



Oak View Library & Community Center Conceptual Plan

City Council Study Session

May 2, 2023

Oak View Community Facilities

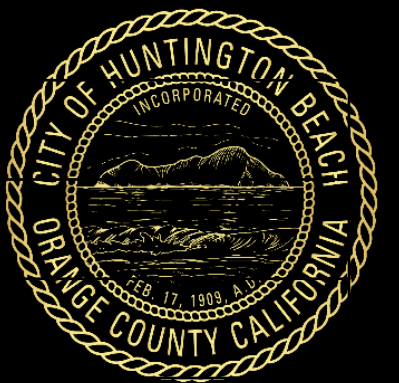
- Oak View Community Center
 - 6,487 square feet on City property, comprised of portable units for the Family Resource Center office space and a permanent structure for the gymnasium.
 - Family Resource Center is operated through a non-exclusive license agreement with the Children's Bureau.
- Oak View Branch Library
 - 4,182 square feet on Ocean View School District property, comprised of two portable units.
 - Operated through a Ocean View School District Lease Agreement.



Family Resource Center Data

Number of individuals served from 7/1/2022 – 3/31/2023

Service	Served	Dedicated Space in Building
Information & Referrals	4549 Individuals	Middle of lobby, no privacy for confidential information
Family Support Services	122 Families	Shared office, not always available when needed
Life Skills Workshops	82 Individuals	Shared space
Emergency Assistance	62 Families	Shared office, not always available when needed
Domestic Violence Intervention	28 Individuals	No space available
Legal Needs Assistance	17 Individuals	Shared space
Parent Education	30 Individuals	Shared space
Community Health Program	258 Individuals	Shared
Food Distribution	1181 Individuals	Outside space only
Drop-in Recreation Program	100 children/day	Shared space
Youth Development & Gang Prevention	84 Individuals	Share space



Oak View Branch Library Data

Data reflects Fiscal Year 2022/2023 projections:

- 15,000 books checked out
- 20,000 books used inside the branch
- Family Literacy Program
 - 170 Adults
 - 45 Youth
 - 65 Volunteer Tutors
- 35,000 visits, or 8.75 patrons per square foot – highest of all four branch locations
 - Central Library: 110,000 square feet with 525,000 visits or 4.77 patrons per square foot



OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER MASTER PLAN
CITY OF HUNTINGTON BEACH



FINAL REPORT
JOHNSON FAVARO
August 1, 2022

SUMMARY FINDINGS

Oak View Branch Library and Community Center

- Two new buildings are proposed. A two story, 24,520 SF building accommodates the new Library and Community Center programming. The second building is a Gymnasium totaling 11,400 SF and includes retractable seating for assembly.
- The Community Center totals 10,125 SF of the total building area and is located on the first floor of the Library/Community Center Building. The Library totals 14,395 SF and is primarily located on the second floor of the building. Library floor area on the first floor totals 1,527 SF and accommodates the street front Library entrance, elevator and stair access to the second floor library and a Circulation Workroom that accommodates Automated Materials Handling System (AMHS) equipment.
- The Community Center has four classrooms; a Tots Classroom for young children's programming and care, a Multi-purpose Classroom for community recreation, dance, aerobics and after school programming, a Nutrition/Wellness Classroom served by an instructional commercial kitchen and a Community Meeting Room, divisible into two meeting rooms that seats 100 people when configured as one room and 50 people when divided.
- The 11,400 SF Gymnasium is at the southeast corner of the project site, at the intersection of Barton Drive and Oak Lane. An additional 4,000 SF of covered outdoor area surrounds the gymnasium. The covered outdoor area opens to the adjoining courtyard and the west promenade that borders the Community Center and Gymnasium buildings.
- Between the two buildings is a 14,400 SF courtyard that faces Oak Lane. The courtyard contains an outdoor basketball court and a Children's Playground that totals 5,900 SF.
- The courtyard is designed for community events and is served by the adjoining Culinary/Wellness commercial kitchen which can provide food service for events.
- 26 parking spaces are provided along Oak Lane. An additional 37 parking spaces are provided on the site of the former Child Care Center west of the proposed Gymnasium in a new tree-shaded surface lot. A total of 63 parking spaces are provided.

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER MASTER PLAN

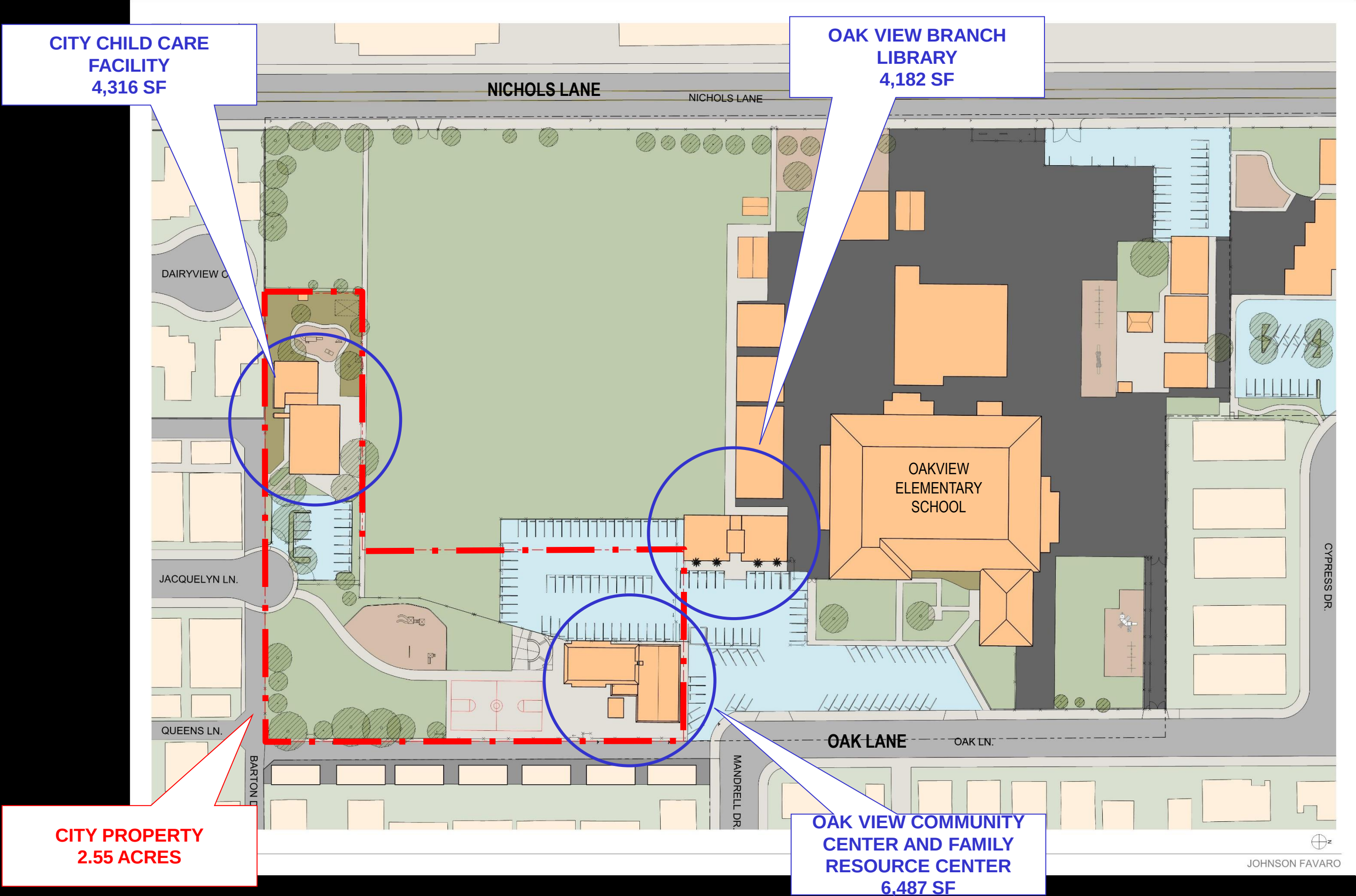


BUILDING COURTYARD A courtyard with a basketball court and children's playground faces the Oak Lane alley extension and is between the Gymnasium and Library/Community Center building.

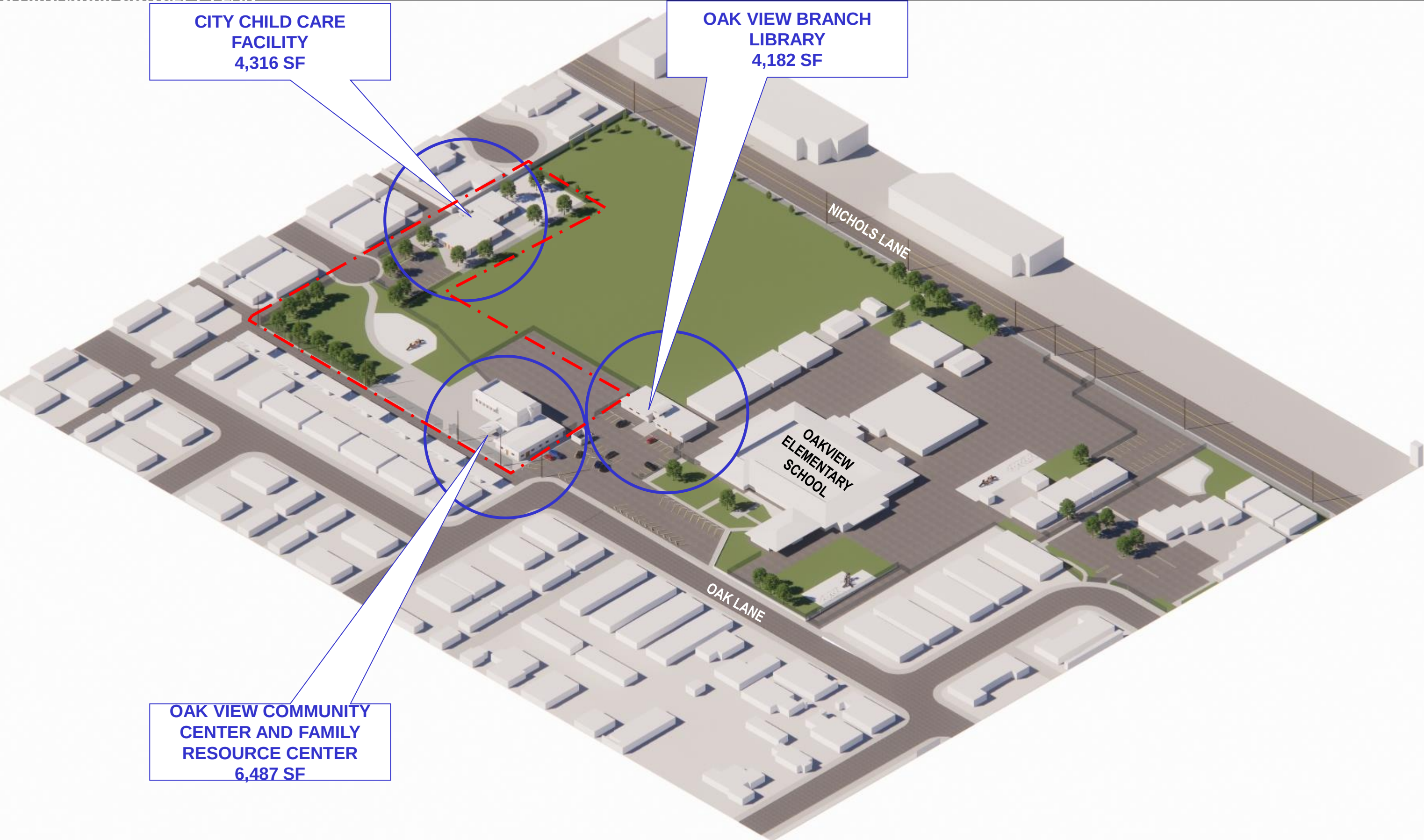


CHILDREN'S LIBRARY Includes dedicated flexible floor area for story - time and arts and crafts programming in addition to the Children's collection area and other seating.

JOHNSON FAVARO August 1, 2022



EXISTING CONDITIONS



EXISTING CONDITIONS



LIBRARY: MODULAR BUILDING NOT ON CITY PROPERTY



CHILDREN'S LIBRARY HEAVILY USED AND TOO SMALL

LIBRARY



MULTI-PURPOSE ROOM IS NOT A REGULATION COURT

FRC IN POOR CONDITION
ONE MULTI-PURPOSE CLASSROOM / NO COMMUNITY RECREATION CLASSROOMS

FAMILY RESOURCE CENTER (FRC)

Concept plan goals

- Enhance library and community services by replacing aging infrastructure with modernized facilities and public amenities
- Improve the park space and recreation opportunities to meet the growing needs of the surrounding community
- Build parking and safe pedestrian access to the facilities
- Consolidate city facilities (currently on both City and OVSD property) onto on City property

DECEMBER 2021 – OCTOBER 2022

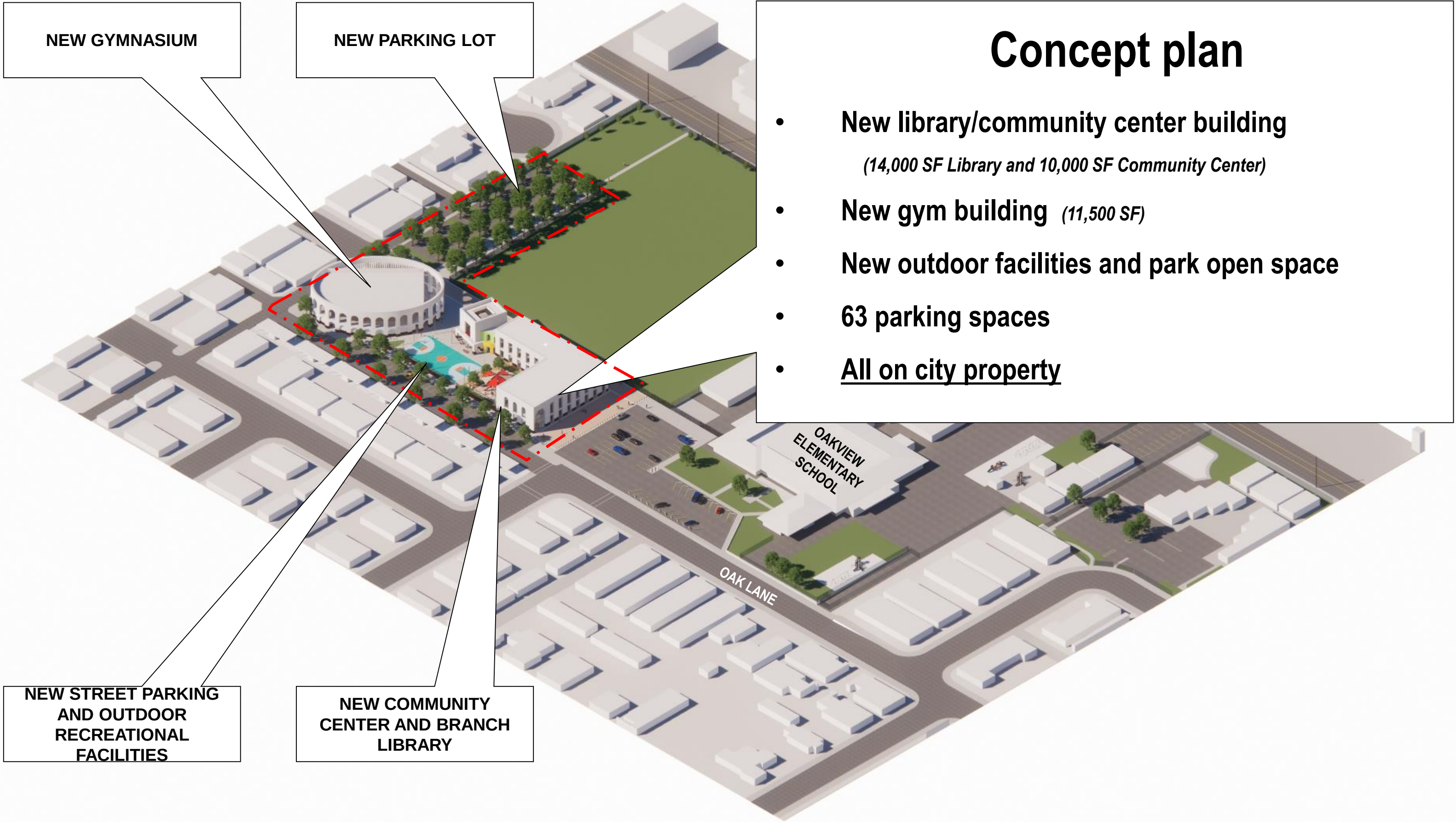
Stakeholders & Outreach

- HB Public Library: Senior Administration & Oak View Branch Library staff
- Oak View Family Resource Center
- Boys & Girls Club
- Ocean View School District Leadership
- Comunidad Leadership

Three Community Townhalls

- December 16, 2021
- March 3, 2022
- June 16, 2022

DECEMBER 2021 – OCTOBER 2022



Library

- Children's library 3X larger than existing
- Children's story time and arts and crafts area
- New teen library (none now)
- Group study rooms for collaboration and tutoring

Community Center

- Four classrooms:
 - 1,400 SF Meeting room
 - 1,600 SF Fitness studio
 - 1,500 SF Nutrition/wellness w/ kitchen
 - 860 SF Pre-K/toddler classroom
- Dedicated FRC/Non-profit offices
- Indoor gym w/ regulation court

Outdoor facilities

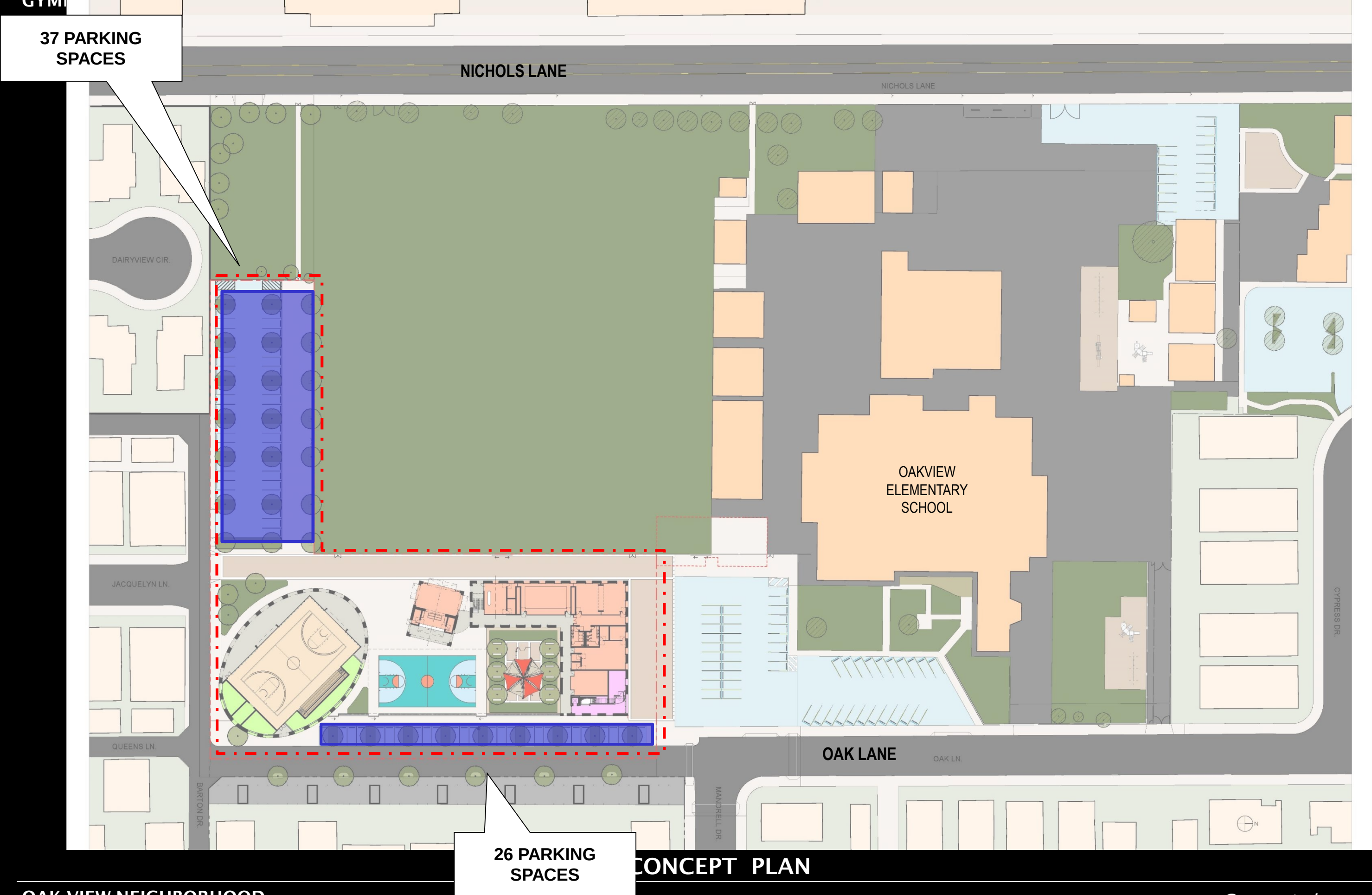
- Park open space and playground
- Sports court and community gathering areas
- 63 parking spaces

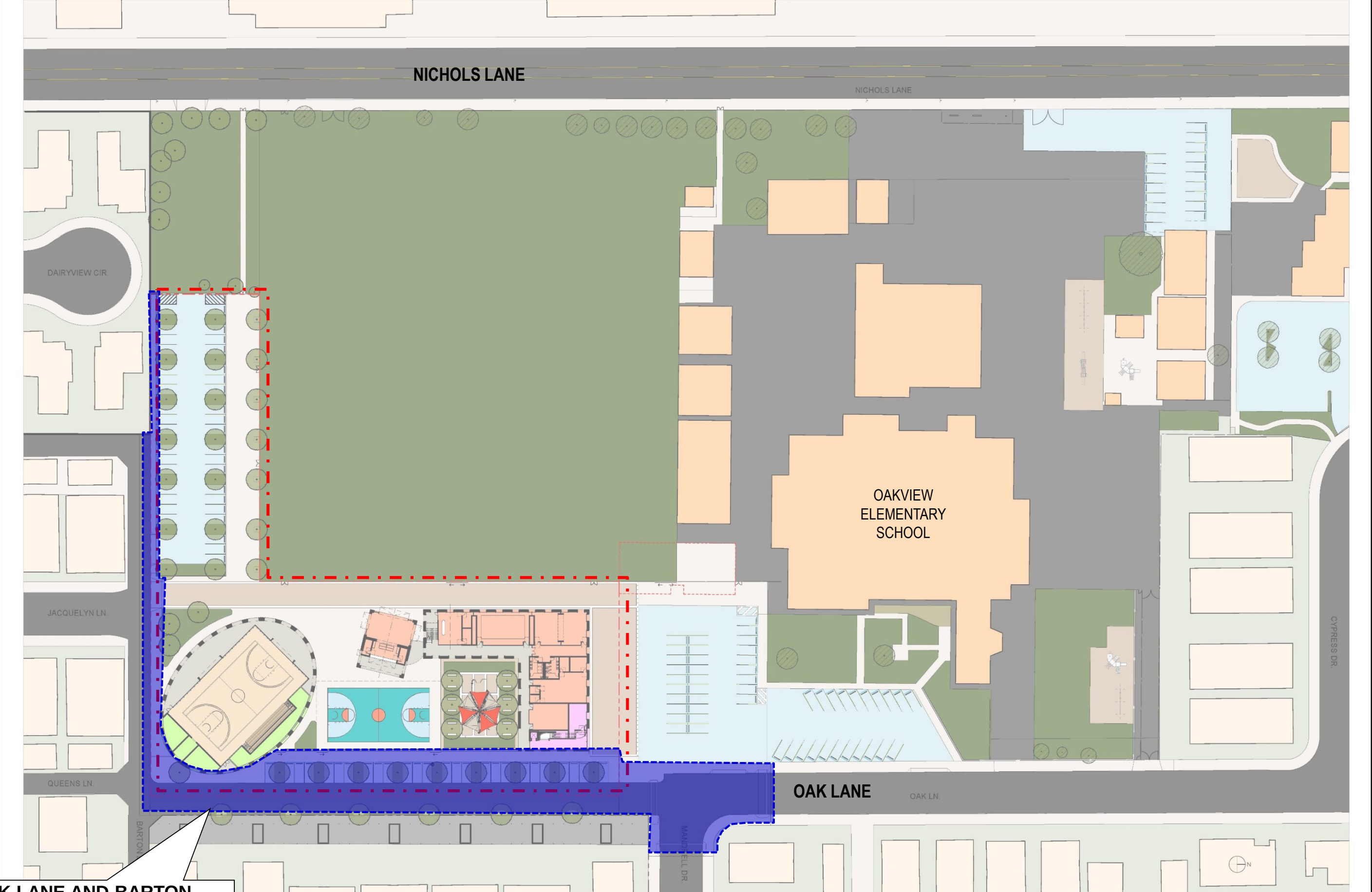
NEW GYMNASIUM

NEW PARKING AND
OUTDOOR
RECREATIONAL
FACILITIES

NEW COMMUNITY
CENTER AND BRANCH
LIBRARY

CONCEPT PLAN





OAK LANE AND BARTON STREET AND SIDEWALK IMPROVEMENTS

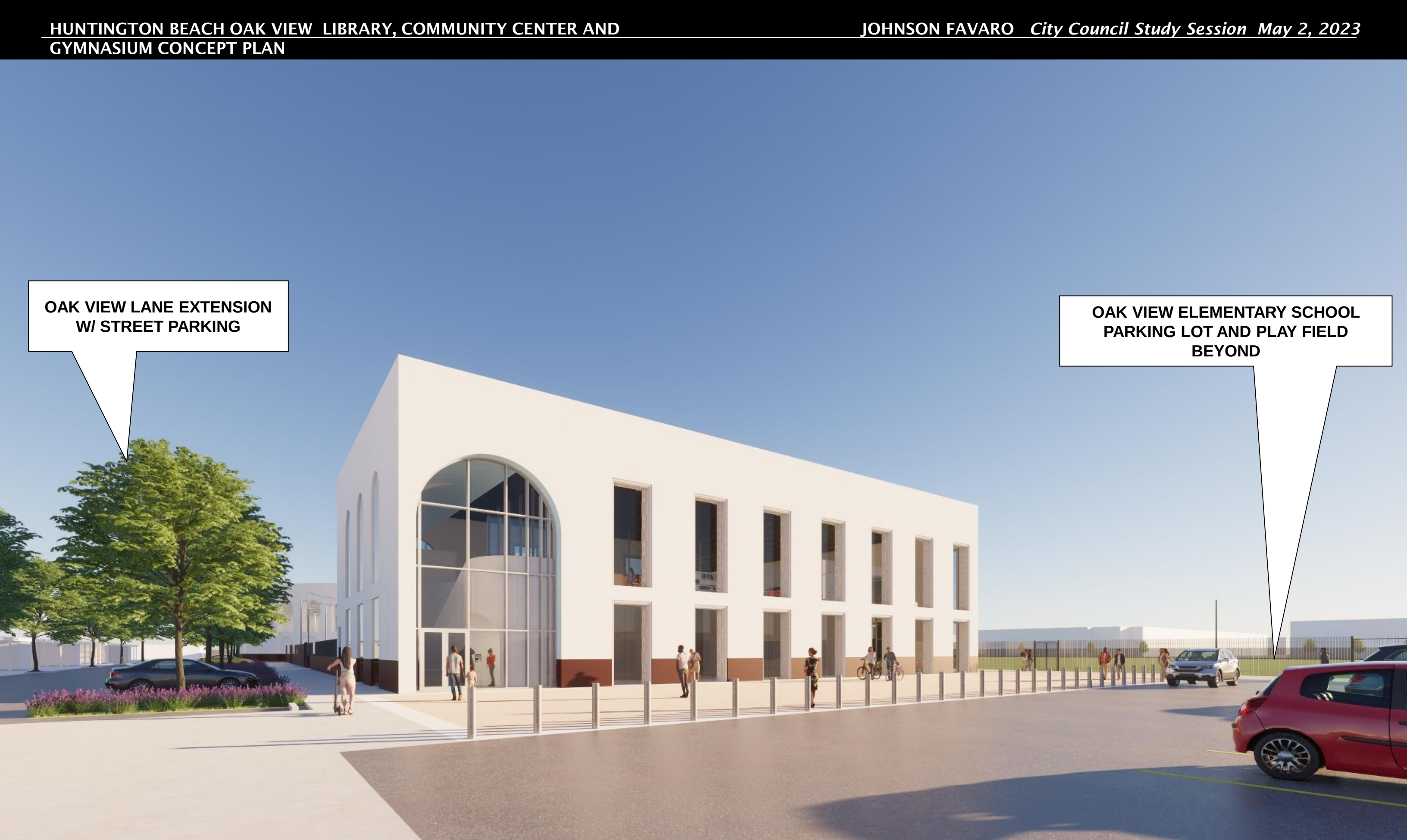
CONCEPT PLAN



CONCEPT PLAN

OAK VIEW LANE EXTENSION
W/ STREET PARKING

OAK VIEW ELEMENTARY SCHOOL
PARKING LOT AND PLAY FIELD
BEYOND



LIBRARY/COMMUNITY CENTER ENTRANCE AT OAK LANE APPROACH



LIBRARY/COMMUNITY CENTER ENTRANCE AT OAK LANE APPROACH



LIBRARY ENTRANCE AND CHILDREN'S LIBRARY



CHILDREN'S LIBRARY



ADULT COLLECTIONS AND SEATING



ADULT COLLECTIONS AND READING ROOM



NUTRITION/WELLNESS & CULINARY CLASSROOM PAVILION



MULTI PURPOSE CLASSROOM



100 SEAT COMMUNITY ROOM



MULTI-PURPOSE FITNESS STUDIO



GYMNASIUM



CHILDREN'S PLAYGROUND

LIBRARY READING ROOM

CHILDREN'S PLAYGROUND

NUTRITION/WELLNESS CLASSROOM

OUTDOOR FACILITIES

GYMNASIUM

LIBRARY/COMMUNITY CENTER

OUTDOOR FACILITIES





ENTRANCE AT OAK LANE EXTENSION STREET PARKING AND SIDEWALK



SPORTS COURT AND COMMUNITY GATHERING AREAS



SPORTS COURT AND COMMUNITY GATHERING AREAS

CEQA and Measure C

- CEQA: Likely Categorical Exemption
- Huntington Beach Charter Section 612 (Measure C).
 - Construction of certain structures in City parks, including the proposed Oak View Concept Plan facilities, first require majority voter approval in a General or Special Election

Estimated Project Cost

Estimated Construction Cost	
Library/Community Center Building	\$27,783,000
Gymnasium Building	\$16,104,000
Site Work	\$11,700,000
<u>Total Estimated Construction Cost</u>	<u>\$55,587,000</u>
Projected Soft Costs (@ 20% of Construction Cost)	\$11,000,000
<u>Total Estimated Project Cost</u>	<u>\$66,587,000</u>

- Includes cost escalation through 2024

Funding Opportunities

- California State Library Grant: Building Forward Library Infrastructure Program (Due 5/18/2023)
- Explore public/private partnerships
- Continue to request State funds through State Legislators

Proposed next steps

- Review the Master Plan with the Community & Library Services Commission and solicit additional feedback.
- Present the Master Plan to City Council for formal consideration
- Begin initial design work (funded within FY 22/23 CIP budget)
- Initiate a Measure C Ballot Measure in 2024
- Continue to identify future funding opportunities