

FACILITY SUMMARIES



Sylvan Oaks Library in Citrus Heights

BRANCH SUMMARY

The Sylvan Oaks Library in Citrus Heights is a 1970s era building that, like many of its age, is both too small to accommodate the service needs of the City, but also is feeling the effects of its age.

COMMUNITY

The Sylvan Oaks Library serves the City of Citrus Heights, a long-established community that was only recently incorporated in 1997, the first of the most recent set of incorporations. It is a densely-developed city with a large senior population.

SITE

The library occupies a site at the corner of busy Auburn Boulevard and Van Maren Lane, next to Crosswood Park. The building is set back away from streets into the property, and is not easily discovered. Customers have to be seeking the library. The traffic on this street is relatively heavy and, while many seniors walk from the nearby senior housing complexes, the busy intersection can be a barrier for children. Vehicle egress from the lot is also problematic on Auburn Boulevard; the intersection is being reconfigured and may not allow left turns in the future. Bus transit is available near the library.



Mature oak trees shade the public parking lot and provide the library with a pleasant setting, but also force an inefficient layout and limit opportunities for future expansion of the lot. Staff park in a separate lot that is secured “after hours;” however, there are some issues with this when non-staff park in the lot and staff cannot secure it without locking unknown vehicles inside.

Service	Current
Population Served	105,920 pop
Year Facility Constructed	1975
Collection Size	84,296 volumes
Reader Seats	77 seats
Public Computers	19 computers
Community Room	100 seats
Group Study Seats	0 seats
Building Size	12,500 sq. ft.

FACILITY SUMMARIES

BUILDING

A 2002 renovation upgraded finishes and resolved many building envelope system issues, although the new carpet is already showing signs of wear and some HVAC problems linger. Roof leaks have led to ceiling damage in the community room. Odor migration from the restrooms into the lobby is a recurring issue due to lack of proper ventilation of these facilities.

The building has two public entrances which makes visual control difficult, and the single book-drop at the exterior door of one of the entries does not easily accommodate the second entry. The interior layout is crowded and somewhat inefficient, particularly at the entrances where there is inadequate space for both easy circulation and the Friends booksales. Visibility both to and from the staff desk is blocked by a large column, a result of a work-around during a recent reorganization of the interior and the structural limitations of the building.

LIBRARY SERVICES

All shelves are filled to capacity to accommodate the approximately 80,000 item collection. Slavic language materials are in demand, as are materials in Chinese, Spanish, and Russian. Adult fiction is also popular.

Adult seating is primarily at large tables, except for a few lounge seats. There is no real quiet seating available in the library despite the large number of seniors using the branch. Seating and other furnishings in the children's area were improved during the renovation. The teen area is a "nook" with beanbag chairs and neon signage; there is little else that differentiates the teen nook as a distinct area within the library.

The community room provides a small kitchenette. Finishes in the community room are in need of upgrades. Generally the room is large enough to accommodate library and community programs. Groups of 10 or more are allowed to use the room for meetings; in addition, literacy tutoring occurs in this room as there are no group study spaces in the library.

The single self-check machine has a conspicuous location in relation to the circulation desk. The self-check is used, particularly when the circulation desk is very busy.

The staff room is very crowded. The single enclosed office provides no visual access to other staff or public areas, and has poor ventilation. The book drop deposits materials into a closet in the staff workroom.



Circulation desk



Teen area lacks separation from other areas

FACILITY RECOMMENDATIONS

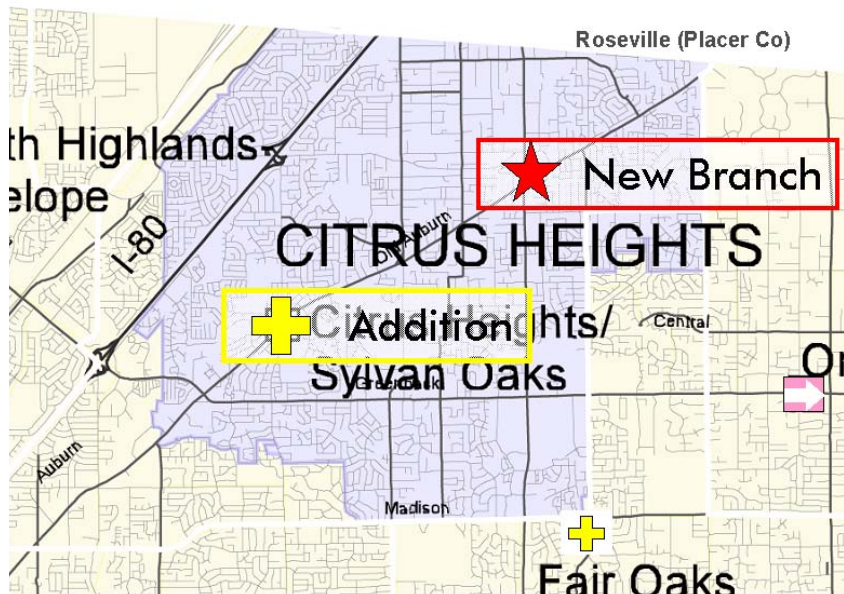


Sylvan Oaks Library in Citrus Heights

RECOMMENDATIONS

The Sylvan Oaks Library is aging and in need of a renovation. Today’s population is sufficient to demand approximately 40-45,000 square feet of additional library space within the City of Citrus Heights as well. One new large facility in conjunction with a potential addition and renovation to the current Sylvan Oaks Library is recommended to meet this need. The ability to expand the existing facility needs to be confirmed through a more careful site capacity study. Options for a new facility may include a joint-use public-school facility with the San Juan Unified School District, a facility that would be part of a proposed City civic and community center complex, or another stand-alone facility located appropriately to maximize service to the Citrus Heights residents.

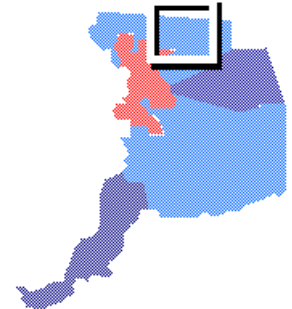
- Renovate / Expand Existing Sylvan Oaks Branch
- One new Citrus Heights branch libraries centrally located in the city



	2005	2015	2025
Population	105,920	109,520	112,144
Sylvan Oaks Br	□ 12,500	+ 15,000	15,000
New Citrus Hts			★ 35,000
Sq. Ft. Deficit	40,460	39,760	6,072

FACILITY RECOMMENDATIONS

35,000 SF Library	2007 Dollars
Construction Hard Costs	\$16,179,000
Technology, Furniture, and Public Art	\$2,134,000
Soft Costs	\$6,572,000
Unescalated Project Budget	\$24,885,000
<i>Does not include land, cost escalation, or initial purchase of library materials</i>	



COST MODEL

The base cost for this library is in 2007 dollars and is from the 35,000 square foot template cost model. 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

The preferred development strategy should be determined through a site capacity study of the existing site and discussions with the City of Citrus Heights. Funding and a site for a new facility should also be identified.

NEXT STEPS

- Site Capacity Analysis of existing site
- Site Identification for new facility
- Funding Identification
- Planning efforts with City

