



ELK GROVE LIBRARY & CULTURAL ARTS FACILITY MASTER PLAN

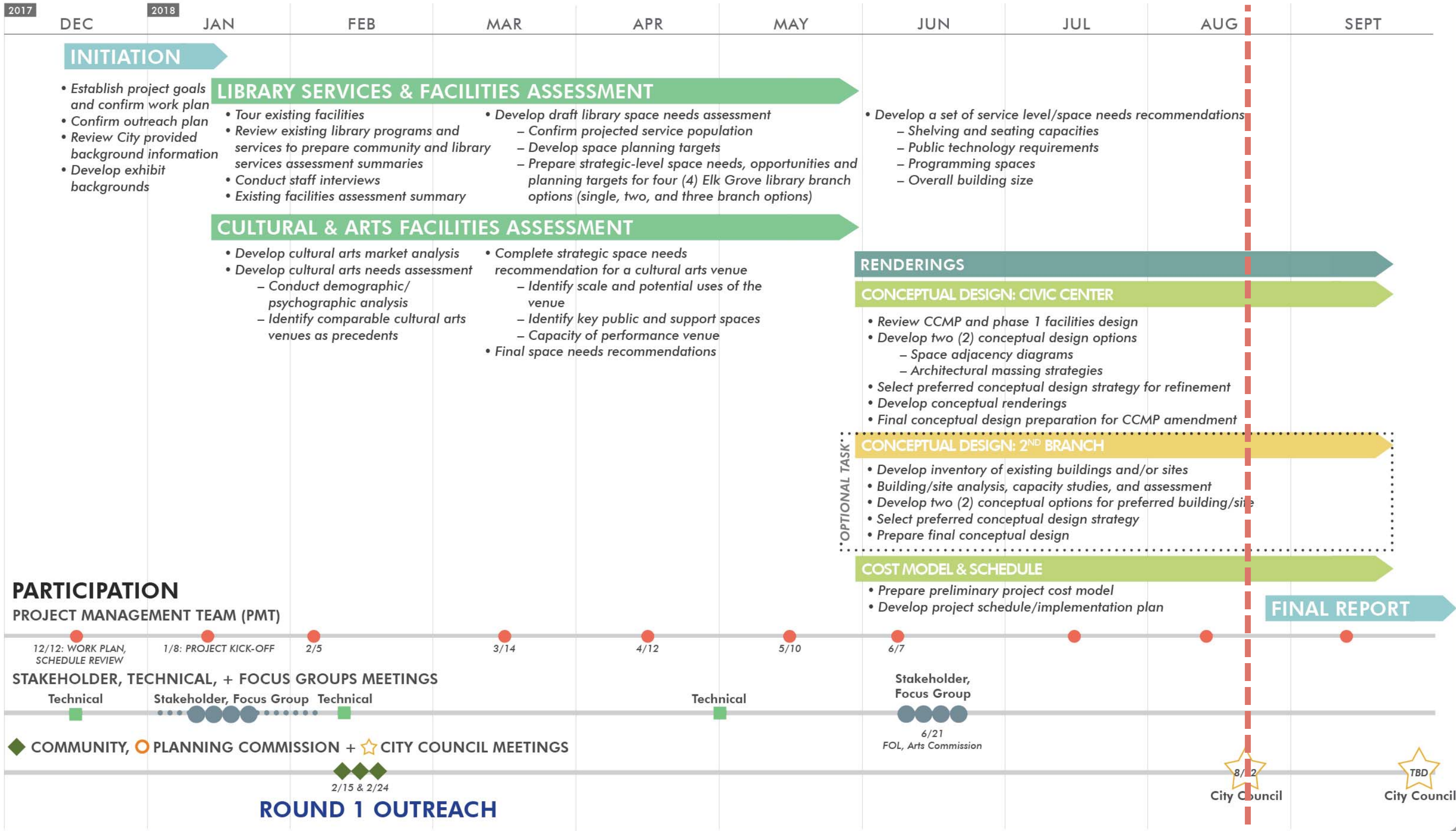
City Council Meeting 01

August 22, 2018



AGENDA

1. Project and Schedule Updates
2. Elk Grove Libraries Today
 - a. *Facility Assessment and Usage Data*
 - b. *Customer Mapping*
3. Community Outreach Summary
4. Elk Grove Libraries: Draft System Strategies
 - a. *Options Review*
 - b. *Civic Center Site Recommendations*
5. Next Steps



Comparable Statistics – Sacramento Public Library



Library usage for SPL's newer full service branches are significantly higher than Elk Grove's outdated facilities:



Both **Valley Hi** and **North Natomas** receive nearly **twice (2x) as many visits per capita** as Elk Grove and Franklin Libraries

Valley Hi's circulation per capita is nearly **twice (2x) the amount** as Elk Grove and Franklin Libraries

Comparable Statistics – Neighboring Communities



Riley Library, Roseville



Arthur F. Turner Community Library, West Sacramento

JURISDICTION	SERVICE POPULATION	EXISTING LIBRARY SF	SF/RESIDENT
Elk Grove	~174,000	~34,000 sf	0.19
Roseville	~136,000	~54,000 sf	0.40
Yolo County	~159,000	~70,000 sf	0.44
Solano County	~380,000	139,000 sf	0.37

*Statistics obtained from California State Library website

Neighboring communities have **twice (2x) as much library space** compared to Elk Grove

ELK GROVE LIBRARY

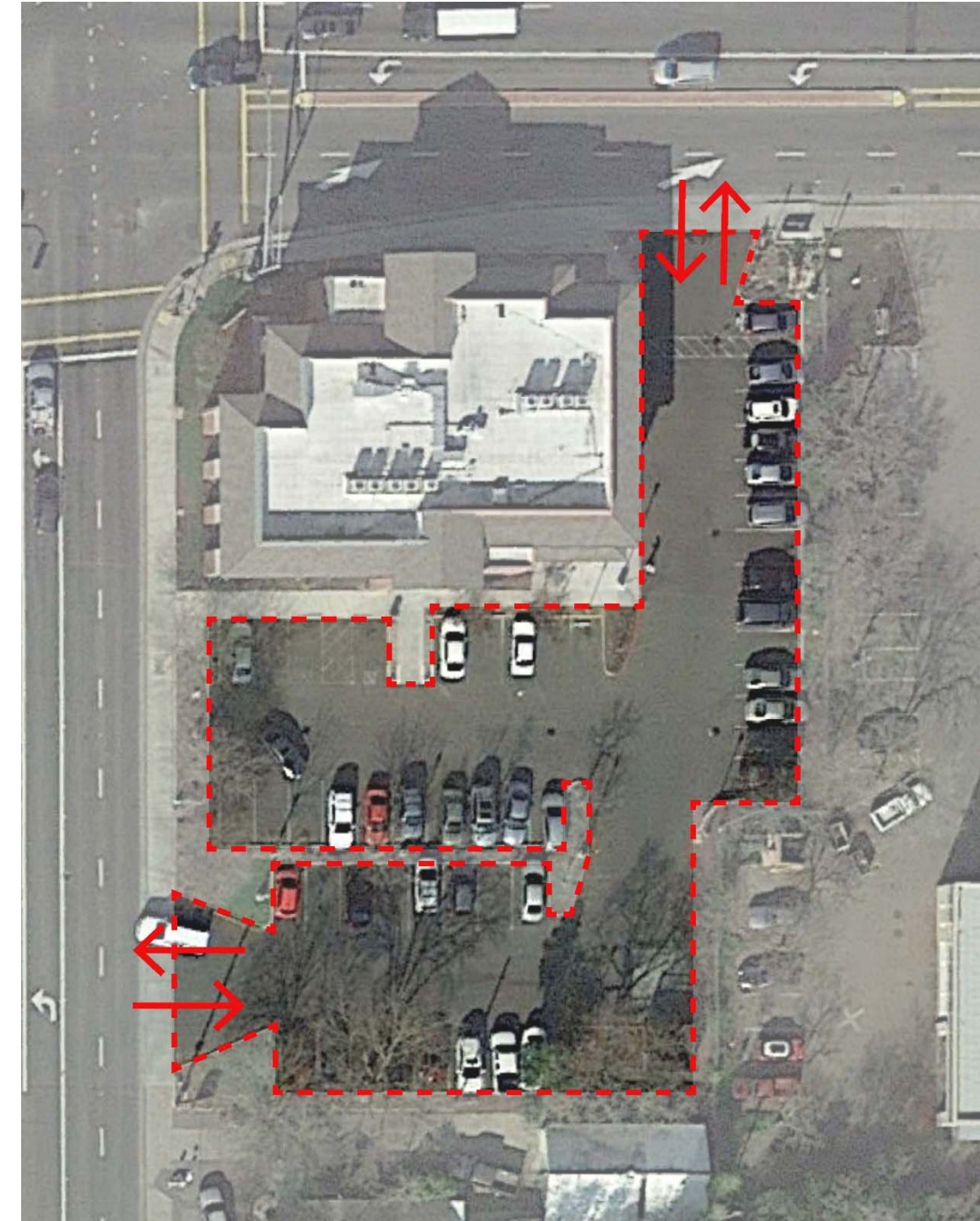
Overview

- Tenant improvements to the spec office building were completed in 2007
- Located east of HWY 99, at the entrance to historic downtown Elk Grove on the corner of Elk Grove Blvd.
- 13,785 square feet
- Consistently one of the top five circulating libraries within the system



Service	Current
Service Area Population	68,200 (TODAY) 74,100 (2036) ~9% increase in service area population by 2036
Number of Card Holders	40,400 60% of the service area has a library card
Collection Size	52,900 (0.8 items per capita)
Total Program Attendance*	8,700
Library Visits*	150,900 (2.2 visits per capita)

*Statistics represent July 2017-June 2018

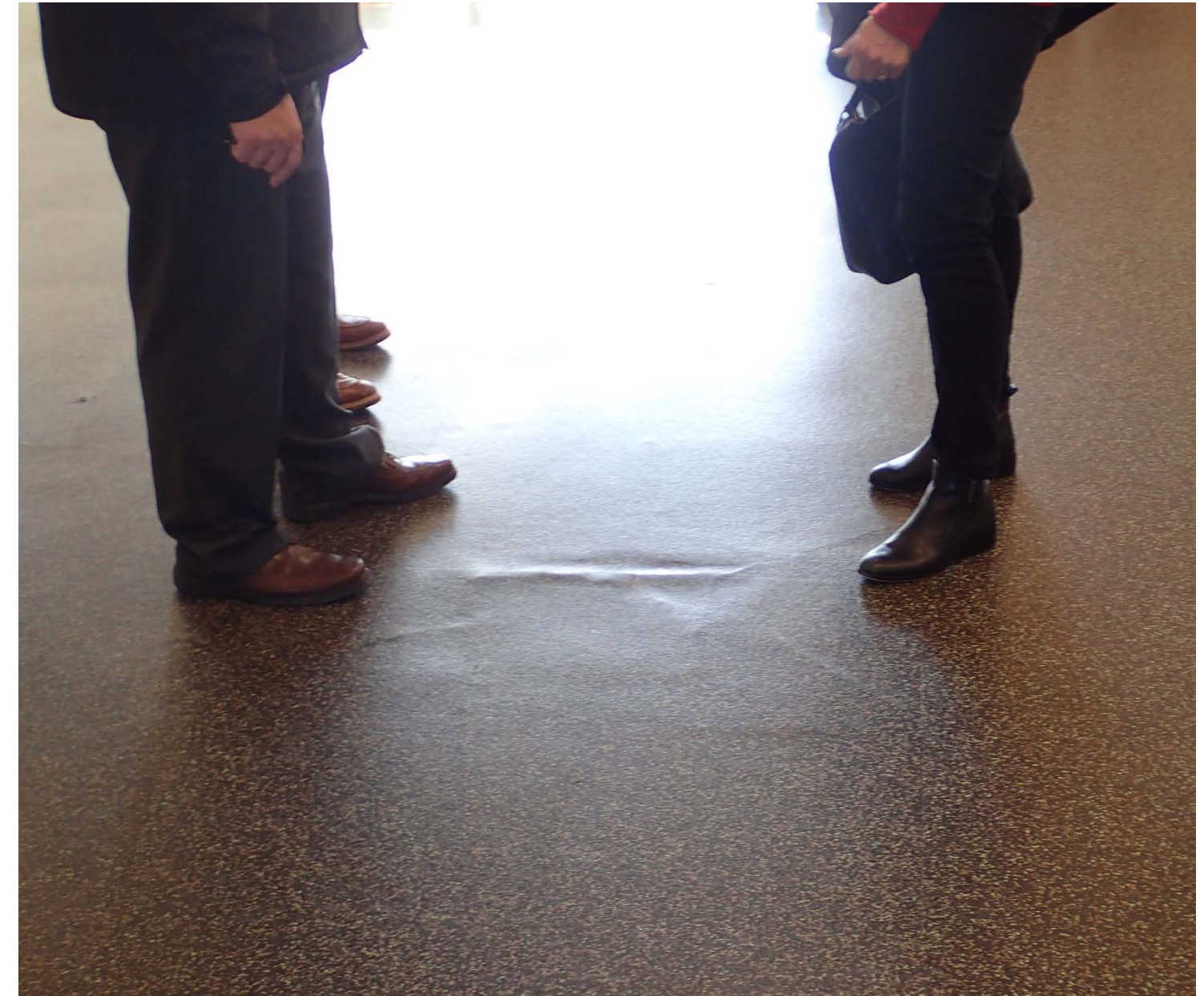


- Inefficient parking lot layout and inadequate amount of parking spaces



- Two-story design creates operational and user challenges

- Lack of adequate collaborative meeting space for current patron demand



- Quality of building construction does not reflect public library building standards as it was originally designed as a spec office

- Identified structural, mechanical, and acoustical issues within the building

FRANKLIN LIBRARY

Overview

- The library was constructed in 2002 as a joint-use facility operated by the Elk Grove Unified School District and SPL, serving as both a school and public library
- Located west of HWY 99 surrounded by relatively new housing developments
- 19,621 square feet
- Consistently one of the top five circulating libraries within the system



Service	Current
Service Area Population	108,400 (TODAY) 135,700 (2036) ~25% increase in service area population by 2036
Number of Card Holders	29,800 (27% of the service area has a library card)
Collection Size	67,000 (0.6 books per capita)
Total Program Attendance*	10,500 (teen program attendance third highest in the system)
Library Visits*	260,900 (2.4 visits per capita)

*Statistics represent July 2017-June 2018



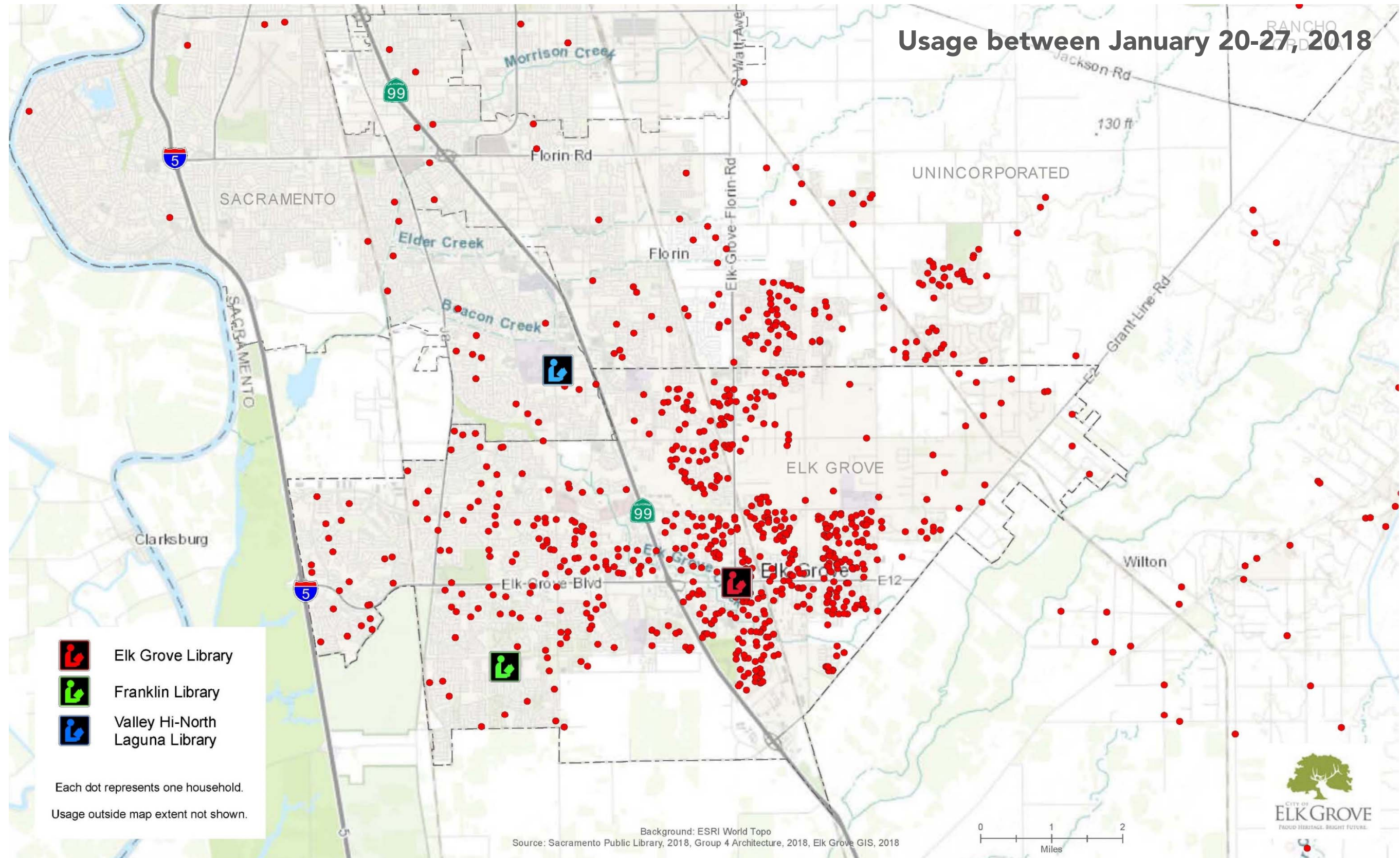
- Building entry somewhat remote from adjacent parking lot, but amount of parking provided is sufficient

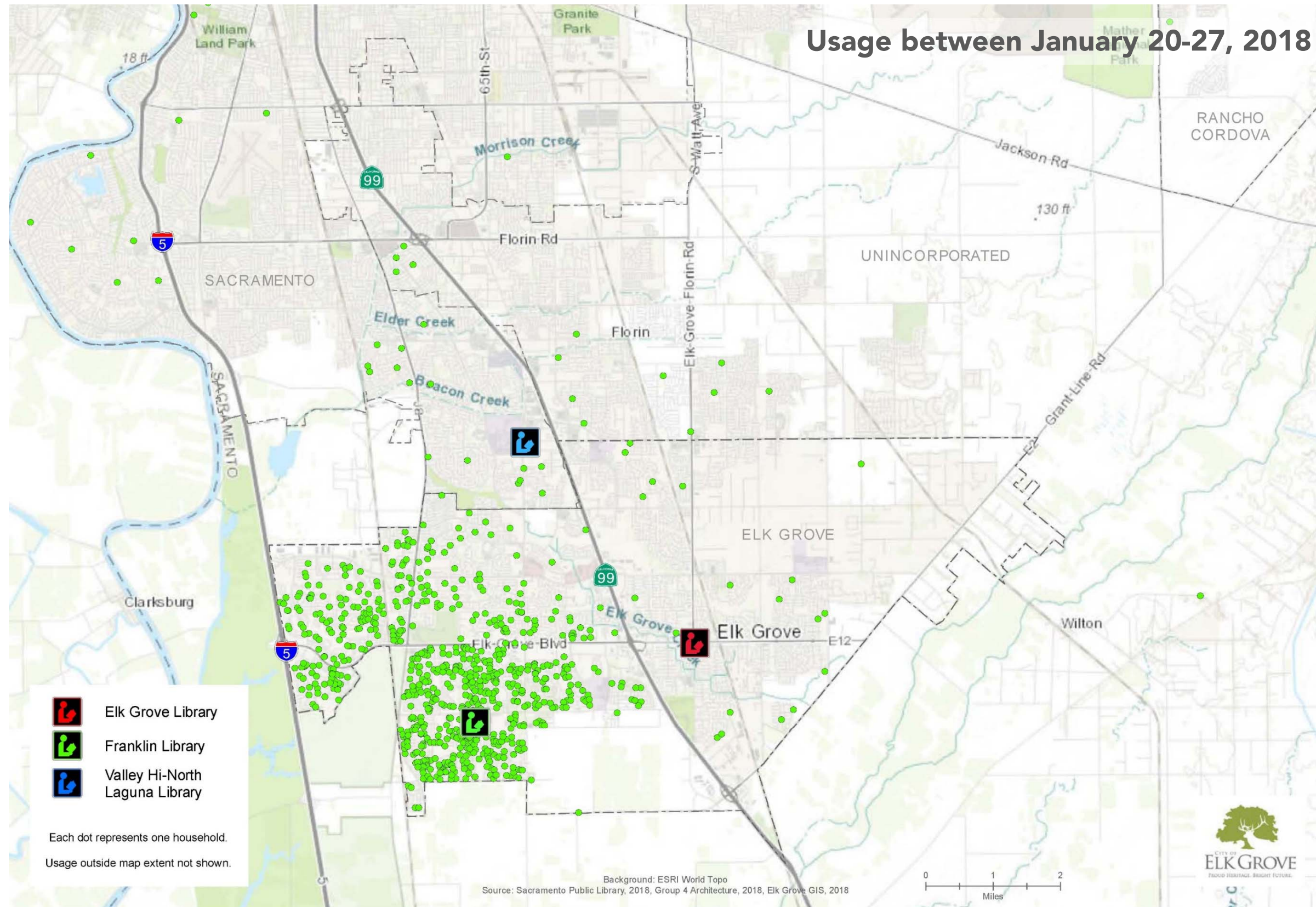
- Unenclosed technology labs create patron distractions in addition to space deficiencies for both library adjacent school joint-use

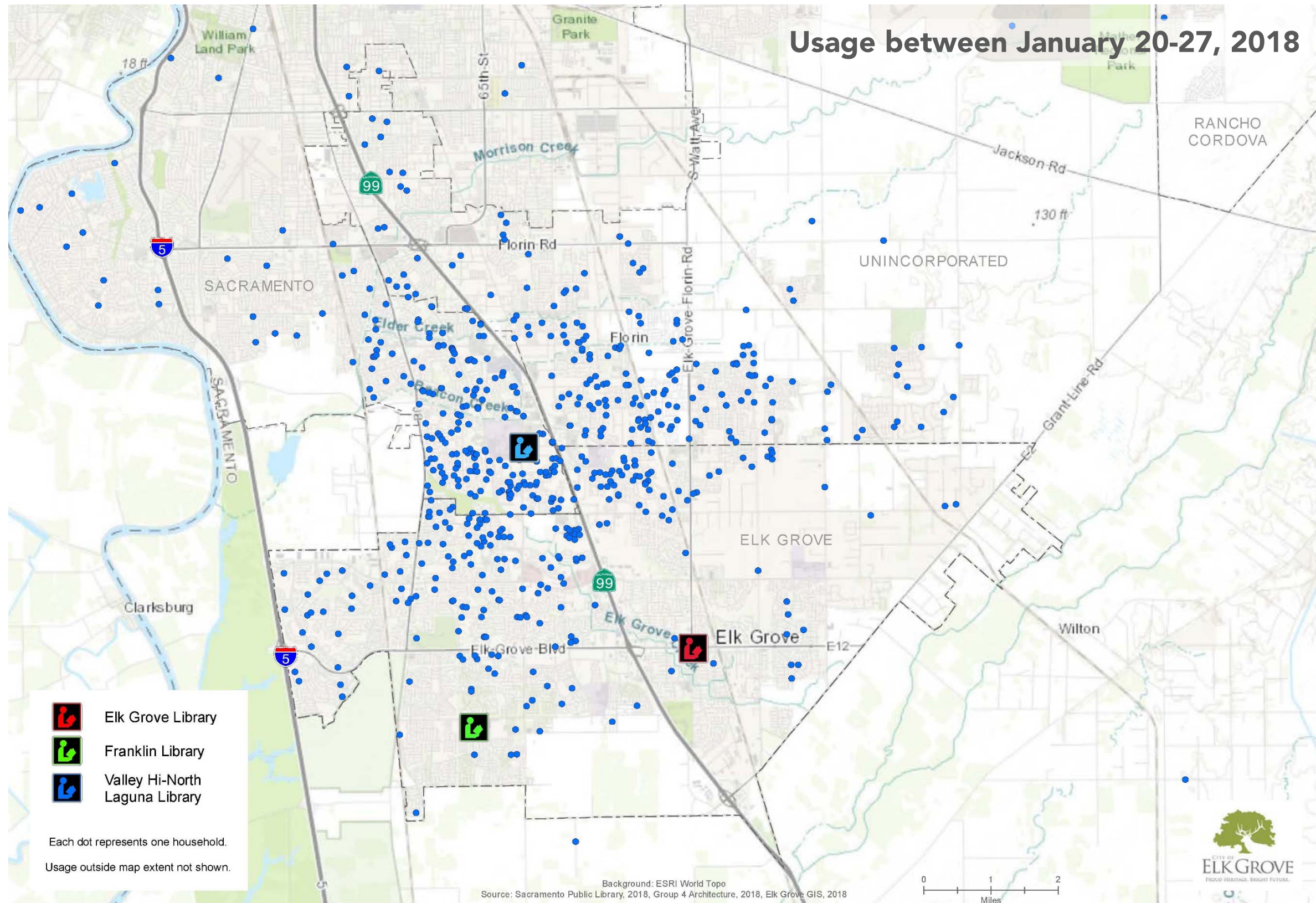


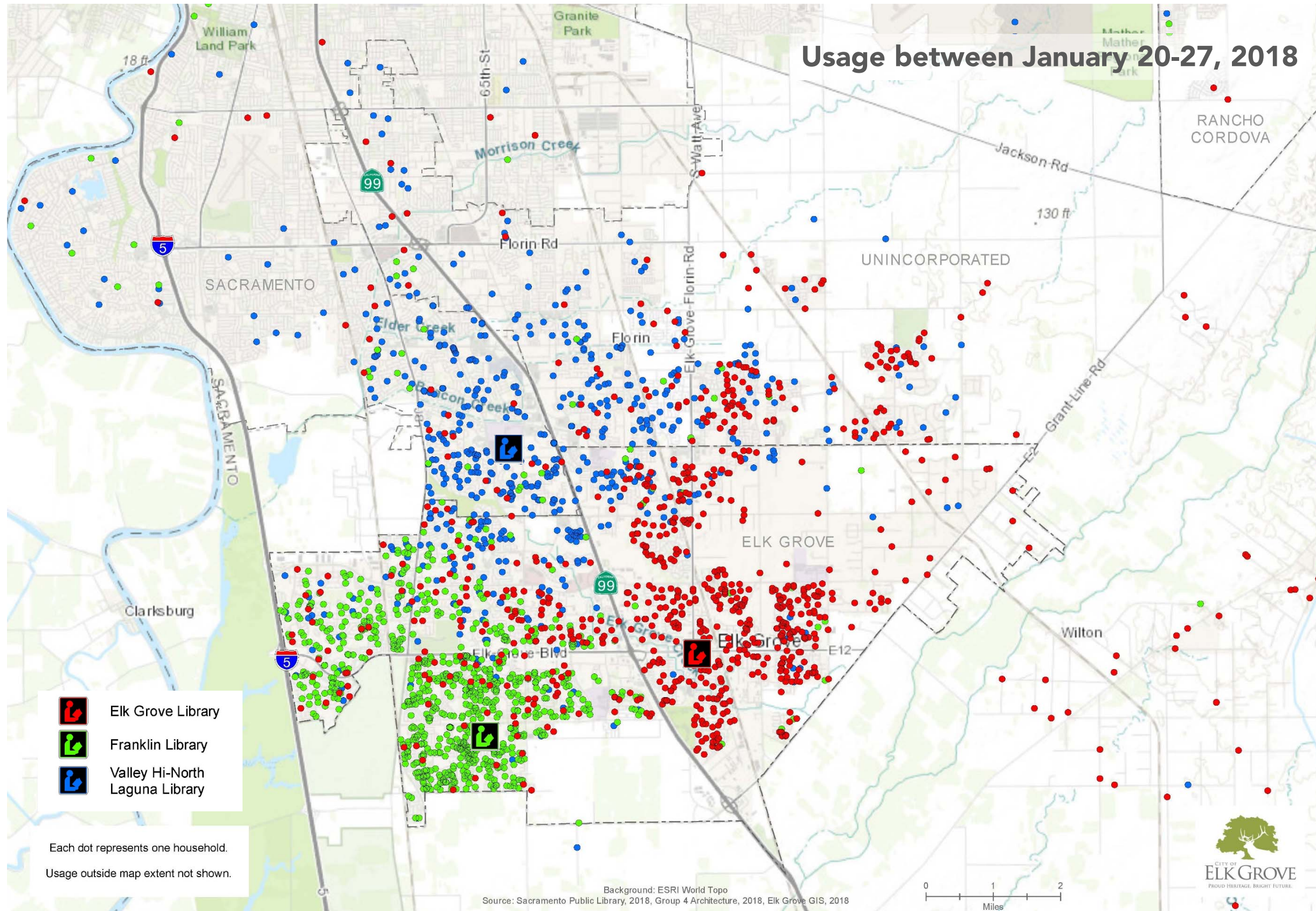
- Open floor plan creates acoustical issues
- Lack of natural daylighting
- Worn finishes and furniture throughout

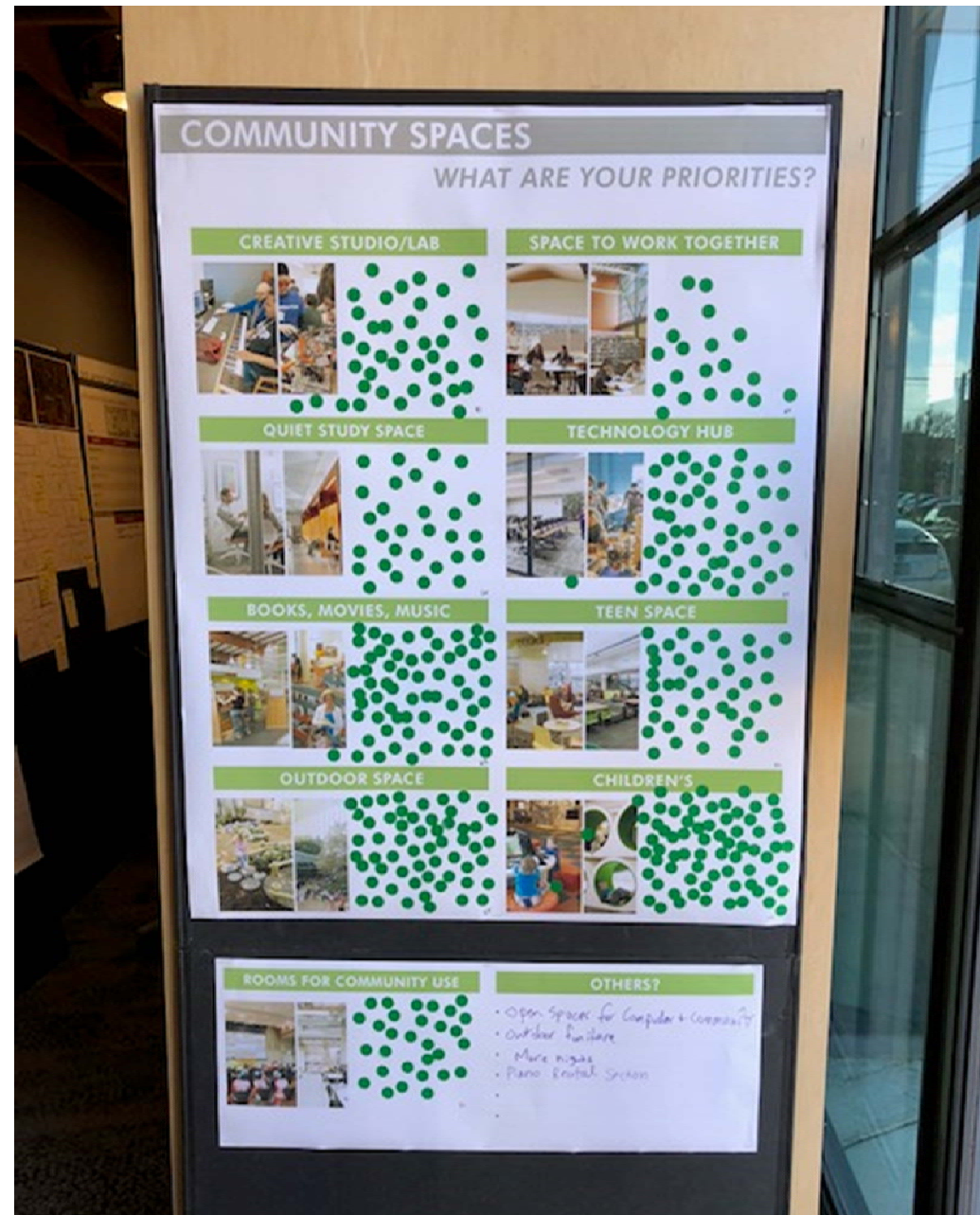
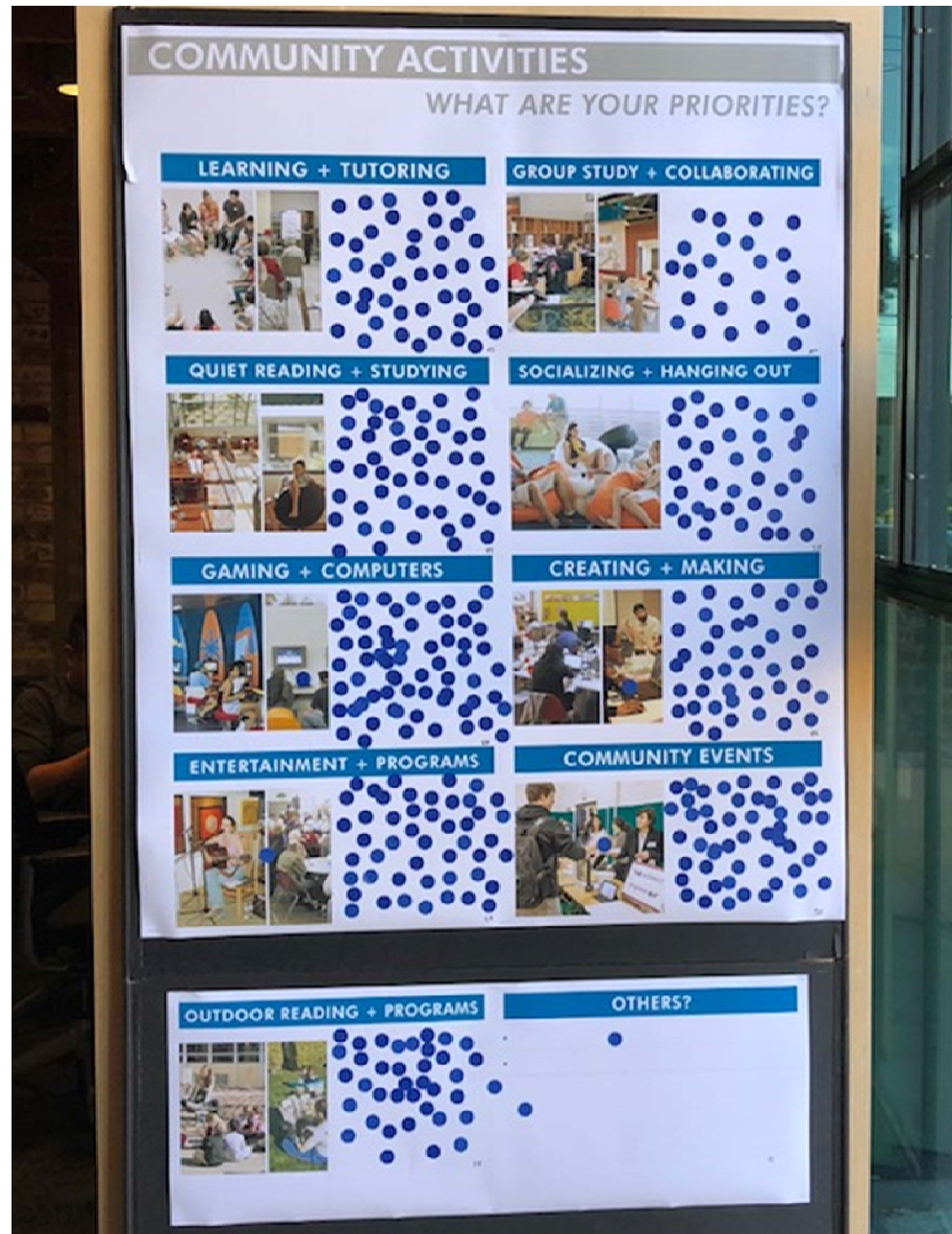
- Lack of branding in Teen and Children's areas creates spaces that are uninspiring indistinguishable from other areas of the library











Online Survey: 444 participants: (224 submitted, 141 opened, 79 partial responses)
Community Outreach Events (2/15 & 2/24): ~125 participants
Total: ~569 participants



#1

Space for books,
movies, and music



#2

Children's space



#3

Technology hub



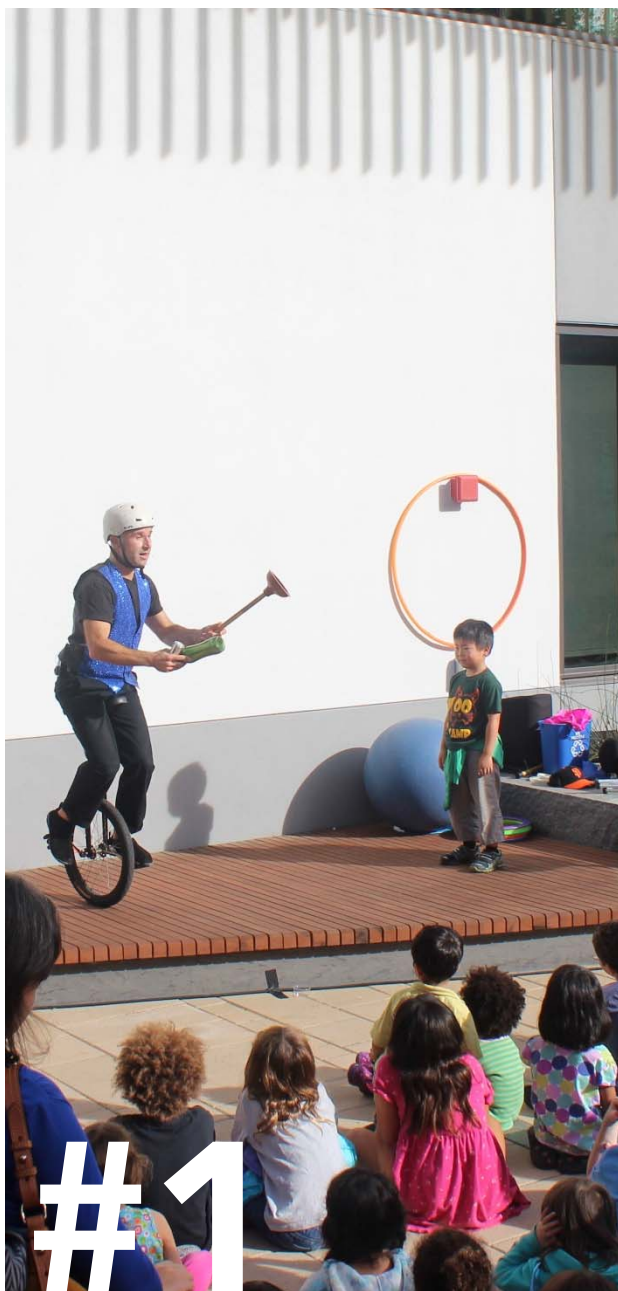
#4

Quiet study space



#5

Outdoor space



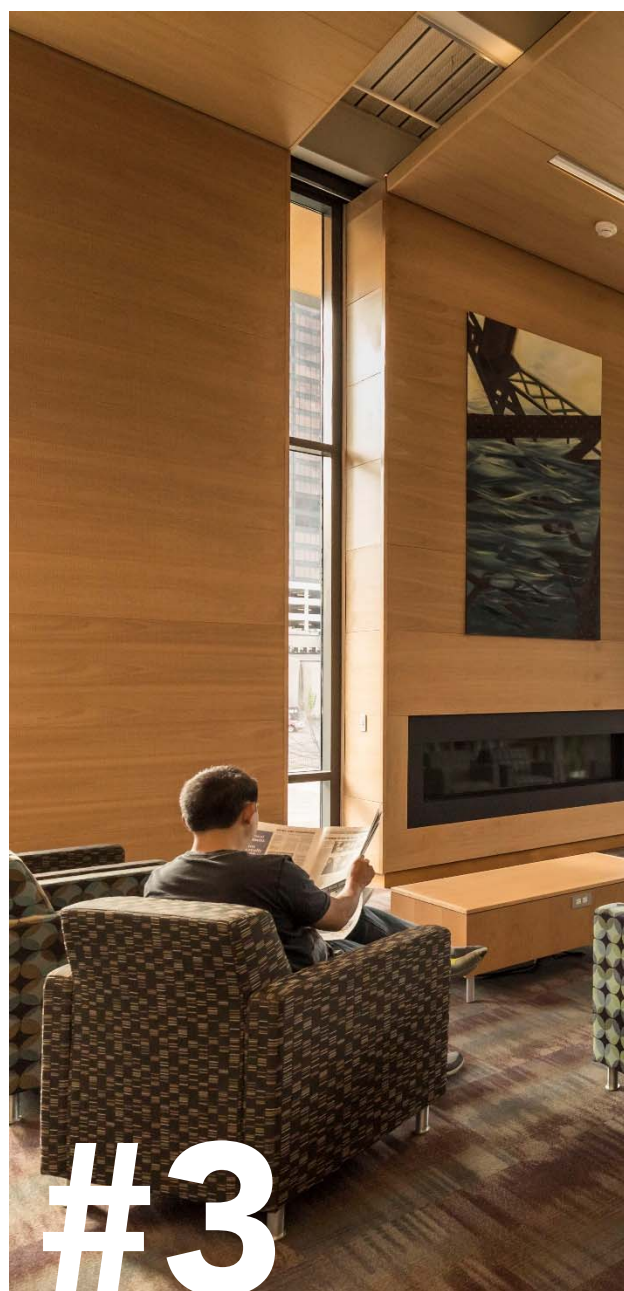
#1

Community events



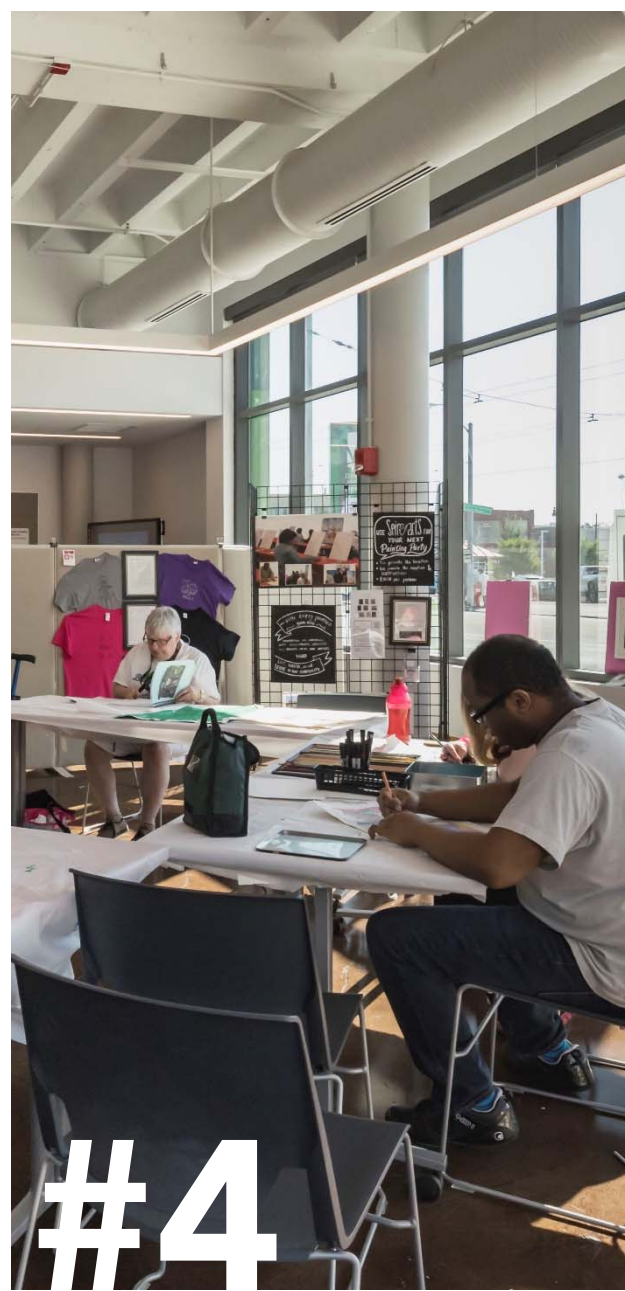
#2

Learning + tutoring



#3

Quiet reading and
studying



#4

Entertainment +
programs



#5

Group study +
collaborating

Summary – System Strategies

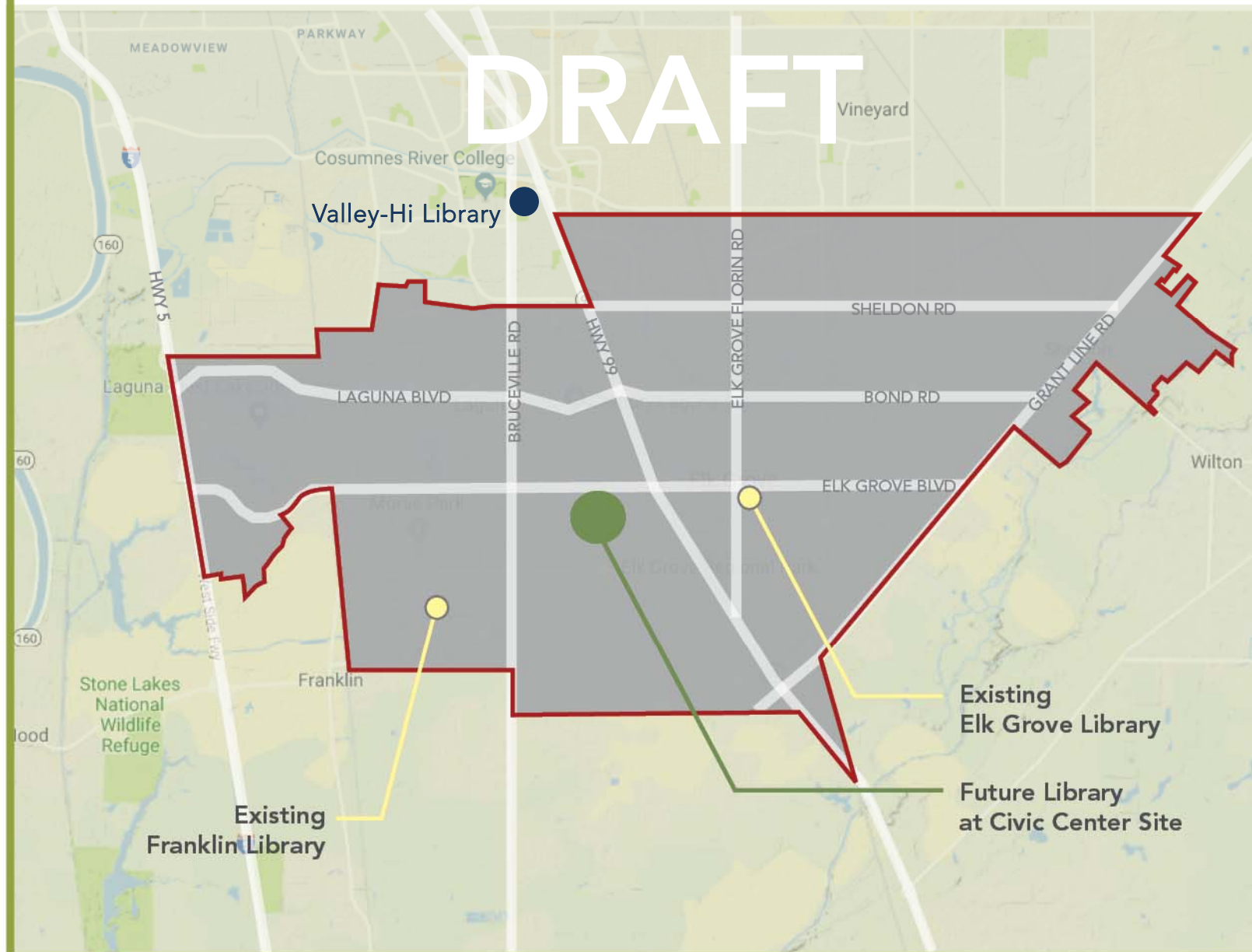
	POPULATION (2036 PROJECTION)*	LIBRARY TOTAL SQUARE FEET	NUMBER OF LIBRARIES	SQUARE FOOT/CAPITA
SPL 2007-2025 Master Plan	~210,000	~108,000	5 total	0.5
Interim Phase	~210,000	~79,000 – 94,000 sf	3 total	0.37 – 0.45
Proposed Strategy	~210,000	~90,000 – 110,000 sf	2-3 total	0.43 – 0.52

**Based on SACOG Information Center July 2016*

INTERIM PHASE

3 LIBRARIES:

1 DESTINATION AND 2 EXISTING BRANCH LIBRARIES



NEW DESTINATION LIBRARY & THEATER

65,000 - 90,000 Total sf @ Civic Center Site

45,000 - 60,000 sf Library

20,000-30,000 SF Theater, 300-500 fixed seats

EXISTING BRANCH LIBRARIES

~20,000 sf at Franklin Library

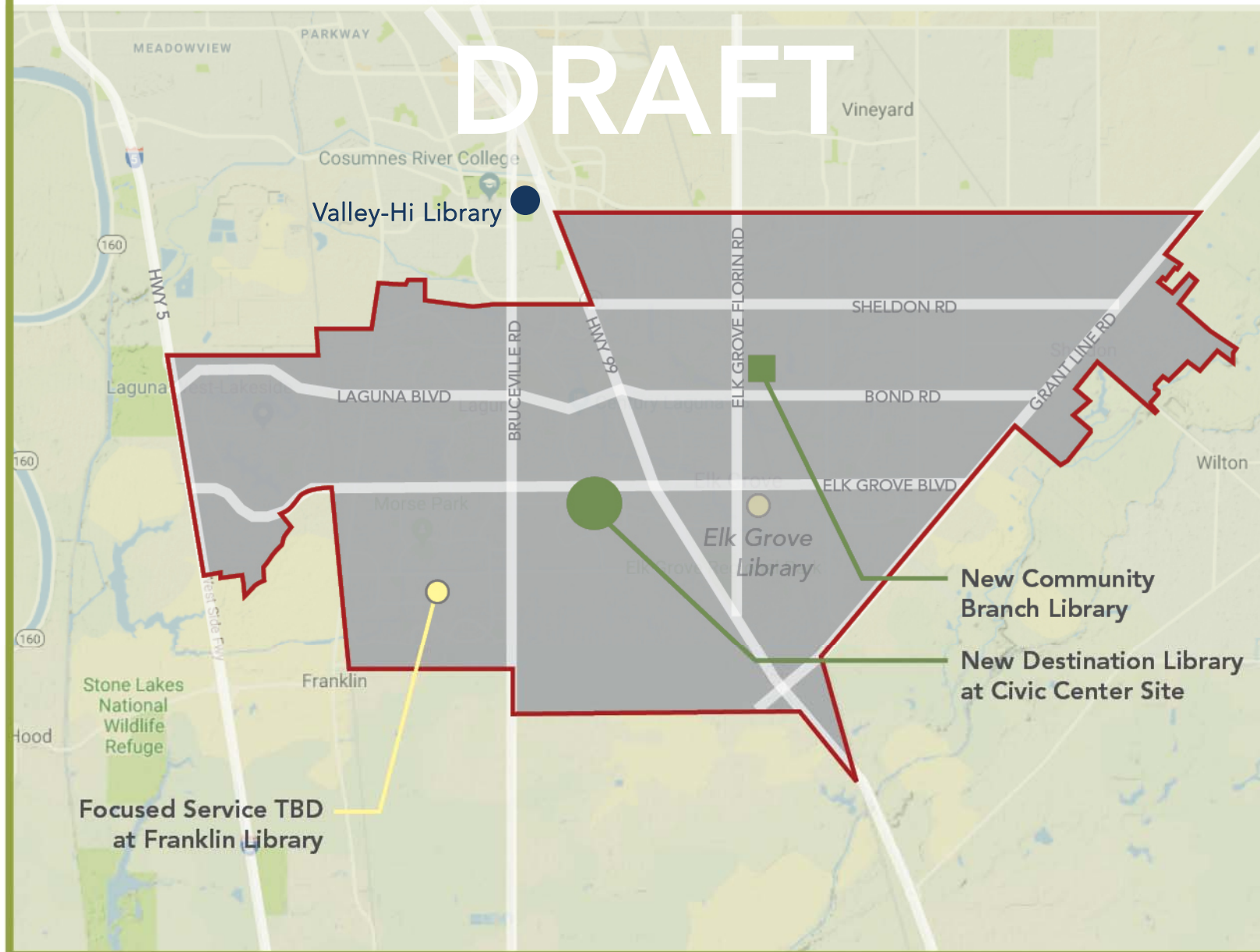
~14,000 sf at Elk Grove Library

Maintain branches at both existing libraries

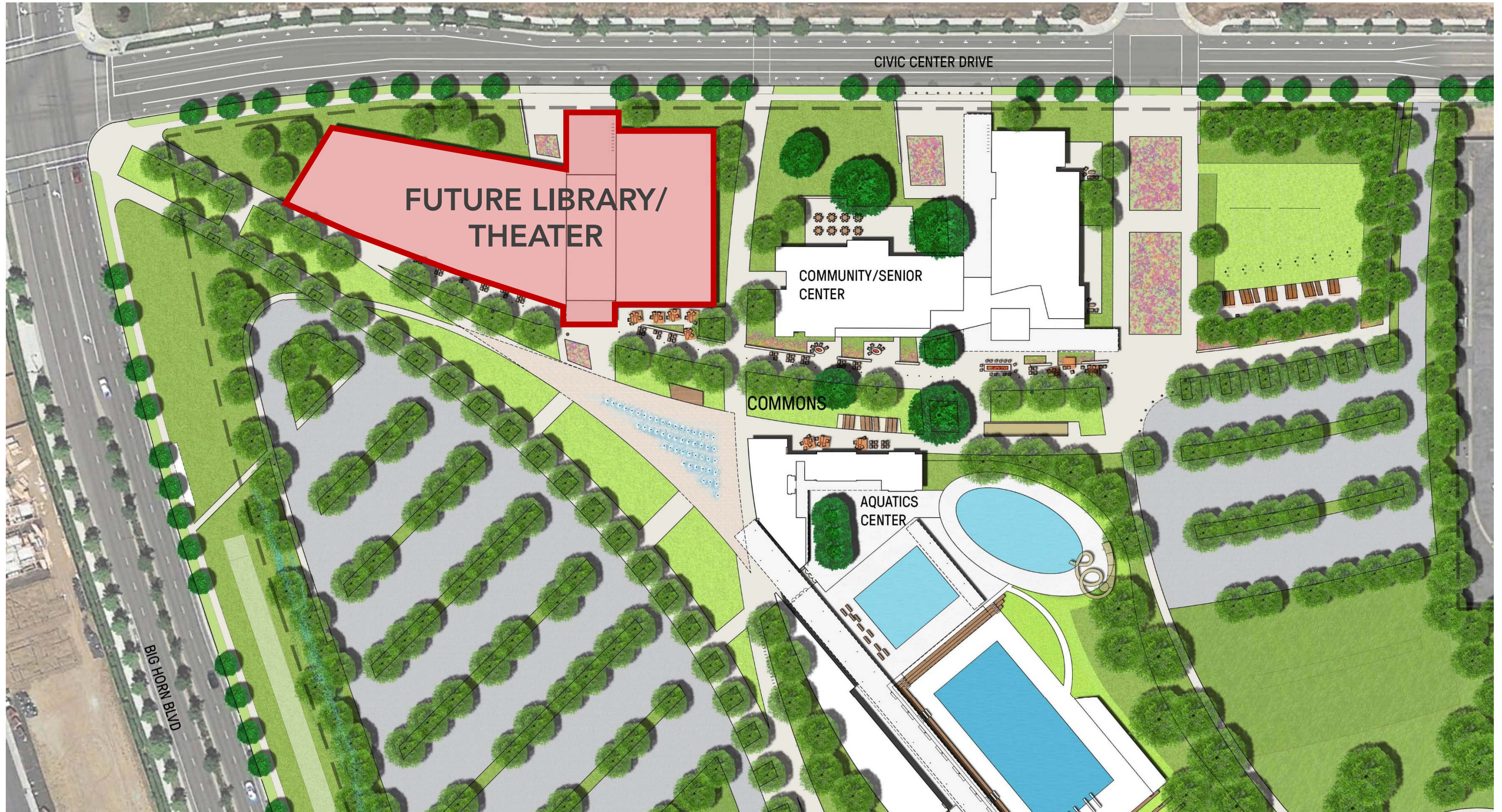
PROPOSED STRATEGY

2-3 LIBRARIES:

1 DESTINATION AND 1-2 BRANCH LIBRARIES



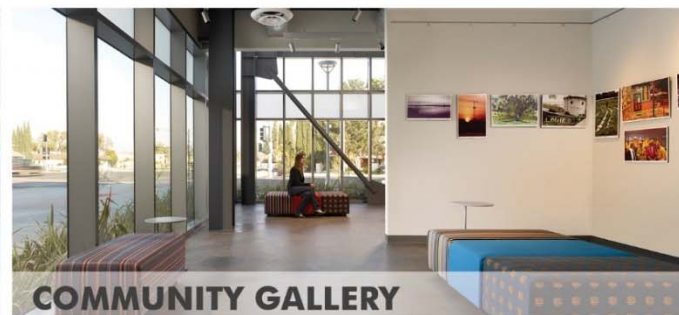
- NEW DESTINATION LIBRARY & THEATER**
65,000 - 90,000 Total sf @ Civic Center Site
45,000 - 60,000 sf Library
20,000-30,000 SF Theater, 300-500 fixed seats
- NEW COMMUNITY BRANCH LIBRARY**
25,000 - 30,000 sf
on Elk Grove east side
- EXISTING BRANCH LIBRARIES**
20,000 sf at Franklin Library (Focused service TBD)
Repurpose Elk Grove Library (Services relocated to new east side branch)



LIBRARY SERVICES

- Seating
- Collection
- Technology
- Family Place
- Quiet Reading
- Multiuse Program Room
- Teen Space
- Children's Space w/ Programming
- Group Study
- Information Services
- Community Gallery
- Friends of the Library
- Collaboration/Maker space
- Small Group Program
- Community Partner Space

LIBRARY SERVICES



TRADITIONAL LIBRARY SPACES

Adult Collections



Children's



Teen Area



Quiet Reading + Study



PROGRAM SPACES

**Multituse Program
Space**



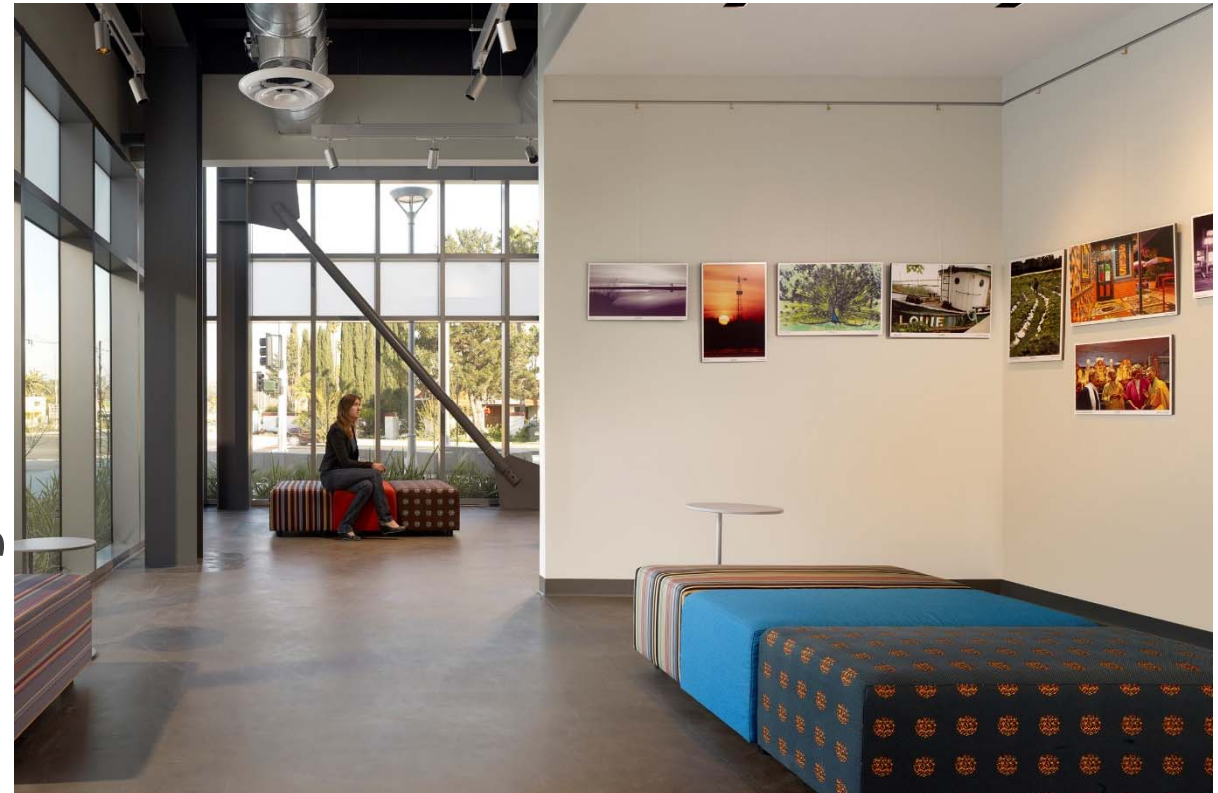
Maker Space

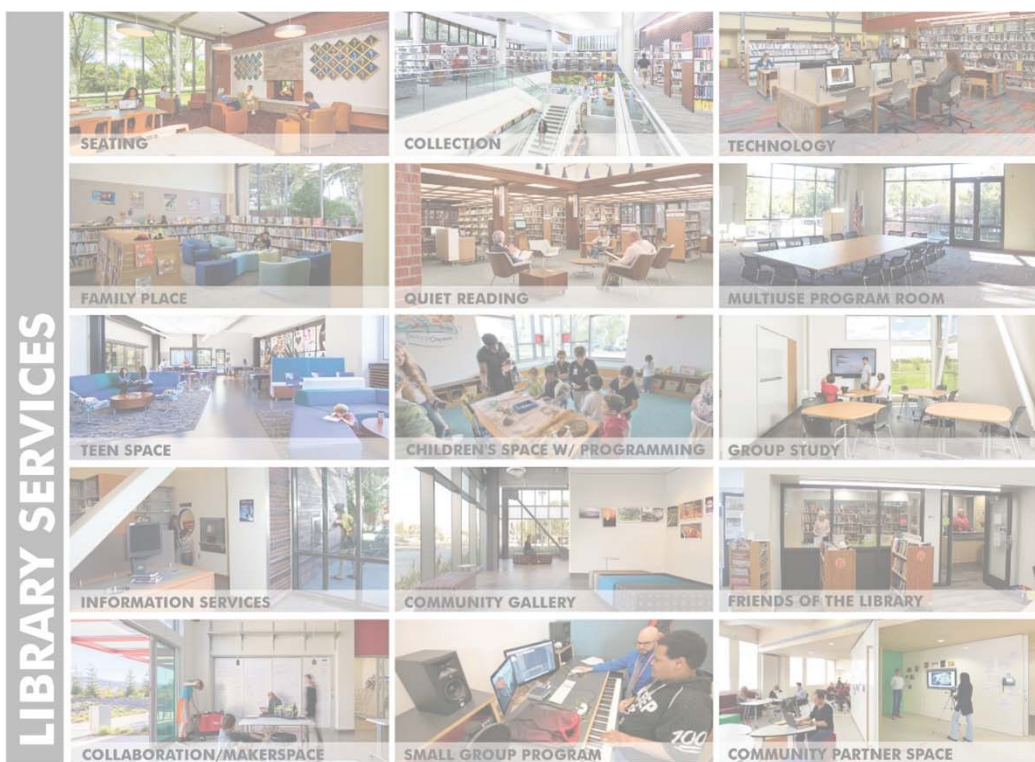


Partner Space



Gallery





CHILDREN'S THEATER

STUDIO CREATE TINKER

GALLERY

EXHIBIT DISPLAY SHOWCASE

OPPORTUNITY SPACE

PARTNER CREATE TINKER

BUSINESS CENTER

MEET CO-WORKING ENGAGE

LIBRARY SERVICES

- Seating
- Collection
- Technology
- Family Place
- Quiet Reading
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- Teen Space
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IN PROGRESS

ENHANCEMENTS

Children's Theater



Business Center

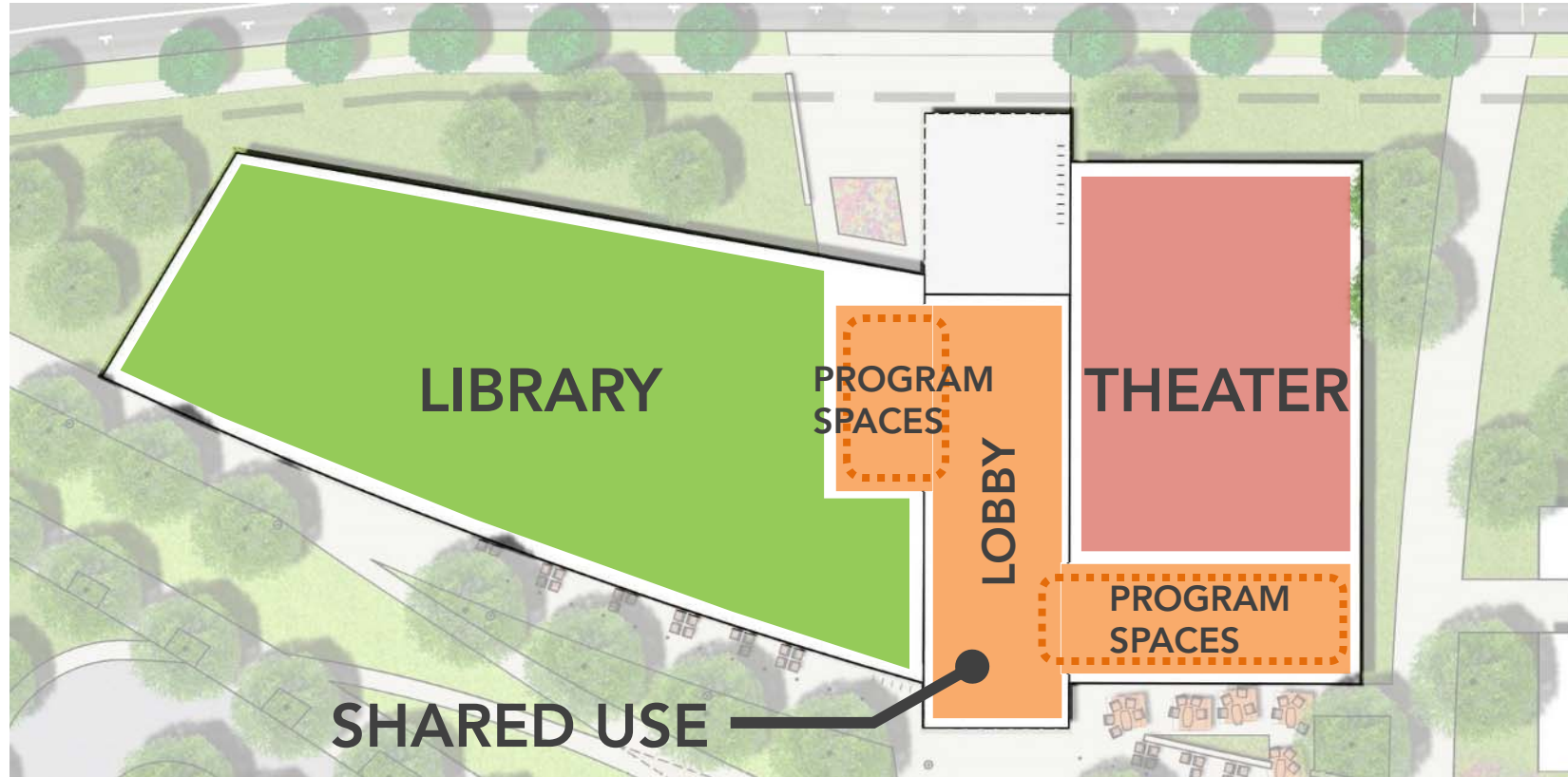


Opportunity Space



Enhanced Gallery





POTENTIAL SHARED USE SPACES BETWEEN LIBRARY AND THEATER COMPONENTS:

- Lobby
- Central Information Desk
- Multiuse Program Space
- Maker Space
- Opportunity Space
- Gallery
- Central Restrooms



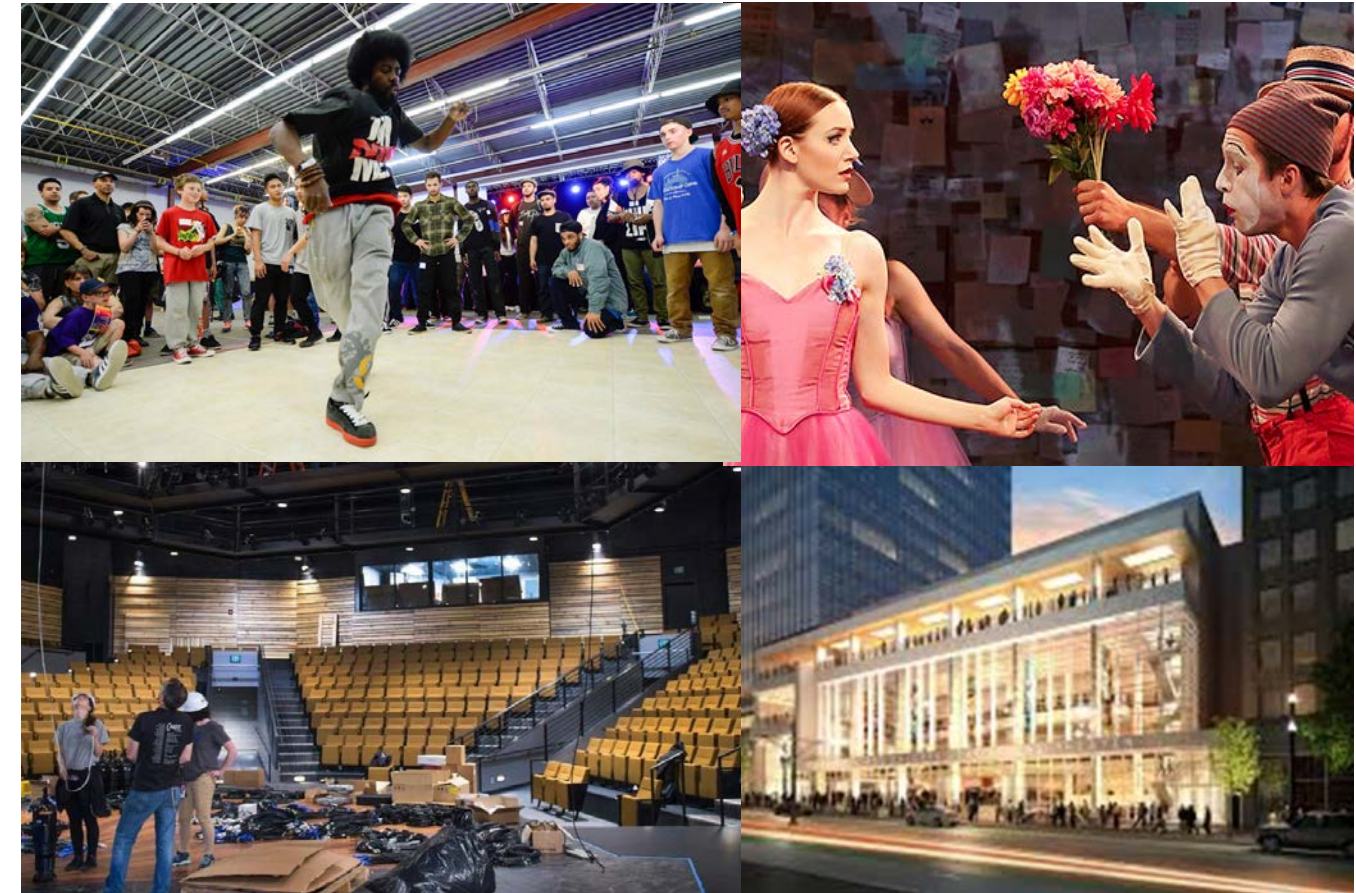
CULTURAL ARTS



Founded on the belief that arts and culture enrich people's daily lives and the communities in which they live...

Established in 1988

- **International practice with offices in Connecticut and California**
- **Active across the entire spectrum of arts and culture**
- **Dedicated to rigorous research, objective analysis and sustainable recommendations**
- **Strong record of delivering implemented projects**



**Bill Blake,
Director**



**Melora Cybul,
Consultant**



**Gloria Woodlock,
Research Assistant**

KEY QUESTIONS

What are **the market characteristics**? What is the **context**?

How could this project **complement other community goals**?

What **facilities** exist and **what needs** are currently unmet?

What is the **ideal size and configuration** of a performing arts facility?

How could a theater project **connect to a new branch library**?

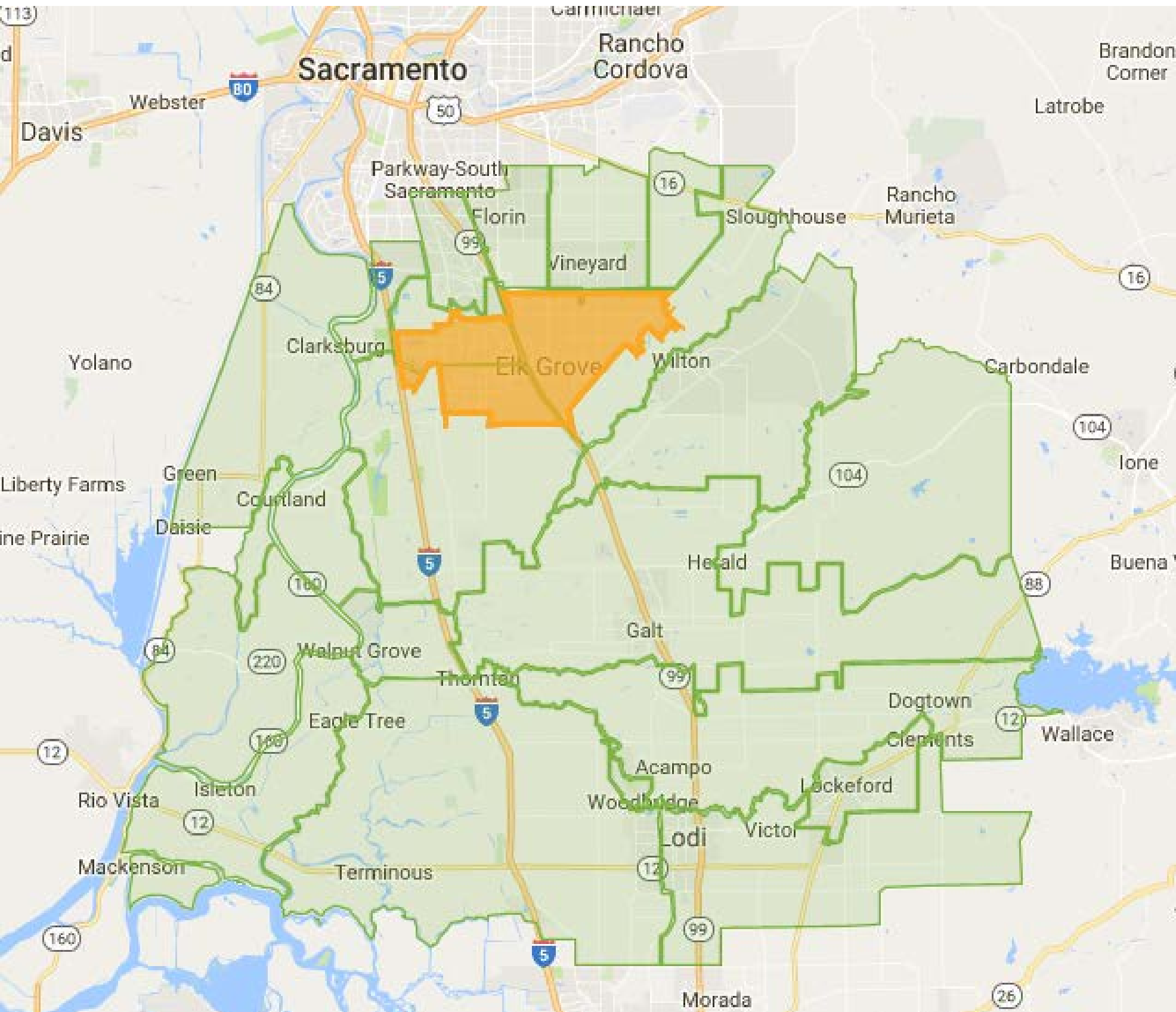
What are the **operational and financial implications**?



Understanding the Market

Market Analysis

Environmental Scan



City of Elk Grove

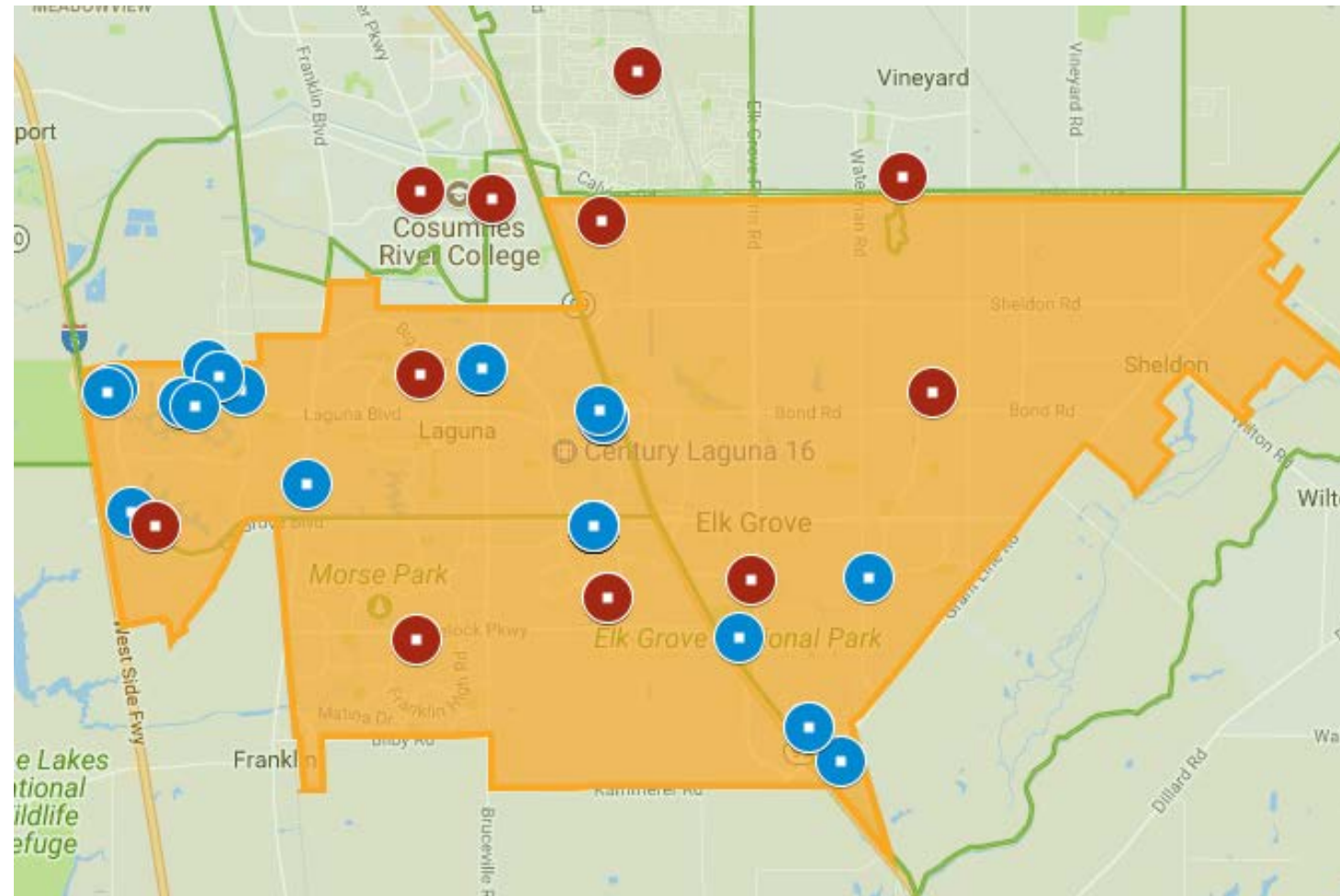
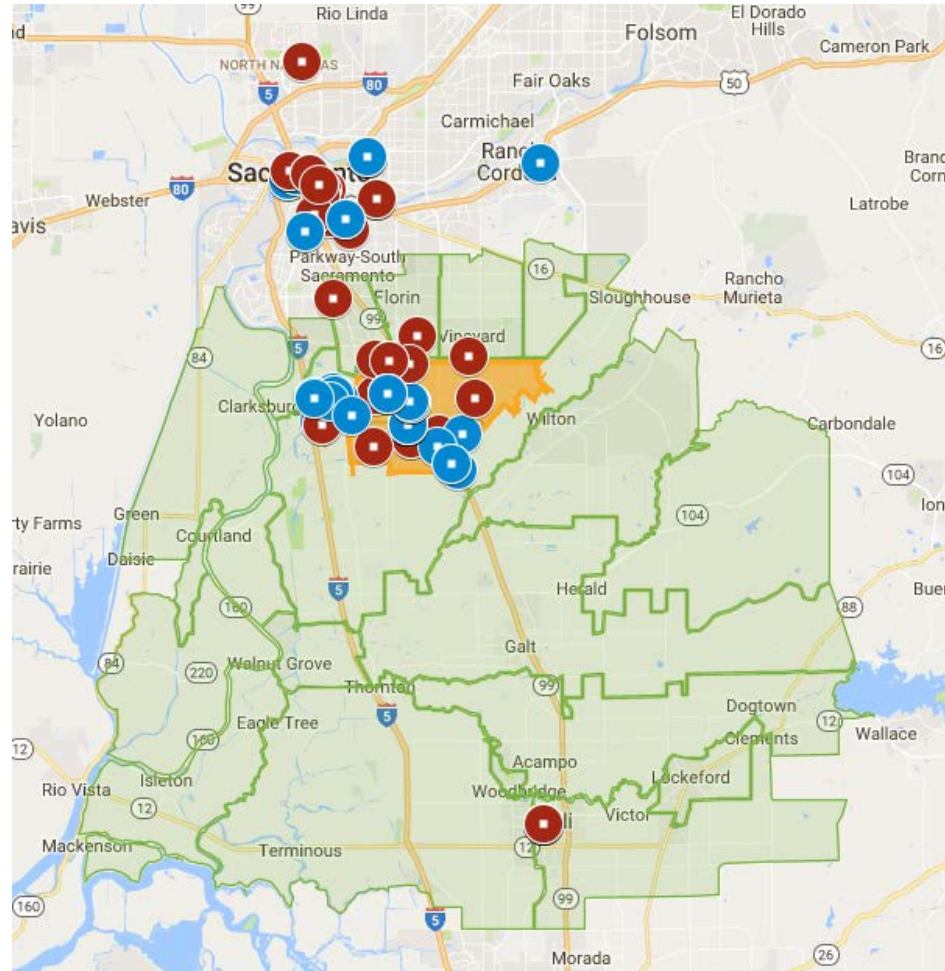
Population: 177,000

Custom Market Area

Population: 512,000

- An affluent, growing population
- High household incomes and lower housing values
- High educational attainment and racial diversity
- Many households have children; market population skews younger

We considered 110 spaces across 50 venues in the Environmental Scan



Theatre, Auditorium,
Black Box, Studio

Arenas,
Outdoor spaces, and
Multi-purpose venues

Key Venues in the Market:

Sheldon High School
Cosumnes Oaks High School
Sun Grove Church
Falls Event Center

Laguna Town Hall
Bel Air-Wong Family Center
Wackford Complex
Hutchins Street Square

Benvenuti Performing Arts Center
E. Claire Raley Studios for the Performing Arts
Guild Theater
Sierra 2 Center 24th Street Theatre



Assessing the Need

Stakeholder Interviews

Interviews with 19 stakeholders
Stakeholders included community and civic leaders

User Needs Survey

In the field for four weeks
Distributed through local sources and SARTA, SMAC

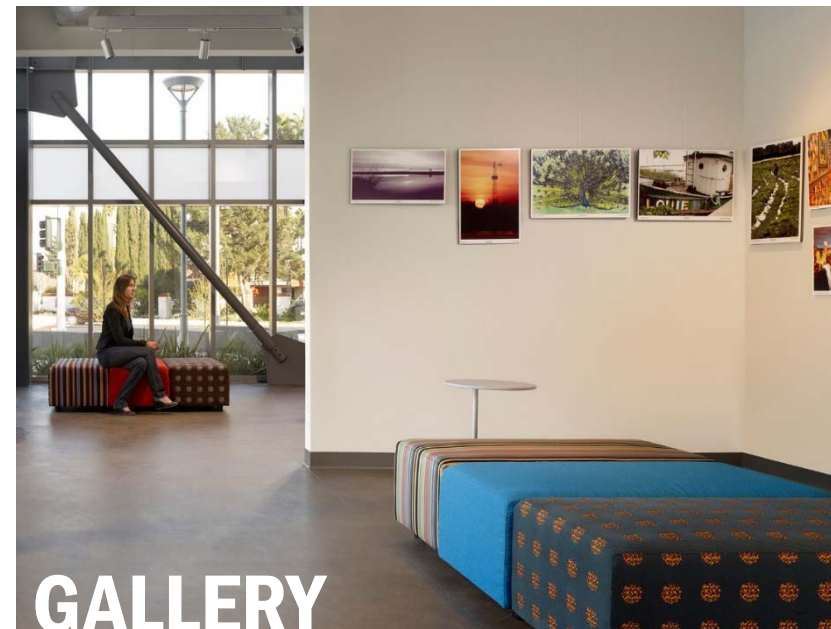
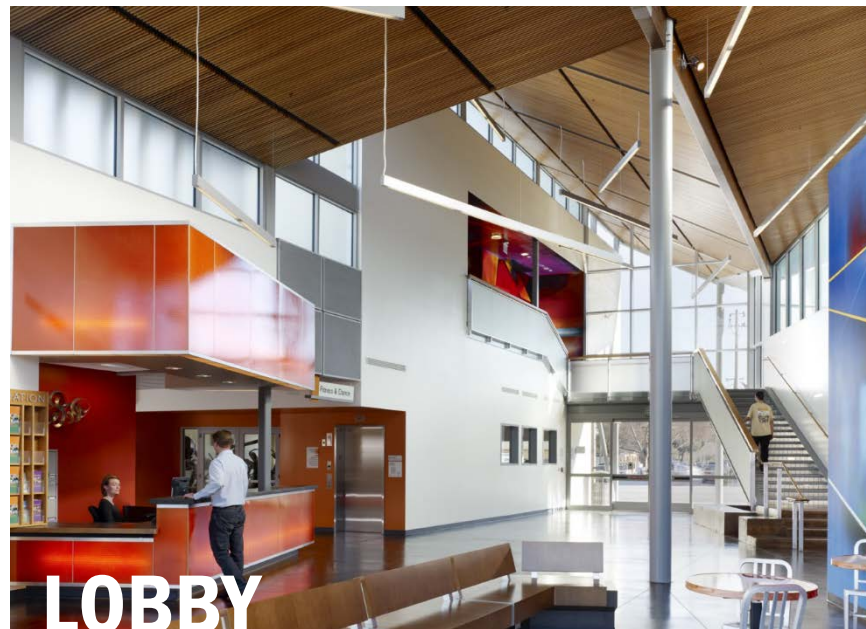
24 respondents (21 complete and 3 partial responses)

- *Analysis for each question was completed on the total responses per question*

300-500 FIXED SEAT THEATER



ACCESSORY SPACES



GROUP 4



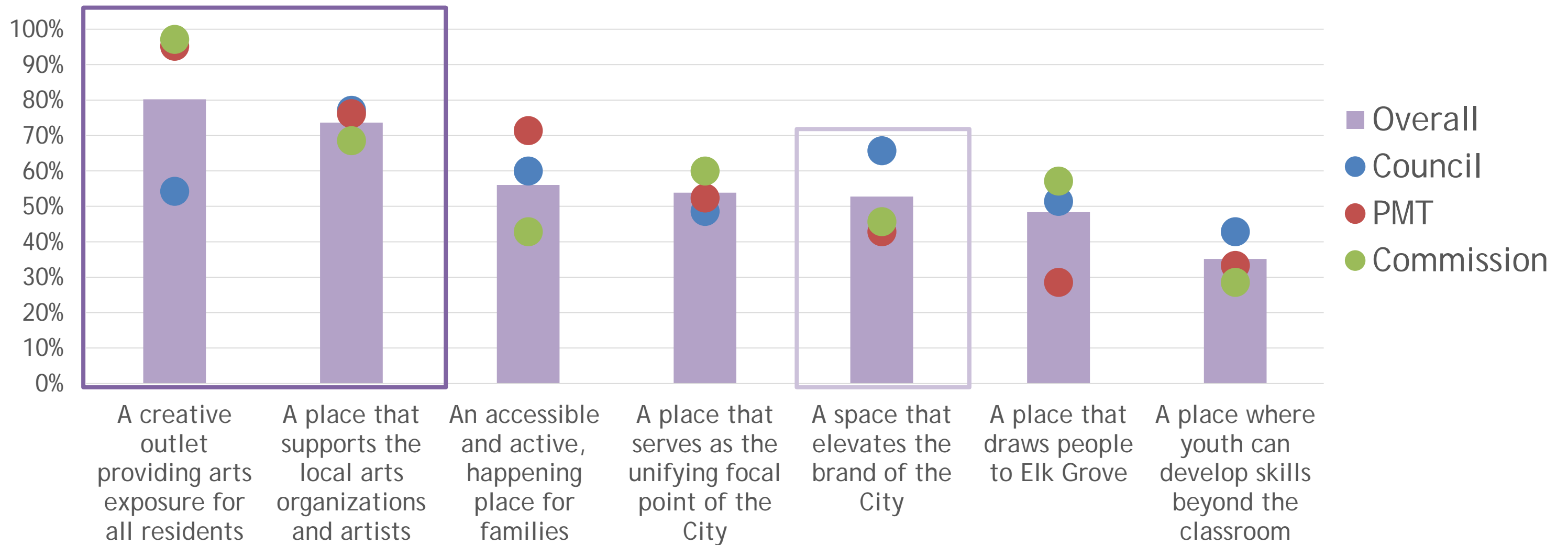
DRAFT

7



Defining Success

Two success statements are most prominent



Elk Grove Residents, Specifically Families

- ✓ Presented Series/Touring Content
- ✓ Family-oriented programming
- ✓ Activities for youth
- ✓ Activate the space(s) to minimize "dark" days

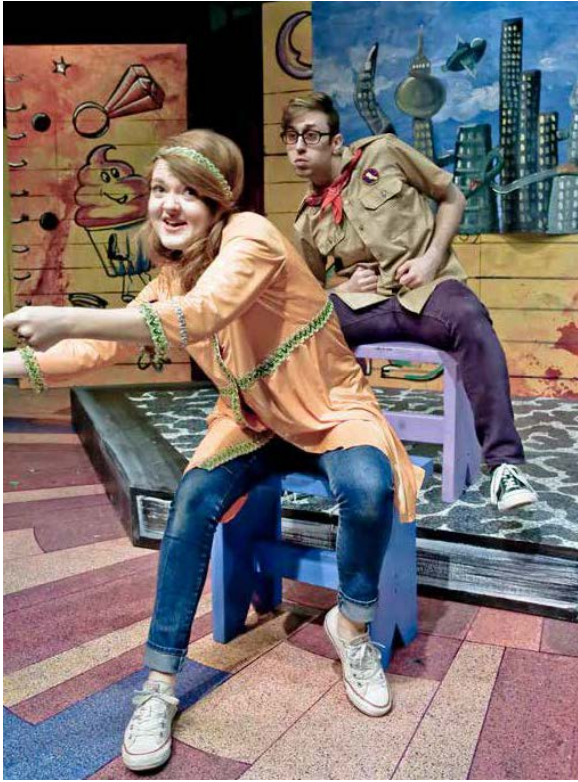
Arts Organizations and Artists

- ✓ Resident Company and/or Partners
- ✓ Promote access to the calendar and space(s) for community users, especially cultural

Prioritization scores are weighted and normalized based on values assigned to each success statement

A presented season might include...

Activity Profile





Learning from Comparables

Activity/Operational Implications

CULTURAL ARTS

Rancho Cucamonga, CA
Victoria Gardens Cultural Center
and Lewis Family Playhouse



Pleasanton, CA
Firehouse Arts Center



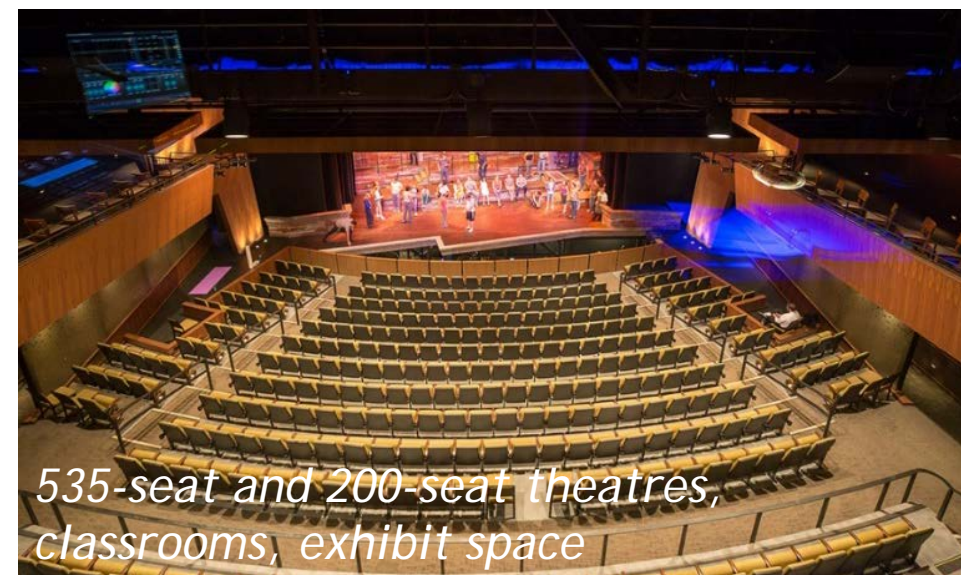
Everett, WA
Everett Performing Arts Center



Vacaville, CA
Vacaville Performing Arts Theatre



Parker, CO
PACE Center Parker Arts

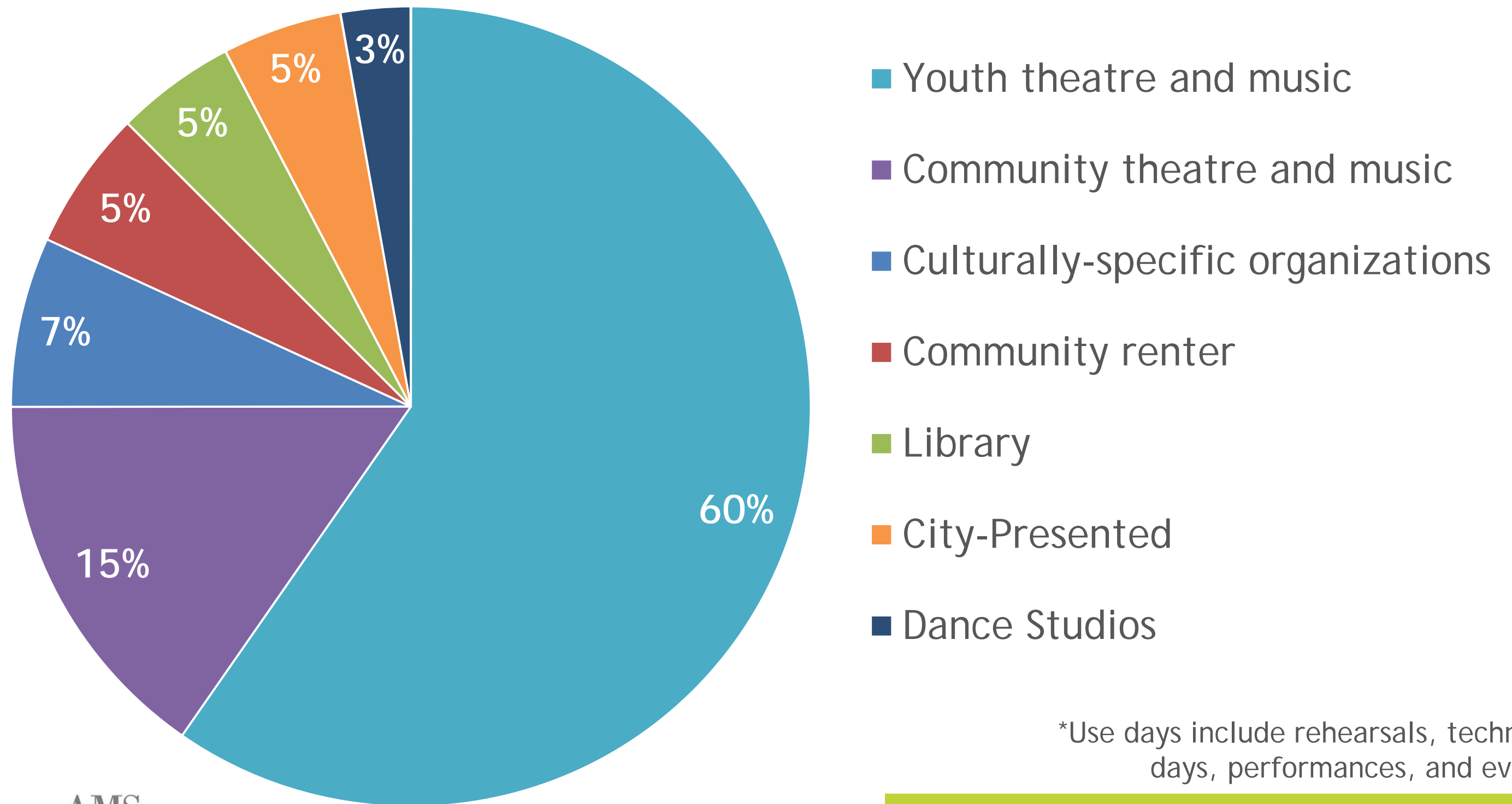


Kirkland, WA
Kirkland Performance Center



An estimated 34,000 people will attend over 100 performances and events in the new theatre

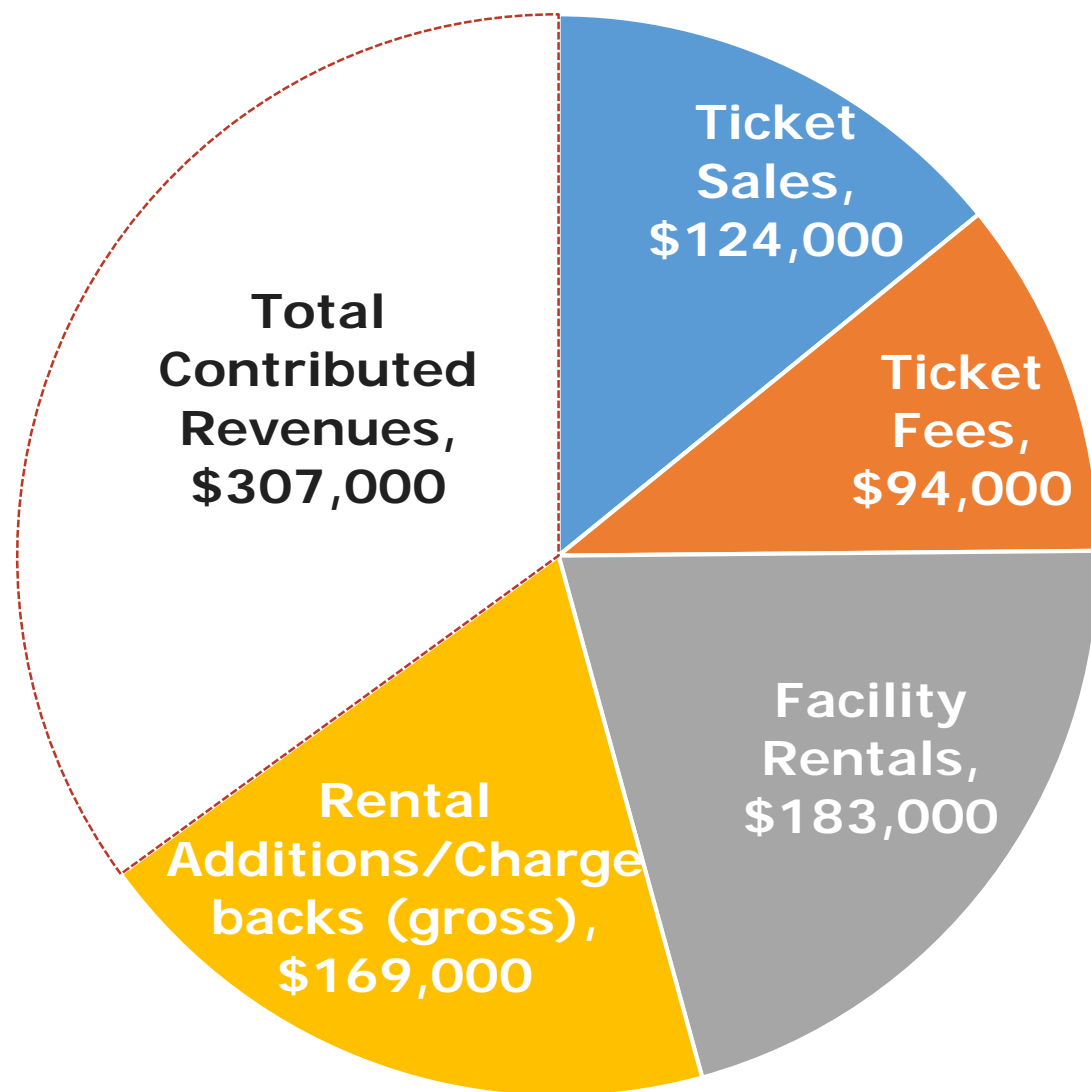
Use Days by Activity Type (n=250)*



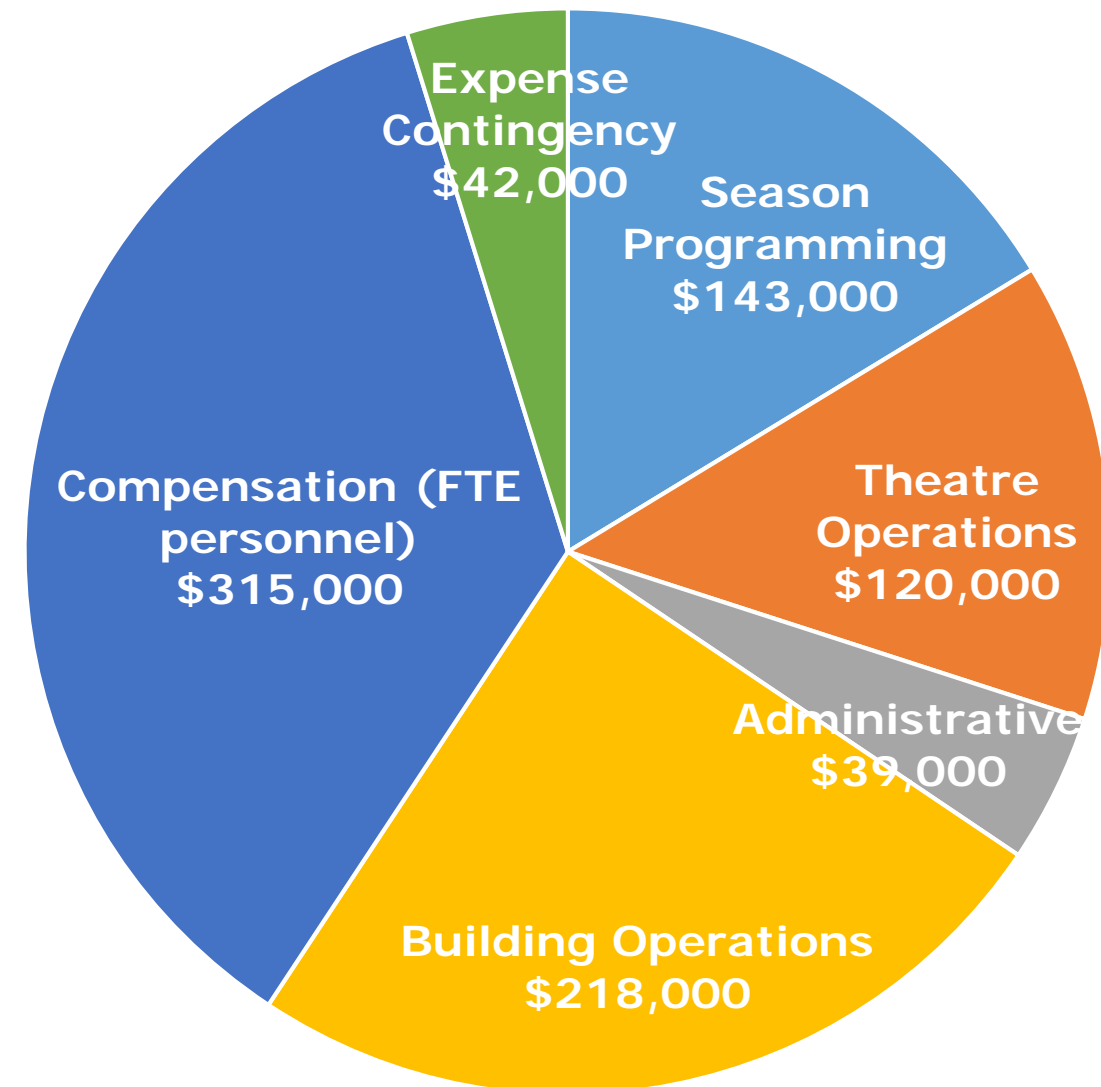
*Use days include rehearsals, technical days, performances, and events

The operating model assumes an operating budget of <\$1M with cost recovery of 65%

Earned Revenue: \$570,000



Expenses: \$877,000



Success for a new performing arts facility in Elk Grove is...

A creative outlet providing arts exposure for **all residents**

A place that **supports the local arts** organizations and artists



- ✓ Market potential
- ✓ Demonstrated Need
- ✓ Site opportunity
- ✓ Unity of vision and purpose
- ✓ Commitment of leadership

DRAFT PROJECT COSTS – CIVIC CENTER SITE

BUILDING

SMALL

LARGE

65,000 SF

90,000 SF

Library

\$28M

\$39M

Theater

\$18M

\$26M

SITE

Surface Parking

\$3M

\$3M

Hardscape/plaza

\$2M

\$2M

TOTAL CONSTRUCTION

\$51M

\$70M

FF&E & OTHER COSTS

SMALL

LARGE

FF&E

\$5M

\$6M

TOTAL HARD COST

\$56M

\$76M

SOFT COSTS

SMALL

LARGE

Project Contingency

\$6M

\$8M

Soft Costs

\$20M

\$29M

TOTAL PROJECT BUDGET

\$82M

\$113M

LIBRARY

Small Option: 45,000 sf

Large Option: 60,000 sf

THEATER

Small Option: 20,000 sf

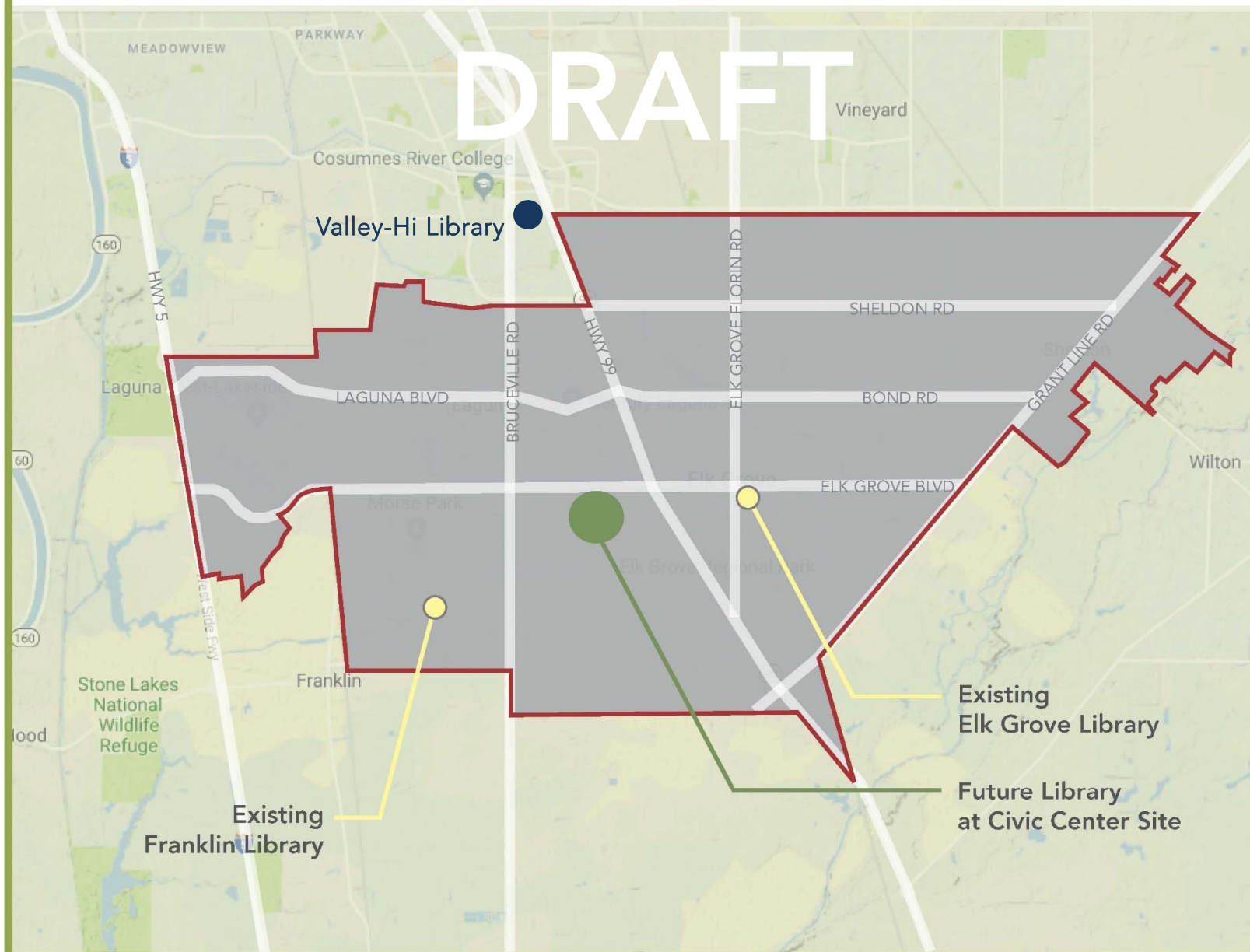
Large Option: 30,000 sf

*Project costs shown in 2018 dollars
*Costs/sf based off of recent construction estimates
from 2018 projects being development

INTERIM PHASE

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~14,000 sf at Elk Grove Library

Maintain branches at both existing libraries

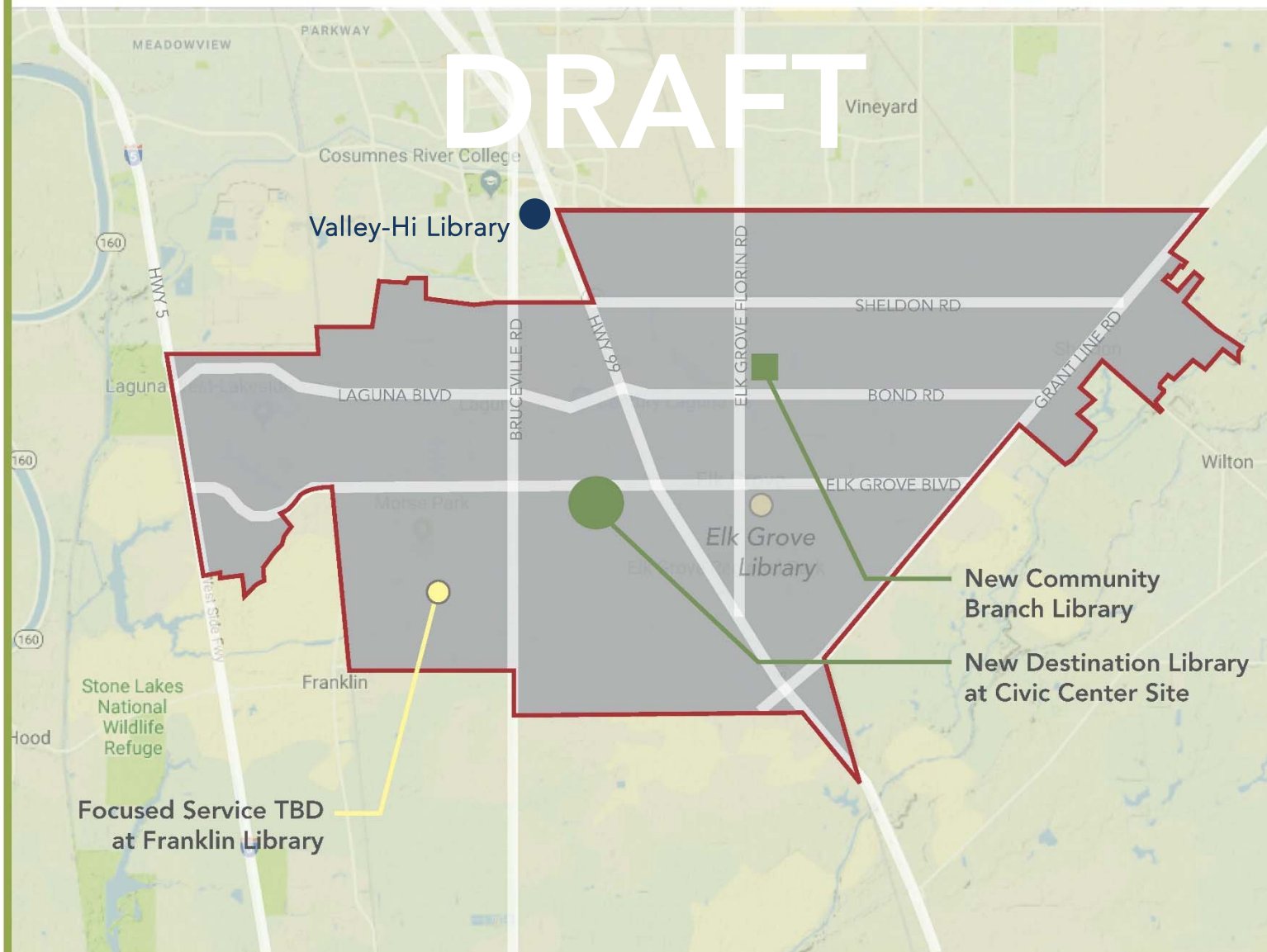
DRAFT PROJECT BUDGET

Civic Center Library & Theater: \$82-113M

PROPOSED STRATEGY

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25,000 - 30,000 sf

on Elk Grove east side

EXISTING BRANCH LIBRARIES

20,000 sf at Franklin Library (Focused service TBD)

Repurpose Elk Grove Library (Services relocated to new east side branch)

DRAFT PROJECT BUDGET

Civic Center Library & Theater: \$82-113M

Future east side branch library: \$33-38M

Project budget: \$32-37M

Site acquisition: \$1M





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