Oakland Public Library
Main Library Feasibility Study

Feasibility Study Report

Introduction

Oakland Public Library

Mission

Your Oakland Public Library empowers all people to explore, connect, and grow.

Vision

The Oakland Public Library will be celebrated locally and nationally as an indispensable partner in transforming lives.

Values

Diversity

Equity

Community

Responsive Service

Adaptability

Empowerment

Joy

About Oakland Public Library

Established in 1878, the Oakland Public Library plays a vital role to the City of Oakland, California.

It encompasses a Main Library, 17 branch locations, the Second Start Adult Literacy Program, the Tool Lending Library, the African-American Museum and Library at Oakland (AAMLO), and the Oakland History Center.

With a variety of services available to residents across Oakland and California, the library is supported by a dynamic Library Advisory Commission, an active Friends of the Library group, and local Friends groups throughout the city.

Previous Studies and Process

The 2006 Master Facilities Plan for the Oakland Main Library was a comprehensive effort to evaluate and guide the development of library facilities throughout Oakland. Developed through an extensive participatory process involving feedback from over 4,000 individuals, the plan provided a strategic framework to address the evolving needs of the community. It highlighted priorities such as improving accessibility, expanding services, and modernizing library spaces to better serve Oakland residents.

Current Approach

This study represented a new, community-led approach to reimagining how a Main Library facility could represent Oakland's authentic and dynamic culture.

Using collaborative partnerships with a unique group of community engagement specialists, including artists, filmmakers, and urban planning visionaries, the project developed a detailed picture of what the Library means to Oakland, while drawing on detailed studies of the best examples of new and evolving Library programs nationally and worldwide.

Building on Oakland's civic commitment to addressing climate resilience and justice, the Study also explored how a new and improved Main Library can be a restorative element in the evolving network of support across the city.

The "Gateway to Knowledge" mural, created by Ed Cassel in 1978, symbolizes the Oakland Main Library's role as a portal of learning and enlightenment for the Oakland Community.

Restored in 1991 and 2024, it reflects the city's commitment to public art and education while reinforcing the library's mission to provide access to knowledge and resources.

Its prominent display invites community engagement and highlights the library as a cornerstone of Oakland.

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Section 1: Executive Summary

Oakland Main Library Feasibility Study

This study represented a new, community-engaged approach to reimagining how a Main Library facility could represent Oakland's authentic and dynamic culture.

Phase 1: Gather

During the "Gather" phase, the team engaged with OPW and OPL to examine the requirements for the Main Library, reviewed case studies of comparable Main Libraries, and worked with City staff to confirm the project sustainability and resilience goals. The consultant team evaluated the existing conditions and historic status of the Main Library site and building, to establish the parameters of possible interventions at the existing location.

OPL staff and Project Team hard at work reviewing a project visioning exercise

5 Public Workshops
3 Youth Workshops
Storytelling Workshop
City-wide Digital Survey

Community Engagement Event Map and Photos from five Community Workshops

Phase 2: Explore

During the "Explore" phase, the team met with the community through a robust Community Engagement process, including Community and Storytelling Workshops as well as video interviews and Youth Engagement focus groups. The team connected digitally with an online Community Survey and used the project specific website and email and social media to deliver project updates. At the conclusion of the engagement process, the team reported back a summary of the community feedback, and also a summary of the engagement process metrics. Please see the summary materials on the following page, and review the material in the latter chapters of the Report and the supporting material in the Appendix

Project Team

OAKLAND PUBLIC LIBRARY
Stakeholders

ehdd.
Prime Architect

blink!LAB architecture
Local Associate Architect

SANDIS
Civil Engineering

PGAdesign
LANDSCAPE ARCHITECTS
Landscape Architect

OLMM
Structural Engineering

INTERFACE ENGINEERING
MEP Engineering

LAND ECON GROUP
Economic Analysis

CUMMING
Building Value Through Expertise
Cost Consulting

RBA CREATIVE
Community Engagement

THE URBAN URBAN
Community Engagement

PLACE IT!
INTERACTIVE PLANNING
Community Engagement

Section 1: Executive Summary

Community Engagement Findings Summary

A CELEBRATION OF LOCAL CULTURE & HISTORY
A vision for a library as a sustainable member of the community

A COLLABORATIVE GATHERING PLACE
A vision for a library that engenders growth & allyship

A place for fostering belonging for positive impact

OML
A place for ... the expansion of tools, resources & collaborative making — celebrating local art & culture — prioritizing accessibility to the cultivation & sustainability of community

A place for honoring history as a resource to inform the future

A place for empowering individuals to reinforce their communities

AN EMPOWERING RESOURCE
A vision for accessibility in knowledge, linguistics, culture, & disabilities

Community Feedback Summary:

The community feedback from the in person Community Workshops and the Digital Community Survey both reflected a desire for the Main Library to maintain it's role as a resource to support reading and learning, but also to become a resource for both discovering and producing other types of media (audio, video and digital). There was strong support for the Library to play an enhanced role in preserving and celebrating Oakland's history and culture. There was also strong support for the Library to play a role in facilitating community gatherings of many different sizes. We also saw strong interest in how changes in the Library could better connect the experience of being in the Library to natural surroundings.

Community Input: Activities, Programs, and Experience
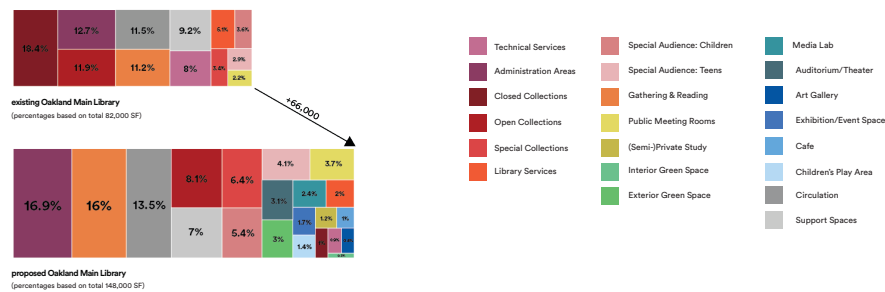(Text size scaled by frequency of appearance)

Program Adjustments and Case Studies

Phase 3: Develop

Based on the results of the Explore phase, the "Develop" phase updated the Needs Assessment and developed a preliminary program for the improved Main Library. The team updated the requirements and developed multiple scenarios for alternative types of sites that could be considered (represented by a mix of City owned sites, including the existing Main Site), and worked with cost and economic consultants to evaluate how those scenarios might impact the cost and feasibility of the project. Please see the summary information on this page of the precedent study and program analysis, and the four options for analysis on the following page.

Proposed New Mix of Spaces

existing Oakland Main Library
(percentages based on total 82,000 SF)

+66,000

proposed Oakland Main Library
(percentages based on total 148,000 SF)

Technical Services	Special Audience: Children	Media Lab
Administration Areas	Special Audience: Teens	Auditorium/Theater
Closed Collections	Gathering & Reading	Art Gallery
Open Collections	Public Meeting Rooms	Exhibition/Event Space
Special Collections	(Semi-)Private Study	Cafe
Library Services	Interior Green Space	Children's Play Area
	Exterior Green Space	Circulation
		Support Spaces

Proposed New Space Types

In reviewing the Community Feedback, OPL Goals and Precedent Analysis, we see the following potential new program types that would align with the emerging vision of a new and improved Main Library. They are described below, grouped by the three primary goals that emerged. These program types were taken into consideration when selecting precedent projects to refer to.

A Collaborative Gathering Place:
- Exhibition/Event Space
- Auditorium/Theater

An Empowering Resource:
- Private/Semi-Private Study Areas
- Children's Play Area
- Media Production Space

A Celebration of Local Culture and History:
- Art Gallery
- Outdoor Amenities
- Indoor Green Space
- Cafe
- Media Production Space

Calgary Central Library, *Calgary, Alberta, Canada*

Text provided by the architect:

This 240,000 sf library is organized on a spectrum of 'Fun' to 'Serious,' the library program locates the livelier public activities on the lower floors, gradually transitioning to quieter study areas on the upper levels as one spirals upwards. At the street level, a series of multi-purpose rooms line the perimeter of the building, enhancing the connectivity between inside and outside. Throughout the four floors, a variety of spaces provide for digital, analog, group, and individual interactions.

At the uppermost level of the library is the Great Reading Room, conceived as a jewel box tucked within the library, which provides a space for focused study and inspiration. Readers enter through a transitional space with softened light and acoustics. Within, vertical wood slats line the space to provide both privacy and visibility, defining an interior space without using solid walls.

Hayward Library, *Hayward, California*

"When we set out to design a groundbreaking new library for Hayward, our goal was to create a dynamic new facility that would be the right size, the right scope, and the right cost for Hayward. Good stewardship of public resources was always foremost in our minds."
- Friends of Hayward Library

Text provided by the architect:

The Hayward Library is located on an urban site adjacent to the City's main downtown park, this three-story library is an innovative resource for Hayward's diverse community. The library includes expanded classrooms and educational spaces for an adult learning center and a homework center. It is one of the largest Zero Net Energy public libraries in the country and includes a rainwater catchment system that will save and recycle 500,000 gallons of water per year.

Austin Main Library, *Austin, Texas*

Text provided by the architect:

Located in downtown Austin, the New Central Library reflects the eclecticism, authenticity, and diversity of Austinites and their way of life. The New Central Library pays homage to two big ideas: Austin's love affair with books and with nature. Located next to Shoal Creek, the 198,000-sf building utilizes native, sustainable, and touchable materials, chosen to celebrate Austin's design and construction heritage. Readers can sink into seats that wrap the sunlit perimeter, or take in views of hiking trails and Lady Bird Lake from screened outdoor reading porches. The Library also features display and

Images Provided by Shep- demonstration areas, community meeting rooms of varying sizes, and a 350-seat event forum for presentations and performances. Embracing Austin's commitment to the environment, rainwater harvesting, an in-ground cistern, and the building's vegetated roof work together to reduce water usage.

Missoula Public Library, *Minssoula, Montana*

Text provided by the architect:

The new 106,675 sf building, houses four other community organizations (MCAT, Families First Learning Lab, SpectrUM Discovery Area, and the University of Montana Living Lab) to create a library, museum, and science and community center that blends Missoula's rich heritage with world-class innovations all under one roof. The design process involved an intensive week-long visioning session with leadership from the library and partner organizations to establish project goals and guiding principles. The main floor offers a marketplace with a cafe, retail store, new library materials, and the audiovisual collection; a makerspace; MCAT's high tech production studio, equipment check-out services, and sound booths; a teens' area; and the University of Montana Living Lab. Focused on children, families, and play, the second floor houses the Hank and Nancy Harrington Children's Library, Families First Learning Lab, SpectrUM Disovery Area, and a mix of collaborative learning spaces shared by the partner organizations. The third floor includes a demonstration kitchen, reference services, fiction and nonfiction collections, a business center, and genealogy center. The top floor provides spaces for public engagement and gathering and access to an exterior patio.
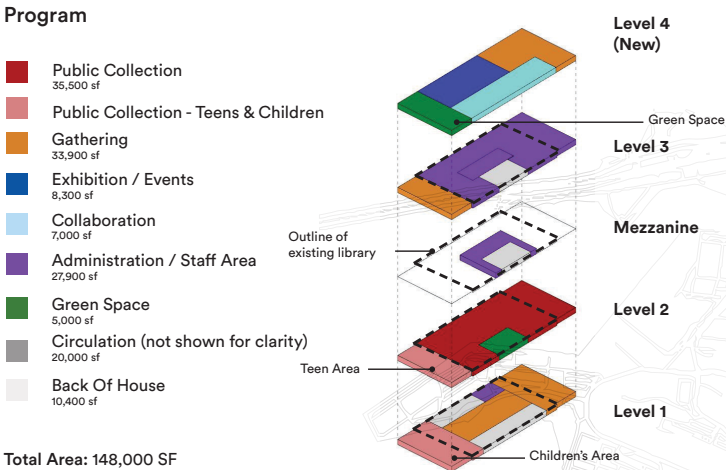
Section 1: Executive Summary
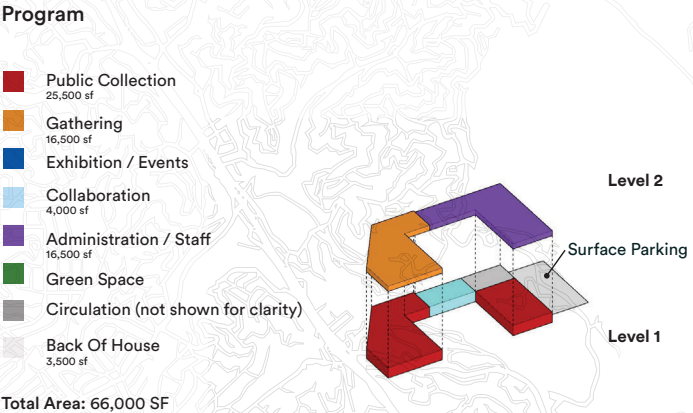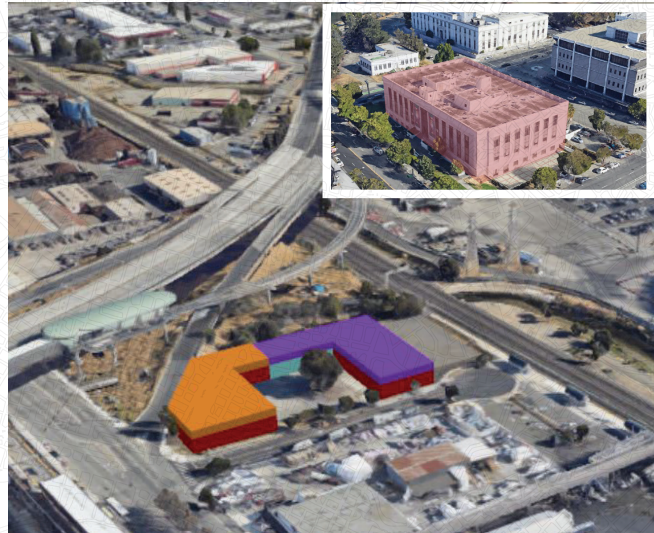
Site Options for Consideration

OPTION 1
Enlarge the Main Library at the current site

Program

- Public Collection
35,500 sf
- Public Collection - Teens & Children
- Gathering
33,900 sf
- Exhibition / Events
8,300 sf
- Collaboration
7,000 sf
- Administration / Staff Area
27,900 sf
- Green Space
5,000 sf
- Circulation (not shown for clarity)
20,000 sf
- Back Of House
10,400 sf

Total Area: 148,000 SF

Level 4 (New)
Green Space
Level 3
Mezzanine
Outline of existing library
Level 2
Teen Area
Level 1
Children's Area

OPTION 2
Renovate the Main and Expand across the Street

Program

- Public Collection
35,500 sf
- Public Collection - Teens & Children
- Gathering
33,900 sf
- Exhibition / Event
8,300 sf
- Collaboration
7,000 sf
- Administration / Staff Area
- Exterior Green Space
5,000 sf
- Circulation (not shown for clarity)
20,000 sf
- Back Of House
10,400 sf

Total Area: 148,000 SF

Interior remodel of existing library
Level 3
Mezzanine
Teen Area
Level 2
Children's Area
Level 1

OPTION 3 + 4 (Option 4 Shown)
Renovate the Main and Build a New Hub in East Oakland

Program

- Public Collection
25,500 sf
- Gathering
16,500 sf
- Exhibition / Events
- Collaboration
4,000 sf
- Administration / Staff
16,500 sf
- Green Space
- Circulation (not shown for clarity)
- Back Of House
3,500 sf

Total Area: 66,000 SF

Level 2
Surface Parking
Level 1

OPTION 5
Build a new Main Library Downtown

Program

- Public Collection
35,500 sf
- Public Collection - Teens & Children
- Gathering
33,900 sf
- Exhibition / Events
8,300 sf
- Collaboration
7,000 sf
- Administration / Staff Area
- Green Space
5,000 sf
- Circulation (not shown for clarity)
20,000 sf
- Back Of House
10,400 sf

Total Area: 148,000 SF

Level 4
Level 3
Level 2
Teen Area
Children's Area
Children's Play Area
Level 1
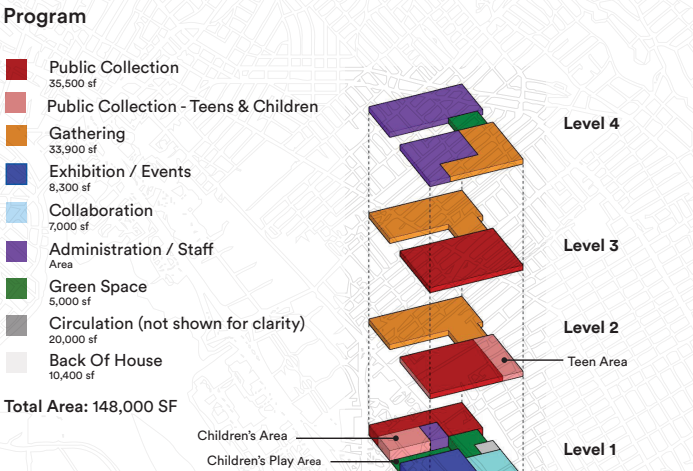
Section 1: Executive Summary

Next Steps and the Future of the Main Library

Next Steps

With the completion of this feasibility study, the City of Oakland is positioned to advance the project of improving the current Main Library once a preferred location (existing or new) is confirmed and necessary funding is secured. Site selection will require additional design work to validate the program and financial assumptions contained within the feasibility report.

Future success of this project will greatly benefit from the public's advocacy. If you would like to become a supporter of the Main Library, you can provide feedback to the Library Commission (more details at https://oaklandlibrary.org/lc/) and connect with the Friends of the Oakland Library at https://www.fopl.org/

Future of the Main Library

While the City continues to explore options to improve the Main Library, we can be inspired by the vision shared by members of the public during the Community Workshops

8.1. Project Schedule

*Project Schedule is not set yet, but the following steps wil be required to design and complete the project.

*Overall Project Schedule Range:
(65-108 mo / 5.5-9 years)

Feasibility Study	Initial Design Work (6-12 mo)	Public Engagement (12-18 mo)		Detailed Design Work (12-18 mo)	Bidding	Construction (24-36 mo)
		Planning Department Review (12-24 mo)		Building Permits Review (8-12 mo)		Construction Inspections (24-36 mo)

City Approval to Proceed to Design

Project Funding

City Approval to Proceed to Construction

My library is CLEAN, WELL MAINTAINED, RESPECTFUL QUITE A PLACE TO LEARN!

WORK SPACES
INTIMATE SPACES
CIVIC PARTICIPATION
INT. OUTDOOR ACTIVITIES
BUILD OAKLAND CULTURE + COMMUNITY
FAMILY PROGRAMMING
QUITE SPACES TO WORK
TOOL LENDING LIBRARY + MAKER SPACE

Oakland Main Library Feasi...

My library is _devoted to literacy_!

The entire focus of this effort could be centered on youth literacy. Accept this challenge: Build the best children's and teen library in the U.S.

Oakland Main Library Feasibility Study

My library is Ever changing - grow with us Oaklanda!

Seminars area for community
Computer area/relax area for work
Auditorium / big conference or play
Activities for children - STEAM parent/child space
Light - more In/Out - Bring the inside out, the outside in.
Everyone - use for kids, working adults, seniors, family.
Quiet place for reading
Light/nature light
Private area for work/read
...in Library Feasibility Study

Section 2: Community Engagement

Section 2: Community Engagement

2.1. Scope of Study

This study adopted a holistic and innovative approach to community engagement, drawing inspiration from Oakland's rich and diverse artistic culture. By integrating these cultural elements, the process fostered a deeper, more meaningful connection between the community and the Feasibility Study, that ensured its impact resonated on a personal and collective level. This process allowed participants to relate to the planning process on a deeper level, feel a sense of ownership, and elevate voices that are typically not included throughout the early phases of design. These workshops included all ages, ethnicities, as well as people from different socio-economic backgrounds to ensure that the new Main Library will be inclusive and a resource for all. The process guided users through a series of prompts and allowed participants to explore various creative outlets such as storyboarding, collaging images, video messaging, and various interactive design tools to express their vision of the new Main Library.

2.2. Study Process

In the following sections, the comprehensive community engagement process for OML is as outlined. Each facet of this plan has been mindfully crafted to tap into the rich diversity of Oakland's population, ensuring that their collective wisdom guides the evolution of this vital community resource. By focusing on inventive avenues of engagement such film, storytelling, and art, the goal was to include voices that aren't traditionally participating in the planning process.

The primary components of the study include:

- Recruiting and engaging with a representative Advisory Committee to provide advice and feedback in the Engagement process, and throughout the remainder of the Feasibility Study.

- Organizing and facilitating (5) Community Workshops to reach out to stakeholders in areas of the City who have less active engagement with the Library, and might be harder to reach via online surveys and OPL's traditional outreach channels.

- Organizing and facilitating (3) Youth focused Model Building Workshops to engage with youth participants at existing Library branches

- Organizing and facilitating a Storytelling Workshop to engage with community participants around representing community voices through stories and narrative.

- Street Labs engaged with community members to inform them on how to get involved with local projects.

- Recruiting and engaging with community members to provide narratives regarding the Oakland Library in the Community Videos.

- Community Surveys were held to collect data on their feedback of the Oakland Main Library.
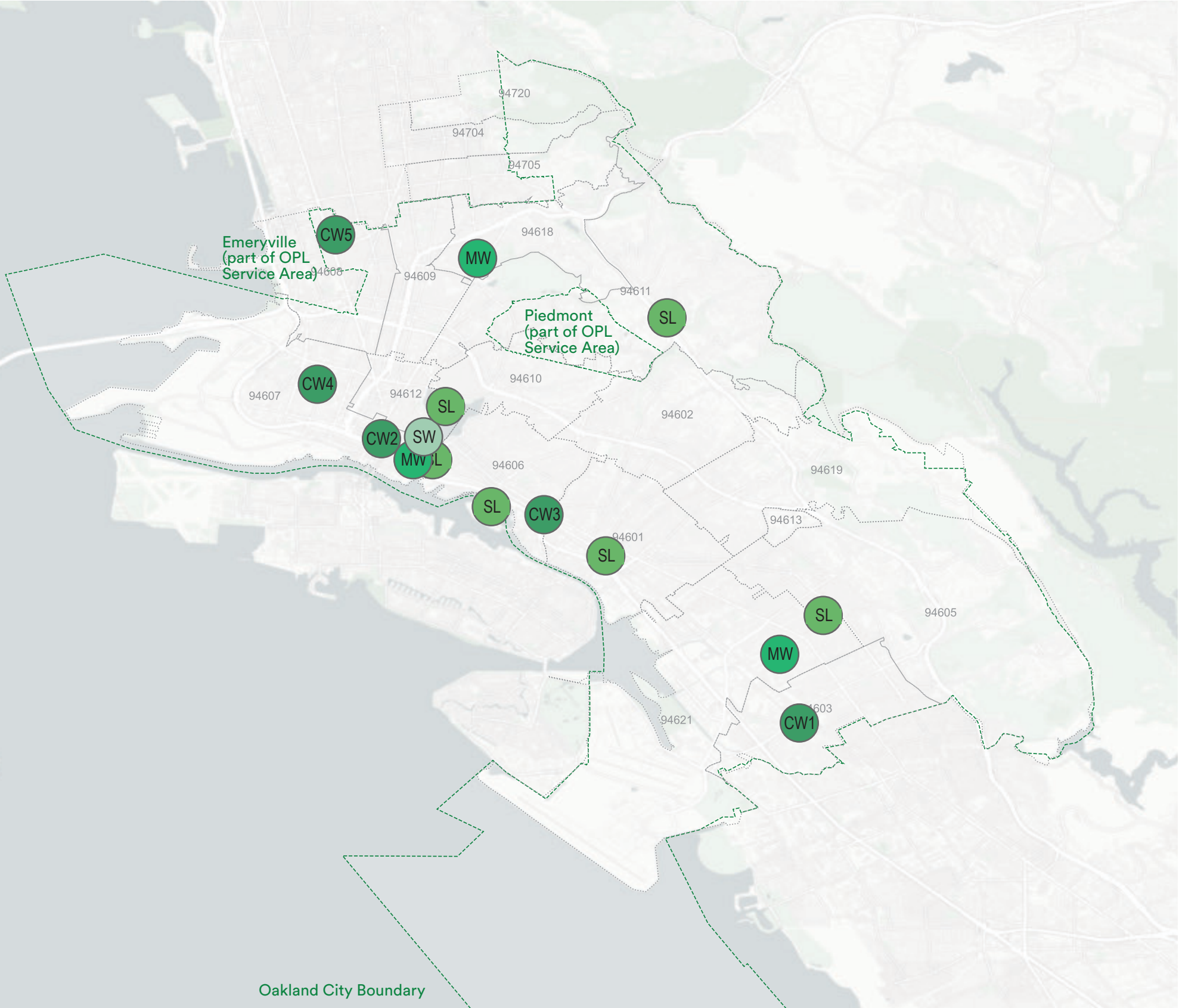
Section 2: Community Engagement

2.2. Study Process - Geographic Distribution

LEGEND

Advisory Committee (Citywide)

CW1	**Community Workshop 1**	07/13/2023
CW2	**Community Workshop 2**	09/28/2023
CW3	**Community Workshop 3**	10/19/2023
CW4	**Community Workshop 4**	10/25/2023
CW5	**Community Workshop 5**	11/09/2023
SW	**Storytelling Workshop**	01/30/2023
MW	**Model Based Workshop**	11/1/2023
MW	**Model Based Workshop**	11/6/2023
MW	**Model Based Workshop**	12/6/2023

Section 2: Community Engagement

2.3. Stakeholder Identification - Advisory Committee

Purpose:

The Advisory Committee is composed of a select group of individuals who represent the diversity of the Oakland Community both through their individual and organizational affiliations. These individuals include local leaders, educators, business owners, parents, and other stakeholders. The committee provided a structured platform for discussions, brainstorming, and strategic planning. Their input and recommendations offered valuable insights into the specific needs of various demographics within Oakland, ensuring that the library's offerings are well-aligned with the community's expectations. The Advisory Committee also acted as a sounding board for the Study Team to test approaches to community engagement plans and materials.

Advisory Committee Roles and Responsibilities

The Advisory Committee is composed of ~50 members who shared their opinions, perspectives, study issues, and advising the Project Study Team. The Advisory Committee has also interacted with the community engagement team.

The Advisory Committee members are asked to:

> Participate in 90-minute meetings
>
> Engage and be available for specific questions about their areas of expertise as needed
>
> Participate in stakeholder meetings of interest to their vision

Approach:

The Advisory Committee interacted with the Study Team through formal meetings, and through more focused interactions that drew on their individual talents and areas of expertise and experience. The goal was to identify approximately 50 members, with the knowledge that not everyone could attend each meeting. The composition and contributions of the committee shifted during the course of the study.
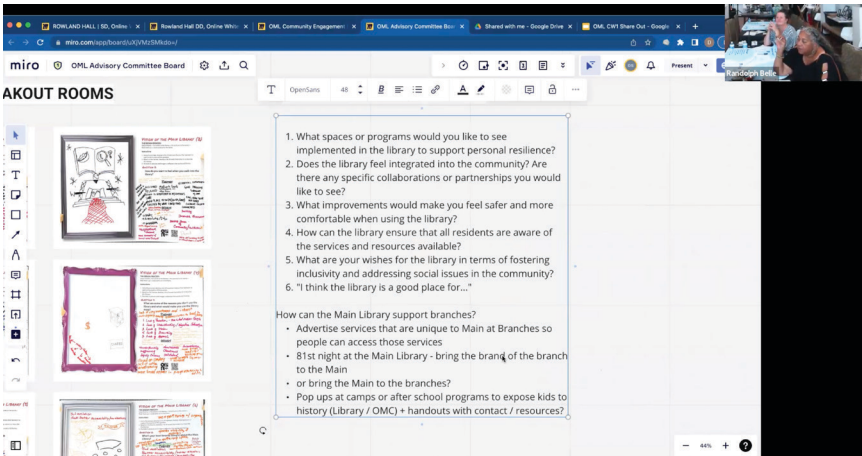
Outcomes:

The outcomes of the Advisory Committee meetings were summarized and included in the final report. Individual Advisory Committee members and their feedback were identified with their consent; the membership, contact information and contributions of the group were not made publicly accessible.

There were three advisory committee meetings in total, with the following agenda:

> Meeting 1: Intro & Summary of Feasibility Study and Community Engagement Process
>
> Meeting 2: Update and Feedback on Community Engagement Process
>
> Meeting 3: Report on Preliminary Feasibility Study Options (Prior to Public Report)

Organizational Partners:

Village Connect

Village Connect's mission is to build the capacity of people to become more self-aware and self-directed resulting in sustainable positive transformation for all. They work across the East Bay with deep ties in Oakland. Village Connect's programs, services, and initiatives are aimed at developing a mindset to improve the lives of not only the individual, but their families, and their communities.

Higher Ground

Higher Ground Neighborhood Development Corp. was founded by a motivated group of dedicated teachers, principals, licensed mental health therapists, and community school experts in 2002 as one of Oakland's first organizations to use a Community Schools Model. They partner with local community-based organizations to support the OUSD Community School Concept. Every year, Higher Ground participates and facilitates local events, fundraisers, field trips, workforce opportunities, and as a lead service agency. Founder Amber Blackwell has been great in engaging young people in the program and was able to recruit youth participants Jamiyah Knight and Deshawn Lewis for the Advisory Committee where their voice has been extremely helpful.

Hidden Gem Youth Media Art Program Participants

Founded in Oakland by a group of independent Black & Brown media professionals and social justice artists who wanted to support displaced youth, Hidden Gem provides a safe space to nurture the next generation of media artists. Over the years they have partnered with organizations around the Bay Area to create innovative content for media campaigns, and designed and implemented strategic educational programs to advance underrepresented artists.

Hidden Gem's Career Pathways Program recruits and trains visual artists in the professional skills necessary to compete in the media industry. Upon completion of their program, the organization provides the young artists with paid contracts, entry-level job placements, externships and access to post-secondary academic programs.


Omnira Institute project

Omnira Institute began in 2003 as a school for sacred knowledge for children of practitioners of spiritual traditions derived from West Africa by way of Cuba, Puerto Rico, and Haiti. The organization's choir, Awon Ohun Omnira (Voices of Freedom) participates in annual Juneteenth and Black History Month celebrations.

Section 2: Community Engagement

2.4.1. Stakeholder Engagement: Community Workshops
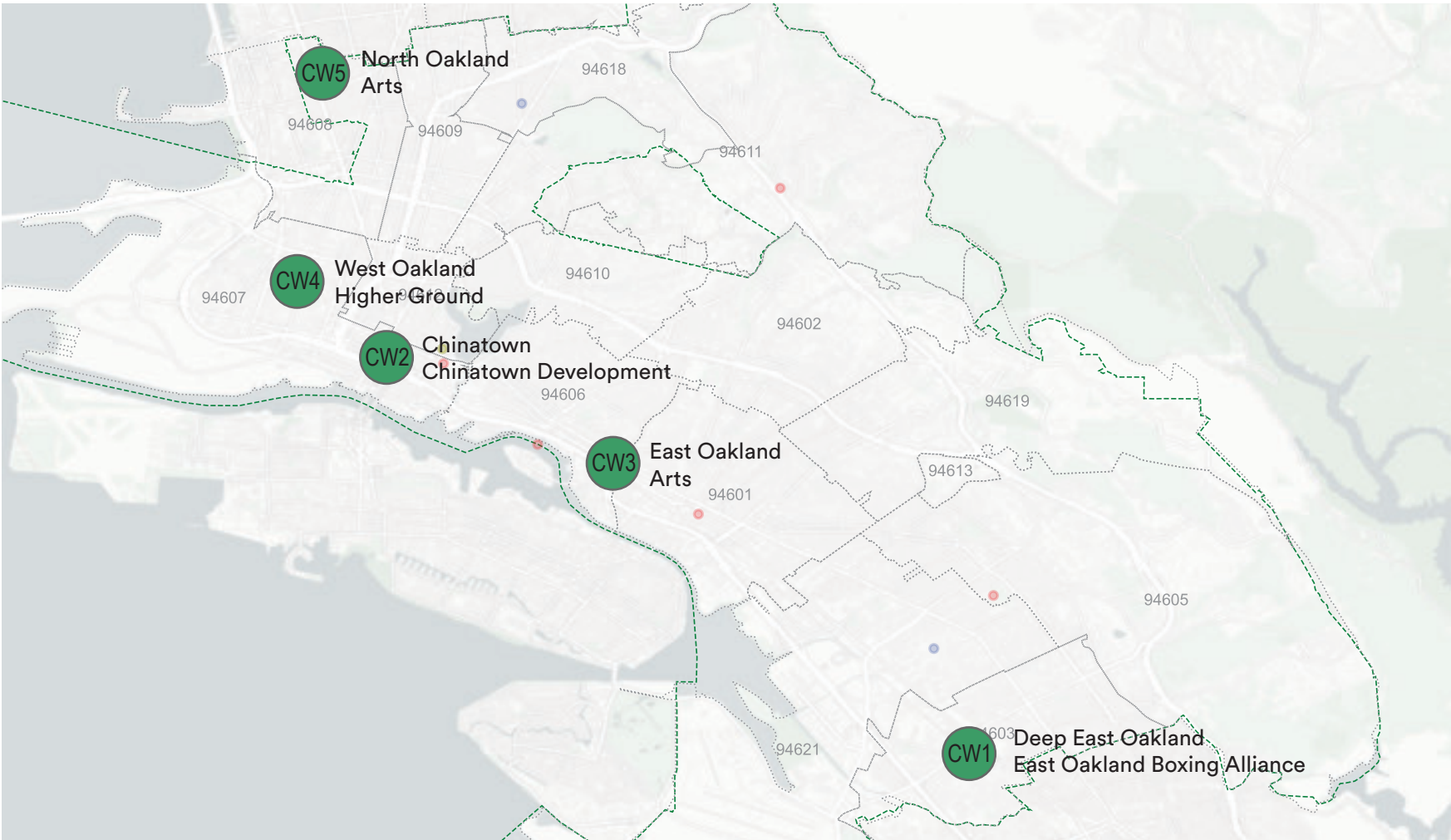
Purpose:

The Community workshops were an interactive approach for residents to come together and share their thoughts, ideas, and concerns. They offered an opportunity for our team to gather firsthand insights into the needs and preferences of different neighborhoods within Oakland. These workshops involved identifying specific interests, potential services, and programming that the community desires from the library. The workshops also served as a means to generate excitement and foster a sense of ownership among the community members regarding the future library and the potential of future programs and services.

Approach:

There were 5 workshops planned in various parts of Oakland. The goal was to have participation from 20-30 actively engaged members of the local community in each neighborhood. We approached this by partnering with community organizations in each area, connecting with local voices and hearing from people who are not current Library users.

Workshop #1: Deep East Oakland @ East Oakland Boxing Alliance — 07/13/23

Workshop #2: Downtown / Chinatown — 09/28/23

Workshop #3: Central East Oakland — 10/19/23

Workshop #4: West Oakland — 10/25/23

Workshop #5: North Oakland / Hills — 11/09/23

Section 2: Community Engagement

2.4.1. Stakeholder Engagement: Community Workshop Activities
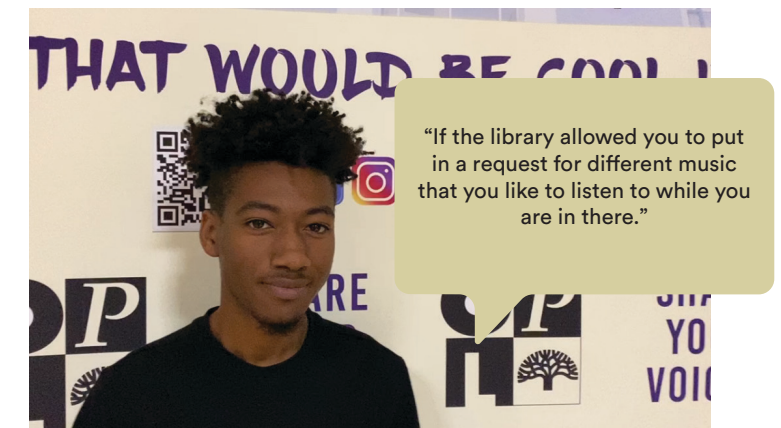
Visioning Questions

Approach / Strategy:

During the "Vision of the Main Library" workshop, participants were separated into several groups and prompted to respond to topics relevant to the Main Library. Selecting a theme from their prompt, participants were then asked to transform their words and translate it into a form of a picture. The goal of this exercise was to find key themes that users felt are essential to include in the new OML program.

"My Library is..." Boards

Approach / Strategy:
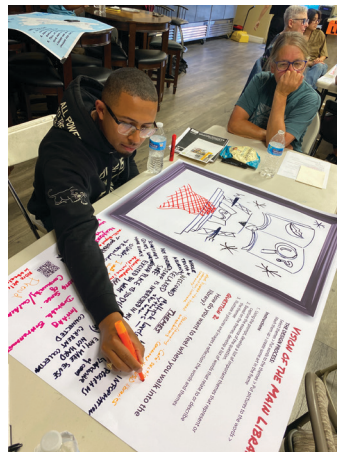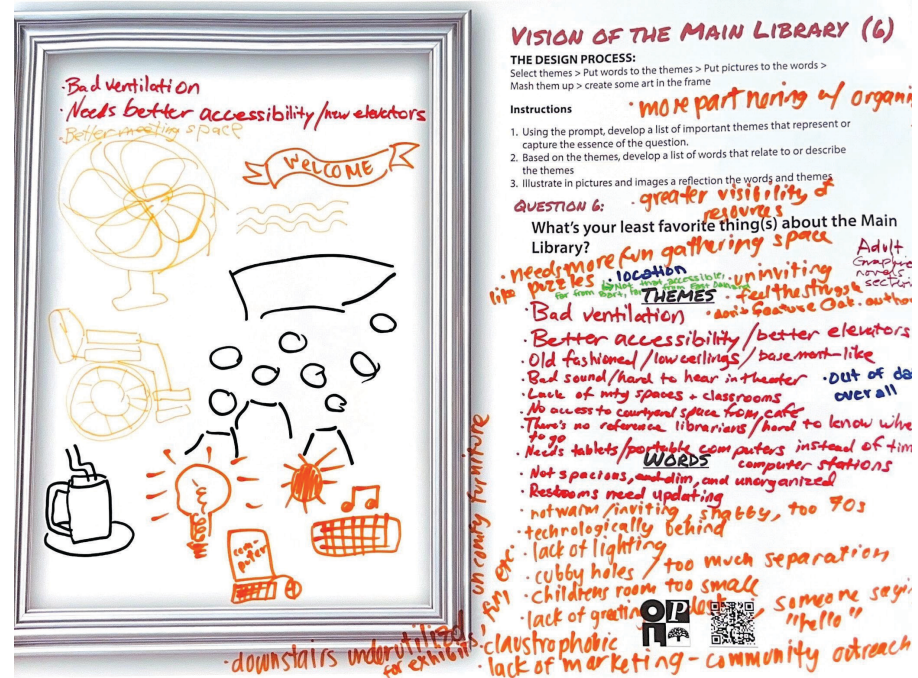
The goal of this strategy was to allow the community to express their goals for a new Main Library in words and images, by collaging pictures and adding words and emphasis of their own.

That Would Be Cool If... videos

Approach / Strategy:
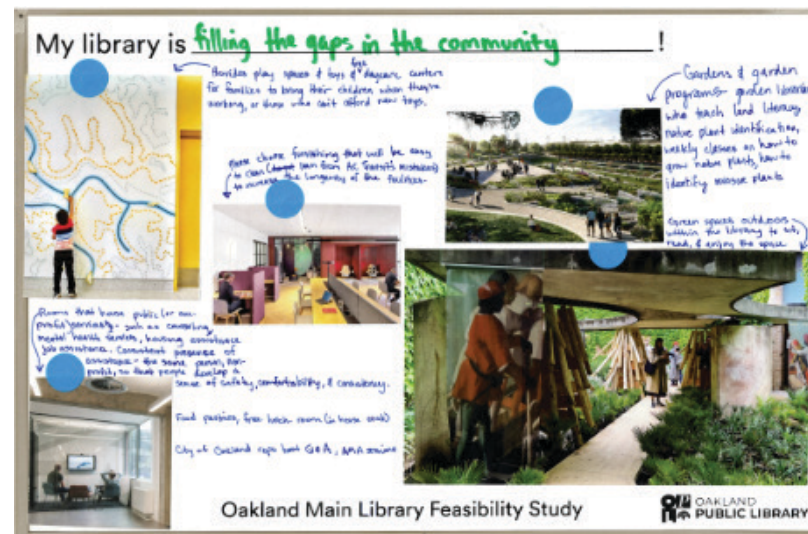
The goal of this strategy was to capture the voices of the community members on how the new OML could incorporate technology and make it accessible to all.

"If the library allowed you to put in a request for different music that you like to listen to while you are in there."

"If the Oakland Public was accessible and inclusive of everyone especially the unhoused community."

"If it had a space where kids can come out and try out the newest technology in a safe space."
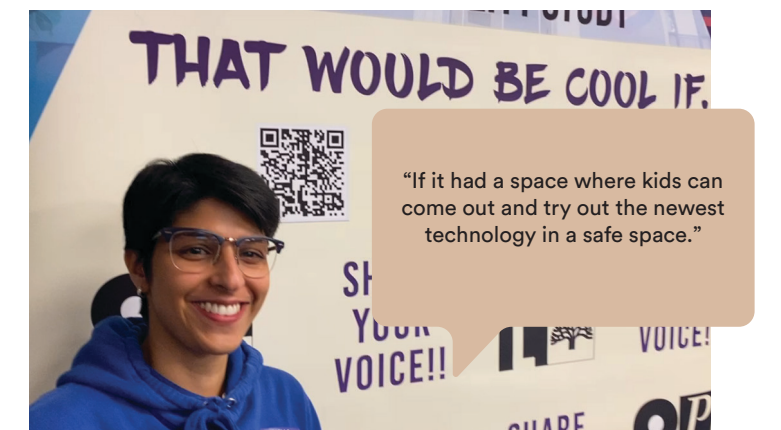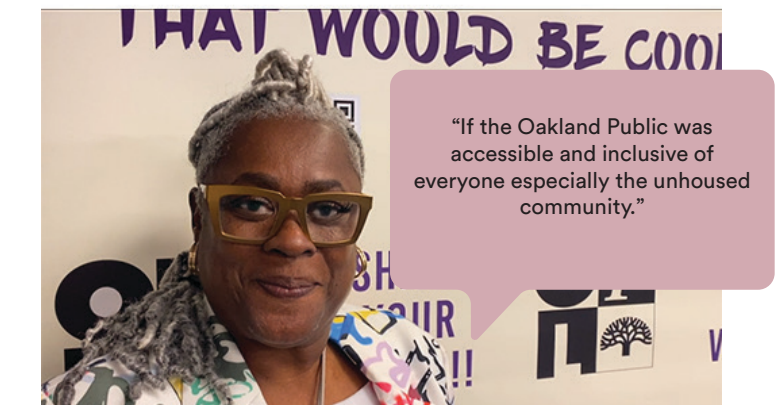
Section 2: Community Engagement

2.4.2. Stakeholder Engagement: Storytelling Workshop
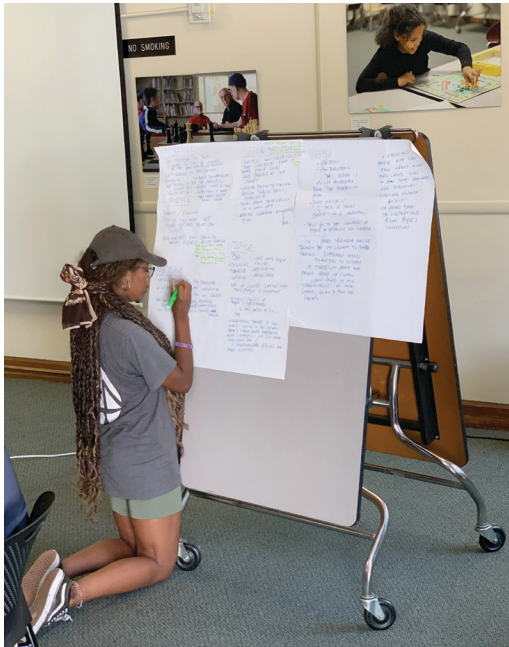
About SFUFF: The SF Urban Film Fest gathers a diverse, engaged audience and uses the power of storytelling to spark discussion and civic engagement around urban issues. We asked what it means to live together and create just and equitable cities.

About Keith Battle (SFUFF Storyteller): Keith Battle has been working in the video industry for 15 years producing content for Bay Area schools, non-profits, musicians and martial artists. His current project, "Beyond the Gap", tackles the complex issue of the "achievement gap", in which many students of color find themselves left out of the tremendous benefits and opportunities of the tech boom. He shared his passion for visual storytelling in classes and workshops that he conducts at the Bay Area Video Coalition. He is the co-instructor of SFUFF's storytelling for urban planners workshops alongside Dimitri Moore. Keith has been building imaginary cities, skate parks, and community centers from an early age influenced by his mother who is an architect and city planner.

Purpose: The storytelling workshop went beyond gathering input on physical facilities and services. It encouraged community members to share their personal stories and experiences related to libraries and community spaces and teaches them how to engage others through storytelling. These stories provided deep insights into the role a library has played in people's lives, how it has impacted their learning, cultural experiences, and sense of belonging. It also built capacity in the audience to develop their own storytelling approaches to share their narratives in the community, hopefully to support the Library as the project continues.

Approach:
Target of ~25 people

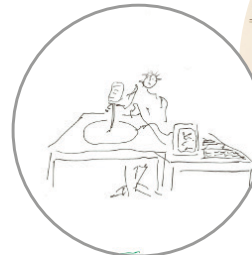**Agenda:**
- Introduction to Storytelling
- Breakout groups to develop shared narrative regarding the OML project
- Share-out at the end

Reporting: The storytelling workshop presented a collection of personal narratives shared by the workshop participants regarding the authentic vision for OML's future. By activating this avenue of engagement, this allowed us to explore the common threads that surface across the narratives.
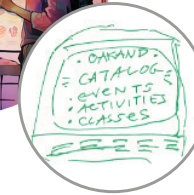
2.4.2. Stakeholder Engagement: Storytelling Workshop

Approach: Using the patrons stories as prompts into the AI platform, Midjourney, we were able to bring to life the text and sketches as an added layer of possibility of how the library could be experienced.

Engagement – Incentives
Create your first demo in the studio at the library

☆ FREE☆ COMMUNITY GATHERINGS BIGGER SPACES
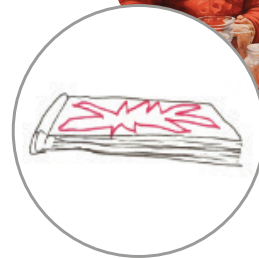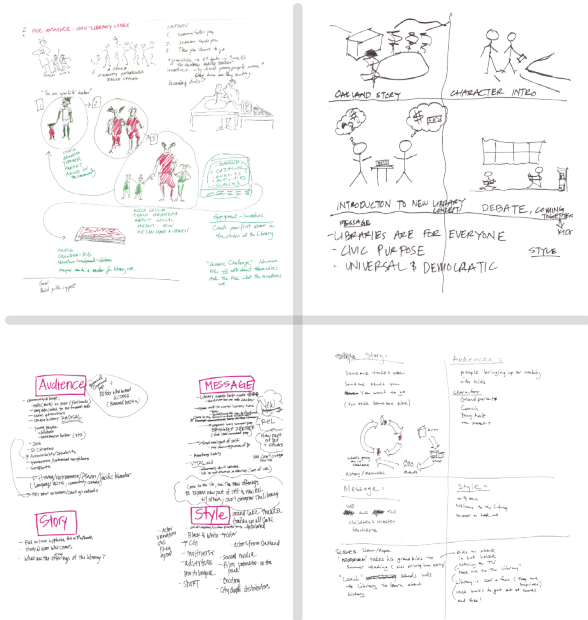
KIDS COULD TEACH GRANDPA ABOUT SOCIAL MEDIA. HOW HE CAN MAKE A VIDEO

COACH GRANDPA TEACHER PARENT ADULTS IN THE COMMUNITY

Chinatown Grandparents + children

Recording studio?

Engagement – Incentives
Create your first demo in the studio at the library

2.4.4. Stakeholder Engagement: Model Building Workshops

Workshop 1 - Nov. 1, 2023 -OPL 81st Avenue Branch

Objectives:

- Engaged youth through their hands and senses (i.e., mode-building and sensory explorations to erase barriers)
- Unearthed the youth's core values and aspirations and how to apply them to the library renovation (includes both tangible and intangible assets and aspects)
- Identify on how to improve the library and connection to the community
- Empower youth to be their own library designers-explore various creative methods, establish empathy, and uplift intuitive knowledge
- Create a library that encapsulates the aforementioned objectives

A Youth-Focused Methodology :

The Place-It! workshop humanized the design process by having the youth tap into their visual, spatial and emotional language of space. Rather than starting with the existing library floor plan, participants took a step back to explore place through their lived experiences. The communal nature of this process provided a platform that everyone participated in regardless of typical barriers such as language, age, ethnicity, and professional training.

WHAT WE DID, SAW, AND HEARD

The Place-It! workshops were intentionally held at libraries after school because many Oakland youth use the library before they go home. Tables and chairs were set up and placed with a construction-paper placemat placed in front of each seat.

1 Individual: Build Your Favorite Library Experience or Favorite Childhood Memory.

Building a childhood memory takes the youth back to a time when they re-discovered that moment in their life where the world made sense for the first time or their first sense of belonging.

Once everyone completed building their memory, everyone presented their favorite memory to the group. Their memories revealed who they were, and where they came from. The builders spoke with conviction as they told compelling, entertaining stories illustrated through the objects, colors, and the details that matter in their memory.

 As a wrap-up, the youth was asked to state common locations, themes that were consistent through everybody's memories. The common themes and key values that emerged were: nature, physical activity, shelter, access, sharing, family, love, curiosity, imagination, and seasonal and holiday patterns. While the memories were the hook, the physical model became the data needed to design their library.

This excerise promoted empathy between the youths and helped define the group's core values no matter how diverse it is. More importantly, the youth was informed that this is their DNA for design-and uplift their experiences into the current design process. Once youths realize this, they understood why design and their voice matters.

These exercise accomplished the following:

- Help youths understand how their bodies relate to the built environment.
- Illustrate how human nature looks for comfort in the built environment.
- Introduce them to design, and architecture.

Workshop 2 - Nov. 6, 2023 -OPL Rockridge Branch

Section 2: Community Engagement

2.4.4. Stakeholder Engagement: Model Building Workshops

2 Teams: Build Your Ideal Library

Through art making, the youth group used their imagination, hands, objects and place for infinite collective possibilities.

The youth quickly tested, communitcated and illustrated their ideas and designs with others through the object's tactile, visual and spatial qualities. This would have been difficult by using drawings, and words alone and would've limited the creative brainstorming process. Through this process new ideas emerged and developed-in a short period of time the library scenarios begin to take form.

Once the time was up each of the teams presented their future library in two minutes to the whole group. Each team identified their members, and presented their library models.

As a wrap-up, the participants were asked to state common themes amongst the three library designs. Many of the libraries were multi-sensory and plants, courtyards and outdoor spaces. They provided a variety of settings for people to read and beyond just the task of doing work. There was wifi, sofas, carpets, computers, and other services people needed. As well as a safe space for children.

Conclusion:

The youth used their memory, senses and aspirations to translate being in into activities that are visual, tactile and playful - the language of how they actually experience the world. These workshops reinforced social and emotional goals by strengthening decision-making, cooperation, conflict resolution skills, and empowering students to know that they are creative, important, and that they can make a difference.

This workshop provided a unique opportunity for youth to develop the core competencies of generating ideas, building ideas, and sharing ideas, in an exciting, action packed session that they will not soon forget.

By listening and documenting stakeholder stories and experiences we can develop a plan that is rooted in their lived experiences and aspirations. We planned, designed and built places of belonging both individually and collectively. These aspirations will live far beyond the plan or physical conditions but linger in collective imagination.
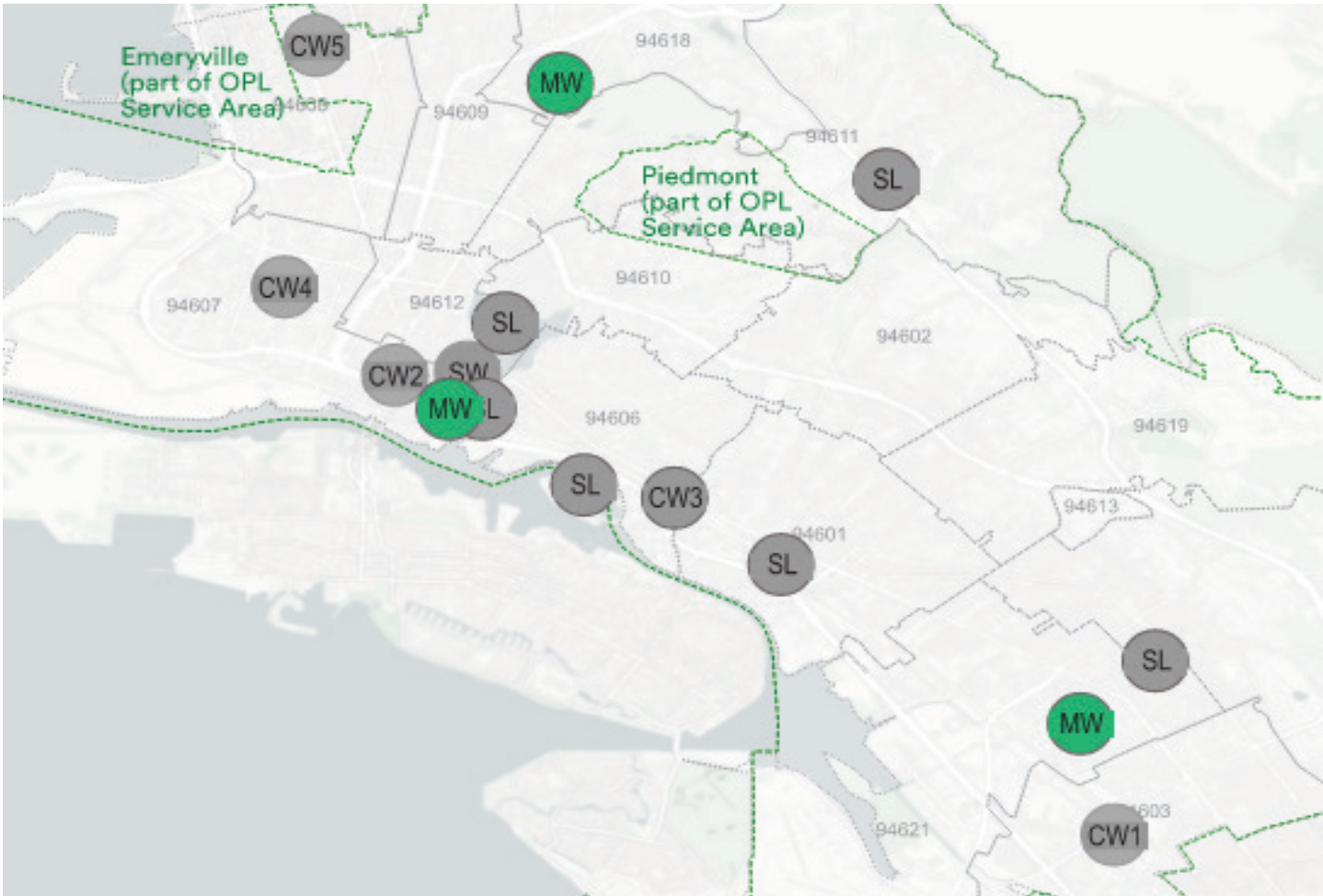
Workshop 3 - Dec. 6, 2023 -Oakland Main Library

2.4.6. Stakeholder Engagement: Community Surveys

Community Survey #1

Hello! Thank you for being here.

The City of Oakland and the Oakland Public Library are embarking upon an effort to study options for the renovation, redevelopment or relocation of the Oakland Main Library on 14th Street. This survey will help the team understand what community members are looking for in the reimagined Main Library!

Let's begin!   press Enter ↵

Purpose: Surveys were a structured way to collect quantitative data on a larger scale. Offering both digital and physical surveys provide convenience and accessibility to community members to provide feedback. The surveys validated and quantify the findings from other engagement methods. They allowed for statistical analysis, identifying trends, preferences, and priorities. The inclusion of both digital and physical surveys ensures that the library captures input from individuals who are comfortable with different communication channels, while also focusing on capturing a breadth of information and participation.

In addition to the Digital Surveys, Street Labs served as an opportunity for individuals who aren't able or do not wish to participate in the online survey to provide feedback.
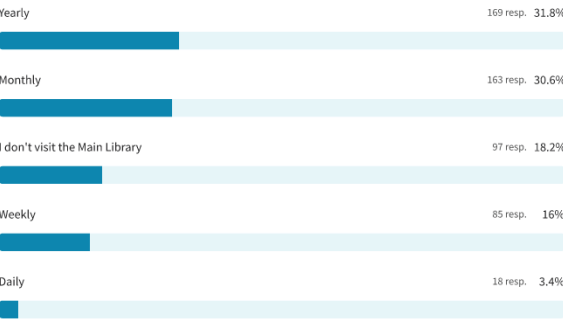
Approach: Two Digital Community Surveys, one early, one later - different prompts

Reporting: Summary report of survey data.
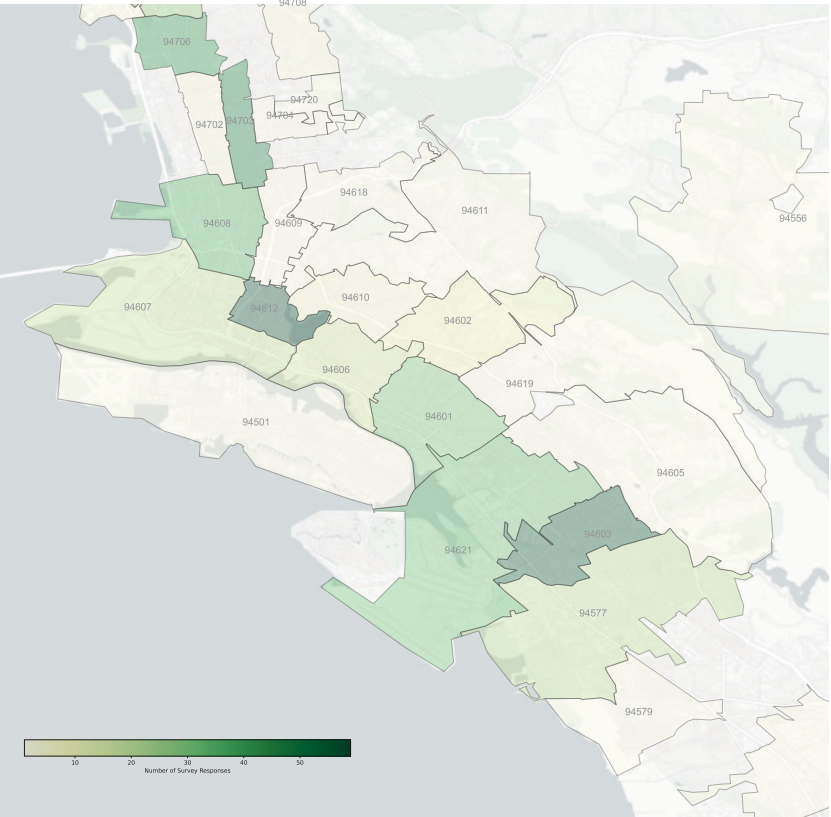
Reimagining the Oakland Main Library

533 responses

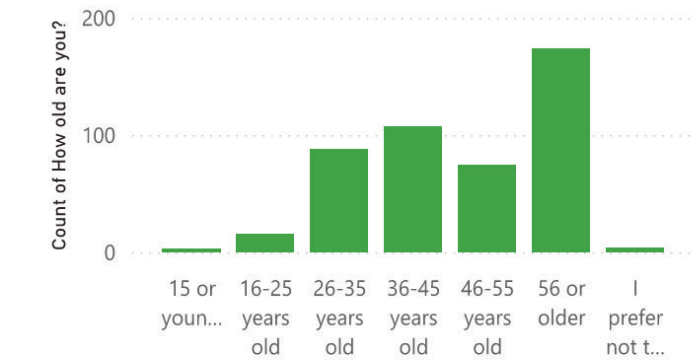How often do you visit the Main Library?
532 out of 533 answered

Yearly	169 resp.	31.8%
Monthly	163 resp.	30.6%
I don't visit the Main Library	97 resp.	18.2%
Weekly	85 resp.	16%
Daily	18 resp.	3.4%

(For more detailed information, please see the full survey response analysis in the Appendix)
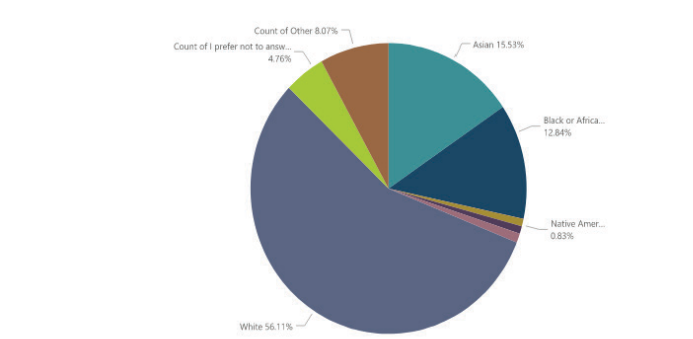
Respondants by Zip Code

Age

Race

Summary of Responses to Question:

"What keeps you from visiting the Main Library?"
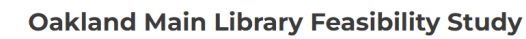
Word size reflects frequency of appearance.

Section 2: Community Engagement

2.4.7. Stakeholder Engagement: Online Communication

Online Communication

Purpose: To build an audience and momentum for events and surveys related to the feasibility study.

Approach:

- Project Website: Create a dedicated project website that served as a central hub for information. The website featured updates on the progress of the feasibility study, details about upcoming events and workshops, and a platform to showcase the outcomes of the community events. Visitors can easily access project materials, provide feedback, and stay informed about opportunities to participate. (https://www.oaklandca.gov/topics/oakland-main-library-feasibility-study)

- Project Newsletter: Based on the email list developed by signups through the project website, send out project-specific newsletters on a regular basis. The newsletter provided insights into the various stages of the feasibility study, highlighted community stories, and shared event announcements.

- OPL Newsletter Updates: Prepared content for OPL's existing newsletter to disseminate updates about the feasibility study. Leveraged OPL's established subscriber base to reach a wider audience and keep them informed about the ongoing community engagement efforts, progress, and opportunities for involvement.

- Social Media: Leveraged social media platforms to engage with the community. Regular posts will showcase event details, share participant stories, and foster dialogue. Engaging visuals, infographics, and video clips will be used to capture attention and drive engagement.

- Media: Forged connections with local media outlets, both digitally and physically, to amplify the project's visibility. Featured articles and interviews will be conducted to share the importance of the feasibility study, promote events, and spotlight community voices.

Section 3: Needs Assessment

Section 3: Needs Assessment

3.1. Visioning Process

This study outlines a collaborative and community-centered feasibility process to align the Main Library's vision with community needs, sustainability goals, and strategic priorities. By integrating stakeholder workshops, cultural influences, and technical analysis, the study emphasizes inclusivity, creativity, and functionality.

The process begins with foundational input through the OPL Visioning Workshop, All-Staff Survey, Community Workshops, Model Building Workshops, and a Community Survey, ensuring broad and diverse participation. These insights are refined during Advisory Committee Meetings and synthesized into a cohesive Main Library Vision, capturing the library's goals and characteristics.

From this vision, a Proposed Program is developed, shaped by the OPL Programming Workshop, and finalized into actionable Feasibility Options. The process aligns with sustainability goals, city mandates, and operational priorities to ensure meaningful and implementable outcomes.

Three key diagrams illustrate the core aspects of the process:

1. **Design Priorities Diagram:** Highlights stakeholder priorities, including flexible and comfortable furniture, versatile meeting spaces, technology integration, and recognition of contributions.

2. **Community Engagement Framework:** Shows how diverse inputs are gathered, synthesized, and applied to shape a shared vision.

3. **Visioning Process Diagram:** Details the iterative steps for translating ideas into actionable design solutions, emphasizing collaboration and adaptability.

Visioning Process (Key Steps):

● Conduct Stakeholder Workshops: Engage stakeholders to gather insights and priorities.

● Synthesize Feedback: Identify key themes and translate them into actionable goals.

● Develop and Refine Designs: Create conceptual designs and refine them iteratively.

● Integrate Culture and Identity: Ensure design solutions reflect the community's culture and values.

● Validate Outcomes: Review results with stakeholders to align with the shared vision.

This diagram illustrates the feasibility process, outlining each phase of this scope.

Activities and Programs from Community Input

(text size scaled by frequency of appearance)

3.2. Service Level Assessment

Oakland Main Library Feasibility Study

Workshop 3 - Service Level Analysis

Service Levels Recomendations from 2006 Master Facility Plan

3.2. Service Level Assessment

Oakland Main Library Feasibility Study

Workshop 3 - Service Level Analysis

Service Levels Recomendations from 2006 Master Facility Plan

Service Levels Recomendations from 2006 Master Facility Plan

Existing and Proposed Service Levels

	2000 Service Level	Proposed Guidelines	Proposed 2020 Service Levels
Population	417,278 people		467,000 people
Collection	1,030,600 vol. 2.4 vol./capita	3 vol./capita	1,400,000-1,550,000 vol.
Seating	913 seats 2.1 seats/1000 pop	3-4 seats/1000 pop	1,400-1,900 seats
Computers	169 comp. 4 comp/1000 pop	1.5-1.7comp/1000pop	700-825 comp.
Storytelling	~150 seats .34 seats/1000 pop	25-40 seats/facility	245-350 seats
Community Rm	567 seats 2 seats/1000 pop	3-4 seats/1000 pop	1,500-1,775 seats
Group Work	0 seats	0-18 seats/branches 30-40 seat at main	130-215 seats
Library Space	170,740 sf .38 sf/capita	.7-9 sf/capita	325,000-420,000 sf

Main Library Space	82,000 sf 0.19 sf / p	0.3 - 0.4 sf / p	120,000 - 160,000 sf

3.2. Service Level Assessment

Oakland Main Library Feasibility Study

Workshop 3 - Service Level Analysis

Service Levels Recomendations from other States

(California has no State Standards)
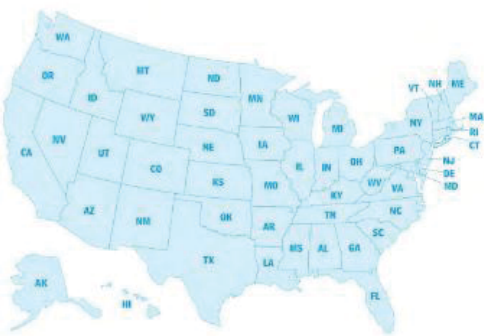
State	Virginia (2019) https://www.lva.virginia.gov/lib-edu/ldnd/standards/PFLE.pdf	Texas (2014) https://www,tsl.texas.gov/sites/default/files/public/tslac/plstandards/2014%20TLA_Standards_Final.pdf	North Carolina (2021) https://statelibrary.ncdcr.gov/north-carolina-public-library-standards/download?attachment	Kentucky (2017) http://kpla.org/wp-content/uploads/2019/10/Standards-6th-edition-2016-2017-final.pdf	Oregon (2021) https:www.olaweb.org/assets/PLD/PLDStandards/PLD-Standards-2021update-FINAL-071921.pdf
Collection Size	No Numeric Standard	Collection size per capita: 1.53 items per capita - 1.64 items per capita	No Numeric Standard	Essential: Spend $2.25 per capita for collection expenditures. Enhanced: Spend $4.50 per capita for collection expenditures. Exemplary: Spend at least $6.75 per capita for collection materials.	No Numeric Standard
Library Space	* = 0.6 sf/per person **= 0.7 sf/per person** *** = 1.0 sf/per person	No Numeric Standard	Essential 0.6 square feet/per person **Enhanced 0.65 square feet/per person** Exemplary 0.7 square feet/per person	Essential 0.6 square feet/per person **Enchanced 0.8 square feet/per person** Exemplary 1.0 square feet/per person	No Standard, but Mean for population over 100,000 is identified as **0.53 sf/per person**
Computers	No Numeric Standard	1 working computer for public use per 1,500 population served	Essential 25 PACs per 25,000 Enhanced 37.5 PACs per 25,000 Exemplary 50 PACs 25,000	No Numeric Standard	No Numeric Standards, but policy suggestions based on Urban Libraries Council Library Edge

3.2. Service Level Assessment

Oakland Main Library Feasibility Study
Workshop 3 - Service Level Analysis

INSTITUTE of Museum and Library SERVICES

Peer Institutions from the Public Library Survey Data:

Library System Name	City	State	Population	County	County Population	Branches	Population / Branch	Central Library Name	Sq Ft
HAYWARD PUBLIC LIBRARY	HAYWARD	CA	160,311	ALAMEDA	1,662,323	1	80,156	HAYWARD PUBLIC LIBRARY	58,000
EUGENE PUBLIC LIBRARY	EUGENE	OR	171,210	LANE	382,986	2	57,070	EUGENE PUBLIC LIBRARY	93,041
BIRMINGHAM PUBLIC LIBRARY	BIRMINGHAM	AL	209,880	JEFFERSON	655,342	18	11,046	BIRMINGHAM PUBLIC - CENTRAL BRANCH	229,800
ROCHESTER PUBLIC LIBRARY	ROCHESTER	NY	210,565	MONROE	740,900	10	19,142	ROCHESTER PUBLIC LIBRARY	330,000
KANSAS CITY PUBLIC LIBRARY	KANSAS CITY	MO	218,765	JACKSON	705,925	9	21,877	CENTRAL LIBRARY	175,000
JACKSON COUNTY LIBRARY SERVICES	MEDFORD	OR	221,290	JACKSON	221,844	14	14,753	JACKSON COUNTY LIBRARY SERVICES	83,191
CAPITAL AREA DISTRICT LIBRARY	LANSING	MI	238,859	INGHAM	290,609	12	18,374	CAPITAL AREA DISTRICT LIBRARY	75,000
NORFOLK PUBLIC LIBRARY	NORFOLK	VA	246,256	NORFOLK	242,803	11	20,521	SLOVER LIBRARY	135,000
JERSEY CITY FREE PUBLIC LIBRARY	JERSEY CITY	NJ	247,597	HUDSON	671,666	9	24,760	JERSEY CITY PUBLIC LIBRARY	87,118
VENTURA COUNTY LIBRARY	VENTURA	CA	248,007	VENTURA	841,387	13	17,715	E. P. FOSTER LIBRARY	33,000
SPRINGFIELD-GREENE COUNTY LIBRARY DISTRICT	SPRINGFIELD	MO	275,174	GREENE	294,997	9	27,517	THE LIBRARY CENTER	83,000
SAINT PAUL PUBLIC LIBRARY	SAINT PAUL	MN	315,925	RAMSEY	547,903	12	24,302	ST. PAUL PUBLIC LIBRARY - CENTRAL	90,353
CITY OF ST. LOUIS MUNICIPAL LIBRARY DISTRICT	ST. LOUIS	MO	319,294	ST. LOUIS CITY	297,645	16	18,782	CENTRAL LIBRARY	190,870
ALLEN COUNTY PUBLIC LIBRARY	FORT WAYNE	IN	355,329	ALLEN	382,187	13	25,381	ALLEN COUNTY PUBLIC LIBRARY	367,000
NEW ORLEANS PUBLIC LIBRARY	NEW ORLEANS	LA	389,476	ORLEANS	389,476	14	25,965	NEW ORLEANS PUBLIC LIBRARY	146,902
CLEVELAND PUBLIC LIBRARY	CLEVELAND	OH	398,453	CUYAHOGA	1,227,883	27	14,230	CLEVELAND PUBLIC LIBRARY	529,204
CARNEGIE LIBRARY OF PITTSBURGH	PITTSBURGH	PA	399,948	ALLEGHENY	1,211,358	18	21,050	CARNEGIE LIBRARY OF PITTSBURGH	148,845
OAKLAND PUBLIC LIBRARY	**OAKLAND**	**CA**	**433,697**	**ALAMEDA**	**1,662,323**	**17**	**24,094**	**OAKLAND MAIN LIBRARY**	**82,000**
VIRGINIA BEACH PUBLIC LIBRARY	VIRGINIA BEACH	VA	454,448	VIRGINIA BEACH	451,231	9	45,445	CENTRAL LIBRARY	95,000
DAYTON METRO LIBRARY	DAYTON	OH	458,677	MONTGOMERY	531,610	20	21,842	DAYTON METRO LIBRARY	227,425
LONG BEACH PUBLIC LIBRARY	LONG BEACH	CA	472,217	LOS ANGELES	9,943,046	11	39,351	BILLIE JEAN KING MAIN LIBRARY	94,650
SONOMA COUNTY LIBRARY	ROHNERT PARK	CA	492,980	SONOMA	489,819	14	32,865	CENTRAL LIBRARY	61,800
OMAHA PUBLIC LIBRARY	OMAHA	NE	554,594	DOUGLAS	574,332	11	46,216	W DALE CLARK LIBRARY	122,490
MILWAUKEE PUBLIC LIBRARY	MILWAUKEE	WI	587,369	MILWAUKEE	945,016	12	45,182	MILWAUKEE PUBLIC LIBRARY	457,919
ENOCH PRATT FREE LIBRARY	BALTIMORE	MD	611,648	BALTIMORE CITY	586,131	21	27,802	ENOCH PRATT CENTRAL	349,713
ALBUQUERQUE/BERNALILLO COUNTY LIBRARY SYSTEM	ALBUQUERQUE	NM	662,564	BERNALILLO	681,666	17	36,809	ALBUQUERQUE/BERNALILLO COUNTY MAIN LIBRARY	119,050
DISTRICT OF COLUMBIA PUBLIC LIBRARY	WASHINGTON	DC	689,545	DIST OF COLUMBIA	712,816	26	25,539	MARTIN LUTHER KING JR. MEMORIAL LIBRARY	440,000
NASHVILLE PUBLIC LIBRARY	NASHVILLE	TN	694,144	DAVIDSON	694,176	20	33,054	NASHVILLE PUBLIC LIBRARY	300,000

OAKLAND PUBLIC LIBRARY

Section 3: Needs Assessment

3.2. Service Level Assessment

Oakland Main Library Feasibility Study
Workshop 3 - Service Level Analysis

INSTITUTE of
Museum and **Library**
SERVICES

Peer Institutions from the Public Library Survey Data:

Metric:	Max	Min	Median
Total Library Space	800,779 sf 2.03 sf/per person	66,567 sf 0.35 sf/per person	278,989 sf 0.8 sf/per person
Collection Size	6,543,445 items 16.42 items/per person	226,164 items 0.91 items/per person	2,123,514 items 6.07 items/per person
Visits/Programs	2,338,083 visits 5.08 visits/per person	52,956 visits 0.21 visits/per person	805,791 visits 2.30 visits/per person
Computers	1,475 PACs 2.30 PACs/per person	63 PACs 0.29 PACs/1000 per person	377 PACs 0.87 PACs/1000 per person

OAKLAND
PUBLIC LIBRARY

ehdd.

Section 3: Needs Assessment

3.2. Service Level Assessment

Service Area Population: 447,938

Metric	Current Values (2022 PLS Data for OPL)	Recommended Target	Reasoning
Total Library Space	0.45 sf / per person	1 sf / per person	Range of Peer Institutions is 0.35 and 2.03, and state metrics range between 0.6 - 1.0.
Collection Size	Physical Collection: 1,088,728 2.43 items /per person	Recommended Target for Collection Size to be determined by full project design as mix of physical / digital offerings continues to shift	Range of Peer Institutions is very wide (0.0 - 6.4). State Metrics mostly don't touch on this, 3.0 is aligned with 2006 recommendation.
Visits / Programs	Physical Visits: 999,085 2.23 visits / per person	3 Visits / per person	Range of Peer Institutions is very wide (0.21 - 5.8). State Metrics mostly don't touch on this. Current value (2.23 is very close to peer median, but 3.0 is an optimistic target given aspirations around new programs and services.
Computers	Internet Computers: 270 1 computer / 1660 per person	1 computer (or seat for computer use) / 500 p (acknowledging shift to BYOD computing)	Range of Peer Institutions is wide (0.23 - 2.3). State Metrics range from 1:1500, 2006 recommendation is between 1:580 - 1:660. Given Digital Divide issues in Oakland, being on the high end seems appropriate.

Section 3: Needs Assessment

3.2. Service Level Assessment
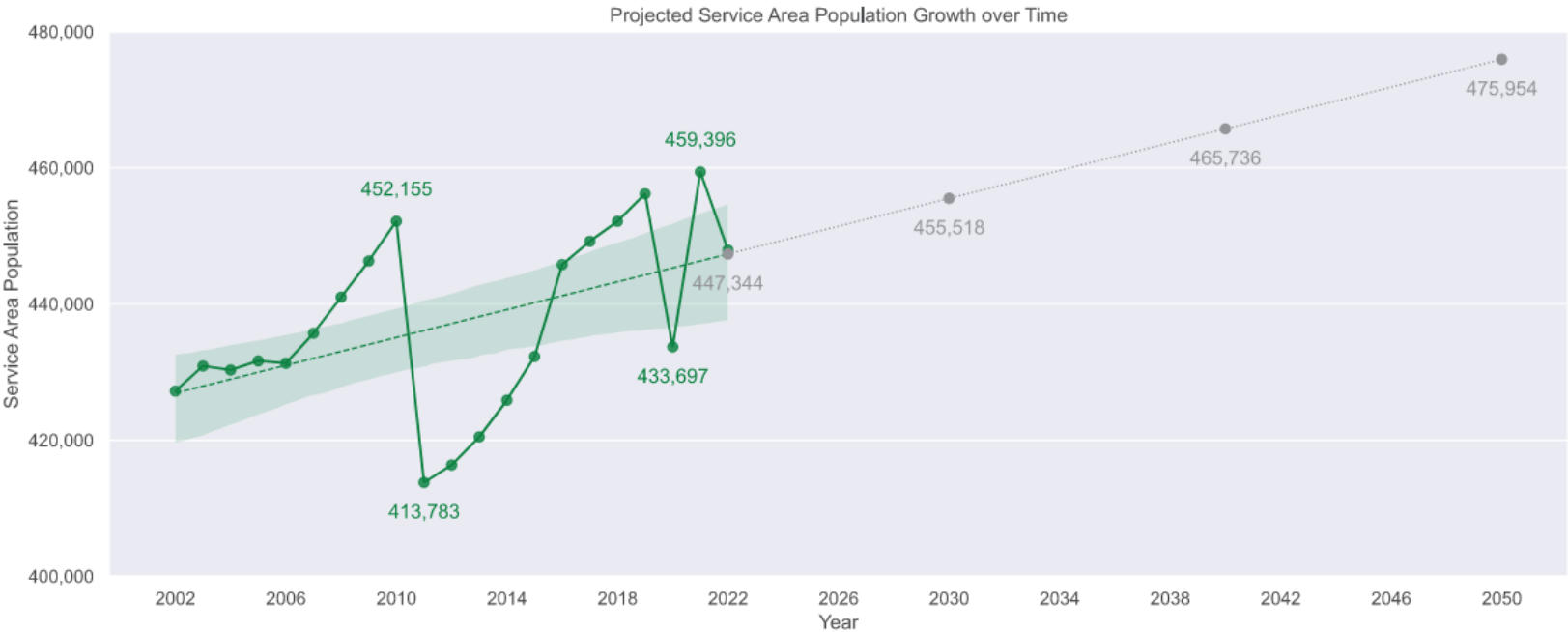
Figure 3: Projected Service Area Population Growth

Projected Service Area Population (2050): 475,954

Metric	Recommended Target	Result (System Wide)
Total Library Space	1 sf / per person	475,000 sf
Collection Size	TBD	TBD
Visits / Programs	3 Visits / per person	1,425,000 Visits
Computers	1 computer (or seat for computer use) / 500 p (acknowledging shift to BYOD computing)	950 Computers or seats for BYOD use

Section 3: Needs Assessment

3.3. Program

Precedent Library/Facilities Program Comparisons

What is a Program?

The programming process in architecture is a foundational phase in any building project, serving as the bridge between conceptual vision and the physical design of a space. It involves analyzing and translating the goals, activities, and needs of a building's users into specific spatial and functional requirements. This process is highly collaborative, often bringing together architects, stakeholders, and end users to define the project's scope and priorities. Programming ensures that the design aligns with practical functionality while also accommodating future growth, flexibility, and innovation.

At its core, architectural programming involves several key steps. First, the identification of needs establishes what activities the building must support. For the new Main Library, this includes defining how spaces will serve library patrons, such as quiet study zones, collaborative areas, or dedicated spaces for collections. Second, the quantification of spaces outlines the sizes, relationships, and adjacencies of these areas to ensure they work cohesively. For example, understanding the required balance between closed stacks—traditionally used for archival or less-frequently accessed materials—and browsable stacks that invite public interaction is central to the Main Library's new program. Similarly, programming considers user flow to ensure smooth navigation and access between these spaces.

Another key element of programming is flexibility and adaptability, particularly for community-centered spaces like libraries. Modern libraries are no longer just repositories of books but multi-purpose hubs for learning, collaboration, and social interaction. For the Main Library, this means incorporating new meeting and collaboration spaces—flexible rooms that can accommodate workshops, small group meetings, or larger events. These areas are essential for fostering engagement, supporting community programs, and accommodating technology-driven learning environments. Additionally, the program may include quiet study areas and open workspaces to cater to a range of user needs, from individuals seeking solitude to groups working on shared projects.

Finally, the programming process addresses character and identity. Beyond functionality, programming includes considerations for furnishings, finishes, and design elements that shape the library's atmosphere. For the Main Library, this could involve ensuring spaces feel welcoming, accessible, and inspiring, with thoughtful integration of technology, natural light, and open layouts.

Overall, the programming process acts as a roadmap for decision-making, balancing the library's evolving role as both a cultural institution and a modern community space. By prioritizing flexibility, accessibility, and user needs, the updated program for the Main Library will better serve Oakland's diverse community while aligning with contemporary library trends and long-term growth.

Program Research and Analysis

In developing the Draft program for the new and improved Main Library, we looked at the following sources:

1) Community Feedback from the Community Engagement Workshops

2) Community Feedback from the Community Survey

3) Reviewing OPLs goals and vision for their operations going forward, including:
   a) Meetings with the OPL Executive Stakeholders
   b) An All OPL Staff Survey
   c) Meetings with specialty stakeholder groups within OPL:
      - Information Technology
      - Children Library
      - Teen Services

4) Reviewing the existing uses of the Oakland Main Library (by touring and reviewing drawings of the existing facility)

5) Review the programs of relevant Precedent Facilities (by reviewing drawings and published material of the existing facilities).

6) Comparing Metrics to relevant Peer Institutions and other State Mandates

Oakland Main Library
Total Area: 82,000 GSF
Footprint: 26,000 GSF
Floors: 5

Calgary Central Library
Total Area: 240,000 GSF
Footprint: 57,000 GSF
Floors: 6

Hayward Library
Total Area: 58,000 GSF
Footprint: 22,000 GSF
Floors: 3

Austin Main Library
Total Area: 198,000 GSF
Footprint: 36,000 GSF
Floors: 6

Missoula Public Library
Total Area: 106,676 GSF
Footprint: 29,209 GSF
Floors: 4

Multnomah Central Library
Total Area: 120,000 GSF
Footprint: 28,864 GSF
Floors: 8

Space Breakdown - Calgary Library

Legend:
- Public Meeting Rooms
- Public Gathering and Reading Areas
- Special Audience: Children
- Special Audience: Teens
- Public Collection Materials (reference, periodicals, etc)
- "Special Collections" (map room, history room)
- Library Services (reference, circulation)
- BOH Collection Materials (stacks)
- Administrative Areas
- Technical Services (acquisitions, cataloging, processing)
- Support spaces: public (restrooms)
- Support spaces: BOH (MEP, storage)
- Circulation

Section 3: Needs Assessment

3.4. City Priorities and Mandates

Research list of City Requirements and Priorities include summary page in Report with brief summary and links to City documents.

The City of Oakland is actively pursuing the renovation and potential relocation of its Main Library to better serve the community's evolving needs. Key priorities and mandates include:

1. Long-Term Financial Sustainability

● **Funding Oversight:** The Library Commission ensures that public funds, including those from Measures Q and D, are utilized as mandated.

● **Advocacy for Resources:** The Commission advocates for adequate funding, emphasizing the necessity of a new or expanded Main Library to accommodate Oakland's growing population.

2. Community Engagement and Awareness

● **Public Outreach:** Efforts are underway to inform residents about the financial status of the Oakland Public Library (OPL), the need for a new Main Library, and available programs and services.

● **Collaborative Planning:** The City is engaging with residents to envision the future of the Main Library, ensuring it reflects community needs and aspirations.

3. Infrastructure Improvements

● **Facility Upgrades:** The Main Library has undergone critical infrastructure enhancements to improve patron experiences and staff workspaces, with a reopening scheduled for December 2, 2024.

● **Feasibility Studies:** The City is conducting studies to explore options for renovating, redeveloping, or relocating the Main Library, aiming to align with modern library standards and community expectations.

These initiatives demonstrate Oakland's commitment to providing a modern, accessible, and well-funded Main Library that serves as a cornerstone for community engagement and learning.

Links to City Documents:

1. Long-Term Financial Sustainability

Funding Oversight:

https://oaklandlibrary.org/wp-content/uploads/sites/100/2024/10/ATT-D-Draft_ActionPlan2024-r2.pdf?utm_source=chatgpt.com

Advocacy for Resources:

https://oaklandlibrary.org/wp-content/uploads/sites/100/2021/08/Library-Advisory-Commission-Informational-Memo.pdf?utm_source=chatgpt.com

2. Community Engagement and Awareness

Public Outreach:

https://oaklandlibrary.org/wp-content/uploads/sites/100/2024/02/ATT-C-LAC-Strategic-Plan-2021-1.pdf?utm_source=chatgpt.com

Collaborative Planning:

https://www.oaklandca.gov/topics/oakland-public-library-feasibility-study?utm_source=chatgpt.com

3. Infrastructure Improvements

Facility Upgrades:

https://oaklandlibrary.org/news/the-main-library-to-reopen-december-2-after-infrastructure-upgrades/?utm_source=chatgpt.com

Feasibility Studies:

https://oaklandlibrary.org/about-the-library/library-feasibility-study/?utm_source=chatgpt.com
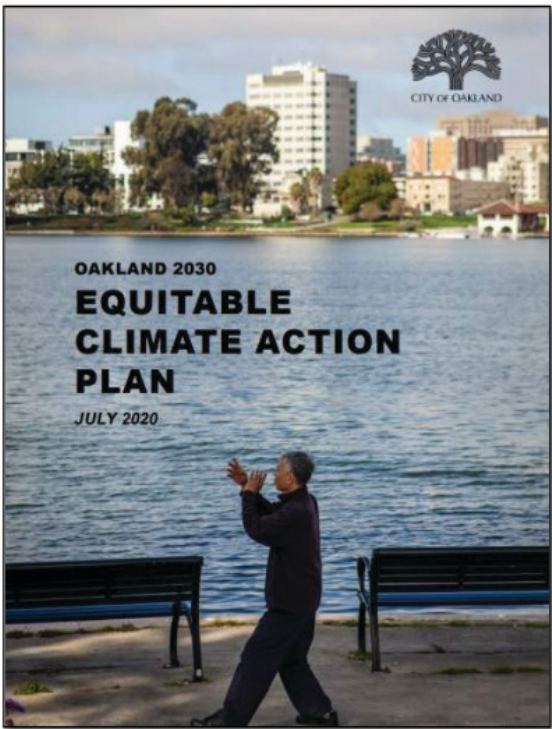
Oakland ECAP
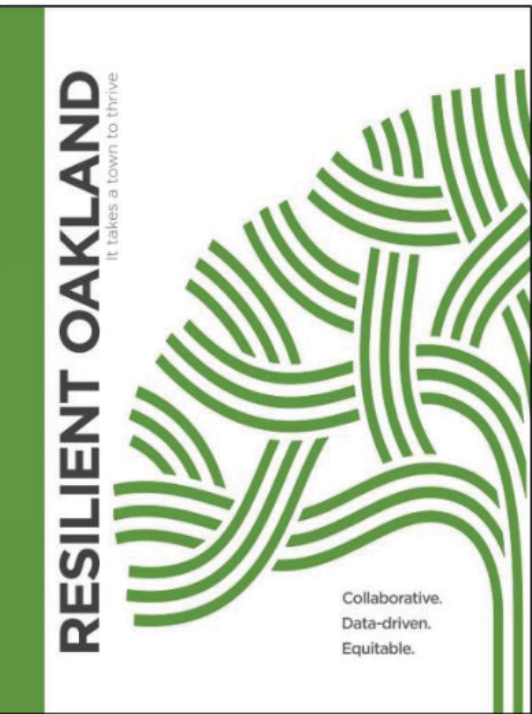
Oakland Resiliency Playbook

See Climate Resilience Workshop in the Appendix

Section 3: Needs Assessment

3.4.1 Changes to Library Spaces

Changed Relationship to Books and Media

A key change to a new, modern Main Library will be a change in the relationship to books and media. Despite modernization efforts over the years, the existing Oakland Main Library still has a majority of book storage in closed stacks, accesible to the public by looking up a resource in the catlapog and requesitng a Library staff to retrieve it. Since the Oakland Main was designed, Public Libraries have undergone a fundamental change in the approach to storing and accessing books and media, with primarily open book stacks which the public can browse freely. The Oakland Public Library has revised how they handle books at the Main Library as much as possible given the constraints of the existing design, but an improved Library will start with changing the relationship to resources by allowing almost all the colleciton to be browseable.

Open stacks will require more space to hold the same ammount of physical materials, because for the public to feel comfortable they need more circulation space than in a back of house staff only area, and for books to be browseable/findable requires more space to display "face out" books and signage, etc. This tradeoff is worth it, because it supports the public's ability to browse, find and enjoy the collection in an intimate, personal way.

In addition to the change from closed to open stacks, modern library design integrates areas for reading and studying into the open stack areas, rather than having rigid separations into specific reading rooms and study areas. By reducing the separation between finding a new, great read and sitting down to enjoy it, this further encourages a more personal, individual realtionship to the collection.

Proposed Program Adjustment:

Category:	Existing:	Proposed:
Closed Stacks	15,116 sf	2,750 sf
Open Stacks	9,726 sf	30,350 sf
Gathering and Reading	9,161 sf	20,000 sf
Sub-total	34,003 sf	53,100 sf
Program Increase		**+ 28,693 sf**

More Space for Children and Teens

The most common feedback during the Feasibilty Study, both from Oakland Public Library staff and from the public during the Community Engagement process was that the most important purpose of the library, and especially the Main Library was to support a strong and healthy relationship between Children and Teens with books and learning.

Compared to other comparable Library spaces, the existing Main Library is lacking in dedicated space for Children and Teens. In addition, the relationship between the Children and Teen spaces are not ideal; closer proximity would be beneficial for families who's older and younger children visit the Library together. In addition, we are proposing adding a dedicated interior Children's Play Area, which ideally will be adjacent to the Children's Area.

Proposed Program Adjustment:

Category:	Existing:	Proposed:
Children's Area	2,953 sf	8,000 sf
Children's Playspace	2,400 sf	2,000 sf
Teen Area	0 sf	6,000 sf
Sub-total	5,353 sf	16,000 sf
Program Increase		**+10,647 sf**

Section 3: Needs Assessment

3.4.2 Changes to Library Spaces

More space for Gathering, Meeting and Working

Another very common comment from the Community Engagement process was the importance of supporting community members in gathering, meeting and working at the Library, both in programed events, and also supporitng their individual needs for space for work.

Compared to other comparable libraries, the existing Main Library is low on dedicated space for meetings, and has no dedicated space for private study or work. In addition, many comparable libraries have dedicated spaces for gathering for speakers or programs, both in formal settings (a Auditorium or Theater) and in informal setting (an Exhibition or Event Center). Many libraries also support gathering around food or drink; we are proposing adding program for a Cafe space.

Proposed Program Adjustment:

Category:	Existing:	Proposed:
Public Meeting Rooms	1,780 sf	5,500 sf
Semi-Private Study	0 sf	1,800 sf
Auditorium / Theater	0 sf	4,600 sf
Exhibition / Event	0 sf	2,500 sf
Cafe	0 sf	1,500 sf
Sub-total	1,780 sf	15,900 sf
Program Increase		**+15,722 sf**
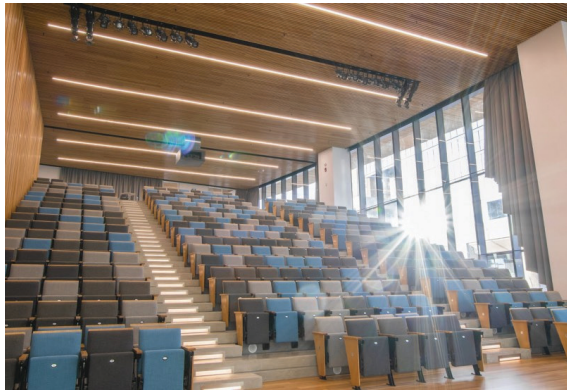
New Spaces for Connecting with Nature, Art, Music and Culture

Another common area of feedback during the Feasibilty Study, both from Oakland Public Library staff and from the public during the Community Engagement process was that the a Main Library for Oakland needed to relate both to the unique natural geography of Oakland, supporting a connection to the lake and it's natural environment, and also to represent and connect to the rich cultural history of Oakland's Art and Music heritage.

In addition, the OPL staff highlighted a desire to support the public in producing Art, Music and culture, not just recieving and consuming it. Many comparable libraries have dedicated Maker or cooking spaces, but the combined OPL and comunity feedback highlighted that a more relevant program for the OPL Main would focus on Music and Art production.

Also, many respondents highlighted the importance of the History Center, Map Room and Music Room in the current Main Library. All offer unique and irreplaceable content that can't be found anywhere else. All would benefit from addtional resources and space to properly archive, preserve and protect the materials housed within and allow the public to engage more deeply with the unique history of Oakland.

Proposed Program Adjustment:

Category:	Existing:	Proposed:
Interior Green Space	0 sf	500 sf
Exterior Green Space	0 sf	2,500 sf
Media Lab	0 sf	3,500 sf
Art Gallery	0 sf	1,200 sf
Special Collections	2,812 sf	5,000 sf
Sub-total	2,812 sf	12,700 sf
Program Increase		+10,888 sf

Section 3: Needs Assessment

3.4.3. Opportunities and Constraints

Existing and Proposed: Area (SF) and Programming Assumptions

Existing Oakland Main Library

+66,000

Proposed Oakland Main Library
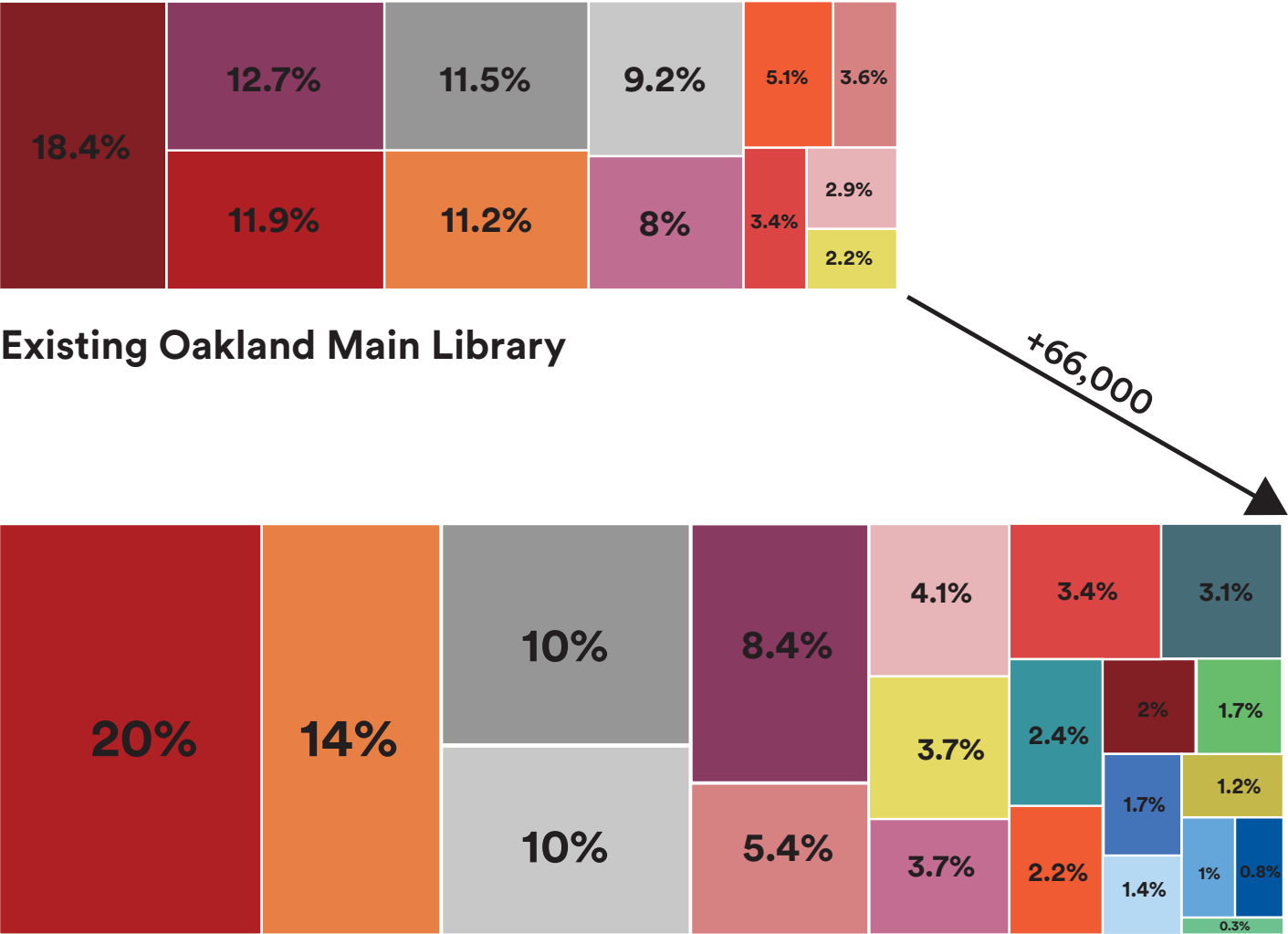
Key and Program Adjustments

	PROGRAM ELEMENT	EXISTING		PROPOSED		DIFFERENCE IN SF
		Area (sf)	Percentage of Total Area	Area (sf)	Percentage of Total Area	
	Technical Services (acquisition, cataloging, processing)	6,566	8.0%	5,000	3.4%	(1,566)
	Admin. Areas	10382	12.7%	12,500	8.4%	2,118
	Closed Collections	15,116	18.4%	2,750	1.9%	(12,366)
	Open Collections	9,726	11.9%	30,350	20.5%	20,624
	Special Collections (map room, history room) - not accerssible to Public	2,812	3.4%	5,000	3.4%	2,188
	Library Services (reference, circulation)	4,155	5.1%	3,200	2.2%	(955)
	Special Audience: Children	2,953	3.6%	8,000	5.4%	5,047
	Special Audience: Teens	2,400	2.9%	6,000	4.1%	3,600
	Gathering & Reading	9,161	11.2%	20,000	13.5%	10,839
	Public Meeting Rooms	1,780	2.2%	5,500	3.7%	3,720
	(Semi-)Private Study	0	0.0%	1,800	1.2%	1,800
	Interior Green Space	0	0.0%	500	0.3%	500
	Exterior Green Space	0	0.0%	2,500	1.7%	2,500
	Media Lab (music production/practice, maker space, tool lending library)	0	0.0%	3,500	2.4%	3,500
	Auditorium/Theater	0	0.0%	4,600	3.1%	4,600
	Art Gallery	0	0.0%	1,200	0.8%	1,200
	Exhibition/Event Space	0	0.0%	2,500	1.7%	2,500
	Café	0	0.0%	1,500	1.0%	1,500
	Children's Play Area	0	0.0%	2,000	1.4%	2,000
	Circulation	9,404	11.5%	14,800	10.0%	5,396
	Support Spaces/MEP (back of house, mechanical, electrical, plumbing, storage)	7,545	9.2%	14,800	10.0%	7,255
Total		**82,000**		**148,000**		**66,000**

Section 4: Technical Feasibility

Section 4: Technical Feasibility

4.1. Precedent Studies

What is a Precedent?

When architects and designers review the requirements and criteria for a new project, we always want to take advantage of the best thinking and knowledge available as inspiration and comparisons to the current project. We refer to these relevant comparisons as "Precedents".

How Did We Select Precedent Projects?

In selecting projects for consideration as Precedents for a new and improved Main Library for Oakland, we looked at award winning recent projects, aas well as projects that were suggested by OPL and community members.

Proposed New Space Types

In reviewing the Community Feedback, OPL Goals and Precedent Analysis, we see the following potential new program types that would align with the emerging vision of a new and improved Main Library. They are described below, grouped by the three primary goals that emerged. These program types were taken into consideration when selecting precedent projects to refer to.

A Collaborative Gathering Place:

- Exhibition/Event Space
- Auditorium/Theater

An Empowering Resource:

- Private& Semi-Private Study Areas
- Children's Play Area
- Media Production Space

A Celebration of Local Culture and History:

- Art Gallery
- Outdoor Amenities
- Indoor Green Space
- Cafe
- Media Production Space

Selected images from precedent project reflecting the proposed space types:
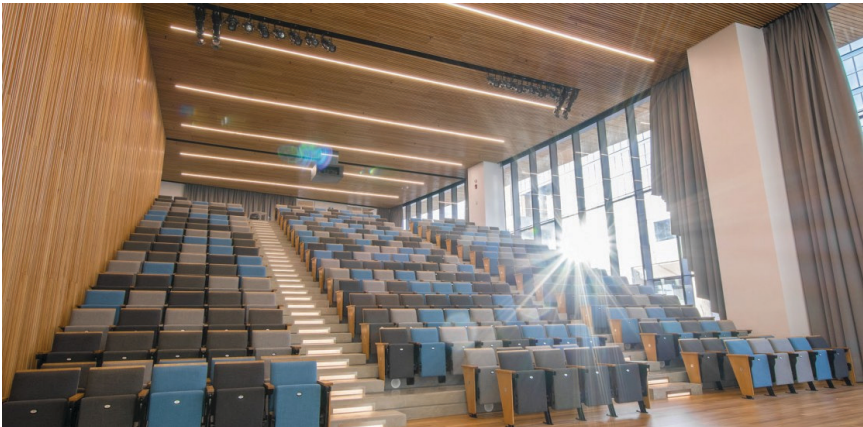
Section 4: Technical Feasibility

4.1. Precedent Studies

Calgary Central Library, *Calgary, Alberta, Canada*

https://www.snohetta.com/projects/calgary-central-library

Images Provided by Snohetta

Text provided by the architect:

This 240,000 sf library is organized on a spectrum of 'Fun' to 'Serious,' the library program locates the livelier public activities on the lower floors, gradually transitioning to quieter study areas on the upper levels as one spirals upwards. At the street level, a series of multi-purpose rooms line the perimeter of the building, enhancing the connectivity between inside and outside. Throughout the four floors, a variety of spaces provide for digital, analog, group, and individual interactions.

At the uppermost level of the library is the Great Reading Room, conceived as a jewel box tucked within the library, which provides a space for focused study and inspiration. Readers enter through a transitional space with softened light and acoustics. Within, vertical wood slats line the space to provide both privacy and visibility, defining an interior space without using solid walls.

Section 4: Technical Feasibility

4.1. Precedent Studies

Hayward Library, *Hayward, California*

Images Provided by Noll and Tam

"When we set out to design a groundbreaking new library for Hayward, our goal was to create a dynamic new facility that would be the right size, the right scope, and the right cost for Hayward. Good stewardship of public resources was always foremost in our minds."
- Friends of Hayward Library

Text provided by the architect:

The Hayward Library is located on an urban site adjacent to the City's main downtown park, this three-story library is an innovative resource for Hayward's diverse community. The library includes expanded classrooms and educational spaces for an adult learning center and a homework center. It is one of the largest Zero Net Energy public libraries in the country and includes a rainwater catchment system that will save and recycle 500,000 gallons of water per year.

Section 4: Technical Feasibility

4.1. Precedent Studies

Austin Main Library, *Austin, Texas*

https://shepleybulfinch.com/projects/city-of-austin-austin-central-library/
https://www.lakeflato.com/civiccultural/austin-central-library

Images Provided by Sheply Bulfinch
& Lake Flato Architects

Text provided by the architect:

Located in downtown Austin, the New Central Library reflects the eclecticism, authenticity, and diversity of Austinites and their way of life. The New Central Library pays homage to two big ideas: Austin's love affair with books and with nature. Located next to Shoal Creek, the 198,000-sf building utilizes native, sustainable, and touchable materials, chosen to celebrate Austin's design and construction heritage. Readers can sink into seats that wrap the sunlit perimeter, or take in views of hiking trails and Lady Bird Lake from screened outdoor reading porches. The Library also features display and demonstration areas, community meeting rooms of varying sizes, and a 350-seat event forum for presentations and performances. Embracing Austin's commitment to the environment, rainwater harvesting, an in-ground cistern, and the building's vegetated roof work together to reduce water usage.
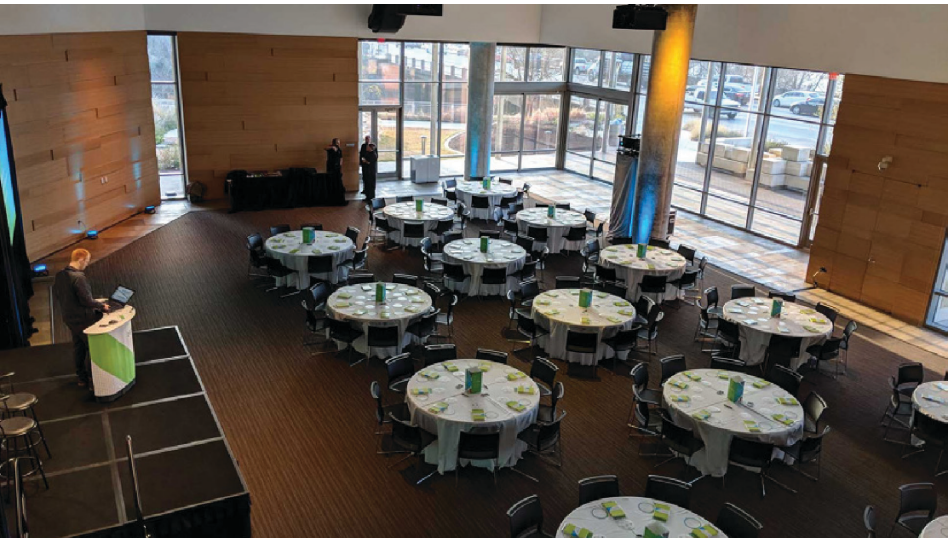
Section 4: Technical Feasibility

4.1. Precedent Studies

Missoula Public Library, *Minssoula, Montana*

https://msrdesign.com/case-study/missoula-public-library/

Images Provided by MSR Design

Text provided by the architect:

The new 106,675 sf building, houses four other community organizations (MCAT, Families First Learning Lab, SpectrUM Discovery Area, and the University of Montana Living Lab) to create a library, museum, and science and community center that blends Missoula's rich heritage with world-class innovations all under one roof. The design process involved an intensive week-long visioning session with leadership from the library and partner organizations to establish project goals and guiding principles. The main floor offers a marketplace with a cafe, retail store, new library materials, and the audiovisual collection; a makerspace; MCAT's high tech production studio, equipment check-out services, and sound booths; a teens' area; and the University of Montana Living Lab. Focused on children, families, and play, the second floor houses the Hank and Nancy Harrington Children's Library, Families First Learning Lab, SpectrUM Disovery Area, and a mix of collaborative learning spaces shared by the partner organizations. The third floor includes a demonstration kitchen, reference services, fiction and nonfiction collections, a business center, and genealogy center. The top floor provides spaces for public engagement and gathering and access to an exterior patio.

Section 4: Technical Feasibility

4.1. Precedent Studies

Santa Cruz Downtown Library & Affordable Housing Project

https://www.cityofsantacruz.com/government/city-departments/economic-development/development-projects/mixed-use-library-project

Image Provided by 10-Over Studio

The City Council Approved Downtown Library & Affordable Housing Project includes these important elements:

- A modern library with resources for all
- A child care facility
- At least 124 units of very low-incoe housig
- Approximately 258 Bicycle Parking Spaces, including varying sizes, bike lockers and e-bike charging
- 235 parking spaces including 25 level 2 EV charging station

Project Milestones and Accomplishments:

- Acquisition of 113 Lincoln Street
- Building Permit Application Submitted
- Affordable Housing Sustainable Communities Award of $33.5M

"The Downtown Library & Affordable Housing Project:

Will provide the community with a modern, accessible library, much needed affordable housing, quality childcare facilities, and parking for residents, library patrons and visitors to the downtown area."

The new modern library portion of the project, funded by voter-approved Measure S, will replace the existing downtown library. The project is located in Downtown Santa Cruz at a city-owned surface parking lot (Lot 4), bounded by Cathcart, Cedar and Lincoln Streets. The weekly Downtown Farmers' Market that is currently located on Wednesdays at the project site will move to a permanent home in Downtown Santa Cruz.

Section 4: Technical Feasibility

4.2. Space Planning & Space Needs

Selection Criteria for Exisiting and Proposed Sites

Exisiting Main Library Location

"I'd love for there to be more parking near the library, sometimes I cannot find a parking spot and that keeps me from coming in."

"The Main Library feels somewhat cut off and distant, not integrated into the fabric of the city."

"...I don't always feel safe walking around near the area."

"It is an easy walk from anywhere in downtown Oakland."

Favorite Parts of Oakland to be Represented in the New Library

"Lake Merritt, the great food scene, celebrating the mix of cultures."

"Oakland based small businesses and local authors and artists."

"Its industrial and artistic past. The look of downtown in the 20th century was beautiful."

"The multiculturalism and diversity of the city."

"Connection to regional parks/nature..."

Selected Representative Responses from First Community Survey

Preferred Modes of Transit

- Motorcycle 0.28%
- Bus 17.25%
- Walking 27.26%
- Biking 11.96%
- BART 0.28%
- Car 41.86%

This transportation demographic data was taken from the First Community Survey (OFLS Initial Survey).

This data is being used as a guide for selecting potential locations for the new Oakland Main Library branch, based off of preferred user transportation methods.

Summary:

The graphics on the left showcase selected responses from the First Community Survey (OFLS Inital Survey), as well as the preferred modes of transit from the current existing Oakland Main Library users.

We gathered that most users felt unsafe walking to the current location of the Main Library despite the ease of accessibility from it's proximate location to Downtown. Additionally, most users expressed a need for more parking as most users prefer to drive to the Library.

It should be highlighted that most users' favorite parts of Oakland that should be represented in the new library is it's industrial, historic, and artistic past. As well as it's significant and vast cultural connection and celebrating.

Site Priorities and Scoring:

Based on the Community Survey and Workshops, the following priorities were identified for the selection and evaluation of alternative site locations for the Main Library. These priorites will be scored on a "(-) Negative/Minus" and "(+) Positive/Plus" scale-Positive/Plus meaning the priority was ranked high in that category, proving to be a favorable conditon for the selected alternative site.

The rankings were made on a self/peer evaluation and assumption made based off of nearby amenitites and building potential.

Parking and Transportation

- Close Proximity/Accessibility to Transit
- On Site or Public Parking

Neighborhood Amenities

- Cultural Connection
- Community Resources (Access to Social Services)
- Proximity to Food/Restaurants
- Proximity to other local Amenities
- Accessible to Family and Children (Nearby Schools)

Other

- Outdoor Space
- Safety

Section 4: Technical Feasibility

4.2.1. Space Planning & Space Needs

Existing and Proposed: Area (SF) and Programming Assumptions

PROGRAM ELEMENT	EXISTING		PROPOSED		DIFFERENCE IN SF
	Area (sf)	Percentage of Total Area	Area (sf)	Percentage of Total Area	
Technical Services (acquisition, cataloging, processing)	6,566	8.0%	5,000	3.4%	(1,566)
Admin. Areas	10382	12.7%	12,500	8.4%	2,118
Closed Collections	15,116	18.4%	2,750	1.9%	(12,366)
Open Collections	9,726	11.9%	30,350	20.5%	20,624
Special Collections (map room, history room) - not accerssible to Public	2,812	3.4%	5,000	3.4%	2,188
Library Services (reference, circulation)	4,155	5.1%	3,200	2.2%	(955)
Special Audience: Children	2,953	3.6%	8,000	5.4%	5,047
Special Audience: Teens	2,400	2.9%	6,000	4.1%	3,600
Gathering & Reading	9,161	11.2%	20,000	13.5%	10,839
Public Meeting Rooms	1,780	2.2%	5,500	3.7%	3,720
(Semi-)Private Study	0	0.0%	1,800	1.2%	1,800
Interior Green Space	0	0.0%	500	0.3%	500
Exterior Green Space	0	0.0%	2,500	1.7%	2,500
Media Lab (music production/practice, maker space, tool lending library)	0	0.0%	3,500	2.4%	3,500
Auditorium/Theater	0	0.0%	4,600	3.1%	4,600
Art Gallery	0	0.0%	1,200	0.8%	1,200
Exhibition/Event Space	0	0.0%	2,500	1.7%	2,500
Café	0	0.0%	1,500	1.0%	1,500
Children's Play Area	0	0.0%	2,000	1.4%	2,000
Circulation	9,404	11.5%	14,800	10.0%	5,396
Support Spaces/MEP (back of house, mechanical, electrical, plumbing, storage)	7,545	9.2%	14,800	10.0%	7,255
Total	**82,000**		**148,000**		**66,000**

Site Priorites and Scoring: Existing Library

125 14th Street, Oakland 94612

Site Criteria:
Community Survey Selected Results + Scorecard

Parking and Transportation

	(-)	(+)	
Close Proximity/Accessibility to Transit			Nearby BART station, short walk.
On Site or Public Parking			Limited on site parking, adjacent parking available.

Neighborhood Amenities

Cultural Connection		Connection to Lake Merritt and other cultural centers.
Community Resources (Access to Social Services)		Not located nearby local community services.
Proximity to Food/Restaurants		Food options nearby local community services.
Proximity to other local Amenities		Near other amenities downtown.
Accessible to Family and Children (Nearby Schools)		Nearby schools, accessible to children and families.

Other

Outdoor Space		Located near Snow Park and Lake Merritt.
Safety		Reported that users felt the area could be safer.

Existing Oakland Main Library

Schools, Parks, Cultural Centers, Museums
1. American Indian Public Charter School
2. Lincoln Square Park
3. Family Bridges - Lake Merritt Child Care Center
4. Islamic Cultural Center of Northern California
5. Belinda Reynolds, HeShe Music Studio

Public Parking Lots + Garages

Restaurants + Food
1. Blue Nile + Abu Yemen
2. Good News Cafe
3. Gourmet Market
4. Fresh & Best II

Bus Stops

* Nearest BART Stations not shown on map:
Lake Merritt / 12th Street BART Station

Commute from *BART Station to Library:
Bus: 7 / 9 min.
Drive: 4 / 3 min.
Walking: 10 / 11 min.
Biking: 5 / 3 min.

4.3.1. Main Library Options

Site Data: Exisiting Library

125 14th Street, Oakland 94612
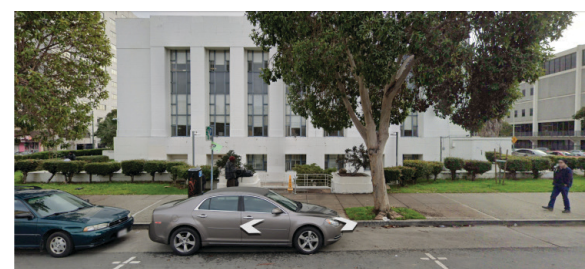
Parcel Information

Parcel Number	002 008900100
APN	2-89-1
Address	125 14TH ST, OAKLAND 94612
Existing Building SF	82,000
Lot Size SF	59,770
Primary Landuse within the Parcel	Exempt Public Agency

Zoning and General Plan

Zoning (Base Zone and Combining)	D-DT-C , GLP
Base Max Height	95
General Plan/Estuary Policy Plan	Central Business District 2
Condominium Conversion Impact Area	Primary
Impact Fee Zone	Fee Zone 1
Priority Development Areas	Downtown & Jack London

Administrative Information

City Council District	2
Port of Oakland Jurisdiction	No
Black Arts Movement Business District (BAMBD)	Yes

Historic Resources Information

Local Landmark	Local Register
Local Historic District	Area of Primary Importance (L
OCHS Rating	A1+
Construction Date	1949-50
Local Landmark	No

Environmental Information

Whipsnake Critical Habitat	No
Flood Zone	No
Liquefaction Hazard Zone	Yes, Liquefaction Severity M
Wildfire Assessment District	No

4.3.1. Main Library Options

Programming Option 1: Exisiting Site

125 14th Street, Oakland 94612

Program Building Axon

Public Collection
35,500 sf

Public Collection - Teens & Children

Gathering
33,900 sf

Exhibition / Events
8,300 sf

Collaboration
7,000 sf

Administration / Staff Area
27,900 sf

Green Space
5,000 sf

Circulation (not shown for clarity)
20,000 sf

Back Of House
10,400 sf

Total Area: 148,000 SF

Level 4 (New)

Children's Play Area

Level 3

Outline of existing library

Mezzanine

Level 2

Teen Area

Level 1

Children's Area
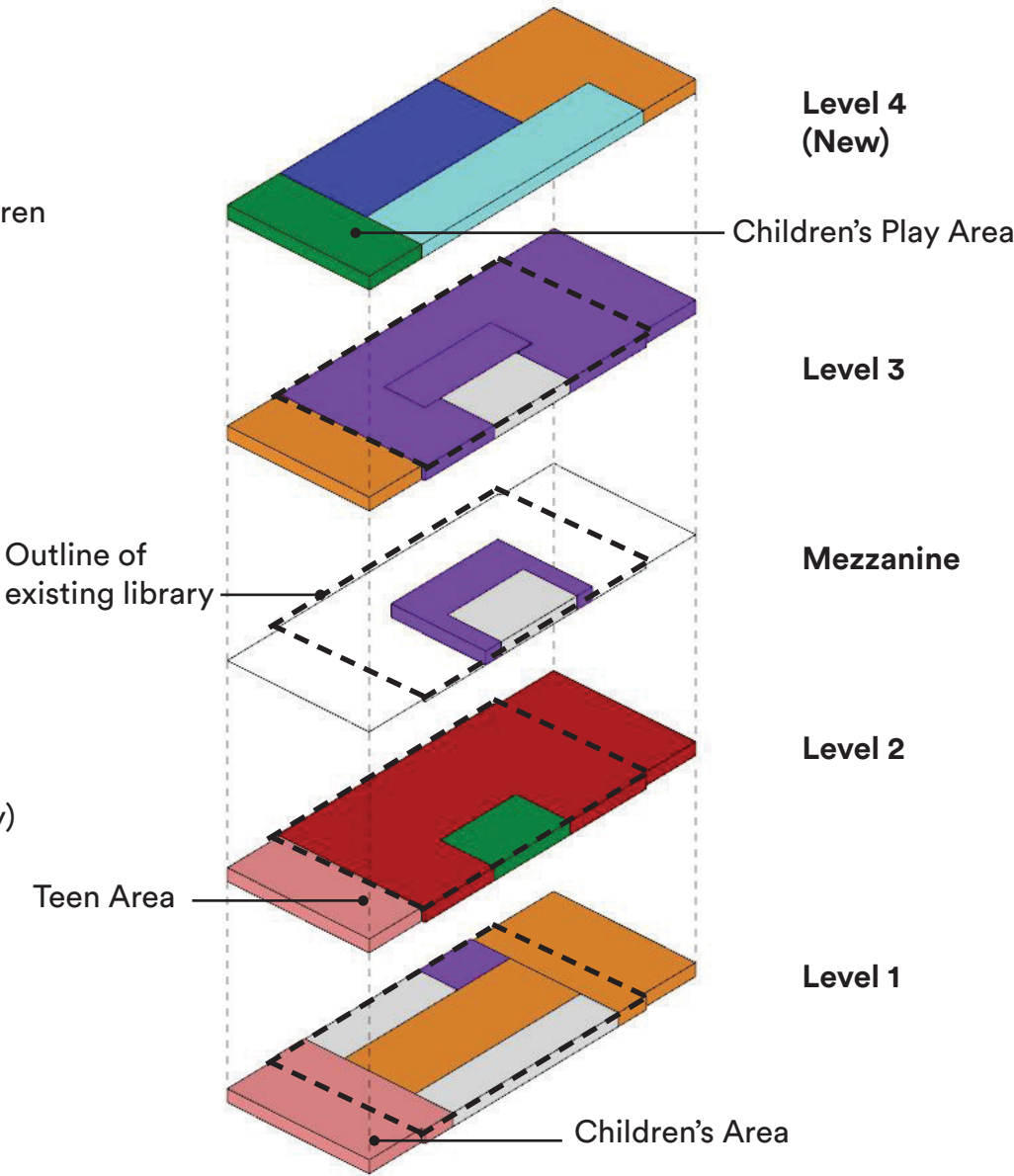
Programming Option 2: Downtown
Existing Site + 1310 Oak Street

Program Building Axon

- **Public Collection** 35,500 sf
- **Public Collection - Teens & Children**
- **Gathering** 33,900 sf
- **Exhibition / Event** 8,300 sf
- **Collaboration** 7,000 sf
- **Administration / Staff Area** 27,900 sf
- **Exterior Green Space** 5,000 sf
- **Circulation (not shown for clarity)** 20,000 sf
- **Back Of House** 10,400 sf

Total Area: 148,000 SF

Interior remodel of existing library

Level 3

Mezzanine

Level 2

Level 1

Teen Area

Children's Area
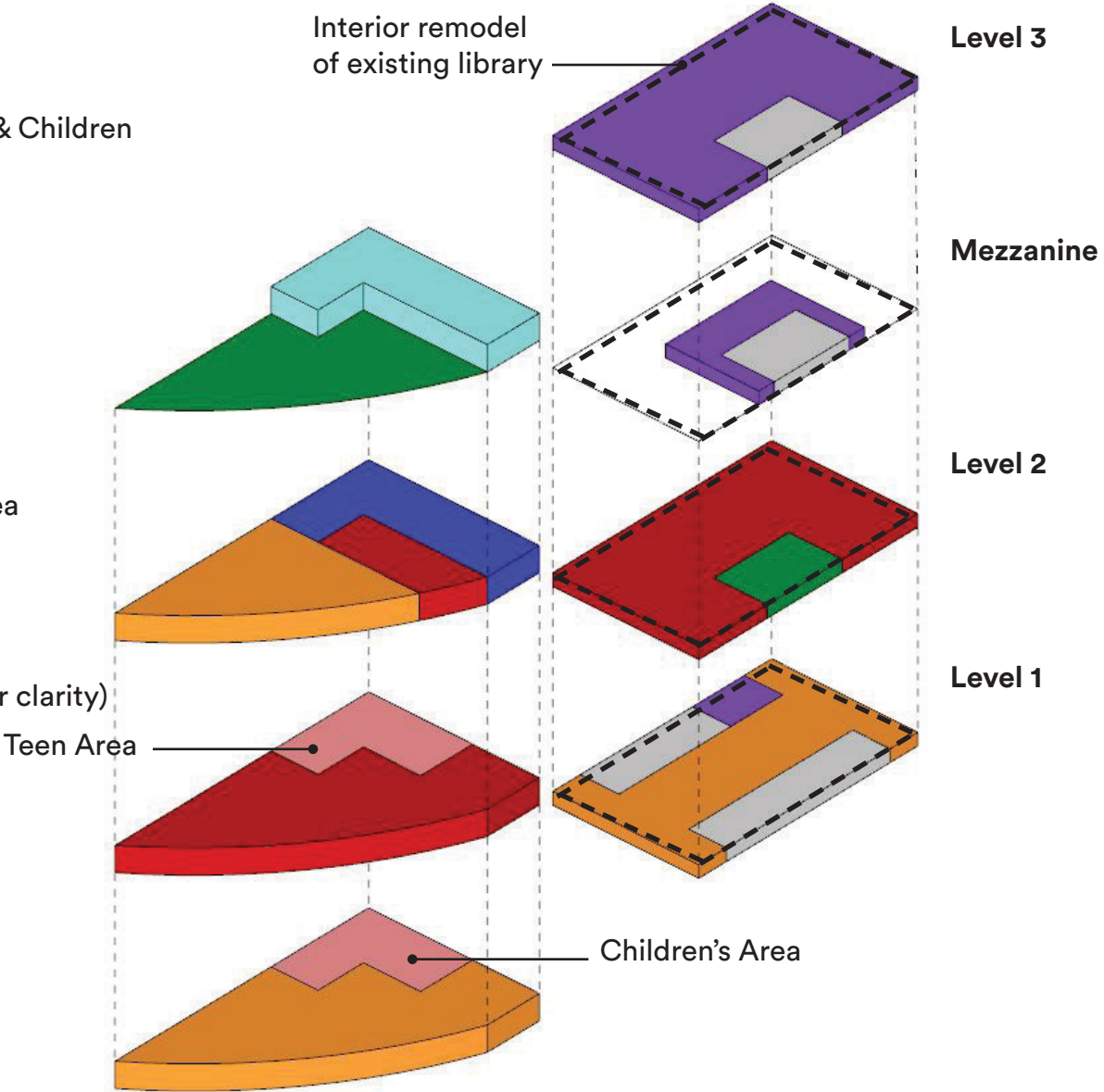
4.3.2. Main Library Options

Site Priorites and Scoring: East Oakland
710 73rd Ave., Oakland, CA 94621

Site Criteria:
Community Survey Selected Results + Scorecard

Parking and Transportation

	(-)	(+)
Close Proximity/Accessibility to Transit		Nearby BART station, short walk.
On Site or Public Parking		Opportunity for onsite parking.

Neighborhood Amenities

Cultural Connection		Neaby the Oakland Coliseum Stadium/
Community Resources (Access to Social Services)		Not located nearby local community services.
Proximity to Food/Restaurants		Limited food options nearby.
Proximity to other local Amenities		Not located nearby local amenities.
Accessible to Family and Children (Nearby Schools)		Not easily accessible to families and children, not nearby schoos.

Other

Outdoor Space		No outdoor space available.
Safety		-

📍 Oakland Coliseum Stadium

📍 Restaurants + Food
   1. Coliseum Burger n Pizza

📍 Bus Stops

* Nearest BART Stations:
  Coliseum Station

Commute from *BART Station to Library:
   Bus: 0 min.
   Drive: 2 min.
   Walking: 6 min.
   Biking: 1 min.

4.3.2. Main Library Options

Site Data: East Oakland
Exisiting Site + 710 73rd Ave., Oakland, CA 94621

Parcel Information

Parcel Number	041 417300306
APN	41-4173-3-6
Address	710 73RD AVE, OAKLAND 94621-3316
Existing Building SF	0
Lot Size SF	176,464
Primary Landuse within the Parcel	Exempt Public Agency

Zoning and General Plan

Zoning (Base Zone and Combining)	D-CO-1 , S-14 , S-13
Max. Height	159'
General Plan/Estuary Policy Plan	Central Business District
Condominium Conversion Impact Area	Community Commercial Transit Station
Impact Fee Zone	Fee Zone 3
Priority Development Areas	Coliseum Bay Area Rapid

Administrative Information

City Council District	6
Port of Oakland Jurisdiction	No
Black Arts Movement Business District (BAMBD)	No

Historic Resources Information

Local Landmark	N/A
Local Historic District	N/A
OCHS Rating	N/A
Construction Date	N/A
Local Landmark	No

Environmental Information

Whipsnake Critical Habitat	No

Section 4: Technical Feasibility

4.3.2. Main Library Options

Programming Option 3: East Oakland

Exisiting Site + 710 73rd Ave., Oakland, CA 94621
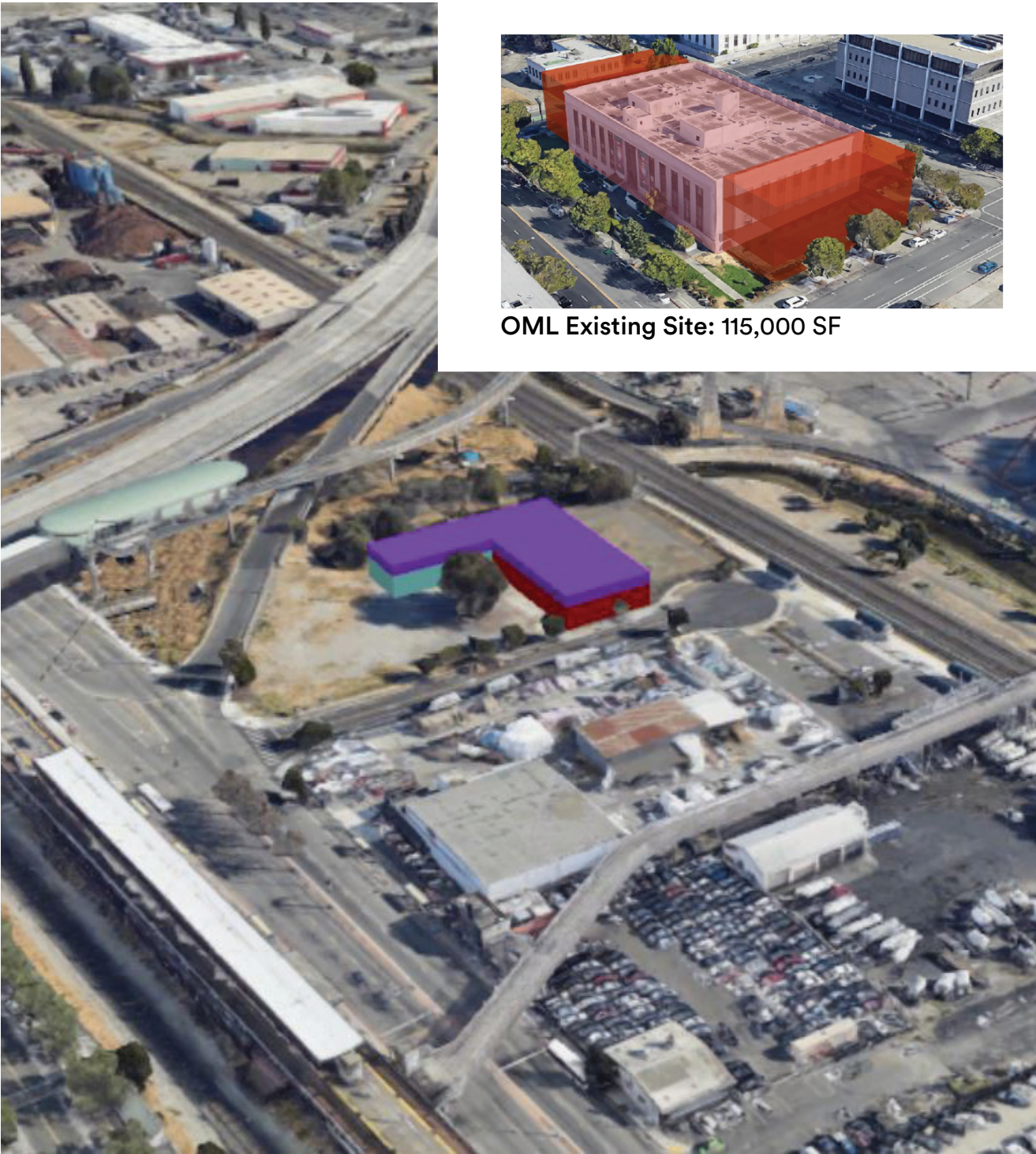
OML Existing Site: 115,000 SF

Program Building Axon

- **Public Collection** 9,000 sf
- **Gathering**
- **Exhibition / Events**
- **Collaboration** 4,000 sf
- **Administration / Staff Area** 16,500 sf
- **Green Space**
- **Circulation (not shown for clarity)**
- **Back Of House** 3,500 sf

Total Area: 33,000 SF

Level 2

Surface Parking

Level 1

Programming Option 4: East Oakland + Downtown
Exisiting Site + 710 73rd Ave., Oakland, CA 94621
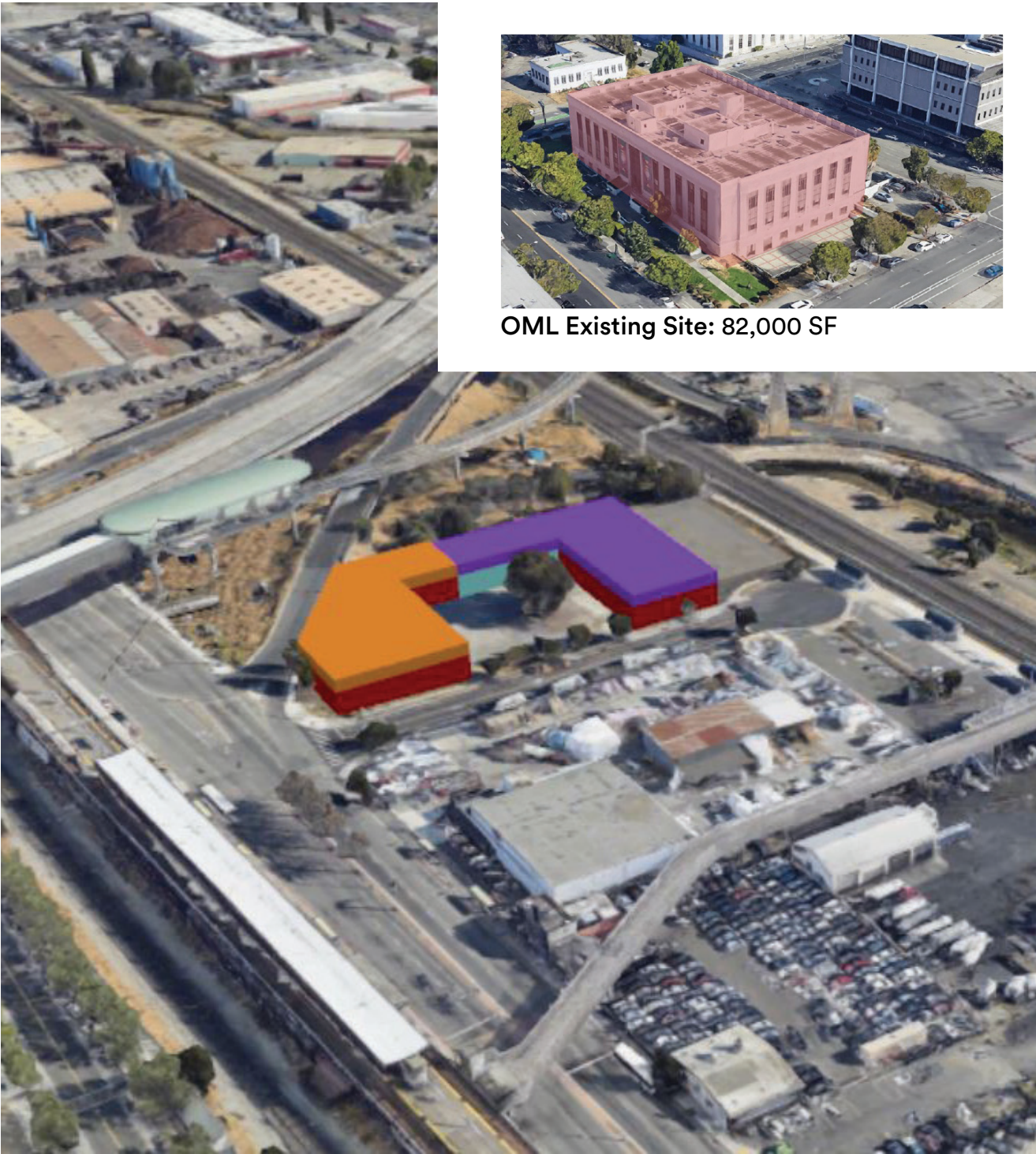
OML Existing Site: 82,000 SF

Program Building Axon

■ Public Collection
25,500 sf

■ Gathering
16,500 sf

■ Exhibition / Events

■ Collaboration
4,000 sf

■ Administration / Staff Area
16,500 sf

■ Green Space

■ Circulation (not shown for clarity)

■ Back Of House
3,500 sf

Total Area: 66,000 SF

Level 2

Surface Parking

Level 1

Teen & Children's Area
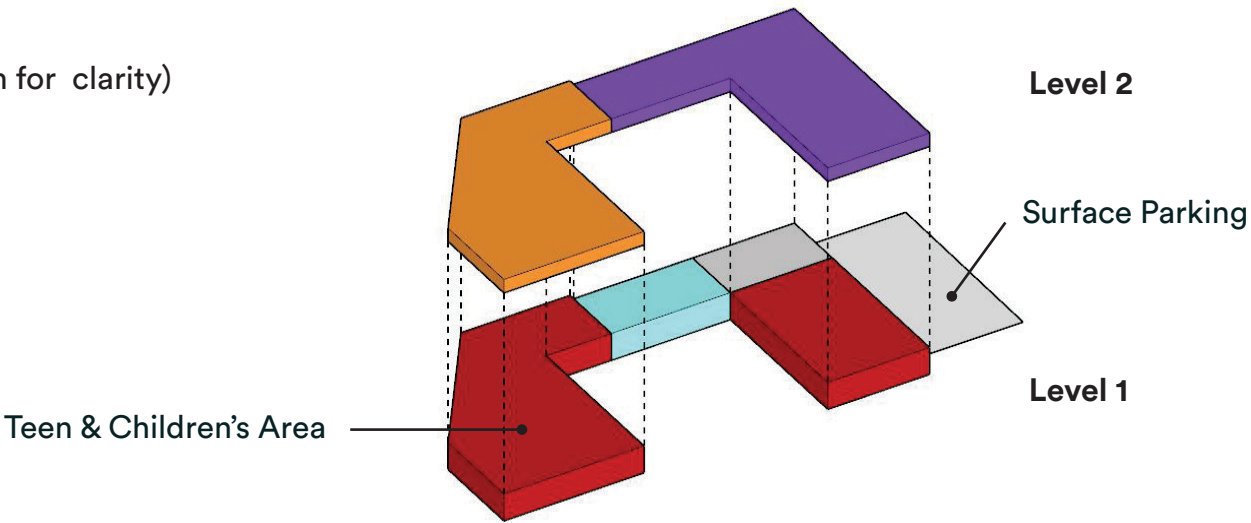
Site Priorites and Scoring: Option 5

1911 Telegraph Ave., Oakland 94612

Site Criteria:
Community Survey Selected Results + Scorecard

Parking and Transportation	(-)	(+)	
Close Proximity/Accessibility to Transit			Will not drastically impact the Existing Library users' commute times.
On Site or Public Parking			Public parking garages available, limited street parking.

Neighborhood Amenities			
Cultural Connection			Connection to the public downtown buzz and other cultural establishments. Higher user attraction opportunity.
Community Resources (Access to Social Services)			Near local social services and other businesses.
Proximity to Food/Restaurants			Plenty of food options nearby.
Proximity to other local Amenities			Central to other amenities downtown.
Accessible to Family and Children (Nearby Schools)			Central to downtown, not accessible to schools.

Other			
Outdoor Space			Located next to an existing park.
Safety			-

Proposed Oakland Main Library Alt. Option

Schools, Parks, Cultural Centers, Museums
1. Paramount Theater Oakland
2. Alameda County Social Services
3. Henry J. Memorial Park
4. Fox Theater / School of Arts
5. Oakland Ice Center
6. Frank H. Ogawa Park

Public Parking Lots + Garages

Restaurants + Food
1. Terra Mia Coffee
2. Shake Shack
3. Xolo Taqueria
4. Itani Ramen
5. World Famous HOT BOYS Chicken
6. Plenty
7. Shinami

Bus Stops

Nearest bus stops relative to proposed location:

Nearest Bart Station:
19th Street Station

Commute from BART to Proposed Location:
Bus: N/A
Drive: 2 min.
Walking: 6 min.
Biking: 2 min.

Commute from Existing library to Proposed Location:
Bus: 13 min.
Drive: 5 min.
Walking: 19 min.
Biking: 7 min.

4.3.3. Main Library Options

Site Data: 1911 Telegraph Ave.
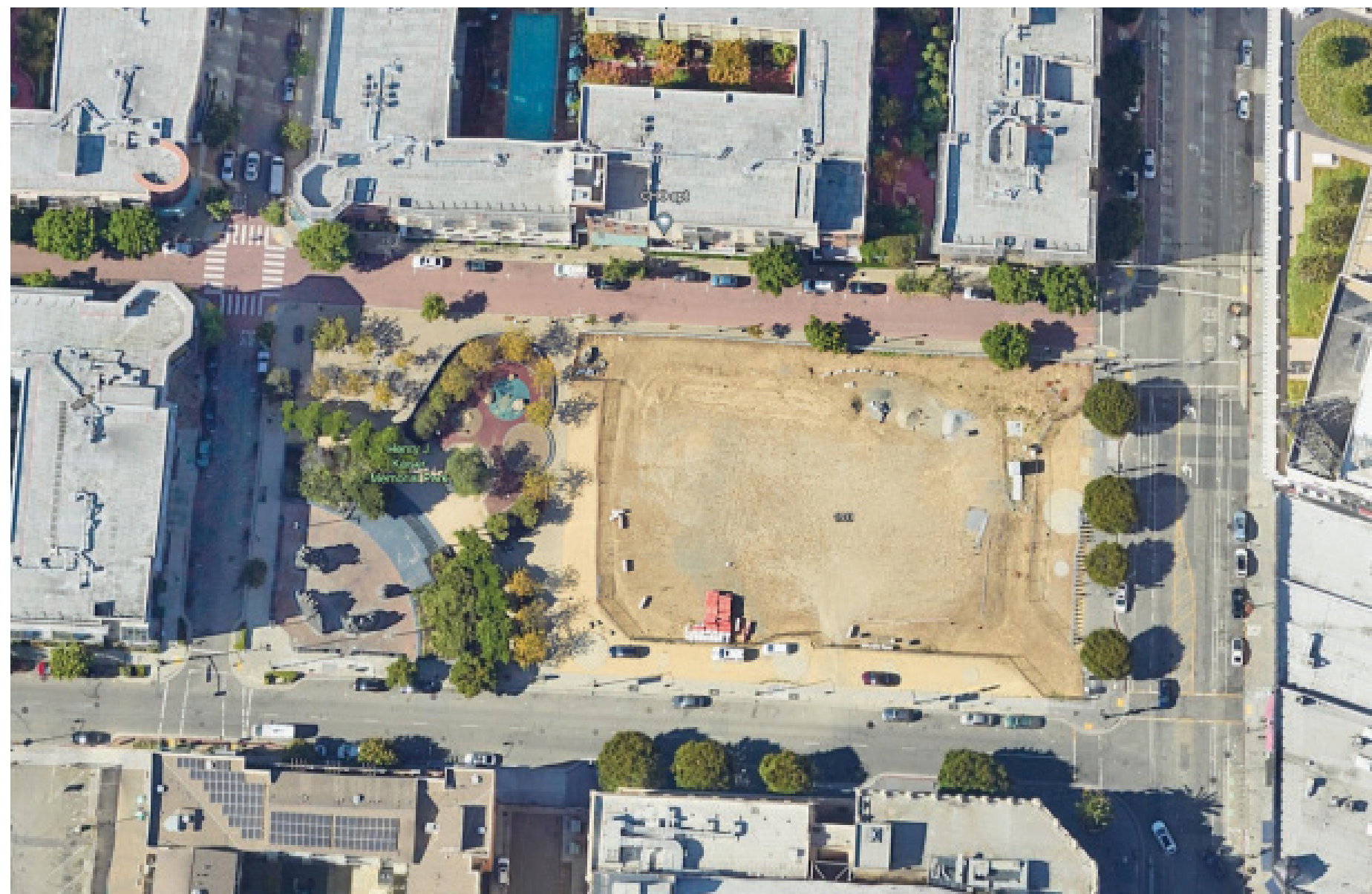
Parcel Information

Parcel Number	008 071605800
APN	8-716-58
Address	1911 TELEGRAPH AVE, OAKLAND 94612
Existing Building SF	0
Lot Size SF	45,122
Primary Landuse within the Parcel	Exempt Public Agency

Zoning and General Plan

Zoning (Base Zone and Combining)	CBD-R far, S-14 , S-13
Height - Central Business District	Height Area 6, No Limit
Height - Building base	85'
General Plan/Estuary Policy Plan	Central Business District
Condominium Conversion Impact Area	No
Impact Fee Zone	Fee Zone 1
Housing Element Opportunity Site 6th Cycle	Yes
Priority Development Areas	Downtown & Jack London Square

Administrative Information

City Council District	3
Port of Oakland Jurisdiction	No
Black Arts Movement Business District (BAMBD)	No

Historic Resources Information

OCHS Rating	F3
Construction Date	1957
Local Landmark	No

Environmental Information

Whipsnake Critical Habitat	No
Flood Zone	No
Liquefaction Hazard Zone	Yes, Liquefaction Severity M
Wildfire Assessment District	No

Programming Option 5: Downtown

1911 Telegraph Ave., Oakland CA 94612

Program Building Axon

- **Public Collection**
  35,500 sf
- **Public Collection - Teens & Children**
- **Gathering**
  33,900 sf
- **Exhibition / Events**
  8,300 sf
- **Collaboration**
  7,000 sf
- **Administration / Staff Area**
  27,900 sf
- **Green Space**
  5,000 sf
- **Circulation (not shown for clarity)**
  20,000 sf
- **Back Of House**
  10,400 sf

Total Area: 148,000 SF

Level 4

Level 3

Level 2 — Teen Area

Children's Area
Children's Play Area — Level 1

NET EMISSIONS

c.scale™
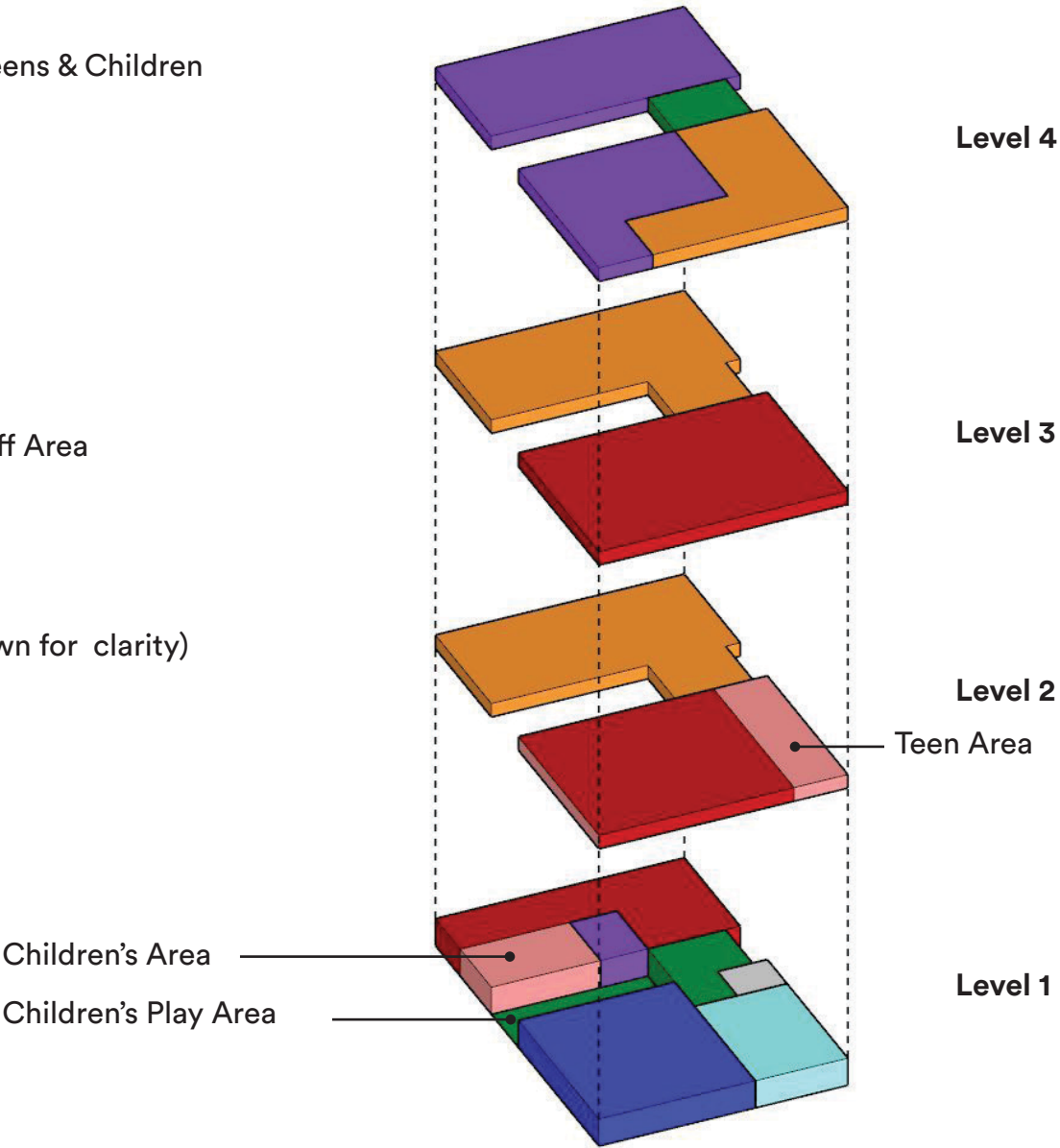
■ Operational Carbon ■ Embodied Carbon

	OPTION 1 Existing	**OPTION 2** Existing + 1310 Oak Street	**OPTION 3** Existing + 710 73rd Ave. 33k	**OPTION 4** Existing + 710 73rd Ave. 66k SF	**OPTION 5** 1911 Telegraph Ave.
Embodied Carbon	19,890	16,240	12,220	13,410	5,360
Operational Carbon	6,230	5,870	5,090	7,660	11,630
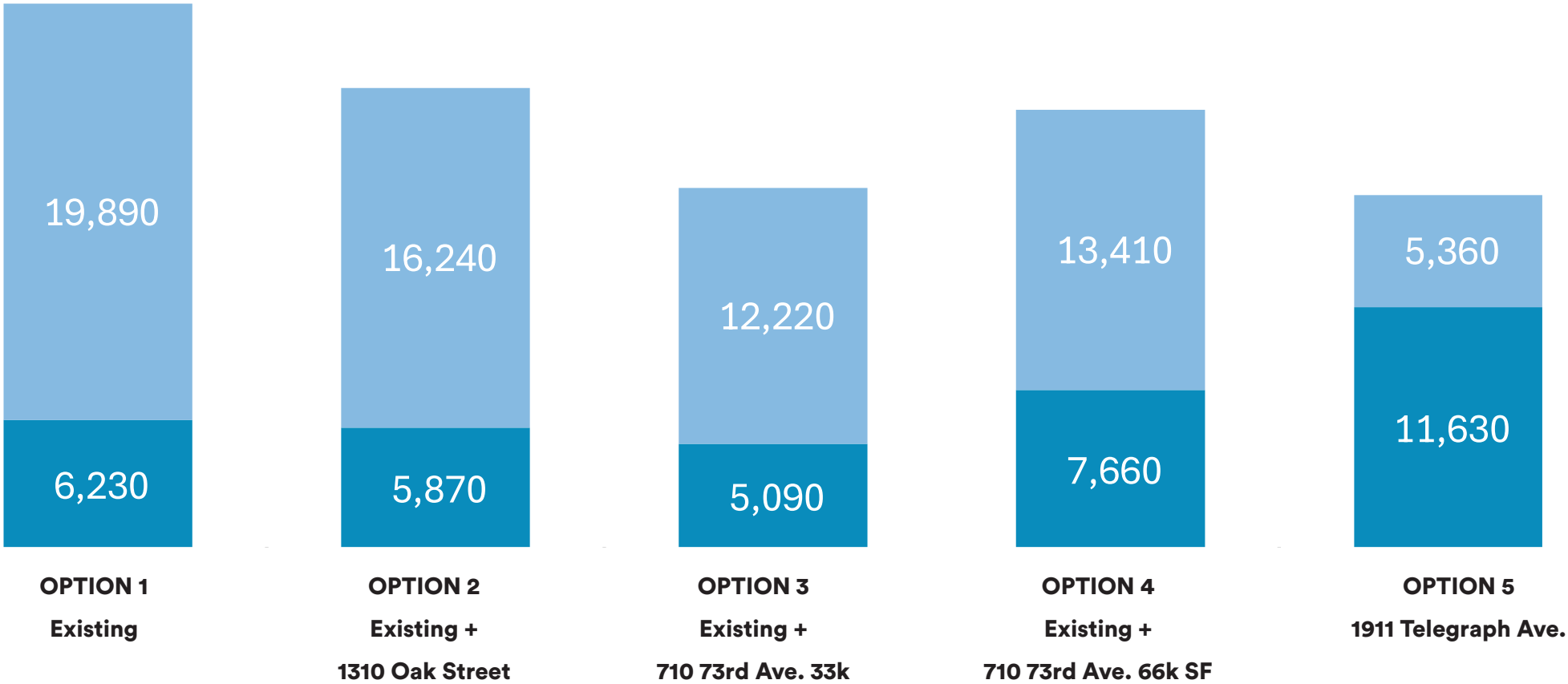
The Early Phase Integrated Carbon (**EPIC**) assessment is a whole life carbon tool built by EHDD to support climate-positive design decisions in early project phases when data is scarce but the potential for emissions reduction is high. To overcome the scarcity of data, EPIC uses a model that combines regionally-specific background data, forward-looking projections, peer-reviewed findings, and common sense assumptions to assess the relative impact of a variety of carbon reduction measures on a project's embodied, operational, and landscape carbon footprints.

Aggressive time-based targets have been set for the built environment as part of a society-wide strategy to combat the climate crisis. To meet these targets, quantification of the project's whole life carbon footprint cannot wait until later project stages, at which point many impactful decisions have already been made. EPIC is designed as the first step in an iterative low-carbon design process, setting out strategies and project-level targets that can be refined throughout the project lifecycle.

EPIC is useful to project teams:

•In setting a whole life carbon budget for a project.

● To evaluate the most impactful strategies for reducing whole life carbon emissions at the very beginning of a project, when data is scarce but the potential for reducing emissions is high.

● To roughly approximate whole life carbon emissions from a project when completing an energy model and a wbLCA is not practical.

4.5. Opportunities and Constraints

OPTION 1: Existing + Addition	OPTION 2: Existing + Oak Street	OPTION 3: Existing + East Oakland Site	OPTION 4: Existing + East Oakland Site	OPTION 5: 1911 Telegraph Ave.

Option 1: Existing + Addition

Existing OML	**82,000 sf**
New OML Addition	
L4	33,000 sf
L3	11,000 sf
L2	11,000 sf
L1	11,000 sf
Total	**148,000 sf**

Option 2: Existing + Oak Street

Existing OML	**82,000 sf**
New Oak Street Addition	
L3	22,000 sf
L2	22,000 sf
L1	22,000 sf
Total	66,000 sf
Total	**148,000 sf**

Option 3: Existing + East Oakland Site
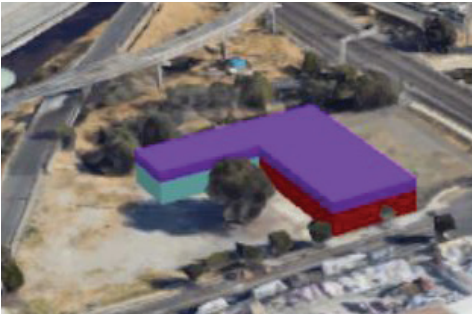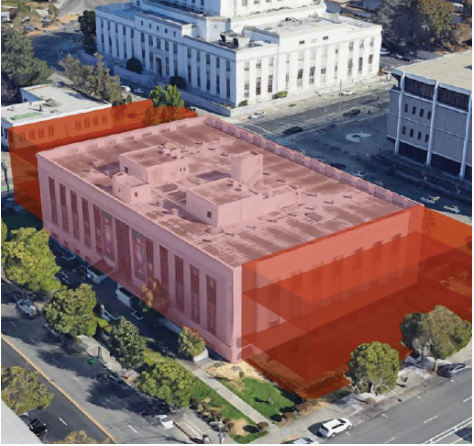
Existing OML	**82,000 sf**
New OML Addition	
L3	11,000 sf
L2	11,000 sf
L1	11,000 sf
New East Oakland Building	
L3	22,000 sf
L2	22,000 sf
L1	22,000 sf
Total	66,000 sf
Total	**148,000 sf**

Option 4: Existing + East Oakland Site

Existing OML	**82,000 sf**
New East Oakland Building	
L2	33,000 sf
L1	33,000 sf
Total	66,000 sf
Total	**148,000 sf**

Option 5: 1911 Telegraph Ave.
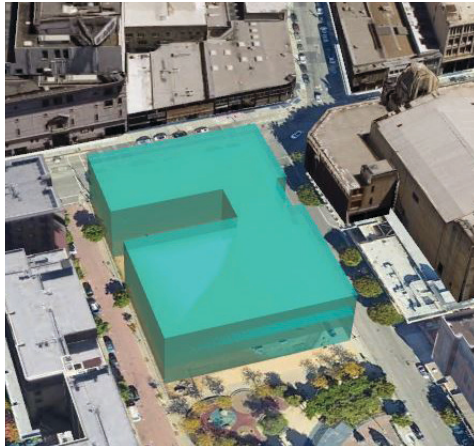
New OML Building	
L4	37,000 sf
L3	37,000 sf
L2	37,000 sf
L1	37,000 sf
Total	**148,000 sf**

4.5. Opportunities and Constraints

OPTION 1:
Existing + Addition

OPTION 2:
Existing + Oak Street

OPTION 3:
Existing + East Oakland Site

OPTION 4:
Existing + East Oakland Site

OPTION 5:
1911 Telegraph Ave.

Opportunities:

- Maintain established presence downtown .

- Historic architectural character.

- Reduced carbon footprint

Constraints:

- Costly retrofits for seismic and safety standards for current structural, fire, and accessibility codes.

- Inefficient existing infrastructure and systems.

-Costly when adding new addition to meet program needs

Opportunities:

- Maintain established presence downtown with a new iconic building

 - Dramatic views to and from Lake Merritt.

- Create a new site and program dedicated to children and teens.

- Reduced carbon footprint

Constraints:

- Costly retrofits for seismic and safety standards for current structural, fire, and accessibility codes.

- Inefficient existing infrastructure and systems.

-Costly when adding new addition to meet program needs
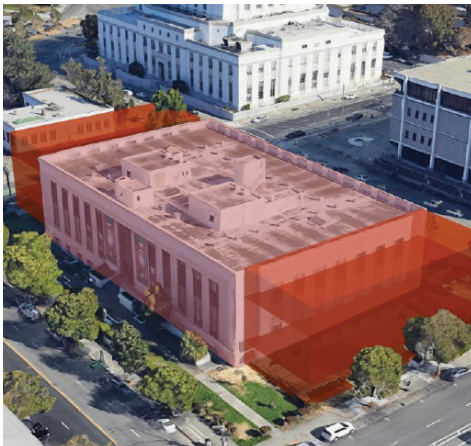
Opportunities:

- Maintain established presence downtown

- New Back of House deliveries and sortment center.

- Creating a "satellite" hub for residents to access both in the Downtown and East Oakland areas.

- Reduced carbon footprint

Constraints:

- East Oakland site may not be as accessible to most users to rely on public transportation.

- Future context development is decades in the making.

Opportunities:

- Maintain established presence downtown

- Back of House deliveries and sortment center.

- Creating a "satellite" hub for residents to access both in the Downtown and East Oakland areas.

- Reduced carbon footprint

Constraints:

- East Oakland site may not be as accessible to most users to rely on public transportation.

- Future context development is decades in the making.
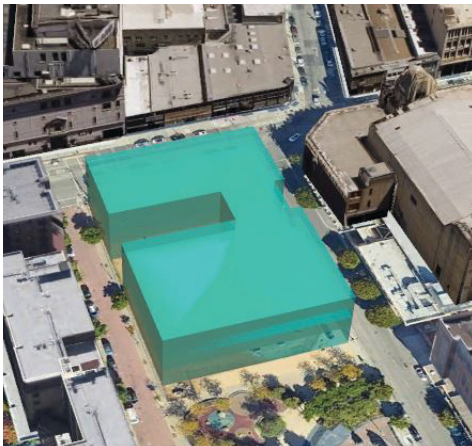
Opportunities:

- Brand new facilities, centrally located downtown.

- Modern design, energy efficiency, fewer potential repair needs, and the ability to customize features to exact specifications or flexibility.

- New building will meet or exceed the latest structural, fire, and accessibility codes without costly retrofits.

Constraints:

- Relocating and establishing new location downtown

- Replacing a historic or familiar building may face community opposition.

Section 5: Economic Feasibility

Section 5: Economic Feasibility

5.1. Cost Analysis

	Option 1 - Existing Site			Option 2 - Downtown			Option 3 - East Oakland			Option 4 - Downtown			Option 5 - Downtown		
Area	Total	$/sqft	GSF	Total	$/sqft	GSF	Total	$/sqft	GSF	Total	$/sqft	GSF	Total	$/sqft	GSF
Seismic Evaluation (Incl. Mark-Ups)	$14,415,000	$176 / ft²	82,000 ft²	$14,415,000	$176 / ft²	82,000 ft²	$14,415,000	$176 / ft²	82,000 ft²	$14,415,000	$176 / ft²	82,000 ft²	Excluded.		
Renovation of Existing (Incl. Mark Ups)	$72,287,400	$882 / ft²	82,000 ft²	$80,504,100	$864 / ft²	93,200 ft²	$74,790,700	$912 / ft²	82,000 ft²	$78,160,100	$953 / ft²	82,000 ft²	Excluded.		
Expansion of Existing (Incl. Mark Ups)	$96,778,200	$1,466 / ft²	66,000 ft²	$44,803,100	$1,358 / ft²	33,000 ft²	$46,126,600	$1,398 / ft²	33,000 ft²	Excluded.			Excluded.		
New Build (Incl. Mark Ups)	Excluded.			$28,581,300	$1,311 / ft²	21,800 ft²	$41,431,000	$1,255 / ft²	33,000 ft²	$87,339,600	$1,323 / ft²	66,000 ft²	$205,413,700	$1,388 / ft²	148,000 ft²
Site (Incl. Mark Ups)	$8,826,700	$148 / ft²	59,764 ft²	$12,811,800	$141 / ft²	90,802 ft²	$8,826,700	$148 / ft²	59,764 ft²	$12,811,800	$141 / ft²	90,802 ft²	$8,003,900	$177 / ft²	45,123 ft²
Total Construction Award Costs	**$192,307,300**	**$1,299 / ft²**	**148,000 ft²**	**$181,115,300**	**$1,224 / ft²**	**148,000 ft²**	**$185,590,000**	**$1,254 / ft²**	**148,000 ft²**	**$192,726,500**	**$1,302 / ft²**	**148,000 ft²**	**$213,417,600**	**$1,442 / ft²**	**148,000 ft²**
Element	Total	$/sqft	%	Total	$/sqft	%	Total	$/sqft	%	Total	$/sqft	%	Total	$/sqft	%
Seismic Evaluation	$7,922,050	$54 / ft²	4%	$7,922,050	$54 / ft²	4%	$7,922,050	$54 / ft²	4%	$7,922,050	$54 / ft²	4%	Excluded.		
Shell	$28,417,340	$192 / ft²	15%	$19,829,900	$134 / ft²	11%	$23,236,600	$157 / ft²	13%	$24,492,300	$165 / ft²	13%	$44,734,701	$302 / ft²	21%
Interiors	$20,832,700	$141 / ft²	11%	$20,130,500	$136 / ft²	11%	$20,757,400	$140 / ft²	11%	$20,905,900	$141 / ft²	11%	$22,942,370	$155 / ft²	11%
Equipment & Vertical Transportation	$6,868,400	$46 / ft²	4%	$7,542,000	$51 / ft²	4%	$8,073,400	$55 / ft²	4%	$8,063,900	$54 / ft²	4%	$5,374,490	$36 / ft²	3%
Services	$36,794,800	$249 / ft²	19%	$37,070,000	$250 / ft²	20%	$37,154,300	$251 / ft²	20%	$37,491,500	$253 / ft²	19%	$39,837,600	$269 / ft²	19%
Site Construction	$4,850,900	$33 / ft²	3%	$7,041,000	$48 / ft²	4%	$4,850,900	$33 / ft²	3%	$7,041,000	$48 / ft²	4%	$4,398,700	$30 / ft²	2%
Sub-Total	**$105,686,190**	**$714 / ft²**	**55%**	**$99,535,450**	**$673 / ft²**	**55%**	**$101,994,650**	**$689 / ft²**	**55%**	**$105,916,650**	**$716 / ft²**	**55%**	**$117,287,861**	**$792 / ft²**	**55%**
Indirect Costs	$66,039,273	$446 / ft²	34%	$62,195,687	$420 / ft²	34%	$63,732,425	$431 / ft²	34%	$66,183,047	$447 / ft²	34%	$73,288,406	$495 / ft²	34%
Escalation to MOC	$20,581,900	$139 / ft²	11%	$19,384,100	$131 / ft²	11%	$19,863,000	$134 / ft²	11%	$20,626,800	$139 / ft²	11%	$22,841,300	$154 / ft²	11%
Total Construction Award Costs	**$192,307,363**	**$1,299 / ft²**	**100%**	**$181,115,237**	**$1,224 / ft²**	**100%**	**$185,590,075**	**$1,254 / ft²**	**100%**	**$192,726,497**	**$1,302 / ft²**	**100%**	**$213,417,567**	**$1,442 / ft²**	**100%**

EHDD and the Oakland Library worked with a specialty consultant, Cumming to evaluate the cost of the five options studied for improving the Main Library. Please see a summary from their report and analysis to the right. See the full report in the Appendix.

Total Cost per Square Foot (charts)

Total Cost per Square Foot

Option 1 - Existing Site

Element	Direct $/sf	Indirect $/sf	Total $
Seismic Evaluation	$97 / ft²	$79 / ft²	$176 / ft²
Expansion of Existing	$806 / ft²	$660 / ft²	$1,466 / ft²
Renovation of Existing	$484 / ft²	$397 / ft²	$882 / ft²
New Build			
Site Area	$81 / ft²	$67 / ft²	$148 / ft²
Total Cost	**$714 / ft²**	**$585 / ft²**	**$1,299 / ft²**

Option 2 - Downtown

Element	Direct $/sf	Indirect $/sf	Total $
Seismic Evaluation	$85 / ft²	$70 / ft²	$155 / ft²
Expansion of Existing	$746 / ft²	$612 / ft²	$1,358 / ft²
Renovation of Existing	$475 / ft²	$389 / ft²	$864 / ft²
New Build	$721 / ft²	$591 / ft²	$1,311 / ft²
Site Area	$118 / ft²	$97 / ft²	$214 / ft²
Total Cost	**$673 / ft²**	**$507 / ft²**	**$1,126 / ft²**

Option 3 - East Oakland

Element	Direct $/sf	Indirect $/sf	Total $
Seismic Evaluation	$97 / ft²	$79 / ft²	$176 / ft²
Expansion of Existing	$768 / ft²	$630 / ft²	$1,398 / ft²
Renovation of Existing	$501 / ft²	$411 / ft²	$912 / ft²
New Build	$690 / ft²	$566 / ft²	$1,255 / ft²
Site Area	$81 / ft²	$67 / ft²	$148 / ft²
Total Cost	**$689 / ft²**	**$521 / ft²**	**$1,157 / ft²**

Option 4 - Downtown

Element	Direct $/sf	Indirect $/sf	Total $
Seismic Evaluation	$97 / ft²	$79 / ft²	$176 / ft²
Expansion of Existing			
Renovation of Existing	$524 / ft²	$429 / ft²	$953 / ft²
New Build	$727 / ft²	$596 / ft²	$1,323 / ft²
Site Area	$118 / ft²	$97 / ft²	$214 / ft²
Total Cost	**$716 / ft²**	**$543 / ft²**	**$1,205 / ft²**

Option 5 - Downtown

Element	Direct $/sf	Indirect $/sf	Total $
Seismic Evaluation			
Expansion of Existing			
Renovation of Existing			
New Build	$763 / ft²	$625 / ft²	$1,388 / ft²
Site Area	$1,963 / ft²	$1,608 / ft²	$3,571 / ft²
Total Cost	**$792 / ft²**	**$650 / ft²**	**$1,442 / ft²**

Section 5: Economic Feasibility

5.2. Real Estate and Location Analysis

EHDD and Oakland worked with a specialty consultant, Land Econ Group, to evaluate the real estate and location feasibility and analysis. See the full report in the Appendix.

The Challenge Ahead

"All great cities experience cycles of robust dynamism and struggles against decay. Oakland, like its glamorous sister city across the San Francisco Bay, is experiencing a period of social, cultural and financial challenges. The mayor has recently been recalled. The City's credit rating has been downgraded. The very proud Oakland A's major league baseball team has decided to move to Las Vegas in part due to incentives provided by that City and the State of Nevada to build a new state of the art stadium. The World Champion Golden State Warriors moved across the bay a couple of years ago, and the Oakland Raiders of the National Football League moved to Las Vegas a few years back.

Recent press coverage of Oakland has been often negative. Given these setbacks, the city of Oakland needs a beacon to spotlight its social, cultural and economic rejuvenation. A new main library provides that opportunity.

Funding for a new main library will depend upon broad based and passionate political support from the entire city and the East Bay community. It will likely require a new tax and/or bond measure. An iconic city center location and an inspirational architectural statement that becomes a new symbol of Oakland are essential to the building of political support necessary for the passage of any future tax measure and to attract the funding from foundations and wealthy philanthropists."

Table 1: Summary of Site Ranking

Rank	Option	Pedestrian Access	Auto Access	Cost in Millions	Potential for Iconic Site and Building
1	2	Very Good	Very Good	$182	Excellent - Best Opportunity for Funding
2	1	Very Good	Very Good	$192	Very Good
3	5	Excellent	Very Good	$213	Fair to Good
4	3	Poor	Excellent	$186	Poor
5	4	Poor	Excellent	$193	Poor

Source: Land Econ Group with cost estimates provided by Cumming Group

OPTION 1: Existing + Addition
OPTION 2: Existing + Oak Street
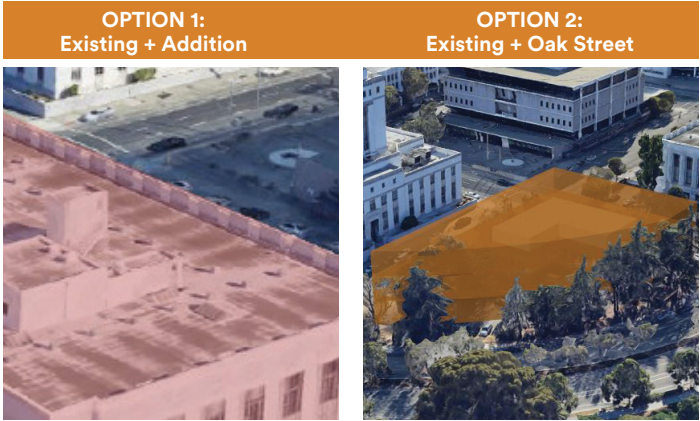
Figure 6: 15-minute Walk Shed of Options 1 and 2

OPTION 3: Existing + East Oakland Site
OPTION 4: Existing + East Oakland Site
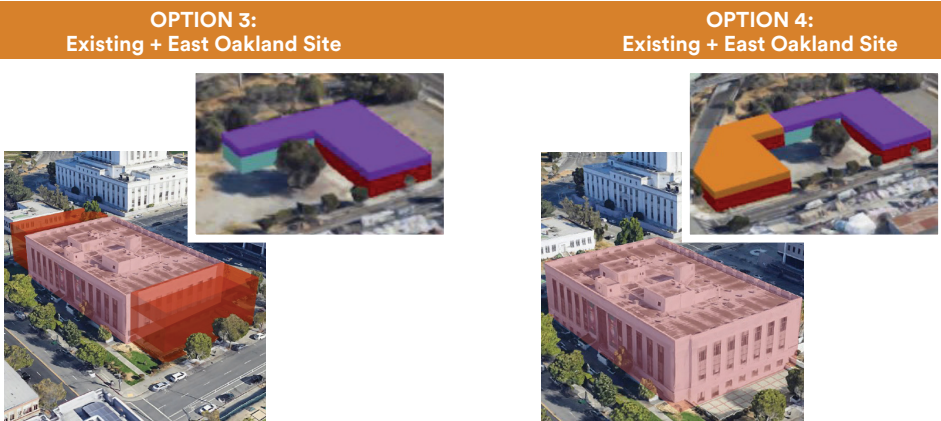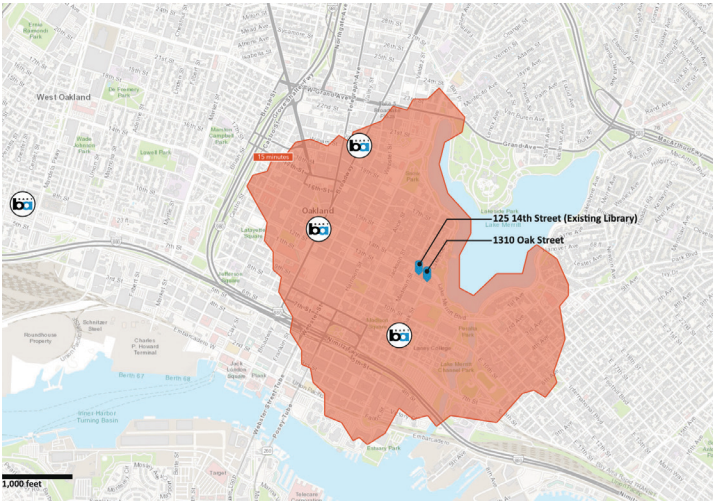
Figure 8: 15-minute Walk Shed of Options 3 and 4

OPTION 5: 1911 Telegraph Ave.
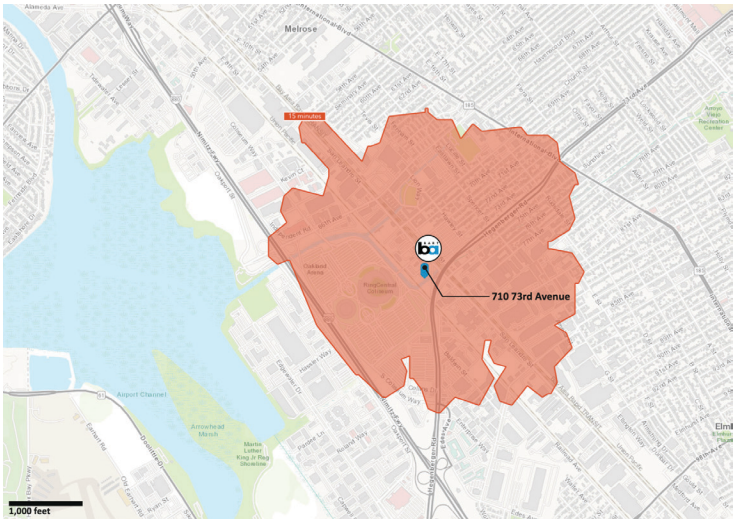
Figure 9: 15-minute Walk Shed of Options 5
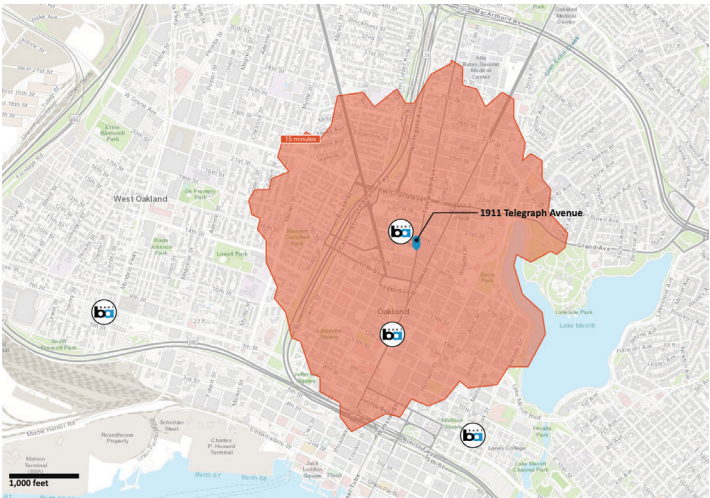
OPTION 1:	OPTION 2:	OPTION 3:	OPTION 4:	OPTION 5:
Existing + Addition	Existing + Oak Street	Existing + East Oakland Site	Existing + East Oakland Site	1911 Telegraph Ave.
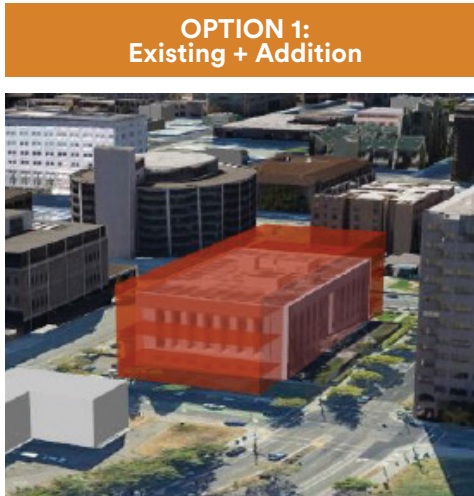
Opportunities:

● Familiar site to the Public

● Adding up on the Main links to the history of the building and site, and allows the public to experience improved views.

Constraints:

● Adding on to the existing Main Library will require Historical Review and may impact the cost and approval of the project

● Most expensive of the options that preserve the existing building
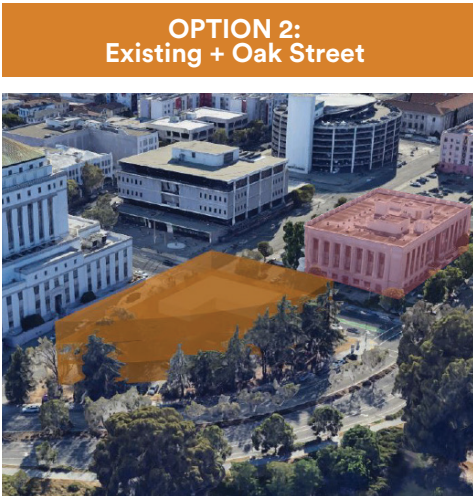
Opportunities:

● Familiar site to the Public

● Interior renovation allows for preserving the historic existing Main building exterior

● New facility in Lakeside location allows for highly visible and prominent building while retaining the link to existing Main Library

● Least expensive option

Constraints:

● Lakeside site requires taking over the Telephone building; more investigation required to determine it's suitability for preservation or rehabilitation.
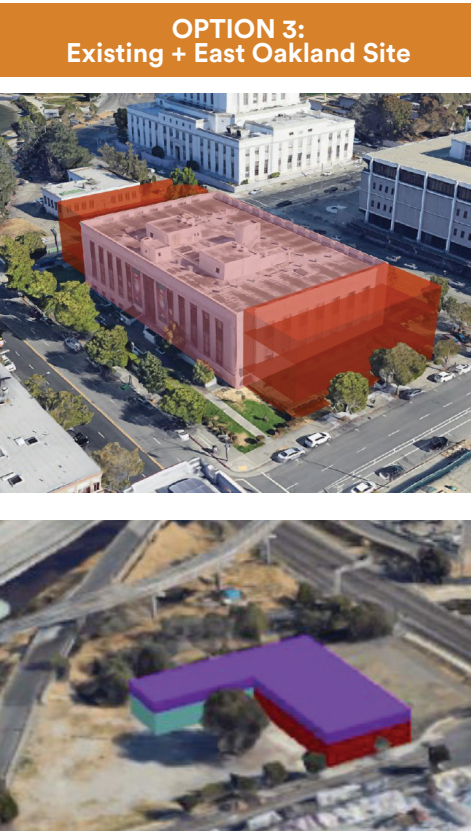
Opportunities:

● Familiar site to the Public

● New East Oakland site allows for enhanced service in new neighborhoods that are currently less served.

● East Oakland Site could serve as logistics and processing hub for book handling operations.

● Second most affordable option

Constraints:

● Adding on to the existing Main Library will require Historical Review and may impact the cost and approval of the project

● East Oakland site is close to BART, but not currently pedestrian / bicycle friendly, would benefit from additional transportation upgrades.
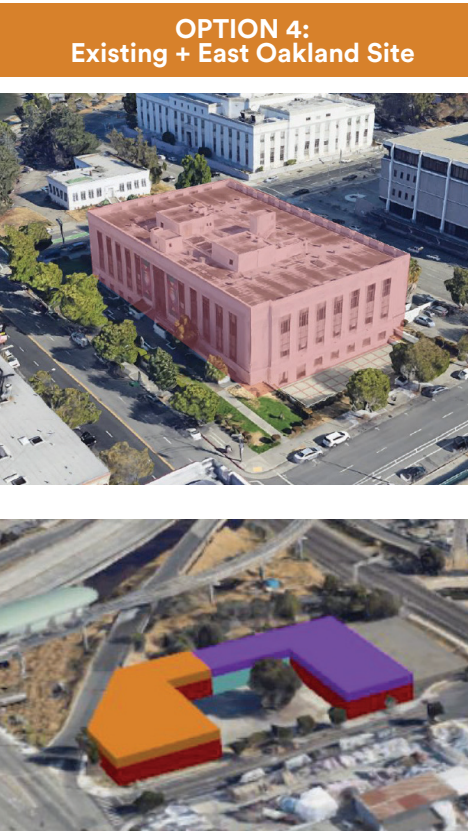
Opportunities:

● Familiar site to the Public

● Interior renovation allows for preserving the historic existing Main building

● East Oakland Site could serve as logistics and processing hub for book handling operations.

Constraints:

● Third most expensive option

● East Oakland site is close to BART, but not currently pedestrian / bicycle friendly, would benefit from additional transportation upgrades.

Opportunities:

● New Site close to City Hall and Fox Theater allows for new relationship of Main Library and downtown / cultural hubs

● All new construction has the least limitations and most opportunities for high performance building

● New site is close to AAMLO; consider options to enhance connections between speciality programs like History Room and AAMLO archives.

Constraints:

● Most expensive option

● All new construction has highest embodied carbon impact

Section 6: Legal Feasibility

6.1. Opportunities and Constraints

Section 6: Legal Feasibility

6.1. Opportunities and Constraints

Zoning Code Summary

Option 1: 125 14th Street, Oakland, CA 94612

The property at 125 14th Street, Oakland, CA 94612, is situated within the Central Business District (CBD) zoning area, specifically designated as CBD-P. This zoning classification is part of Oakland's broader effort to encourage development that aligns with the city's urban planning objectives.

Permitted Uses:

The CBD-P zone permits a variety of uses aimed at fostering a vibrant urban environment. These include:

- Civic Activities: Such as libraries, community centers, and government offices.

- Commercial Activities: Including retail stores, restaurants, and entertainment venues.

- Residential Uses: Multi-family housing developments are allowed, promoting mixed-use structures.

Development Standards:

Development within the CBD-P zone must adhere to specific standards to ensure compatibility with the district's character:

- Building Height: The maximum allowable height varies; consulting the city's zoning map or planning code is recommended for precise information.

- Setbacks: Requirements for front, side, and rear setbacks are specified to maintain uniformity and adequate spacing between structures.

- Parking: Provision of off-street parking spaces is mandated, with the number depending on the type and size of the development.

Design Review:

Projects in the CBD-P zone are subject to design review to ensure they contribute positively to the urban landscape. This process evaluates architectural style, materials, and overall aesthetics.

Additional Considerations:

- Downtown Oakland Specific Plan (DOSP): The city has developed the DOSP to guide development in the downtown area, including 14th Street. The plan emphasizes affordable housing, support for arts and culture, and economic opportunities. Developments at 125 14th Street should align with these objectives.

- Black Arts Movement and Business District: The DOSP supports the development of this district along 14th Street, aiming to preserve and promote cultural heritage. Projects in this area are encouraged to integrate and support these cultural initiatives.

The property at 125 14th Street, Oakland, CA 94612, currently housing the Oakland Main Library, is situated within the Central Business District Pedestrian Retail Commercial Zone (CBD-P). This zoning designation presents specific opportunities and constraints for any redevelopment or expansion of the library at this location.

Opportunities:

- Permitted Use: The CBD-P zone is intended to foster pedestrian-oriented retail and commercial activities. A public library aligns well with this objective, as it serves as a community hub that encourages foot traffic and engagement.

- Active Frontage: The zoning encourages active storefronts and pedestrian engagement, which can be leveraged to design a library that integrates seamlessly with the urban fabric, potentially incorporating retail or café spaces to enhance user experience.

Constraints:

- Building Height Limitations: The CBD-P zone imposes specific height restrictions to maintain the district's character. While the exact height limit for this property should be confirmed with the City's Zoning Map, any proposed expansion must adhere to these regulations.

- Design Review Requirements: Developments within the CBD-P zone are subject to design review processes to ensure compatibility with the district's aesthetic and functional goals. This necessitates careful planning and potential adjustments to design proposals.

- Parking and Access: The urban setting may present challenges related to parking requirements and access, necessitating innovative solutions to accommodate visitors without disrupting the pedestrian-oriented nature of the district.

Additional Considerations:

- Community Engagement: The City of Oakland is actively seeking community input on the future of the Main Library, exploring options for renovation, redevelopment, or relocation. Engaging with these initiatives can provide valuable insights and support for any proposed projects.

- Feasibility Studies: Ongoing feasibility studies aim to assess the needs and possibilities for the Main Library's future. Participating in or reviewing these studies can inform planning and ensure alignment with community expectations and regulatory frameworks.

6.1. Opportunities and Constraints

Zoning Code Summary

Option 2: 1310 Oak Street, Oakland, CA 94612
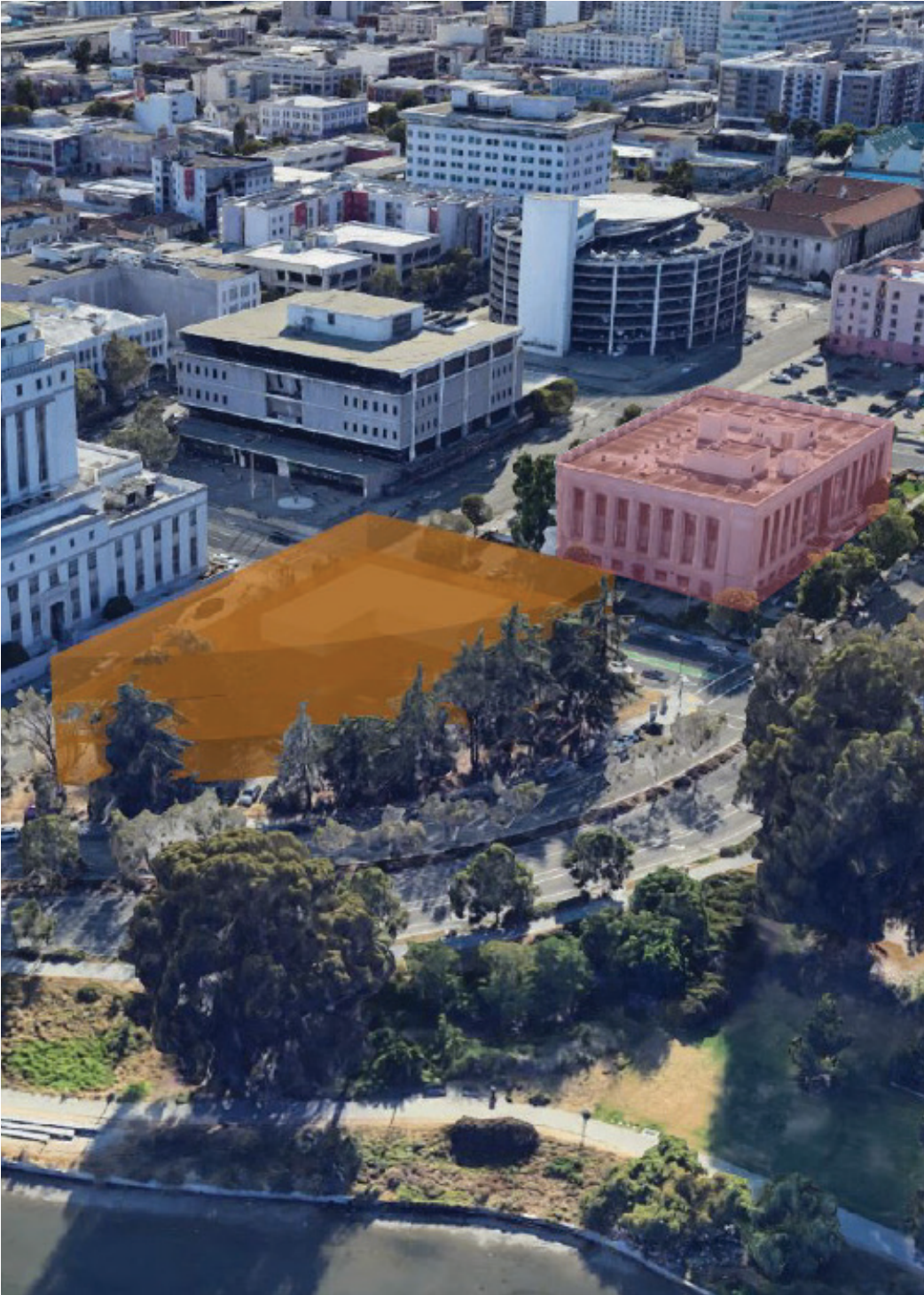
UDPATE PHOTO BOXES ALL

The property at 1310 Oak Street, Oakland, CA 94612, commonly known as the Fire Alarm Building, is located within the Central Business District (CBD) zoning area. Recent amendments to the Downtown Oakland Specific Plan (DOSP) have proposed changes affecting this site.

Zoning Classification:

The property is designated under the CBD zoning district, which encompasses various sub-districts tailored to specific urban development goals. The exact sub-district classification for 1310 Oak Street should be confirmed using the City's Zoning Map.

Permitted Uses:

The CBD zoning district permits a mix of uses aimed at fostering a dynamic urban environment, including:

- Commercial Activities: Retail establishments, offices, and entertainment venues.
- Residential Uses: Multi-family housing developments.
- Civic and Cultural Facilities: Museums, galleries, and community centers.

Development Standards:

Development within the CBD district must adhere to specific standards:

- Building Height: The DOSP Zoning Amendments propose increasing the maximum building height for 1310 Oak Street to 90 feet to support potential new uses of the Fire Alarm Building and its surrounding property.
- Setbacks and Lot Coverage: Requirements are specified to maintain adequate spacing and urban form.
- Parking: Provision of off-street parking spaces as mandated by the Planning Code.

Design Review:

Projects in the CBD district are subject to design review to ensure compatibility with the district's character and urban design objectives.

Historical Considerations:

The Fire Alarm Building is recognized as a historic resource. Any development or alterations must comply with regulations pertaining to historic preservation, ensuring that the building's historical integrity is maintained.

Recent Developments:

The City Council has authorized an Exclusive Negotiating Agreement to explore the development of a Jazz and Art Museum on this site, aiming to complement nearby cultural institutions and serve as an anchor for the adjacent Black Arts Movement and Business District.

The property at 1310 Oak Street, Oakland, CA 94612, known as the

historic Fire Alarm Building, is located within the Central Business District Pedestrian Retail Commercial Zone (CBD-P). This zoning designation offers specific opportunities and constraints for developing a new Oakland Main Library at this site.

Opportunities:

- Permitted Use: The CBD-P zone encourages pedestrian-oriented activities, and a public library is a compatible use that can enhance foot traffic and community engagement.
- Increased Building Height: Recent amendments propose increasing the maximum building height to 90 feet for this site, supporting a range of potential new uses, including cultural institutions like a library.

Cao

- Cultural Synergy: The site's proximity to Lake Merritt and the Oakland Museum of California presents opportunities for collaborative programming and shared resources, enriching the cultural landscape.

Constraints:

- Historic Preservation: The Fire Alarm Building is a Ba1+ rated historic structure, necessitating adherence to preservation guidelines. Any development must respect and integrate the building's historic character, which may limit extensive alterations.
- Design Review Process: Developments in the CBD-P zone are subject to a design review to ensure compatibility with the district's aesthetic and functional objectives, potentially extending the project timeline.
- Community Engagement Requirements: Given the site's significance, substantial community outreach and engagement are essential to address public concerns and aspirations, which may influence project planning and implementation.

Additional Considerations:

- Alignment with City Initiatives: The City Council has authorized an Exclusive Negotiating Agreement to explore developing a Jazz and Art Museum at this location, aiming to complement nearby cultural institutions and serve as an anchor for the adjacent Black Arts Movement and Business District.
- Zoning Incentive Programs: The City of Oakland offers zoning incentive programs that could provide benefits such as increased density or reduced parking requirements in exchange for community benefits, which may be advantageous for the library project.

In summary, while the CBD-P zoning designation and recent amendments offer opportunities for developing a new Oakland Main Library at 1310 Oak Street, considerations related to historic preservation, design review, and community engagement must be carefully managed to ensure a successful project.

Section 6: Legal Feasibility

6.1. Opportunities and Constraints

Zoning Code Summary

Option 3, 4: 710 73rd Avenue, Oakland, CA, 94621

OML Existing Site: 115,000 SF

OML Existing Site: 82,000 SF

The property at 710 73rd Avenue, Oakland, CA 94621, is situated within the Transit Oriented (S-15) zoning district. This designation is part of Oakland's zoning framework aimed at promoting development that supports and benefits from proximity to public transit.

Zoning Classification:

● Transit Oriented (S-15): This zoning district is designed to encourage higher-density development near transit hubs, facilitating easy access to public transportation and reducing reliance on personal vehicles.

Permitted Uses:

The S-15 district allows for a variety of uses intended to create a vibrant, transit-friendly environment:

● Residential: Single-family homes, multi-family dwellings, and accessory dwelling units (ADUs) are permitted, promoting diverse housing options.

● Commercial: Retail stores, restaurants, and offices are allowed, supporting economic activity and providing amenities for residents and commuters.

● Civic and Institutional: Facilities such as community centers, libraries, and educational institutions are permitted, enhancing neighborhood services.

Development Standards:

Projects within the S-15 district must adhere to specific standards to ensure compatibility with the district's objectives:

● Density and Intensity: Higher density is encouraged to maximize land use efficiency near transit.

● Building Height: Regulations specify maximum building heights to balance development intensity with neighborhood character.

● Setbacks and Lot Coverage: Requirements are established to maintain adequate light, air, and open space.

● Parking: Reduced parking requirements may apply, reflecting the district's emphasis on transit accessibility.

Design Review:

Developments in the S-15 district are subject to design review processes to ensure that new constructions or modifications align with the aesthetic and functional goals of the area.

Additional Considerations:

● Transit Accessibility: Given the district's focus, developments are expected to facilitate and enhance access to public transportation options.

● Community Engagement: Projects may require outreach to local stakeholders to address community concerns and aspirations.

The property at 710 73rd Avenue, Oakland, CA 94621, is situated within the Transit-Oriented Development Commercial Zone (S-15). This

zoning designation is designed to encourage higher-density, mixed-use developments that capitalize on proximity to public transit, thereby promoting sustainable urban growth.

Opportunities:

● Permitted Uses: The S-15 zone allows for a variety of uses, including commercial establishments, residential units, and public facilities such as libraries. This flexibility supports the integration of a new Main Library into a mixed-use development, potentially enhancing community services and accessibility.

● Density Incentives: The zoning encourages higher-density development near transit hubs, which can facilitate the creation of a substantial library facility alongside other complementary uses, fostering a vibrant community space.

● Reduced Parking Requirements: Given the emphasis on transit accessibility, developments in the S-15 zone may benefit from reduced parking mandates, allowing for more efficient land use and potentially lowering construction costs.

Constraints:

● Development Standards Compliance: Projects must adhere to specific property development standards outlined in the Oakland Planning Code, including regulations on building height, setbacks, and lot coverage. These standards are designed to ensure that new developments are compatible with the surrounding area and support the city's planning objectives.

● Design Review Process: Developments within the S-15 zone are subject to a design review to ensure alignment with the district's aesthetic and functional goals. This process may require additional time and resources to address design considerations and community feedback.

● Community Engagement Requirements: Given the potential impact on the local community, substantial public outreach and engagement are essential to address community concerns and aspirations, which may influence project planning and implementation.

Additional Considerations:

● Environmental Factors: The property has been identified as a brownfield site, indicating potential environmental remediation requirements. Addressing these concerns is crucial to ensure the safety and suitability of the site for a new library.

● Infrastructure Improvements: The existing storm drainage pump station at 710 73rd Avenue is in poor condition and requires rehabilitation. Coordinating with the city's Public Works Department to address infrastructure needs will be vital for the project's success.

In summary, while the S-15 zoning designation offers significant opportunities for developing a new Oakland Main Library at 710 73rd Avenue, careful attention to zoning regulations, environmental remediation, infrastructure improvements, and community engagement is essential to navigate the associated constraints effectively.

Section 8: Scheduling Feasibility

8.1. Opportunities and Constraints

Section 8: Scheduling Feasibility

8.1. Project Schedule

*Project Schedule is not set yet, but the following steps wil be required to design and complete the project.

*Overall Project Schedule Range:
(65-108 mo / 5.5-9 years)

Initial Design Work (6-12 mo)	**Public Engagement** (12-18 mo)	**Detailed Design Work** (12-18 mo)
Feasibility Study	**Planning Department Review** (12-24 mo)	**Bidding**

Construction (24-36 mo)

Building Permits Review (8-12 mo)

Construction Inspections (24-36 mo)

City Approval to Proceed to Design

Project Funding

City Approval to Proceed to Construction

The City of Oakland has not publicly announced a specific permitting schedule for a new Main Library. However, the Planning & Building Department oversees the city's growth and development, ensuring that projects comply with local regulations and standards.

For a project like a new Main Library, the permitting process would typically involve several key steps:

1. Planning Approvals Estimate 12 – 24 Months

This includes obtaining necessary zoning clearances, design reviews, and any required environmental assessments to ensure the project aligns with the city's General Plan and zoning regulations.

The key steps include:

1. Pre-Application Consultation

Engage with the Planning & Building Department: Initiate discussions to understand zoning requirements, design guidelines, and necessary permits. This step helps identify potential challenges early on.

2. Zoning Analysis

Determine Zoning Designation: Utilize the City's Zoning Map to identify the property's zoning classification.

Review Permitted Uses and Standards: Consult the Planning Code to ensure the proposed library use and design comply with zoning regulations.

3. Community Engagement

Conduct Outreach: Engage with local stakeholders, including residents and community groups, to gather input and address concerns, fostering community support.

4. Environmental Review

Assess Environmental Impact: Conduct studies to evaluate potential environmental effects, such as traffic, noise, and air quality, in compliance with the California Environmental Quality Act (CEQA).

5. Design Review

Submit Design Plans: Provide detailed architectural drawings and site plans for evaluation against design standards and guidelines.

Obtain Design Approval: The Planning Department reviews the design for compliance with aesthetic and functional criteria.

6. Conditional Use Permit (if required)

Apply for Permit: If the library use is not outright permitted in the zoning district, apply for a Conditional Use Permit (CUP).

Public Hearing: Attend hearings where the Planning Commission evaluates the CUP application, considering public input.

7. Variances (if necessary)

Request Variances: If the project requires deviations from zoning standards, apply for variances with justifications.

Approval Process: The Planning Commission reviews variance requests based on specific criteria.

8. Planning Commission Approval

Prepare for Review: Compile all documentation, including environmental reports, design plans, and community feedback.

Attend Commission Meeting: Present the project to the Planning Commission for approval.

9. Building Permit Application

Submit Construction Documents: After planning approvals, submit detailed construction plans for building permit review to ensure compliance with building codes.

10. Additional Agency Approvals

Coordinate with Other Departments: Obtain necessary permits from departments such as Public Works, Fire Prevention, and Transportation.

Oakland City Government: https://www.oaklandca.gov/topics/permits?utm_source=chatgpt.com

11. Permit Issuance

Receive Permits: Once all reviews are complete and fees are paid, the City issues the necessary permits, allowing construction to commence.

Throughout this process, maintaining clear communication with city officials and the community is crucial to navigate requirements effectively and ensure the project aligns with Oakland's development goals.

Source: https://www.oaklandca.gov

Section 8: Scheduling Feasibility

8.1. Opportunties and Constraints

2. Building Permits Estimate 12 – 18 Months

After securing planning approvals, the next step is to apply for building permits. This involves submitting detailed construction plans for review to ensure compliance with building codes and safety standards.

Developing a new Main Library in Oakland requires obtaining various building permits to ensure compliance with safety standards and local regulations. The process involves several key steps:

1. Building Permit Application

   Prepare Detailed Construction Plans: Develop comprehensive architectural and engineering drawings that adhere to the California Building Standards Code and Oakland's specific amendments.

   Submit Application: Utilize Oakland's Online Permit Center to submit the building permit application along with the required plans and documentation.

2. Plan Check and Review

   Structural and Safety Assessment: City plan check engineers will review the submitted plans to ensure compliance with structural integrity, fire safety, accessibility, and other building code requirements.

   Address Corrections: If issues are identified, revise the plans accordingly and resubmit for further review.

3. Additional Required Permits

   Depending on the project's scope, additional permits may be necessary:

   Mechanical, Electrical, and Plumbing (MEP) Permits: For the installation or modification of mechanical systems, electrical wiring, and plumbing fixtures.

   Grading Permit: If the project involves significant earth-moving activities.

   Demolition Permit: Required if existing structures need to be removed.

4. Fire Department Review

   Fire Safety Compliance: The Oakland Fire Prevention Bureau will assess the project for adherence to fire codes, including sprinkler systems and emergency access.

5. Public Works and Transportation Approvals

   Right-of-Way Permits: Obtain permits for any work affecting public streets or sidewalks, such as curb cuts or utility connections.

   Sewer Lateral Permit: Required for connecting the building to the city's sewer system.

6. Environmental Health Clearance

   Hazardous Materials Assessment: Coordinate with Alameda County's Environmental Health Department to address any environmental health concerns.

7. Permit Issuance

   Fee Payment: Pay all applicable fees as outlined in Oakland's Master Fee Schedule.

   Obtain Permits: Once all reviews are complete and fees are paid, the city will issue the necessary permits, authorizing construction to commence.

8. Inspections

Schedule Inspections: Arrange for inspections at various construction stages to ensure ongoing compliance with approved plans and codes.

Final Inspection and Certificate of Occupancy: Upon completion, a final inspection will be conducted. Successful approval results in the issuance of a Certificate of Occupancy, allowing the library to open to the public.

Throughout this process, maintaining clear communication with Oakland's Planning & Building Department and other relevant agencies is crucial to navigate the permitting requirements effectively.

Source: https://www.oaklandca.gov

3. Public Engagement Estimate 12 – 18 Months

Major projects often require community input and may involve public hearings or meetings to address any concerns and gather feedback.

Engaging the public is a crucial component in the development of significant projects like the new Oakland Main Library. The City of Oakland emphasizes community involvement to ensure that developments align with public needs and values. The public engagement process for such a project typically involves the following steps:

1. Pre-Application Outreach

   Community Meetings: Before submitting formal applications, developers are encouraged to hold meetings with local residents and stakeholders to present preliminary plans and gather initial feedback.

2. Public Notification

   Notices: The City issues public notices to inform the community about proposed projects, upcoming hearings, and opportunities for input. These notices are distributed through various channels, including mailings, postings on the City's website, and local media.

3. Public Hearings

   Planning Commission Hearings: The Planning Commission conducts public hearings where community members can express support, concerns, or suggestions regarding the project. These hearings are essential for transparent decision-making.

   City Council Hearings: For major projects, the City Council may also hold hearings to consider public input before making final decisions.

4. Environmental Review Process

   Public Comment Periods: As part of the California Environmental Quality Act (CEQA) process, draft Environmental Impact Reports (EIRs) are made available for public review and comment. Community members can provide feedback on potential environmental impacts and proposed mitigations.

5. Community Advisory Committees (CACs)

   Formation of CACs: For significant projects, the City may establish Community Advisory Committees comprising local stakeholders to provide ongoing input throughout the development process.

6. Ongoing Engagement

   Workshops and Open Houses: Developers and City staff may host interactive sessions to discuss project details, address community concerns, and incorporate feedback into project plans.

   Surveys and Feedback Forms: Utilizing online and in-person tools to collect broader community input on specific aspects of the project.

7. Documentation and Response

   Public Record: All comments and feedback received during the engagement process are documented. The City and developers are responsible for responding to significant concerns and demonstrating how public input has influenced the project.

8. Final Approvals

   Decision-Making: After thorough public engagement and necessary revisions, the project proceeds to final approval stages, considering all community input received.

Throughout this process, the City of Oakland ensures that public engagement is meaningful, transparent, and accessible, allowing community members to actively participate in shaping developments like the new Main Library.

Source: https://www.oaklandca.gov

4. Construction Inspections Estimate 18 – 24 Months

Throughout the construction phase, regular inspections are conducted to ensure the work adheres to approved plans and codes.

Given the scale of a new Main Library, the process would also involve coordination with multiple city departments and possibly external agencies. For the most current and detailed information, it's advisable to contact the City of Oakland's Planning & Building Department directly or visit their official website.

Source: https://www.oaklandca.gov