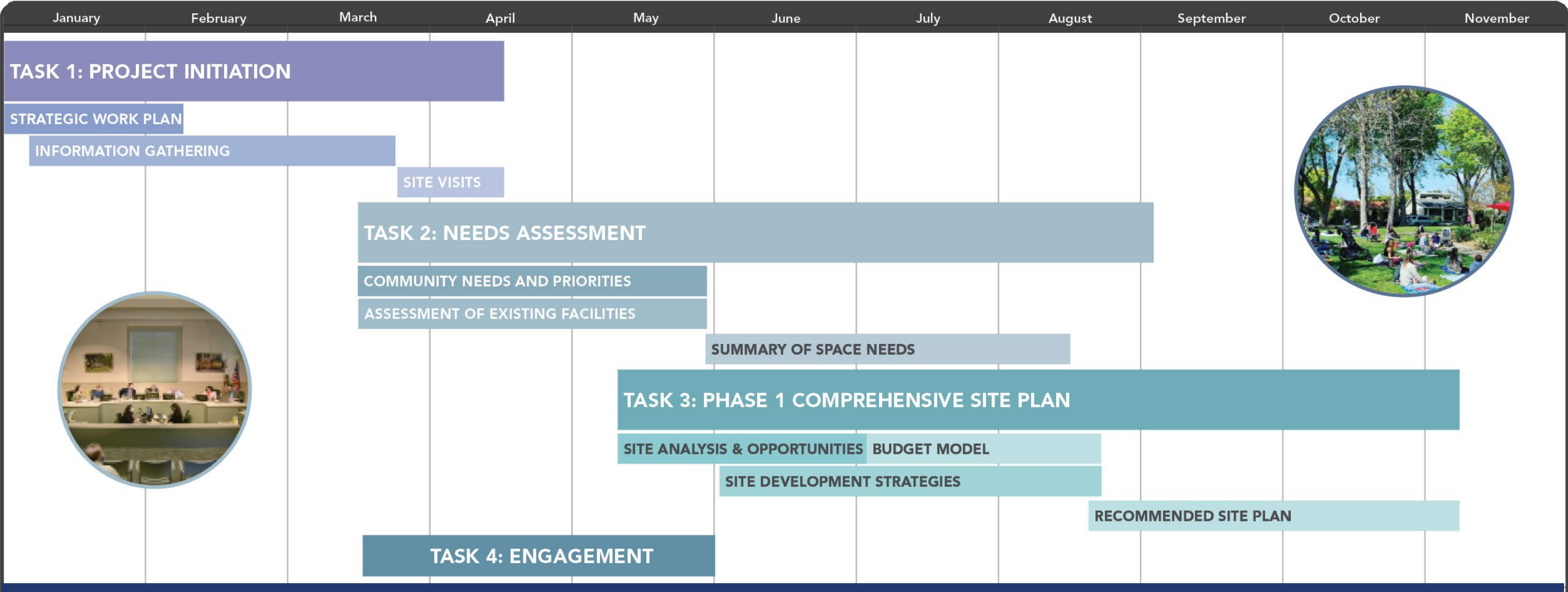
- One-block site in downtown South Pasadena, near Mission Street & Gold Line
- Includes:
 - Historic 1930 Library
3,000 sf – event space
 - 1982 Main Library
19,000 sf
 - 1982 Senior Center
5,700 sf
- Bordered by commercial, residential, and mixed-use neighborhoods



PROJECT WORKPLAN



CITY OF SOUTH PASADENA
SOUTH PASADENA LIBRARY / COMMUNITY CENTER COMPREHENSIVE SITE PLAN
WORK PLAN | FINAL



- Project Management Team: Library, Community Services, Group 4 Architecture, and Page + Turnbull
- Ad Hoc Committee: 12 meetings + 2 days of facility tours with members representing a range of groups and perspectives
- Community, Staff + Commission Meetings: 23 meetings

FACILITY ASSESSMENT HIGHLIGHTS



Library: Overcrowded, outdated, and inefficient, with **limited flexible space and noncompliant with modern building codes.** Though adequately sized, the layout is inefficient and unattractive.

Senior Center: Undersized and outdated, with **limited flexibility, inefficient layout, and noncompliant with modern building codes.**



COMMUNITY ASSESSMENT/ENGAGEMENT

OUTREACH COMPLETED:

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



OUTREACH RESULTS

Survey (March 15 - May 30) – 672 responses

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

ENGAGEMENT RESULTS | TOP PRIORITIES



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



SHARED-USE SPACES

1



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

2



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

3



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

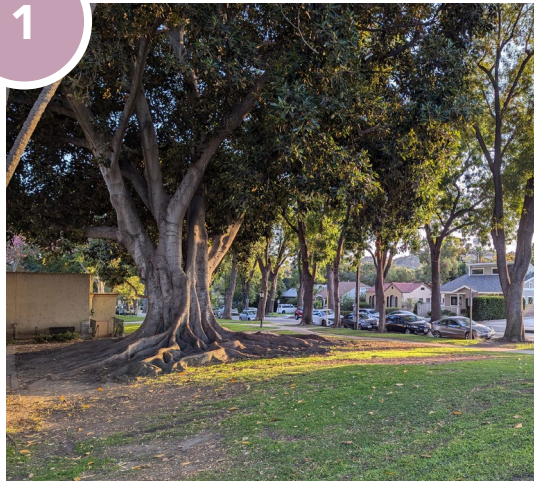
4



COOKING CLASSES
(18.0%)

LIBRARY PARK CAMPUS

1



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

2



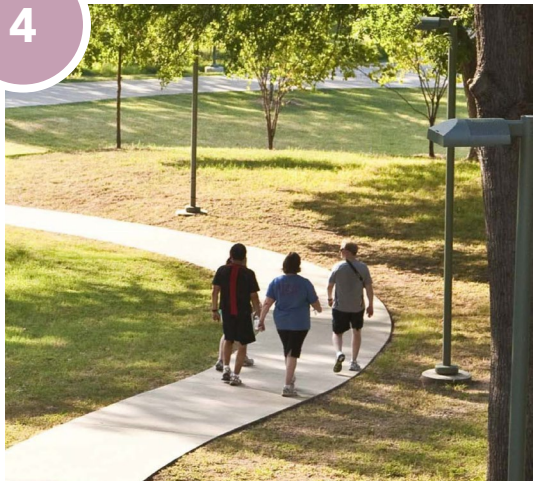
**ATTEND MARKETS +
FAIRS**
(29.2%)

3



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

4



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

SITE ASSESSMENT



- Based on current zoning codes, desire for a walkable community, the proximity of public transit, on-street parking, and close by public parking structure, ***additional parking was discussed as not being needed or desired at the site***
- The ***historical Moreton Bay Fig tree*** (around 100 years old, lifespan of 100-200 years) ***is considered a community icon*** and treasure and should be a ***focal point of Library Park***
- ***The 1930s historical building should also be retained and refurbished*** with an accessible entrance and integrated into the re-envisioned facility

ASSESSMENTS SUMMARY



Site, Building, and Historic Assessments

. **Site:**

- . Opportunity for a prominent corner plaza at the northeast corner, across from mixed-use development.
- . A ten-foot elevation difference requires two facility entrances.

. **Buildings:**

- . Existing 1980s facilities are outdated, non-code compliant, and rely on compartmentalized structural systems that make renovation for modern, open, and flexible spaces challenging.

. **Historic:**

- . On-site historic resources include the 1930s Community Room, Moreton Bay Fig tree, and library site, all part of the South Pasadena Historic/Mission West District.
- . Relocating the 1930s building is technically feasible but costly and time-intensive.
- . Locating higher-activity areas to the northeast and east supports compatibility with nearby retail and urban areas.

. **Trees:**

- . The Moreton Bay Fig tree is expected to remain healthy for another 50–100 years and should be preserved in place.
- . Several other trees on site meet City Tree Protection Ordinance thresholds and must be protected.

ASSESSMENTS SUMMARY

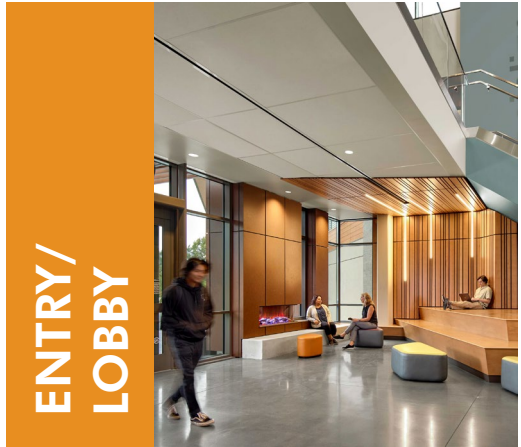


Facility Needs Assessments and Peer Comparisons

- **Library:**
 - Heavily used, with high visits and circulation rates compared to peer communities.
 - Collections are overcrowded, limiting seating and program space.
 - Recommended library size: 20,000–30,000 SF.
- **Community & Senior Recreation:**
 - Indoor recreation space is below peer city averages and national benchmarks.
 - To meet standards, South Pasadena needs an additional 12,000–16,000 SF of indoor recreation space.
- **Combined Facilities:**
 - The existing 1930s Community Room and proposed new facilities would together provide ~27,300–40,800 SF of library and recreation space – bringing South Pasadena closer to peer and national standards.

CONCEPTUAL BUILDING PROGRAMS – SPACES

	Existing	A Reno 27K SF	B New 27K SF	C New 40K SF
Entry	1,000	1,000	950	1,380
Browsing	1,790	1,790	1,760	2,150
Group Study Rooms	-	480	480	720
Adult	7,000	5,000	5,000	6,120
Children	2,270	3,790	4,200	5,430
Teen Center	580	580	550	1,040
Library Staff Spaces	3,250	3,250	2,700	2,740
Library Subtotal	15,890	15,890	15,640	19,580
Community/Senior Center Entry	450	450	120	120
Fitness + Wellness	-	-	-	1,440
Senior Enrichment	3,050	3,050	1,890	1,980
Community Staff Spaces	1,070	1,070	1,030	1,540
Community/Senior Center Subtotal	4,570	4,570	3,040	5,080
Shared Entry	-	-	600	1,900
Shared Community Spaces	2,830	2,830	3,150	4,050
Shared Meeting Rooms	350	350	320	400
Shared Creative Arts Rooms	-	-	-	1,150
Shared Subtotal	3,180	3,180	4,070	7,500
Support Spaces	1,080	1,080	1,160	2,820
Walls + Circulation	2,790	2,790	3,410	5,800
Building Total	27,510 SF	27,510 SF	27,320 SF	40,780 SF



BUILDING OPTIONS SUMMARY – SEATS

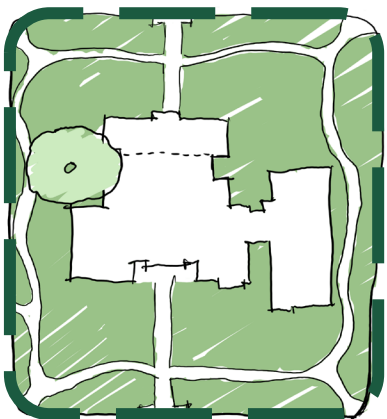


S = Shared, L = Library, S/C = Senior/Community

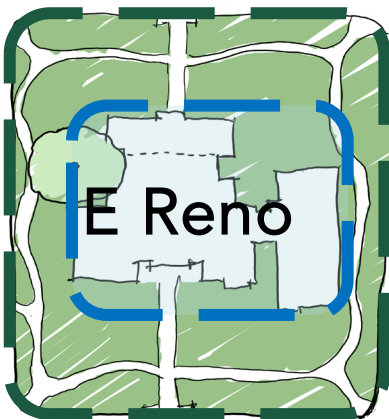
		EXISTING 27,510 SF	A RENOVATION 27K SF	B RENO 1930s + NEW 27K SF	C RENO 1930s + NEW 40K SF
	Program Space	# of seats	# of seats	# of seats	# of seats
S	Lobby with Community Cultural Arts Gallery and Local History Display	0 Seats	10 Seats	10 Seats	20 Seats
S	Outdoor Event/Entry Plaza	✗	✓	✓	✓
L	Library Browsing incl. FOTL Store	0 Seats	24 Seats	28 Seats	36 Seats
L	Library Adult Space	34 Seats	68 Seats	80 Seats	116 Seats
L	Library Quiet Reading Room	52 Seats	18 Seats	20 Seats	20 Seats
	<i>Library – Adult Subtotal</i>	<i>86 Seats</i>	<i>110 Seats</i>	<i>128 Seats</i>	<i>172 Seats</i>
L	Library Children Space	28 Seats	20 Seats	48 Seats	96 Seats
L	Children’s Storytime Performance	30 Seats	50 Seats	80 Seats	100 Seats
L	Outdoor Children’s Storytime Garden	✗	✓	✓	✓
	<i>Library – Children’s Subtotal</i>	<i>58 Seats</i>	<i>70 Seats</i>	<i>128 Seats</i>	<i>196 Seats</i>
L	Library Teen Space	28 Seats	12 Seats*	12 Seats*	29 Seats*
L	Library Group Study Room	✗	16 Seats	16 Seats	20 Seats
L	Library Reading Garden	✗	✓	✓	✓
	<i>Library - All Subtotal</i>	<i>172 Seats</i>	<i>208 Seats</i>	<i>284 Seats</i>	<i>417 Seats</i>
S/C	Dance & Fitness Studio	✗	✗	✗	30 Seats
S/C	Senior Lounge/Game Room	16 Seats	16 Seats	30 Seats	30 Seats
S/C	Senior Classroom	96 Seats	96 Seats	30 Seats	30 Seats
	<i>Senior/Community Subtotal</i>	<i>112 Seats</i>	<i>112 Seats</i>	<i>60 Seats*</i>	<i>90 Seats*</i>
S	Community Room Event Space w/ Kitchen	180 Seats	180 Seats	250 Seats	350 Seats
S	Multi-Use Classroom	✗	✗	✗	30 Seats
S	Conference Room	18 Seats	18 Seats	18 Seats	20 Seats
S	Maker/Create Lab	✗	✗	✗	30 Seats
S	Outdoor Terrace	✗	✗	✗	✓
	<i>Shared Subtotal (Incl. Lobby)</i>	<i>198 Seats</i>	<i>208 Seats</i>	<i>278 Seats</i>	<i>450 Seats</i>
	TOTAL	482 Seats	528 Seats	622 Seats	957 Seats

*Teens are anticipated to use the Group Study Rooms as well as the Teen Space, and Library, Senior, and Community users are anticipated to use the Shared spaces.

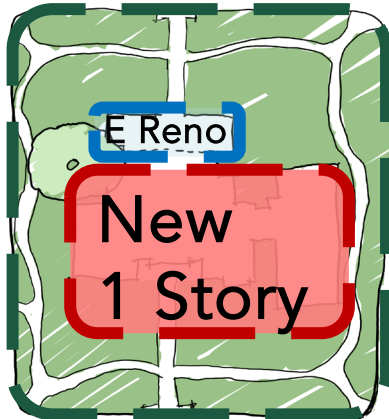
BUILDING OPTIONS – FEATURES/ELEMENTS



EXISTING 27,510 SF



A RENO 1930s +
NEW 27K SF



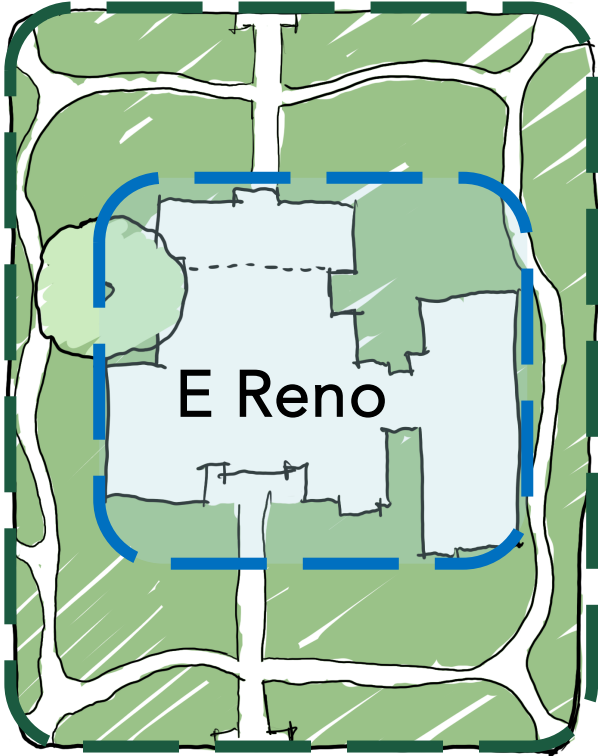
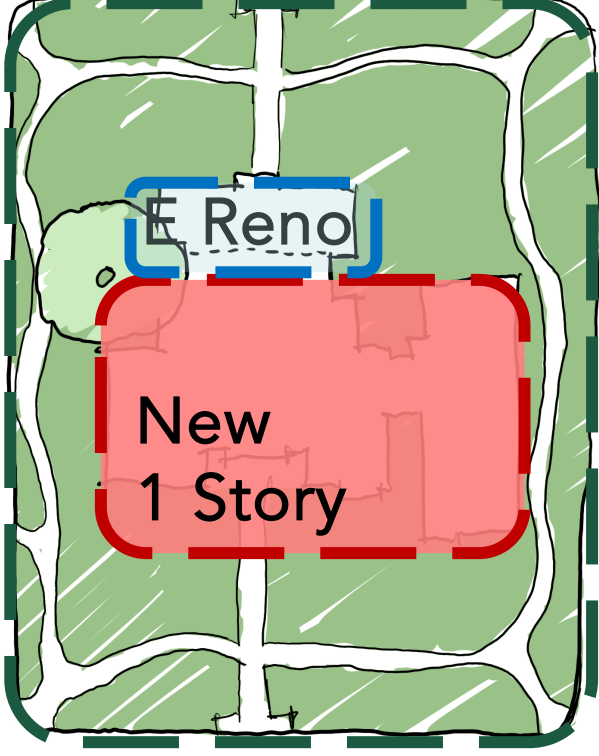
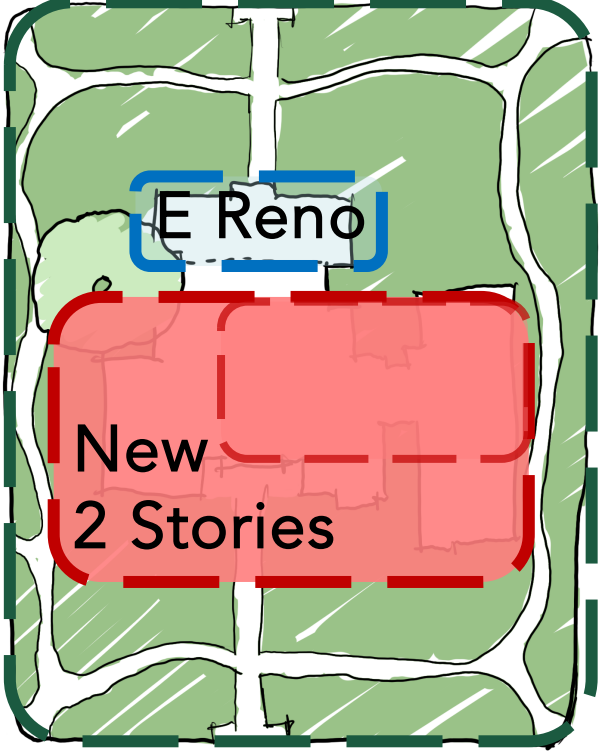
B RENO 1930s +
NEW 27K SF



C RENO 1930s +
NEW 40K SF

Building Feature/Element or Issues Addressed				
New Construction		Limited minor addition/subtraction of interior walls	24,490 SF	37,950 SF
Functional Integration of Community Room		✗	✓	✓
Increase in Interior Square Footage		✗ (Functional improvements to existing)	✗	✓ 13,270 SF
Improved Ease of Access from Street		✗	✓	✓
Shared Lobby, Program, and Meeting Spaces		✗	✓	✓
Entry Plaza/Outdoor Event Space		✓	✓	✓
ADA Compliant (Including Restrooms, Stairs, Elevators, Doors)		✓	✓	✓
Children’s Storytime Performance Space		✓	✓	✓
Outdoor Children’s Storytime Garden		✓	✓	✓
Reading Garden		Limited renovations	✓	✓
New Furniture, Fixtures, Equipment		✓	✓	✓
New Interior Finishes		✓	✓	✓
Title 24 Compliant		✓	✓	✓
HVAC		Updated	New	New
Electrical and Lighting		Limited renovations	New	New
Fire Protection Systems		Updated	New	New

COST MODEL SCENARIOS

		A Interior + Site Renovation, Existing Buildings 27,510 SF		B Historical Bldg Reno, New Library + Senior/ Community Center 27,320 SF		C Historical Bldg Reno, New Library + Senior/ Community Center 40,780 SF	
Site Existing Library Existing Community Room Existing Senior Center New Construction – Library + Senior/Community Center	Site	56,900 SF		56,900 SF		56,900 SF	
	Existing Library	19,000 SF					
	Existing Community Room	2,830 SF		2,830 SF		2,830 SF	
	Existing Senior Center	5,680 SF					
	New Construction – Library + Senior/Community Center	0 SF		24,490 SF		37,950 SF	
							
		LOW END	HIGH END	LOW END	HIGH END	LOW END	HIGH END
Q2 2025 DOLLARS		\$18,822,000	\$22,641,000	\$32,801,400	\$37,116,850	\$47,541,200	\$53,788,250
Q1 2028 DOLLARS Including escalation @4.5% per annum		\$21,016,562	\$25,280,840	\$36,625,898	\$41,444,510	\$53,084,293	\$60,059,721

Conceptual budgets (general costs per square foot) for planning purposes only – may not include all project costs identified through more detailed project planning phases.

VISION FOR THE LIBRARY PARK CAMPUS



- Building and spaces should be flexible and sustainable.
- Preserve green space and integrate the historical Moreton Bay Fig tree as a focal point of the park.
- Respect the 1930s historical Community Room: refurbish, ensure accessibility, and integrate it into the facility and campus design.
- Any new construction of a combined-use facility should provide a 21st-century library and community center community hub that integrates best practices in library, recreation, and senior design.
- Target facility size: 27,000–40,000 SF, scalable based on funding capacity and fundraising potential, to ensure long-term community value, flexibility, and accessibility.
- Prioritize the needs identified by the community, including:
 - ☐ Books
 - ☐ Spaces for quiet reading, work and studying
 - ☐ Children's play and learning (including Carlyle bequest storytime space)
 - ☐ A library of things
 - ☐ Fitness and wellness
 - ☐ Games and hobbies
 - ☐ Senior lounge
 - ☐ Nutrition and meals
 - ☐ Performance space, indoor and outdoor
 - ☐ Space for lifelong learning activities

AD HOC COMMITTEE RECOMMENDATIONS



- Recommended Building Option: “B+”
 - Approximately 10–20% larger than Option B (about 30,000–33,000 SF).
 - Provides flexibility for evolving community needs over a 50+ year lifespan.
 - Supports community climate and disaster resilience (e.g., cooling centers, emergency shelters).
 - Includes multi-use classrooms adaptable for dance, fitness, arts, crafts, and maker lab activities for access and use by all age groups.
- Other Key Recommendations:
 - Pursue a voter bond measure to fund the project
 - Hire a design firm to begin design development and cost refinement while exploring additional funding sources
 - Form a new Ad Hoc Committee for the next project phase, giving priority to current members to maintain continuity and expertise gained from a year of deep engagement in shaping a state-of-the-art Library Park Campus for all generations



THANK YOU!

