

- 4 = Outstanding
- 3 = Very Good
- 2 = Acceptable
- 1 = Limitations
- 0 = Serious Limitations

## EVALUATION FORM

### 3070 - North Natomas Library

**Overall Rating**

**4**

### Ratings Summary

<b>BOND ACT CRITERIA</b>	<b>RATING</b>	
Population Growth		<b>9628%</b>
Age and Condition	4	
Needs of residents/response of proposed project to needs	4	
Plan of service integrates appropriate technology	4	
Appropriateness of site	3	
Financial capacity (new libraries only)		<b>yes</b>

### Non-Evaluative Comments

Residents of North Natomas currently receive library services through branches of the Sacramento Public Library. North Natomas is a newly created, planned community that has no library.

### Project Summary

<b><i>Applicant:</i></b>	Sacramento, City of
<b><i>Library Jurisdiction:</i></b>	Sacramento Public Library
<b><i>Project Type/Priority</i></b>	New Construction of Library/1
<b><i>Project Square Footage:</i></b>	23,011
<b><i>State Grant Request:</i></b>	\$7,013,889

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## EVALUATION FORM

### 3070 - North Natomas Library

**Age and Condition of Existing Library and School Library**      **RATING**

4
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Regulatory Basis: 20440, Appendices 1 & 3

R1	R2	R3
4	4	4

**Age Rating -- Public Library**

- 4 = No Existing Facility
- 4 = 1949 or older
- 3 = 1950-1959
- 2 = 1960-1964
- 1 = 1965-1974
- 0 = 1975-2003

R1	R2	R3
N/A		

**Structural Renovation Rating -- Public Library**

- 4 = No Renovation
- 4 = 1957 or earlier
- 3 = 1955-1962
- 2 = 1963-1972
- 1 = 1973-1978
- 0 = 1979-2003

- 4 = Extremely Poor Condition
- 3 = Poor condition
- 2 = Acceptable condition
- 1 = Good condition
- 0 = Very good condition

**Condition of Existing Library**

1. Structural
2. Lighting
3. Energy
4. Health & Safety
5. ADA
6. Acoustical
7. Flexibility
8. Spatial Relationships
9. Site Considerations

R1	R2	R3
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">N/A</div> <div style="border-left: 1px solid black; border-right: 1px solid black; border-bottom: 1px solid black; width: 100%; height: 100%;"></div> </div>		

# EVALUATION FORM

## 3070 - North Natomas Library

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**Age of Library Rating -- School Lib**

4 = No Existing Facility  
 3 = 1957 or older  
 2 = 1958-1962  
 1 = 1963-1974  
 0 = 1975-Present

R1	R2	R3
4	4	4

**Structural Renovation Rating -- School Lib.**

4 = No Renovation  
 3 = 1957 or older  
 2 = 1958-1962  
 1 = 1963-1974  
 0 = 1975-Present

N/A

R1	R2	R3

**Physical Limitations of Existing School Library**

- |  |  |
|--|--|
| <p>4 = Extremely Poor Condition<br/>                 3 = Poor condition<br/>                 2 = Acceptable condition<br/>                 1 = Good condition<br/>                 0 = Very good condition</p> | <ol style="list-style-type: none"> <li>1. Structural</li> <li>2. Lighting</li> <li>3. Energy</li> <li>4. Health &amp; Safety</li> <li>5. ADA</li> <li>6. Acoustical</li> <li>7. Flexibility</li> <li>8. Spatial Relationships</li> <li>9. Site Considerations</li> </ol> |
|--|--|

N/A


**Rating panel comments**

Library construction date: No existing library

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# EVALUATION FORM

## 3070 - North Natomas Library

### **Needs and Response to Needs**

Regulatory Basis: 20440

**RATING**

4
---

#### **Community Library Needs Assessment**

1. Methodology & community involvement.
2. Community analysis/community agencies & organizations, service area demographics
3. Analysis of service needs/consistency with demographics
4. Service limitations for existing facility (if applicable)
5. Space needs assessment
6. Executive summary includes description of K-12 student population and their needs

N/A

R1	R2	R3
4	4	4
3	3	4
3	3	3
3	4	4
3	3	3

#### **Library Plan of Service**

7. How well project responds to needs of residents
8. How well project responds to needs of K-12 students
9. How well mission, roles, goals, objectives, service indicators are documented
10. How well the school library's mission statement is documented
11. How well types of services are documented
12. How well types of K-12 services are documented
13. How project fits into jurisdiction-wide Plan of Service

R1	R2	R3
4	3	4
3	3	4
3	3	3
3	3	3
4	4	4
4	4	4
4	4	4

#### **Library Building Program**

14. How well Building Program implements Plan of Service.
15. How well Building Program documents general requirements for Library Building.
16. How well spatial relationships are described.
17. How well individual spaces are sized and described.

R1	R2	R3
4	4	4
4	3	4
4	4	4
4	4	4

#### **Conceptual Plans**

18. How well net-assignable SF on plan matches Building Program
19. How well non-assignable SF on plan matches Building Program
20. How well spatial relationships on plan match Building Program

R1	R2	R3
3	3	3
4	4	4
3	2	3

#### **Joint Use Cooperative Agreement**

21. How well roles & responsibilities are defined.
22. How clearly joint library services are described.
23. Appropriateness, adequacy, reasonableness of hours of service.
24. Appropriateness, adequacy, reasonableness of staffing/volunteers.
25. How well ownership issues are resolved
26. Appropriateness, adequacy, reasonableness of sources & uses of funding
27. Appropriateness, adequacy, reasonableness of review & modification process
28. How well agreement demonstrates a workable, mutually beneficial long-term partnership.

R1	R2	R3
3	3	3
3	4	4
4	4	4
4	4	4
3	4	3
4	4	4
3	3	3
3	4	4

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# EVALUATION FORM

## 3070 - North Natomas Library

### Rating Panel Comments

R1:

#### NEEDS ASSESSMENT

The applicant utilized a multi-faceted methodology to obtain input from the community that included: 2 focus groups (seniors, special populations); 11 interviews with key informants; 2 community meetings; survey provided to all high school students; an online survey on the Sacramento Public Library Website that was used to update earlier efforts of data collection; numerous meetings with school district and community college district staff. Results of these efforts are included in a series of appendices and are referred to in the analysis. North Natomas, which currently does not have a public library, is part of a planned urban community with an expected population increase of 2595% by 2020 and projected increase of the student population of 822% for that same period in time. The proposed facility will be a co-located joint use public and school library that will serve as a school library for students and faculty of American River College Natomas Center and Inderkum High School and a public library for North Natomas residents. Have done a very good job at describing the local community which is under development--there was no mention of private or parochial schools. Several service organizations were listed but their service needs were not included. Library service needs were listed in priority order, however it would have been helpful to have some statistical data included which would have helped to better define the priorities. Space needs assessment was clearly presented however the chart on pg. 55 did not include a teen book collection. The executive summary provided minimal information about the K-12 student population other than there would be dedicated space for children and teens in the new facility.

#### PLAN OF SERVICE

Mission statements were provided for the North Natomas Library in addition to those for the school and community college districts. 8 service roles were identified for the library--one of the goals is library-centered rather than client-centered. Each of the goals includes objectives, some of which are not measurable, however each goal also includes a series of service indicators and there is one client-centered indicator for each goal. There is also an explanation about how each goal responds to findings in the needs assessment. Applicant has demonstrated how this Plan of Service is compatible with the strategic plan for the Sacramento Public Library and has described the services that are provided by the public library jurisdiction.

#### BUILDING PROGRAM

An excellent general requirements section both in terms of comprehensiveness and detail.

An excellent description of the library's spatial relationships both in narrative and graphic form. One does wonder why the programmer felt that the AV Control room should be in proximity of the Telecommunications/Server room, but it's a minor point and probably just an oversight in editing.

Outstanding and extremely well detailed space descriptions that appear to be appropriately sized.

#### CONCEPTUAL PLANS

The building program requires 18,409 net assignable square footage, or 80% of the 23,011 gross square footage. The floor plan provides 18,005 net assignable square footage, or 78% of the gross square footage. In comparison to the building program, the floor plan has provided more square footage than required in one space and less square footages than required in five spaces:

Children's Audiovisual Media Collection, 161 sq ft. more than required, or a 72% surplus in square footage.

Children's Picture Books and Easy Reading, 138 sq ft. less than required, or a 22% deficit in square footage.

Children's Fiction, 72 sq ft. less than required, or a 16% deficit in square footage.

Library Media Teacher and Young Adult Librarian Shared Office, 48 sq ft. less than required, or a 28% deficit in square footage.

Youth Service (Children's) Librarian and Technology Tech Shared Office, 50 sq ft. less than required, or a 29% deficit in square footage.

Returns and Sorting, 66 sq ft. less than required, or a 35% deficit in square footage.

The floor plan has delivered 2% less overall net assignable square footage than required under the building program, and the deficit square footages are within five program spaces, the floor plan therefore has met building program requirements very well, but not exceptionally.

The building program limits non-assignable square footage to 18,409 square feet for the floor, or 20% of the 23,011 gross square footage. The floor plan delivers a 18,005 non-assignable square footage, or 22% of the gross square footage. The floor plan has, therefore, achieved building program requirements in an exceptional manner.

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## EVALUATION FORM

### 3070 - North Natomas Library

0 = Serious Limitations

footage. The floor plan delivers a 18,005 non-assignable square footage, or 22% of the gross square footage. The floor plan has, therefore, achieved building program requirements in an exceptional manner.

There are several inconsistencies in the spatial relationships of divisions and spaces between the floor plan and the building program narratives. However, on a whole, the spatial relationships illustrated on the floor plan follow building program requirements very well. The inconsistencies are:

Exterior Material Return Slots are close, but are not adjacent to Public Entrance and Lobby. (BP 39)

Multi-purpose Meeting/Program Room is not adjacent to Public Entrance. (BP 35)

General Collection Circulating Books is close, but is not adjacent to New Books. Additionally, New Books is not in sight lines to Public Entrance/Lobby/Gallery/Community Info. (BP 70)

Sight lines may not be achieved from Information/Reference/Youth Service Desk to Periodicals and Newspapers. (BP 74)

Teen area is close, but is not adjacent to General Collection Circulating Books. (BP 93)

General Audiovisual Media is not adjacent to Teen area. (BP 102)

Information/Reference/Youth Service Desk is not in sight line from Teen area. (BP 106)

Children Fiction is not in sight line from Information/Reference/Youth Service Desk. (BP 147)

Branch Manager's Office is close, but is not adjacent to Youth Services Librarian's Office. (BP 151)

Staff Work area is close, but is not adjacent to Staff Restrooms. (BP 164)

#### JOINT USE AGREEMENT

This is a three way partnering effort between the Sacramento Public Library, Los Rios Community College District, and the Natomas Unified School District. Roles and responsibilities are clearly delineated with most of the responsibility belonging to the public library. Services are categorized into two groupings--co-located services and joint venture services. Descriptions are broad and at times are lacking specifics. Library service hours are listed in two ways--one set of hours while school is in session and another set of hours when school is not in session and both sets of hours will be helpful to students as well as to the public. Staffing commitment has been made by all parties with the college providing an IT Technician. Ownership issues were clearly addressed. Funding commitment was made by all parties with most of it coming from the public library. The review and modification process would be done by a Library Executive Committee with equal representation on a quarterly basis during the first two years and then done annually. There was no indication that user input would be included. This partnering effort does not seem to be mutually beneficial as it is currently defined, but it may have the potential of becoming a permanent partnering effort once some of the inequities have been addressed.

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## EVALUATION FORM

### 3070 - North Natomas Library

R2:

#### NEEDS ASSESSMENT

They used many, varied methods and tried to reach all of the community; the techniques used would have obtained much more input from users than non-users, but, given the difficulties of assessing this fast growing and changing community (2000 pop. = 2300; 2002 pop. = 10,000; and 2003 pop. = 21,000), this may be all that is realistic at this time. They provided excellent detail and summary data for all needs assessment methods used. They provided a very thorough analysis of this rapidly expanding community, using a number of unique sources for that as well as census tract data. The discussion of relevant government agencies seems limited, omitting such ones as city planning, transportation, fiscal authorities, regional planning, etc. There was no discussion of home schooling or private schools, and no service needs of identified community organizations were defined, nor were any library service implications of the community characteristics they analyzed so well. The needs defined reflect a reasonable, basic set for this community. No direct ties to the results of any of the specific needs assessment instruments were provided, however. Much detail and summary data results of these instruments are provided elsewhere in the document, but these needs statements did not specifically cite any of that data, neither statistically nor qualitatively. The space needs assessment is generally very good, but they might want to consider a larger allocation to World Languages in their materials collection. Currently it represents only 3% of the total book collection (nothing is shown in the media collection). Hispanics and Asians make up 23% of the service population, 27% is reported as speaking a language other than English at home (12% speak primarily Spanish at home), and 10% report speaking English less than very well. Even considering that many people who do not speak English well can read it, the difference between these levels of the population and the 3% of the collection in non-English languages seems high, unless there are specific reasons that did not show up in the documentation as to why the percentage is appropriate. The overall executive summary provided an excellent overview of the community, the planned project, and summarized categories of needs. It did not do much to describe the K-12 student population, although their needs were summarized in the categorical listing.

#### PLAN OF SERVICE

The goals and objectives are library-centered rather than user-centered. The objectives are not generally measurable and most are just statements of activities that the library will perform rather than statements of what they hope the users will receive through the library services. No service indicators are outcomes-based. The "services" defined are more about spaces and equipment the library will provide than services themselves, but the overall package should address the community needs very well, and the types of services description adds a great deal of clarity. These demonstrate excellent planning for support for school library functions. The presentation also provided a mission statement specifically for this new library. The school library mission statement was also well presented and clearly is addressed through the defined services. The jurisdiction-wide "fit" did define the branch's roles in the system-wide service pattern as well as what the system as a whole provides for this library.

#### BUILDING PROGRAM

The general requirements provide excellent basic library design criteria and appropriate specifics for the known elements of the North Natomas library siting, environment, climate, etc. They do an excellent job of presenting general requirements for ADA issues and for the technological support defined in the plan of service. The building exterior requirements do not appear to address the separate public entrances to the computer lab and the multi-purpose room. There are no requirements defined in any of the planning documents that relate to access and security issues that would relate to a facility that is being jointly used for high school classes and the general public at the same time. It would seem that some building design and/or supervision issues regarding this joint usage need to be addressed. The space descriptions add effective specificity to the basic design parameters defined in the general requirements.

#### CONCEPTUAL PLANS

Overall, the net-assignable square footage on the plan matches the program very well. However, the plan is under what was called for in the building program by a fairly significant percentage for the Central OPAC area, the Computer Lab, the Children's Picture Books and Easy Reading area, the Children's Fiction collection, and the Returns and Sorting areas. The reduced size of the returns and sorting area is of particular concern given the expected circulation of this library.

Non-assignable space on the plans matches what was called for in the building program extremely well. The program called for 20% non-assignable and the architect delivered 22% which is well within reason for a single story building.

The conceptual plan meets the spatial relationships called for in the building program acceptably well with a few exceptions:

The exterior materials return slots are not adjacent to the library entrance and lobby area, but they are close. Further, the materials return slots are a long way from the parking lot and will not be convenient for any one other than students coming from the high school. The sight line from the "front of the building" to the exterior material return slots is questionable at best. It is not clear how the interior return slots will be accessed by library staff and oriented

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## EVALUATION FORM

### 3070 - North Natomas Library

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SCHOOL. The sight line from the front of the building to the exterior material return slots is questionable at best. It is not clear how the interior return slots will be accessed by library staff and emptied.

The Information/Reference/Youth Services Desk does not have sight lines to the Children's Fiction or Teen Area. This lack of visual supervision of the Teen Area is of significant concern.

The Teen Area is not in the proximity of the Study Rooms or the Career and Scholarship area.

The General AV Media area is not adjacent to the Teen Area, but it is fairly close.

The adjacency of the Teen Area and the Quiet Study area is highly questionable even with good acoustical insulation in the wall.

The visual sight line for monitoring purposes to the Computer Lab from staff areas is questionable at best. Further, the only restroom accessible to the Computer Lab is a single staff restroom. This is unacceptable when there are large groups using the computer lab for training purposes. The computer lab should be reconfigured to allow access to the public restrooms in the lobby as well as public access from the lobby to allow convenient after hours use of this lab by students as well as the public.

The sight lines between the Children's Fiction collection and the Children's Non-Fiction collection do not appear to have been achieved.

Branch Manager's Office and the Youth Services Librarian's Office are not adjacent, but they are close.

The Staff Restroom is not adjacent to the Staff Work area, but it is close.

#### JOINT USE AGREEMENT

The partner service roles and responsibilities are not presented very clearly but can be intuited via the staffing commitments. The joint use services, including those which are the services to be provided generally as a school library, are made extremely clear throughout the agreement and exhibits. Hours for school library purposes begin at 7:30 a.m. and end at 6 or 8 p.m. 4 days per week. Those same hours are also available to the general public. The hours for the specifically-named joint venture services are not as clear but appear to be "as scheduled" for staffed class functions and, unstaffed, at all other hours the library is open. Staffing for the co-located library is very clear and excellent. Staffing contributions by the college and district are significant, with the college contributing a .5 FTE IT Technician, who will be responsible for on-site maintenance of the library's electronic technologies, an exceptionally important support for this facility. Sources and uses of funding appear adequate and are an appropriate and reasonable balance of support among all parties. The combination of Library Coordination Committee for timely review and evaluation of services and staffing and the Executive Committee for formal modifications appears to be an effective process and lacks only provision for specific user input into the process. This seems a well-thought-out and planned partnership effort which should provide significant benefits for the general public, K-12 students, and community college students as a single library serving all of these constituents and, together, providing a much better library and more services than any of the partners could provide for their customers separately. The support of the different partners seems reasonably equitable in relation to the benefits that should accrue to their different clientele groups.

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## EVALUATION FORM

### 3070 - North Natomas Library

R3:

#### NEEDS ASSESSMENT

The needs assessment process included focus groups, interviews with community leaders, community meetings and a town forum, a survey of high school students, an online survey yielding almost 500 responses, library staff attendance at community meetings. Because of the recent development of the community, there is little "organization" because virtually all residents are new to the community, and the methods of obtaining community input could not be those of a well-established, older community. There was heavy reliance placed on interviews with community leaders and those involved in planning community services. Members of existing community organizations were well represented in the various methods used to gather community input. However, the survey was heavily weighted toward library users and those with Internet access, although the analysis indicated that the demographics of the respondents "closely match community demographics." A need was seen for early morning service hours (7:30 a.m.) to meet the needs of students and some commuters, and they will be provided when school is in sessions for either the high school or the community college. The early morning hours will be cut back when school is not in session. Some students will be able to take courses electronically, via distance learning at the library.

#### PLAN OF SERVICE

A mission statement is provided for both the proposed branch library and the school library; however, the school mission statement seems to be a modification of the school district's mission statement, and is not as clearly directed to library services. The goals and objectives not user-oriented and some are actually administrative/ management planning steps, but the document taken as a whole describes services that are not only responsive to the community, but are innovative and flexible so that they can respond to the rapidly changing community environment. A detailed implementation plan, counting backward from the number of months to opening day for each major service area. The document should prove to be useful for those who will implement the services. Rotating collections of library materials in languages other than English will assist in providing materials for those who prefer to read in their native language. Of concern is that there is no discussion of the possible need for a different type of supervision of the facility due to its being a co-located library facility.

#### BUILDING PROGRAM

The building program follows the earlier planning documents, providing appropriate spaces to accommodate the services and user groups described. The general requirements section is thorough, containing elements that aren't required by the Bond Act regulations but that are added features useful in busy public libraries (e.g., sliding automatic doors, headphones for computers to reduce noise levels, etc.). The spatial relationships are clearly described in graphic and narrative form, both in a general introductory section and within each space sheet. Individual spaces sheets are thorough and spaces appear to be appropriately sized and well detailed, which will enable the design team to gain a full understanding of the activities of the space.

#### CONCEPTUAL PLANS

The net assignable SF at the total level is quite accurate and has been correctly transferred from the building program to the plan. The issue on the plan is the percentage change in individual spaces of the building program. Some of the changes are large and imply some possible change in the planning for those areas.

The non-assignable SF is shown as 20% in the building program and on the plan it is 22% which is still quite appropriate for a building of this size.

The spatial relations in the program are well done and have no major issues which would impact the functioning of the building as a library. The line of sight issues, however, deal with the children and teen areas where the most supervision is required.

- P. 74 Information desk no line of sight to the teen area.
- P. 102 General AV not adjacent to teen area (close).
- P. 106 Teen area not line of sight of reference desk.
- P. 131 Children area poor line of sight through windows in the copy area to the reference desk.
- P. 147 Children fiction no line of sight to reference desk.
- P. 151 Branch manager office not adjacent to youth librarian office (close).
- P. 164 Staff work room not adjacent restrooms (close).

#### JOINT USE AGREEMENT

The roles and responsibilities of the parties could be clearer (e.g., it is only through the budget that it can be determined which parties are providing staffing). The description of library services is consistent with a co-located facility serving the general public, high school student, and community college students. The hours of service are outstanding for students and others will also benefit

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## EVALUATION FORM

### 3070 - North Natomas Library

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high school student, and community college students. The hours of service are outstanding for students and others will also benefit from the early morning hours when one of the schools is in session. When the library is open for service, the entire library will be available to all users. The staffing level appears to be appropriate for the services described. The majority of the funding for this co-located library comes from the library jurisdiction, but significant funding comes from the school district and the community college. A line-item library operating budget is provided, showing each party's contribution, either in terms of cash or direct services with an estimated cash value. Review and modification of the services appears to occur on an annual basis, and there will be quarterly coordinating committee meetings to monitor the day-to-day activities. Development of service evaluation criteria early in the process would be advisable to ensure that the planned services are on track.

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# EVALUATION FORM

## 3070 - North Natomas Library

### **Integration of Electronic Technologies**

**RATING**

4
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Regulatory Basis: p.68, 20440, Appendix 4

#### **Integration of Electronic Technologies**

1. Appropriateness of electronic technologies in Plan of Service, based on Needs Assessment
2. How well the integration of electronic technologies is documented in Plan of Service
3. How well the integration of electronic technologies is documented in the Building Program

R1	R2	R3
4	4	4
4	3	4
4	4	4

### **Rating Panel Comments**

**R1:**

All homes in the North Natomas community as well as the library will have access to high-speed data services via fiber-optic lines installed as part of the community infrastructure. Proposed services are responsive to identified needs. There will be 60 computers, a mobile PC lab with 20 wireless laptop computers, and 36 computers in the computer lab classroom, which will be made available to the public when it is not being used by students. There will be data access connections available in all study and meeting spaces for patron-provided laptops. Each of the service goals in the Plan of Service is addressed in terms of technology solutions. There is a detailed implementation plan. There are also plans for future enhanced wireless connectivity and expansion of virtual reference services.

**R2:**

The electronic technologies specified in the plan of service support the needs defined by the needs assessment exceptionally well. The plan of service does more describing the technologies themselves than how they support specific individual services. The building program excellently integrates appropriate electronic technologies to support all provisions of the plan of service.

**R3:**

The planning documents demonstrate an understanding of the need for technology in order to provide public library services. In this planned community, where every home is provided with fiber optic lines, there is a greater degree of technological sophistication, and the library will take a leadership role in developing the North Natomas intranet and in distributing community information. Among the other ways that technology will be used to address library service needs are the provision of wired and/or wireless connectivity at "virtually every public seat in the library;" wireless access throughout the building; connectivity in meeting/study rooms; a mobile wireless laptop lab; a computer lab/classroom; and back-to-back flat panel monitors for patron-staff interactions. The technology section of the service plan addresses each objective in terms of its technology needs.

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# EVALUATION FORM

## 3070 - North Natomas Library

### Site

Regulatory Basis: p.39, 20440, Appendix 1

**RATING**

**3**

#### Appropriateness of Site

1. Equal access for all residents in service area.
2. Accessibility via public transit.
3. Accessibility via pedestrian and bicycle.
4. Accessibility via automobile.
5. Adequacy of automobile parking.
6. Adequacy of bicycle parking.
7. Overall parking rationale.
8. Shared parking agreement (if applicable).
9. Visibility of site & proposed library building in service area
10. How well site fits community context & planning
11. Site selection process and summary.

R1	R2	R3
4	4	4
3	2	3
3	3	4
3	4	4
3	3	4
3	3	3
4	4	4
3	3	3
4	4	4
3	3	4

N/A

#### Site Description

12. Adequacy of size of site.
13. Appropriateness of site configuration
14. Appropriateness of site/surrounding area.
15. Appropriateness of site based on placement of building, parking, access roads, pathways, expansion and parking.

R1	R2	R3
4	4	4
3	3	3
3	3	4
3	3	3

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## EVALUATION FORM

### 3070 - North Natomas Library

#### Rating Panel Comments

**Drainage issues:** The application indicates that the site is not in the 100 year flood plain. There is a comprehensive drainage plan  
**Geotechnical issues:** Existing soil has moderate to high expansion potential. Mitigation will be required, but will not significantly increase the cost of developing the site for a public library.

R1:

The North Natomas Library site is situated in the geographic center of North Natomas and the library service area. It will be located in the Town Center Education Complex and will be a co-located joint use public and school library that will serve as a school library for students and faculty of Inderkum High School and American River College Natomas Center and as a public library for North Natomas residents. The facility will be adjacent to a 200 acre regional park and will be part of a planned community where there are pedestrian amenities and an emphasis on non-automotive mobility. There are two public transit stops within 1/4 mile of the site and bicycle paths through the Education Complex. There are future plans for light rail and bus transit centers in addition to future bicycle lanes and there will be 15 partly-covered (by overhang) bicycle parking spaces--this figure seems low in light of the location and the number of students in the area. Del Paso Blvd, a primary e/w arterial, will be the primary access road for automobiles with the site being 1 block north of the arterial. There will be 94 on-site parking spaces (there is no requirement) and a total of 203 available spaces. There is no provision for expansion even though the population is expected to increase 2595% by 2020, and the student population is expected to increase 822% for that same period.

R2:

The site is centrally located in the more populated portion of the service area in the proposed "town center" for the North Natomas community. This area is currently a hub of activity for the service area. I-5 bisects the service area running north/south on the western edge, but should not present much of a barrier since Del Paso Road (a road the library site borders) has an over/under pass. There are nearby retail shopping areas, one at the corner of Del Paso and Natomas Blvd and several more down Truxel Road. There is more planned retail at the corner of Del Paso and East Commerce Way not far from the proposed site.

There are 2 public transit stops within a 1/4 mile of the site, and there will be two light rail stations within a 1/4 mile of the site in the future. There is also a Community Shuttle service that provides free service with North Natomas.

The town center development has been planned to accommodate pedestrians and bicycles. Multiple bike and pedestrian paths are planned, and many will undoubtedly be built, however right now relatively little of the development appears to actually exist. There are 15 bicycle parking spaces, but they do not appear to be effectively sheltered on the site plan.

The proposed site is on the corner of Library Street and Del Paso Road (13,895 vehicles/day east of Truxel and 22,048 vehicles per day west of Truxel two blocks from the site) is the major east/west corridor through the service area. Natomas Blvd. (17,719 vehicles/day) turns into Truxel Road (15,503 vehicles / day) at Del Paso two blocks away from the site, and both are considered a major north/south corridor serving the community. Truxel Road has on and off ramps for I-80 at the lower end of the service area and should provide quick access to the site for commuters as does Del Paso Blvd. for I-5 commuters.

There are 94 parking spaces on site, and another 109 spaces available on street within 500' of the front door. Because of the long narrow configuration of the site, the "back" of the parking lot (closest to Del Paso Road) is located a fair distance from the front entrance(s) and will require a bit of a "hike" for some patrons.

While the library will have high visibility in the town center development, it is set back from Del Paso Road thus reducing its visibility in the community to some extent.

The proposed library site is part of the town center development for this masterplanned community which will feature a community college campus and high school along with the library and a variety of shops. The proposed library site was part of a master plan that resulted from a contract with EDAW Inc. and stakeholder group meetings as well as two community workshops. Community input was taken into consideration and the library was located in a more central location that was better integrated with retail and commercial uses than originally proposed. Some of the site selection criteria used are discussed in the application.

The site plan does not appear to indicate a plan to expand either the building or parking in the future. The parking lot in general is removed from the library building by a fairly significant distance.

4 = Outstanding  
3 = Very Good  
2 = Acceptable  
1 = Limitations  
0 = Serious Limitations

## EVALUATION FORM

### 3070 - North Natomas Library

#### R3:

The North Natomas Library is in a new Town Center, together with the High School and a branch of American River College. Since it also serves as the library for those two educational institutions, the Library's 23,000 sf will have to accommodate both users from the 62,500-person community at large and the scholastics in those schools.

The site is on several bus routes and close to an expected light rail stop. It is on the major E-W arterial, Del Paso Blvd, between a freeway on the west on a major arterial (Truxel Rd./Natomas Blvd) on the east. Its entrance faces west, anchoring a "Main Street" that will have shops and offices. This reviewer feels that the bulk of the planned development will occur - there are too many important stakeholders to significantly inhibit the process of construction of the major facilities.

There are bike lanes on Del Paso, and a web of bike paths all over town. 15 bike spaces are mostly covered by the roof overhang, not visible. They are adequate but not generous for the stated support of bicycle use. 94 auto parking spaces are on site, plus 19 nearby street spaces, provide excellent parking. This reviewer expects that users of the library and the two education facilities will somewhat pool their use of the dedicated parking of all three, further adding to a flexible availability of actual parking.

Although the library is 400 feet back from Del Paso Blvd, sightlines to its 33' tall Clock Tower are across the parking lot, so it will be somewhat visible. A monument sign on Del Paso helps. People going to the future light rail stop and to the high school, and walking or driving down Main Street, will have the library facade directly in front of them. The library will be quite visible, although not exceedingly so.

The site, the schools, transit center, Main Street shops and offices, are all designed to be a central gathering place for the community. To have the Library square in its midst is a plus all the way around. Community meetings not only wanted the library in the Town Center, they looked at alternative sites within it, and rejected them in favor of a new one not originally proposed, but now the one adopted.

The site is stated at 4X the footprint. There are no actual site lines on the site plan, and the required submittals do not require such lines, so I can only infer that the site is configured as a somewhat long rectangle, with a bulb at the top where the building footprint is. All is well organized. However, there is no provision for expansion, and the demographics noted at the beginning of this review suggest expansion will be needed before long.

- 4 = Outstanding
- 3 = Very Good
- 2 = Acceptable
- 1 = Limitations
- 0 = Serious Limitations

# EVALUATION FORM

## 3070 - North Natomas Library

### ***Financial Capacity***

Regulatory Basis: Bond Act p. 5, Section 19998 (a) (7)

### **Rating Panel Comments**

<p>Applicant has committed to the on-going operation of the completed library.</p>
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