

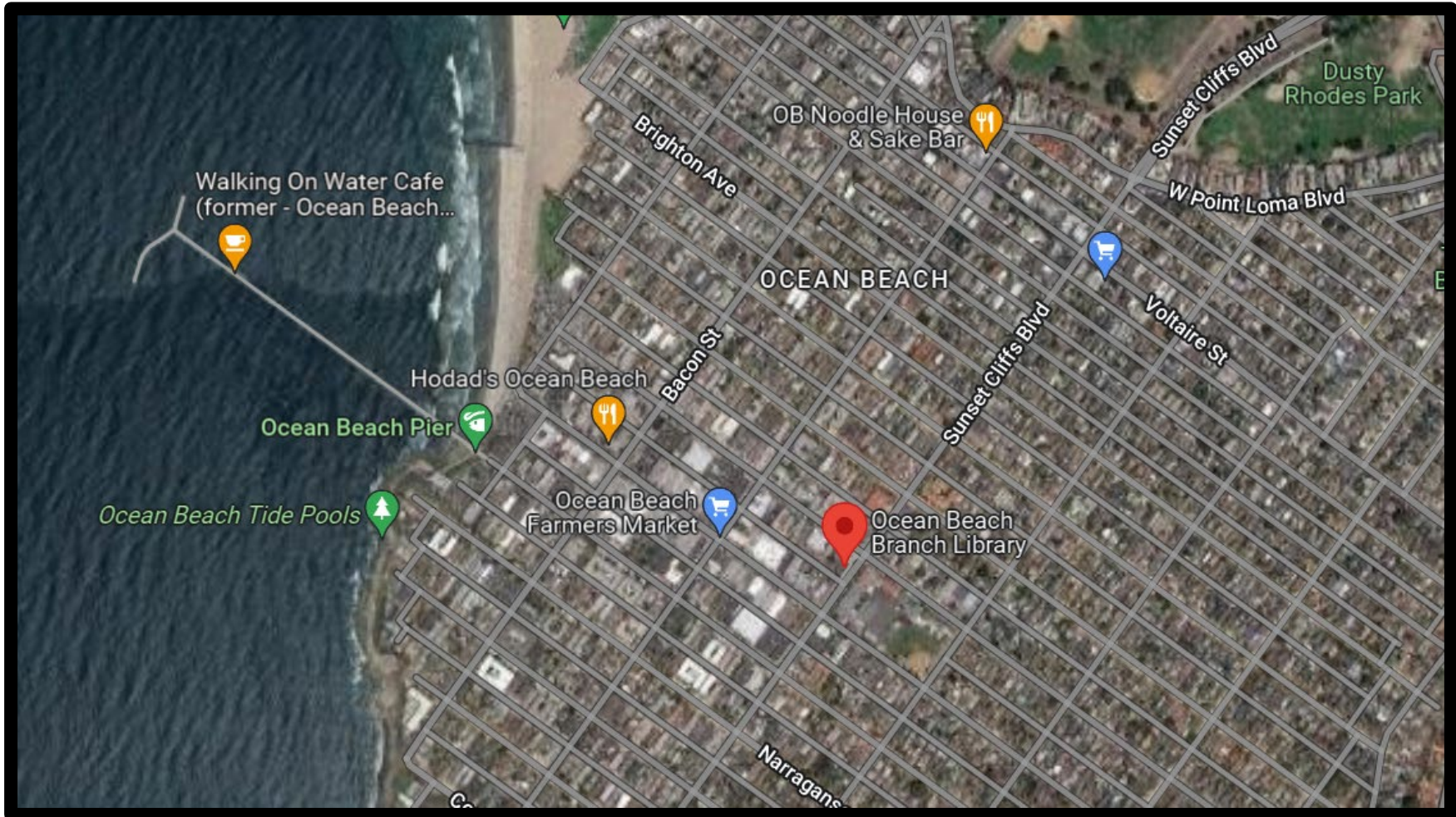
Ocean Beach Library Expansion

Survey Results

September 7, 2022



Engineering &
Capital Projects

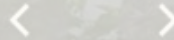


4801 Santa Monica Ave
San Diego, CA 92107



Project History and Status

- ❑ Nov 2021 OB Planning Board initial concept proposed
 - ❖ Upon requests from the Community, 3 Architectural styling Concepts were developed to
- ❑ May 2022 Presented concepts to the Community at the OB Town Council Meeting.
 - ❖ Surveys collected May 31-July 8
 - ❖ Friends of the Library and local volunteers participated in community engagement activities (OB Farmer's Market, Chili Cook-off) to get feedback from interested parties.
- ❑ Sept 2022 Present the findings from the Surveys at the OB Planning Board
 - ❖ seek approval from the OB Planning Board to move forward with Community's preferred concept



- ✓ Seek approval from the OB Planning Board to move forward with Community's preferred concept
- ✓ Develop package for Coastal Development Submittal
- ✓ After Coastal Development Permit is obtained begin process to hire Design/Build team



Design-Build (DB) – This method of project delivery includes **one** entity (design-builder) and a **single** contract with the owner to provide both architectural/engineering design services and construction.

Design-Build v Design-Bid-Build



Benefits of DB

5 Benefits Of Design-Build Construction





Surveys Received

- ❖ Total of 164 surveys received
 - 44 online surveys- administered by OB Town Council
 - 120 handheld Surveys- Friends of the Library



Special Thanks to:





NORTH ELEVATION - FROM SANTA MONICA AVE.

Proposed Addition Design Concept: The concept behind this elevation is a modern interpretation of the Spanish Monterey stylings. The iron fencing, linear windows, and clean design are all common characteristics of this Style. We've added a pergola to provide shading to the courtyard and opted for a flat roof to accentuate the modern theme.

Existing Building
Stucco

Pergola

Iron Fencing

Taupe
Stucco WallWarm White
Stucco
Textured Wall

EAST ELEVATION - FROM SUNSET CLIFFS BLVD



NORTH ELEVATION - FROM SANTA MONICA AVE.

Proposed Addition Design Concept: The concept behind this elevation is to provide adaptability with contemporary style. The use of stone and wood were chosen for their warmth and in conjunction with the Community Plan to enhance the established nature of the neighborhood.



Existing Building Stucco



Folding fence that can be turned into a study table



Folding Wooden Shutters at Teen's room



Rough Stone Veneer



Sliding Window Shutters



EAST ELEVATION - FROM SUNSET CLIFFS BLVD



NORTH ELEVATION - FROM SANTA MONICA AVE.

Proposed Addition Design Concept: The concept behind the elevation is to connect the past with the present. This is accomplished by balancing the proportion of the existing building with the newly added elements. The arched windows and the color shown here was widely used in Monterey - Spanish Revival style.



Tempered Glass Panel "Fencing"

Stainless Steel Post/Fin



Reddish / Brown Stucco Rough Textured Wall



EAST ELEVATION - FROM SUNSET CLIFFS BLVD



Please share with us your overall preference from the 3 elevations

Concept 1- 54 votes

Concept 2- 84 votes

Concept 3- 26 votes

"Concept 2 is classy and modern.

There's just enough features to stand out yet subtle enough to look natural"

"Option 2 complements the OB Community plan vision and the OB Craft and Materials"

"I like the roof in this version (Concept 2)"

"Like Concept 2 but the stone looks to dark/grey...

Possibly use another material or an interesting mosaic artistic design incorporating ocean waves and sun."

"I like Concept 2, but not the wood" "The wood is a maintenance problem" "Too many moving parts"



Concept 2 (with modifications based on feedback)

Addition Height 19'-5"





North Elevation Original and Modified based on Comments



Historically designated library from 1926.

Stone façade removed

Wood sliders and fencing removed





East Elevation Original and Modified based on Comments



Historically designated library from 1926.

Stone façade removed

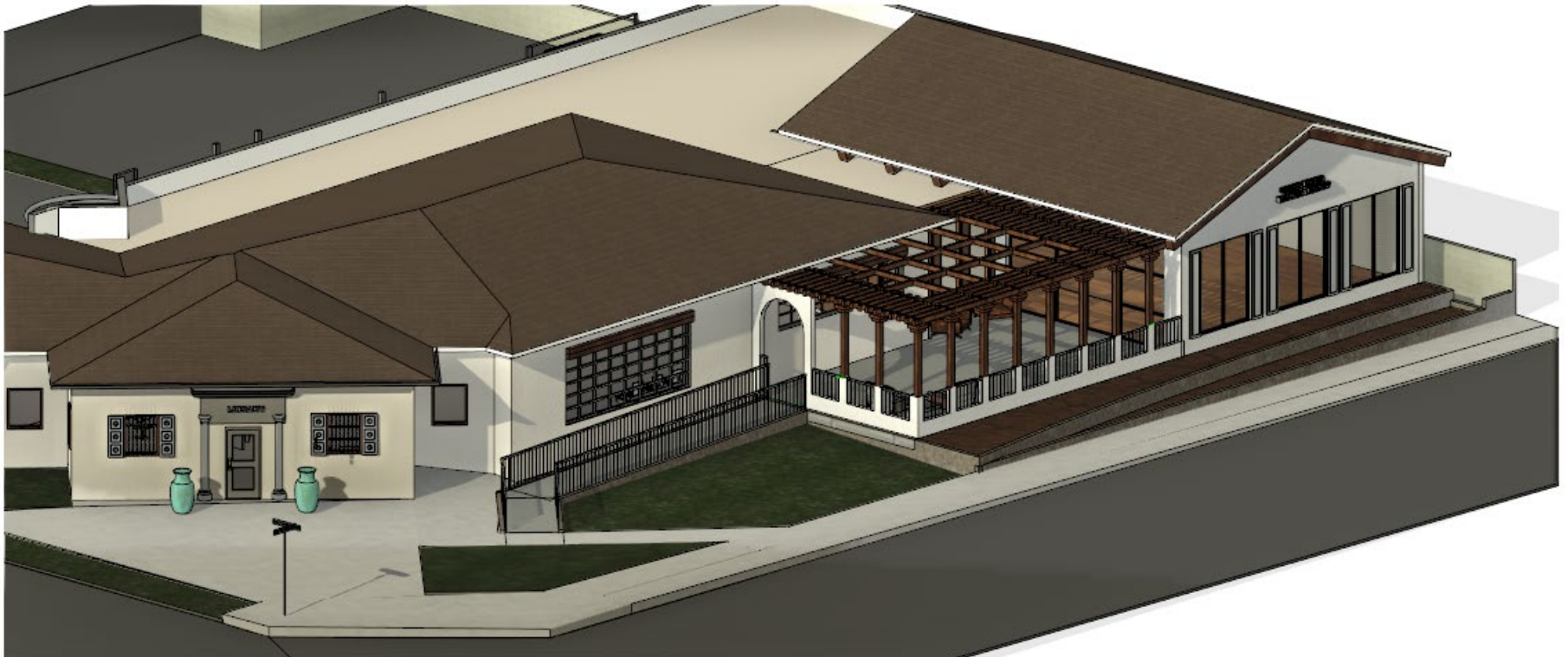
Wood sliders and fencing removed





*The Actual Final Plan may vary slightly based upon the selection of the Design/Build team, the availability of materials, as well as input from the Historic Planning Board.

However, WE WILL COME BACK UPON COMPLETION OF DESIGN BUILDERS DESIGN



Possible Interpretation of the Basis of Design



Landscape Options



- 1 Existing Landscape to Protect in Place
 - 2 New Accessible Ramp
 - 3 Courtyard Decorative Fence
 - 4 Terraced Planting Area
 - 5 Courtyard Seating
 - 6 Potted Plants
 - 7 Stamped Concrete Courtyard
 - 8 Existing Landscape to Protect in Place
- Planting Palette:
Drought Tolerant Sculptural
Succulents + California Native
Perennials + Vines



Drought
Tolerant



- 1 Existing Landscape to Protect in Place
 - 2 New Accessible Ramp
 - 3 Courtyard Decorative Fence
 - 4 Terraced Planting Area
 - 5 Courtyard Seating
 - 6 Moveable Planter
 - 7 Stamped Concrete Courtyard
 - 8 Existing Landscape to Protect in Place
- Planting Palette:
Palms + Lush Tropical Plants +
Ornamental Grasses



Low Water
Mediterranean



Please note:
Building Elevations are subject
to change.



Landscape Options:

Drought Tolerant- 58 votes

Mediterranean - 28 votes

*“OB is known for being socially responsible and progressive.
Planting native plants aligns with this identity”*

*“OB has a lot of environmentalists who support water-wise efforts and
the drought tolerant is better than low water/Mediterranean option”*

*“We have the opportunity here to bring back our native plants, to showcase them,
and to proudly exhibit what was here before we were.”*

“Natives only. It is better for birds, animals and the environment.”



Native Landscape





How would you like to see the courtyard utilized?

"I visualize it as a place to hang out- to read, socialize and engage the community."

"Tables and chairs for reading and other quiet activities such as chess."

"Area to study, gather, or host events"

"I want to see people reading on the grass, enjoying each other's company or just the beautiful weather. I want to see groups of children listening to a story being read or playing and enjoying childhood"

"Social seating area and more events. Mommy and Me yoga? Movie Nights?"



Thoughts or ideas on types of furnishings

"Please have adult sized chairs in the kid's area too."

"We need items that are easy to clean and maintain."

"Adults want chairs with backs, so benches aren't a good choice."

"Please be mindful to include spaces that are functional for folks with differing abilities (visual, hearing, neurological, physical, etc.)"

"No benches, No hard seats, No high stools..."

"Add some comfortable reading chairs for kids and their parents."



Highlighted comments from in the surveys...

“Please match existing windows...roofline...colors”

Matching Old and New is in violation of the Historic Standards.

The Addition should distinct but cohesive and should not be “the star of the show”

“Patio should be secured to prevent illegal activity”

This is a top priority with our design. We are working with the SDPD to ensure we are taking security measures to provide safety for all.

“Please remove the grass- we are in a drought!”

Doing so is in violation of the Historic Standards. The grass will remain in front of the existing Historic portion of the Library. This said, we will not be **adding** any grass and will keep with drought resistant Native plants.

Community Garden was requested

Due to water restrictions and maintenance the Courtyard option was more desirable. **However**, the Seed Library will be featured inside.



There were many great contributions!



“The inside of the Library isn’t the only place for learning; interpretive signage can accompany the native plants, identifying them, giving some natural history, and explaining how the indigenous peoples used them.”

“I suggest working with the CA Native Plant Society...Good for the birds, the insects and the landscape as our climate changes.”

“Be mindful of floor material to reduce the noise of book carts.”

“Would love to see Ocean or Ocean Beach themed décor. Mural on children’s wall?”



Thank you for your participation!