

## FACILITY SUMMARIES



Colonial Heights Library

### BRANCH SUMMARY

In 1989, the Colonial Heights Library opened in the ethnically-diverse south central portion of the City of Sacramento, replacing three other branches in the area.

### COMMUNITY

The service area is bounded generally by Highways 50 and 99, Power Inn Road, and Elder Creek. There are significant numbers of at-risk youth and latchkey children in the community, as well as a large senior population. Language populations include Asian, Hmong, and Russian. The library staff has a good working relationship with the neighborhood improvement organizations and the police to resolve problems surrounding the library and to address community needs.

### SITE

The library is located on a corner site along busy Stockton Boulevard, a major thoroughfare for the southern part of Sacramento City. It is also near Baker Street, which is known to be an area challenged by illegal activity, including the area near the Library. Neighboring uses include residential motels and low-income apartments. Despite the urban challenges, young children regularly make their way, unaccompanied, to the Colonial Heights Library from the nearby residential motels as well as nearby elementary and high schools.

Vehicle and bicycle parking for the library is sufficient. Speed bumps were added in the parking lot to deter its use as a bypass for the intersection which has been mostly successful. Visual control of the site from within the library and from the street is difficult, which makes it an attractive illegal dumping site, especially at the back of the building.

Service	Current
Service Area Population	98,798 pop
Year Facility Constructed	1989
Collection Size	148,897 volumes
Reader Seats	88 seats
Public Computers	21 computers
Community Room	90 seats
Group Study Seats	0 seats
Building Size	12,211 sq. ft.

## FACILITY SUMMARIES

### BUILDING

The roof was replaced in Winter 2006. Heating and cooling are unevenly zoned throughout the building. The mechanical system cannot handle the need for cooling, particularly in the area of the skylights, which need shades in order to keep the areas below them usable throughout the year, especially during hot summer months. Some staff areas, as well as meeting room doors, would not meet current ADA regulations. The book drop is lower than the standard bin, making it more difficult to empty. Continual vandalism to public restrooms has required that they be locked at all times with staff providing keys and the security guard must check them every half hour.

### LIBRARY SERVICES

Many children and teens in the community do not have access to either computers or study space at home, so they rely on the library to provide these. This branch has the highest demand for computers of any in the Sacramento Public Library system. In addition to computers, the library offers a homework center and a college/career center.

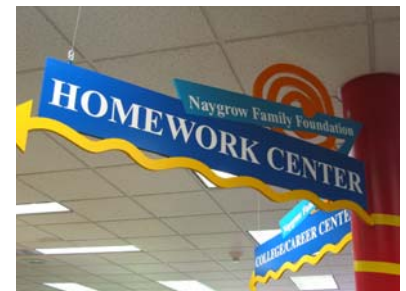
Although the overall signage in this library is clear and customer-friendly, the layout of some of the library's collection and public spaces has been poor, including a recently moved DVD collection that has been hidden at the back of the facility, under signage identifying it as "Adult Basic Education." Staff is trying to resolve these issues and introduce more merchandising of material at the front of the facility, but there is limited space for this.

The meeting room has a rated occupancy of 90 people and can be divided into two smaller rooms. Except for the summer reading program and certain afternoon programs, library programs at the Colonial Heights Library are not overwhelmingly popular. However, community assistance programs such as AARP tax help are well-attended. The community room does not have a keyed entrance from the outside, preventing its use outside of library hours. Efforts are underway to try and alleviate this problem.

Challenges to the current Colonial Heights Library's ability to support a highly efficient service model include a confusing layout on the customer side of the checkout desk which requires the use of carpet markings to direct the queue and a congested work area behind the checkout desk, with inadequate space for staff circulation and book cart staging. However, other projects to improve customer orientation and self-directed service are being implemented; a recently completed project to move holds out into the public area for self-service access will reduce the need for staff assistance. The addition of self-checkout stations would further free staff to provide other services.



*Computers and study tables*



*Clear signage at Colonial Heights*

## FACILITY RECOMMENDATIONS

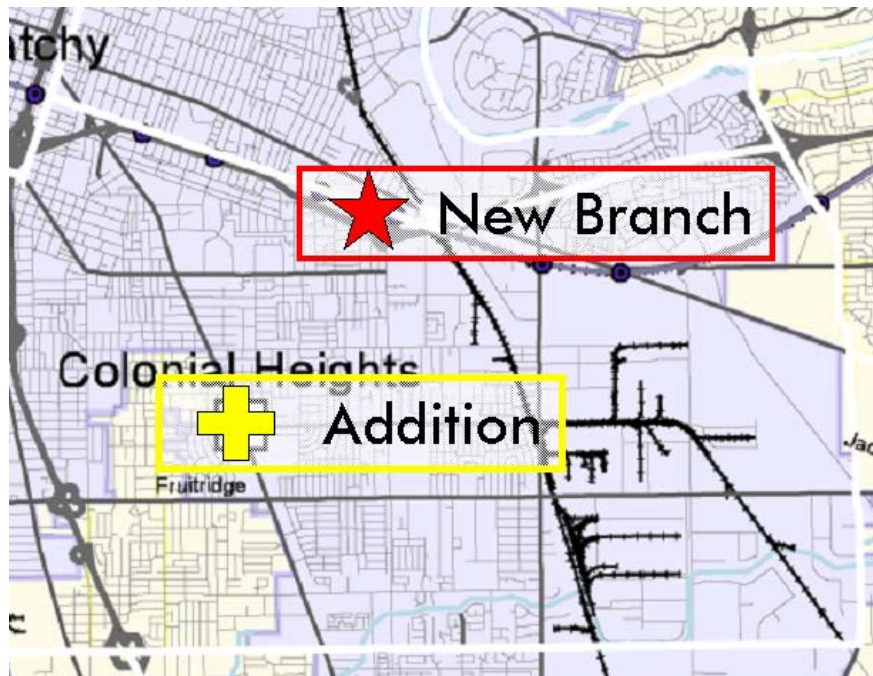


Colonial Heights Library

### RECOMMENDATIONS

The Colonial Heights area is expected to experience moderate growth through infill development over the next 20 years. However, the size of the existing library is too small to serve the community’s residents. It is recommended that the current facility be both renovated and expanded on its current site to allow it to continue to serve the Fruitridge area of the City of Sacramento and the nearby County. There is not enough capacity at the current site, however, to expand the library to meet all of the area’s library needs. A new facility in the area of 65th and Folsom Boulevard is recommended to serve both the northern part of the current Colonial Heights service area as well as eastern Sacramento City. An alternative development strategy is for a smaller addition to the Colonial Heights Library and larger library near 65th and Folsom Blvd.

- Renovate / Expand Existing Colonial Heights Branch
- New Branch near 65th and Folsom



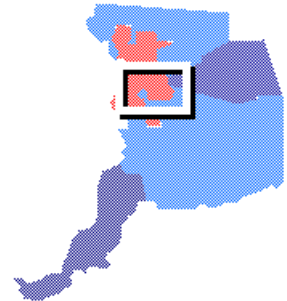
	2005	2015	2025
Population	98,798	98,088	103,827
Colonial Heights	12,111	12,111	+ 20,000
New 65th and Folsom Library		* 30,000	30,000
Sq. Ft. Deficit	37,288	6,933	1,914

FACILITY RECOMMENDATIONS

Expansion to 20,000 SF	2007 Dollars	New 30,000 SF Library	2007 Dollars
Construction Hard Costs	\$8,688,000	Construction Hard Costs	\$13,906,000
Technology, Furniture, and Public Art	\$1,439,000	Technology, Furniture, and Public Art	\$1,961,000
Soft Costs	\$3,631,000	Soft Costs	\$5,692,000
<b>Unescalated Project Budget</b>	<b>\$13,758,000</b>	<b>Unescalated Project Budget</b>	<b>\$21,559,000</b>
<i>Does not include land, cost escalation, or initial purchase of library materials</i>		<i>Does not include land, cost escalation, or initial purchase of library materials</i>	

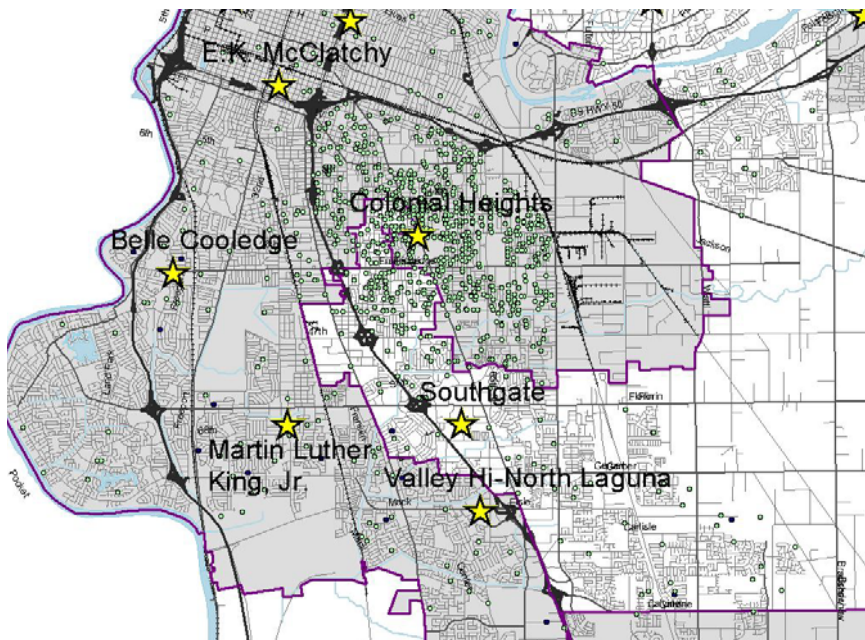
COST MODEL

The base cost for these library improvements in January 2007 dollars is based on the template for a building expanded from 12,000 sf to 20,000 sf. The base cost for a new 30,000 square foot library is also included here. Other site-specific costs will need to be identified once a specific site is identified. Cost Escalation, Land Costs, and initial purchase of Library Materials are not included.



OPPORTUNITIES AND FUNDING

Planning for a transit village is currently on-going for the area around 65th and Folsom Boulevard. Coordination with this effort as well as development efforts by Sacramento State, may help to identify a site for the new facility. There is currently no funding mechanism for this area.



NEXT STEPS

- Site Identification for 65th and Folsom Library
- Funding Identification
- Planning efforts with City