

An aerial photograph of Huntington Beach, California, showing the city, beach, and ocean. The text is overlaid on the image.

City of Huntington Beach Library Facilities Master Plan

Community & Library Services Commission

Monday, March 9, 2025

Library Facilities Master Plan Phases

- Discovery

Mar 31 – August 8

- Options

August 11 – Dec 15

- Recommendations

Dec 16 – March 2026



COMMUNITY, STAKEHOLDER, CITY LEADERSHIP AND STAFF ENGAGEMENT

Engagement with the city and the community took place over a six month period beginning in August 2025 and concluding in March 2026. It included

- Seven community meetings, two at-large and one at each of the five branches.
- Individual and small group briefings with the Mayor and City Council
- Individual and small group briefings with Community and Library Services commission members
- Branch librarians
- Library system administration and staff
- Friends of the Library
- Local school district representatives
- Teen Advisory Board representatives
- Historic Resource Board representatives

COMMUNITY, STAKEHOLDER AND STAFF MEETINGS

Branch	Location	Participants	Date
All	Central Library	Project Team and Library Staff	03.12.25
All	All Branches	Branch Site Visits and Staff Mtgs	05.01.25
All	Central Library	Project Team and Library Staff	05.21.25
All	Central Library	Project Team and Library Staff	06.26.25
All	Central Library	Branch Librarians	07.29.25
1	All	Central Library Theater	Community-at-Large
All	Central Library	Project Team and Library Staff	08.26.25
All	Central Library	CLS Commission Liaisons	09.15.25
All	City Hall	Mayor and City Council Members	09.15.25
All	Central Library	Project Team and Library Staff	09.30.25
All	Central Library	Library Administration	09.30.25
All	Central Library	Friends of the Library	10.06.25
Main Street	Central Library	Historic Resource Board Reps	10.06.25
All	Central Library	Teen Advisory Board	10.06.25
All	Central Library	Project Team and Library Staff	10.08.25
2	Oak View	Oak View FRC	Oak View Branch Community
3	Helen Murphy	Murdy Park	Helen Murphy Branch Community
4	Banning	Edison Park	Banning Branch Community
5	Main Street	Main Street Branch	Main Street Branch Community
6	Central	Central Library	Central Library Community
Central	Central Library	Project Team and Library Staff	11.12.25
		School Districts and PTAs	12.03.25
		School Districts and PTAs	12.04.25
7	Central	Central Library Meeting Room	Community-at-Large
All	Central Library	CLS Commissioners	01.13.26
All	Central Library	CLS Commissioners	01.13.26
All	Central Library	CLS Commissioners	01.13.26
All	City Hall	CLS Commission	03.09.26

LIBRARY FACILITIES MASTER PLAN
CITY OF HUNTINGTON BEACH



DISCOVERY PHASE REPORT
JOHNSON FAVARO
February 2026

DISCOVERY PHASE REPORT

CITY OF HUNTINGTON BEACH
LIBRARY FACILITIES MASTER PLAN



FINAL REPORT
JOHNSON FAVARO
MARCH 2026

FINAL REPORT

Goals and Priorities - Children's Library

- If possible, it is a goal to open the Children's Library to more views of an adjoining park and daylight access to all areas of the space. Ideally, some outdoor learn/play space connected to the Children's Library should be added so that children, with supervision, can enjoy programming outdoors.
- Casework at perimeter walls can accommodate built-in seating areas, special collections or displays.
- Book-shelving should be as low as possible in the central areas of the Children's Library in order to open up the space and create sight lines across the library. Shelving for the collection for older children can be higher if located at perimeter wall areas.
- Library design should balance open, flexible program area for a wide range of activities within the space with areas designated, and enclosed, for quiet reading or study. A glass enclosed homework center, intended to be a quiet space within the children's library, perhaps for older children, will allow children at tables or carrels to read or study or get help from a tutor. Perhaps small two-seat study rooms in the homework center can be provided that would support tutoring and homeschooling activities.
- Dedicated story time that will also serve as craft/ Maker space should be provided within a new Children's Library. Current best practice calls for flat floor area in these spaces in order to provide optimal flexibility for a wide range of children's programming. The area should be acoustically separated from other activity areas and should accommodate up to 100 people, or 70 children and the 30 adults who accompany them. The demand for story time programming is high with many turned away due to lack of space in the current configuration.
- For Central Library, the largest library, it is a goal to accommodate Tweens in an area within the Children's Library. The Tweens Area should have a distinctive character appealing to this age group and should be separated from, but connected to, areas devoted to younger children. This area should be enclosed with glass for acoustic separation from other activity areas, but open for view to monitor activities.
- All program components of a preliminary space program developed for a new Children's Library at the branch libraries and at Central Library based on library staff input and review are on pages 18 - 23.



CHILDREN'S LIBRARY Children do not always, or often, sit up-right at a table or desk. A wide variety of seating from carpeted floor areas to easily movable stools, poufs, and lounge chairs, to built-in alcoves give children options and encourages active exploration of the library and collection materials.

JOHNSON FAVARO February 2026



CHILDREN'S LIBRARY It is a high priority to provide more access to daylight and views in the Children's Library. The park settings for branch libraries and Central Library offers an ideal opportunity. The goal with design is to engage young minds and encourage exploration, mindful that environments that are overly themed or excessively exuberant can grow tiresome over time or be a visual distraction. Opening vistas to the natural beauty of a park, the surrounding trees, landscape, birds and wildlife is the single most important design strategy for any Children's Library.

JOHNSON FAVARO February 2026

DISCOVERY PHASE REPORT – PROGRAM GOALS

HELEN MURPHY BRANCH LIBRARY - EXISTING PROGRAM DISTRIBUTION

Helen Murphy Branch Library Program

- Library floor area totals 1,338 gross square feet. Assignable square footage totals 1,039 square feet.
- Children's collection and seating areas total 832 SF. There is no acoustical separation between children's program areas and adult seating areas.
- The young adult section is a single section of shelving, with no dedicated seating for young adults.
- Adult reader seats are located adjacent to the children's area at the center of the library. Additional adult and young adult seating is at public access computer terminals at the west end of the library with poor sight lines for supervision from the staff position at the service desk.
- The adult public access computer stations are in the library entrance area.
- There are no group study rooms in this library.
- The library storage room and staff work area and totals just 146 square feet. A proposed branch library for this neighborhood would include staff services area totaling approximately 1,300 square feet or approximately nine times the size of the existing space.

KEY TO EXISTING FIRST FLOOR PROGRAM PLAN (SEE FACING PAGE)	
1	Entrance/Building Circulation
2	Customer Service / Service Desk
3	Adult Collection & Seating
4	Children's Collection and seating
5	Young Adult collection
6	Staff Work Area / Library Storage
7	Public restrooms
8	New Books / Popular Library

LIBRARY FACILITIES MASTER PLAN CITY OF HUNTINGTON BEACH



CUSTOMER SERVICE DESK Librarian work areas at the service desk are open to public access.



LIBRARY ENTRANCE Young Adult collection shelving is opposite adult public access computer stations and both occupy the entrance floor area.

LIBRARY FACILITIES MASTER PLAN CITY OF HUNTINGTON BEACH



HELEN MURPHY BRANCH LIBRARY - EXISTING PROGRAM DISTRIBUTION

PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	193 SF	18.9%
PUBLIC MEETING SPACE	0 SF	0%
CUSTOMER SERVICE	90 SF	8.6%
STAFF AREAS	146 SF	14.1%
FRIENDS OF THE LIBRARY	0 SF	0%
CHILDREN'S LIBRARY	238 SF	22.9%
YOUNG ADULT	10 SF	1%
ADULT SERVICES	380 SF	36.6%
POPULAR LIBRARY	39 SF	3.4%
BUILDING SERVICES	153 SF	NA
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)	1,039 SF	77.7% GSF
GROUND FLOOR UNASSIGNABLE SQUARE FEET	299 SF	22.3% GSF
GROSS GROUND FLOOR SQUARE FEET (GSF)	1,338 SF	

TOTAL BUILDING OVERALL	
ASSIGNABLE SQUARE FEET (ASF)	1,039 SF
UNASSIGNABLE SQUARE FEET	299 SF
TOTAL BUILDING GROSS SQUARE FEET (GSF)	1,338 SF

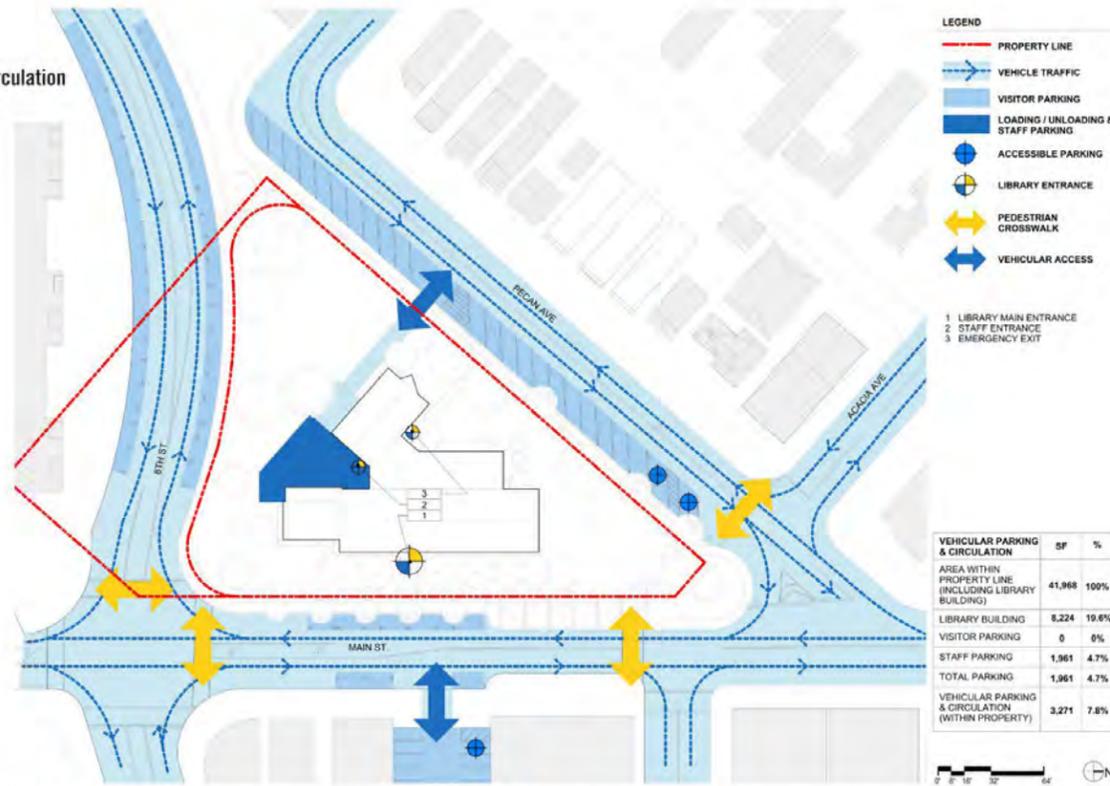
PROGRAM DISTRIBUTION PLAN The only floor area in this library that is used for popular adult programming, such as a Book Club, is the circulation area located between the two building entrances. Shelving must be moved out and seating must be moved into this area for the Book Club to happen, and a book club event precludes use of just about everything around it, including children's activity space and the adult computer stations.

DISCOVERY PHASE REPORT – DOCUMENTING EXISTING CONDITIONS

MAIN STREET BRANCH LIBRARY – ANALYSIS DIAGRAMS

LIBRARY FACILITIES MASTER PLAN CITY OF HUNTINGTON BEACH

Main Street Branch Library
Vehicular Parking & Circulation



- LEGEND**
- PROPERTY LINE
 - VEHICLE TRAFFIC
 - ▭ VISITOR PARKING
 - ▭ LOADING / UNLOADING & STAFF PARKING
 - ⊕ ACCESSIBLE PARKING
 - ⊙ LIBRARY ENTRANCE
 - ↔ PEDESTRIAN CROSSWALK
 - ↔ VEHICULAR ACCESS
- 1 LIBRARY MAIN ENTRANCE
2 STAFF ENTRANCE
3 EMERGENCY EXIT

VEHICULAR PARKING & CIRCULATION	SF	%
AREA WITHIN PROPERTY LINE (INCLUDING LIBRARY BUILDING)	41,968	100%
LIBRARY BUILDING	8,224	19.6%
VISITOR PARKING	0	0%
STAFF PARKING	1,961	4.7%
TOTAL PARKING	1,961	4.7%
VEHICULAR PARKING & CIRCULATION (WITHIN PROPERTY)	3,271	7.8%

VEHICULAR PARKING AND CIRCULATION No on-street parking surrounding the library site is designated for library use and there is no library parking on the site itself. Some parking is available for library patrons in the Huntington Beach Art Center parking lot directly across the street from the library entrance. Travel distance from the library entrance to disabled parking located on Pecan Avenue is approximately 230 feet. That will likely be considered "non-equivalent access" and new disabled parking will need to be located closer to the building entrance.

LIBRARY FACILITIES MASTER PLAN CITY OF HUNTINGTON BEACH

MAIN STREET BRANCH LIBRARY – ANALYSIS DIAGRAMS



STREET PARKING Five on-street public parking spaces are located near the library entrance. It is likely that new accessible parking, serving the library, will be required at this location with any renovation of the library.



NEIGHBORHOOD AND PARK PARKING Most of the parking available for library use is public on-street parking for the neighborhood, the park and library is located on Pecan Avenue and 6th Street.



HUNTINGTON BEACH ART CENTER PARKING A limited number of parking spaces are available for library patron use at the Huntington Beach Art Center parking lot, directly across Main Street from the library entrance.



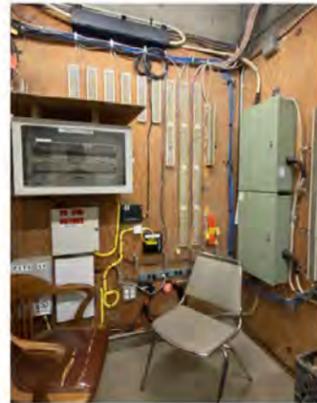
ENCLOSED SERVICE YARD SERVICE ACCESS DRIVE An enclosed service yard is used for delivery and maintenance vehicles serving the library. The restricted access service driveway is entered off of Pecan Avenue.

DISCOVERY PHASE REPORT – ANALYSIS

Existing Facility Review

Electrical

- In May of 2023, a substation transformer caught fire, resulting in a two week closure of the library. The library is currently using temporary, rented equipment to power the facility. Required is replacement of all main electrical equipment, transformers and switchgear. The library was provided with a 2000A, 480/277V service from SCE. The existing main fusible switchboard is the original service entrance equipment installed in 1975. The switchboard has reached the end of useful life and most panel boards are original and are over 60 years old and need replacement.
- There have been no electrical upgrades to the electrical distribution system, with the exception of a LED retrofit to existing fluorescent fixtures. Although older fluorescent fixtures have been retrofitted with LED lamp kits, the fixtures themselves need replacement. All equipment and wiring within the library is considered to be at the end of useful life.
- Lighting controls in the original 1975 building have manual switching and will have to be updated to meet California Title 24 for energy conservation to include photo sensor for daylighting and motion sensors.
- The switchboard is also fed from a 400 amp solar power feed that receives power from the large solar arrays located in the parking lots. The solar arrays serve the library also feed power into the SCE grid via an outdoor switchgear located 100 feet north of the library. Replacement of the existing switchboard must take the existing PV power system connection.
- An existing 20kw emergency generator for emergency egress lighting and fire alarm is located outdoors in a caged area at the basement level. The generator is original equipment and beyond its useful life. The 30 amp automatic transfer is not original to the building, but is also near the end of useful life and should be replaced with any library upgrade.



Low Voltage Systems / Information Technology

- The original 1975 building did not include Information Technology (IT) rooms. The room housing the existing Intermediate Distribution Frame (IDF), completed after original construction, does not conform to current standards with respect to open ceilings for easy cable access and is not an enclosed secured room with no windows as is common practice.
- The Telecom Room located in the basement is currently cooled by a residential window air conditioner as a supplement to the base building forced air system. It is recommended that a 24/7 cooling-only split system be installed for MDF/IDF and critical cooling spaces.
- The building is fully sprinklered and is provided with a sprinkler monitoring system and has been upgraded with horns and strobes to meet ADA requirements for the visually and hearing impaired.
- The security system ("Greater Alarm") is antiquated and should be replaced with any renovation.



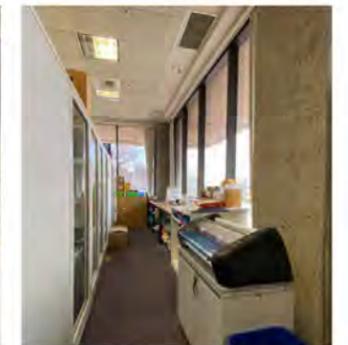
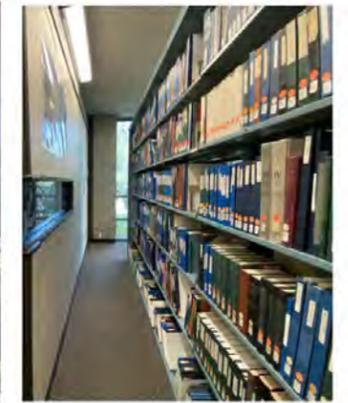
ASSESSMENT Server/IDF Rooms do not meet current design standards. Single pane exterior glazing should be replaced with high-efficiency dual pane glazing systems to reduce heat gain and improve energy performance. Security systems are antiquated and require replacement.

Glazing

- The windows at the library are tinted and largely single pane with some dual pane windows in various locations.
- It is recommended that all windows be replaced with high-efficiency dual pane glazing systems with low-e coating and thermally broken frames per Title 24 in order to reduce solar heat gain or loss and improve energy efficiency.
- Further investigation may be required to verify if overhead glazing at the perimeter of the interior book-stack structure qualifies as being laminated annealed or laminated heat-strengthened glass and detailed to remain in the frame after being cracked. Replacement with safety glass or provisions for slip joints to the existing structure may be required.
- A glazing consultant is recommended to evaluate and provide options for replacement of overhead glazing and exterior curtain wall in the event substantial renovations are proposed.

Accessibility

- Book-stacks are not accessible. Aisle width does not meet current accessible design code requirements.
- The elevators serving the book-stacks are undersized and do not conform to current accessible design code requirements.
- Friends of the Library book sale aisles and genealogy collection aisles have insufficient clearance and do not meet current accessible design code requirements.
- Stairs in the book-stack core do not have closed risers and therefore do not conform to current fire/life safety and accessibility code requirements.
- Children's Workroom circulation path is too narrow and does not meet accessible design code requirements.
- Former "Practice Rooms," now used as group study rooms, have a step at the entrance and are not accessible to the disabled.
- Women's Restroom in the Children's Wing has non-compliant door entrance clearances.
- Basement level restrooms have non-compliant door entrance clearances.
- Drinking fountain height and access is not compliant in the original building.
- The small kitchen serving the Talbert Room does not provide compliant disabled access.



ACCESS COMPLIANCE Several areas in the building do not provide code compliant disabled access. Any renovation will require fully compliant access to the library collection, group study rooms and all work areas.

DISCOVERY PHASE REPORT – FACILITIES CONDITION ASSESSMENT

OVERVIEW

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THE GOAL OF THIS PLAN This effort has been motivated by the aspiration that the city over time wishes to establish a library system that will serve all residents of Huntington Beach equitably, efficiently and with a high degree of accessibility. To that end each library must be:

- **Well Located** to serve both neighborhood and city-wide residents
- **Right-Sized** to meet collection, program and service needs of the local community
- **Feasible and Suitable** for the site and neighborhood
- **Cost Effective** in initial capital investment and on-going operations

WHY A BRANCH SYSTEM MATTERS Nation-wide and state-wide surveys show that

- 70% of library users live within a two-mile radius of the library they use
- Few users will drive beyond 15 minutes
- Patrons frequent the branch closest to work or along commute routes
- Many communities resist travel outside their immediate neighborhood
- Children, older adults and non-working individuals prefer smaller branches within walking distance

PEER CITIES WITH BRANCH SYSTEMS

- Long Beach
- Riverside
- Burbank
- Santa Monica
- Thousand Oaks

COMMUNITY AND CITY LEADERSHIP INPUT

- City Wide Community Input Meeting #1 August, 2025
- Neighborhood Community Townhalls (Helen Murphy, Banning, Main Street and Oak View) October 2025
- City Wide Community Input Meeting #2 December 2025
- Community and Library Services Commission March 2026

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OVERVIEW OF COMMUNITY INPUT MEETINGS

	Branch	Location	Participants	Date
1	All	Central Library Theater	Community-at-Large	08.06.25
2	Oak View	Oak View FRC	Oak View Branch Community	10.13.25
3	Helen Murphy	Murdy Park	Helen Murphy Branch Community	10.14.25
4	Banning	Edison Park	Banning Branch Community	10.15.25
5	Main Street	Main Street Branch	Main Street Branch Community	10.16.25
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7	All	Central Library Meeting Room	Community-at-Large	12.09.25

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- Many communities resist travel outside their immediate neighborhood
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CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

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CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

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Key themes consistently identified:

- **Strong community attachment to branch libraries.**
- **Significant space limitations across all branches.**
- **High demand for children's programming, teen space, and flexible meeting/study areas.**
- **Need to modernize facilities beyond traditional book-focused layouts.**

- City Wide Community Input Meeting #2 December 2025
- Community and Library Services Commission March 2026

7	All	Central Library Meeting Room	Community-at-Large	12.09.25
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Findings:

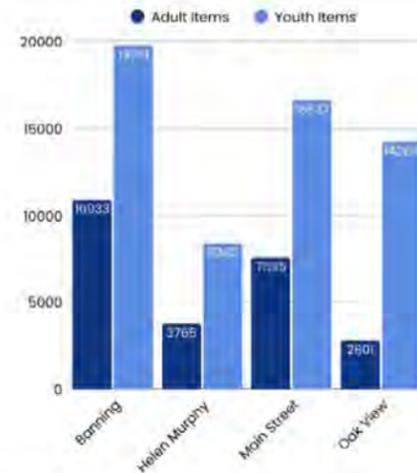
- **All branch libraries are significantly undersized when compared to modern standards and peer systems.**
- **Despite size constraints, branches demonstrate strong visitation and program participation, reflecting high community reliance.**
- **Current facilities lack adequate:**
 - **Flexible program rooms**
 - **Group study and collaboration spaces**
 - **Dedicated teen / young adult areas**
- **Expanding branch capacity would help relieve program pressure at Central Library, particularly for children's services.**

HUNTINGTON BEACH PUBLIC LIBRARY SYSTEM

CENTRAL LIBRARY, BRANCHES & USER DATA

- The Huntington Beach Public Library, as all community library systems in the State of California, reports key attendance and operational data annually to the California State Library. Data collected includes information about facilities, services, programs, collections, and finances. Library staff in Huntington Beach collects user data each year.
- Library staff prepared the graphics on this page and the facing page summarizing User Data for Central Library and all of the branch libraries. The Checkouts graphic covers FY 24/25. The graphic describing visitor and program attendance data for Adults, Teens, and Children at the libraries covers FY 23/24 and FY 24/25.
- Survey results, community input during this process, and the library user data represented on these pages backs up the strong support in this community for the neighborhood branches. The 102,479 visits to the four neighborhood branch libraries backs up the idea that many will choose the convenience of a neighborhood library as compared to a visit to Central Library, even if it is a very small library.
- It is notable that the Oak View Branch Library tops the number of annual visits to other branch libraries in FY 24/25, is number one among all of the branches in terms of adult, teen, and children's program attendance, and in fact exceeds Central Library in terms of Teen Program Attendance in FY 24/25.
- Community surveys taken for this master plan effort revealed that young adults were notably under-served by all of the libraries in the Huntington Beach Public Library system. It is not an unexpected or unusual finding in that all of the libraries are lacking adequate floor area devoted to young adults, their collection, and the specific library programming activities that are common to other public library systems. As noted in the chart on the facing page, no programs were offered in FY 24/25 for three of the branch libraries. This is due to lack of space for that programming.

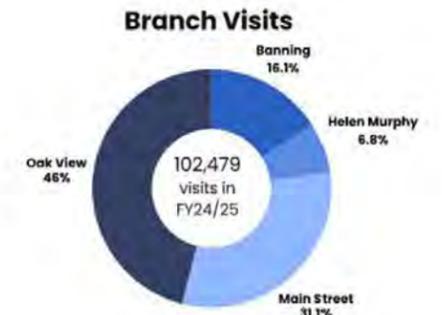
Checkouts	Central	Branches
• Adult Items	253,528	25,054
• Youth Items	441,838	59,020



MATERIALS CHECKED OUT FY 24/25 One of many metrics to be evaluated when considering library usage is the number of materials checked out from the library. Striking in this graphic, for both Central Library and the branches is the significant number of Youth Items as compared to Adult items, illustrating the importance of community libraries to families with school-age children in Huntington Beach.

Huntington Beach Public Library User Data at a Glance

	FY23/24 Visitors	FY24/25 Visitors	FY24/25 Adult Program Attendance	FY24/25 Teen Program Attendance	FY24/25 Child Program Attendance
• Central	533,041	613,838	4,094	1,650	38,804
• Banning	15,800	16,477	116	No programs FY24/25.	967
• Helen Murphy	7,011	6,934	112	No programs FY24/25.	2,082
• Main Street	22,209	31,882	934	Teen programs begin FY25/26.	7,967
• Oak View	48,802	47,186	1,546	1,888	9,509



FY 24/25 New Library Cards

• Central	12,838
• Banning	206
• Helen Murphy	82
• Main Street	464
• Oak View	239

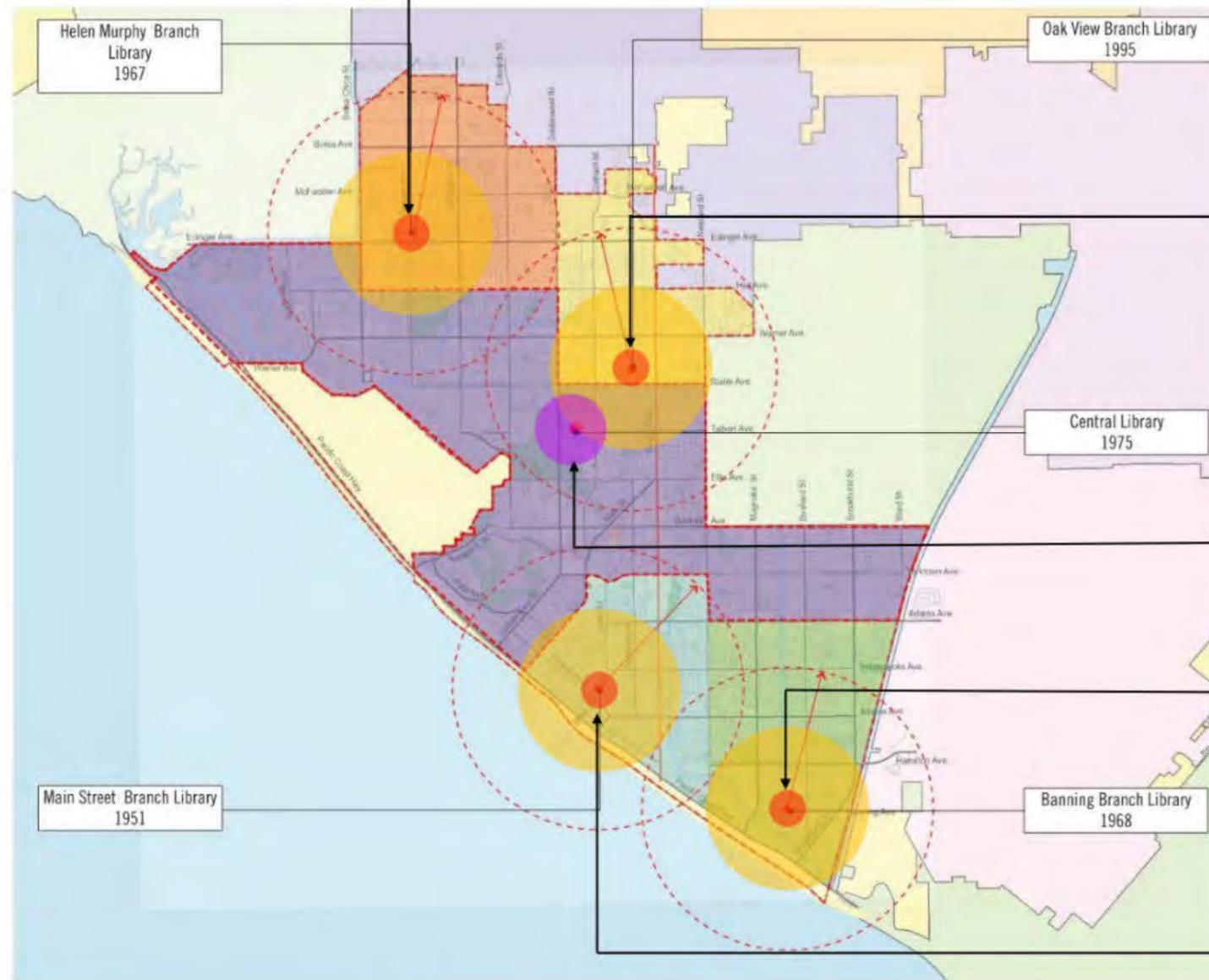
CENTRAL LIBRARY AND LIBRARY BRANCH VISITORS Despite the small size of three of the four library branches, it is notable that FY 24/25 visits totaled 102,479 at the four branch libraries. Equally noteworthy is the visitor recorded for Oak View Branch Library, the highest of all four branch libraries. In fact, Teen Program attendance at Oak View Branch Library exceeds Teen Program attendance at Central Library illustrating the importance of the Oak View Branch to this important constituency of the neighborhood it serves.

LIBRARY USAGE DATA

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

OVERVIEW

TOTAL LIBRARY FLOOR AREA: 125,400 SF



27 SQUARE MILES / POPULATION 193,000



HELEN MURPHY
 4.4 SQ MILES
 23,700 SERVED
 1.3 K SF



OAK VIEW
 2.6 SQ MILES
 34,200 SERVED
 4.1 K SF



CENTRAL
 13.3 SQ MILES
 90,200 SERVED
 108 K SF



BANNING
 4.0 SQ MILES
 23,400 SERVED
 2.3K SF



MAIN STREET
 2.7 SQ MILES
 21,500 SERVED
 9.7 K SF

EXISTING

OVERVIEW

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

BRANCH LIBRARY RECOMMENDATIONS

To best serve the residents of all of Huntington Beach in the future, two new standard branch libraries, one in the northwest area of the city and the other in the southeast area of the city would complement the services of the Central Library to equitably, conveniently and efficiently deliver services city wide. Two smaller branches would address the needs of two special communities, one centered on Main Street within the historic downtown, the other on the densely populated community of Oak View.

TWO STANDARD 21,000 SF BRANCH LIBRARIES

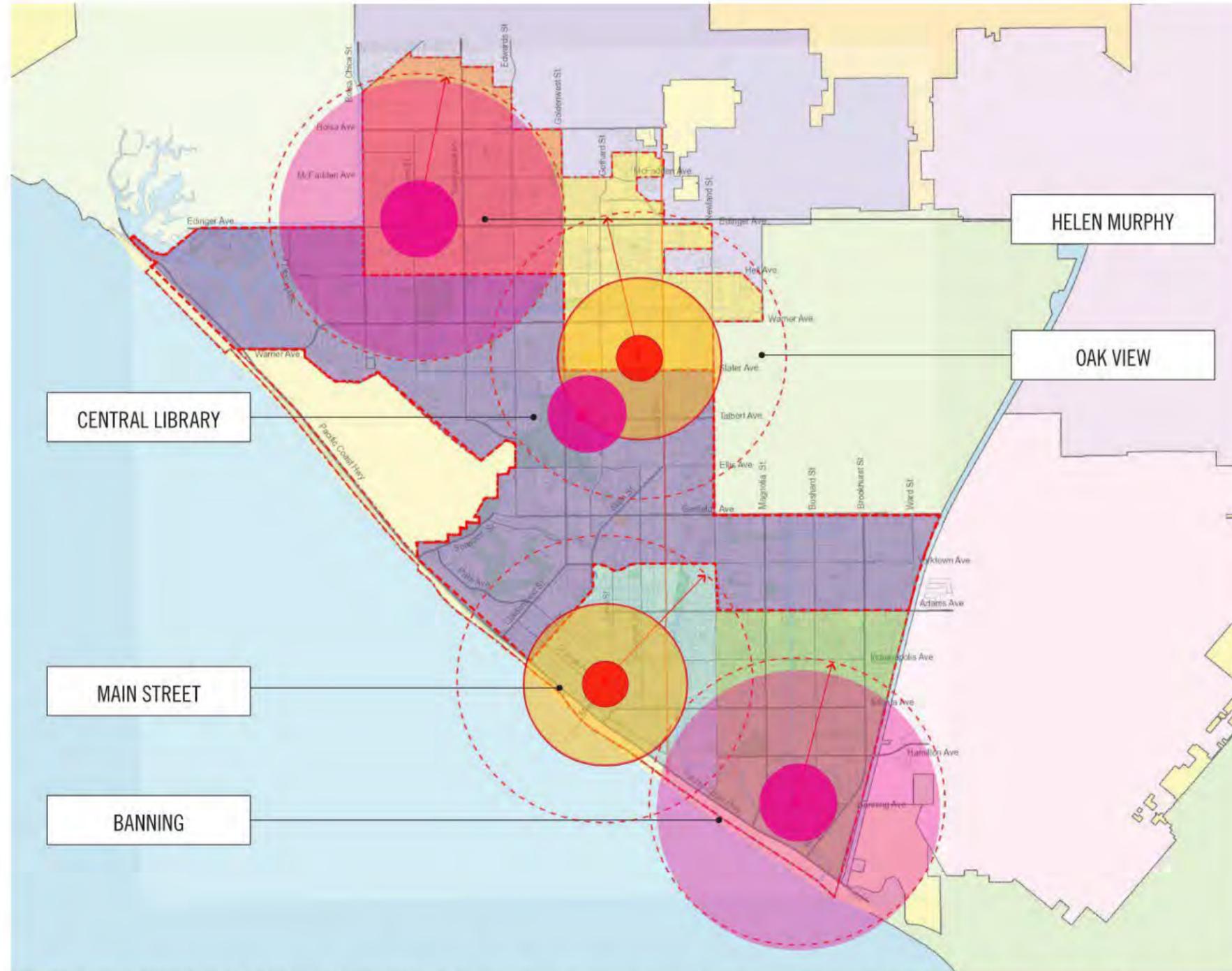
- **HELEN MURPHY BRANCH LIBRARY** This library would locate within Marina Park near and in replacement of the much smaller existing facility.
- **BANNING BRANCH LIBRARY.** This library would locate within Eader Park near and in replacement of the much smaller existing facility.

TWO SMALL 14,000 SF BRANCH LIBRARIES

- **MAIN STREET BRANCH LIBRARY.** The existing historic building would be renovated and expanded in accordance with Secretary of the Interior Standards. It could also accept an addition to accommodate the HB Surf Museum.
- **OAK VIEW BRANCH LIBRARY.** This library would be co-located with a community recreation center and the Family Resources Center entirely on property owned by the city of Huntington Beach adjacent to Oak View Elementary School.

RECOMMENDED MAIN AND BRANCH LIBRARY FACILITIES

Branch	Size (SF)
Helen Murphy Branch Library	21,000
Banning Branch Library	21,000
Main Street Branch Library	14,000
Oak View Branch Library	14,000
TOTAL	70,000 SF



CITY OF HUNTINGTON BEACH BRANCH LIBRARY LOCATIONS Four facilities comprised of two standard branch libraries and two small branch libraries would distribute across the length and breadth of the city.

RECOMMENDATIONS

OVERVIEW

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

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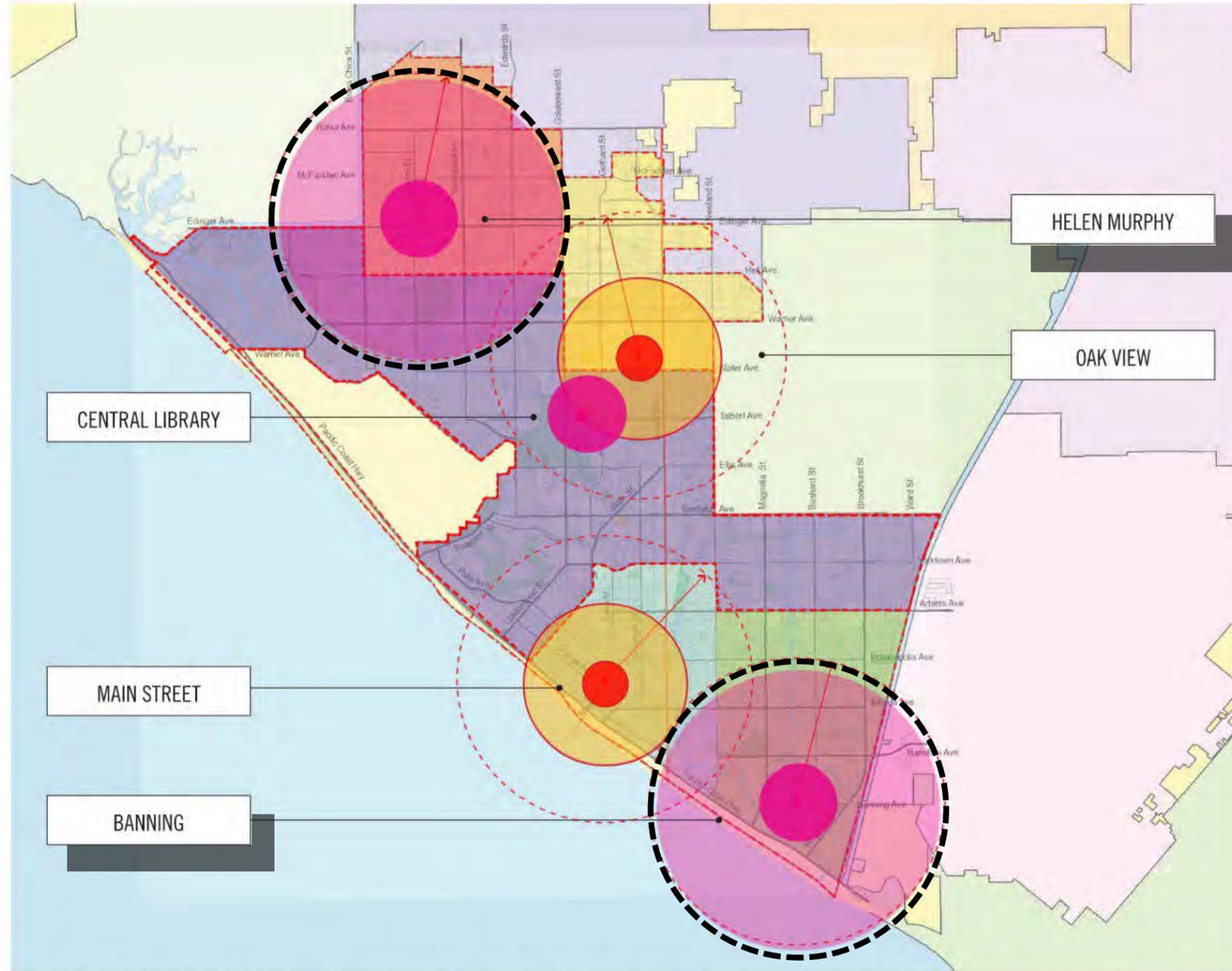
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RECOMMENDATIONS

OVERVIEW

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

BRANCH LIBRARY RECOMMENDATIONS

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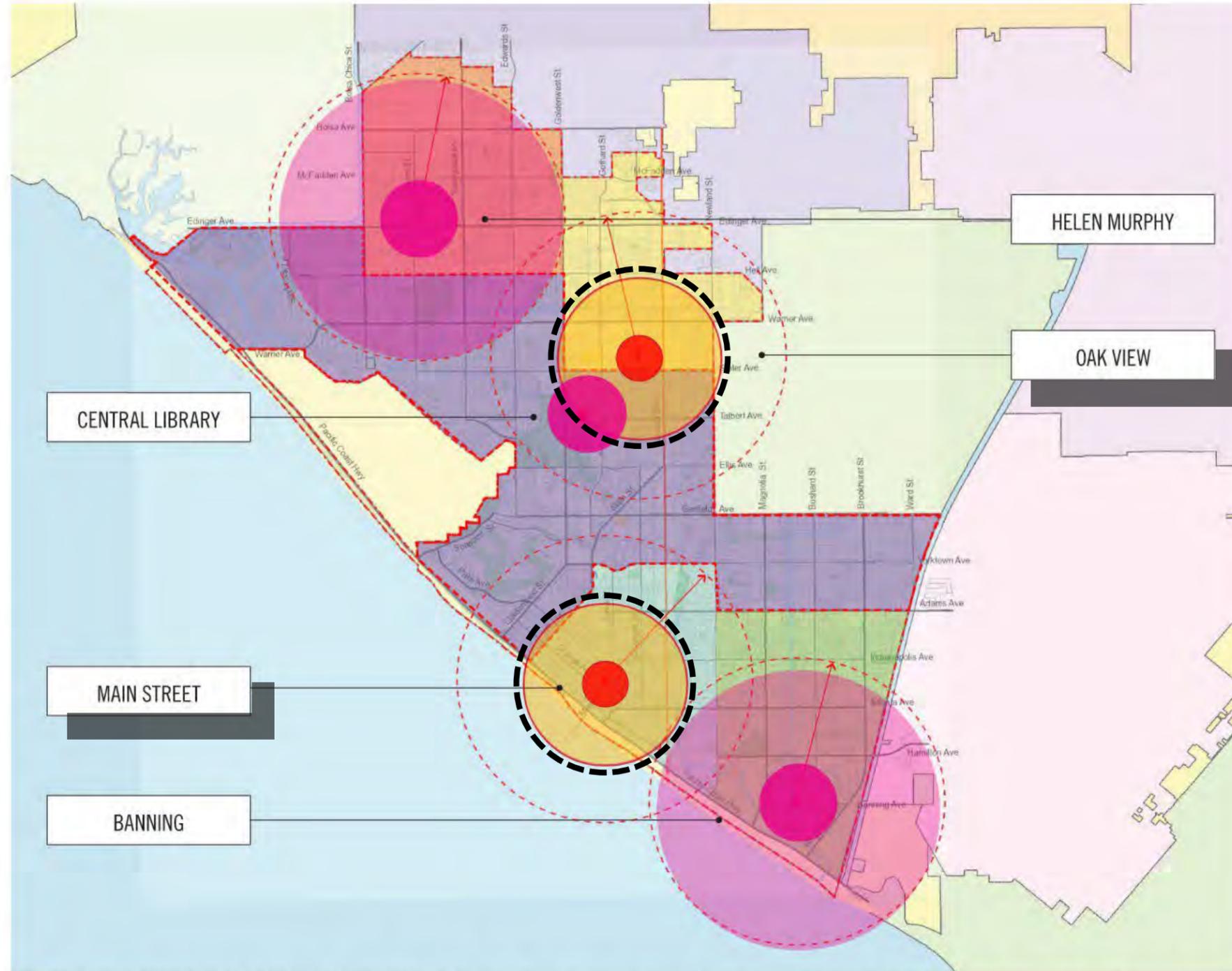
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RECOMMENDATIONS

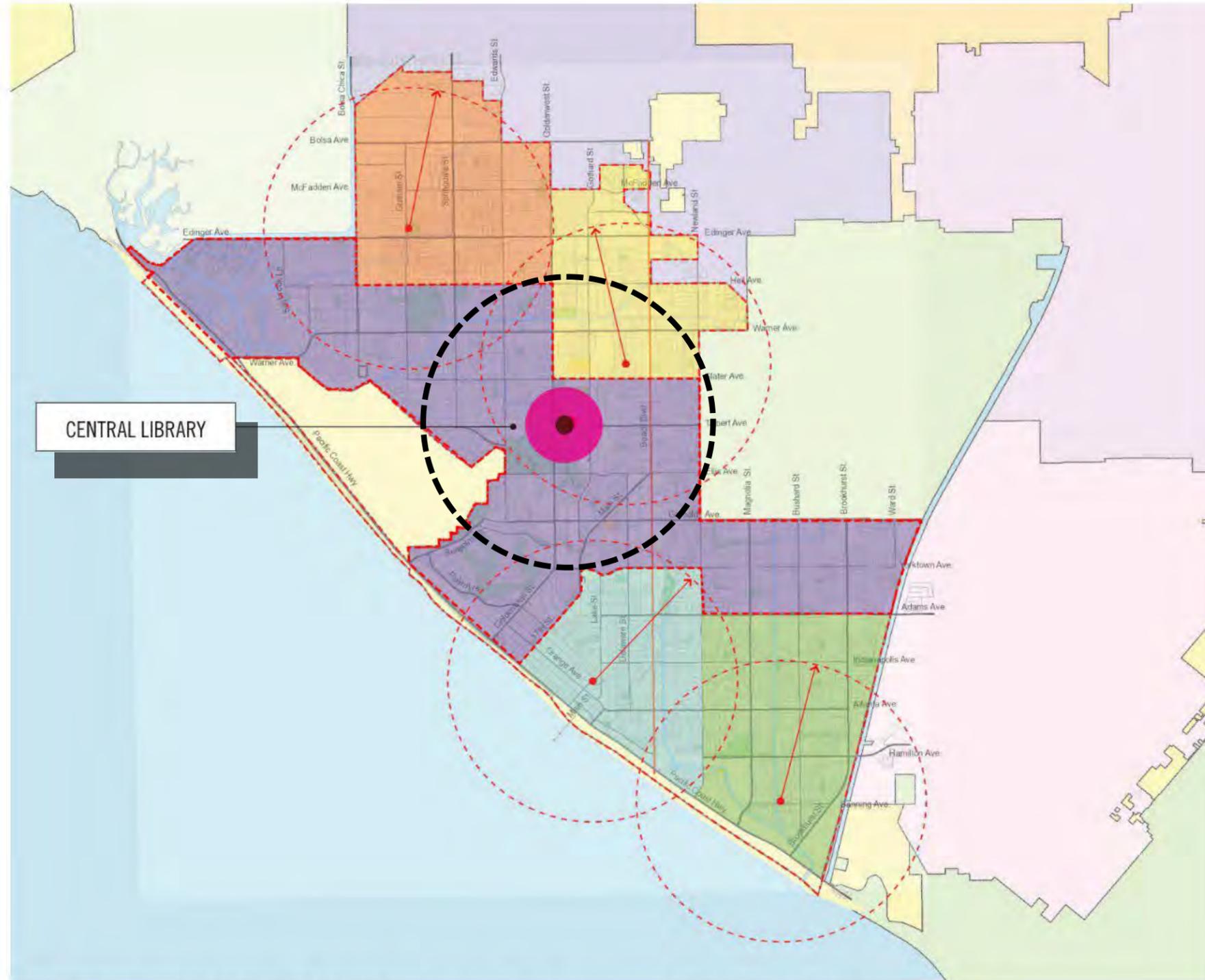
OVERVIEW

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY RECOMMENDATIONS

The Huntington Beach Central Library will require an array of interventions over time to enhance its ability to deliver on programs and services, to repair and upgrade all of its building systems (mechanical, electrical, plumbing, AV and IT, F,F, & E) and to bring the building up to current code compliance (seismic, fire, ADA, among others). Most, though not all, projects can be implemented as discrete projects, and generally in any order in accordance with community and city priorities.

- Children's Wing Replacement or Renovation
- Vehicular Entrance Plaza
- Bookstack Tower
- Neutra Building Main Level Renovation
- Neutra Building Park Level Renovation
- Neutra Building Basement Level Renovation
- 1994 Addition Park Level Renovation
- 1994 Addition Theater Renovation
- Central Fountain Renovation (Exterior)
- Fountains, Reflecting Pools and Exterior Terraces Restorations/Improvements
- Site Improvements
- Building Roof Replacement
- Neutra Building Glazing Replacement
- Building Systems Upgrades
- Site Utilities Upgrades



CITY OF HUNTINGTON BEACH CENTRAL LIBRARY The historic facility is ideally located within Central Park at the heart of the city.

RECOMMENDATIONS – CENTRAL LIBRARY PHASED RESTORATION / RENOVATION

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

OVERVIEW



HELEN MURPHY BRANCH LIBRARY



BANNING BRANCH LIBRARY

JOHNSON FAVARO March 2026

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RECOMMENDATIONS – TWO FULL-SIZE NEIGHBORHOOD BRANCHES

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

OVERVIEW



HELEN MURPHY BRANCH LIBRARY



BANNING BRANCH LIBRARY



MAIN STREET BRANCH LIBRARY



OAK VIEW BRANCH LIBRARY

JOHNSON FAVARO March 2026

PAGE 5

RECOMMENDATIONS – TWO MEDIUM-SIZE NEIGHBORHOOD BRANCHES

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

OVERVIEW



CENTRAL LIBRARY RENOVATION AND CHILDREN'S WING REPLACEMENT (OPTION 1) A series of repair, enhancement, renovation, removal and replacement projects offer a long term strategy for the incremental up-grade over time of one of this city's most treasured assets.

JOHNSON FAVARO March 2026

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RECOMMENDATIONS – RESTORATION/RENOVATION CENTRAL LIBRARY OPTION 1

APPENDIX 1: MAIN AND BRANCH LIBRARY PROGRAMS AND SERVICES

LIBRARY PROGRAMS AND SERVICES

Major components of a community library in current best practice include

- Library Entrance
- Customer Services
- Marketplace, Recent Arrivals
- Friends of the Library Bookstore
- Periodicals
- Innovation Lab/Makerspace
- Community Meeting Rooms
- Group Study Rooms
- Children's Library
- Teens and Young Adults Library
- Adult Reading Areas
- Local History

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



RIVERSIDE MAIN LIBRARY



MANHATTAN BEACH LIBRARY



RIVERSIDE MAIN LIBRARY



MANHATTAN BEACH LIBRARY



RIVERSIDE MAIN LIBRARY



COSTA MESA LIBRARY



WEST HOLLYWOOD LIBRARY



COSTA MESA LIBRARY



MANHATTAN BEACH LIBRARY

LIBRARY ENTRANCE

MARKET PLACE, ARRIVALS AND FOTL

COMMUNITY MEETING ROOMS

BRANCH & CENTRAL LIBRARY PROGRAMS – BEST PRACTICE

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

APPENDIX 1: MAIN AND BRANCH LIBRARY PROGRAMS AND SERVICES



RIVERSIDE MAIN LIBRARY



RIVERSIDE MAIN LIBRARY



RIVERSIDE MAIN LIBRARY



RIVERSIDE MAIN LIBRARY



UCLA HEDRICK LIBRARY



COSTA MESA LIBRARY



MANHATTAN BEACH LIBRARY



COSTA MESA LIBRARY



GLENDALE CENTRAL LIBRARY



COSTA MESA LIBRARY



COSTA MESA LIBRARY



WEST HOLLYWOOD LIBRARY

GROUP STUDY ROOMS

CHILDREN

TEENS AND YOUNG ADULTS

ADULTS

JOHNSON FAVARO March 2026

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BRANCH & CENTRAL LIBRARY PROGRAMS – BEST PRACTICE

BRANCH LIBRARY PROGRAMS AND SERVICES

The prototype programs and services space needs inventories will vary with the size and role of each library within the system.

The Helen Murphy and Banning branches are similar in size and scope but serve different constituencies in demographic character and identity.

The Main Street branch serves a smaller, more compact community with deep roots in the historic downtown, while the Oak View branch serves the most densely populated neighborhood of the city whose use of the library is the most intensive of all the branches.

All branches share in the fundamental obligation to serve all constituencies including children, teens and adults, the community at large (meeting rooms) as well as the Friends of the Library and other community groups.

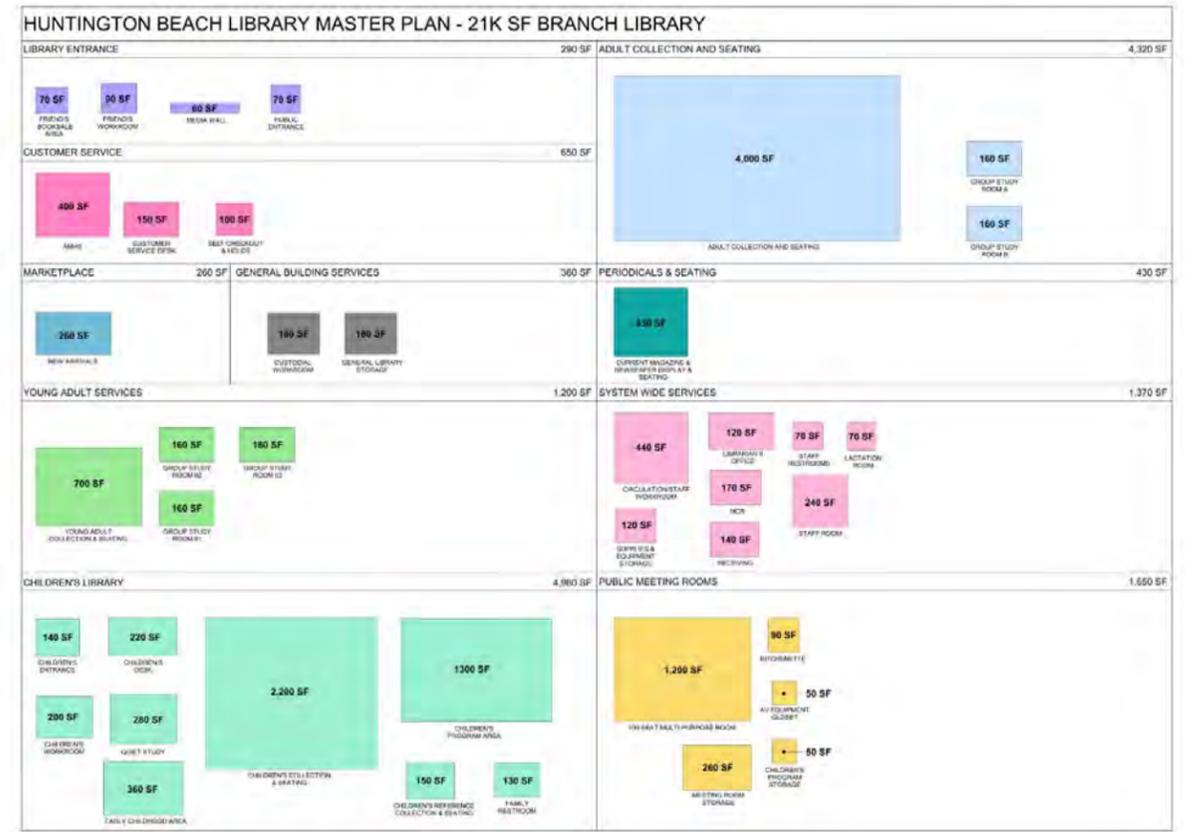
MAJOR BRANCH LIBRARY PROGRAM FLOOR AREAS

	MAIN STREET/OAKVIEW	BANNING/HELEN MURPHY
Library Entrance	200	300
Circulation Services	300	650
Marketplace/Popular Library	200	250
Children's Library	3,800	5,000
Teen Library	550	1,200
Adult Collections and Seating	850	4,350
Periodicals	250	400
Group Study Rooms	350	Included w/in teens and adults
Staff Services	1,900	1,300
Public Meeting Rooms	1,450	1,700
General Building Services	450	400
NET ASSIGNABLE FLOOR AREA	10,300	15,550
NON-ASSIGNABLE FLOOR AREA	3,450	5,200
GROSS FLOOR AREA	13,750	20,759

BRANCH & CENTRAL LIBRARY PROGRAMS

HUNTINGTON BEACH LIBRARY - 21K BRANCH

LIBRARY DIVISION	SPACE SQ. FT.	DIVISION SQ. FT.	LIBRARY DIVISION	SPACE SQ. FT.	DIVISION SQ. FT.
01 Library Entrance		288	07 Periodicals and Seating		425
Friends' Booksale Area	69		Current Magazine & Newspaper Display & Seating	425	
Friends' Workroom	89				
Media Wall	60		08 Staff Services		1,342
Public Entrance	70		Circulation/Staff Workroom	436	
			Lactation Room	64	
02 Customer Services		650	Librarian II Office	114	
Automated Materials Handling System	400		MCR	166	
Customer Service Desk	152		Receiving	136	
Self Checkout and Holds	98		Staff Rest Rooms	65	
			Staff Room	241	
03 Market Place		262	Supplies and Equipment Storage	120	
New Arrivals	262				
			09 Public Meeting Rooms		1,673
04 Children's Library		4,991	AV Equipment Closet	48	
Children's Collection & Seating	2,218		Children's Programming Storage	54	
Children's Desk	212		Kitchenette	91	
Children's Entrance (Interior)	135		Meeting Room Storage	260	
Children's Program Area	1,305		Multipurpose Room	1,220	
Children's Reference Collection & Seating	150				
Children's Workroom	197		10 General Building Services		366
Early Childhood Area	364		Custodial Workroom	184	
Family Restroom	130		General Library Storage Room	182	
Quiet Study	280		Mechanical Equipment Room	N/A	
05 Young Adult Services		1,204			
Group Study Room 01	160		Net Assignable Square Footage:	15,548	
Group Study Room 02	160		Non-Assignable Square Footage (@ 25% of Gross)	5,183	
Group Study Room 03	175				
Young Adult Collection & Seating	709		Gross Square Footage:	20,731	
06 Adult Collections and Seating		4,347			
Adult Collection and Seating	4,027				
Group Study Room A	160				
Group Study Room B	160				



BRANCH & CENTRAL LIBRARY PROGRAMS

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All branches share in the fundamental obligation to serve all constituencies including children, teens and adults, the community at large (meeting rooms) as well as the Friends of the Library and other community groups.

HUNTINGTON BEACH LIBRARY - 14K BRANCH	
SUMMARY	
Library Division/Space Name	Proposed
Library Entrance	217
Popular Library	185
Customer Service	294
Children's Library	3,795
Teen Library	552
Adult Collection & Seating	834
Group Study Rooms	348
Magazines	250
Community Room*	1,450
Library Staff	1,920
General Building Services	450
Total Assignable Square Feet (ASF)	10,295
Non-Assignable	3,432
<i>*Included in Community Center Program</i>	
Total Gross Square Feet (GSF)	13,727

BRANCH & CENTRAL LIBRARY PROGRAMS

CENTRAL LIBRARY PROGRAMS AND SERVICES

Renovation of this library over time will increase its efficiency, decrease its operating costs and better serve its constituents. Most programs will consolidate, others will expand. Potential new programs and services could include a new adult main reading room, a fully functioning teen library, new, expanded makerspace, new expanded cafe and a culinary/nutrition center.

CENTRAL LIBRARY PROGRAM FLOOR AREAS

Library Entrance	5,262
Customer Service	1,038
Marketplace	1,700
Children's Library	12,074
Teen Services	3,390
Adult Collections and Seating	25,488
Literacy	1,425
Periodicals and Seating	594
Staff Services	4,299
Public Meeting Rooms and Events	6,560
General Building Services	3,523
System-wide Services	1,040
Cafe	2,260
Maker Space	2,220
Theater	5,108
NET ASSIGNABLE FLOOR AREA	70,803
NON-ASSIGNABLE FLOOR AREA	21,241
GROSS FLOOR AREA	92,044

HUNTINGTON BEACH CENTRAL LIBRARY

LIBRARY DIVISION	SPACE SQ. FT.	DIVISION SQ. FT.
01 Library Entrance		5,262
Friends Booksale Area	1,826	
Friends Gift Shop	2,006	
Friends Workshop - (8) WS (Park Level)	350	
Friends Workshop - (2) WS - Pricing and Shipping (Park Level)	136	
Friends Workshop - Processing Area (Park Level)	80	
Friends Workshop - Bookshelving (12 SF 30"W) (Park Level)	144	
Friends Workshop - Storage (4 large bins) (Park Level)	190	
Media Wall	30	
Public Entrance	500	
02 Customer Service		1,038
APMS & Circulation Workroom	685	
Customer Service Desk	120	
Self Checkout	165	
Hold Shelving	68	
03 Market Place		1,700
Browsing Collection, New Arrivals & Seating	1,700	
04 Children's Library		12,074
Children's Collections & Seating	3,647	
Tweens' Collection & Seating	1,425	
Children's Desk	115	
Children's Entrance (New arrivals and displays)	1,277	
Children's Workroom	589	
Early Childhood Area	1,535	
Family Restrooms	200	
Homework Center	344	
Children's Storage	436	
Children's Program Area	1,535	
Children's Technology Area	290	
Tutoring Room A	154	
Tutoring Room B	154	
Senior Librarian Office	104	
Children's Librarian Office	104	
Break Room/Kitchenette	111	
Lactation Room	64	
05 Young Adult Services		3,390
(2) Group Study Rooms	880	
Young Adult Collections & Seating	2,000	
Young Adult Desk	110	

HUNTINGTON BEACH CENTRAL LIBRARY

06 Adult Collections and Seating	25,488	
Adult Collections and Seating (Park Level)	7,130	
Adult Collection and Seating (Mezzanine Level)	2,986	
Adult Collection and Seating (Main Level)	10,486	
Adult Collection and Seating (Upper Level)	2,842	
(8) Group Study Rooms (Park Level)	632	
(4) Group Study Rooms (Main Level)	512	
Genealogy Collection and Seating	480	
Veterans Resource Center (Resource Display)	90	
Veterans Resource Center Office	130	
07 Literacy	1,425	
Literacy Reception (2 FT Literacy Aide WS - Park Level)	120	
Literacy Work Center and Literacy Collection (Park Level)	135	
Literacy Classroom (20 seats; movable - Park Level)	760	
Literacy Tutoring Booth (8 Enclosed 2-seat booths @ 60 SF ea.)	300	
Literacy Storage	110	
08 Periodicals and Seating	594	
Current Magazine & Newspaper Display	594	
09 Staff Services	4,299	
Tech Services - Senior Librarian Office	125	
Tech Services - Library Specialist Office (Main Level)	125	
Tech Services - Accounting/Technician Office (2 Staff)	150	
Tech Services - Librarian I WS	80	
Tech Services - Librarian I WS	80	
Tech Services - Library Services Assistant WS	60	
Tech Services - Library Services Assistant WS	60	
Tech Services - Library Specialist WS	60	
Tech Services - Departmental Services All WS	60	
Public Services - Senior Librarian Office	125	
Public Services - Librarian I Office (2 Staff)	150	
Public Services - Library Assistant WS	80	
Public Services - Library Assistant WS	80	
Public Services - PT WS (Hotelling WS)	30	
Public Services - PT WS (Hotelling WS)	30	
Public Services - PE WS (Hotelling WS)	30	
Public Services - PE WS (Hotelling WS)	30	
Facilities Coordinator Office (Park Level)	125	
Security Coordinator Office (Main Level)	125	
Meeting Room (8 seats)	120	
MCR - Server Room	250	
Tech Services Storage	200	
Shipping/Receiving	320	
Shipping/Receiving Storage (Caged Storage)	100	
Lactation Room	70	
Staff Rest Rooms	200	
Staff Room	1,000	
Telecom Room (Basement)	170	
10 Public Meeting Rooms and Events	6,560	
Tavern Room	2,000	
Meeting Room C	1,430	
Meeting Room D	1,110	
Room D Storage	240	
Catering Support and Instructional Kitchen (Park Level)	700	
Catering Support and Instructional Kitchen Storage (Park Level)	160	
Rental Coordinator Staff Office (2 Staff - Park Level)	200	
Storage (Park Level)	110	
Ballroom	810	
11 General Building Services	3,523	
Custodial Workroom (Basement)	268	
General Library Storage (Basement)	3,255	
12 System-Wide Services	1,940	
Reception	120	
Library and Cultural Services Manager Office	200	
Principal Librarian Office	200	
Senior Administration / Volunteer Coordinator Office (2 Staff)	150	
Meeting Room (6 seats)	200	
Administration Workroom/Supplies	80	
Staff Restroom	90	
13 Cafe	2,260	
Cafe	1,295	
Kitchen & Service	965	
14 Maker Space	2,220	
Maker Space	2,000	
Maker Space Storage	220	
15 Theatre	5,108	
Theatre	4,624	
Ticket	330	
Green Room	332	
Woman's Dressing Room	61	
Man's Dressing Room	61	
Library Net Assignable Square Footage (Excludes Theater):	70,803	
Non-Assignable Square Footage (@30% of Gross):	21,241	
Library Gross Square Footage:	92,044	

BRANCH & CENTRAL LIBRARY PROGRAMS

OVERVIEW

OUR PURPOSE, OUR TOOLS

Our goal has been to establish a long term plan for the enhancement and expansion of the city's library system over time as priorities direct and resources allow. This has required an effort in which we have had to come to terms with not only the program requirements of main and branch locations but also the opportunities and constraints of each of the identified sites.

This has entailed a level of detail regarding site and building configuration sufficient enough to be able to deliver to the cost planner information that they can in turn deliver a cost plan upon which City Council can rely. Our tools in fulfilling this obligation are primarily 2-D and 3-D diagrams of which the principal ones are:

- Existing and master plan concept site plans
- Existing and master plan concept vehicular circulation and parking
- Existing and master plan concept site development plans (paved and unpaved ground plane)

However, since it is difficult for most people to understand diagrams of this kind, which can often read as abstract and impenetrable, we have developed visualizations to help the community to be able to absorb what's being described in the diagrams. These are:

- Aerial views
- Exterior views
- Interior views

While these visualizations are helpful their level of detail can sometimes erroneously convey that these sites and their buildings have been designed. Should this master plan be accepted by City Council and understood as a roadmap for development of its library system the designs of each of the libraries within the system will come later, accompanied by a high level of engagement with each of the communities they are intended to serve.

For our purposes now the diagrams, not the visualizations, are the key tool with which to fulfill the obligation of this effort.

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JOHNSON FAVARO

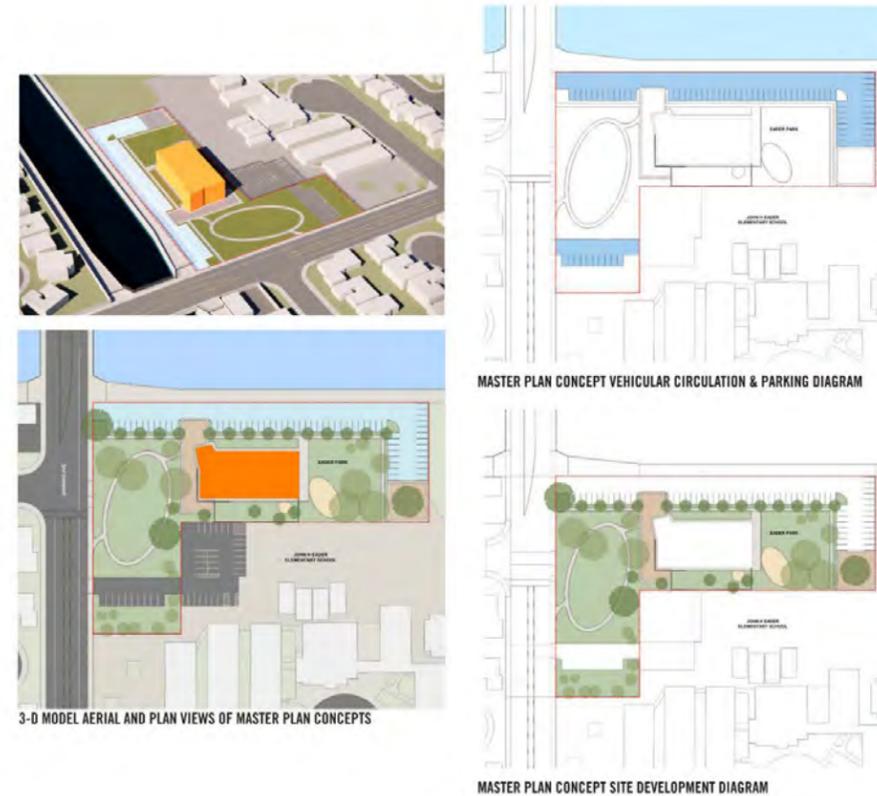
CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



OBLIQUE AERIAL AND PLAN VIEW SATELLITE IMAGERY OF EXISTING CONDITION

3-D MODEL AERIAL AND PLAN VIEWS OF EXISTING CONDITION

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



3-D MODEL AERIAL AND PLAN VIEWS OF MASTER PLAN CONCEPTS

MASTER PLAN CONCEPT VEHICULAR CIRCULATION & PARKING DIAGRAM

MASTER PLAN CONCEPT SITE DEVELOPMENT DIAGRAM

OVERVIEW



AERIAL VIEWS

EXTERIOR VIEWS

INTERIOR VIEWS

EXTERIOR

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THE FACILITIES MASTER PLAN – A PLANNING FRAMEWORK FOR MAKING FUTURE FINANCIAL INVESTMENTS

HELEN MURPHY BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

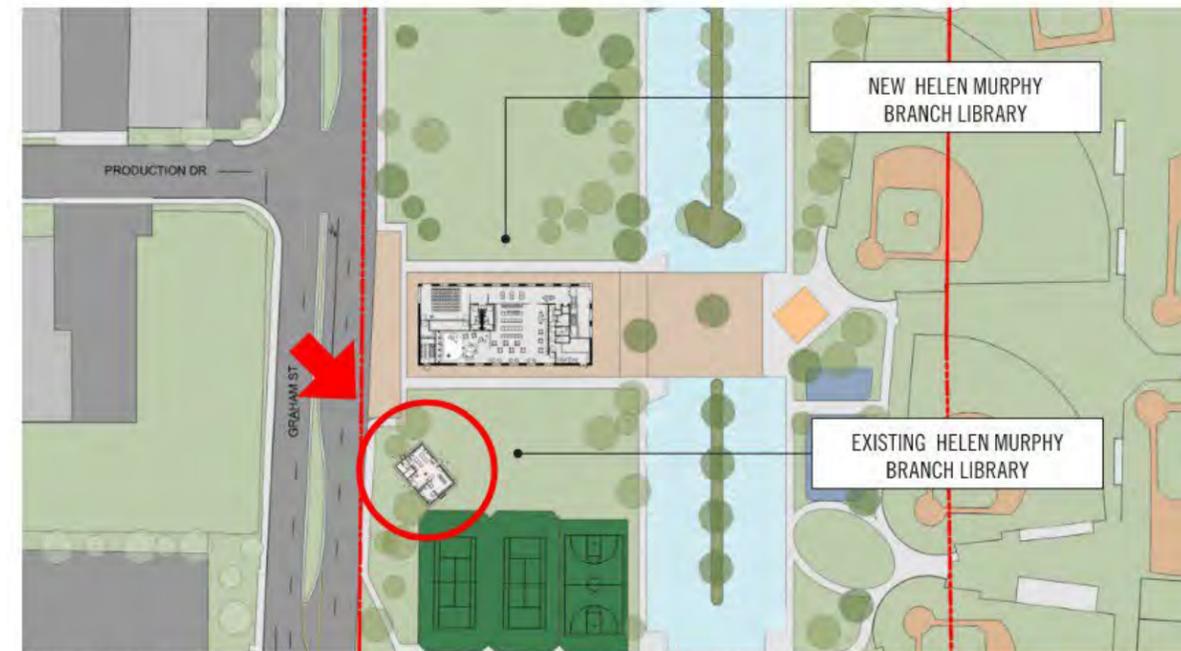
HELEN MURPHY BRANCH LIBRARY CONCEPT PLAN

The new 21,000 SF branch library would replace the existing 1,300 SF facility.

- The new facility can be completed without having to remove the existing one first.
- The new facility is a two story building with circulation services, community meeting room and children on the ground floor; and teens and adults on the second floor.
- The master plan concept features expansion of both the parking capacity on site and park open space (by regularizing the geometry of the site).
- A children's playground would sit adjacent to the new library for use by the library, while a second playground would sit adjacent to the ball fields for use by park visitors.



HELEN MURPHY BRANCH LIBRARY CONCEPT PLAN LOOKING NORTHEAST

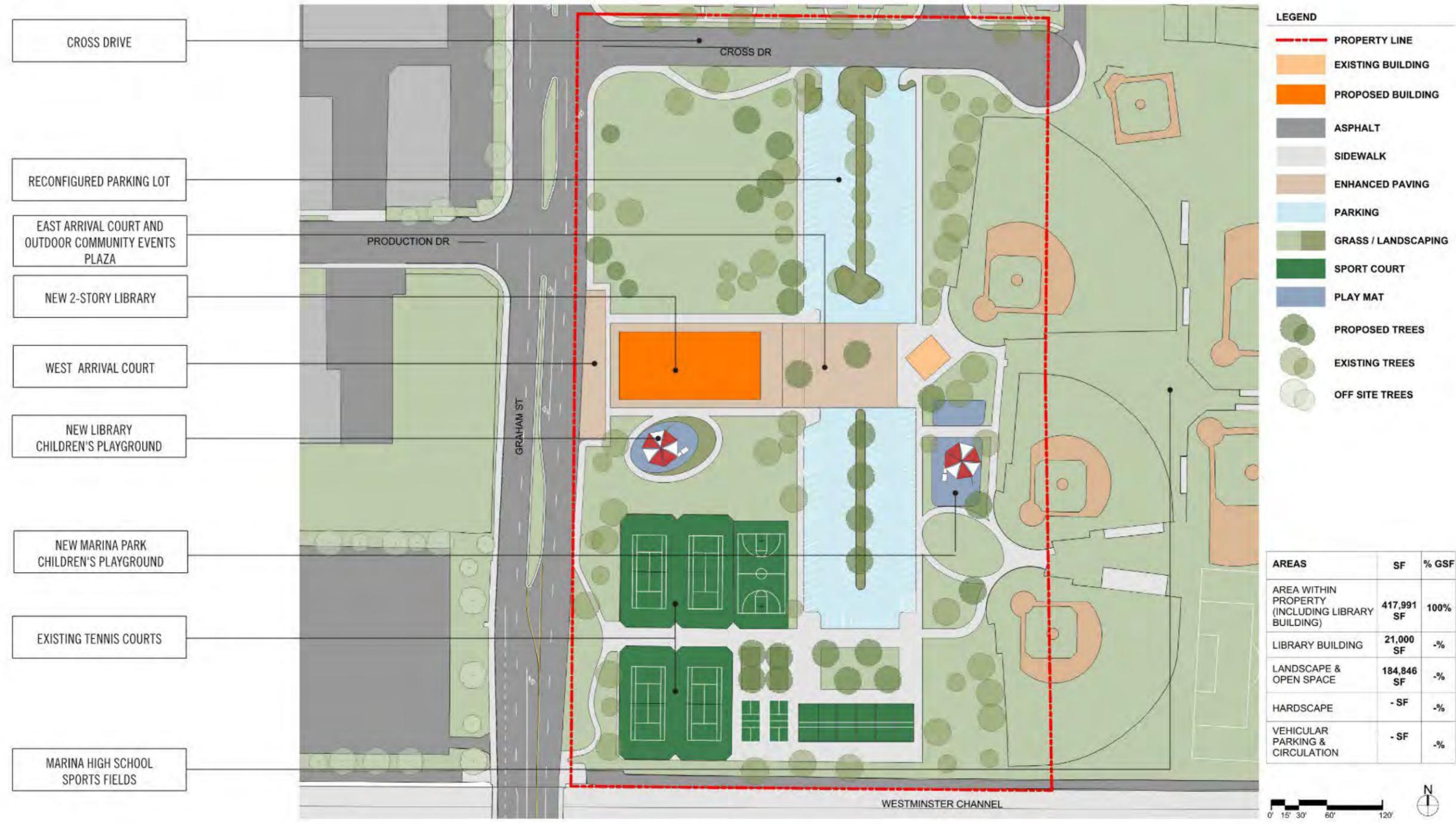


IMPLEMENTATION The new library can be built while the existing library remains in place.

HELEN MURPHY BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

HELEN MURPHY BRANCH LIBRARY

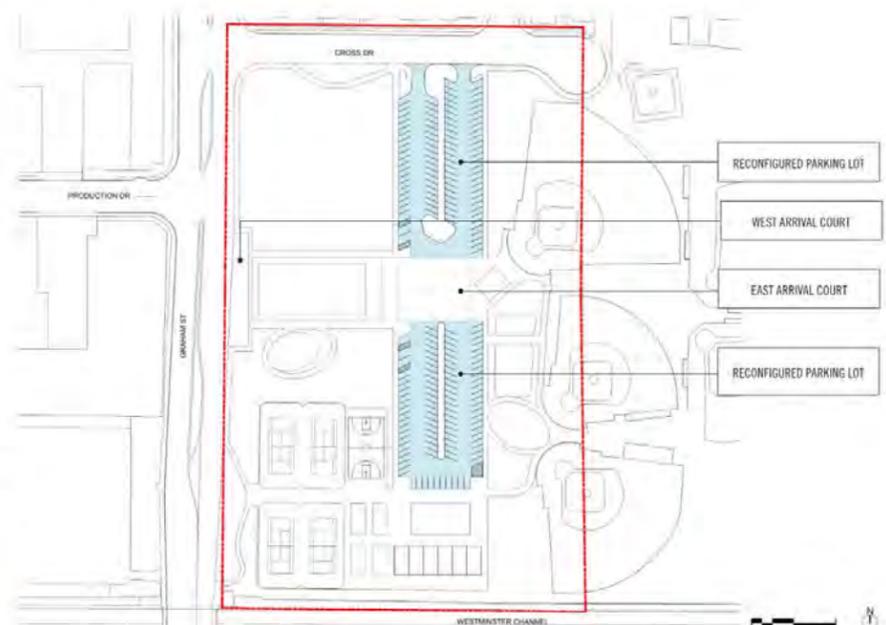


MASTER PLAN CONCEPT SITE PLAN The new library would face east onto Graham Street with a vehicular arrival court and also west onto the Marina Park parking lot also with a vehicular arrival court.

HELEN MURPHY BRANCH LIBRARY

HELEN MURPHY BRANCH LIBRARY CONCEPT PLAN VEHICULAR CIRCULATION AND PARKING

- The geometry of parking facilities is regularized to accommodate improved circulation and greater parking capacity.
- An arrival court for passenger drop-off and pick-up is afforded adjacent to the west side of the library off of Graham Street.
- An arrival court for passenger drop-off and pick-up is afforded adjacent on the east side of the library off of the parking lot.



MASTER PLAN CONCEPT VEHICULAR CIRCULATION AND PARKING SITE PLAN The reconfigured parking lot delivers more parking and a more efficient park layout.

MARINA PARK PARKING	
Scenario	No Spaces
Existing	100
Previously Adopted Park Master Plan	175
Library Master Plan Concept Site Plan	193

HELEN MURPHY BRANCH LIBRARY CONCEPT PLAN PAVED AND UNPAVED SITE DEVELOPMENT

- The east arrival court (within and adjacent to the parking lot and east side of the library) affords easy pedestrian access to the main library entrance.
- The regular geometry and more compact configuration of the parking facilities affords a significant expansion of park space.
- The new library would be located and oriented to maximize the benefits of the expanded park space (and vice versa).
- The east arrival court can be used as an outdoor community events plaza.
- Two children's playgrounds are afforded, one on the east side of the parking lot adjacent to the children's library in the new facility, the other on the west side of the parking lot adjacent to the ball fields.
- The site area to be redeveloped within Marina Park as part of the library project totals approximately 1.1 acres.



MASTER PLAN CONCEPT SITE DEVELOPMENT SITE PLAN Regularizing the geometry of the parking and parking lot delivers expanded, more efficient and better park space.

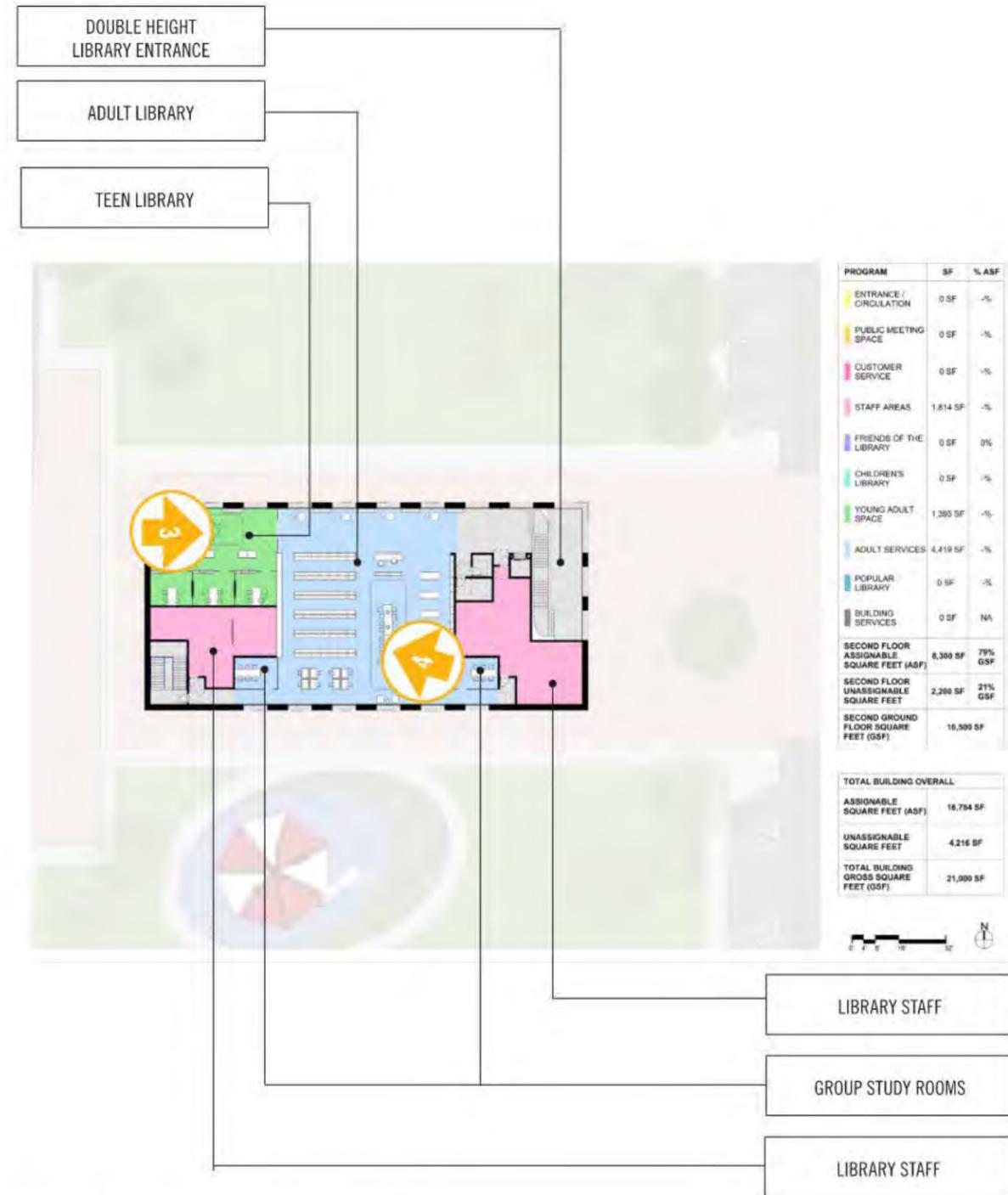
PARKING & SITE DEVELOPMENT SUMMARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

HELEN MURPHY BRANCH LIBRARY



MASTER PLAN CONCEPT GROUND FLOOR



MASTER PLAN CONCEPT SECOND FLOOR

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FLOOR PLANS – TEST FIT OF THE BRANCH LIBRARY PROGRAM

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

HELEN MURPHY BRANCH LIBRARY

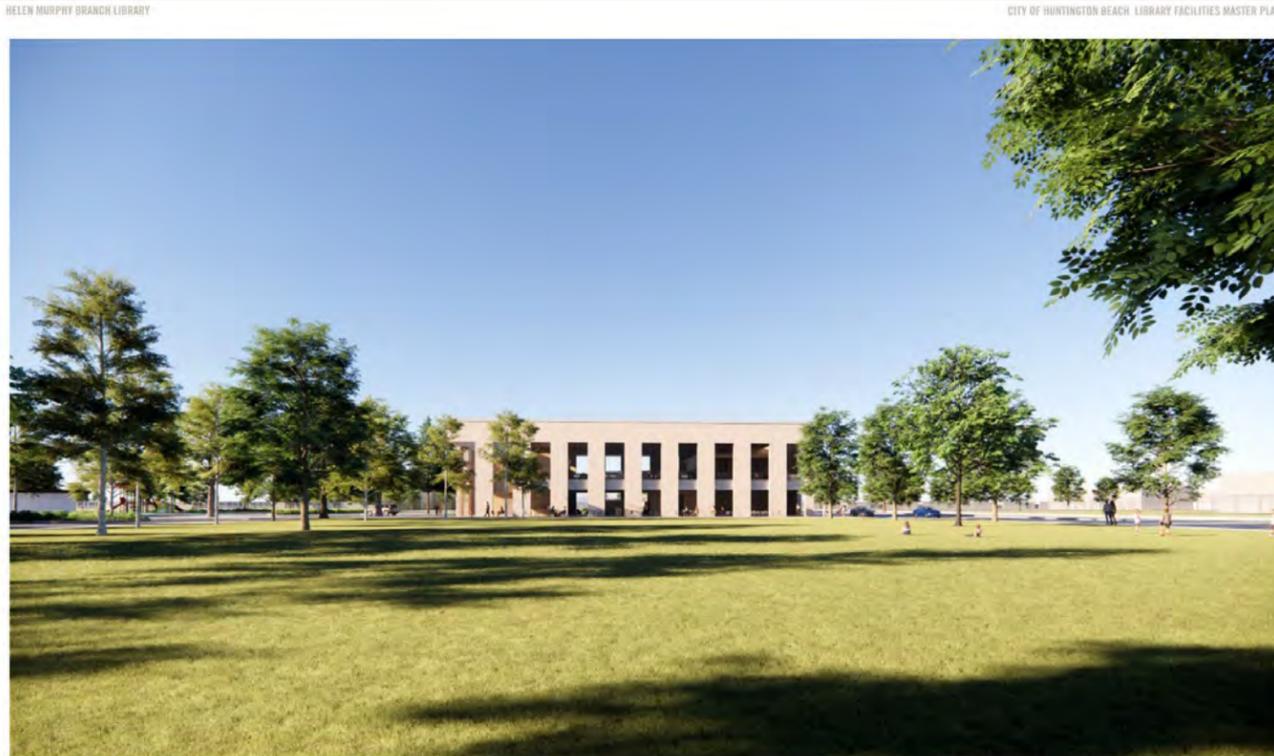


MASTER PLAN CONCEPT LOOKING NORTHEAST The library, park and parking lot are located and configured to maximize the benefits to all of them.

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HELEN MURPHY BRANCH LIBRARY



EXTERIOR VIEW (1) From Cross Drive looking south across expanded park space toward the new library.



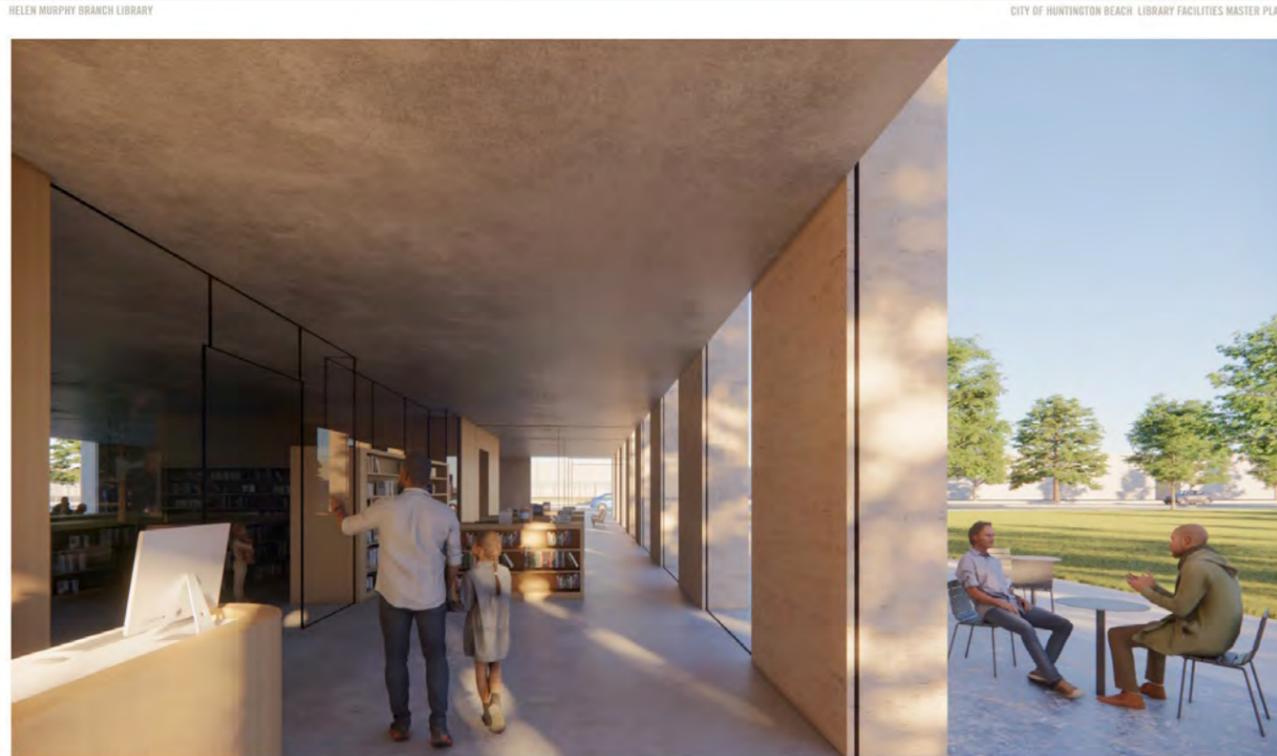
EXTERIOR VIEW (2) The Graham Street (west) arrival court looking south.



EXTERIOR VIEW (4) Main library entrance.



EXTERIOR VIEW (3) The east arrival court, community events plaza, and main library entrance (looking east).



INTERIOR VIEW (1) The main library entrance faces north onto expanded park.



INTERIOR VIEW (2) The children's library faces south onto the expanded park and new children's playground.



INTERIOR VIEW (3) Second floor teen room looking east toward library entrance. Adult library beyond.



INTERIOR VIEW (4) The second floor adult library looks both north and south onto expanded park space.

BANNING BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

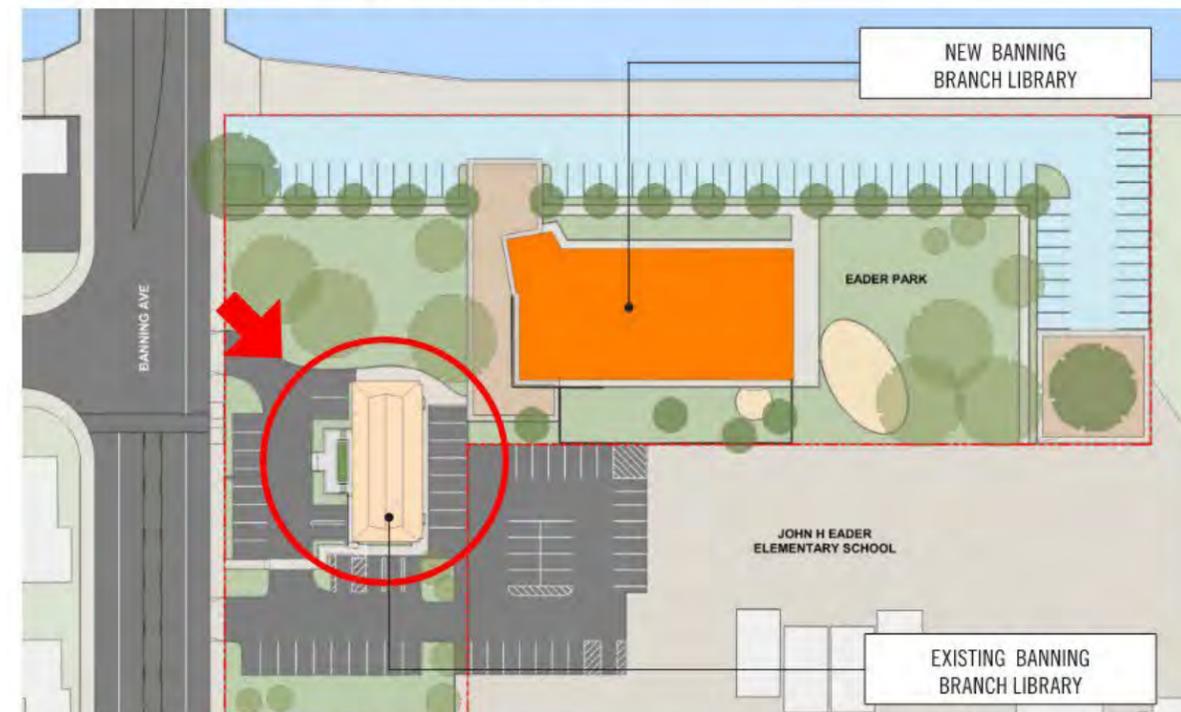
BANNING BRANCH LIBRARY CONCEPT PLAN

The new 21,000 SF branch library would replace the existing 2,300 SF facility.

- The new facility can be completed without having to remove the existing one first.
- The new facility is a two story building with circulation services, community meeting room and children on the ground floor; teens and adults on the second floor.
- The master plan concept features expansion of both the parking capacity on site and park open space.
- A children's play yard would sit adjacent to the new library for use by the children's library, while a second playground would sit within the expanded Eader Park to the north.



BANNING BRANCH LIBRARY CONCEPT PLAN LOOKING NORTHEAST



IMPLEMENTATION The new library can be built while the existing library remains in place.

BANNING BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

BANNING BRANCH LIBRARY



NEW DEDICATED LIBRARY PARKING

ARRIVAL COURT AND LIBRARY ENTRANCE

NEW 2-STORY LIBRARY

EXPANDED EADER PARK

NEW LIBRARY CHILDREN'S PLAY YARD

NEW EADER PARK CHILDREN'S PLAYGROUND

VEHICULAR ACCESS TO SCHOOL PARKING

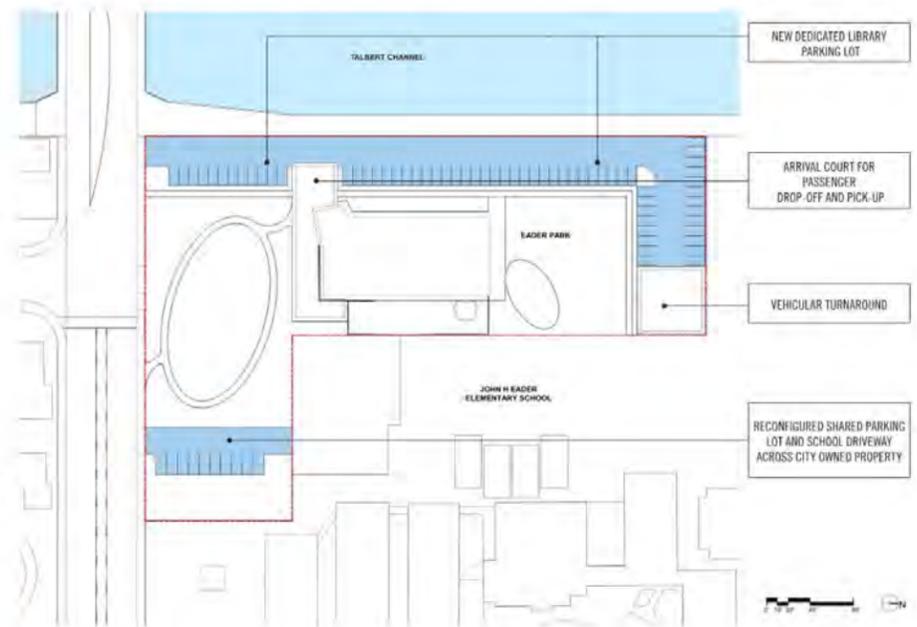
VEHICULAR TURNAROUND

MASTER PLAN CONCEPT SITE PLAN The new library would face south toward Banning Avenue onto expanded park space and north onto expanded park space. Parking extends along the west side of the site adjacent to Talbert Channel.

BANNING BRANCH LIBRARY

BANNING BRANCH LIBRARY CONCEPT PLAN VEHICULAR CIRCULATION AND PARKING

- Dedicated library parking facilities are accommodated along the length of Eader Park adjacent to Talbert Channel.
- An arrival court for passenger drop-off and pick-up is afforded adjacent to the west side of the library off of the parking lot.
- A drive is maintained across Eader Park property to accommodate Eader Elementary School parking access.

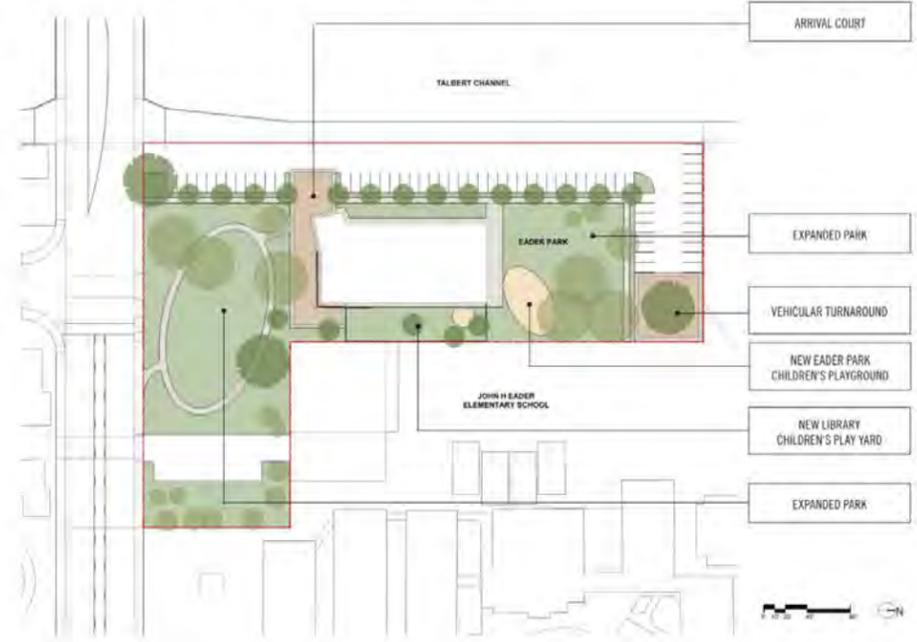


BANNING BRANCH LIBRARY PARKING	
Scenario	No. Spaces
Existing	33
Library Master Plan Concept Site Plan	73

MASTER PLAN CONCEPT VEHICULAR CIRCULATION AND PARKING SITE PLAN The new parking lot delivers dedicated library parking independent of the school.

BANNING BRANCH LIBRARY CONCEPT PLAN PAVED AND UNPAVED SITE DEVELOPMENT

- The arrival court (within and adjacent to the parking lot and west side of the library) affords easy pedestrian access to the main library entrance.
- The installation of the dedicated library parking lot affords significant expansion of Eader Park space.
- Expanded park space would occupy the site on both the north and south sides of the new library facility.
- A dedicated children's play yard would occupy the east side of the library for dedicated use by the children's library.
- A new children's playground for park users would occupy the park area north of the new library.
- Redevelopment of Eader Park consists of approximately 1.65 acres in site area.
- The new library parking lot consists of approximately 0.8 acres in site area.

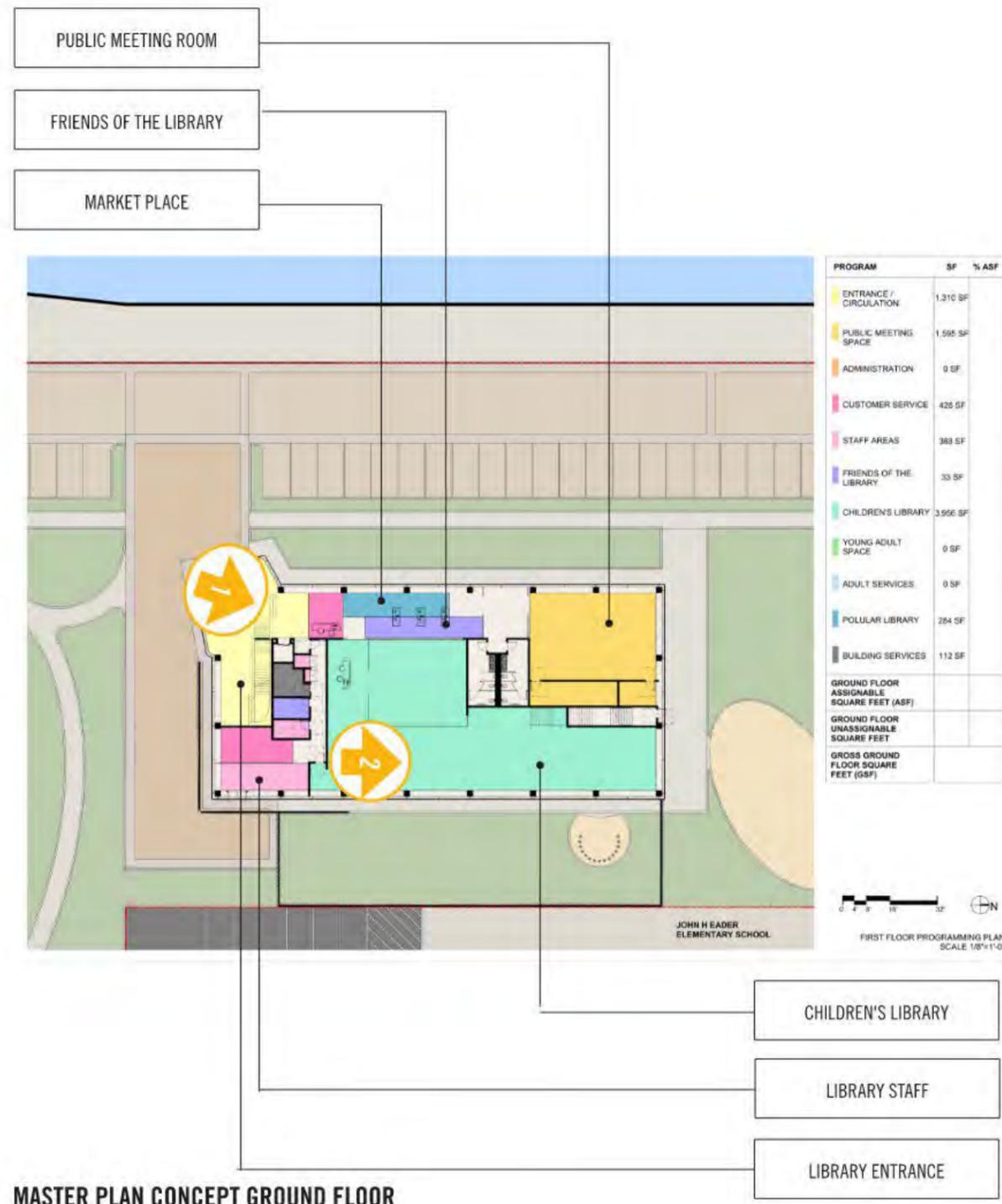


MASTER PLAN CONCEPT SITE DEVELOPMENT SITE PLAN Justifying the dedicated library parking lot along Talbert Channel provides for expanded park open space.

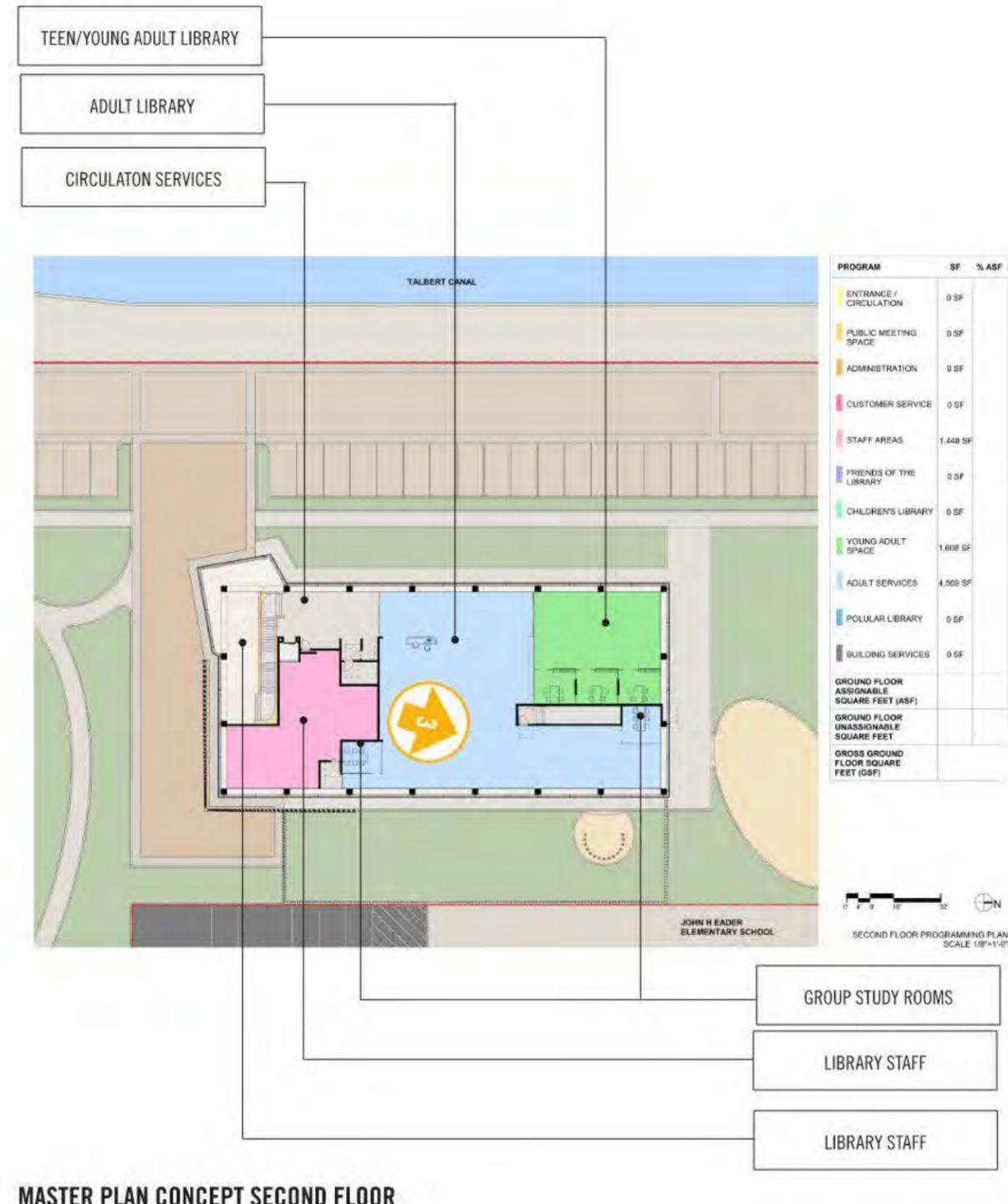
PARKING & SITE DEVELOPMENT SUMMARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

BANNING BRANCH LIBRARY



MASTER PLAN CONCEPT GROUND FLOOR



MASTER PLAN CONCEPT SECOND FLOOR

FLOOR PLANS – TEST FIT OF THE BRANCH LIBRARY PROGRAM

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

BANNING BRANCH LIBRARY



MASTER PLAN CONCEPT LOOKING NORTHEAST The library, park and parking lot are located and configured to maximize the benefits to all of them.

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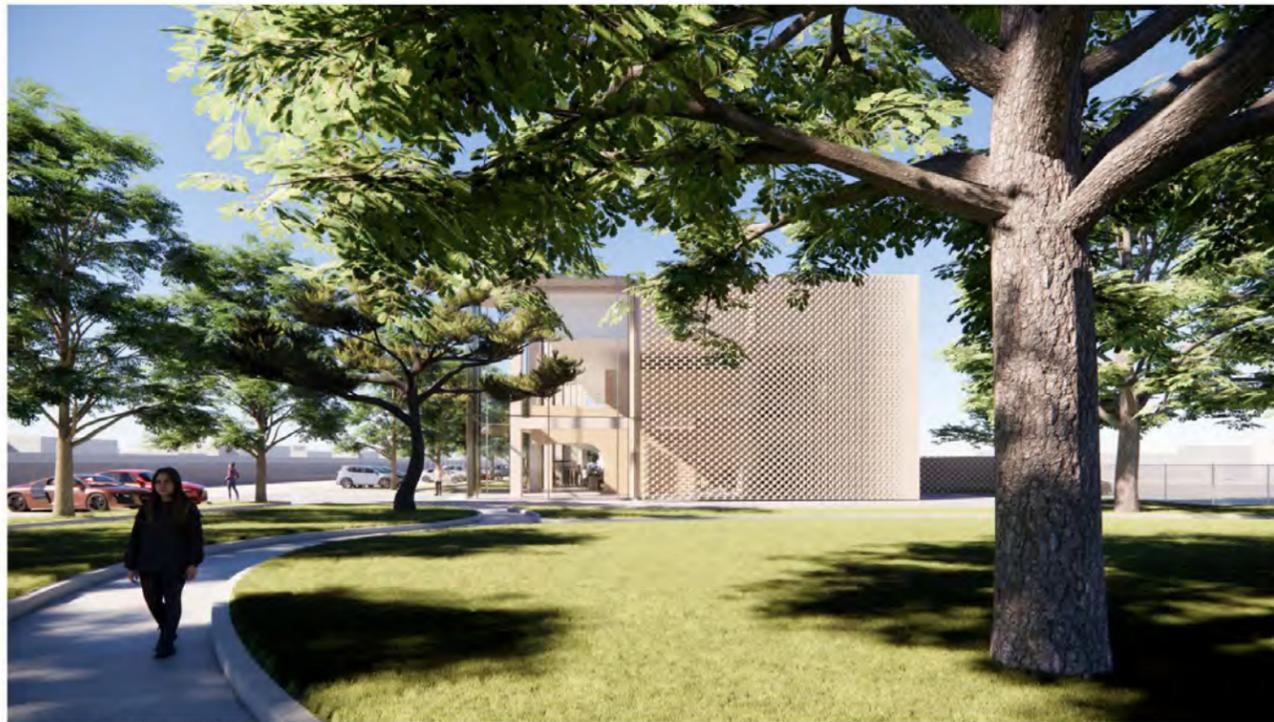
BANNING BRANCH LIBRARY



EXTERIOR VIEW (2) Looking north from Banning Avenue, new parking left, expanded park right, library beyond.



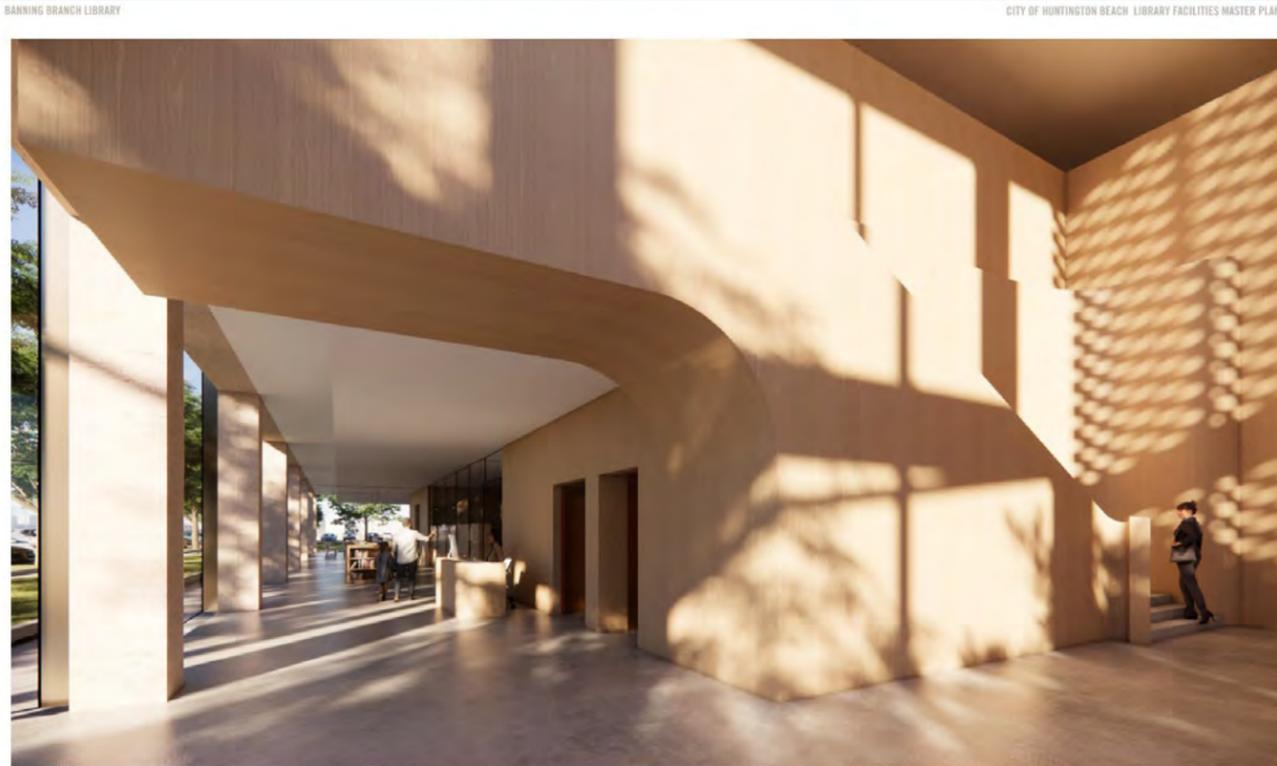
EXTERIOR VIEW (1) Looking north across expanded park space toward the new library.



EXTERIOR VIEW (3) Looking across expanded park toward new arrival court and main library entrance.



EXTERIOR VIEW (4) Arrival court and main library entrance.



INTERIOR VIEW (1) The main library entrance leads south to the children's library (left) and up to the adult library above (right).



INTERIOR VIEW (2) The children's library faces south onto a new enclosed children's play yard.



INTERIOR VIEW (3) The second floor teen adult library enjoys views in every direction, even possibly ocean views to the south and west.

OAK VIEW BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER CONCEPT PLAN

The new 14,000 SF branch library would replace the existing 4,300 SF facility and co-locate with a new community center and Family Resource Center replacement facilities.

- The new two story facility would accommodate the community center (including FRC replacement facilities) on the ground floor and the new branch library on the second floor.
- The new building would sit entirely on city owned property.
- Construction of the new facility would require the removal of the existing FRC and gym first. The existing branch library would remain operational throughout construction.
- The existing child care center would be removed.
- New parking would be accommodated on the site of the child care center as well as along an extension of Oak Lane.
- Both the parking capacity on site and park open space would be increased.



OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER MASTER PLAN CONCEPT



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OAK VIEW BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

OAK VIEW BRANCH LIBRARY



MASTER PLAN CONCEPT SITE PLAN The new two story building, associated outdoor recreation facilities, new neighborhood pocket park and required parking to serve the new library and community center would all sit on city owned property.

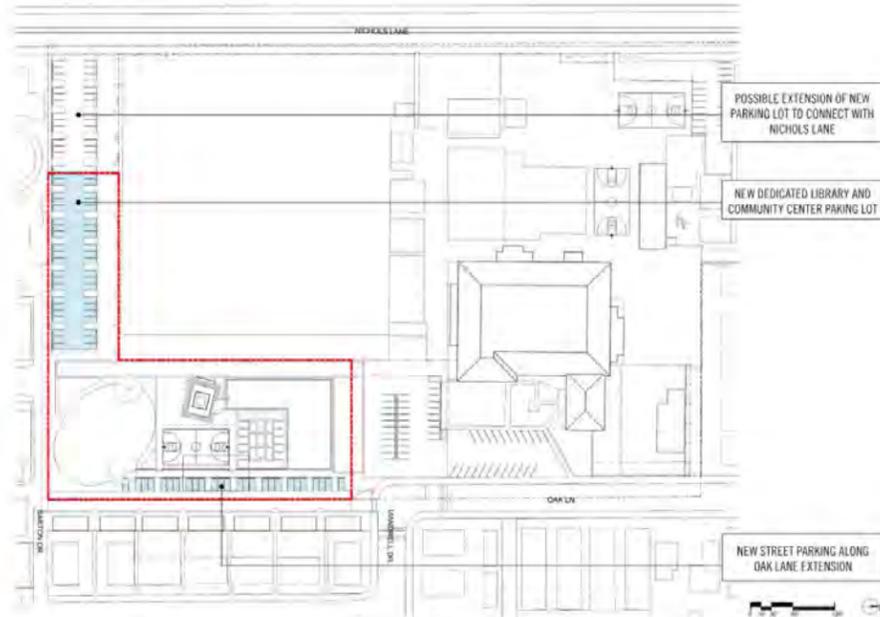
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OAK VIEW BRANCH LIBRARY

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER CONCEPT PLAN VEHICULAR CIRCULATION AND PARKING

- Dedicated library parking facilities are accommodated in two locations:
 - 1) A new lot adjacent and parallel to Barton Lane on the south side of city owned property
 - 2) Street parking along an extension of Oak Lane adjacent to the east side of the new facility.
- Were the Ocean View School District to allow, the south parking lot could extend across school property (under an easement MOU) to Nichols Lane, greatly increasing the sites' accessibility from the rest of the surrounding community.



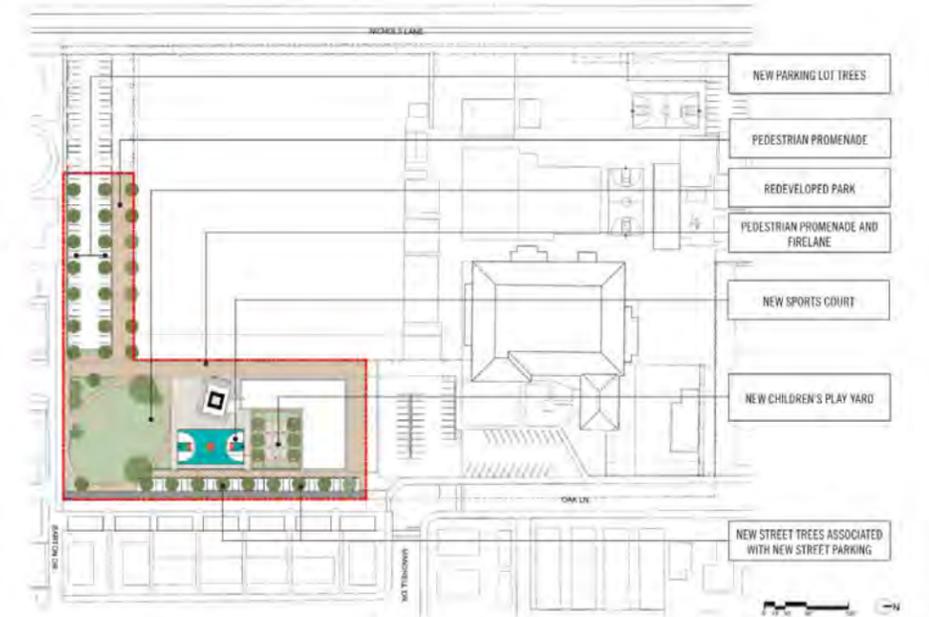
MASTER PLAN CONCEPT VEHICULAR CIRCULATION AND PARKING SITE PLAN The new parking lot delivers dedicated library parking independent of the school in two locations, one along the extension of Oak Lane the other along the south side of the property adjacent to Barton Drive.

OAK VIEW LIBRARY AND COMMUNITY CENTER PARKING

Scenario	No. Spaces
Existing	19
Library Master Plan Concept Site Plan	63
Including Possible Extension to Nichols Lane	89

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER CONCEPT PLAN PAVED AND UNPAVED SITE DEVELOPMENT

- A pedestrian arrival court on city property along the north side of the building sets it back from the school's front parking lot.
- A north-south promenade between the new facility and the elementary school's playfields provides both pedestrian and emergency vehicle access across the site.
- An east-west promenade between the new Barton Lane parking lot and the school's playfields provides pedestrian access potentially connecting with Nichols Lane.
- Expanded park space would occupy the site at the corner of Barton Lane and the Oak Lane extension.
- A dedicated children's play yard would occupy the heart of the site immediately adjacent to the new ground floor community center.
- A sports court adjacent to the culinary/nutrition center in the new community center would be used for outdoor community events in addition to outdoor play.
- Redevelopment of city owned property consists of approximately 1.66 acres in site area. Redevelopment of school (district) owned property consists of approximately 0.31 acres in site area.
- The new parking lots on city owned property consist of approximately 0.64 acres in site area.



MASTER PLAN CONCEPT SITE DEVELOPMENT SITE PLAN Placing the dedicated library parking lot along the south side of the site parallel to Barton Lane provides for expanded park space within the city-owned property boundary.

PARKING & SITE DEVELOPMENT SUMMARY

OAK VIEW BRANCH LIBRARY

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER GROUND FLOOR CONCEPT PLAN AND INTERIOR VIEWS

The community center locates at the ground floor and accommodates:

- The Family Resource Center (FRC)
- Child care center
- Neighborhood police station
- Community meeting room
- Family fitness studio

Three interior views are offered to assist with the understanding of the master plan concept floor plans and program distribution diagrams. They are arranged in sequential order as tour of the imagined outcome of the concept plan.

- **INTERIOR VIEW 1** The community meeting room at the northwest corner of the building.
- **INTERIOR VIEW 2** The meeting room doubles in size when opened up to a second adjoining meeting room.
- **INTERIOR VIEW 3** The family fitness studio.

MASTER PLAN CONCEPT GROUND FLOOR

PROGRAM	SF	% ADP
ENTRANCE / CIRCULATION	1,000 SF	2.0%
COMMUNITY MEETING ROOM	4,100 SF	8.0%
FAMILY FITNESS STUDIO	4,000 SF	8.0%
NEIGHBORHOOD POLICE STATION	2,000 SF	4.0%
STAFF AREAS	2,000 SF	4.0%
CHILDREN'S LIBRARY	1,000 SF	2.0%
ADULT READING ROOM	1,000 SF	2.0%
GROUP STUDY, TUTORING AND MENTORING ROOMS	1,000 SF	2.0%
TEEN LIBRARY	1,000 SF	2.0%
LIBRARY ADMINISTRATION AND STAFF	1,000 SF	2.0%
CHILD CARE CENTER	1,000 SF	2.0%
FAMILY RESOURCE CENTER	1,000 SF	2.0%
CULINARY/NUTRITION CENTER	1,000 SF	2.0%
GROUND FLOOR TOTAL	18,000 SF	36.0%

PROGRAMS: COMMUNITY MEETING ROOM, FAMILY FITNESS STUDIO, NEIGHBORHOOD POLICE STATION, FRC STAFF OFFICES, CHILD CARE CENTER, FAMILY RESOURCE CENTER, CULINARY/NUTRITION CENTER.

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OAK VIEW BRANCH LIBRARY

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER SECOND FLOOR CONCEPT PLAN AND INTERIOR VIEWS

The library resides at the second floor and accommodates:

- Children's library
- Teen library
- Group study, tutoring and mentoring rooms
- Adult reading room
- Library staff

Three interior views are offered to assist with the understanding of the master plan concept floor plans and program diagrams. They are arranged in sequential order as a tour of the imagined outcome of the concept plan.

- **INTERIOR VIEW 4** The children's library viewed upon entry onto the second floor.
- **INTERIOR VIEW 5** The library faces out onto the adjacent elementary school play field (group study, tutoring and mentoring rooms beyond to the left).
- **INTERIOR VIEW 6** The adult reading room.

MASTER PLAN CONCEPT SECOND FLOOR

PROGRAM	SF	% ADP
ENTRANCE / CIRCULATION	1,000 SF	2.0%
CHILDREN'S LIBRARY	2,000 SF	4.0%
TEEN LIBRARY	2,000 SF	4.0%
LIBRARY ADMINISTRATION AND STAFF	2,000 SF	4.0%
GROUP STUDY, TUTORING AND MENTORING ROOMS	2,000 SF	4.0%
ADULT READING ROOM	2,000 SF	4.0%
SECOND FLOOR TOTAL	11,000 SF	22.0%

PROGRAMS: TEEN LIBRARY, LIBRARY ADMINISTRATION AND STAFF, GROUP STUDY, TUTORING AND MENTORING ROOMS, CHILDREN'S LIBRARY, LIBRARY ENTRANCE (STAIR TO LOBBY BELOW), ADULT READING ROOM.

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FIRST FLOOR – LIBRARY ENTRANCE, PUBLIC MEETING ROOM & COMMUNITY CENTER

SECOND FLOOR – LIBRARY

FLOOR PLANS – TEST FIT OF THE BRANCH LIBRARY PROGRAM

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

OAK VIEW BRANCH LIBRARY



MASTER PLAN CONCEPT LOOKING SOUTHWEST

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OAK VIEW BRANCH LIBRARY



EXTERIOR VIEW (1) The new library and community center presents its front face and main entrance toward the school and the neighborhood



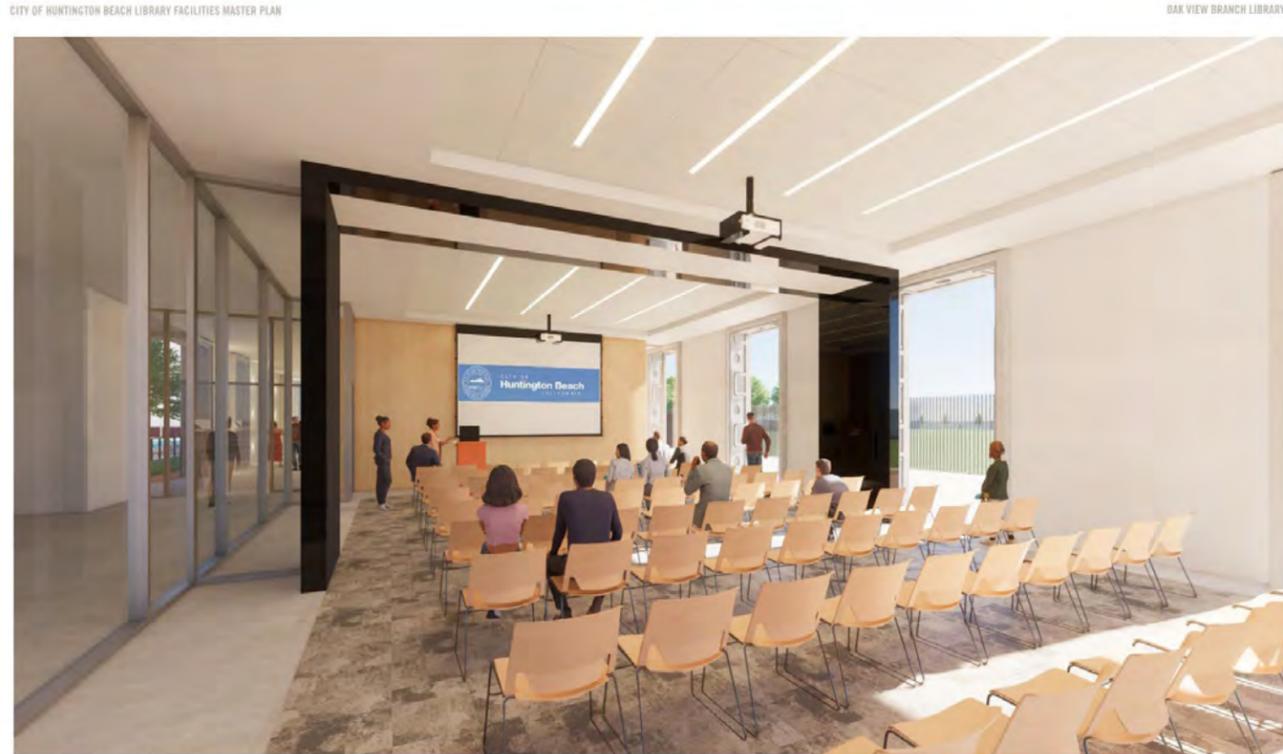
EXTERIOR VIEW (2) The redeveloped and expanded neighborhood pocket park looking north toward the culinary/nutrition center (right).



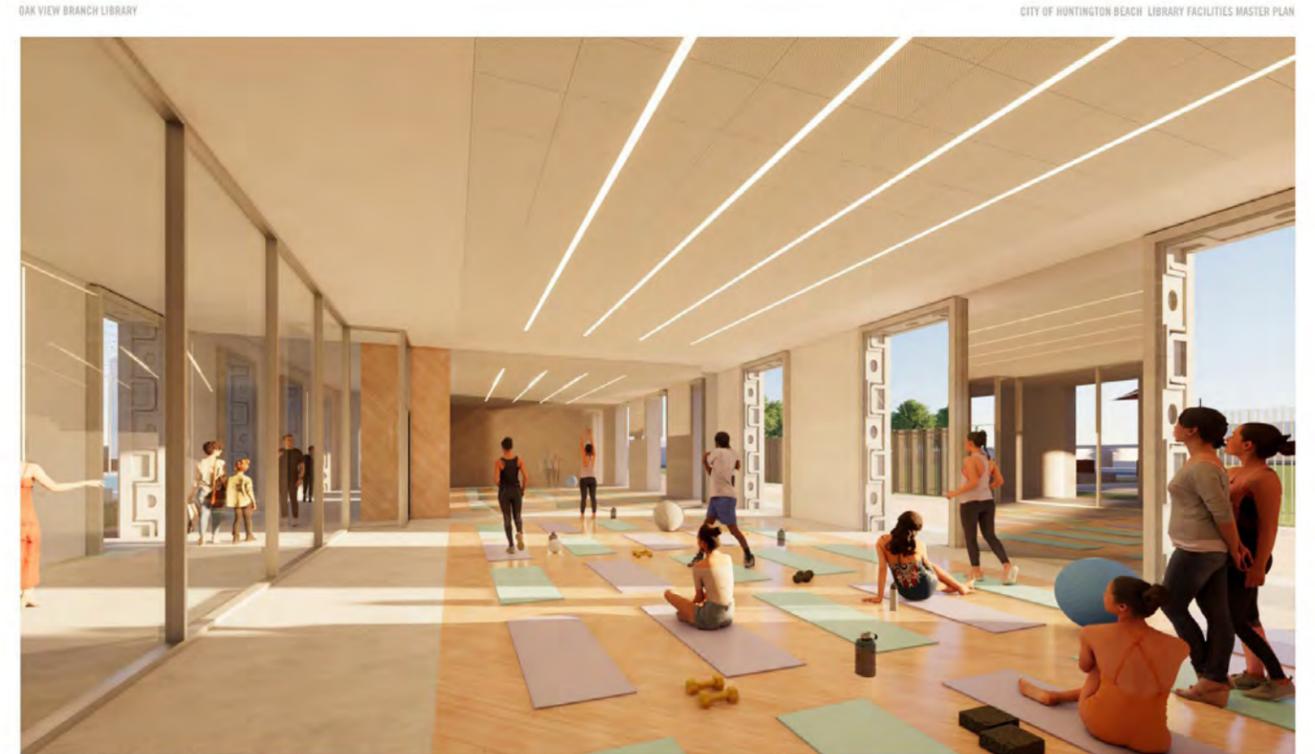
EXTERIOR VIEW (4) The new culinary/nutrition center opens out to both the promenade along the school's play field (foreground) and toward the sports court and community events space at the heart of the facility (beyond).



EXTERIOR VIEW (3) The sports court at the heart of the new facility can be transformed into a community events plaza.



INTERIOR VIEW (2) The meeting room can be doubled in size by raising a retractable acoustical partition, connecting the two adjoining meeting rooms.



INTERIOR VIEW (3) New family fitness studio



INTERIOR VIEW (4) The children's library is visible upon entry to the second floor library.



INTERIOR VIEW (5) The second floor library looks out over the school's play yard. The group study, tutoring and mentoring rooms are beyond on the left.

MAIN STREET BRANCH OPTION 1: SINGLE STORY LIBRARY ADDITION

- An addition of 5,000 SF on the south side of the library on a site formerly occupied by a city fire station (removed in 1970s).
- With the addition, the library facility achieves the 14,000 SF necessary for a properly functioning small branch library.
- The service court is accommodated between the existing building and the new addition with access off of Pecan Avenue.
- No new parking is provided as a part of this project.
- Some park space is removed as a part of this project.



OPTION 1 Approximately 5,000 SF are added with a single story addition facing onto 6th Street.

OPTION 1: LIBRARY ONLY

MAIN STREET BRANCH OPTION 2: TWO STORY LIBRARY + SURF MUSEUM ADDITION

- An addition of approximately 8,000 SF on the south side of the library on a site formerly occupied by a city fire station (removed in 1970s).
- With the addition of 5,000 SF the library facility would achieve the 14,000 SF necessary for a properly functioning small branch library.
- The museum would enjoy its own entrance facing 6th Street with some gallery space on the ground floor and some on a partial second floor.
- A service court is accommodated between the existing building and new addition with access off of Pecan Avenue.
- No new parking is provided as a part of this project.
- Some park space is removed as a part of this project.



OPTION 2 In addition to the 5,000 SF library addition there would be added an approximately 3,000 SF Surf Museum situated mostly at the second floor of the two story addition.

OPTION 2: LIBRARY + SURF MUSEUM

MAIN STREET BRANCH LIBRARY – TWO OPTIONS

MAIN STREET BRANCH LIBRARY

MAIN STREET BRANCH LIBRARY EXISTING CONDITIONS

While respecting the historic status of the existing facility and abiding by the US Secretary of the Interior guidelines, interventions required to prepare this building for renovation and expansion into an adequately functioning branch would include:

- Removal of the mezzanine (formerly library staff space now used for storage).
- Removal of various ad hoc interventions that have accumulated over the years.
- Repair and upgrade of the seismic stabilizing structural system.
- Repair and upgrade of the mechanical, electrical and plumbing systems.

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



EXISTING STRUCTURE The building features a distinct structural system and distinctive double height volumes.



REMOVAL OF MEZZANINE The mezzanine would require extensive intervention at great cost to bring to current code and instead should be removed.



REMOVAL OF MISCELLANEOUS ACCUMULATIONS Various interventions that accumulated over the years and are not part of the original architecture of the building should be removed.



CLEARED INTERIORS SUITABLE FOR RENOVATION Upon careful removal of unnecessary obstructions the building is ready for restoration and upgrade.

OPTIONS 1 & 2: RENOVATION / RESTORATION

MAIN STREET BRANCH LIBRARY OPTION 1 VEHICULAR CIRCULATION/PARKING CONFIGURATION AND SITE DEVELOPMENT SITE PLANS

- This library cannot be transformed into a properly functioning branch facility without consuming park space.
- No new parking can be accommodated on this site without taking more park space.
- Service vehicle access is maintained off of Pecan Avenue.
- The relationship with the Huntington Beach Art Center across Main Street is maintained.

Three exterior views are offered to assist with the understanding of the master plan concept site diagrams. They are arranged in sequential order as a tour of the imagined outcome of the feasibility study:

- **EXTERIOR VIEW 1** The addition faces the prominent corner of Main Street and 6th Street and features a second entrance serving the new community meeting room.
- **EXTERIOR VIEW 2** The addition forms new frontage along 6th Street.
- **EXTERIOR VIEW 3** The new community meeting room faces onto Triangle Park.



OPTION 1 VEHICULAR CIRCULATION AND PARKING SITE PLAN No new parking is provided.



OPTION 1 SITE DEVELOPMENT SITE PLAN Existing park space is necessarily taken to accommodate the library addition.

MAIN STREET BRANCH OPTION 2 LIBRARY EXPANSION WITH SURF MUSEUM ADDITION VEHICULAR CIRCULATION/PARKING AND SITE PLANS

- This library cannot be transformed into a properly functioning branch facility without consuming park space.
- Since the Surf Museum would reside mostly at a partially second floor of the addition its accommodation into the addition would not consume significantly more park space than Option 1.
- No new parking can be accommodated on this site without taking more park space.
- Service vehicle access is maintained off of Pecan Avenue.
- The relationship with the Huntington Beach Art Center across Main Street is maintained.

Three exterior views are offered to assist with the understanding of the master plan concept site diagrams. They are arranged in sequential order as a tour of the imagined outcome of the feasibility study:

- **EXTERIOR VIEW 1** Viewed from the front of the library along Main Street the two story addition if properly configured would entail minimum visual impact on the existing historic structure.
- **EXTERIOR VIEW 2** A double height gallery off of the Surf Museum's 6th Street entrance would occupy the prominent corner of Main Street and 6th Street.
- **EXTERIOR VIEW 3** The library/museum addition would provide new frontage along 6th Street centered around the museum's separate entrance.



OPTION 1 VEHICULAR CIRCULATION AND PARKING SITE PLAN No new parking is provided.



OPTION 1 SITE DEVELOPMENT SITE PLAN Existing park space is necessarily taken to accommodate the library addition.

PARKING & SITE DEVELOPMENT SUMMARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

MAIN STREET BRANCH LIBRARY



MASTER PLAN CONCEPT OPTION 1 SITE PLAN The existing building would be preserved and renovated in accordance with Secretary of Interior standards and a 5,000 SF addition would transform the library into a fully functioning branch facility.

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OPTION 1: MAIN STREET BRANCH LIBRARY ONLY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

MAIN STREET BRANCH LIBRARY



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	1,303 SF	11.1%
PUBLIC MEETING SPACE	1,663 SF	14.1%
POPULAR LIBRARY	199 SF	1.7%
CUSTOMER SERVICE	380 SF	3.2%
STAFF AREAS	1,815 SF	15.4%
FRIENDS OF THE LIBRARY	290 SF	2.5%
CHILDREN'S LIBRARY	3,493 SF	29.6%
YOUNG ADULT SPACE	674 SF	5.7%
TEEN SERVICES	1,974 SF	16.7%
BUILDING SERVICES	341 SF	NA
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)	11,788 SF	89.8% GSF
GROUND FLOOR UNASSIGNABLE SQUARE FEET	1,333 SF	10.2% GSF
GROSS GROUND FLOOR SQUARE FEET (GSF)	13,121 SF	

TOTAL BUILDING OVERALL	
ASSIGNABLE SQUARE FEET (ASF)	11,788 SF
UNASSIGNABLE SQUARE FEET	1,333 SF
TOTAL BUILDING GROSS SQUARE FEET (GSF)	13,121 SF



RENOVATION AND ADDITION CONCEPT OPTION 1 GROUND FLOOR

FLOOR PLAN – TEST FIT OF THE BRANCH LIBRARY PROGRAM

MAIN STREET BRANCH LIBRARY OPTION 1 CONCEPT SITE CONFIGURATION VISUALIZATIONS



EXTERIOR VIEW (1) The addition would face onto the intersection of Main and 6th Streets.



EXTERIOR VIEW (2) The addition would gracefully form frontage along 6th Street.



EXTERIOR VIEW (3) The addition would face onto the park.



MASTER PLAN CONCEPT OPTION 1 LOOKING NORTHWEST The addition sits off to the side of the main body of the existing building.

OPTION 1: MAIN STREET BRANCH LIBRARY ONLY

MAIN STREET BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

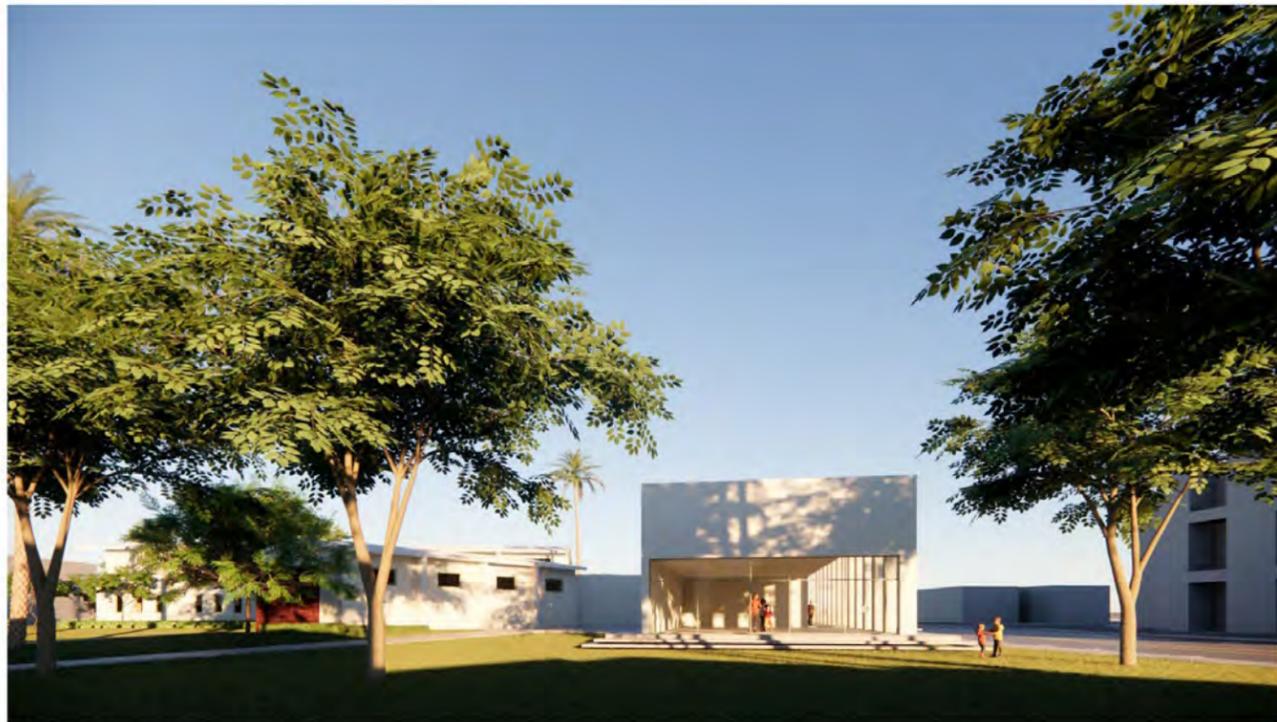


EXTERIOR VIEW (1) The addition would face onto the intersection of Main and 6th Streets.



MAIN STREET BRANCH LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



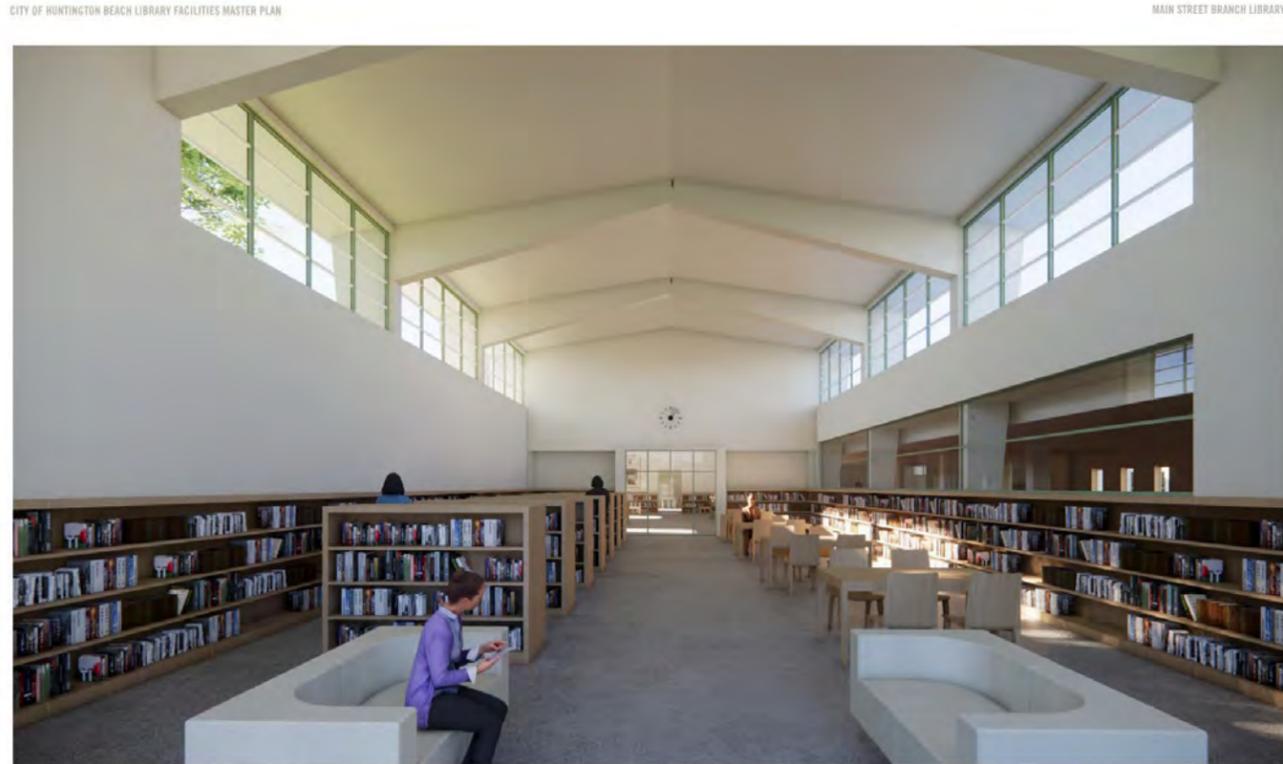
EXTERIOR VIEW (3) The addition would face onto the park.

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

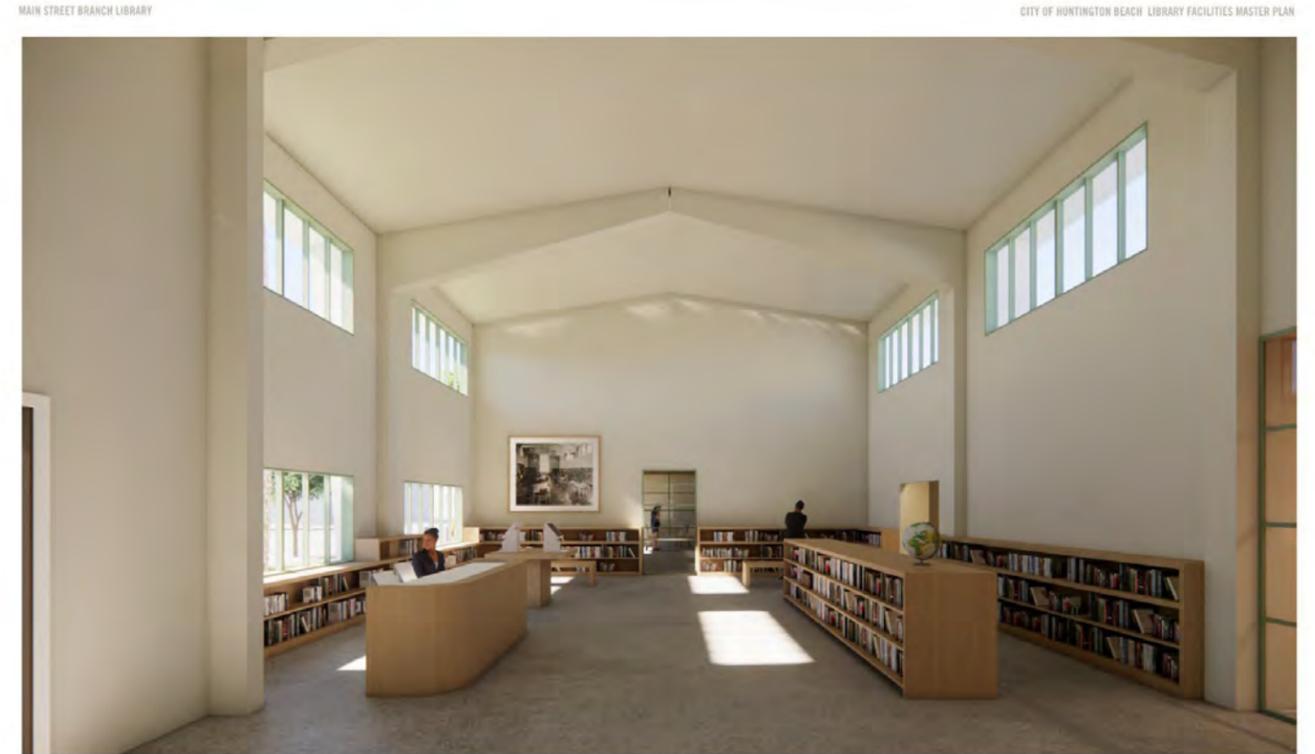
MAIN STREET BRANCH LIBRARY



EXTERIOR VIEW (2) The addition would gracefully form frontage along 6th Street



INTERIOR VIEW (1) The restored adult reading room.



INTERIOR VIEW (2) The new space created with the removal of the mezzanine would include circulation services, the marketplace, new arrivals, Friends of the Library etc.



INTERIOR VIEW (3) The children's library would re-occupy the area of the building in which currently resides the community meeting room.



CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

MAIN STREET BRANCH LIBRARY



MASTER PLAN CONCEPT OPTION 2 SITE PLAN The existing building would be preserved and renovated in accordance with Secretary of Interior standards and a two story addition would accommodate approximately 5,000 SF of additional floor area for the library with another approximately 3,000 SF for the Surf Museum.

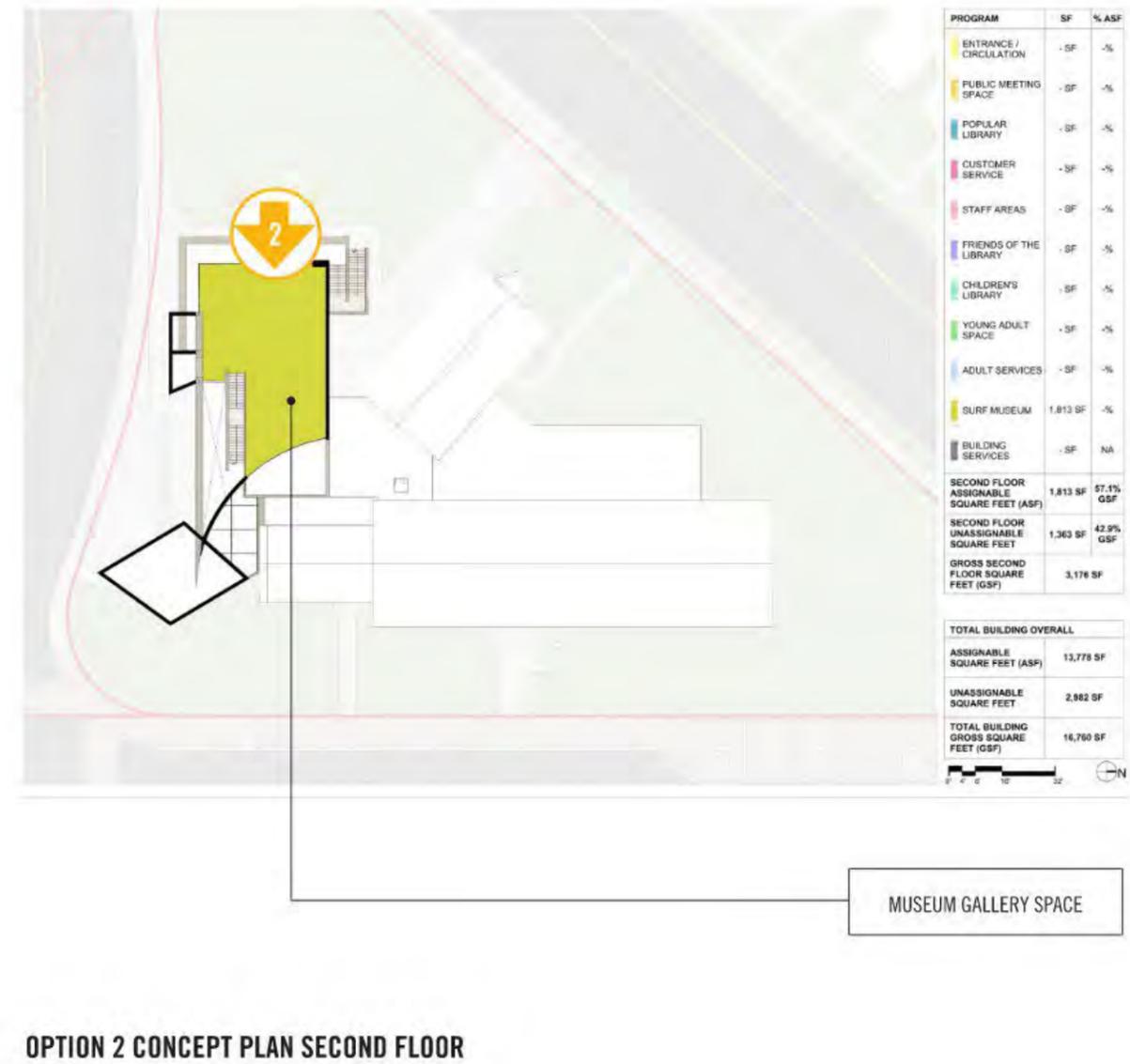
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OPTION 2: MAIN STREET BRANCH LIBRARY + SURF MUSEUM

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

MAIN STREET BRANCH LIBRARY



FLOOR PLANS – TEST FIT OF THE BRANCH LIBRARY PROGRAM + SURF MUSEUM

MAIN STREET BRANCH LIBRARY OPTION 1 CONCEPT SITE CONFIGURATION VISUALIZATIONS



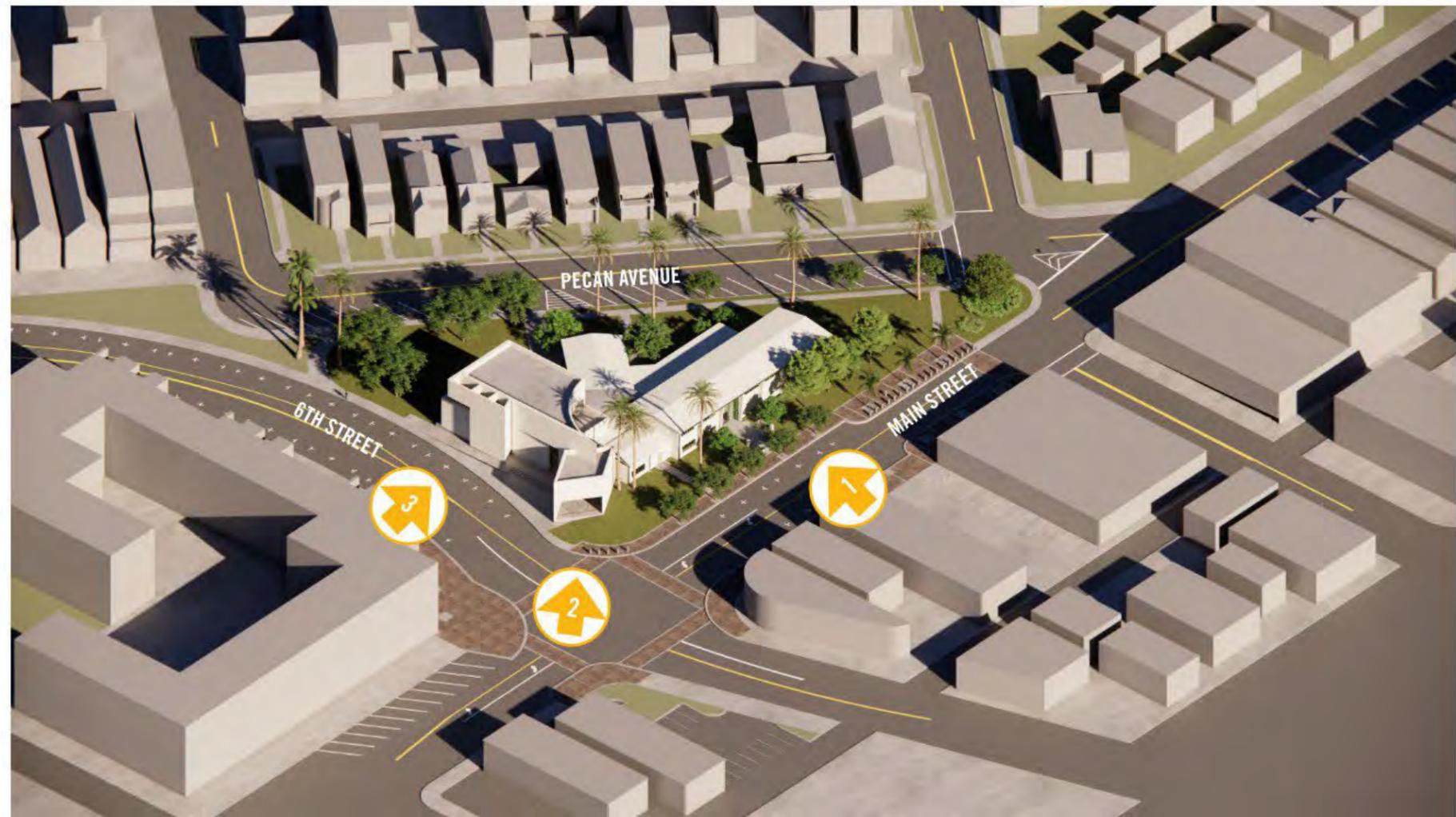
EXTERIOR VIEW (1) The two story addition recedes from view as seen from the front of the existing library.



EXTERIOR VIEW (2) The double-height ground floor museum gallery space would face the prominent corner of Main Street at 6th Street.

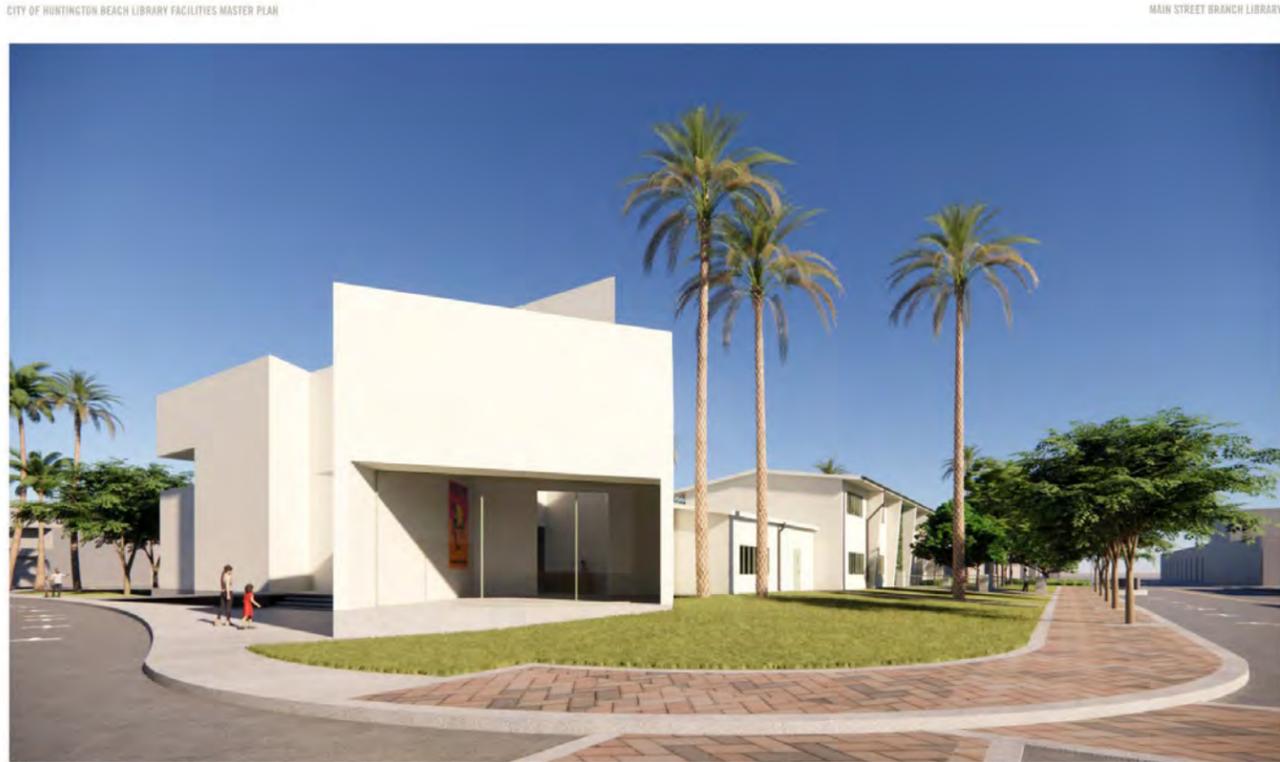


EXTERIOR VIEW (3) The museum would feature its own entrance facing 6th Street



MASTER PLAN CONCEPT OPTION 2 LOOKING NORTHWEST The two story addition sits off to the side of the main body of the existing building and features a separate museum entrance facing 6th Street.

OPTION 2: MAIN STREET BRANCH LIBRARY + SURF MUSEUM



EXTERIOR VIEW (2) One of the museum gallery spaces would face the prominent corner of Main Street at 6th Street.

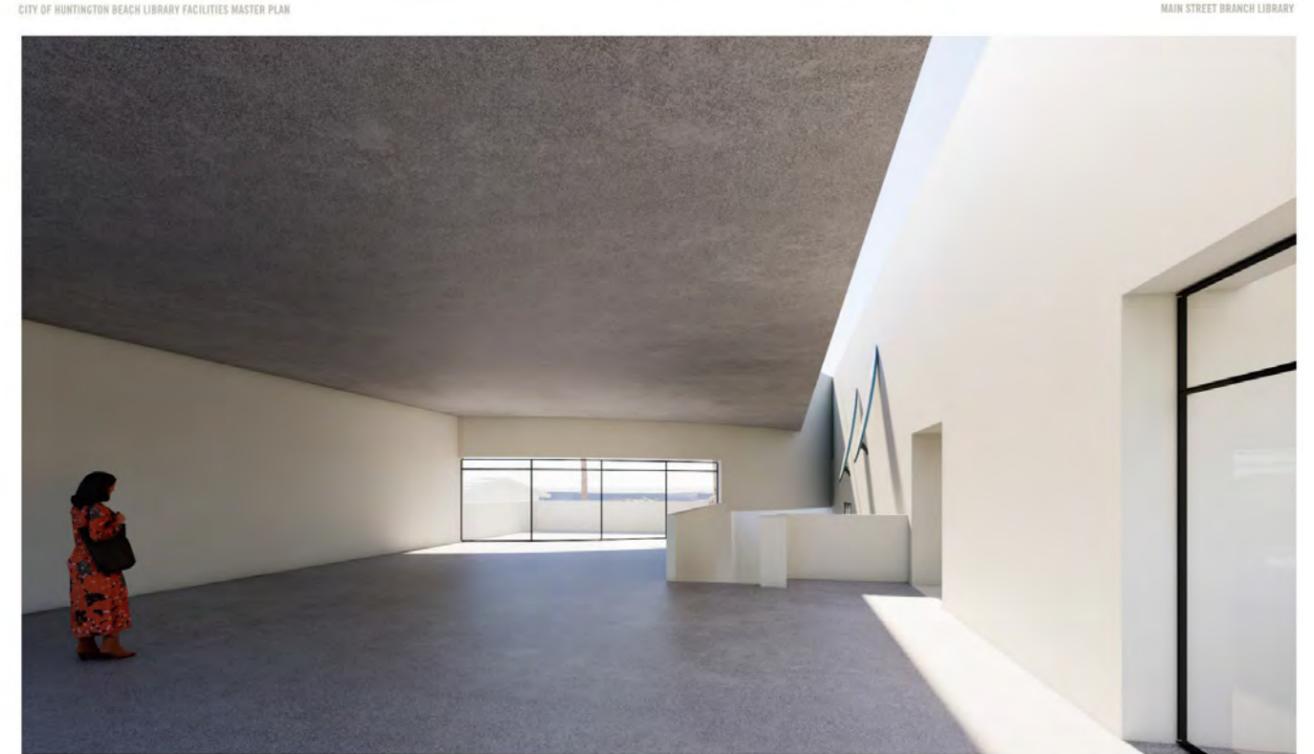


EXTERIOR VIEW (1) The two story addition (left) recedes from view upon approach to the front and main entrance of the existing library (right).





INTERIOR VIEW (1) The museum enjoys its own entrance (off of 6th Street) as seen here from the double-height ground floor gallery looking toward the stairs to the second floor gallery beyond.



INTERIOR VIEW (2) The museum's second floor gallery.

OPTION 2 – MAIN STREET BRANCH LIBRARY + SURF MUSEUM

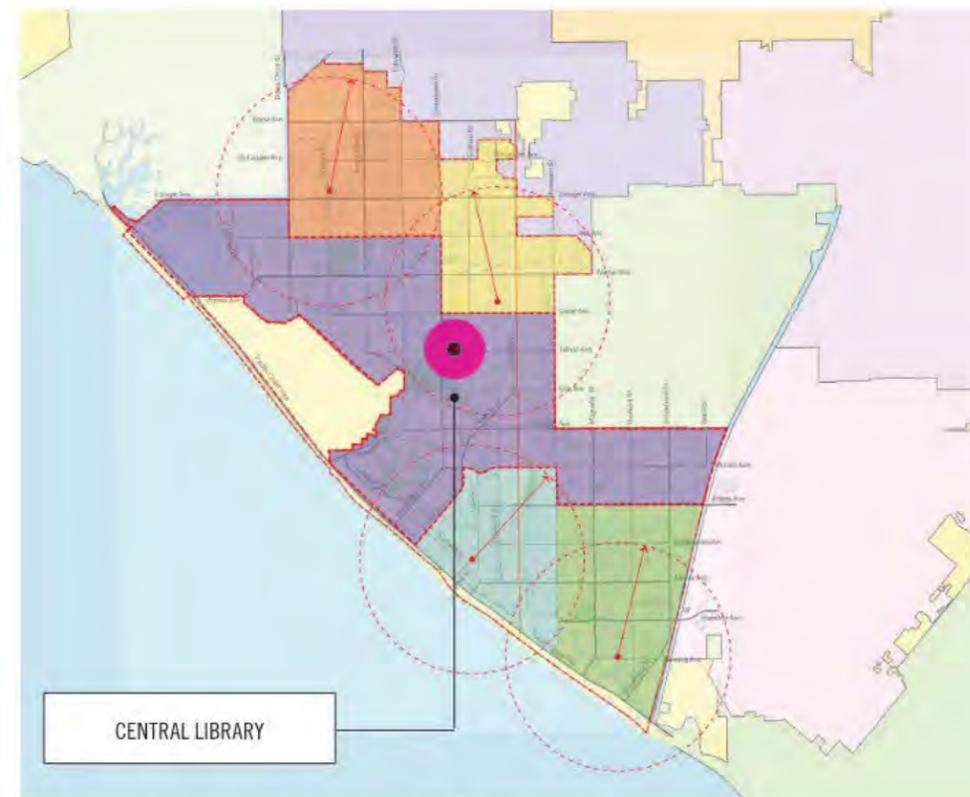
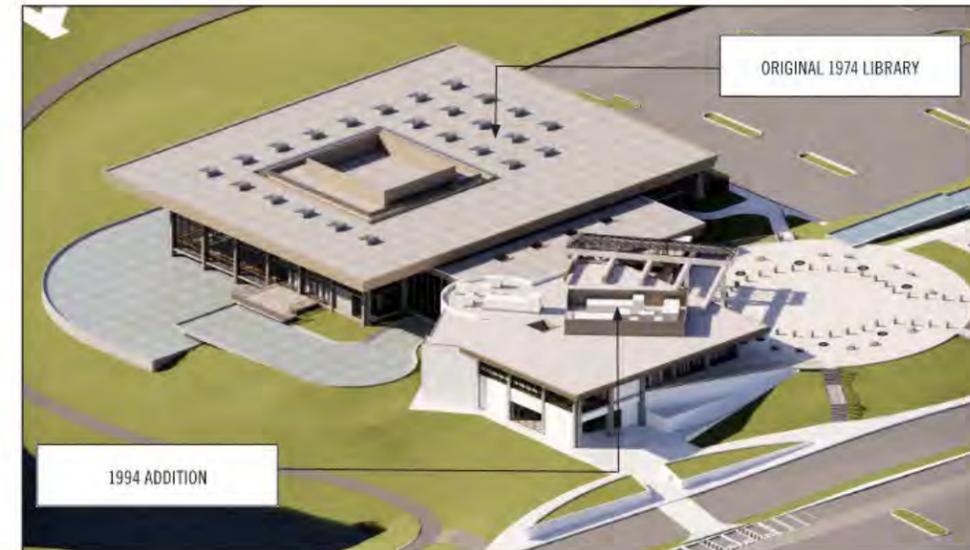
CENTRAL LIBRARY EXISTING CONDITIONS

Central Library is highly valued and heavily used by both Huntington Beach and Orange County residents. The existing facility was built in two phases, the original Neutra building in 1974 and an addition in 1994. The 1994 addition has never been considered complimentary to the Neutra building for many reasons, among them being:

- The enclosure of the iconic exterior entrance ramp and fountain and the loss of the direct connection to the park.
- The obscuring of the original building entrance
- The imposition of irregular geometry on the simple geometry of the original building

The lower level theater and community meeting rooms within the 1994 addition are, however, highly valued by the community.

Neither the Neutra building nor the 1994 addition have received much attention in the over fifty and thirty years respectively since their construction. Most of the building's systems are outdated and at the end of their useful lives, the space utilization is ad-hoc, inefficient, and underutilized.



CENTRAL LIBRARY SERVING ALL OF HUNTINGTON BEACH

CENTRAL LIBRARY – CHALLENGES & OPPORTUNITIES

CENTRAL LIBRARY

CENTRAL LIBRARY EXISTING PROGRAM COMPONENTS

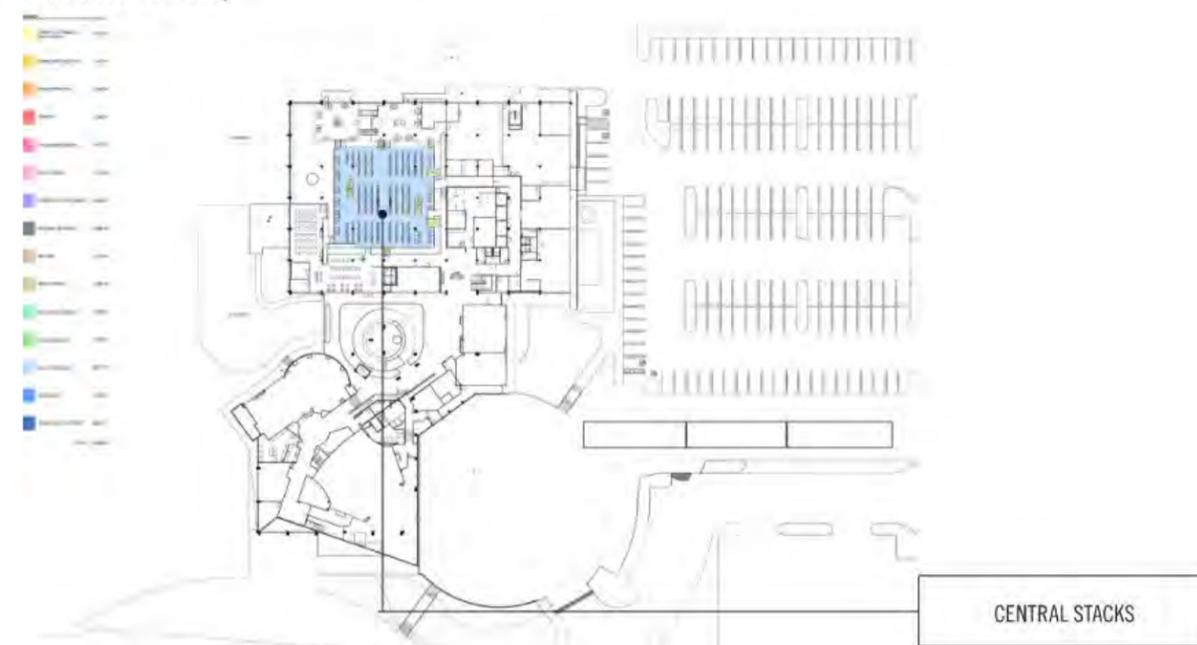
Areas of the library that require remediation, repair, renovation, expansion and/or replacement include:

- The children's library is outdated, too small, inefficient and inflexible.
- The children's story time theater is too small and inflexible and therefore does not support potential programming that is best practice for contemporary children's multi-purpose program space.
- The bookstore tower is not compliant with current California and Federal seismic and ADA accessibility codes.
- The elevators are not compliant with current California and federal building codes.
- There is no functioning teen library as is the standard across California.
- The library lacks the array of group study rooms that are the standard across California.
- The maker space is too small and not able to keep up with demand.
- Circulation services are too large and improperly located.
- Library administration and staff are improperly located.
- All of the mechanical, electrical and plumbing systems require upgrade and/or replacement.
- The roof must be replaced.
- The central ramp and fountain is noisy, cutoff from the park and smells of chlorine.
- The outdoor reflecting pools require wholesale repair and upgrade.

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



EXISTING PARK LEVEL Unprogrammed circulation and undertulized floor area consumes much of this level of the library



MEZZANINE AND UPPER LEVELS These are the upper floors of the central book stacks.

CENTRAL LIBRARY – CHALLENGES & OPPORTUNITIES

CENTRAL LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY RENOVATION OPTION 1: CHILDREN'S WING REPLACEMENT

The children's library improvement and expansion is accomplished with the removal and replacement of the upper level of the 1994 addition.



OPTION 1 Remove the upper level of the 1994 addition and replace with a new children's wing in configuration and functionality that is consistent with the original 1974 master plan.

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OPTION 1: CHILDREN'S WING REPLACEMENT

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY

CENTRAL LIBRARY RENOVATION OPTION 2: CHILDREN'S WING RENOVATION

The children's library improvement and expansion is accomplished with minor changes to the upper level of the 1994 addition building envelope and extensive interior renovations.



OPTION 2 Remove modest portions of the upper level of the 1994 addition, gut and renovate the interiors of the upper level to accommodate better configured, more efficient and functional children's library.

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OPTION 2: CHILDREN'S WING RENOVATION

CENTRAL LIBRARY – TWO OPTIONS



SITE PLAN



AERIAL VIEW

CENTRAL LIBRARY OPTION 1: CHILDREN'S WING REPLACEMENT

CENTRAL LIBRARY

**CENTRAL LIBRARY RENOVATION OPTION 1
CHILDREN'S WING REPLACEMENT**

The replacement of the upper level of the 1994 addition is accomplished without disturbing the lower level.

- VIEW 0 The existing condition
- VIEW 1 Remove exterior building envelope at the upper level only.
- VIEW 2 Remove most of the existing structure at the upper level only.
- VIEW 3 Some of the structure near the front of the building remains.
- VIEW 4 New structure is installed to reconnect the wing to the main building.
- VIEW 5 The regularized rectangle building envelope of the upper level of the addition more closely resembles that which was stipulated in the original Neutra master plan.

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



(0) EXISTING 1994 ADDITION LOOKING NORTHWEST



(3) SOME OF THE STEEL STRUCTURE CAN REMAIN IN PLACE

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CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



(1) REMOVE ALL EXTERIOR FINISHES AT THE UPPER LEVEL



(4) NEW STRUCTURE COMPLETES THE CONNECTION BACK TO THE MAIN BUILDING

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CENTRAL LIBRARY



(2) REMOVE MOST OF STEEL STRUCTURE AT UPPER LEVEL



(5) THE NEW WING ACCOMMODATES THE CHILDREN'S LIBRARY WITH ADJACENT OUTDOOR CHILDREN'S PLAY AREA (NEXT TO ARRIVAL COURT)

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STRUCTURAL FEASIBILITY

CENTRAL LIBRARY OPTION 1: CHILDREN'S WING REPLACEMENT

CENTRAL LIBRARY

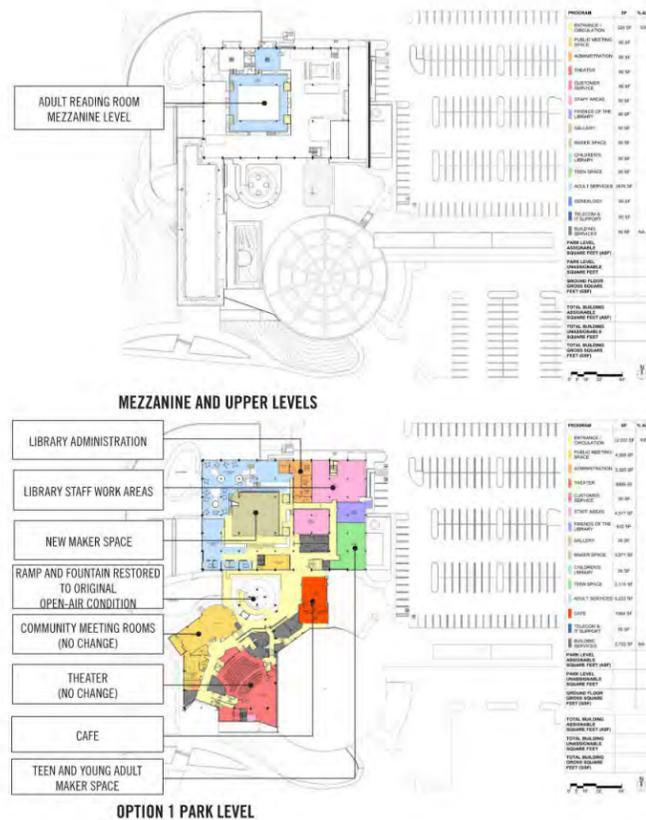
CENTRAL LIBRARY RENOVATION AND ADDITION OPTION 1 CONCEPT FLOOR PLANS

Some of the major features of the renovation include:

- The children's library occupies all of the children's wing replacement.
- An enclosed children's play yard is established in the area left from the removal of the larger 1994 addition footprint.
- The teen library occupies an area immediately adjacent to the library entrance between the children's library and the adult reading room.
- The existing book stacks are removed to make way for a double height adult reading room.
- A new makerspace is established below the adult reading room at the lowest level of the removed book stacks (park level).
- A new cafe at park level looks out onto the park.
- The central ramp and fountain are unenclosed, under cover and reconnected to both the park and the arrival court.

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CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

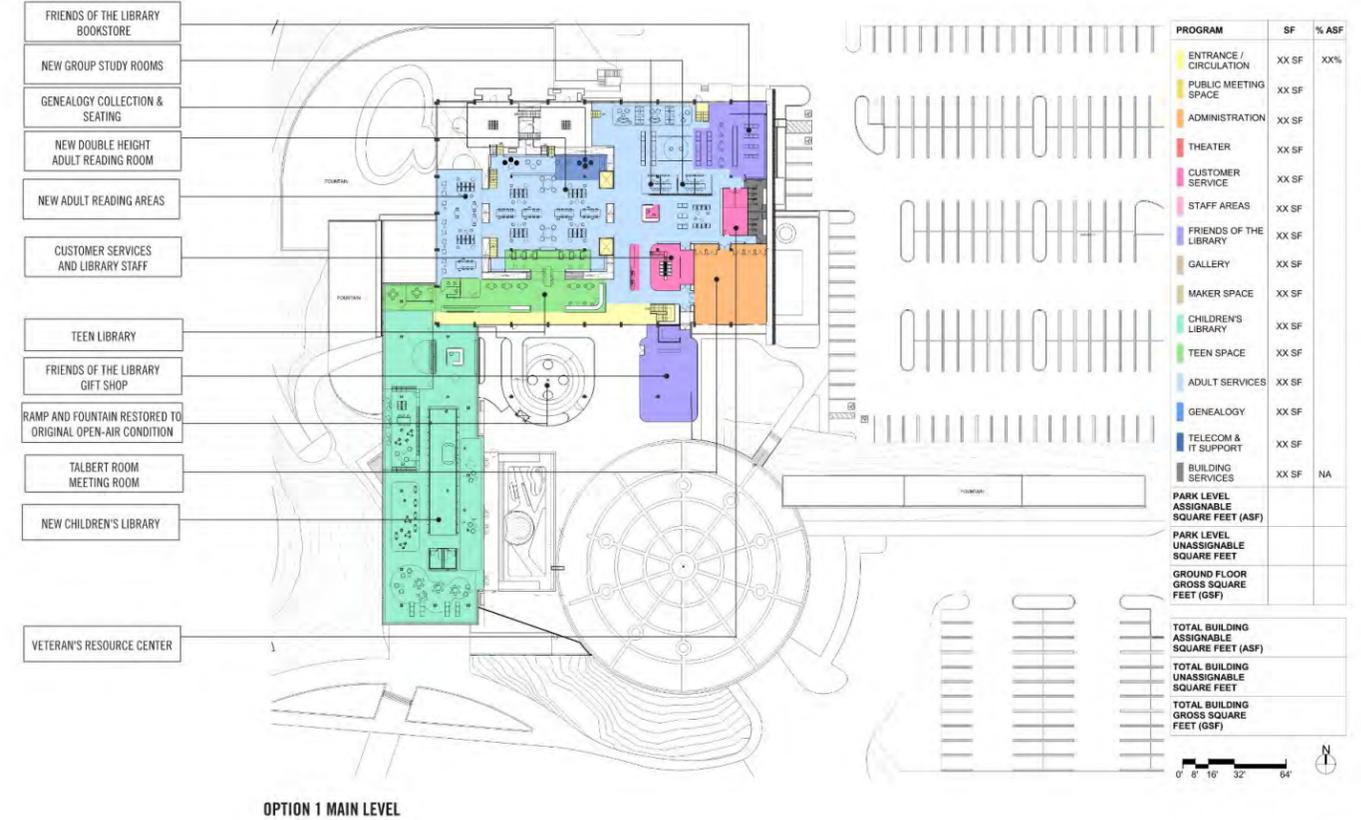


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PARK LEVEL, MEZZANINE, AND UPPER LEVEL

CENTRAL LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



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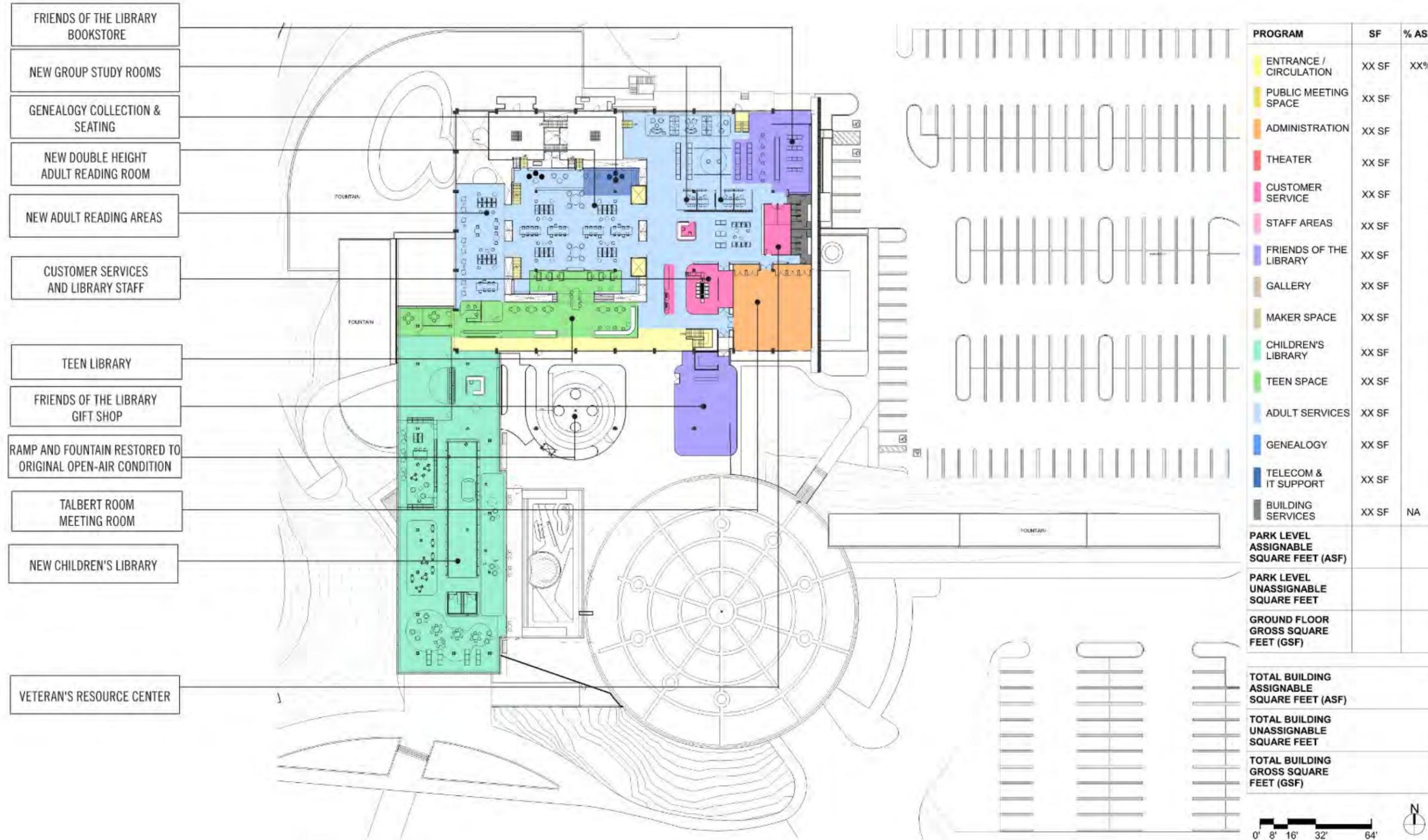
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MAIN LEVEL

CENTRAL LIBRARY OPTION 1: CHILDREN'S WING REPLACEMENT

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY



OPTION 1 MAIN LEVEL

MAIN LEVEL

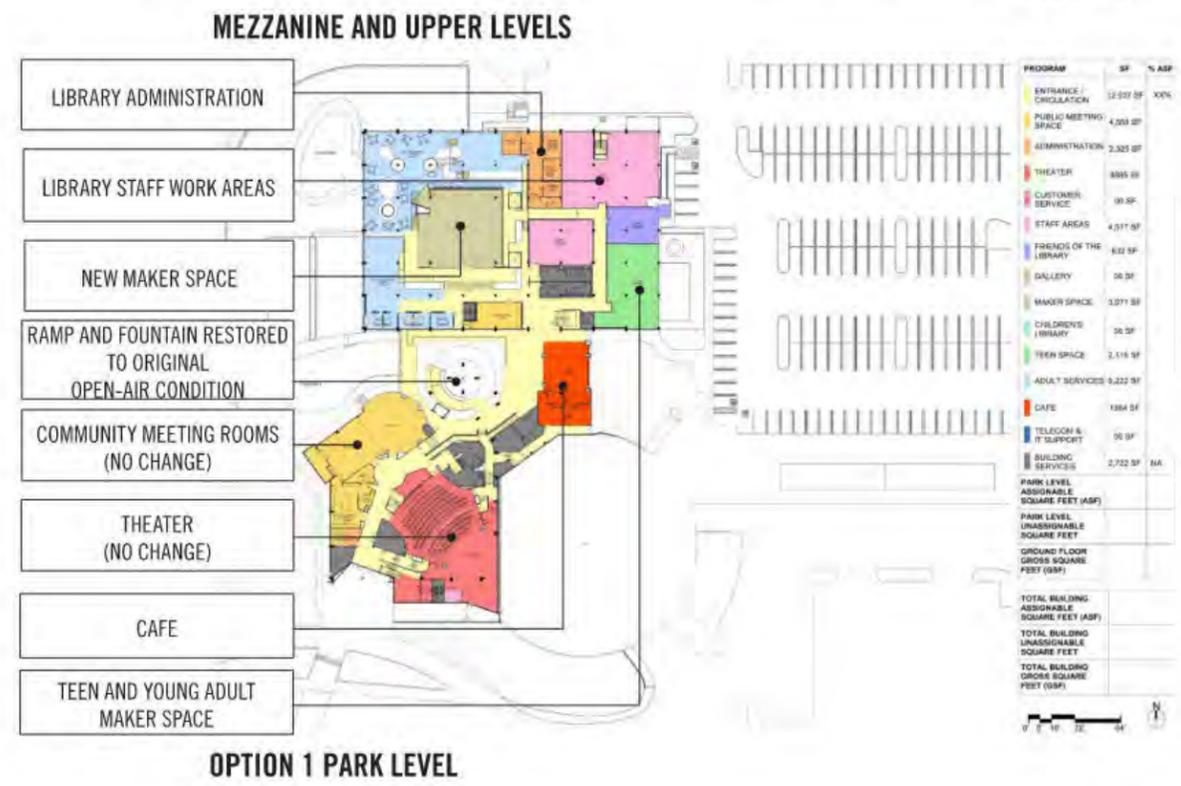
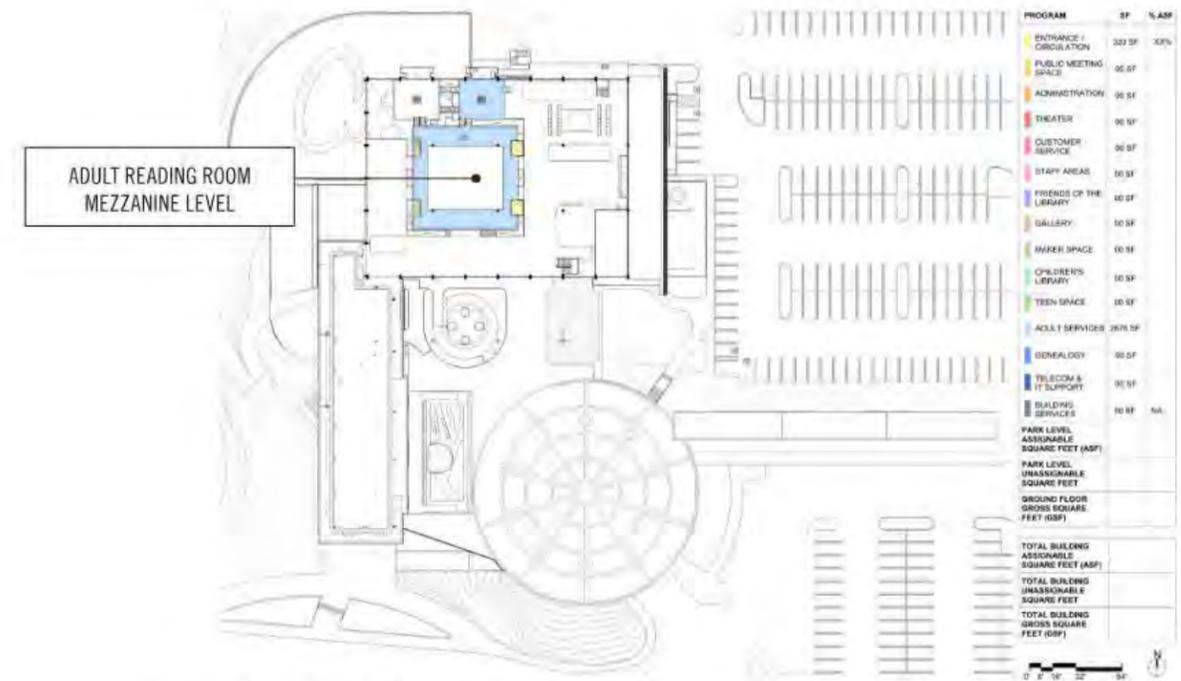
CENTRAL LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY RENOVATION AND ADDITION OPTION 1 CONCEPT FLOOR PLANS

Some of the major features of the renovation include:

- The children's library occupies all of the children's wing replacement.
- An enclosed children's play yard is established in the area left from the removal of the larger 1994 addition footprint.
- The teen library occupies an area immediately adjacent to the library entrance between the children's library and the adult reading room.
- The existing book stacks are removed to make way for a double height adult reading room.
- A new makerspace is established below the adult reading room at the lowest level of the removed book stacks (park level).
- A new cafe at park level looks out onto the park.
- The central ramp and fountain are unenclosed, under cover and reconnected to both the park and the arrival court.



PARK, MEZZANINE AND UPPER LEVELS



EXTERIOR VIEW (1) The original 1974 library entrance has been restored (center) new children's wing and outdoor play area are to the left



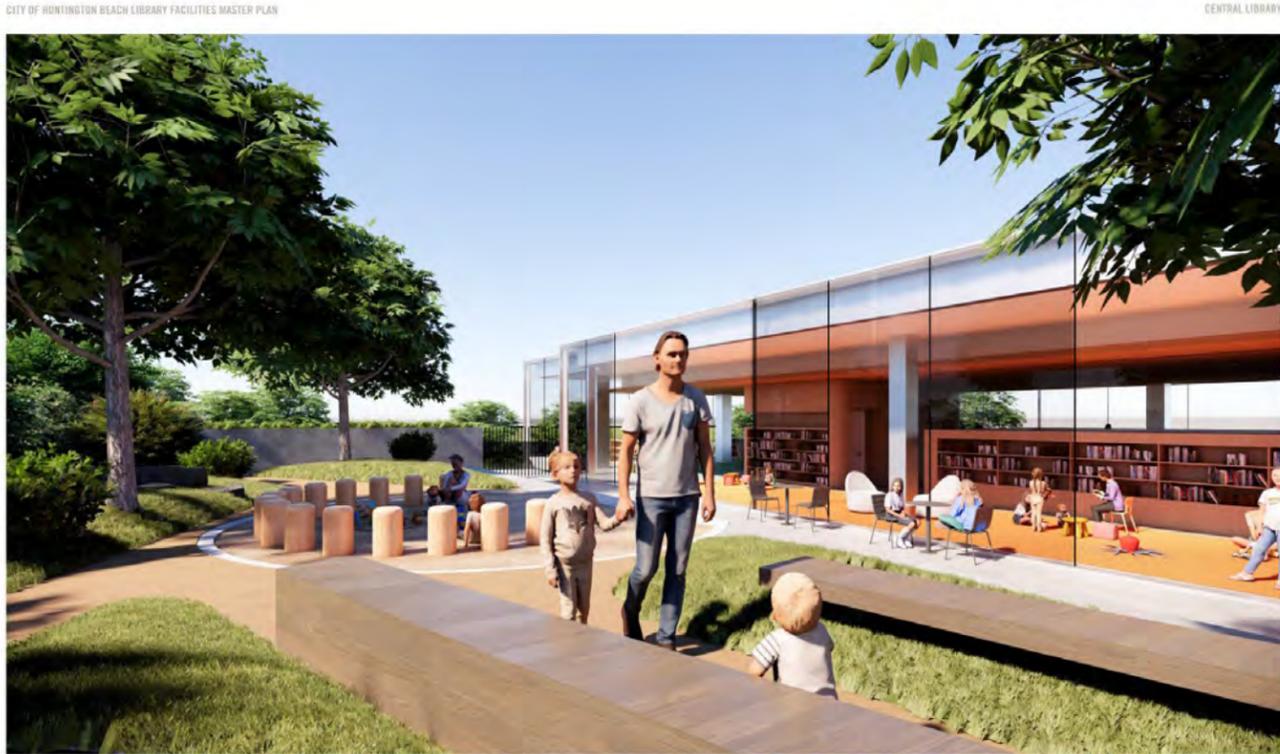
EXTERIOR VIEW (2) T The original 1974 library entrance has been restored (beyond), new children's outdoor play area resides behind the planted wall to the left



EXTERIOR VIEW (5) The historic ramp and fountain have been restored to their original covered outdoor condition. The new library entrance is to the right out of view.



EXTERIOR VIEW (6) Restoration of the reflecting pools would include new shaded reading terraces.



EXTERIOR VIEW (4) The new children's play yard looking toward the new children's library wing.

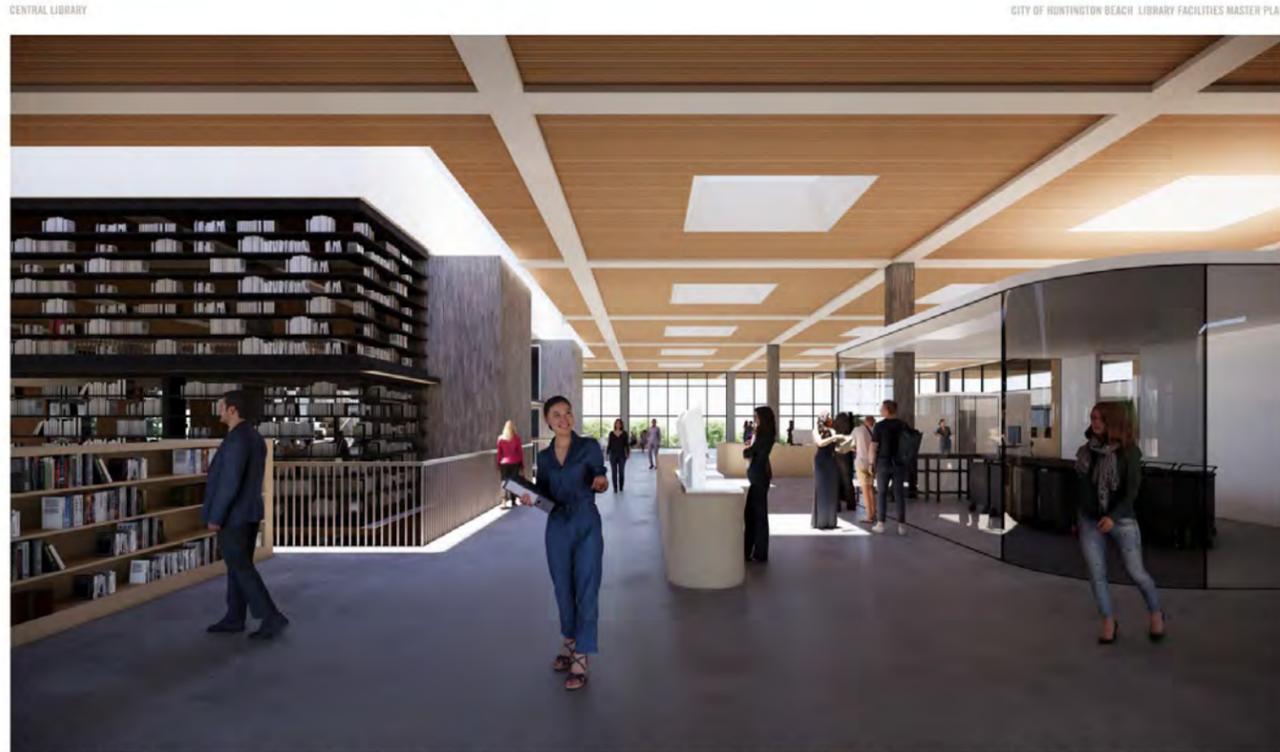


INTERIOR VIEW (6) New children's library looking out over park.



INTERIOR VIEW (5) The new children's library looking out onto the new children's play area.





INTERIOR VIEW (1) The new library entrance looking north, circulation services to the right, teen library to the left, and the new elevators and bookshelves surrounding a new adult reading room beyond.

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INTERIOR VIEW (2) View of the new teen library looking west.

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INTERIOR VIEW (3) Looking west toward new elevators, new adult reading room beyond.

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INTERIOR VIEW (4) New double-height adult reading room.

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CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY



INTERIOR VIEW (8) The new makerspace, adult reading terraces beyond.

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PARK LEVEL MAKER SPACE

CENTRAL LIBRARY

**CENTRAL LIBRARY RENOVATION OPTION 2
CHILDREN'S WING RENOVATION**

The children's library improvement and expansion is accomplished with minor changes to the upper level of the 1994 addition building envelope and extensive interior renovations.

- The original Neutra building entrance is restored.
- The central ramp and fountain remain enclosed.
- No new children's outdoor play yard is accommodated due to the larger footprint of the 1994 addition.

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



OPTION 2 Reconfigure and renovate upper level of 1994 addition.



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CENTRAL LIBRARY

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



CENTRAL LIBRARY RENOVATION AND ADDITION OPTION 2 LOOKING NORTHEAST The shape of the children's wing retains that of the 1994 addition except for the front entrance pavilion which is removed to restore the library entrance original to the 1974 building

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CENTRAL LIBRARY OPTION 2: CHILDREN'S WING RENOVATION

CENTRAL LIBRARY

**CENTRAL LIBRARY RENOVATION OPTION 2:
CHILDREN'S WING RENOVATION**

The reconfiguration and renovation of the upper level of the 1994 addition is accomplished without disturbing the lower level.

- VIEW 0 The existing condition
- VIEW 1 Remove exterior building envelope at the upper level only
- VIEW 2 Remove a small part of the existing structure at the upper level only
- VIEW 3 Most of the existing structure remains in place
- VIEW 4 Minor new structure is installed for modest revision to reflect removal of Tabby Theater and reconfiguration of exterior wall.
- VIEW 5 The original Neutra building library entrance is restored even as the reconfigured footprint of the children's wing remains mostly in place.

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



(0) EXISTING 1994 ADDITION LOOKING NORTHWEST



(3) MOST OF THE STEEL STRUCTURE REMAINS IN PLACE

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CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN



(1) REMOVE ALL EXTERIOR FINISHES AT THE UPPER LEVEL



(4) MINOR NEW STRUCTURE INSTALLED

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CENTRAL LIBRARY



(2) REMOVE A SMALL PART OF THE STEEL STRUCTURE AT UPPER LEVEL



(5) THE NEW WING ACCOMMODATES THE CHILDREN'S LIBRARY (WITHOUT ADJACENT OUTDOOR CHILDREN'S PLAY AREA AS IN OPTION 1)

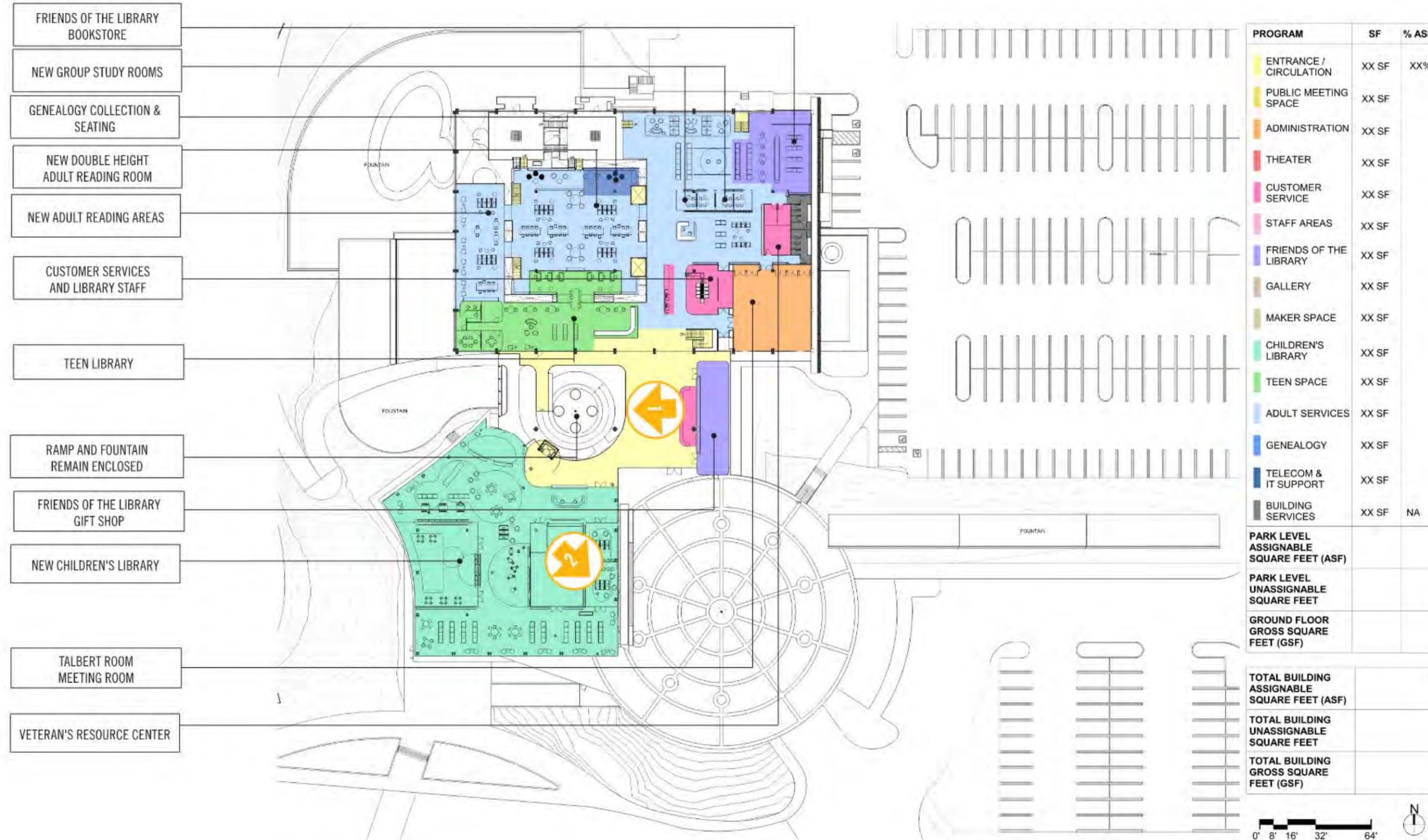
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STRUCTURAL FEASIBILITY

CENTRAL LIBRARY OPTION 2: CHILDREN'S WING RENOVATION

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY



OPTION 2 MAIN LEVEL

CENTRAL LIBRARY OPTION 2: CHILDREN'S WING RENOVATION MAIN LEVEL FLOOR PLAN



EXTERIOR VIEW (1) The original library entrance is restored, right, the reconfigured and renovated children's library left.



EXTERIOR VIEW (2) A bench and low wall protect the new children's library from impacts of the vehicular turnaround, but otherwise the library is open to it and park views beyond.



INTERIOR VIEW (7) The ramp and fountain remain indoors, but a skylight would be installed to provided abundant natural light through double height space of ramp and fountain down to park level below.

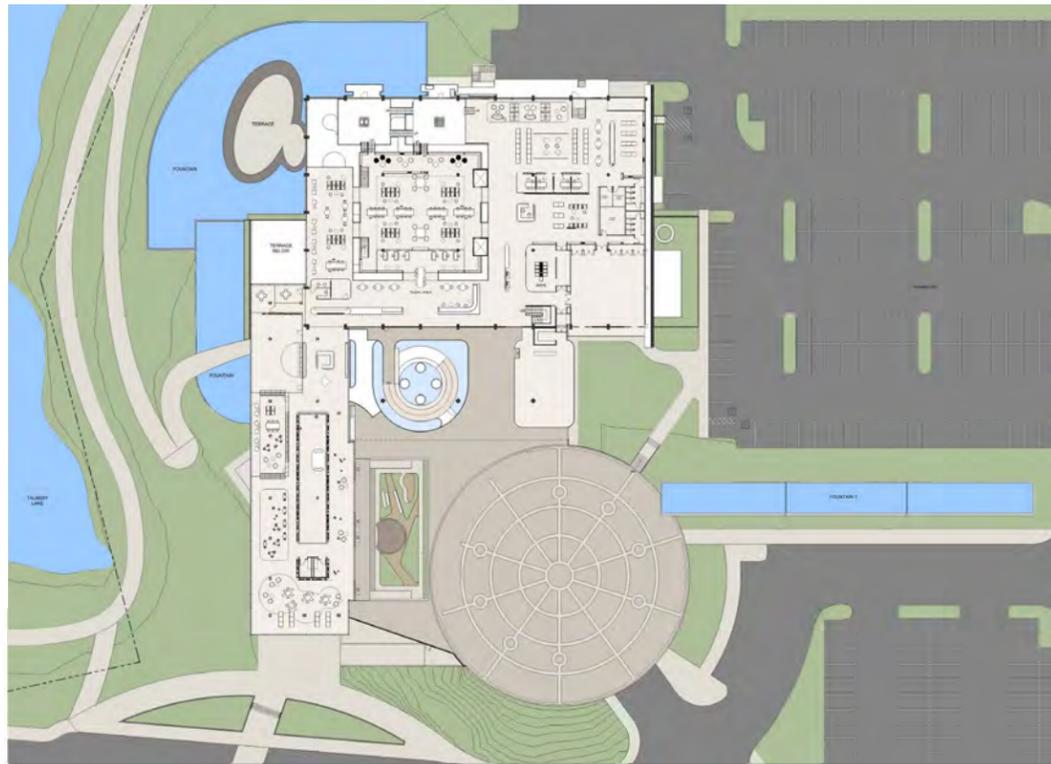


EXTERIOR VIEW (6)



CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY



MAIN LEVEL AT COMPLETION OF RENOVATION/ ADDITION OPTION 1

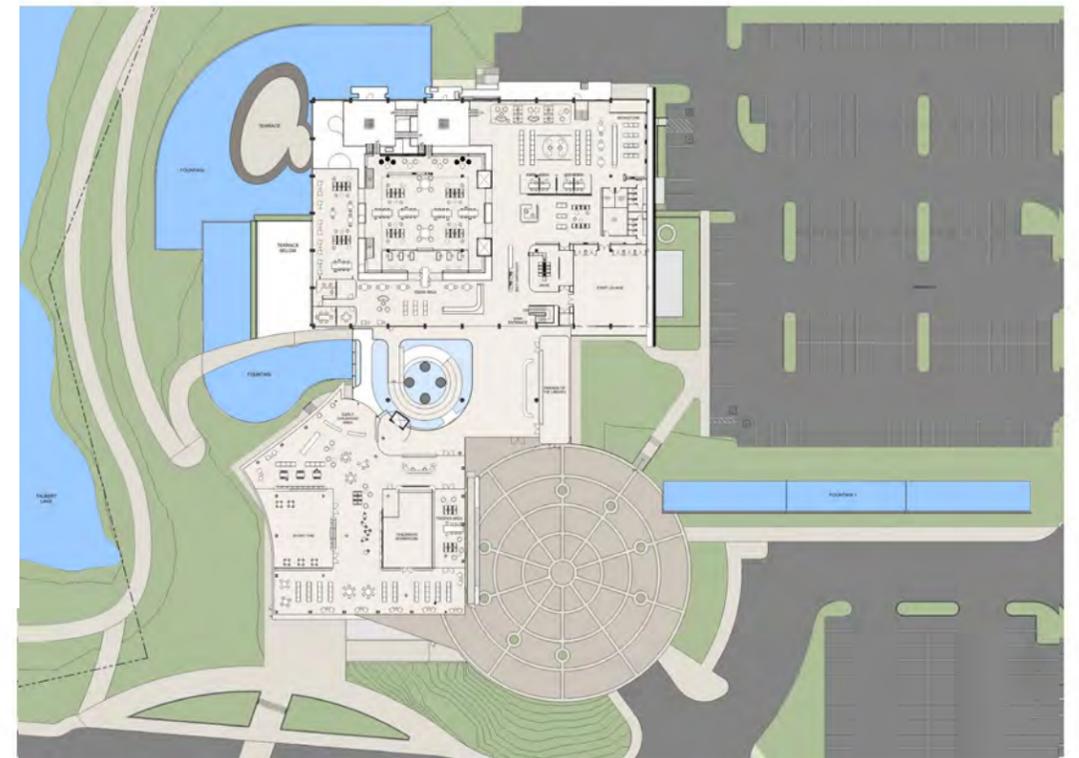
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OPTION 1: 92,000 SF +/-

CITY OF HUNTINGTON BEACH LIBRARY FACILITIES MASTER PLAN

CENTRAL LIBRARY



CENTRAL LIBRARY RENOVATION/ ADDITION OPTION 2 The upper level of the 1994 addition is modestly reconfigured in order to restore the original main library entrance and to accommodate an expanded children's library

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OPTION 2: 108,000 SF +/-

CENTRAL LIBRARY COST SUMMARY

- Total construction cost for renovation/restoration of all of Central Library as identified in Option 1 is \$141M.
- Total construction cost for renovation/restoration of all of Central Library as identified in Option 2 is \$145M.
- To provide the City flexibility in implementing renovation/restoration of Central Library over time, reflecting community priorities and available financial resources, the renovation of Central Library has been divided into separate projects. This allows the City to select a project or projects and close a portion of the library for the selected renovation project, maintaining operations in the remainder of the library.
- The projects summarized in the list on the facing page identify either an area of Central Library, such as “Children’s Library” or “Main Level Renovation (Neutra Building)” or a component of Central Library such as “Central Ramp and Fountain Renovation” or “Site Utilities Upgrades”. Scope of work for an individual project includes all associated work related to that project area including, for example, upgrade of the mechanical equipment serving that area of the building.
- Two of the identified projects are tied to re-building areas or components of the building that are not compliant with current code. Any of the renovation projects may require completion of one or both of these projects in order to meet minimum State of California code requirements with proposed new re-construction.
- One of these projects is the replacement of the bookstack section of the library which is not ADA compliant and is not compliant with current structural codes. It is identified as “Project 3 Bookstack Tower.”
- The second project is identified as “Neutra Building Glazing Replacement.” This project replaces all exterior single pane glazing at the building perimeter to meet building envelope energy standards. This project also replaces non-compliant glazing that is not tempered or shatter-resistant as required by current code.

COSTS OF CENTRAL LIBRARY RENOVATION IMPLEMENTATION BY COMPONENT (\$M)

Component	Option 1	Option 2
1. CHILDREN'S LIBRARY	36.3	40.4
2. VEHICULAR ENTRANCE PLAZA	6.6	6.3
3. BOOKSTACK TOWER REMOVAL	22.1	22.1
4. MAIN LEVEL RENOVATION (NEUTRA BUILDING)	14.1	14.1
5. PARK LEVEL RENOVATION (NEUTRA BUILDING)	15.4	15.4
6. PARK LEVEL RENOVATION (1994 ADDITION)	12.4	12.4
7. THEATER RENOVATION (1994 ADDITION)	5.1	5.1
8. BASEMENT LEVEL RENOVATION	2.4	2.4
9. CENTRAL RAMP AND FOUNTAIN RENOVATION	1.0	1.0
10. REFLECTING POOLS AND TERRACES RESTORATION AND IMPROVEMENTS	7.2	7.2
11. SITE IMPROVEMENTS	2.7	2.7
12. NEUTRA BUILDING ROOF REPLACEMENT	2.5	2.5
13. NEUTRA BUILDING GLAZING REPLACEMENT	8.3	8.3
14. BUILDING SYSTEMS REPAIRS AND UPGRADES	0	0
15. SITE UTILITIES UPGRADES	4.9	4.9
PROJECT TOTALS	\$140.8M	\$ 144.6 M

BRANCH SYSTEM COST OVERVIEW

Costs of implementation are provided mainly to provide context and without any expectation that the city would want to or could implement the entirety of the Master Plan at once, or ever. Instead, they are included to provide a decision making tool to help the city and the community establish priorities and an orderly road map toward partial or full implementation over a generation, or two.

- Costs summarized are construction costs reflecting current pricing and market conditions (February 2026).
- No schedule is proposed for any of the library projects and therefore no cost escalation based on projected market conditions at a future date is included in the cost summary presented.
- At this time annual projected escalation is estimated to be between 4 and 5% for each year between now and 2030.
- Total project cost for any project includes construction cost plus project soft costs.
- Soft costs include furniture, fixtures, equipment, professional services and construction management fees, city construction contingency, permit costs, and legal costs. Soft costs can be estimated to be approximately 30% of construction cost.

COSTS OF BRANCH SYSTEM IMPLEMENTATION BY COMPONENT (\$M)

Branch Library	New Construction	New Addition	Existing Building Renovation	Site Work	Totals
HELEN MURPHY BRANCH LIBRARY	21.8			5.6	<u>27.4</u>
BANNING BRANCH LIBRARY	24.3			9.1	<u>33.4</u>
MAIN STREET BRANCH LIBRARY	0	6.4	7.2	3.9	<u>25.3</u>
MAIN STREET BRANCH LIBRARY + SURF MUSEUM	0	9.4	7.2	3.9	<u>20.5</u>
OAK VIEW BRANCH LIBRARY + COMMUNITY CENTER	32.0			11.7	<u>43.7</u>
SUBTOTALS	<u>78.1</u>	<u>6.4 - 9.4</u>	<u>7.2</u>	<u>30.3</u>	\$122 -125M

