



**BERKELEY PUBLIC LIBRARY
BOARD OF LIBRARY TRUSTEES**



**SPECIAL MEETING
FEBRUARY 6, 2010**

**AGENDA
12:00 P.M.**

**WEST BRANCH
1125 UNIVERSITY AVENUE**

I. PRELIMINARY MATTERS

- A. Call to Order**
- B. Approval of Agenda**

II. WORKSHOP

- A. Measure FF West Branch Library Update**
 1. Presentation by Harley Ellis Devereaux/GreenWorks Studio on the Conceptual Design Phase; and Staff Report on the Process, Community Input and Next Steps.
 2. Public Comment (on this item only)
 3. Board discussion

III. AGENDA BUILDING

Next regular meeting will be held at 6:30 p.m. on Wednesday, February 10, 2010 at the **South Branch Library, 1901 Russell Street, Berkeley.**

4. ADJOURNMENT

Please refrain from wearing scented products at public meetings.

Written materials may be viewed in advance of the meeting at the Central Library Reference Desk (2090 Kittredge Street), or any of the branches, during regular library hours.

To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter, assistive-listening device or other accommodation for the meeting, please call (510) 981-6195 (voice) or (510) 548-1240 (TDD). Providing at least five (5) working days' notice prior to the meeting will help to ensure availability.

I hereby certify that the agenda for this special meeting of the Board of Library Trustees of the City of Berkeley was posted in the display cases located at 2134 Martin Luther King, Jr. Way and in front of the Central Public Library at 2090 Kittredge Street, as well as on the Berkeley Public Library's website on February 2, 2010.



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Donna Corbeil, Director of Library Services
Serving as Secretary to the Board of Library Trustees

For further information, please call (510) 981-6195.



BERKELEY PUBLIC LIBRARY

PRESENTATION CALENDAR

February 6, 2010

TO: Board of Library Trustees

FROM: Donna Corbeil, Director of Library Services

SUBJECT: MEASURE FF WEST BRANCH LIBRARY PROJECT UPDATE: REPORT ON CONCEPTUAL DESIGN PHASE PROCESS

INTRODUCTION

In November 2008 voters approved Measure FF, a Library bond to renovate, expand and make seismic and access improvements at the four neighborhood branch libraries. Since that time the board has overseen the selection of four design firms, one for each project. Harley Ellis Devereaux / GreenWorks Studio is the selected design firm under contract to address the needs of the West Branch Library located at 1125 University Avenue, at the corner of San Pablo Boulevard. Assisting in this effort is library consultant Kathy Page of Page + Moris, project consultant Rene Cardinaux, AIA, Steve Dewan, KCEM and Library staff.

BACKGROUND

The physical and program needs of the four neighborhood branch libraries were addressed most recently in the two-volume *Branch Libraries Facilities Master Plan* (July 2008). The report recommends two options for the West Branch Library site. Option A retains the 1923 structure, moves it forward on the site, rebuilds the missing sections and adds a single story addition; and Option B is reflective of the 2002 Proposition 14 California State Library bond grant proposal. The Library submitted a proposal to the state for consideration in January 2004,- and the proposed structure was two-storied and 14,600 square feet in size. The West Branch Library was designated a Structure of Merit #257 by the Berkeley Landmarks Preservation Commission (LPC) in May 2003.

The results of the *Branch Libraries Facilities Master Plan* provided the basis for the needs and cost analysis resulting in Measure FF, the Library bond program.

CURRENT SITUATION

Following approval to execute the contract with the design consultant, the project manager, Steve Dewan, KCEM, arranged a project team kick-off meeting to set the schedule for the West Branch project, identified any special testing or third party reports needed, reviewed existing conditions and established reporting relationships. Subsequently, in September 2009 Edward Dean AIA, architect for the project attended the BOLT meeting to discuss Net Zero Energy and how it might be applied to the project.

The West Branch project is in the conceptual design phase.



SUMMARY OF MEETINGS

The design team has met several times with staff and the library program consultant and they will continue to meet throughout the process to discuss options and possible layouts as they relate to the branch program and functions and the continued and improved operation of the Berkeley Reads adult literacy program. Suzanne Olawski is the library lead on the branch program discussions, coordinating and facilitating staff and design team meetings.

Staff, (KCEM) project manager, the project consultant and the design team have met with Planning Department staff to identify zoning and use issues. The consultants and staff attended an informational session with the City's Sustainability Office and representatives from Alameda County's *Stopwaste.org* to cover environmental issues and green initiatives that might benefit the program.

Two community meetings at the branch have occurred, December 3, 2009 and January 7, 2010. The agenda and notes from these meetings are included (Attachment A and B). There was a small turn out at the first meeting but this was much improved at the second meeting, excluding library staff, project consultants, design team and others working directly on the project, 4 members of the public attended the first meeting and 21 members of the public attended the second meeting. Staff increased outreach to the community for the January 7th meeting, including merchant postings, paid advertisements and house-to-house flyer distribution.

The consultant, staff and others associated with the project have met with the Landmarks Preservation Commission (LPC) appointed subcommittee on three occasions, October 8, 2009, November 19, 2009 and January 28, 2010. Topics discussed included the structure's landmark designation, recommendations of the *BPL Branch Libraries Master Facilities Plan*, review and discussion of proposed concepts (restoration / reconstruction with expansion or all new) , LPC designation and features, existing condition of facility, design challenges of the various options, library building program development, and net zero energy. The subcommittee expressed that any scheme that retains the historic building should respect its historical integrity as it relates to the overall scheme. At the most recent meeting, project cost models for the 3 schemes developed were reviewed along with the programmatic needs of the library.

NEXT STEPS

Following board discussion and consensus on a conceptual scheme preference, the board will need to give direction to staff in order to move the project to the schematic design phase. The consultant's presentation and scale drawings have captured the relationship of project components, reflecting the functional and service needs of the program and desired adjacencies. Each scheme has a set of considerations, including preliminary cost estimates. Early during the next design phase staff will set up an informational meeting with the Landmarks Preservations Commission to discuss the preferred scheme. In the next phase of design staff will schedule a community meeting to continue discussion of drawings and documents illustrating project scale, layout, site issues, massing / elevations and functionality. Staff will bring more developed plans to the board during this phase for additional review and direction.

Following the board meeting staff will seek advice from the Planning Department on the next steps in the approval process, including direction on any environmental review studies required.

ATTACHMENTS



- A. December 3, 2009 Community Meeting: Agenda, Meeting Notes & Summary of Comment / Survey forms
 - Library Services + Function
 - Design Considerations
 - Project Experience
- B. January 7, 2010 Community Meeting: Agenda, Meeting Notes & Summary of Comment / Survey forms
 - Project Goals
 - Alternate Schemes
 - Design Schemes A, B, & C

WEST BRANCH LIBRARY RENOVATION Community Meeting

December 3, 2009

6:30 – 8:00 PM

AGENDA

Welcome!

Marge Sussman, Branch Supervisor

Review the Agenda

Donna Corbeil, Library Director

Overview of Project

Suzanne Olawski, Neighborhood Services Manager

Discussion of Services and Functions

Kathy Page, Library Consultant - Page + Moris Inc.

Discussion of Design Considerations by the Architect Team

Ed Dean, AIA – David Richards, AIA – Sylvia Wallis, AIA

Harley Ellis Devereaux / GreenWorks Studio

Questions & Comments

Next Steps

Berkeley Public Library Foundation Representative

**Thank you for coming and please complete a
comment sheet and survey before you leave.**

All members of the team and library staff have name tags

December 3, 2009
6:30-8:00PM / West Branch

Attendance: 4
Council members:
Presenting design team members: Ed Dean, AIA; Sylvia Wallis, AIA; David Richards, AIA – Harley Ellis Devereaux / GreenWorks Studio
Presenting library staff: Marge Sussman, Donna Corbeil, Suzanne Olawski
Berkeley Public Library Foundation: Chris Adams

Audience Participation

Programming Discussion

Want more services for seniors and the handicapped

I didn't know there would be talk about a physical remake because of the recent new carpets and paint

The kids section is delightful; my favorite of all the branches

My concern is about street presence; currently nothing from the street says "come in" but once inside it's cute

Want a welcoming, interesting, and inviting look

There should be a separate teen section, acoustically sound and allowed food and music

Moms are big fans of this branch and are being served very well

Want comfortable chairs to sit with kids

Play area for kids to play with blocks and books and not be a bother to anyone

Separate kids area

Current space could be bigger

Current teen space is too small

West Berkeley Senior Center is so close; how about some kind of collaboration

Physical layout at front always felt confusing, want better layout and consistency – surprises like stairs by magazine shelving

Better layout of space for better flow

More spaces to plug in laptops

Not enough seating currently

Access improvements for the impaired

Holds and self check out works well except current media equipment is faulty and causes difficulties when using the self check

More electrical outlets

*Need enough space around self check and service desk for patrons to place stacks of books

*Children's nonfiction shelving currently is too tall for children

*Current *bookwell* is a problem because it is not handicap accessible and older kids swing on and slide down the railing

*Need for face-out shelving

Design Discussion

Berkeley Public Library – Branch Renovation Program
West Branch Community Meeting – Conceptual Design (Meeting 1)
December 3, 2009
6:30-8:00PM / West Branch

Q: How extensive will the remodel be? Will it change the footprint completely? **A:** There is some structural deficiencies and termite damage. We are looking into how feasible it is to restore the footprint.

I am an immediate neighbor to the rear and I'd like to know what this project is going to do for and to me.

I would like professional tree trimmers to trim the trees and hopefully get some light into by backyard. Some trees have nests in them. The hotel almost destroyed all the trees; don't know if these are diseased. **R:** The trees do need to be thinned out and given as much room as possible to grow.

The fence is falling down between in two places and I have a small dog and children.

Q: How will I be affected by the noise? There currently is some noise from University Ave but it's not too bad. **A:** We will write construction specs to mitigate concerns.

Q: I am concerned about noise after renovation if outdoor access is allowed. Will there be access to outdoor space? **A:** A one-story scheme will take up more space limiting out door access while a two-story scheme will save some outside space. We'll show more detail at our next meeting.

Q: Are there side yard set backs? **A:** No, but there is a 15-foot set back in the rear.

I like this area because of its convenience to many services

*There are 52 child care / home day care centers in the immediate area; place space is attractive to care givers

*Desire for accessible, comfortable space in children's

Design team question: What do you think of when you think of a library?

- o Doe and Bancroft libraries –work at Cal
- o Central Library but I don't like having to go downstairs; it's pretty inside; glad they kept the art deco style; it's not really welcoming but it's functional; something more colorful would be nice
- o A place to socialize and be allowed to eat snacks –don't want to have to leave when I get hungry or thirsty; rather meet at the library than Starbucks
- o This is a walking community and the library is a bit of a refuge, a piece of peace, in a busy intense neighborhood
- o Make it a destination
- o Want a group study room

Comments

None submitted

Survey Responses

1. **What were three things that you heard today about the project that were most memorable?**
 - Presenters listened
 - Presenters are into community

2. **What three issues do you consider most important to the West Branch Library?**
 - Services
 - Adaptation
 - Use of space

3. **What did you like most about the community meeting?**

4. **What did you like least about the community meeting?**
 - I pictured more movement rather than seating

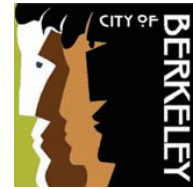
5. **Is there anything you would like the project team to know that was not said at the meeting?**
 - How about a mural?

WEST BRANCH LIBRARY

LIBRARY SERVICES + FUNCTIONS

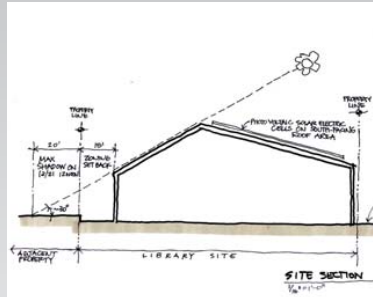
- Seating areas
- Space for teens
- Space for children and families
- Computers
- Laptop computer use
- Collections and shelving
- Service desk
- Self checkout, holds shelving, returns
- Space for programs and events
- Literacy program space
- Staff workspace
- Restrooms
- Other issues

1. THE PROJECT SITE



DESIGN CONSIDERATIONS

THE WEST BRANCH LIBRARY



DISCUSSION POINTS:

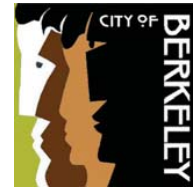
Potential Neighborhood Development / Commercial Node

Redwood Trees

Shadow Restrictions

Traffic / Access / Noise

2. PAST AND PRESENT



DESIGN CONSIDERATIONS

THE WEST BRANCH LIBRARY



west branch summary

Recommendations

Recommended work includes removal of the additions and rebuilding the missing windows could restore the building's integrity. In Option A, the 1923 structure is moved forward on the site and a new single story 6,560 addition placed behind. Option B proposes to build the 2002 Prop. 14 design as planned. The rendering shows the well developed concept with the restored 1923 in the foreground and a more contemporary two story addition behind and to the east side.



OPTION A
Renovation 2,100 SF + 6,560 SF Addition = 8,660 SF



OPTION B
Prop. 14 Proposal = 14,600 SF

Berkeley Public Library Facilities Master Plan

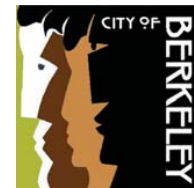
Page 29

noll & tam
architects and planners

DISCUSSION POINTS:

- 1923 - Original Civic Image
- 1974 - The Results of Modernization
- 2003/2008 - Master Plan Options
- 2010 - Program Impacts

3. THE COMMUNITY CONTEXT



DESIGN CONSIDERATIONS

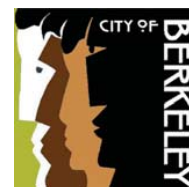
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DISCUSSION POINTS:

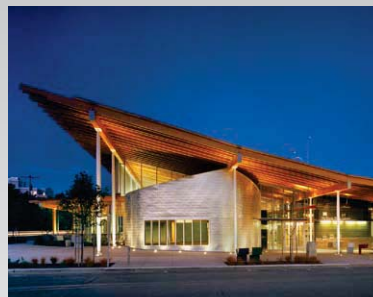
- Historic Background
- Evolving Diversity
- Community Aspirations

4. THE FUTURE



DESIGN CONSIDERATIONS

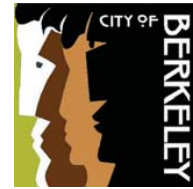
THE WEST BRANCH LIBRARY



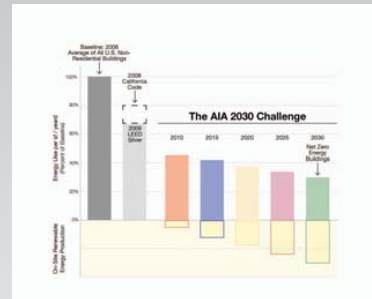
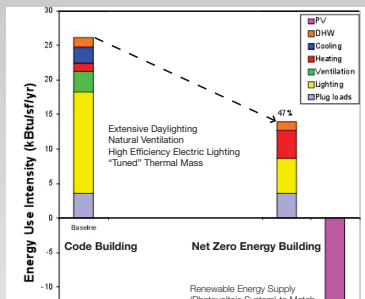
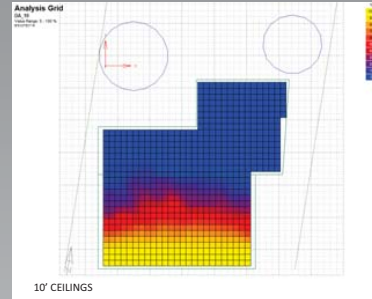
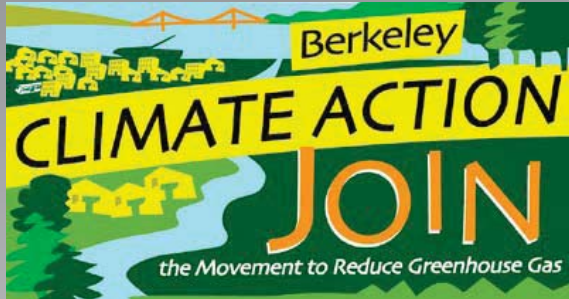
DISCUSSION POINTS:

- What is Civic Presence?
- Oceanview Neighborhood Context
- Community Representation

5. NET ZERO ENERGY



DESIGN CONSIDERATIONS THE WEST BRANCH LIBRARY



DISCUSSION POINTS:

- Carbon Footprint / Daylighting
- Concepts Underlying Net Zero
- Real Mandates
- First NZE Library in the United States

COMMUNITY LIBRARIES



PROJECT EXPERIENCE

HARLEY ELLIS DEVEREAUX



DISCUSSION POINTS:

Community Based Solutions

Energy Efficiency

Daylighting / Indoor Air Quality

WEST BRANCH LIBRARY RENOVATION COMMUNITY MEETING

JANUARY 7, 2010
6:30 – 8:00 PM

AGENDA

Welcome!

Marge Sussman, Branch Supervisor

Agenda and Project Review
Donna Corbeil, Library Director

Program Goals

Kathy Page, Library Consultant - Page + Moris Inc.

Previous Meeting Recap

Ed Dean, AIA – David Richards, AIA – Sylvia Wallis, AIA
Harley Ellis Devereaux / GreenWorks Studio

Design Considerations Discussion

Ed Dean, AIA – David Richards, AIA – Sylvia Wallis, AIA
Harley Ellis Devereaux / GreenWorks Studio

Questions & Comments

Next Steps

**Thank you for coming and please complete a comment sheet
and survey before you leave.**

January 7, 2010
6:30-8:00PM / West Branch

Attendance: 21
Council members: Kris Worthington
Presenting design team members: Ed Dean, AIA; Sylvia Wallis, AIA; David Richards,
AIA – Harley Ellis Devereaux / GreenWorks Studio
Presenting library staff: Marge Sussman, Donna Corbeil, Suzanne Olawski

Audience Participation

Scheme A – Restoration 2-story / Scheme B – New 1-story / Scheme C – New 2-story

Color code areas of the library

Q: Is there an increase in the square footage? **A:** Yes, approximately 2600 SF more

Q: Is the current entrance to the right of the original building? **A:** Yes. The original left corner of the building is gone and the current new addition is attached to it.

Q: (Regarding the University Avenue height requirement) Is it not more than or less than 32'?
A: It's not less than.

Q: (Scheme B) When you look through the building from University Avenue can you see the redwood tree? **A:** Yes.

Q: (Scheme B) where do you enter? **A:** Enter from the side (parallel to University Ave); there will be a double door system to mitigate noise.

Q: Is the teen area enclosed acoustically so we can't hear them? **A:** Yes, it's enclosed to keep out noise and to allow them to talk

Q: (Scheme B) Is it on a slab? **A:** Yes, it most likely will be a slab.

Q: How will staff keep track of what is going on in the teen area? **A:** Three walls are enclosed but the front is glass –to see them but not hear them.

Q: How large is the teen area? **A:** At least 2-3 times larger.

Q: Is there a place for reading books in the library in each plan? **A:** Yes. Space development will be detailed in the next phase.

Q: Will seating be near stacks of books? **A:** Yes. Details are still being determined.

Would like a place for reading that is comfortable and away from computers and noise

Want a place to kick back and read a book

Want quiet and to see the trees

Q: Are there any thoughts to the shape/design of the building? **A:** That will be developed in the next phase.

Want something big (are there budget constraints?); it will be along time before we can do something again with this building; include a basement space for storage and go up three of four stories (main library on first two floors, literacy and multipurpose rooms on upper level floors); build it big enough so we're not on top of one another –room to move and grow; building higher gives more footprint space **A:** Rear neighbors had privacy concerns about height and outdoor use; current costs may allow us to build bigger

More indoor/outdoor space

Don't see the benefits of keeping the old building –costs too much; retain a portion but build modern/glass structure around it that lets a lot of light in

Berkeley Public Library – Branch Renovation Program
West Branch Community Meeting – Conceptual Design (Meeting 2)
January 7, 2010
6:30-8:00PM / West Branch

Roof garden in the back with outside seating around the redwood tree

Impressed with Net Zero energy goal

I live right behind the library and I and the rear neighbors are concerned about privacy

Really like scheme B –seems to open up things

Like the idea of preserving some of the elements but not the whole building

Don't see a problem with melding old and new

Love to see a place primarily designed for books and the reading of books –accommodate as many books as possible

Second the idea (accommodating as many books as possible)

More people carry laptops, computers are more compact and there is wifi; space should be fluid and used for seating –not computers

Would like an electronic (flat screen) screen on the exterior of the building to announce programs and hours and to welcome people

Think about LED curtains that are transparent but show images

I think that's a horrible idea

Leaning towards scheme C but am concerned about children running into the street

Better to have noise up front; move teens and children to front and quiet spaces to the rear

Allow for a small quiet study room

Q: What level of noise do libraries allow? **A:** Libraries have been zoned for different levels of noise –from quiet areas to quiet talking to noisy active zones

Q: In the future can these areas be moved? **A:** Yes, flexibility is part of the overall design. Walls will be able to be moved in the future.

Branch needs green space –an oasis in the middle of a gritty urban area

Comments

- Would a circular or pod design be useful?
- How about an electronic billboard.
- New building: possibly 2-3 stories; aesthetic building (+ elevator); as tall as economically affordable (40 years of money input); 2 bathrooms per floor, but 4 bathrooms on first floor; roof covered in solar panels
- Build even larger than current plans so there is space to grow for the next ½ century; 3 stories in front, stepping down to quiet backyard; save the redwood trees; retain design elements of old building; lots of glass on new parts of the building, especially roof and upper floors to let in maximum light with open space inside so light passes through to the ground floor are of the building; outdoor balcony/patio/mezzanine on roof at rear looking down on redwood garden; expand multipurpose/community room
- I like option 3 (C-New, 2-story building); really like being able to see the redwood tree from the front of the building
- Very important: a quiet reading area for adults conducive to thinking, i.e., not looking out on street traffic but rather out on the trees as at Mills College Library
- Feeling of friendly flow within the building
- An upper airy floor for reading would be good also a study/discussion space
- Retain Oceanview design features but overall I'd like a building that is more contemporary than historic
- Library for books and reading
- Design A: keep old building; Design B: the front is boring!, solar is nice, stylistically boring, please continue to bring original elements to front façade; Design C: front still kind of boring
- Really like the half circle window from historical design
- Green area is good; maybe seats outside around redwood
- A: vestibule – very good, need more separation between children's and teens; B: street presence - very good, lower on street – good, daylight – very good (8660SF); C: elevator and stair – drawback
- Don't keep old building, just medallion
- 1 story is better
- Love net zero energy
- No noisy areas up front; no enclosed study room; can there be an oasis?
- Salvaging or recreating the 1923 building is too expensive for the dubious historical amenity available; invest those funds in significant new architecture
- Increase street presence with substantial façade, windows and entry; don't let concern for functional adjacency drive you to put non-descript staff area in prime public location

West Branch Conceptual Design Community Meeting #2
Audience Comments / Survey Responses
01.07.10

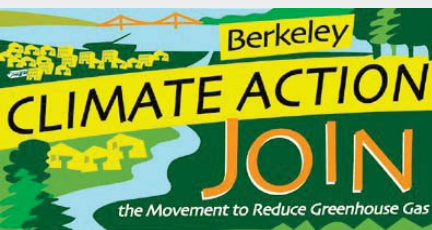
- Consider providing for phased expansion
- Create a glorious civic edifice that the community will flock to and prize

Survey Responses

- 1. What were three things that you heard today about the project that were most memorable?**
 - Net zero energy
- 2. What three issues do you consider most important to the West Branch Library?**
 - Quiet reading area for adults conducive to thought, i.e., not looking out on street but rather the trees as at Mills College Library
 - Oceanview design features, more contemporary than historic
 - Feeling of friendly flow within the building
 - An upper airy floor for reading would be good
- 3. What did you like most about the community meeting?**
- 4. What did you like least about the community meeting?**
- 5. Is there anything you would like the project team to know that was not said at the meeting?**

PROJECT GOALS

THE WEST BRANCH LIBRARY

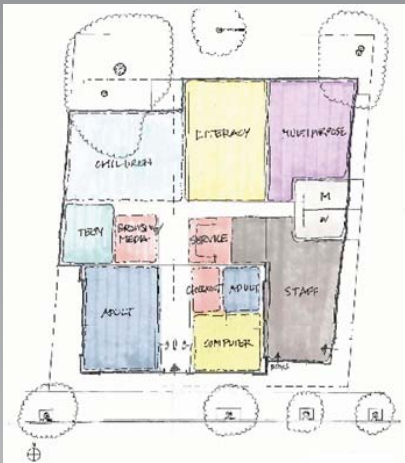


- * Enhance library services
- * Provide comfortable, convenient, spacious, welcoming, and accessible facility
- * Revive civic presence of the library
- * Engage the street with visible library activity
- * Respond to the Oceanview context
- * Recreate a landmark for the 21st century
- * Provide sustainable design
- * Meet net zero energy goals of the city
- * Preserve the redwood trees
- *
- *
- *
- *
- *
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ALTERNATIVE SCHEMES

RESTORATION SCHEMES

THE WEST BRANCH LIBRARY



SCHEME 1

Single story

Awkward entry through

1923 building

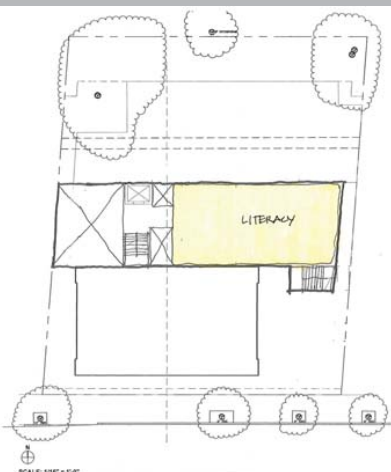
Very tight fit on site

1923 building close to street

Compromised adjacencies

Inefficient floor plan

Limited photovoltaic area



SCHEME 2

Two stories

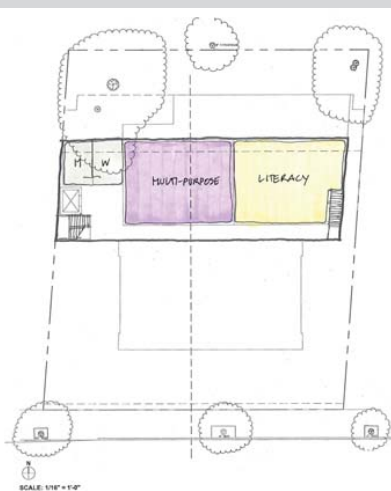
Awkward entry through

1923 building

1923 building close to street

Compromised adjacencies

Inefficient floor plan



SCHEME 3

Two stories

1923 building in original

location

Reduced height required to

maintain R-3 solar access

Compromised adjacencies

Inefficient floor plan

Limited photovoltaic area

DESIGN SCHEMES

A

RESTORATION TWO-STORY

THE WEST BRANCH LIBRARY



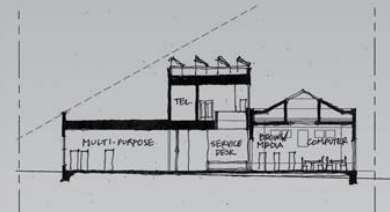
Total Area: 9,869 GSF

COST FACTORS:

- = Program Area
- Quality of Systems and Finishes
- + Vertical Circulation and Increased Area
- + Relocation & Restoration of Original Building



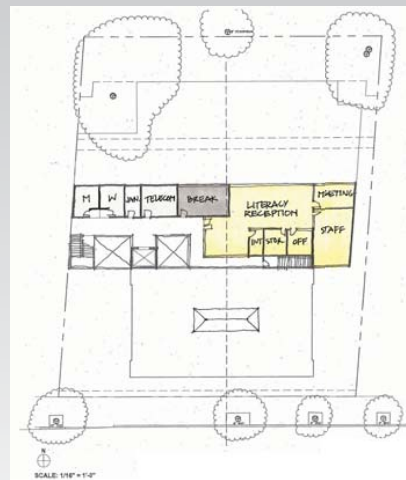
UNIVERSITY AVENUE ELEVATION



BUILDING SECTION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROS:

- Rebuilds Original Building
- Large Entry Courtyard

CONS:

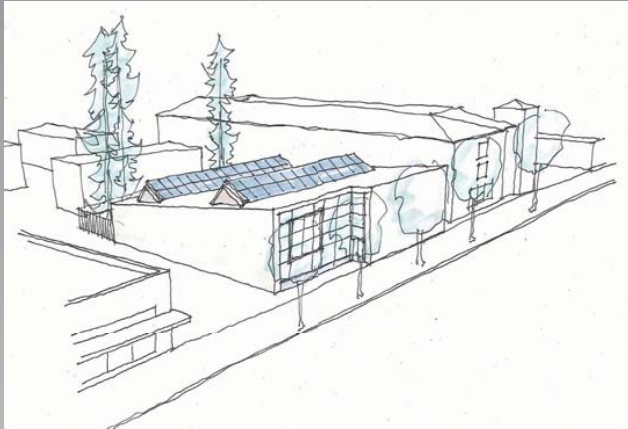
- Diminished Civic Presence
- Two Floors to Manage and Maintain
- Full Reconstruction Required
- New Brace Frames Required
- Inefficient Floor Plan
- Compromised Adjacencies
- Less Daylighting
- Insufficient Area for Photovoltaics
- Largest Redwood Tree Removed

DESIGN SCHEMES

B

NEW CONSTRUCTION ONE-STORY

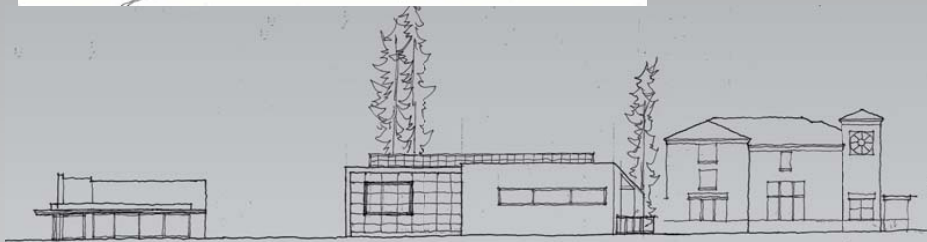
THE WEST BRANCH LIBRARY



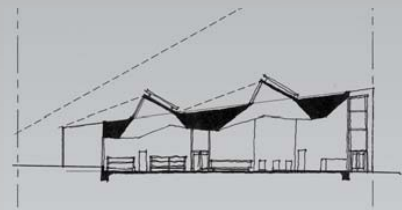
Total Area: 8,660 GSF

COST FACTORS:

- = Program Area
- Quality of Systems and Finishes
- + Retaining Walls



UNIVERSITY AVENUE ELEVATION



BUILDING SECTION



FIRST FLOOR PLAN

PROS:

- Civic Presence
- Engagement with Street
- Connection w/ Oceanview Context
- Spacious Atmosphere
- Good Circulation Flow
- Ease of Use of Single-Story
- Efficient Plan w/ Good Adjacencies
- Plentiful Daylight
- View of Redwood Trees
- Adequate Area for Photovoltaics
- Good Natural Ventilation

CONS:

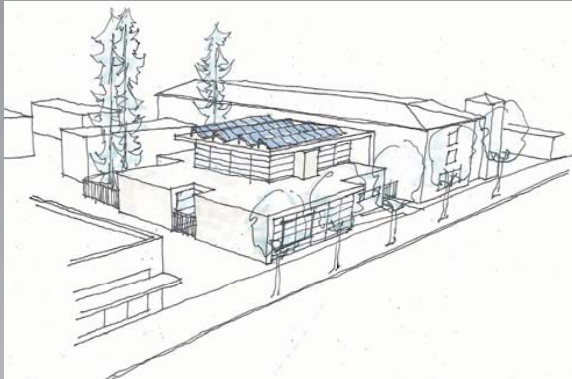
- Minimal Outdoor Space

DESIGN SCHEMES

C

NEW CONSTRUCTION TWO-STORY

THE WEST BRANCH LIBRARY



Total Area: 9,272 GSF

COST FACTORS:

- = Program Area
- Quality of Systems and Finishes
- + Vertical Circulation and Increased Area

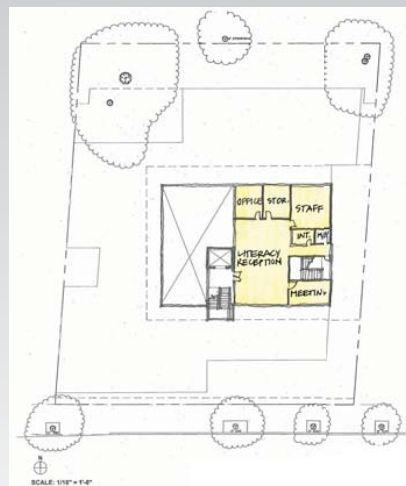


UNIVERSITY AVENUE ELEVATION

BUILDING SECTION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROS:

- Civic Presence
- Engagement with Street
- Connection w/ Oceanview Context
- Spacious Atmosphere
- Good Circulation Flow
- View of Redwood Trees
- Adequate Area for Photovoltaics
- Autonomous Multi-purpose Room
- Generous Outdoor Spaces
- Good Natural Ventilation

CONS:

- Two Floors to Manage & Maintain
- Sightlines & Adjacencies Compromised by Vertical Circulation
- Less Daylighting