CITY OF HUNTINGTON BEACH

LIBRARY FACILITIES MASTER PLAN

FINAL REPORT

JOHNSON FAVARO

MARCH 2026

OVERVIEW

Other than its adoption (and/or revision) as a planning document this master plan compels no demand for its implementation, nor capital investment, nor action of any kind on anyone's part at any time. It merely describes how to address the library needs of the Huntington Beach community as expressed by the community and provides a roadmap for how to do so should the city decide to act upon it. It allows for the city to do so only partially, incrementally, or in its entirety over time and as resources allow depending on the priorities of the community and its leadership, or not at all. It describes necessary improvements to the Central Library, the possible replacement of three existing branch libraries, and the expansion and renovation of one branch library.

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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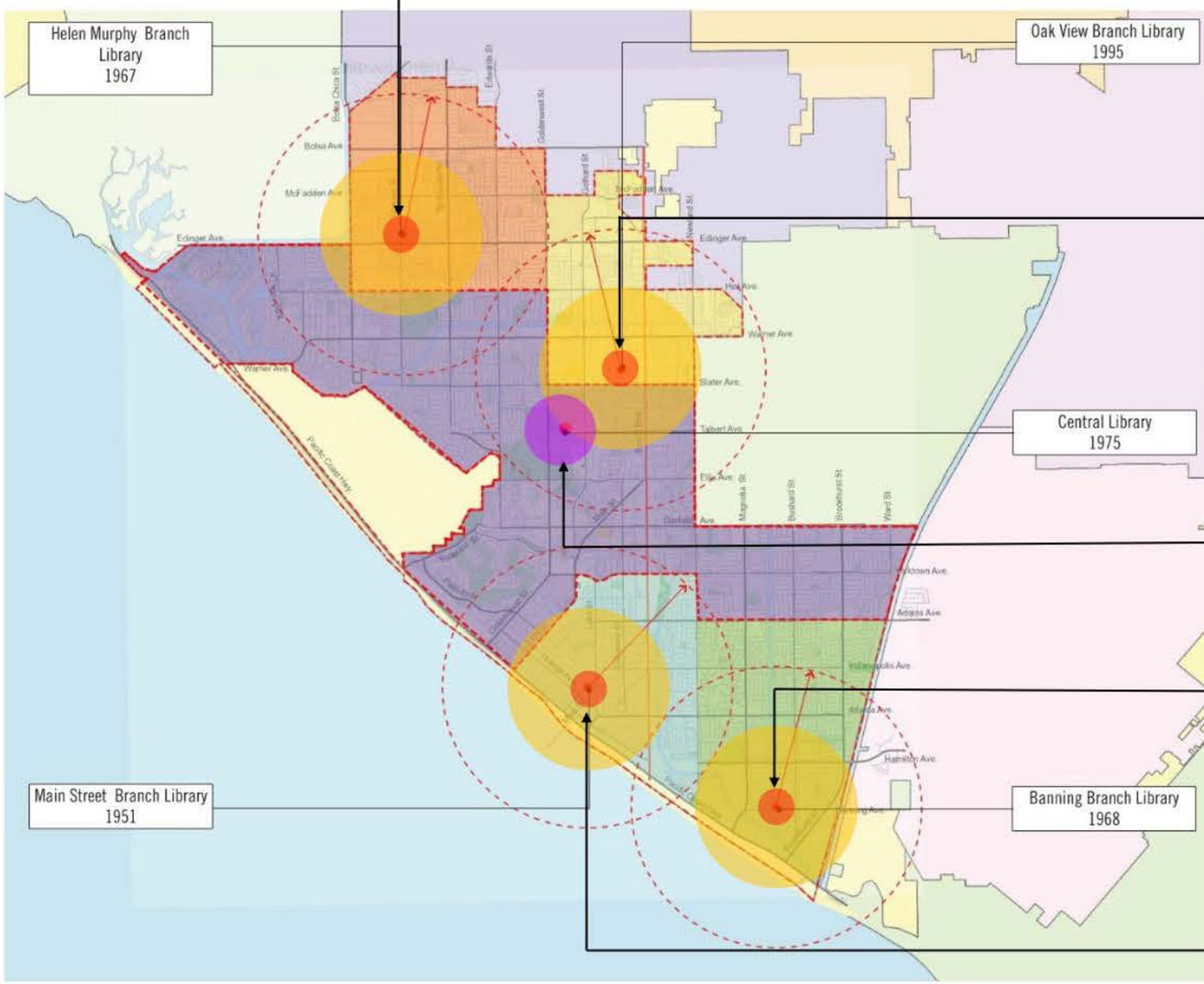
OVERVIEW OF COMMUNITY INPUT MEETINGS

	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
6	Central	Central Library	Central Library Community	10.30.25
7	All	Central Library Meeting Room	Community-at-Large	12.09.25

TOTAL LIBRARY FLOOR AREA: 125,400 SF



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

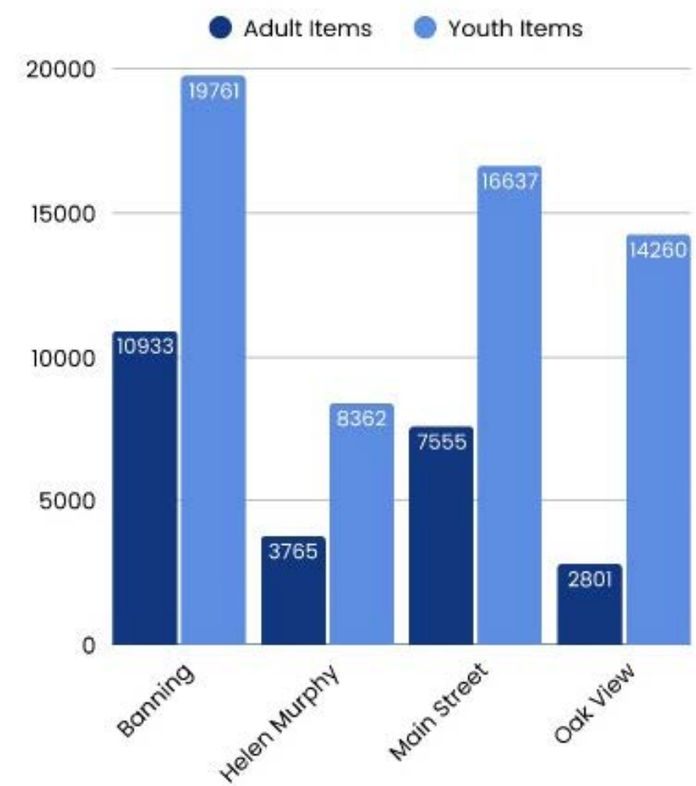
27 SQUARE MILES / POPULATION 193,000

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

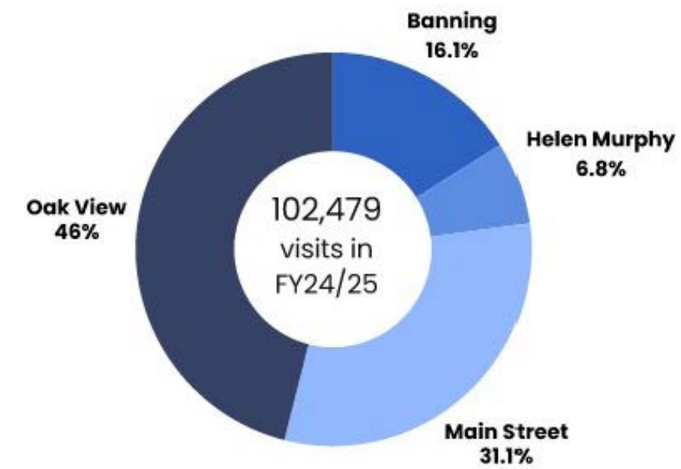


MATERIALS CHECKED OUT FY 24/25 One of many metrics to be evaluated when considering library usage is the number of materials checked out from the library. Striking in this graphic, for both Central Library and the branches is the significant number of Youth Items as compared to Adult items, illustrating 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	1650	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

Branch Visits



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.

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

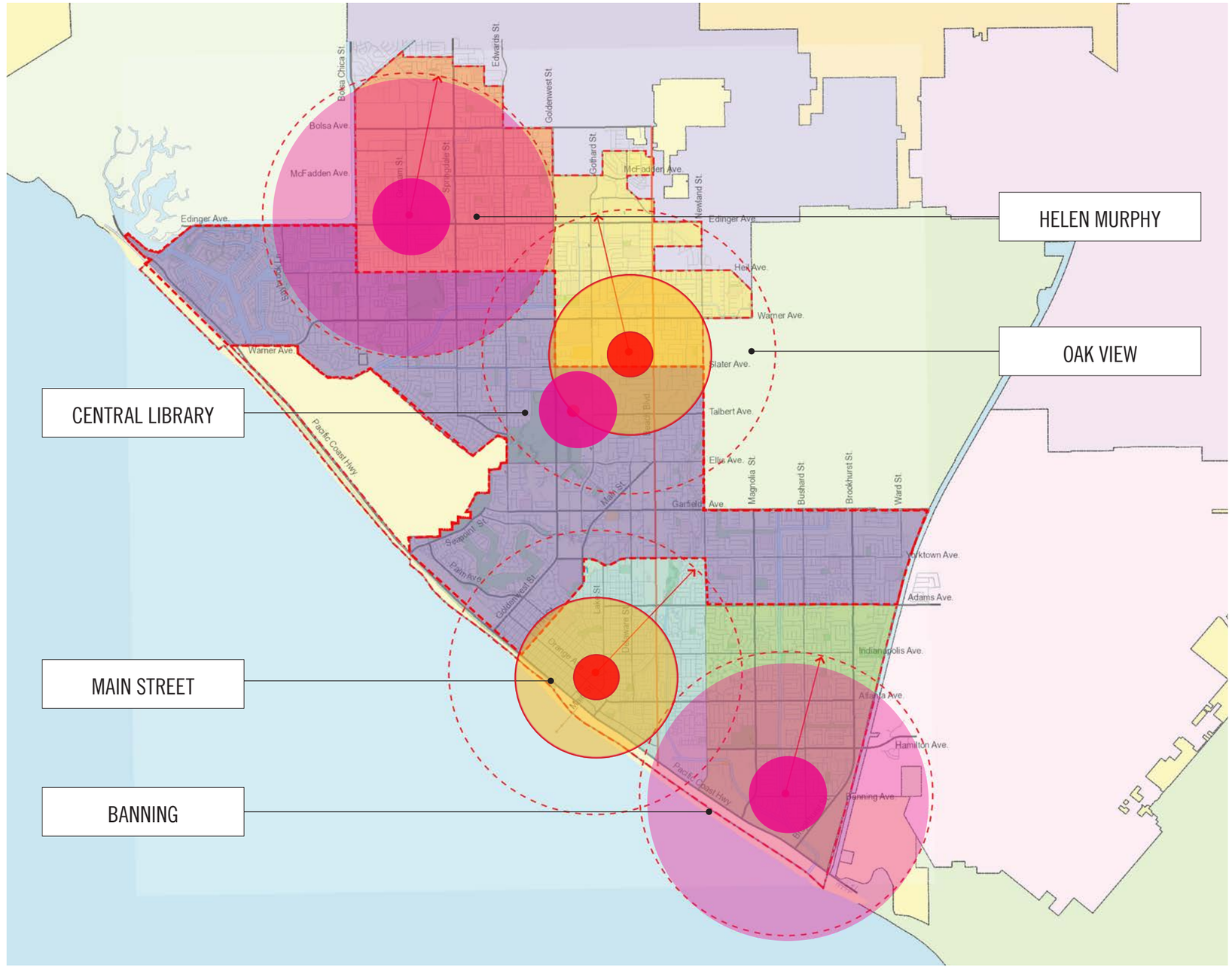
- **HELEN MURPHY BRANCH LIBRARY** This library would locate within Marina Park near and in replacement of the much smaller existing facility.
- **BANNING BRANCH LIBRARY.** This library would locate within Eader Park near and in replacement of the much smaller existing facility.

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.

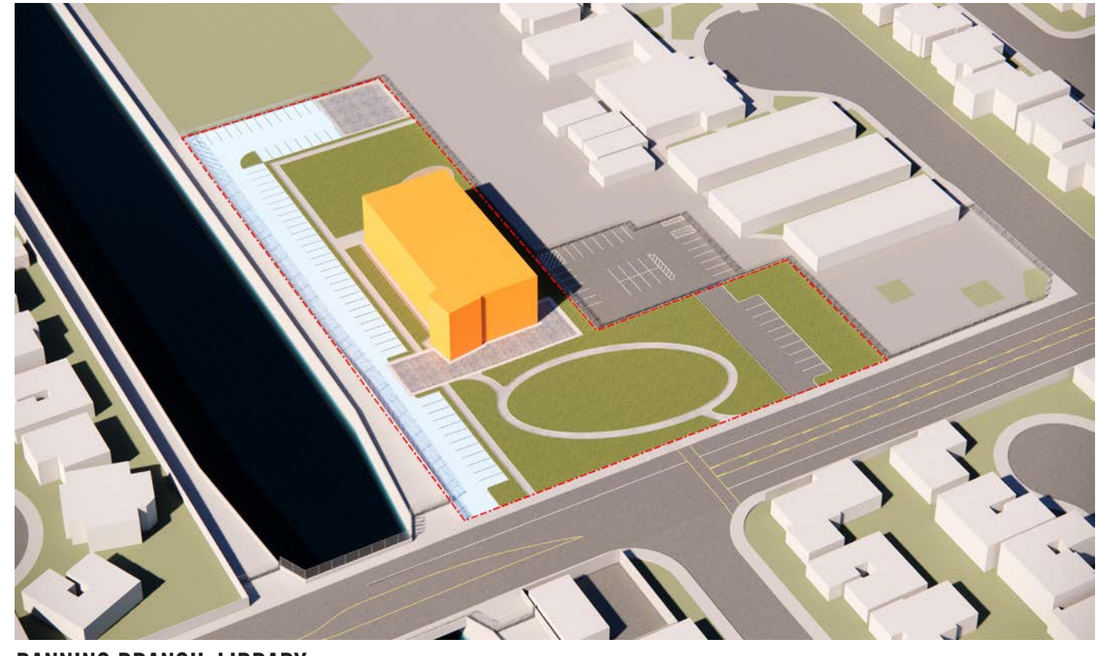
RECOMMENDED MAIN AND BRANCH LIBRARY FACILITIES

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**

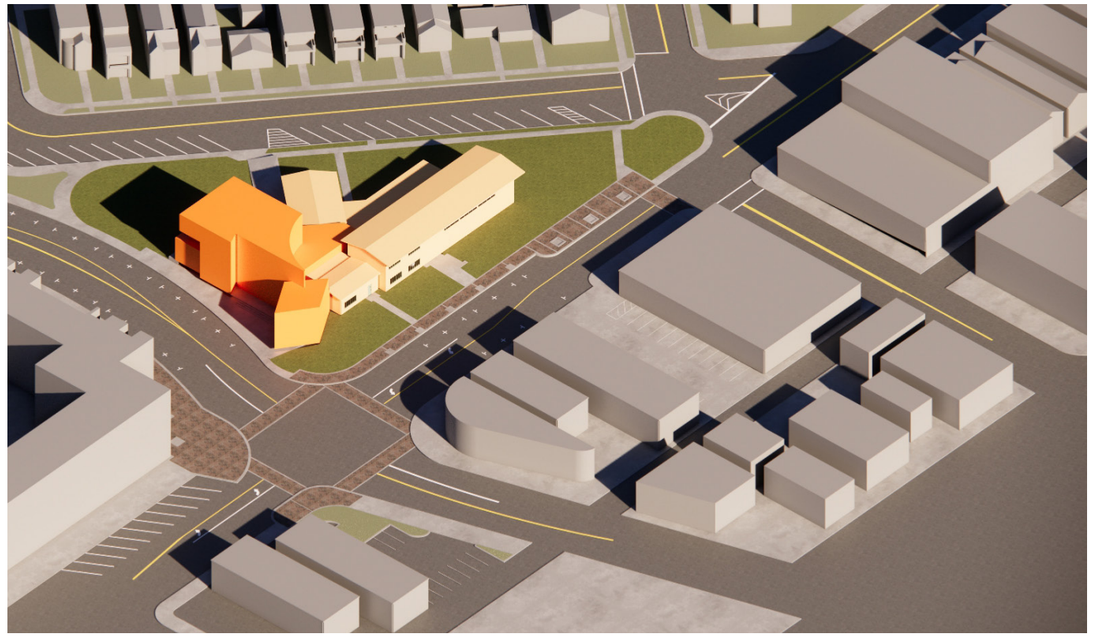


CITY OF HUNTINGTON BEACH BRANCH LIBRARY LOCATIONS Four facilities comprised of two standard branch libraries and two small branch libraries would distribute across the length and breadth of the city.

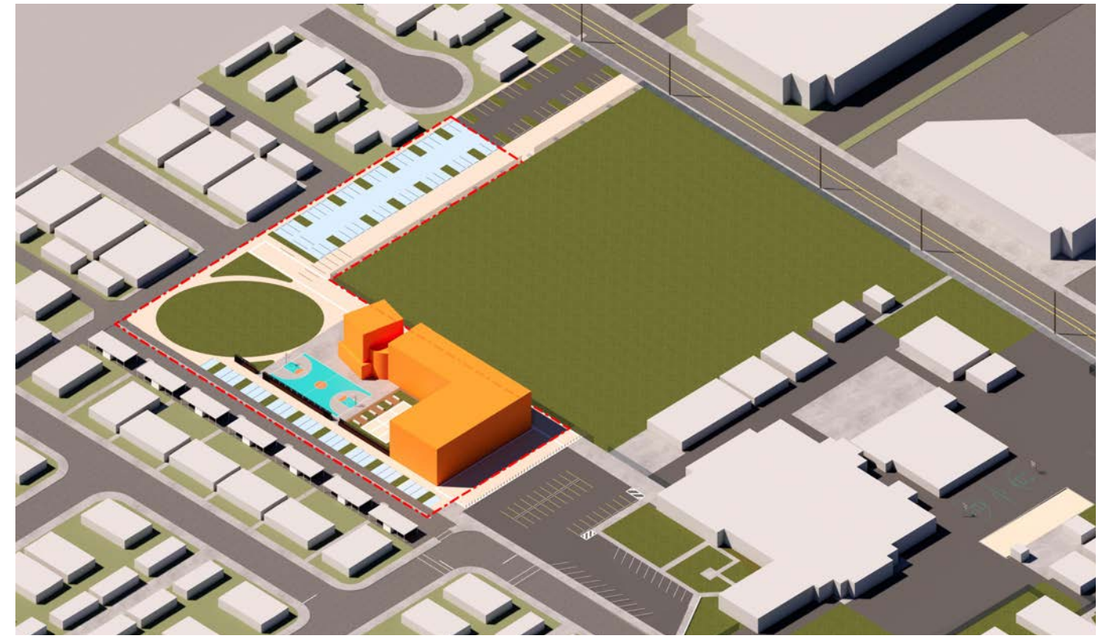
HELEN MURPHY BRANCH LIBRARY



BANNING BRANCH LIBRARY



MAIN STREET BRANCH LIBRARY

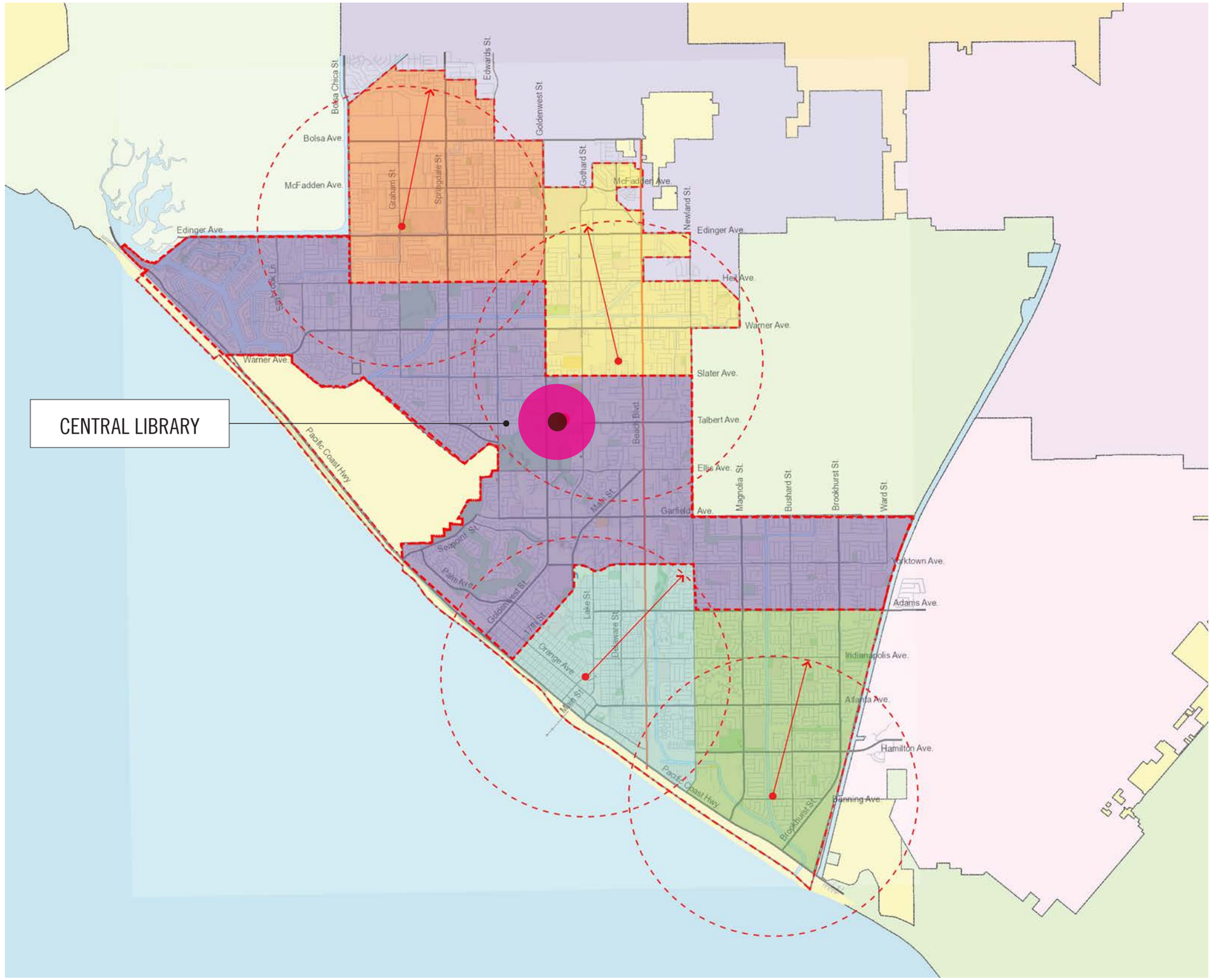


OAK VIEW BRANCH LIBRARY

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.

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 upgrade over time of one of this city's most treasured assets.

CENTRAL AND BRANCH LIBRARY PROGRAMS AND SERVICES OVERVIEW

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 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, a community 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.

See Appendix 1 for a more detailed breakdown of the programs and services identified in each of the three prototype program space needs inventories.

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
*Included in Community Center Program	
Total Gross Square Feet (GSF)	**13,727**

MAJOR 14,000 SF BRANCH LIBRARY COMPONENTS

- Customer Services
- Marketplace and Periodicals
- Receiving and Processing
- Children
- Teens
- Adults
- Group Study, Mentoring and Tutoring Rooms
- Staff Workspace
- Community Meeting Room

HUNTINGTON BEACH LIBRARY - 21K BRANCH

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

MAJOR 21,000 BRANCH LIBRARY COMPONENTS

- Customer Services
- Receiving and Processing
- Marketplace and Periodicals
- Recent Arrivals
- Friends of the Library Bookstore and Work Room
- Children
- Teens
- Adults
- Staff Workspace
- Public Meeting Room(s)
- Local History Collection and Exhibit

CENTRAL LIBRARY - 92K MAIN LIBRARY

LIBRARY DIVISION / Space Name	SPACE SQ. FT.	DIVISION SQ. FT.
01 Library Entrance		5,262
Friends Booksale Area	1,826	
Friends Gift shop	2,006	
Friends Workroom - (8) WS (Park Level)	350	
Friends Workroom - (2) WS - Pricing and Shipping (Park Level)	136	
Friends Workroom - Processing Area (Park Level)	80	
Friends Worksoom - Bookshelving (12 SF 36"W) (Park Level)	144	
Friends Workroom - Storage (4 large bins) (Park Level)	190	
Media Wall	30	
Public Entrance	500	
02 Customer Service		1,038
AMHS & Circulation Workroom	685	
Customer Service Desk	120	
Self Checkout	165	
Holds 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	280	
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	280	
Young Adult Collections & Seating	3,000	
Young Adult Desk	110	
06 Adult Collctions 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)	10,496	
Adult Collection and Seating (Upper Level)	2,842	
(6) Group Study Rooms (Park Level)	832	
(4) Group Study Rooms (Main Level)	512	
Genealogy Collection and Seating	450	
Veterans Resource Center (Resource Display)	90	
Veterans Resource Center Office	150	
07 Literacy		1,425
Literacy Reception (2 PT Literacy Aids WS - Park Level)	120	
Literacy Work Counter and Literacy Collection (Park Level)	135	
Literacy Classroom (20 seats; divisible -Park Level)	760	
Literacy Tutoring Pods (5 Enclosed 2-seat pods @ 60 SF ea.)	300	
Literacy Storage	110	
08 Periodicals and Seating		594
Current Magazine & Newspaper Display	594	
09 Staff Services		4,229
Tech Services - Senior Librarian Office	125	
Tech Services - Library Specialist Office (Main Level)	125	
Tech Services - Accounting Technicians Office (2 Staff)	150	
Tech Services - Librarian I WS	68	
Tech Services - Librarian I WS	68	
Tech Services - Library Services Assistant WS	68	
Tech Services - Library Services Assistant WS	68	
Tech Services - Library Specialist WS	68	
Tech Services - Departmental Services Aid WS	68	
Public Services - Senior Librarian Office	125	
Public Services - Librarian 1 Office (2 Staff)	150	
Public Services - Library Assistant WS	68	
Public Services - Library Assistant WS	68	
Public Services - PT WS (Hotelling WS)	38	
Public Services - PT WS (Hotelling WS)	38	
Public Services - PT WS (Hotelling WS)	38	
Facilities Coordinator Office (Park Level)	125	
Security Coordinator Office (Main Level)	125	
Meeting Room (8 seat)	320	
MCR - Server Room	250	
Tech Services Storage	200	
Shipping/Receiving	330	
Shipping/Receiving Storage (Caged Storage)	100	
Lactation Room	76	
Staff Rest Rooms	200	
Staff Room	1,000	
Telecom Room (Basement)	170	
10 Public Meeting Rooms and Events		6,560
Talbert 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	
Balboa Room	610	
11 General Building Services		3,523
Custodial Workroom (Basement)	268	
General Library Storage (Basement)	3,255	
12 System-Wide Services		1,040
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	90	
Staff Restroom	80	
13 Café		2,260
Café	1,295	
Kitchen & Servery	965	
14 Maker Space		2,220
Maker Space	2,000	
Maker Space Storage	220	
15 Theatre		5,108
Theatre	4,424	
Ticket	230	
Green Room	332	
Woman's Dressing Room	61	
Men'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

MAJOR CENTRAL LIBRARY COMPONENTS

- Customer Services
- Receiving and Processing
- Marketplace
- Recent Arrivals
- Periodicals
- Friends of the Library Bookstore, Giftshop and Work Room
- Children
- Teens
- Adults
- International Languages
- Local History Collections and Exhibits
- Special Research Programs and Services
- Adult Literacy Programs and Services
- Maker Space(s)
- Community Meeting Rooms
- Culinary/Nutrition Edcuation Programs and Services
- Cafe/ Restaurant or other Food Services
- Auditorium
- Library System Digital Services Division
- Library and Cultural Services Administration
- Staff Workspace

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	27.4
BANNING BRANCH LIBRARY	24.3			9.1	33.4
MAIN STREET BRANCH LIBRARY	0	6.4	7.2	3.9	25.3
MAIN STREET BRANCH LIBRARY + SURF MUSEUM	0	9.4	7.2	3.9	20.5
OAK VIEW BRANCH LIBRARY + COMMUNITY CENTER	32.0			11.7	43.7
SUBTOTALS	78.1	6.4 - 9.4	7.2	30.3	**$122 -125M**

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

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:

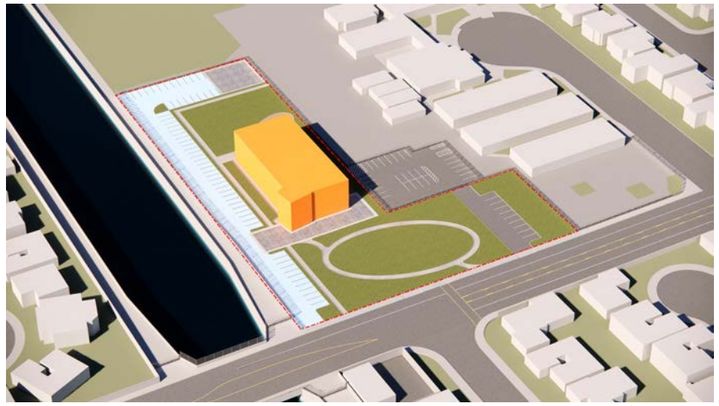
- Aerial views
- Exterior views
- Interior views

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.

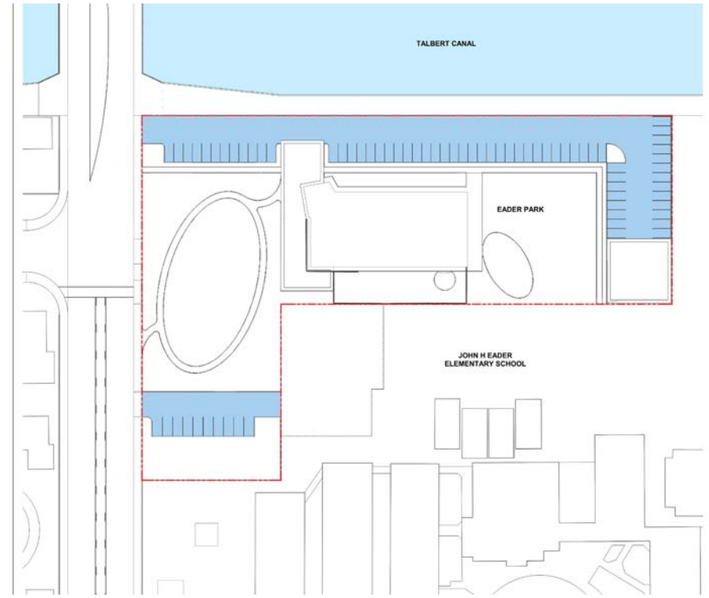
For our purposes now the diagrams, not the visualizations, are the key tool with which to fulfill the obligation of this effort.

OBLIQUE AERIAL AND PLAN VIEW SATELLITE IMAGERY OF EXISTING CONDITION

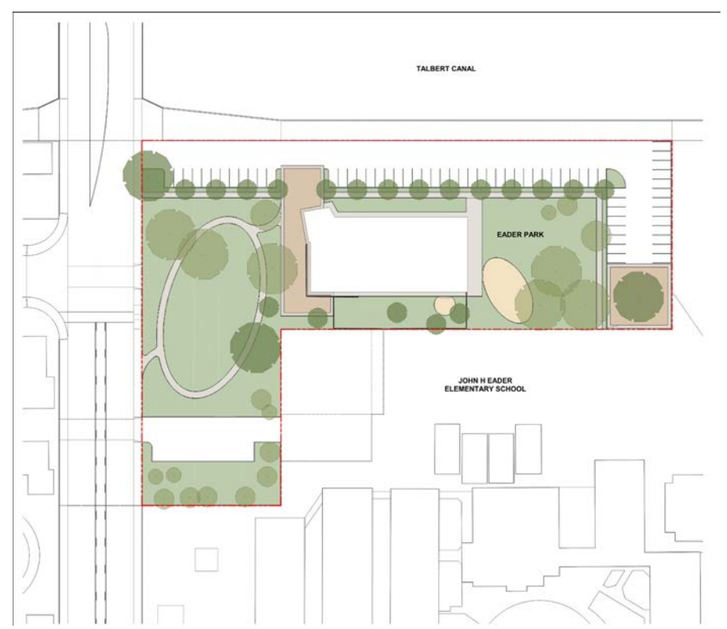
3-D MODEL AERIAL AND PLAN VIEWS OF EXISTING CONDITION



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



MASTER PLAN CONCEPT VEHICULAR CIRCULATION & PARKING DIAGRAM



MASTER PLAN CONCEPT SITE DEVELOPMENT DIAGRAM

AERIAL VIEWS

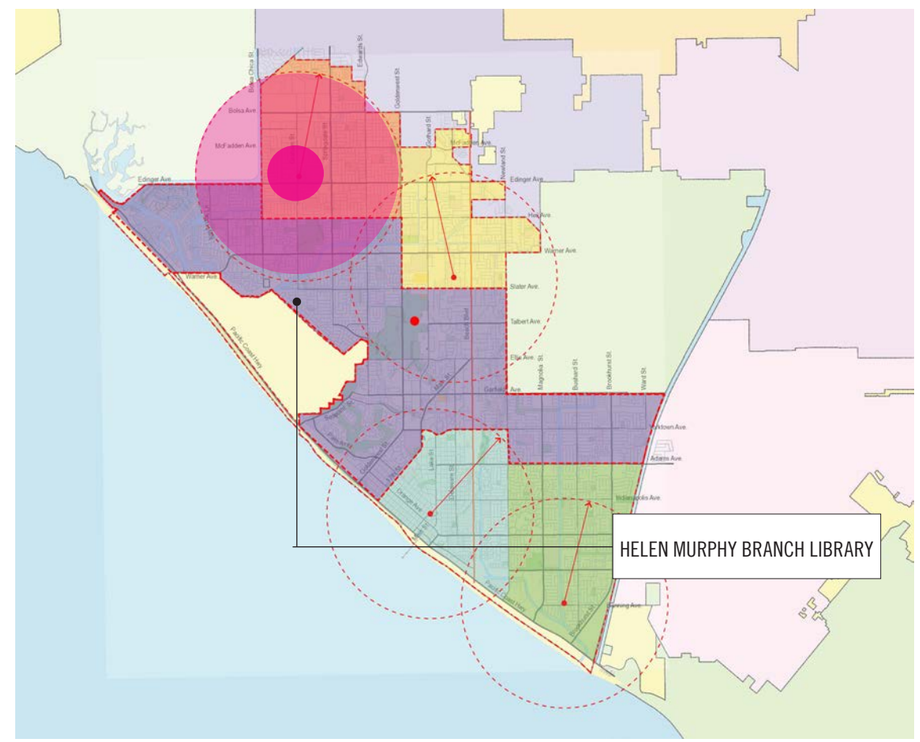
EXTERIOR VIEWS

INTERIOR VIEWS

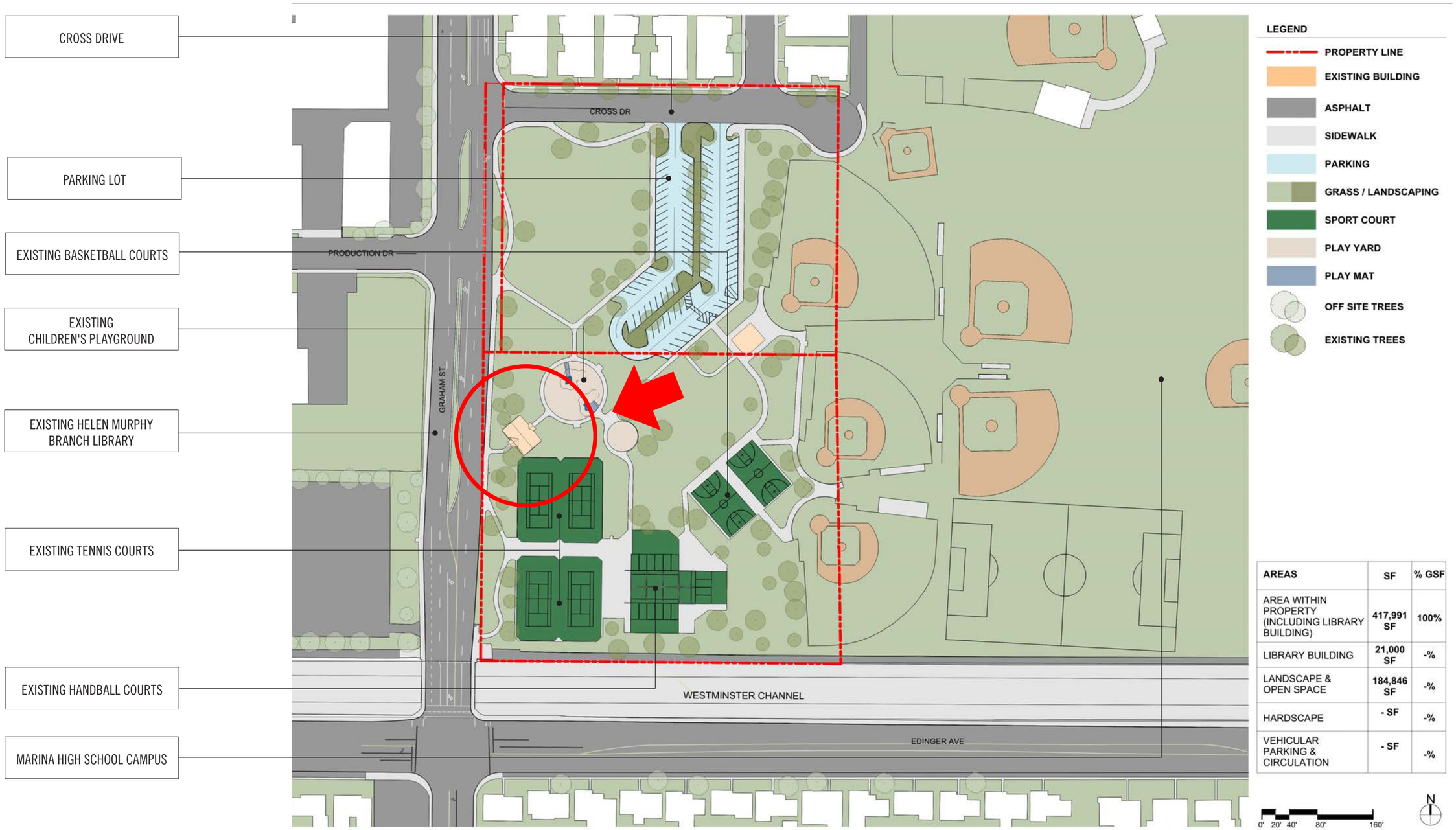
HELEN MURPHY BRANCH LIBRARY EXISTING SITE

The existing facility occupies a 1,300 SF building located within Marina Park adjacent to Graham Street in the northwest quadrant of the city. Marina Park sits adjacent to Marina High School.

HELEN MURPHY BRANCH LIBRARY SITE AERIAL VIEW LOOKING NORTHEAST



HELEN MURPHY BRANCH LIBRARY SITE SERVING NORTHWEST HUNTINGTON BEACH



AREAS	SF	% GSF
AREA WITHIN PROPERTY (INCLUDING LIBRARY BUILDING)	417,991 SF	100%
LIBRARY BUILDING	21,000 SF	-%
LANDSCAPE & OPEN SPACE	184,846 SF	-%
HARDSCAPE	- SF	-%
VEHICULAR PARKING & CIRCULATION	- SF	-%

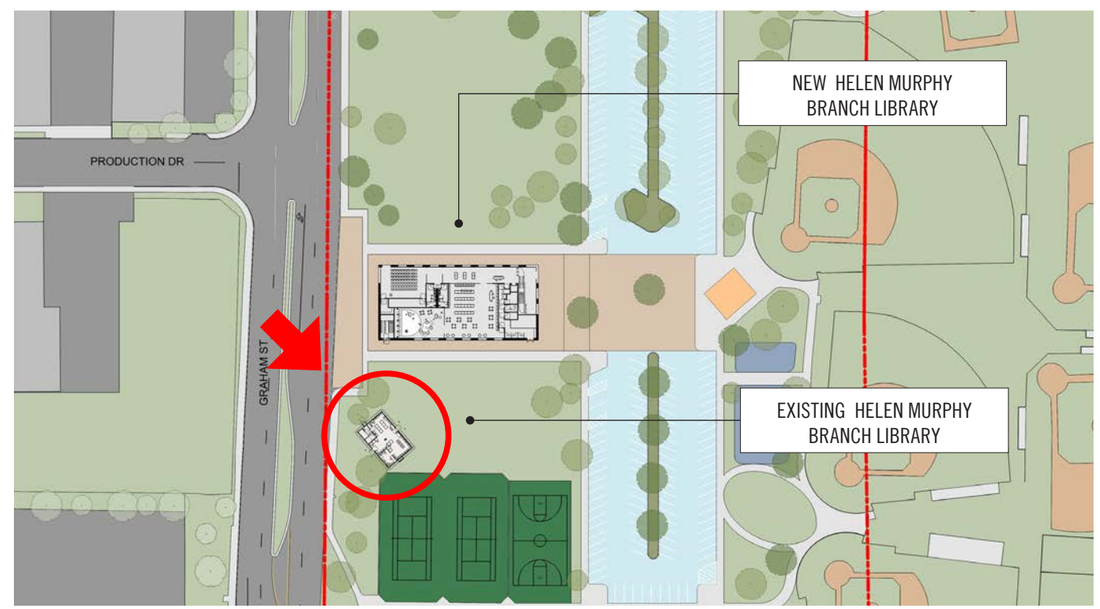
EXISTING SITE The Helen Murphy Branch Library is located on the west side of Marina Park, a 9.3 acre community park at the corner of Edinger Avenue and Graham Street adjacent to the Marina High School campus.

HELEN MURPHY BRANCH LIBRARY CONCEPT PLAN

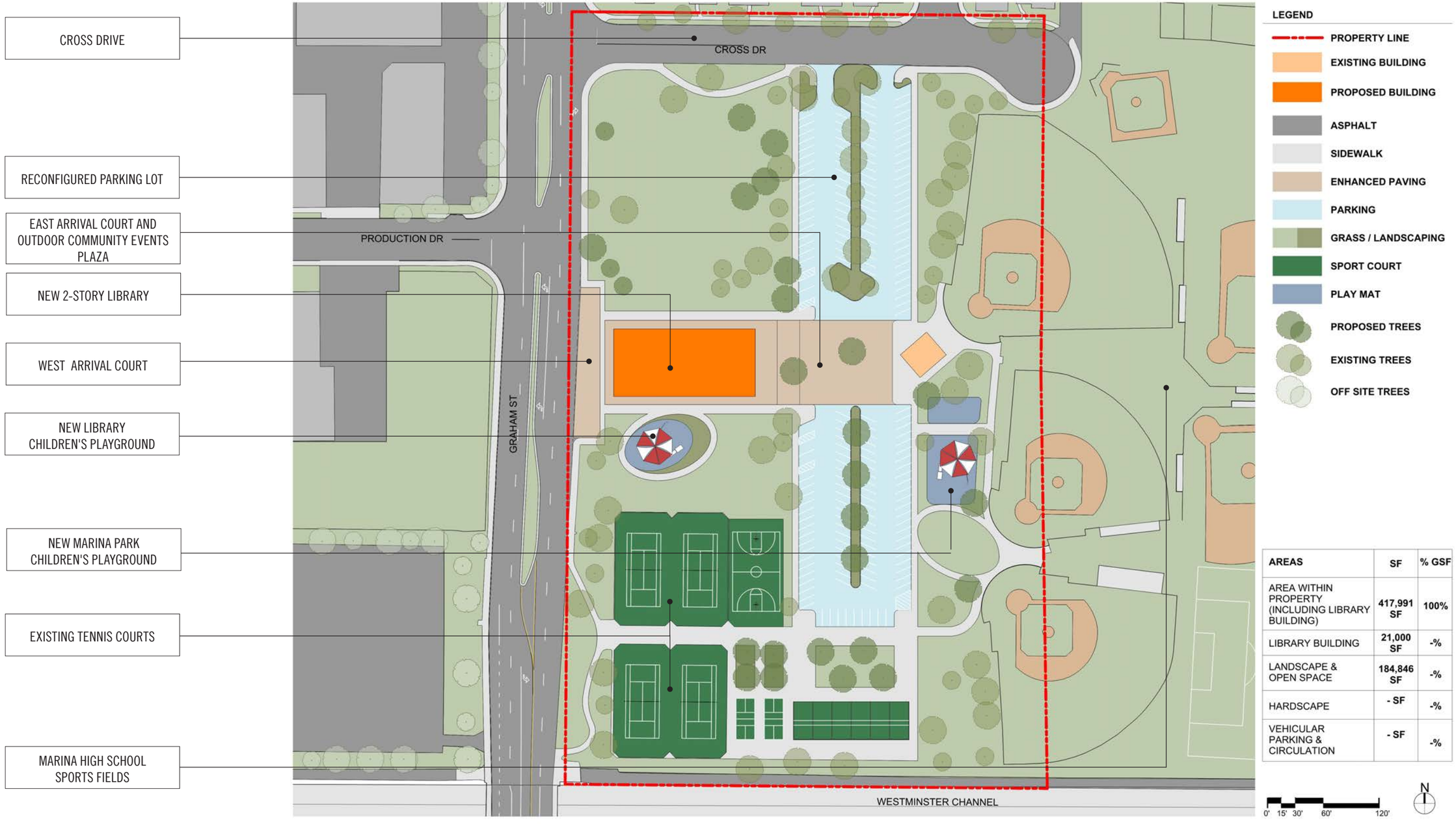
The new 21,000 SF branch library would replace the existing 1,300 SF facility.

- 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.

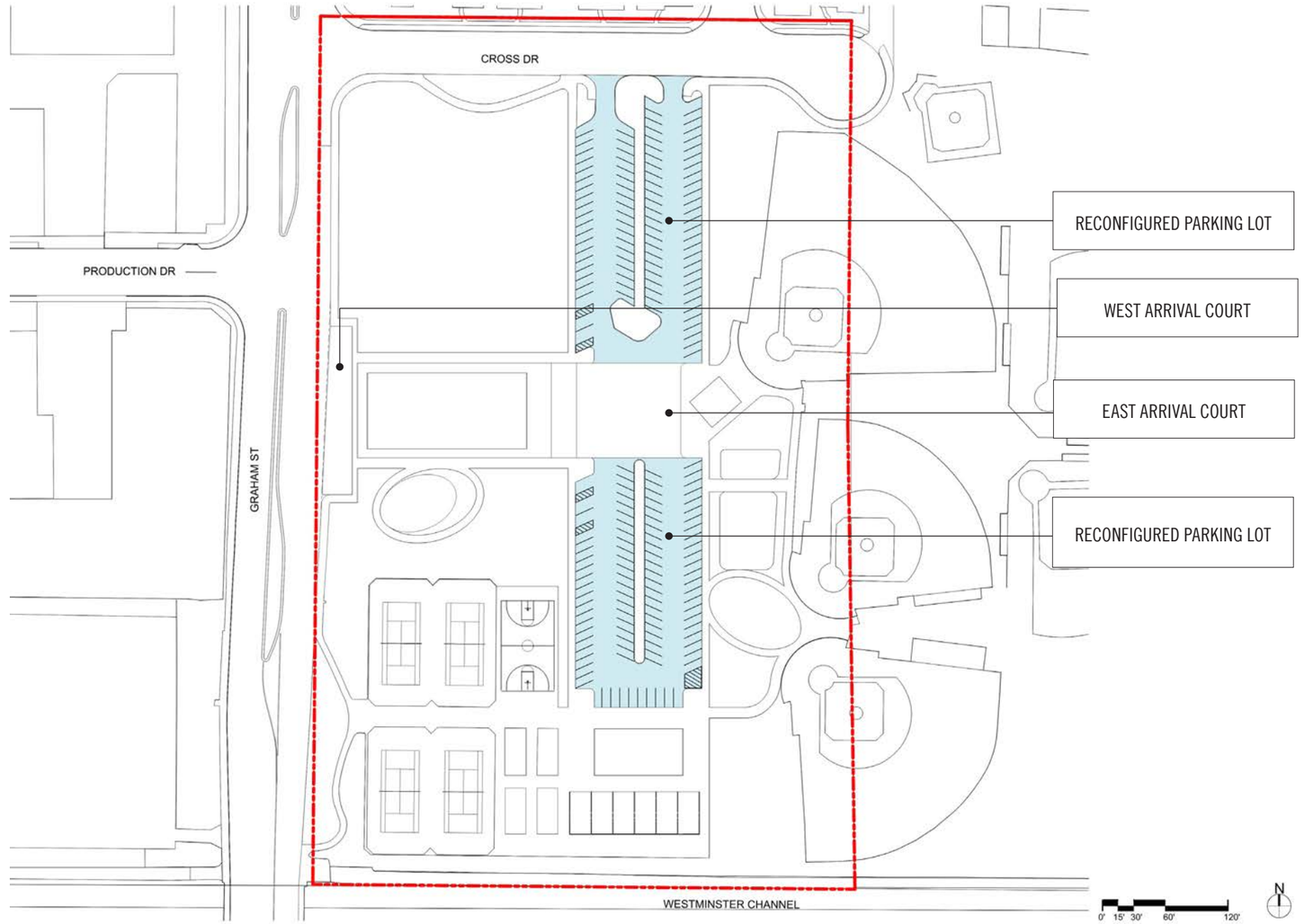


AREAS	SF	% GSF
AREA WITHIN PROPERTY (INCLUDING LIBRARY BUILDING)	417,991 SF	100%
LIBRARY BUILDING	21,000 SF	-%
LANDSCAPE & OPEN SPACE	184,846 SF	-%
HARDSCAPE	- SF	-%
VEHICULAR PARKING & CIRCULATION	- SF	-%

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 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.



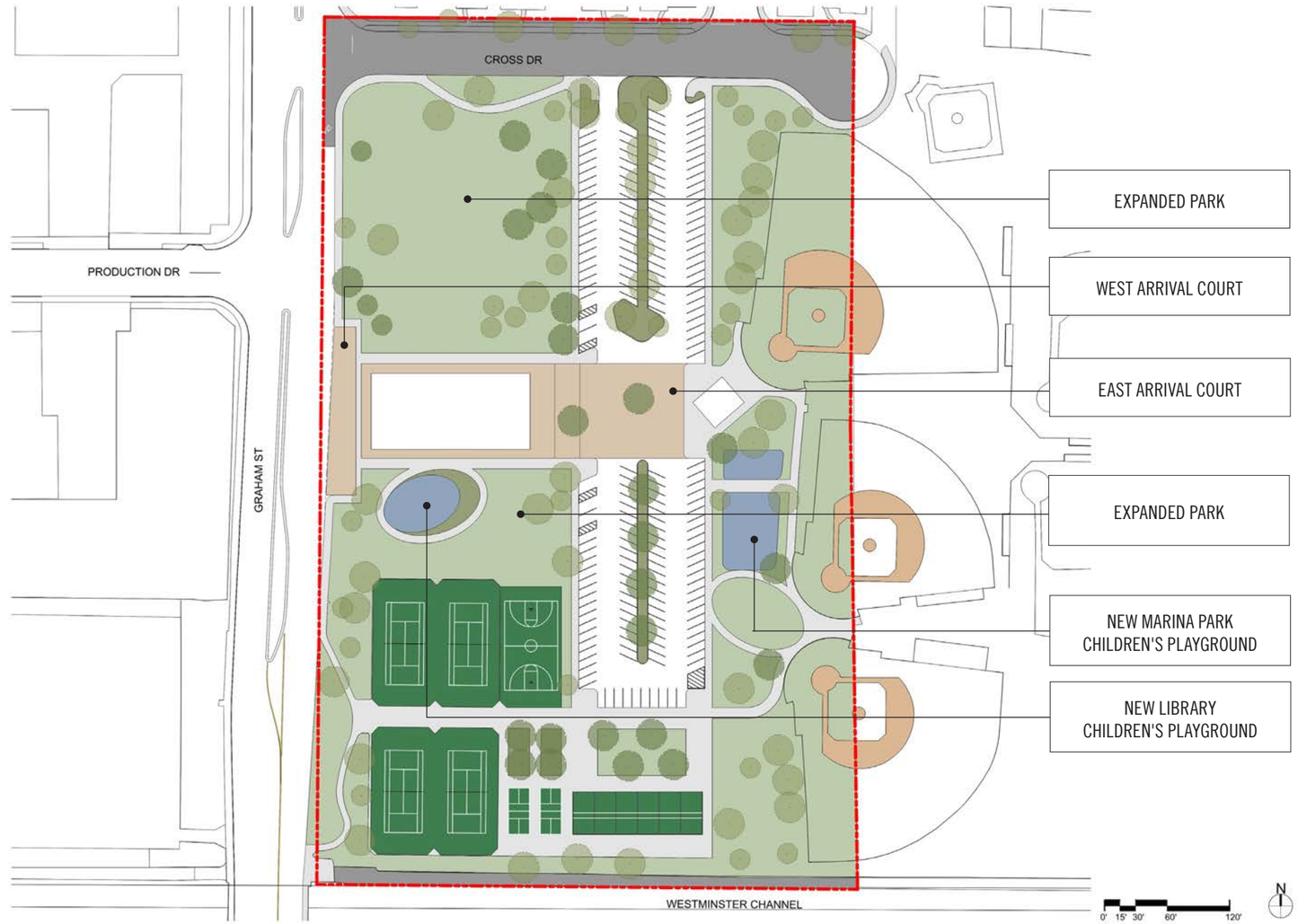
MASTER PLAN CONCEPT VEHICULAR CIRCULATION AND PARKING SITE PLAN The reconfigured parking lot delivers more parking and a more efficient park layout.

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.

HELEN MURPHY BRANCH LIBRARY CONCEPT PLAN SITE VISUALIZATIONS

Four 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** Shows the relationship of the new facility to the expanded park afforded by the master plan.
- **EXTERIOR VIEW 2** Depicts the arrival court off of Graham Street affording easy drop-off and pick-up from the street.
- **EXTERIOR VIEW 3** Illustrates how the east arrival court at the heart of the park can be transformed into a community events space to accommodate book fairs, farmers' markets, and other events.
- **EXTERIOR VIEW 4** provides a feeling for how as a pedestrian one approaches the main library entrance at the northeast corner of the building.

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 toward Edinger Ave.

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

EXTERIOR VIEW (4) Main library entrance.

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

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

EXTERIOR VIEW (4) Main library entrance.

HELEN MURPHY BRANCH LIBRARY CONCEPT FLOOR PLAN AND INTERIOR VIEWS

GROUND FLOOR

- Library entrance, marketplace and customer services
- Library staff
- Friends of the Library
- Community meeting room
- Children's library

SECOND FLOOR

- Teens
- Group study rooms
- Adults
- Library staff

Four 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 1** The library entrance overlooks expanded park space to the north.
- **INTERIOR VIEW 2** The children's library overlooks a new children's playground and expanded park space to the south.
- **INTERIOR VIEW 3** The second floor teen library includes group study rooms and views out across expanded park space.
- **INTERIOR VIEW 4** The second floor adult reading room looks out both north and south onto expanded park space.

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

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

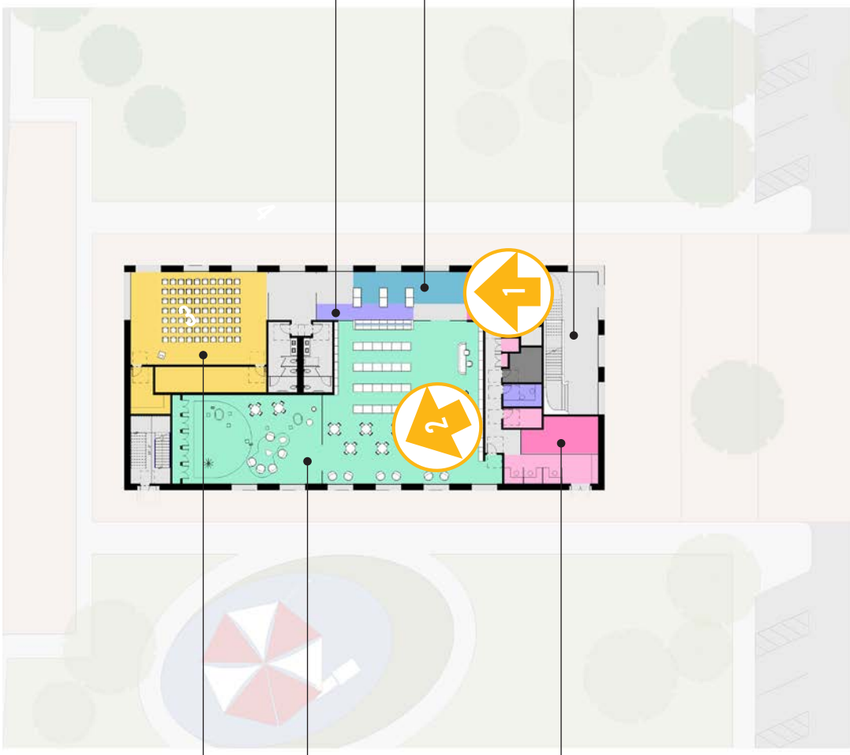
INTERIOR VIEW (3) Second floor teen library and adult library beyond looking east toward library entrance.

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

LIBRARY ENTRANCE

MARKET PLACE

FRIENDS OF THE LIBRARY



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	1,640 SF	-%
PUBLIC MEETING SPACE	1,649 SF	-%
CUSTOMER SERVICE	426 SF	-%
STAFF AREAS	368 SF	-%
FRIENDS OF THE LIBRARY	256 SF	0%
CHILDREN'S LIBRARY	3,791 SF	-%
YOUNG ADULT SPACE	0 SF	-%
ADULT SERVICES	0 SF	-%
POPULAR LIBRARY	354 SF	-%
BUILDING SERVICES	111 SF	NA
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)	8,484 SF	80.8% GSF
GROUND FLOOR UNASSIGNABLE SQUARE FEET	2,016 SF	-% GSF
GROSS GROUND FLOOR SQUARE FEET (GSF)	10,500 SF	

TOTAL BUILDING OVERALL	
ASSIGNABLE SQUARE FEET (ASF)	16,784 SF
UNASSIGNABLE SQUARE FEET	4,216 SF
TOTAL BUILDING GROSS SQUARE FEET (GSF)	21,000 SF

LIBRARY STAFF

CHILDREN'S LIBRARY

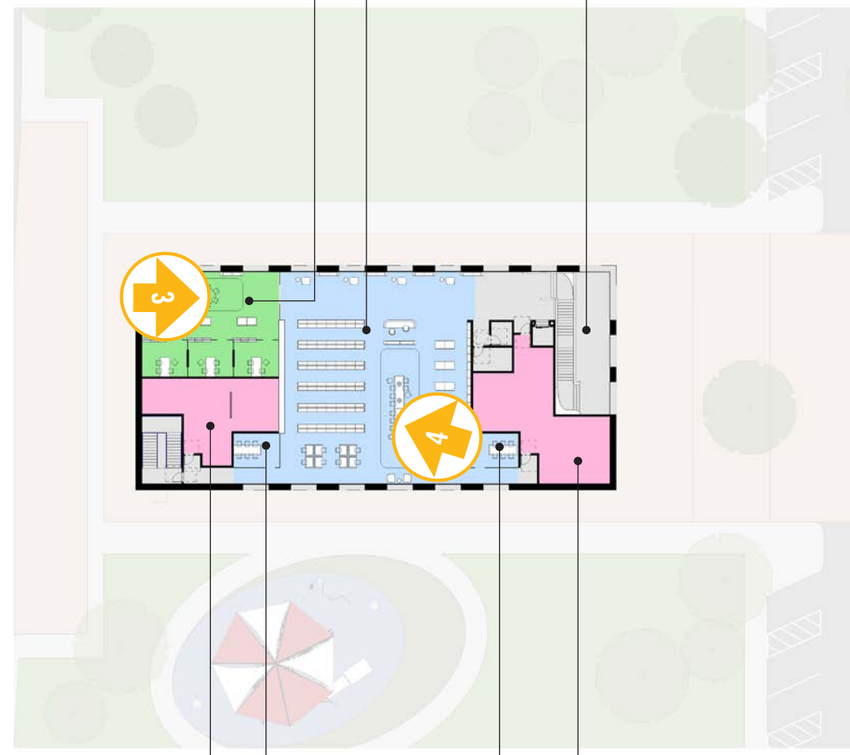
COMMUNITY MEETING ROOM

MASTER PLAN CONCEPT GROUND FLOOR

DOUBLE HEIGHT LIBRARY ENTRANCE

ADULT LIBRARY

TEEN LIBRARY



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	0 SF	-%
PUBLIC MEETING SPACE	0 SF	-%
CUSTOMER SERVICE	0 SF	-%
STAFF AREAS	1,814 SF	-%
FRIENDS OF THE LIBRARY	0 SF	0%
CHILDREN'S LIBRARY	0 SF	-%
YOUNG ADULT SPACE	1,395 SF	-%
ADULT SERVICES	4,419 SF	-%
POPULAR LIBRARY	0 SF	-%
BUILDING SERVICES	0 SF	NA
SECOND FLOOR ASSIGNABLE SQUARE FEET (ASF)	8,300 SF	79% GSF
SECOND FLOOR UNASSIGNABLE SQUARE FEET	2,200 SF	21% GSF
SECOND GROUND FLOOR SQUARE FEET (GSF)	10,500 SF	

TOTAL BUILDING OVERALL	
ASSIGNABLE SQUARE FEET (ASF)	16,784 SF
UNASSIGNABLE SQUARE FEET	4,216 SF
TOTAL BUILDING GROSS SQUARE FEET (GSF)	21,000 SF

LIBRARY STAFF

GROUP STUDY ROOMS

LIBRARY STAFF

MASTER PLAN CONCEPT SECOND FLOOR

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.

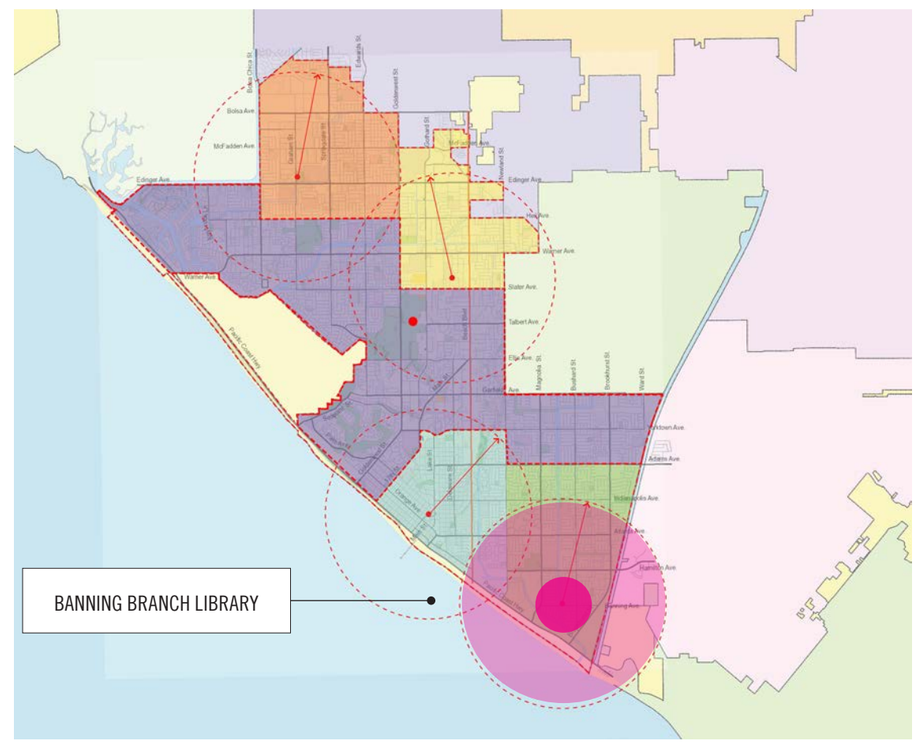
INTERIOR VIEW (3) Second floor teen room looking east toward library entrance. Adult library beyond.

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

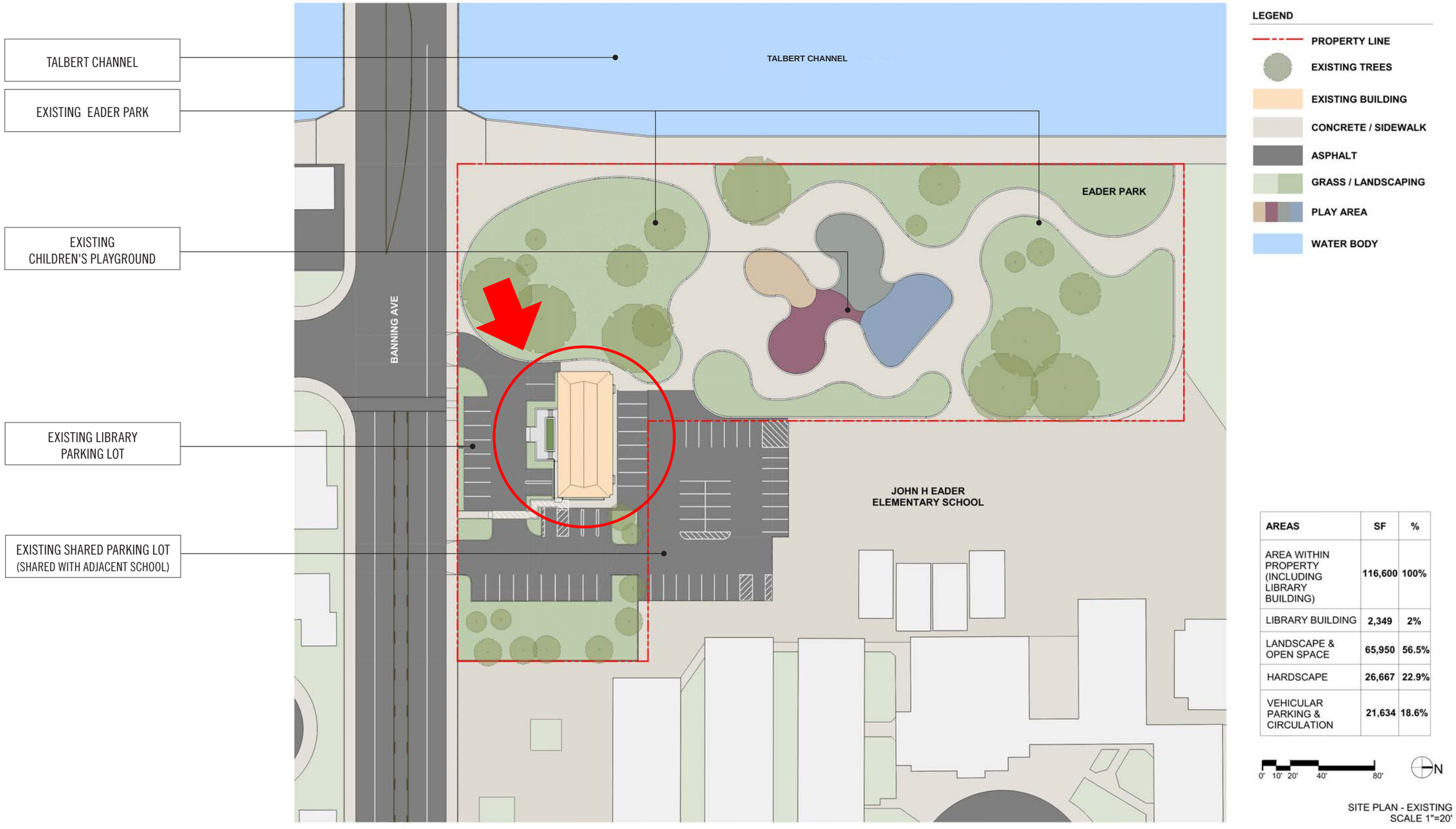
BANNING BRANCH LIBRARY EXISTING SITE

The existing facility occupies a 2,300 SF former real estate sales office located within Eader Park adjacent to Banning Avenue in the southeast quadrant of the city. Eader Park sits adjacent to Eader Elementary School. The elementary school now uses city owned property (across Eader Park) to accommodate access to its parking facilities.

BANNING BRANCH LIBRARY SITE AERIAL VIEW LOOKING NORTHEAST.



BANNING BRANCH LIBRARY SITE SERVING SOUTHEAST HUNTINGTON BEACH



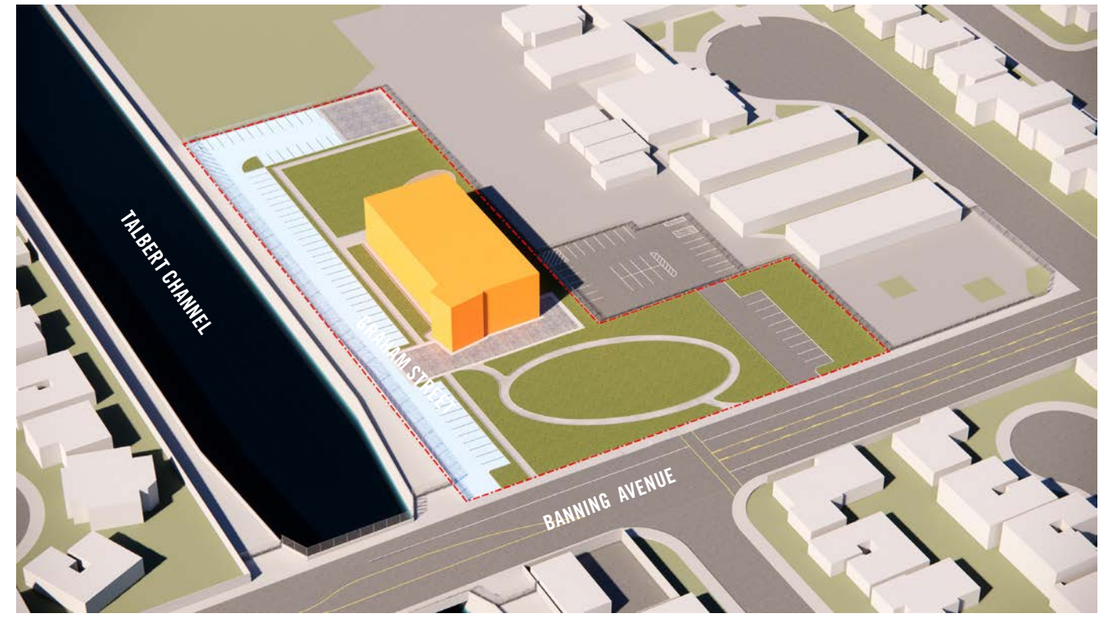
AREAS	SF	%
AREA WITHIN PROPERTY (INCLUDING LIBRARY BUILDING)	116,600	100%
LIBRARY BUILDING	2,349	2%
LANDSCAPE & OPEN SPACE	65,950	56.5%
HARDSCAPE	26,667	22.9%
VEHICULAR PARKING & CIRCULATION	21,634	18.6%

EXISTING SITE Banning Branch Library occupies a former real estate sales office in Eader Park adjacent to the John H. Eader Elementary School campus facing Banning Avenue.

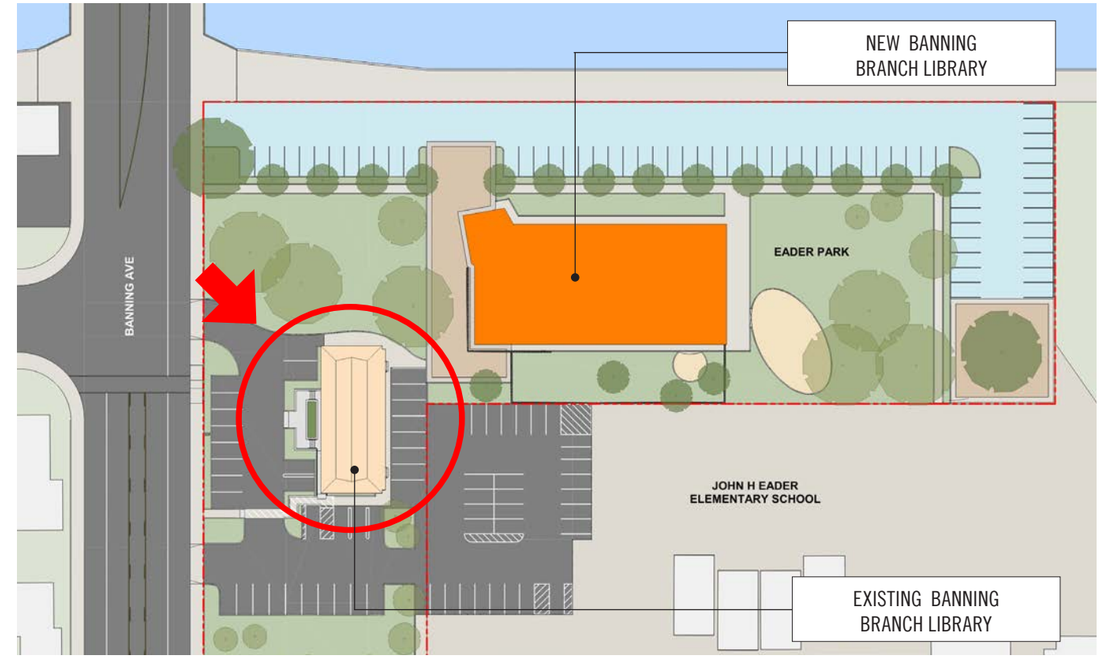
BANNING BRANCH LIBRARY CONCEPT PLAN

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

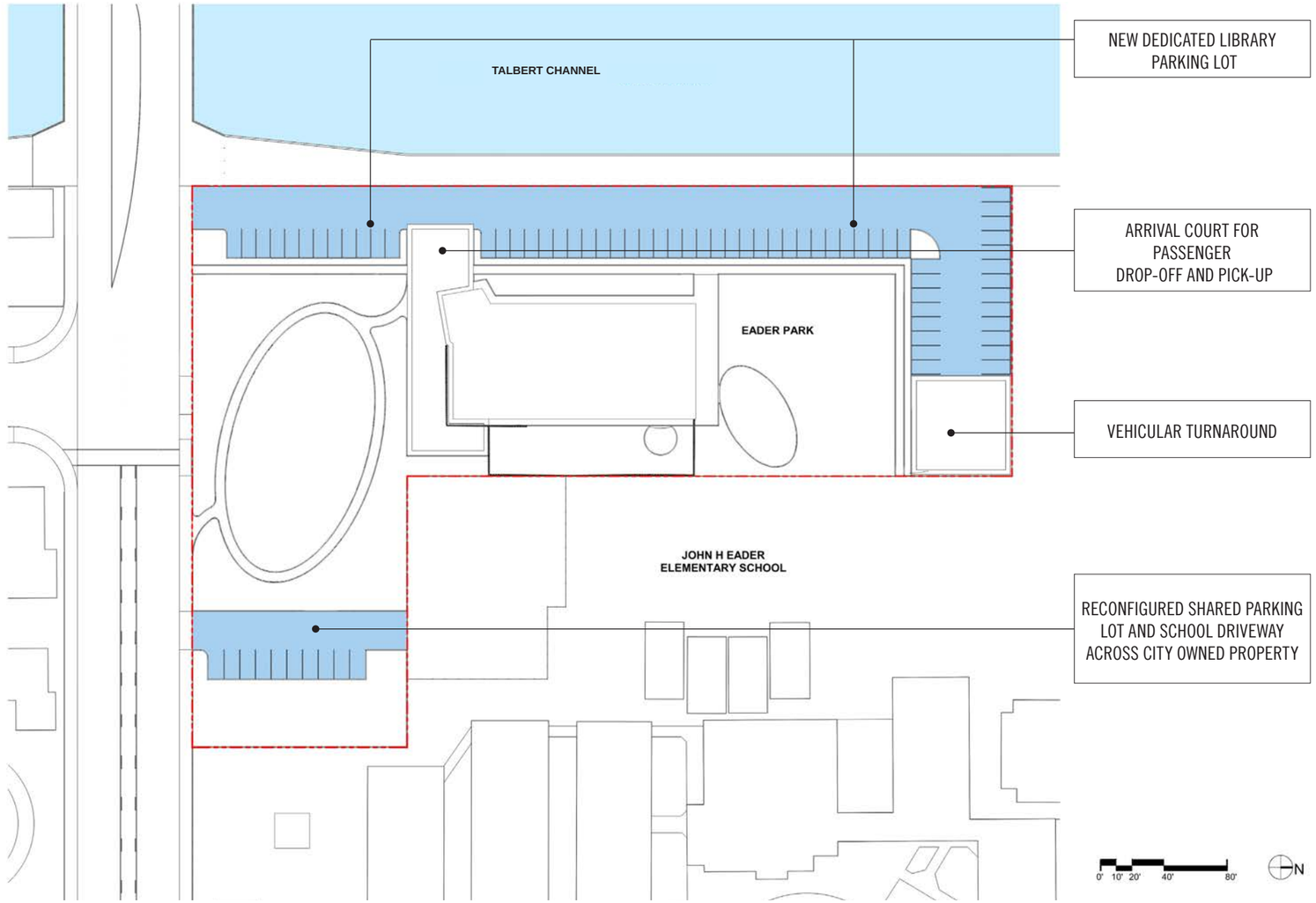


IMPLEMENTATION The new library can be built while the existing library remains in place.

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 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.



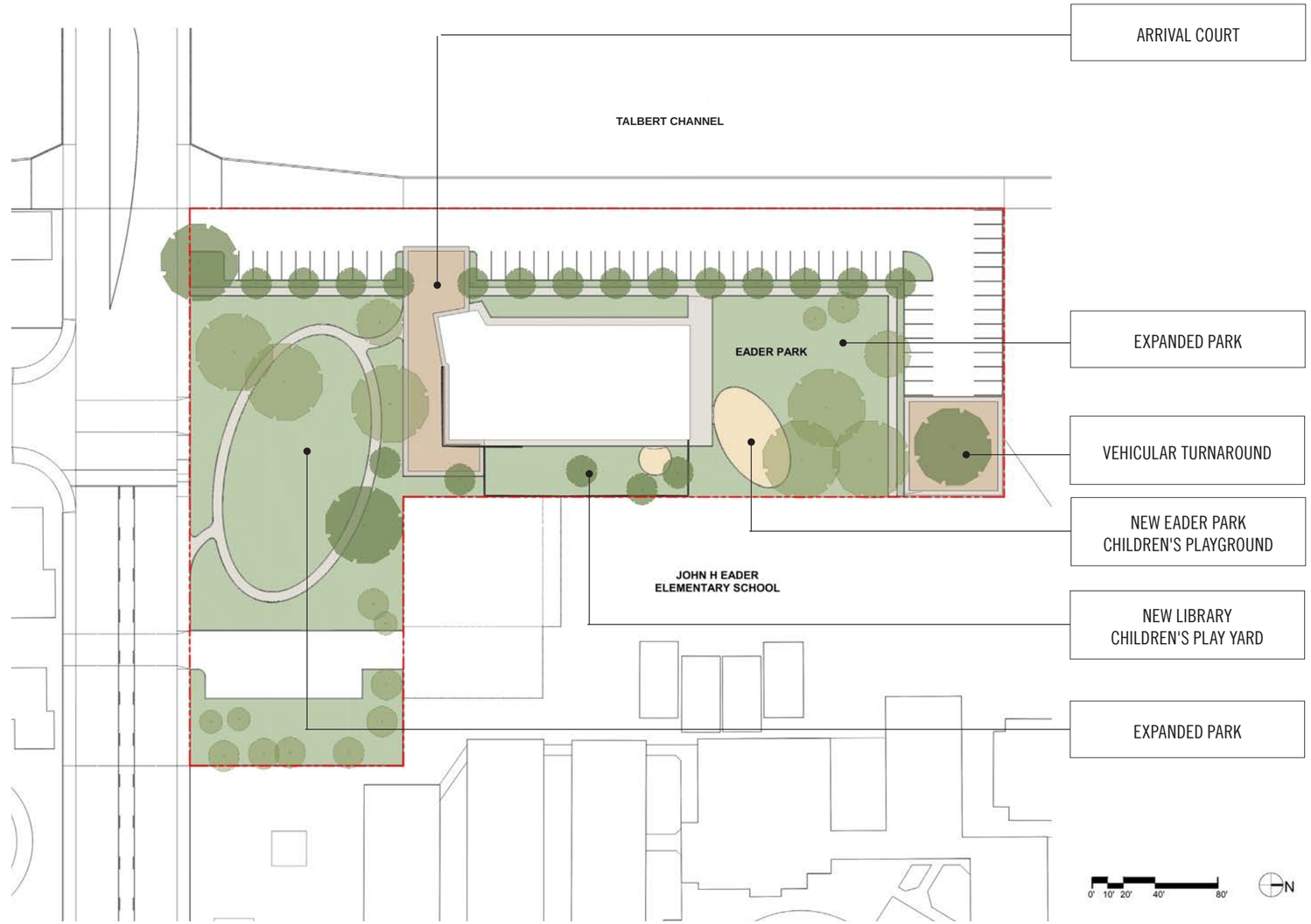
BANNING BRANCH LIBRARY PARKING

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.

BANNING BRANCH LIBRARY CONCEPT PLAN SITE VISUALIZATIONS

Four 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 Banning Avenue facing front of the library as seen across the expanded Eader Park.
- **EXTERIOR VIEW 2** The library and expanded Eader Park as seen from Banning Avenue.
- **EXTEIOR VIEW 3** The pedestrian approach to the library through Eader Park.
- **EXTERIOR VIEW 4** The west arrival court and main library entrance.

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

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

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

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

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

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

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

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

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

BANNING BRANCH LIBRARY CONCEPT FLOOR PLANS AND INTERIOR VIEWS

GROUND FLOOR

- Library entrance, marketplace and circulation services
- Library staff
- Friends of the Library
- Communtiy meeting room
- Children's library

SECOND FLOOR

- Teens
- Group study rooms
- Adults
- 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 1** The library entrance leads north to the children's library and up the stairs to the second floor adult and young adult areas.
- **INTERIOR VIEW 2** The children's library overlooks a new children's play yard and expanded park space to the north.
- **INTERIOR VIEW 3** The second floor teen, young adult and adult area of the library includes group study rooms and views out across expanded park space.

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

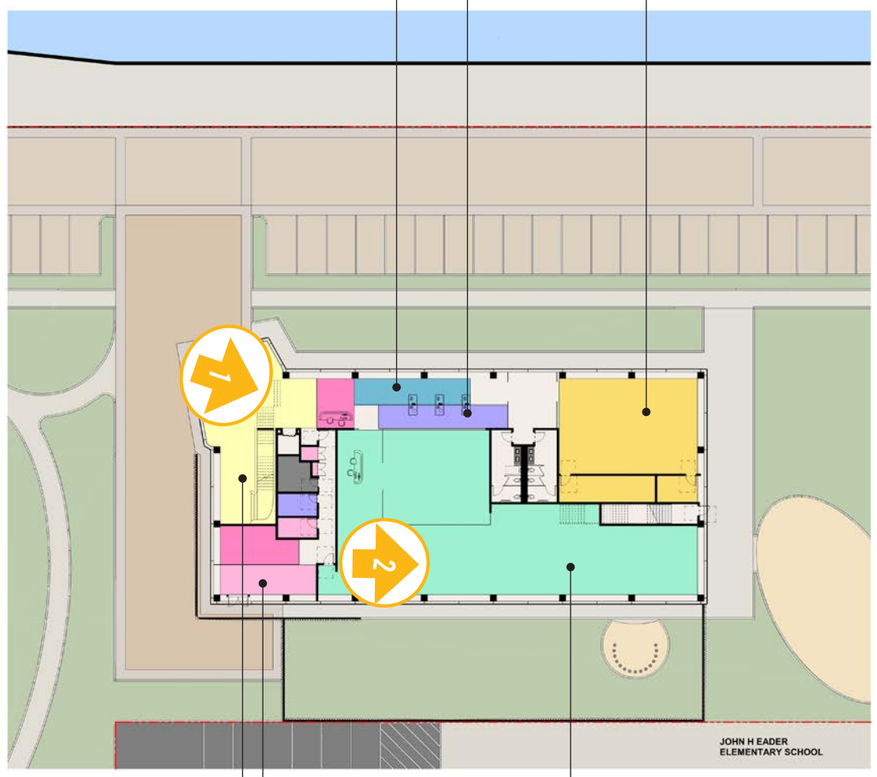
INTERIOR VIEW (2) The children's library.faces east onto a new enclosed children's play yard.

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

PUBLIC MEETING ROOM

FRIENDS OF THE LIBRARY

MARKET PLACE



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	1,310 SF	
PUBLIC MEETING SPACE	1,595 SF	
ADMINISTRATION	0 SF	
CUSTOMER SERVICE	426 SF	
STAFF AREAS	368 SF	
FRIENDS OF THE LIBRARY	33 SF	
CHILDREN'S LIBRARY	3,956 SF	
YOUNG ADULT SPACE	0 SF	
ADULT SERVICES	0 SF	
POLULAR LIBRARY	284 SF	
BUILDING SERVICES	112 SF	
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)		
GROUND FLOOR UNASSIGNABLE SQUARE FEET		
GROSS GROUND FLOOR SQUARE FEET (GSF)		

FIRST FLOOR PROGRAMMING PLAN
SCALE 1/8"=1'-0"

CHILDREN'S LIBRARY

LIBRARY STAFF

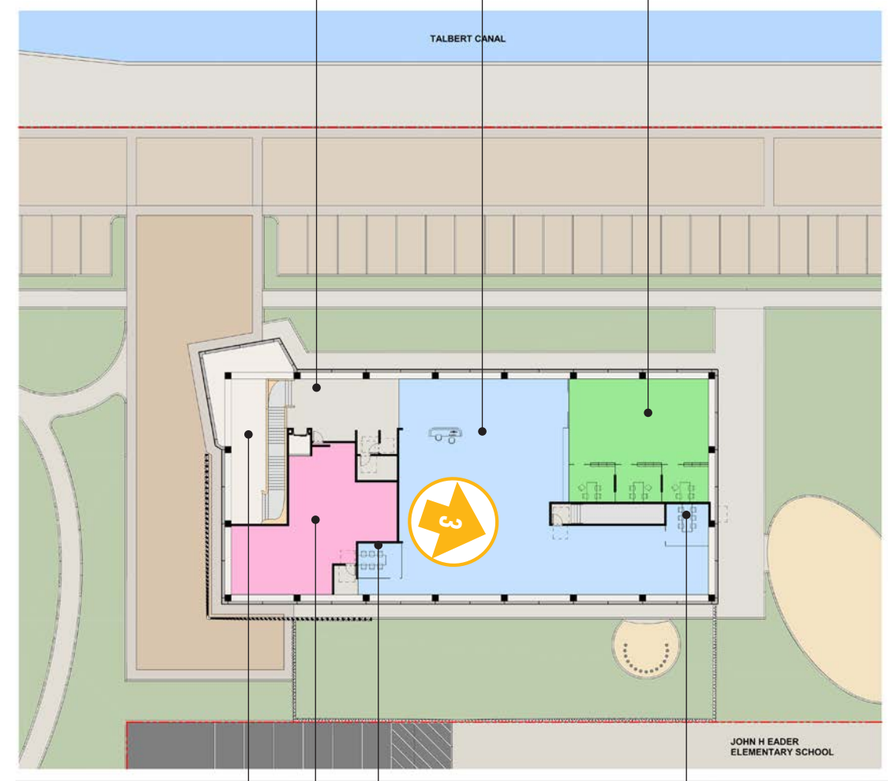
LIBRARY ENTRANCE

MASTER PLAN CONCEPT GROUND FLOOR

TEEN/YOUNG ADULT LIBRARY

ADULT LIBRARY

CIRCULATON SERVICES



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	0 SF	
PUBLIC MEETING SPACE	0 SF	
ADMINISTRATION	0 SF	
CUSTOMER SERVICE	0 SF	
STAFF AREAS	1,448 SF	
FRIENDS OF THE LIBRARY	0 SF	
CHILDREN'S LIBRARY	0 SF	
YOUNG ADULT SPACE	1,608 SF	
ADULT SERVICES	4,569 SF	
POLULAR LIBRARY	0 SF	
BUILDING SERVICES	0 SF	
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)		
GROUND FLOOR UNASSIGNABLE SQUARE FEET		
GROSS GROUND FLOOR SQUARE FEET (GSF)		

SECOND FLOOR PROGRAMMING PLAN
SCALE 1/8"=1'-0"

GROUP STUDY ROOMS

LIBRARY STAFF

LIBRARY STAFF

MASTER PLAN CONCEPT SECOND FLOOR

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.

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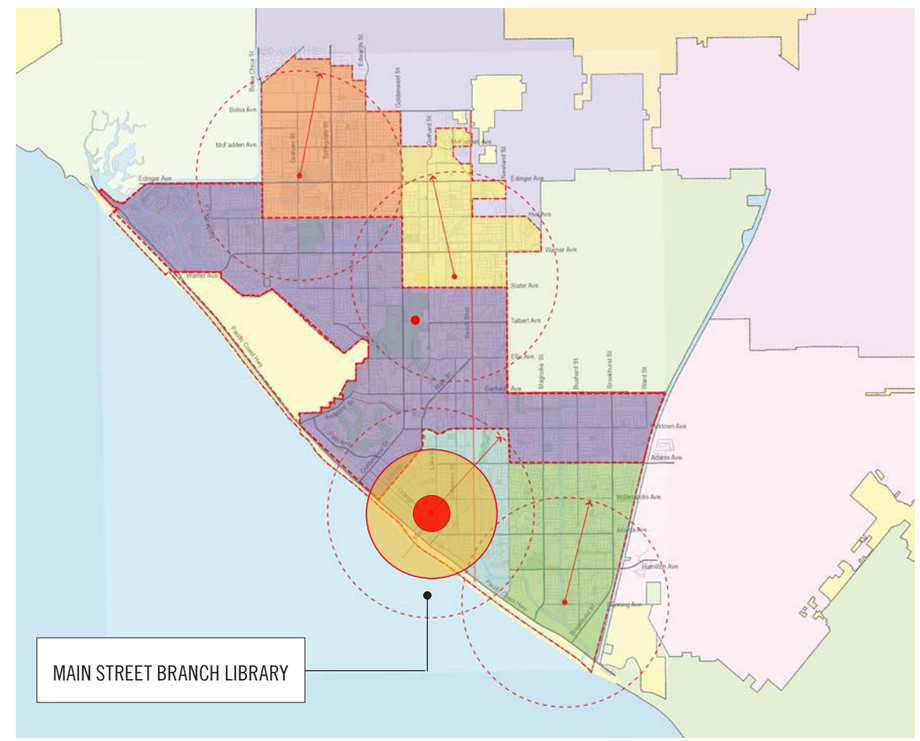
MAIN STREET BRANCH LIBRARY EXISTING SITE

The existing facility occupies 9,700 SF in a 1950s historic structure purpose-built as the city's main library and now a registered landmark. The facility is located within Triangle Park facing onto Main Street at the north end of the downtown core area. Triangle Park is highly valued by the surrounding community and offers no parking for the library which depends entirely on nearby street parking to accommodate visitors who arrive by vehicle. Many patrons arrive on foot.

MAIN STREET BRANCH LIBRARY EXISTING SITE AERIAL VIEW LOOKING NORTHWEST



MAIN STREET BRANCH LIBRARY SERVING SOUTH CENTRAL HUNTINGTON BEACH

AREAS	SF	%
AREA WITHIN PROPERTY (INCLUDING LIBRARY BUILDING)	41,968	100%
LIBRARY BUILDING	8,224	19.6%
LANDSCAPE & OPEN SPACE	29,191	69.6%
HARDSCAPE	1,282	3%
VEHICULAR PARKING & CIRCULATION	3,271	7.8%

EXISTING SITE The triangular site lies at the north end of the historic downtown within a low-scale commercial and residential neighborhood and is bounded by Main Street to the east, 6th Street to the south and Pecan Avenue to the northwest.

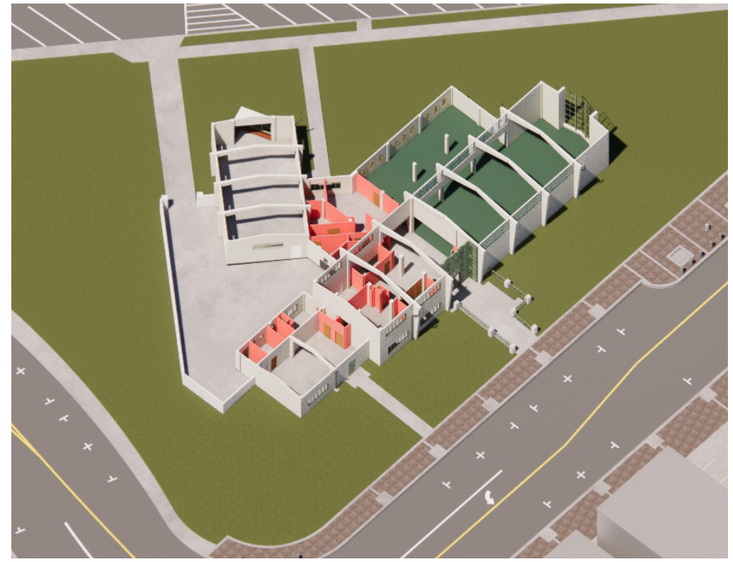
MAIN STREET BRANCH LIBRARY EXISTING CONDITIONS

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:

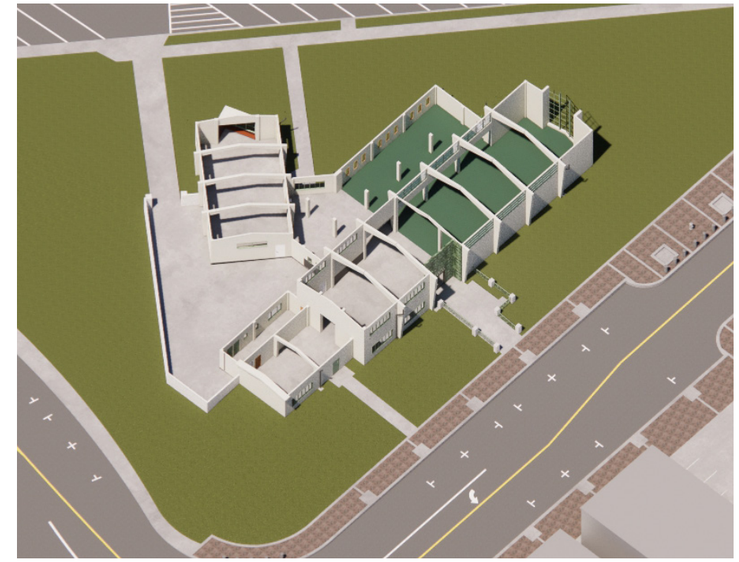
- Removal of the mezzanine (formerly library staff space now used for storage).
- Removal of various ad hoc interventions that have accumulated over the years.
- Repair and upgrade of the seismic stabilizing structural system.
- Repair and upgrade of the mechanical, electrical and plumbing systems.

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 un-necessary obstructions the building is ready for restoration and upgrade.

PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	522 SF	7.3%
PUBLIC MEETING SPACE	1,378 SF	19.1%
ADMINISTRATION	137 SF	1.9%
CUSTOMER SERVICE	212 SF	2.9%
STAFF AREAS	1,078 SF	15%
FRIENDS OF THE LIBRARY	366 SF	5.1%
CHILDREN'S LIBRARY	800 SF	11.1%
YOUNG ADULT SPACE	406 SF	5.6%
ADULT SERVICES	2,299 SF	31.9%
BUILDING SERVICES	465 SF	NA
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)	**7,198 SF**	**87.5% GSF**
GROUND FLOOR UNASSIGNABLE SQUARE FEET	**1,026 SF**	**12.5% GSF**
GROSS GROUND FLOOR SQUARE FEET (GSF)	**8,224 SF**	

TOTAL BUILDING OVERALL	
ASSIGNABLE SQUARE FEET (ASF)	**8,547 SF**
UNASSIGNABLE SQUARE FEET	**1,182 SF**
TOTAL BUILDING GROSS SQUARE FEET (GSF)	**9,729 SF**

EXISTING CONDITIONS GROUND FLOOR

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.

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.

MAIN STREET BRANCH OPTION 1

- The site plan on the facing page illustrates the 5,000 SF addition bringing total library floor area to 14,000 SF.
- The addition contains new staff work space and a new community meeting room with storage and restrooms and a separate after-hours entrance.
- The limited site area and the important value of Triangle Park as a neighborhood open space resource means no parking can be added at this site for library patrons.

MAIN STREET BRANCH LIBRARY RENOVATION AND ADDITION CONCEPT PLAN LOOKING NORTHWEST

AREAS	SF	%
AREA WITHIN PROPERTY (INCLUDING LIBRARY BUILDING)	41,968	100%
LIBRARY BUILDING	8,224	19.6%
LANDSCAPE & OPEN SPACE	29,191	69.6%
HARDSCAPE	1,282	3%
VEHICULAR PARKING & CIRCULATION	3,271	7.8%

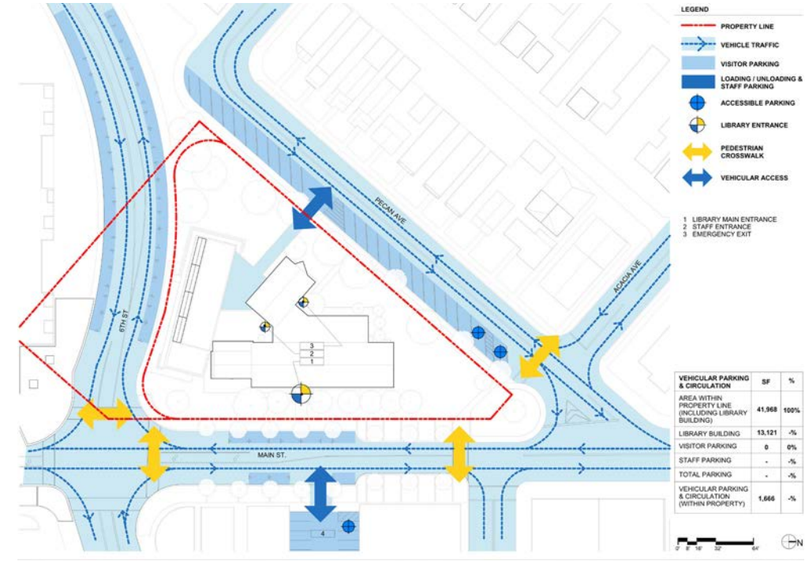
MASTER PLAN CONCEPT OPTION 1 SITE PLAN The existing building would be preserved and renovated in accordance with Secretary of Interior standards and a 5,000 SF addition would transform the library into a fully functioning branch facility.

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 tour of the imagined outcome of the feasibility study:

- **EXTERIOR VIEW 1** The addtion 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.
- **EXTEIOR VIEW 3** The new community meeting room faces onto Triangle Park.

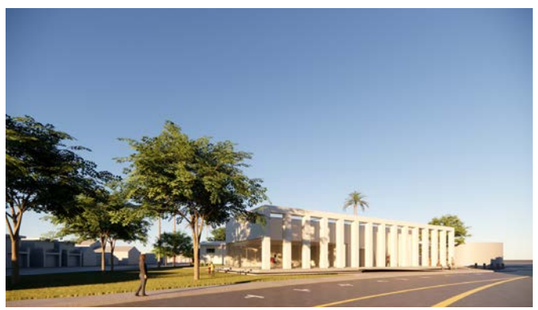


OPTION 1 VEHICULAR CIRCULATION AND PARKING SITE PLAN No new parking is provided.

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

MAIN STREET BRANCH 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.

MAIN STREET BRANCH LIBRARY OPTION 1 CONCEPT FLOOR PLAN

The addition and renovation project would:

- Maintain the library entrance.
- Locate the marketplace, periodicals and Friends in the double height space created by removal of the mezzanine.
- Relocate the community meeting room out of the space historically occupied by the children's library into a new space within the addition.
- Expand the children's library into the space currently occupied by the community meeting room.
- Restore the adult reading room.
- Install a new teen library.
- Consolidate library administration and staff into a consolidated area at the heart of the facility.

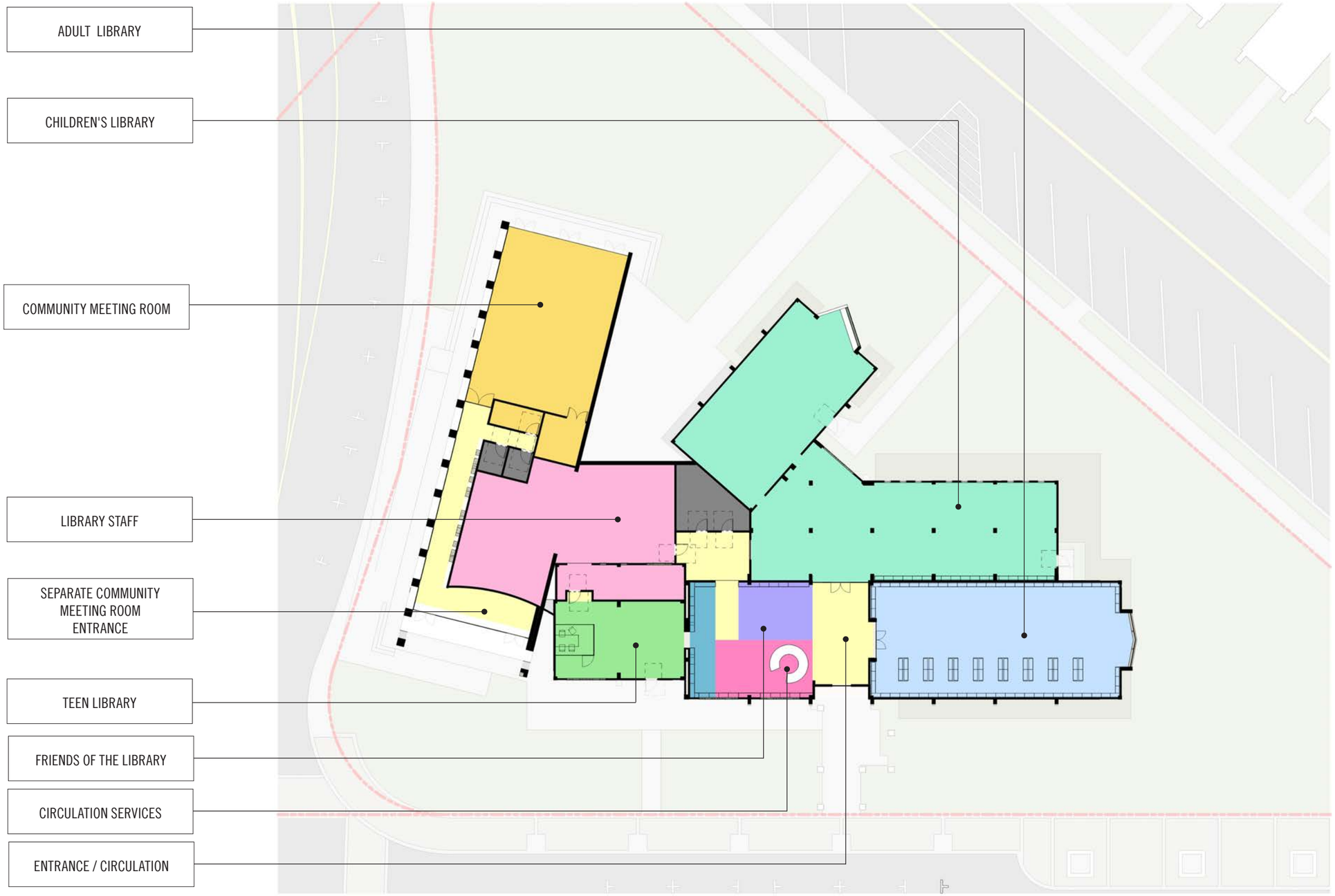
Three interior views are offered to assist with the understanding of the master plan concept floor plan and program distribution diagram. They are arranged in sequential order as a kind of tour of the imagined outcome of the concept plan.

- **INTERIOR VIEW 1** The restored adult reading room to the right of the library entrance.
- **INTERIOR VIEW 2** Circulation services, marketplace and Friends of the Library to the left of the library entrance.
- **INTERIOR VIEW 3** Expanded children's library occupying the space currently occupied by the community meeting room.

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 etc.

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



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

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.

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.

MAIN STREET BRANCH OPTION 2

- 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 the library facility achieves 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.
- 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.

MAIN STREET BRANCH LIBRARY + SURF MUSEUM RENOVATION AND ADDITION CONCEPT PLAN LOOKING NORTHWEST

LEGEND

- PROPERTY LINE
- EXISTING TREES
- PROPOSED TREES
- EXISTING BUILDING
- PROPOSED BUILDING
- ASPHALT
- GRASS / LANDSCAPING
- BRICK PAVERS

AREAS	SF	%
AREA WITHIN PROPERTY (INCLUDING LIBRARY BUILDING)	41,968	100%
LIBRARY BUILDING	8,224	19.6%
LANDSCAPE & OPEN SPACE	29,191	69.6%
HARDSCAPE	1,282	3%
VEHICULAR PARKING & CIRCULATION	3,271	7.8%

0' 8' 16' 32' 64'

N

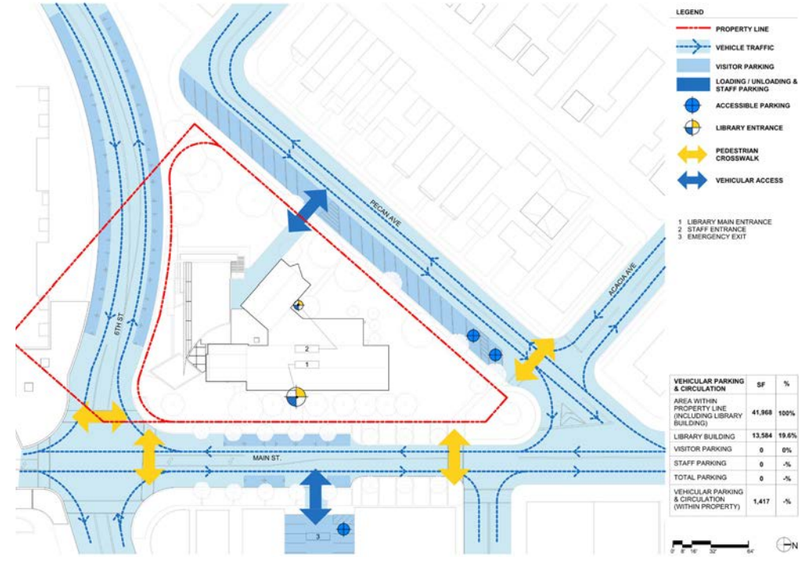
MASTER PLAN CONCEPT OPTION 2 SITE PLAN The existing building would be preserved and renovated in accordance with Secretary of Interior standards and a two story addition would accomomodate approximately 5,000 SF of additional floor area for the library with another approximately 3,000 SF for the Surf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

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.

MAIN STREET BRANCH LIBRARY OPTION 1CONCEPT 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.

MAIN STREET BRANCH LIBRARY OPTION 2 CONCEPT FLOOR PLAN

GROUND FLOOR

- Circulation services, marketplace and Friends of the Library
- Community meeting room
- Children's library
- Teen library
- Adult library
- Library staff
- Museum entrance
- Museum gallery

SECOND FLOOR

- Museum gallery

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 a tour of the imagined outcome of the concept plan.

- **INTERIOR VIEW 1** The museum entrance off of 6th Street leads to the double height gallery on the ground floor and to the stair up to the second floor gallery
- **INTERIOR VIEW 2** The second floor museum gallery.

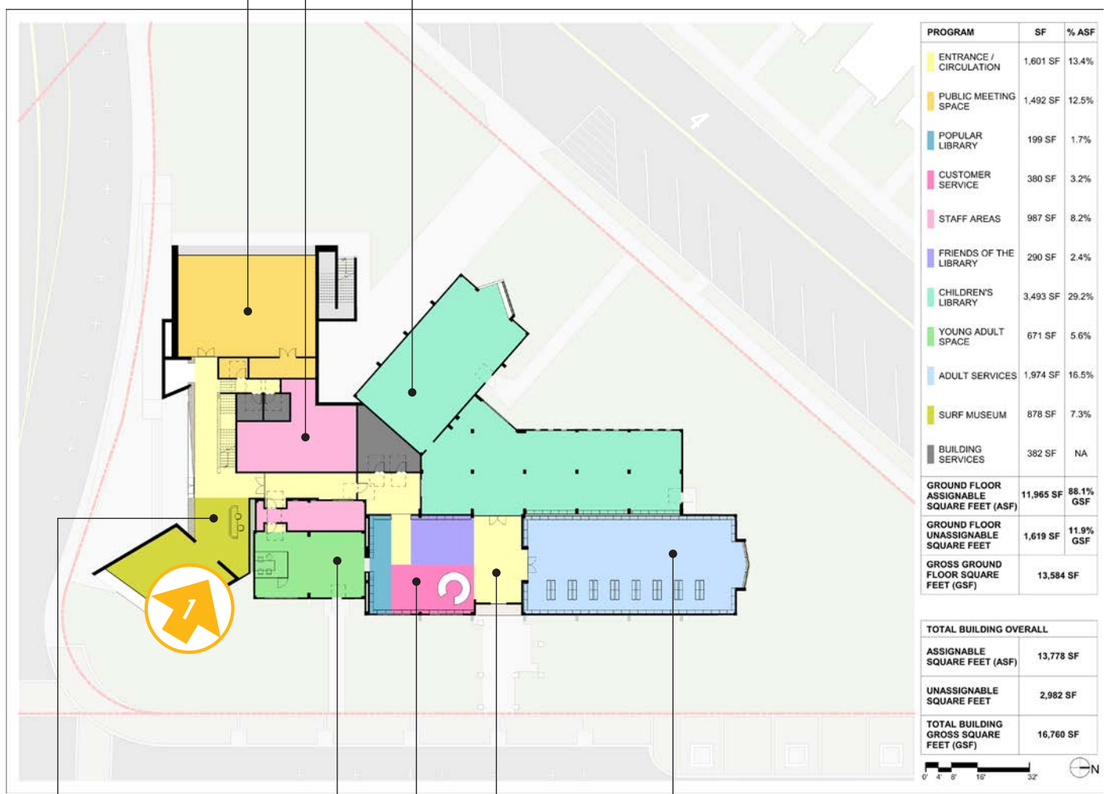
INTERIOR VIEW (1) The museum enjoys its own entrance (off of 6th Street) as seen here from a ground floor gallery, the stair to the second floor gallery beyond.

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

COMMUNITY MEETING ROOM

LIBRARY STAFF

CHILDREN'S LIBRARY



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	1,601 SF	13.4%
PUBLIC MEETING SPACE	1,492 SF	12.5%
POPULAR LIBRARY	199 SF	1.7%
CUSTOMER SERVICE	380 SF	3.2%
STAFF AREAS	987 SF	8.2%
FRIENDS OF THE LIBRARY	290 SF	2.4%
CHILDREN'S LIBRARY	3,493 SF	29.2%
YOUNG ADULT SPACE	671 SF	5.6%
ADULT SERVICES	1,974 SF	16.5%
SURF MUSEUM	878 SF	7.3%
BUILDING SERVICES	382 SF	NA
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)	11,965 SF	88.1% GSF
GROUND FLOOR UNASSIGNABLE SQUARE FEET	1,619 SF	11.9% GSF
GROSS GROUND FLOOR SQUARE FEET (GSF)	13,584 SF	

TOTAL BUILDING OVERALL	
ASSIGNABLE SQUARE FEET (ASF)	13,778 SF
UNASSIGNABLE SQUARE FEET	2,982 SF
TOTAL BUILDING GROSS SQUARE FEET (GSF)	16,760 SF

MUSEUM ENTRANCE AND GROUND FLOOR GALLERY SPACE

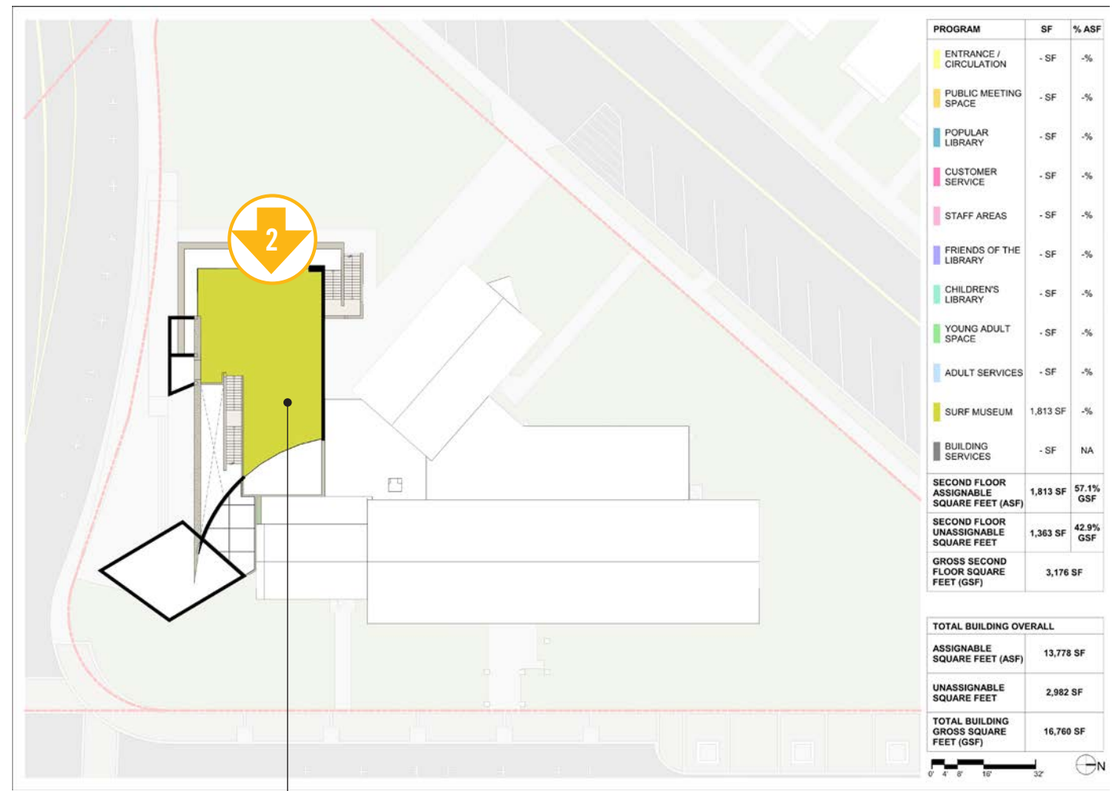
TEEN LIBRARY

CHILDREN'S LIBRARY

LIBRARY ENTRANCE / CIRCULATION

CUSTOMER SERVICES, POPULAR LIBRARY AND FRIENDS OF THE LIBRARY

OPTION 2 CONCEPT PLAN GROUND FLOOR



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	- SF	-%
PUBLIC MEETING SPACE	- SF	-%
POPULAR LIBRARY	- SF	-%
CUSTOMER SERVICE	- SF	-%
STAFF AREAS	- SF	-%
FRIENDS OF THE LIBRARY	- SF	-%
CHILDREN'S LIBRARY	- SF	-%
YOUNG ADULT SPACE	- SF	-%
ADULT SERVICES	- SF	-%
SURF MUSEUM	1,813 SF	-%
BUILDING SERVICES	- SF	NA
SECOND FLOOR ASSIGNABLE SQUARE FEET (ASF)	1,813 SF	57.1% GSF
SECOND FLOOR UNASSIGNABLE SQUARE FEET	1,363 SF	42.9% GSF
GROSS SECOND FLOOR SQUARE FEET (GSF)	3,176 SF	

TOTAL BUILDING OVERALL	
ASSIGNABLE SQUARE FEET (ASF)	13,778 SF
UNASSIGNABLE SQUARE FEET	2,982 SF
TOTAL BUILDING GROSS SQUARE FEET (GSF)	16,760 SF

MUSEUM GALLERY SPACE

OPTION 2 CONCEPT PLAN SECOND FLOOR

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

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

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.

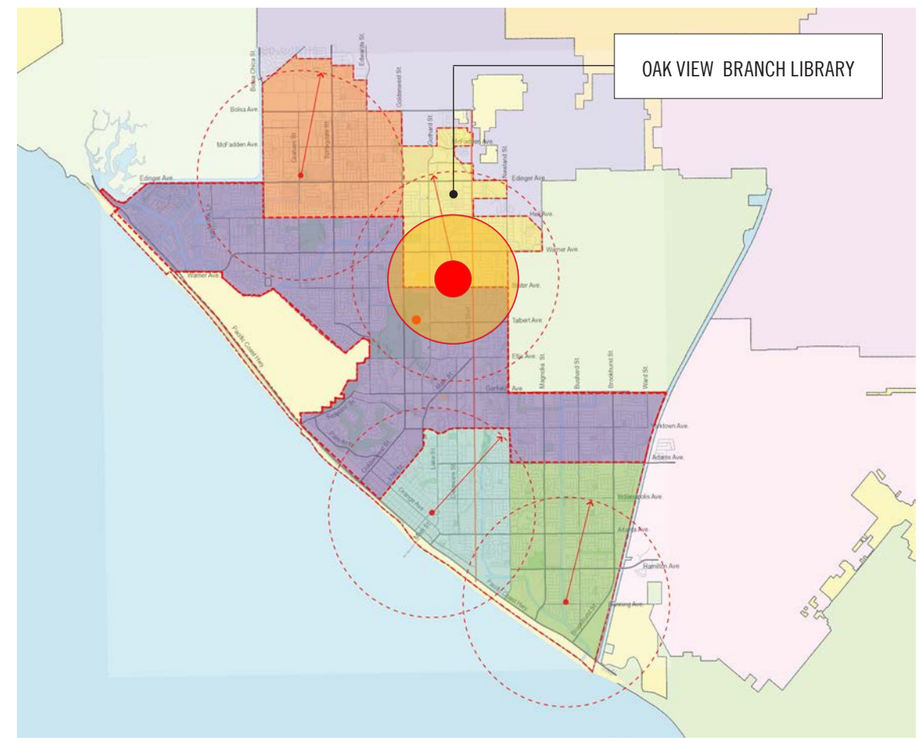
OAK VIEW BRANCH LIBRARY EXISTING SITE

The existing facility occupies a 4,200 SF modular building that sits on Oak View Elementary School property. Conversely, a large part of the school's parking sits on city owned property. The existing Family Resource Center (FRC) and small gymnasium both sit on city owned property in a facility that has reached the end of its useful life.

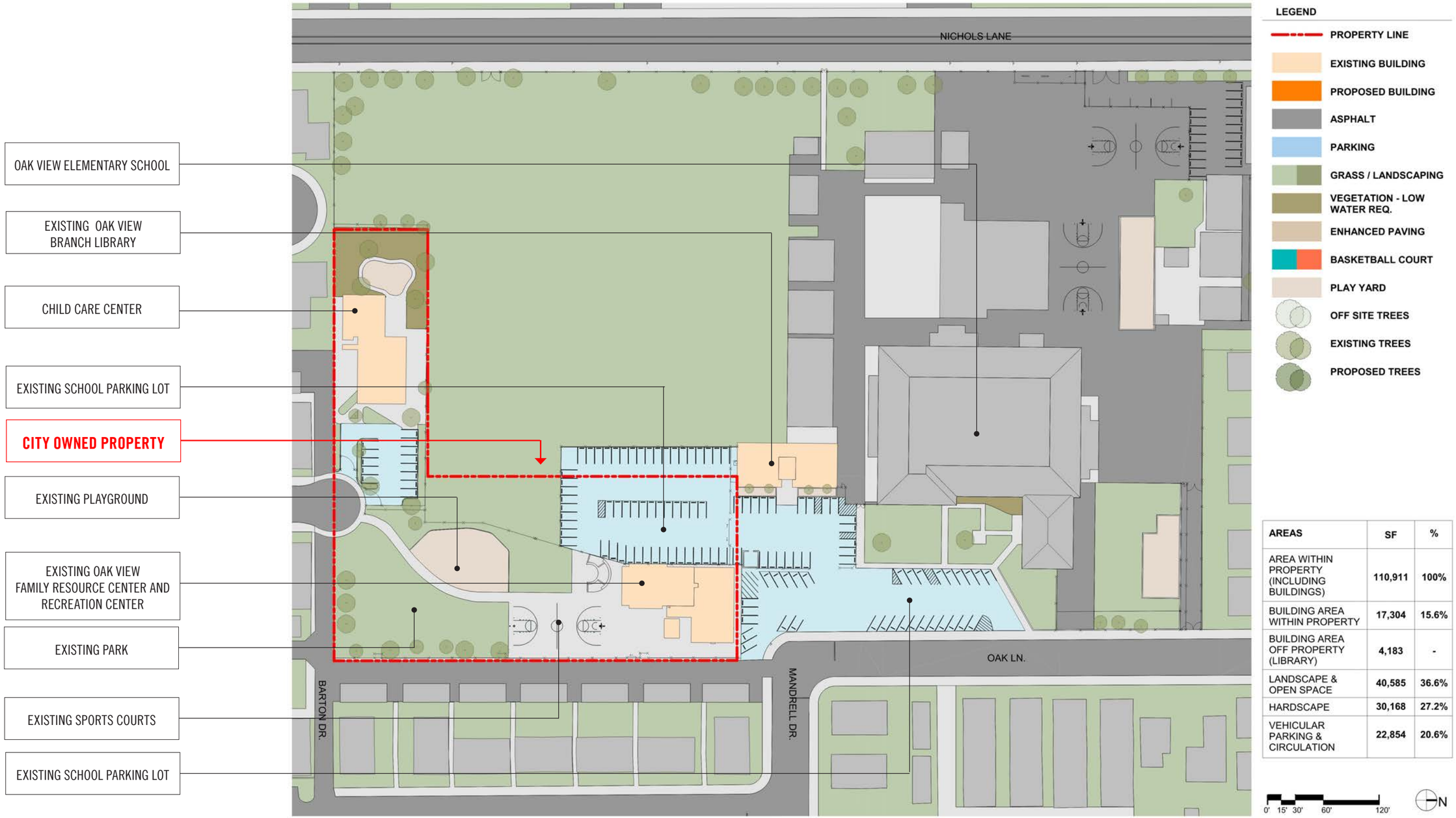
In addition to the FRC and the gym, the city owned property accommodates sports courts, a children's playground, a small park, and a child care facility that has also reached the end of its useful life.

Access to the property is awkward and limited, requiring vehicles and passengers to arrive via Oak Lane and then cross school owned property to get to the city's facilities.

OAK VIEW BRANCH LIBRARY EXISTING SITE AERIAL VIEW LOOKING NORTHWEST



OAK VIEW BRANCH LIBRARY SERVING NORTH CENTRAL HUNTINGTON BEACH



AREAS	SF	%
AREA WITHIN PROPERTY (INCLUDING BUILDINGS)	110,911	100%
BUILDING AREA WITHIN PROPERTY	17,304	15.6%
BUILDING AREA OFF PROPERTY (LIBRARY)	4,183	-
LANDSCAPE & OPEN SPACE	40,585	36.6%
HARDSCAPE	30,168	27.2%
VEHICULAR PARKING & CIRCULATION	22,854	20.6%

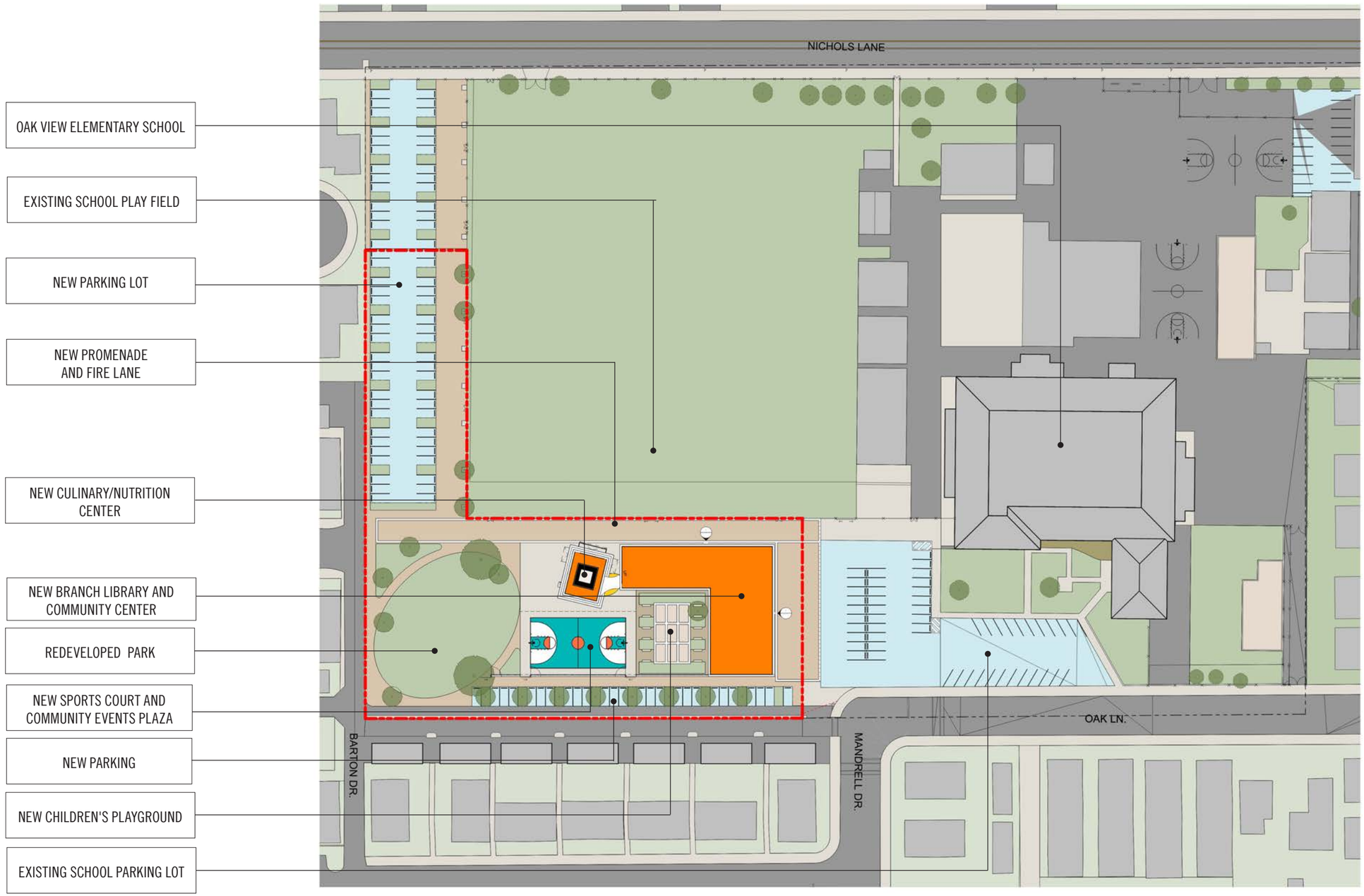
EXISTING SITE The existing library resides in a modular building located on Oak View Elementary School property and enjoys no parking of its own. The school's parking resides on school property in front of the library and on city-owned property adjacent to the Family Resource Center.

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



LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- ASPHALT
- PARKING
- GRASS / LANDSCAPING
- VEGETATION - LOW WATER REQ.
- ENHANCED PAVING
- BASKETBALL COURT
- PLAY YARD
- OFF SITE TREES
- EXISTING TREES
- PROPOSED TREES

AREAS	SF	%
AREA WITHIN PROPERTY (INCLUDING BUILDINGS)	110,911	100%
BUILDING AREA WITHIN PROPERTY	19,948	18%
BUILDING AREA OFF PROPERTY (LIBRARY)	0	0%
LANDSCAPE & OPEN SPACE	6,706	6%
HARDSCAPE	49,511	44.6%
VEHICULAR PARKING & CIRCULATION	27,456	24.8%

0' 15' 30' 60' 120'

N

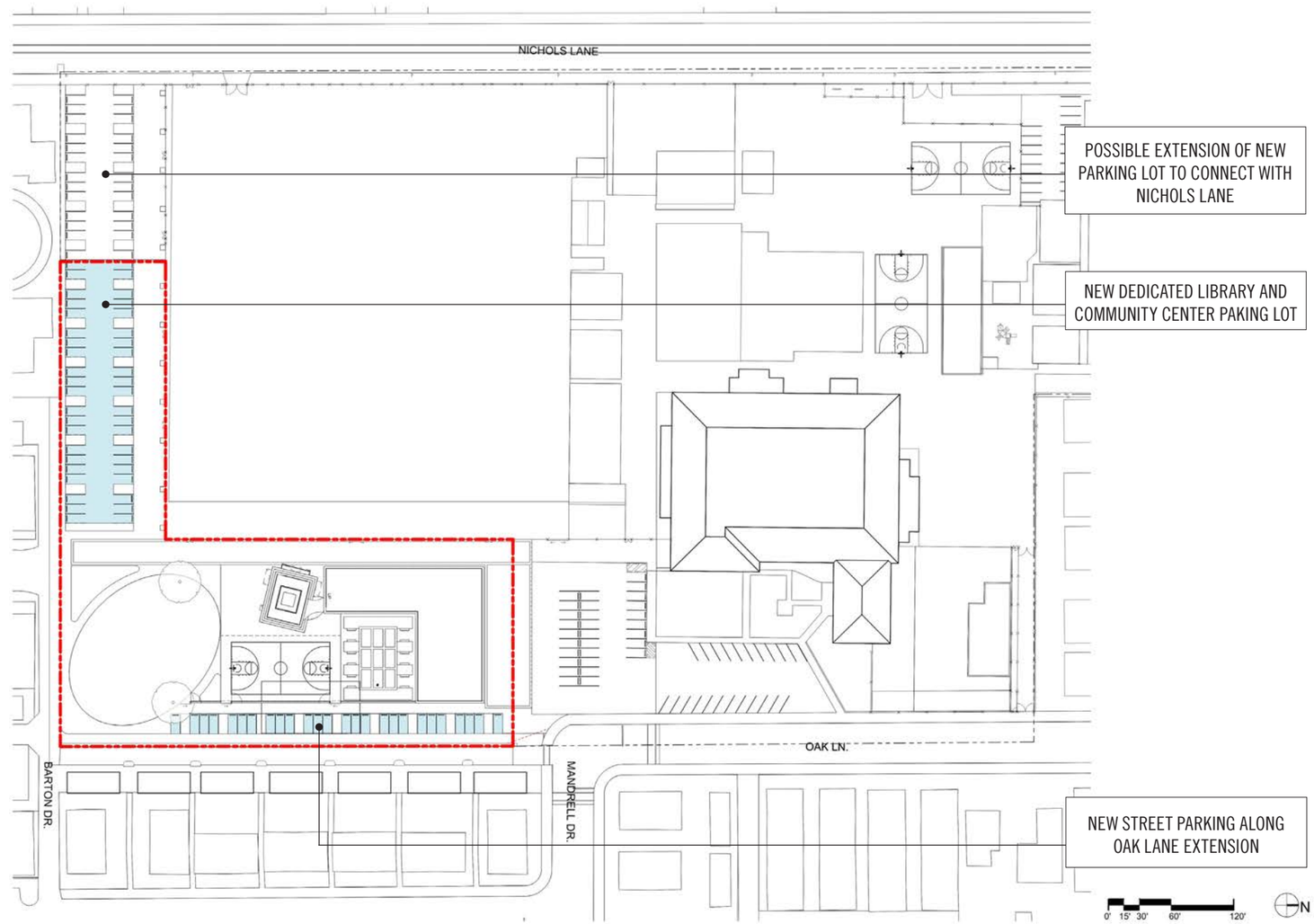
MASTER PLAN CONCEPT SITE PLAN The new two story building, associated outdoor recreation facilities, new neighborhood pocket park and required parking to serve the new library and community center would all sit on city owned property.

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.

OAK VIEW LIBRARY AND COMMUNITY CENTER PARKING

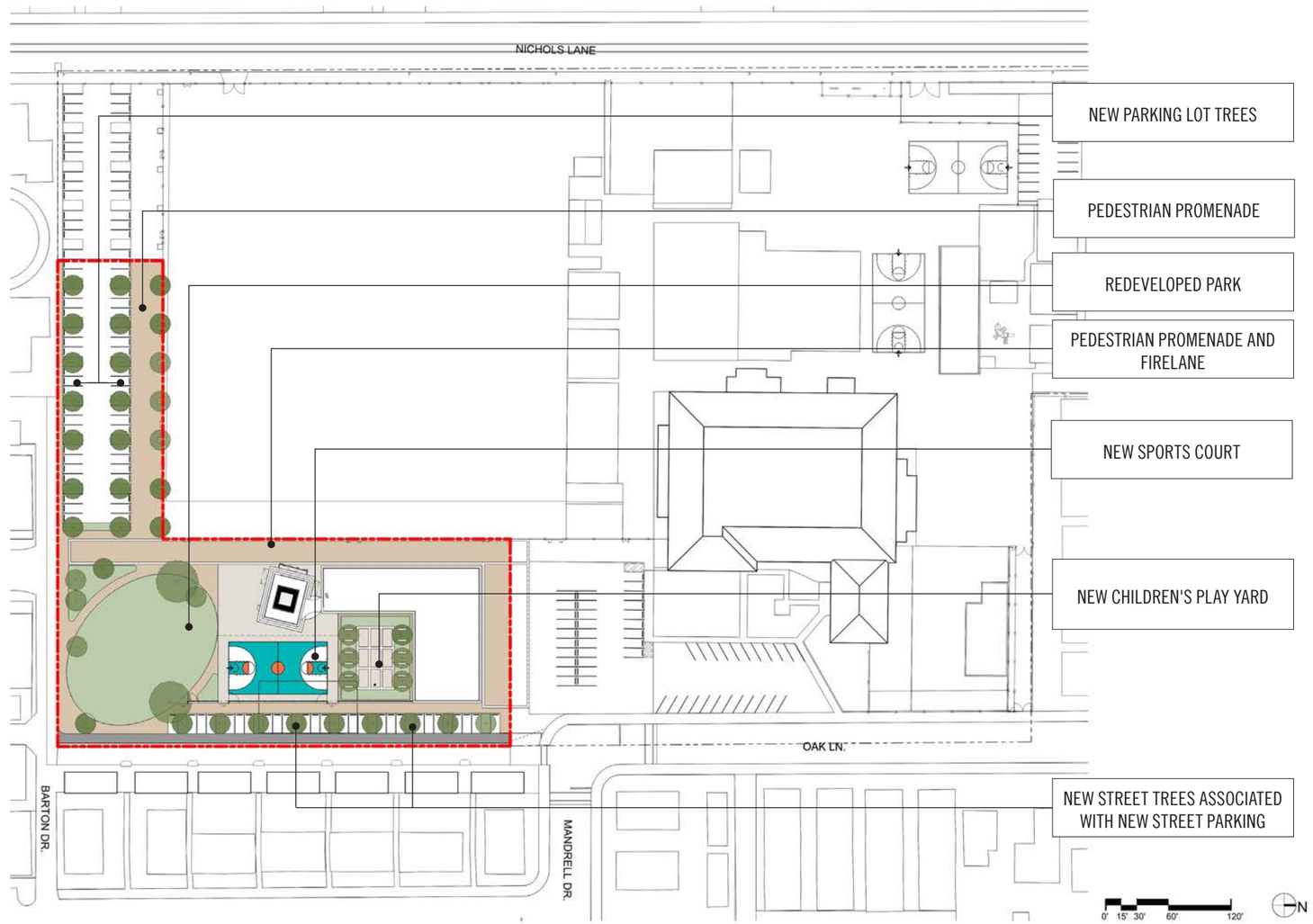
Scenario	No Spaces
Existing	**19**
Library Master Plan Concept Site Plan	**63**
Including Possible Extension to Nichols Lane	**89**



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 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.

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER CONCEPT PLAN SITE VISUALIZATIONS

Four 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 front of the new facility is set back from and faces onto the adjacent Oak View Elementary School parking lot. It is visible from Oak Lane and the Oak View neighborhood.
- **EXTERIOR VIEW 2** The new culinary/nutrition center (ground floor) and adult library reading room (second floor) viewed from across expanded park space.
- **EXTERIOR VIEW 3** The sports court sits adjacent to the new culinary/nutrition center and can be transformed into an outdoor community events space.
- **EXTERIOR VIEW 4** The new culinary/nutrition center faces both east and west toward the interior of the site and out across the adjacent elementary school play field.

EXTERIOR VIEW (1) The new library and community center presents its front 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 (3) The sports court at the heart of the new facility can be transformed into a community events plaza.

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).

MASTER PLAN CONCEPT LOOKING SOUTHWEST

EXTERIOR VIEW (1) The new library and communty 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 (3) The sports court at the heart of the new facility can be transformed into a community events plaza.

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).

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

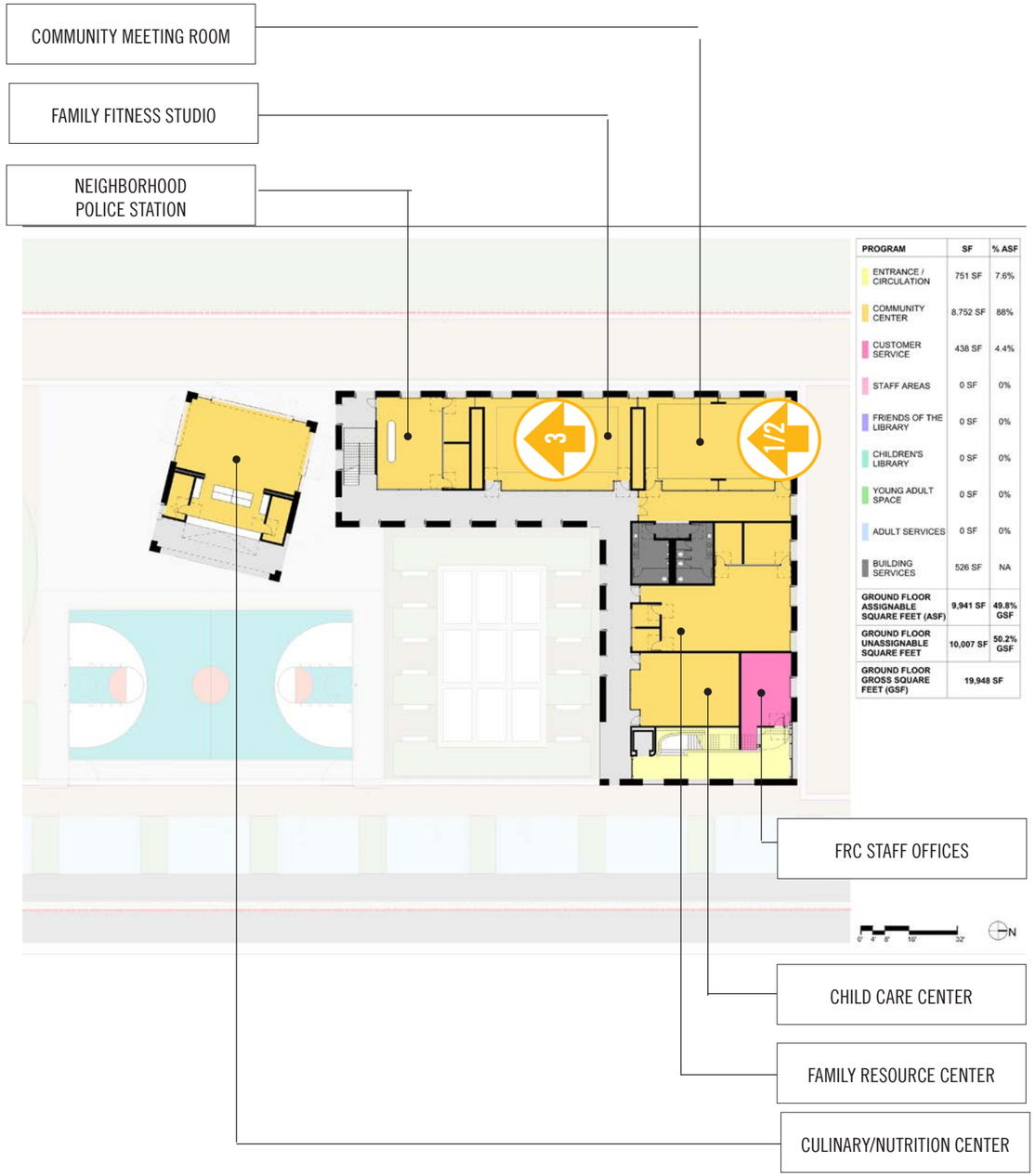
Three interior views are offered to assist with the understanding of the master plan concept floor plans and program distribution diagrams. They are arranged in sequential order as tour of the imagined outcome of the concept plan.

- **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 a second adjoining meeting room.
- **INTERIOR VIEW 3** The family fitness studio.

INTERIOR VIEW (1) One of two new adjoining community meeting rooms.

INTERIOR VIEW (2) A retractable acoustical partition can be raised to combine the two rooms, doubling the size of the meeting room.

INTERIOR VIEW (3) The third multi-purpose room can be used for community recreation and fitness programming.



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	751 SF	7.6%
COMMUNITY CENTER	8,752 SF	88%
CUSTOMER SERVICE	438 SF	4.4%
STAFF AREAS	0 SF	0%
FRIENDS OF THE LIBRARY	0 SF	0%
CHILDREN'S LIBRARY	0 SF	0%
YOUNG ADULT SPACE	0 SF	0%
ADULT SERVICES	0 SF	0%
BUILDING SERVICES	526 SF	NA
GROUND FLOOR ASSIGNABLE SQUARE FEET (ASF)	9,941 SF	49.8% GSF
GROUND FLOOR UNASSIGNABLE SQUARE FEET	10,007 SF	50.2% GSF
GROUND FLOOR GROSS SQUARE FEET (GSF)	19,948 SF	

MASTER PLAN CONCEPT GROUND FLOOR

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

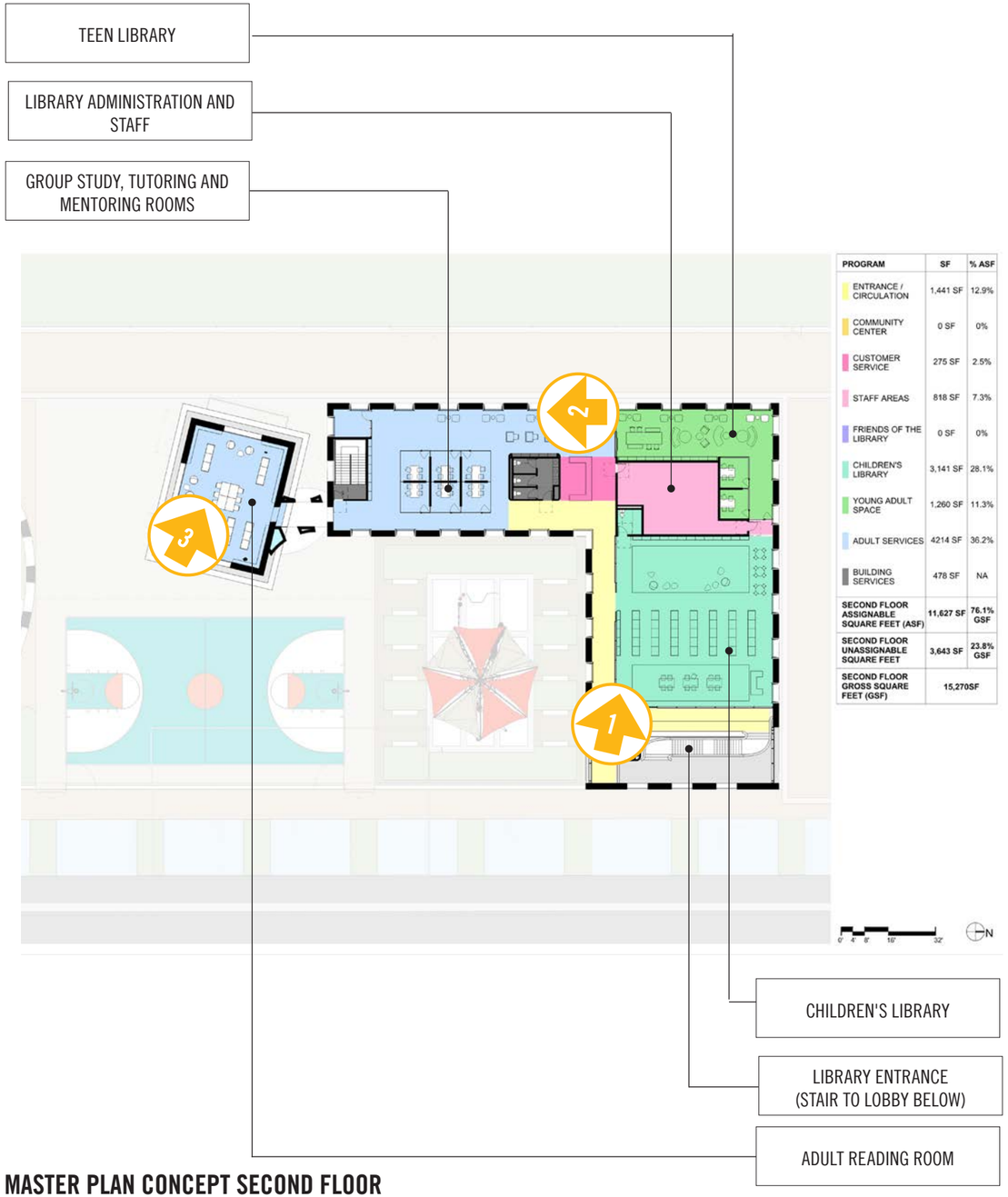
Three interior views are offered to assist with the understanding of the master plan concept floor plans and program diagrams. They are arranged in sequential order as a tour of the imagined outcome of the concept plan.

- **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.

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.

INTERIOR VIEW (6) The second floor adult reading room looks out onto views east, west and south.



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	1,441 SF	12.9%
COMMUNITY CENTER	0 SF	0%
CUSTOMER SERVICE	275 SF	2.5%
STAFF AREAS	818 SF	7.3%
FRIENDS OF THE LIBRARY	0 SF	0%
CHILDREN'S LIBRARY	3,141 SF	28.1%
YOUNG ADULT SPACE	1,260 SF	11.3%
ADULT SERVICES	4214 SF	36.2%
BUILDING SERVICES	478 SF	NA
SECOND FLOOR ASSIGNABLE SQUARE FEET (ASF)	**11,627 SF**	**76.1% GSF**
SECOND FLOOR UNASSIGNABLE SQUARE FEET	**3,643 SF**	**23.8% GSF**
SECOND FLOOR GROSS SQUARE FEET (GSF)	**15,270SF**	

MASTER PLAN CONCEPT SECOND FLOOR

INTERIOR VIEW (1) New community meeting room.

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.

INTERIOR VIEW (6) The second floor adult reading room looks out onto views of the playfield to the west and to the library plaza to the east and south.

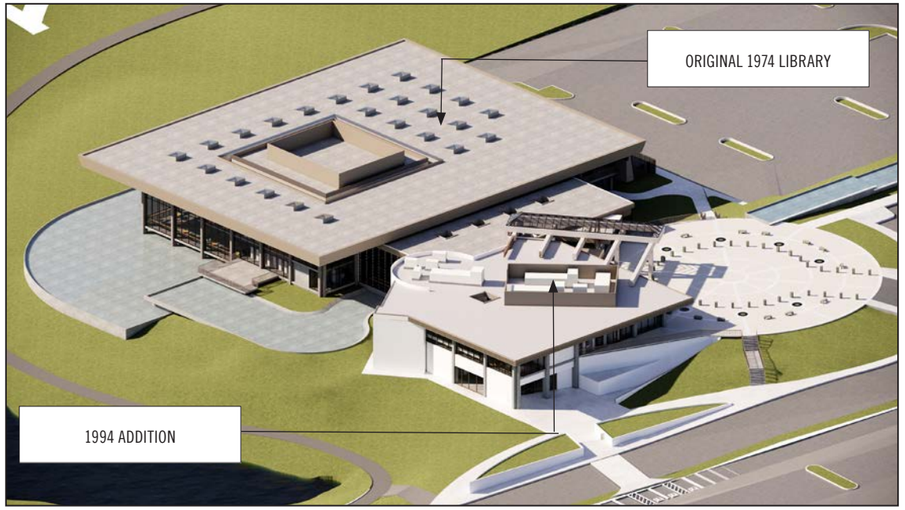
CENTRAL LIBRARY EXISTING CONDITIONS

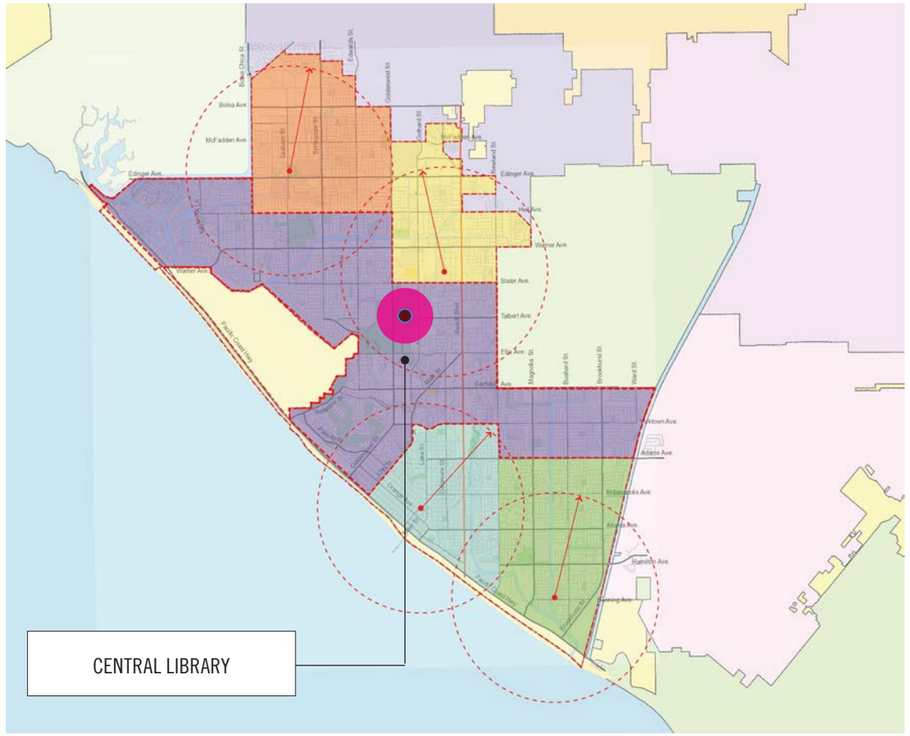
Central Library is highly valued and heavily used by both Huntington Beach and Orange County residents. The existing facility was built in two phases, the original Neutra building in 1974 and an addition in 1994. The 1994 addition has never been considered complimentary to the Neutra building for many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

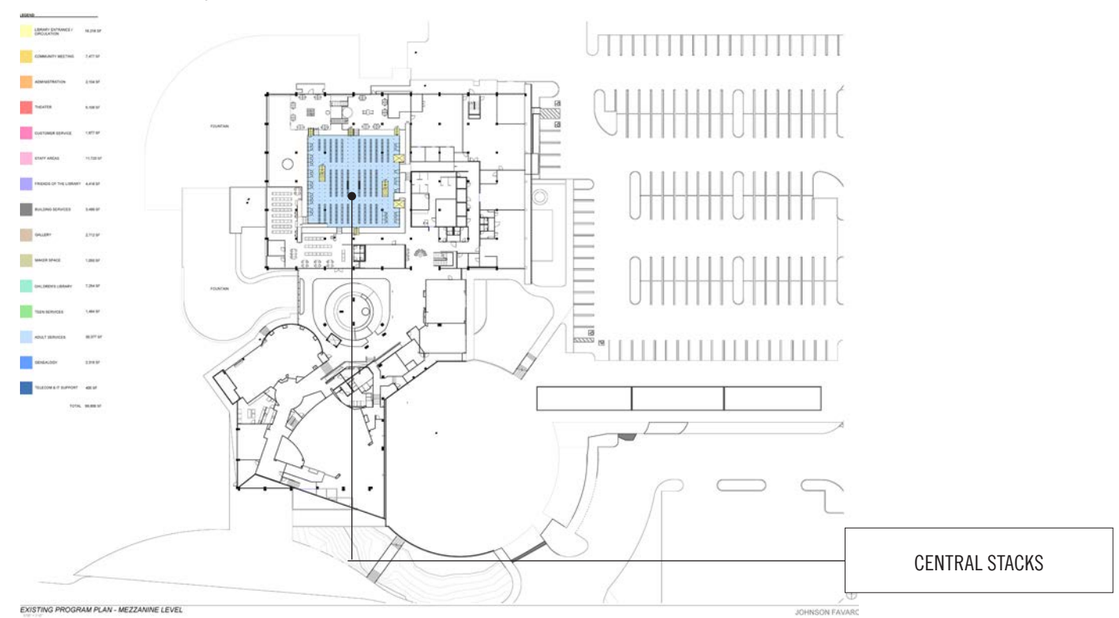
EXISTING SITE The library occupies a central and prominent site within Central Park and is designed to maximize its relationship to the park.

CENTRAL LIBRARY EXISTING PROGRAM COMPONENTS

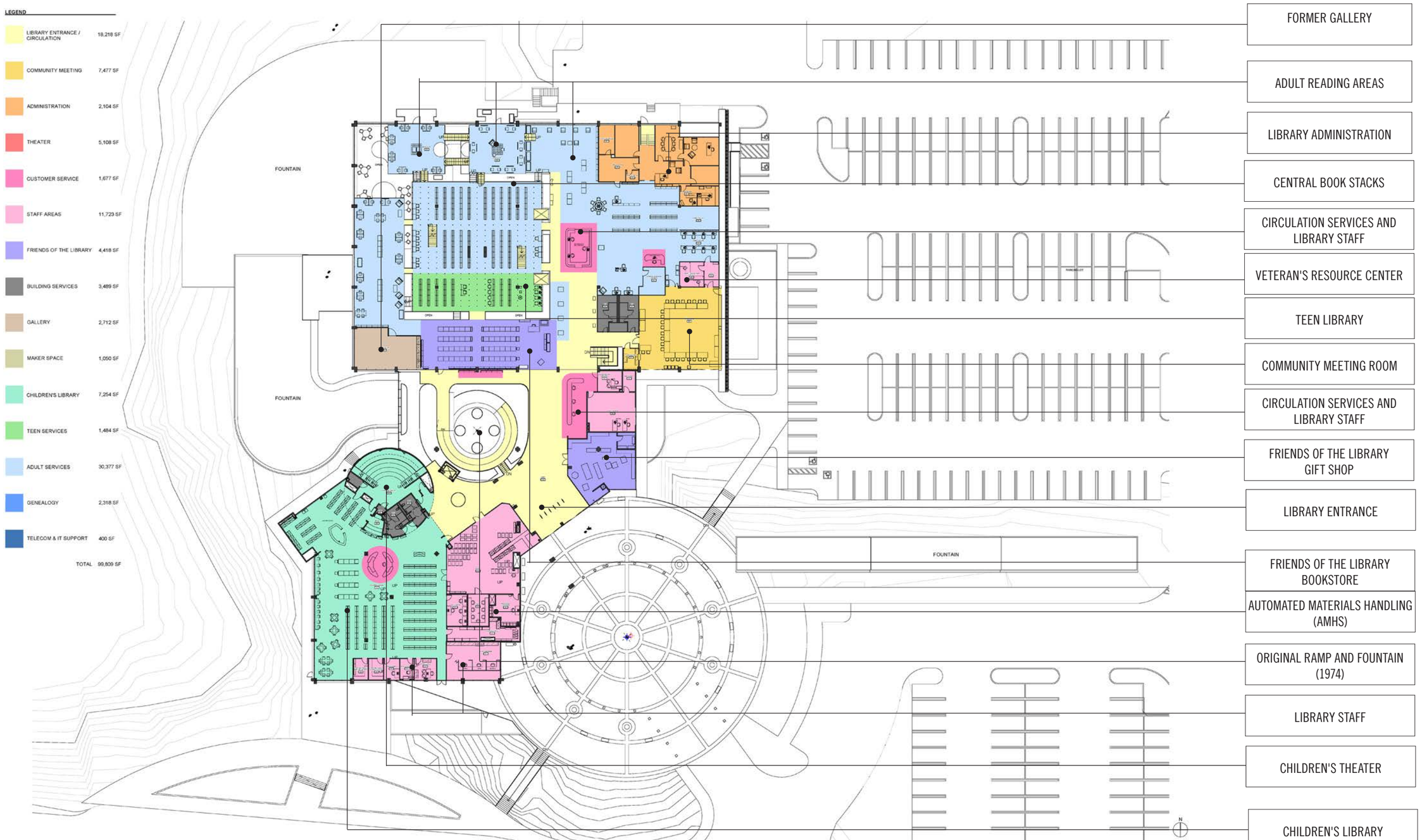
Areas of the library that require remediation, repair, renovation, expansion and/or replacement include:

- 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.

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.



EXISTING PROGRAM PLAN - MAIN LEVEL

1/16" = 1'-0"

EXISTING MAIN LEVEL The main floor is significantly inefficient in its layout and its space utilization.

JOHNSON FAVARO

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.

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.

CENTRAL LIBRARY RENOVATION OPTION 1 CHILDREN'S WING REPLACEMENT

The children's library improvement and expansion is accomplished with the full removal and replacement of the upper level of the 1994 addition. The lower level of the 1994 addition remains unchanged except for necessary repairs and upgrades.

- The original Neutra building entrance is restored.
- The ramp and central fountain are un-enclosed and re-connected to the park.
- A new children's outdoor play yard is established in place of the larger footprint of the 1994 addition.

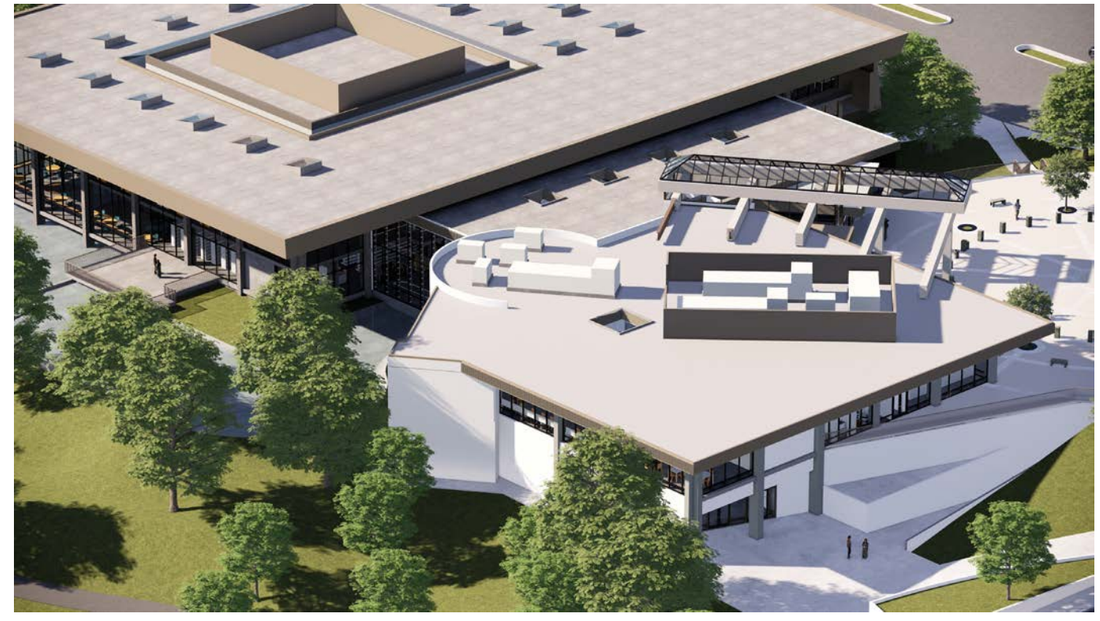
OPTION 1 Replace upper level of 1994 addition.

CENTRAL LIBRARY RENOVATION/ADDITION OPTION 1 The upper level of the 1994 addition is replaced and the ramp and fountain are restored to their original open-air condition.

CENTRAL LIBRARY RENOVATION OPTION 1
CHILDREN'S WING REPLACEMENT

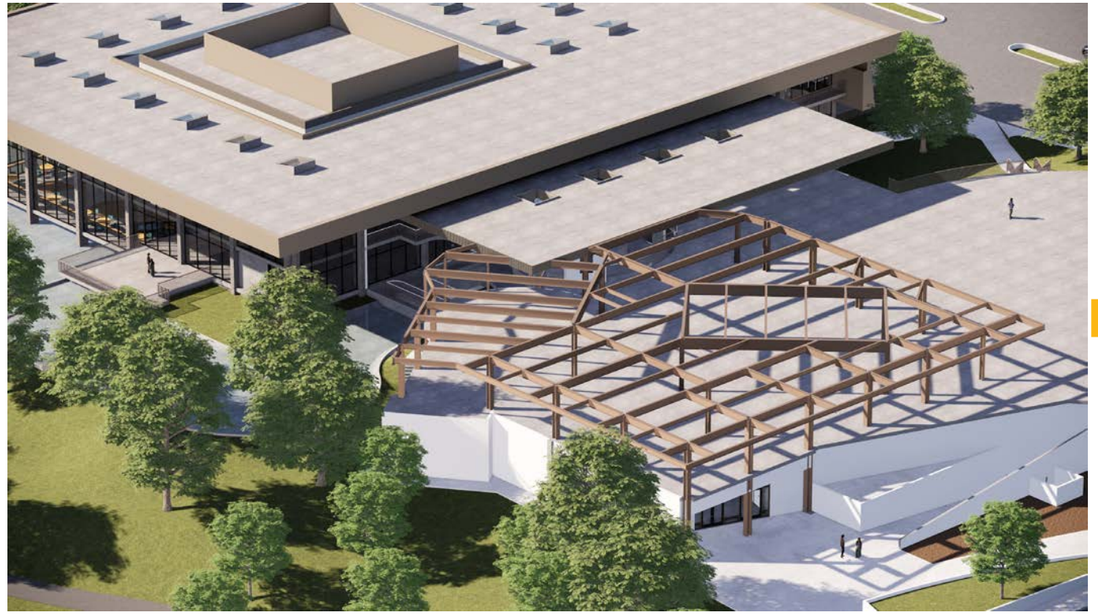
The replacement of the upper level of the 1994 addition is accomplished without disturbing the lower level.

- 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.

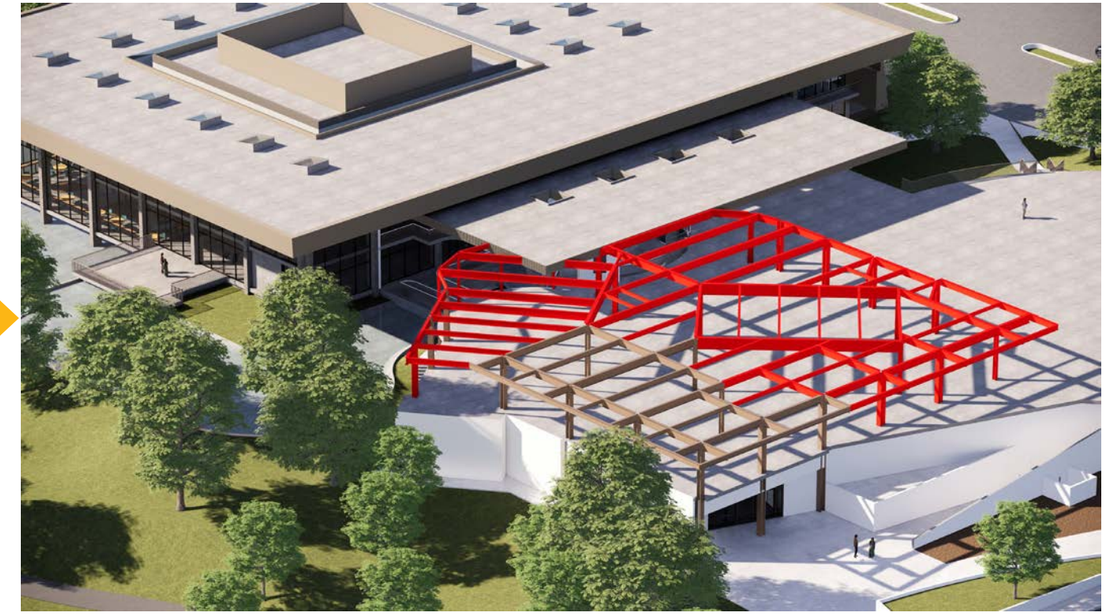


(0) EXISTING 1994 ADDTION LOOKING NORTHWEST

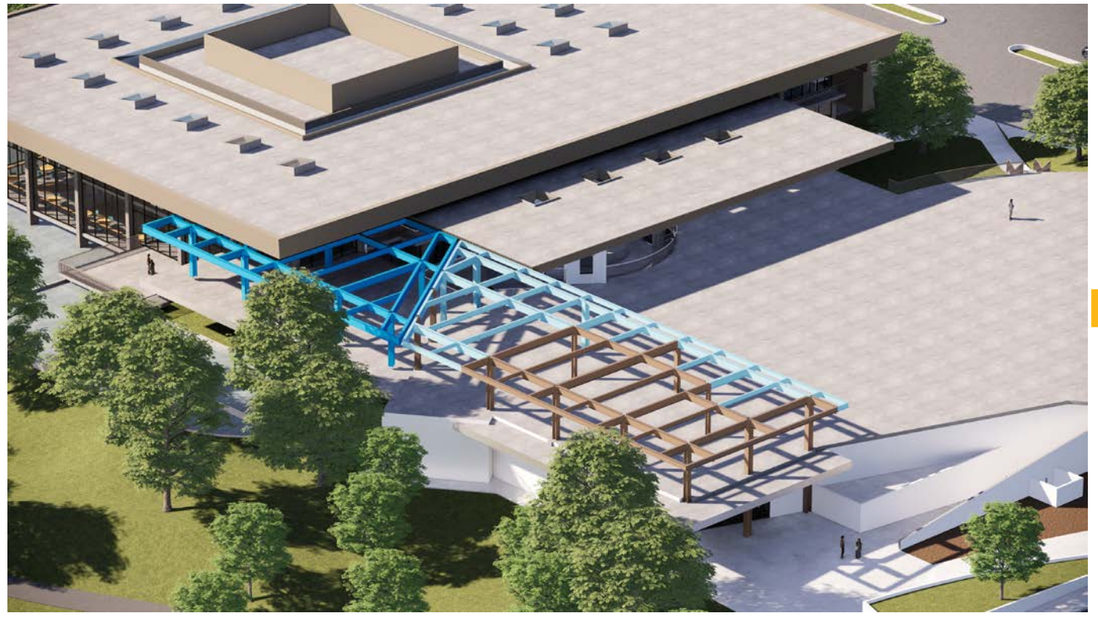
(3) SOME OF THE STEEL STRUCTURE CAN REMAIN IN PLACE



(1) REMOVE ALL EXTERIOR FINISHES AT THE UPPER LEVEL



(2) REMOVE MOST OF STEEL STRUCTURE AT UPPER LEVEL



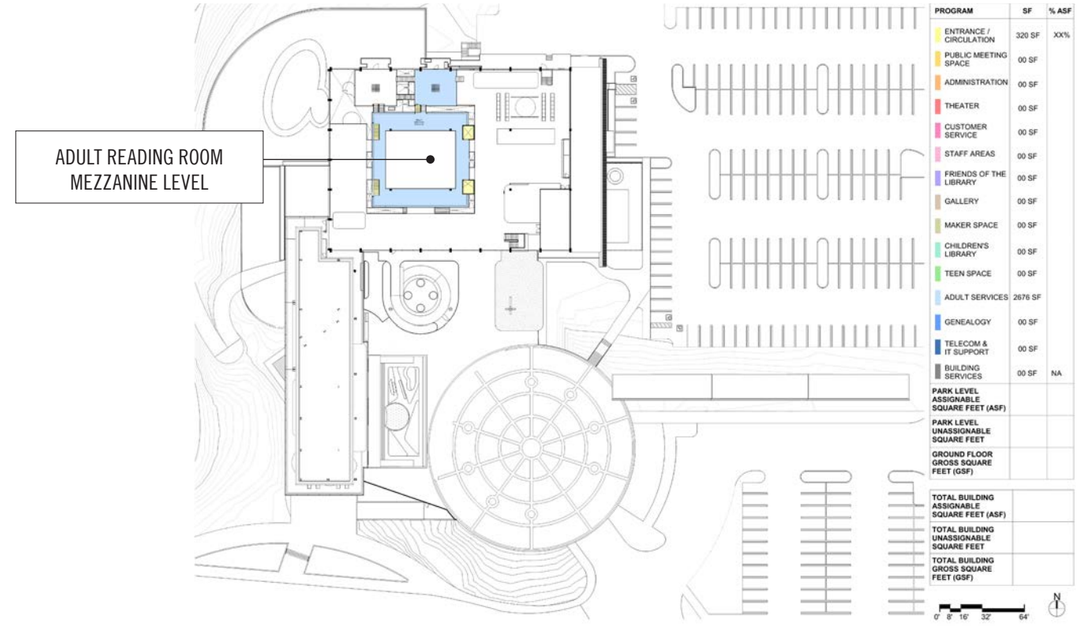
(4) NEW STRUCTURE COMPLETES THE CONNECTION BACK TO THE MAIN BUILDING

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

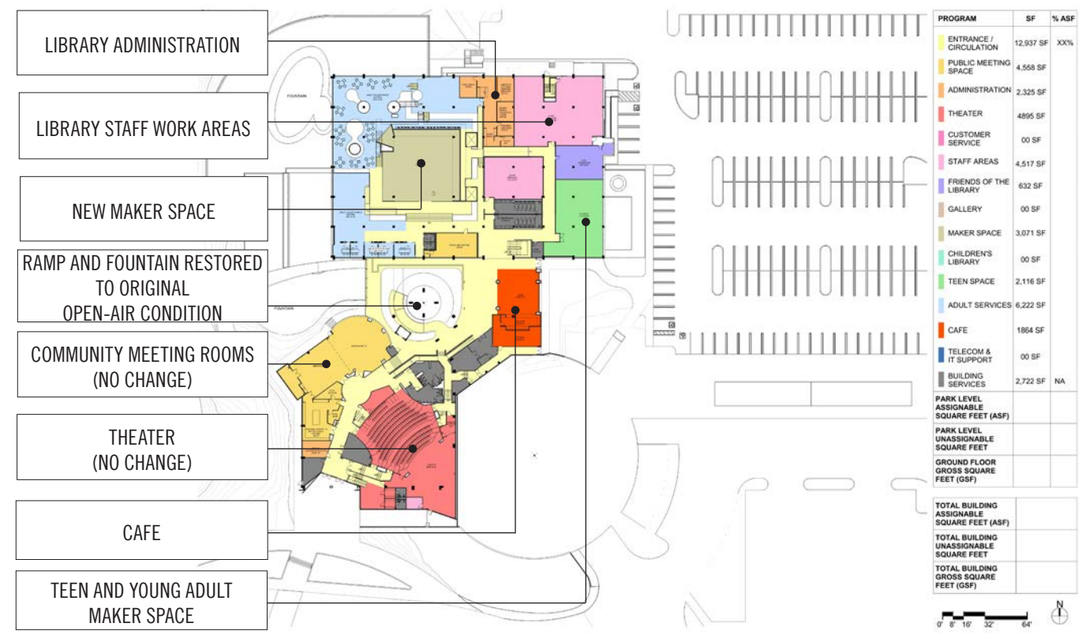
CENTRAL LIBRARY RENOVATION AND ADDITION OPTION 1 CONCEPT FLOOR PLANS

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.



MEZZANINE AND UPPER LEVELS



OPTION 1 PARK LEVEL

FRIENDS OF THE LIBRARY BOOKSTORE

NEW GROUP STUDY ROOMS

GENEALOGY COLLECTION & SEATING

NEW DOUBLE HEIGHT ADULT READING ROOM

NEW ADULT READING AREAS

CUSTOMER SERVICES AND LIBRARY STAFF

TEEN LIBRARY

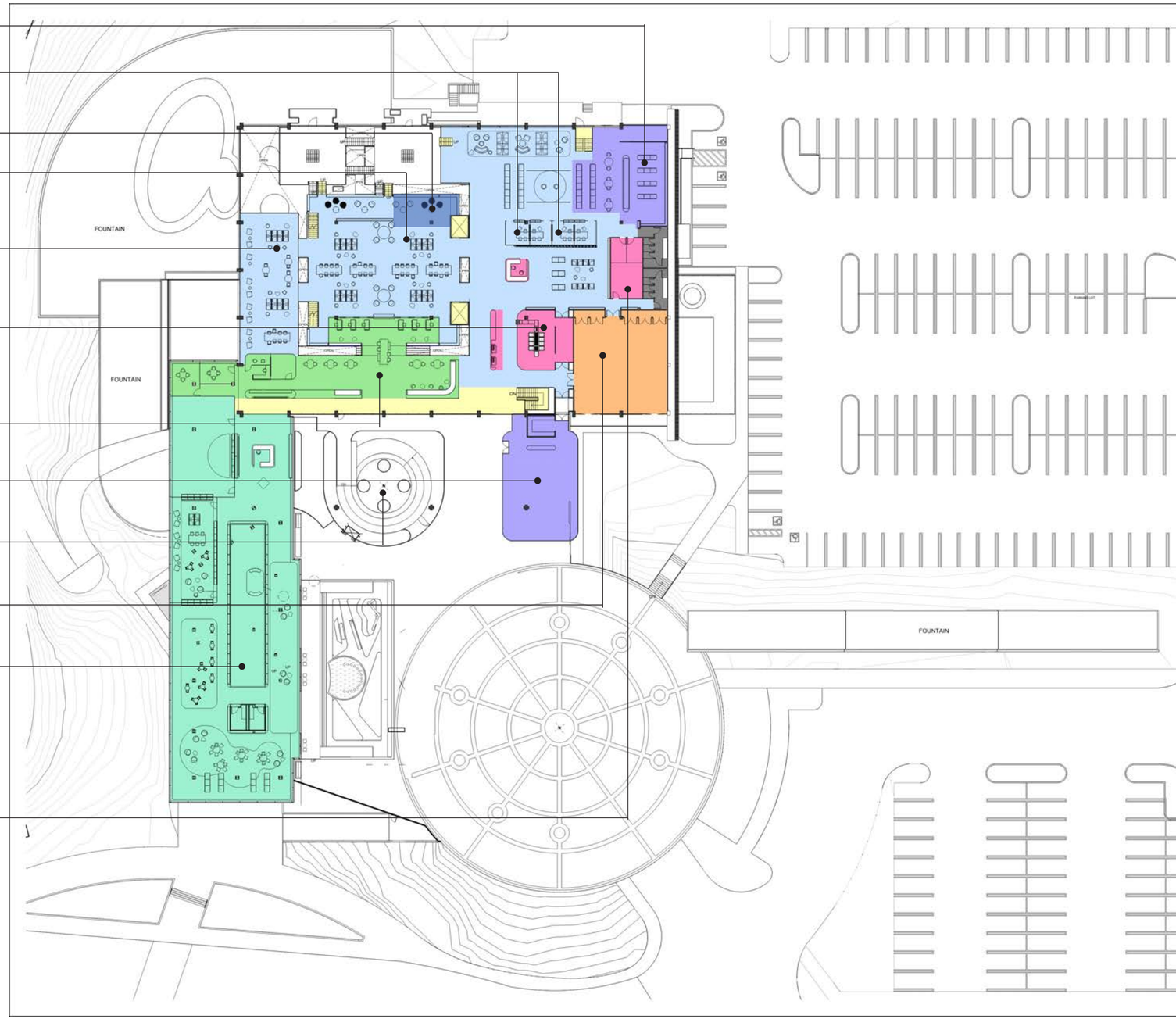
FRIENDS OF THE LIBRARY GIFT SHOP

RAMP AND FOUNTAIN RESTORED TO ORIGINAL OPEN-AIR CONDITION

TALBERT ROOM MEETING ROOM

NEW CHILDREN'S LIBRARY

VETERAN'S RESOURCE CENTER



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	XX SF	XX%
PUBLIC MEETING SPACE	XX SF	
ADMINISTRATION	XX SF	
THEATER	XX SF	
CUSTOMER SERVICE	XX SF	
STAFF AREAS	XX SF	
FRIENDS OF THE LIBRARY	XX SF	
GALLERY	XX SF	
MAKER SPACE	XX SF	
CHILDREN'S LIBRARY	XX SF	
TEEN SPACE	XX SF	
ADULT SERVICES	XX SF	
GENEALOGY	XX SF	
TELECOM & IT SUPPORT	XX SF	
BUILDING SERVICES	XX SF	NA
PARK LEVEL ASSIGNABLE SQUARE FEET (ASF)		
PARK LEVEL UNASSIGNABLE SQUARE FEET		
GROUND FLOOR GROSS SQUARE FEET (GSF)		

TOTAL BUILDING ASSIGNABLE SQUARE FEET (ASF)	
TOTAL BUILDING UNASSIGNABLE SQUARE FEET	
TOTAL BUILDING GROSS SQUARE FEET (GSF)	

OPTION 1 MAIN LEVEL

CENTRAL LIBRARY RENOVATION OPTION 1 SITE CONFIGURATION VISUALIZATIONS

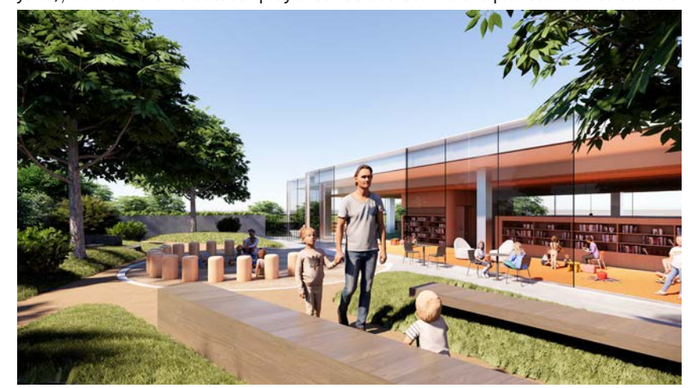
Six exterior views are offered to assist with the understanding of the master plan concept site diagrams. They are arranged in sequential order as a tour of the imagined outcome of the feasibility study:

- **EXTERIOR VIEW 1** The original entrance of the Neutra building is restored.
- **EXTERIOR VIEW 2** The new children's play yard is established between the new children's library and the arrival court.
- **EXTERIOR VIEW 3** The children's library opens directly out onto the new enclosed children's play yard.
- **EXTERIOR VIEW 4** The children's play yard features nature based play in conformance with Neutra's original vision for the children's wing.
- **EXTERIOR VIEW 5** The central ramp and fountain are unenclosed and covered with skylights for plenty of daylight.
- **EXTERIOR VIEW 6** New outdoor adult reading terraces are established on the repaired and upgraded reflecting pools.

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

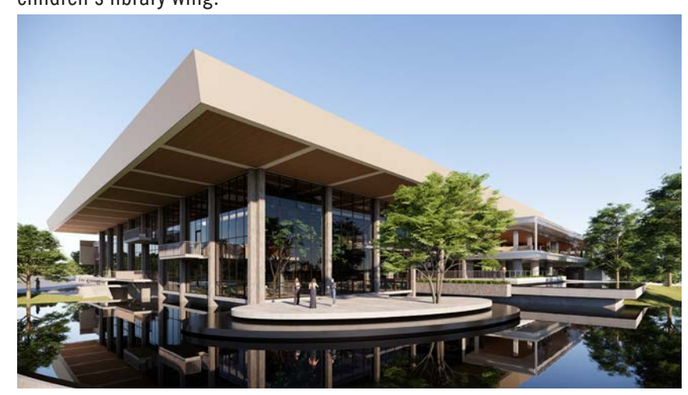
EXTERIOR VIEW (2) The original 1974 library entrance has been restored (beyond), new children's outdoor play area resides behind the planted wall to the left

EXTERIOR VIEW (3) The new children's play yard left, children's library right, the arrival court beyond and behind the garden wall to the left (out



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

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.

CENTRAL LIBRARY RENOVATION AND ADDITION OPTION 1 LOOKING NORTHEAST The shape of the children's wing replacement more closely follows the original 1974 Neutra master plan.

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 (3) The new children's play yard left, children's library right, the arrival court beyond and behind the garden wall to the left (out of view)

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

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.

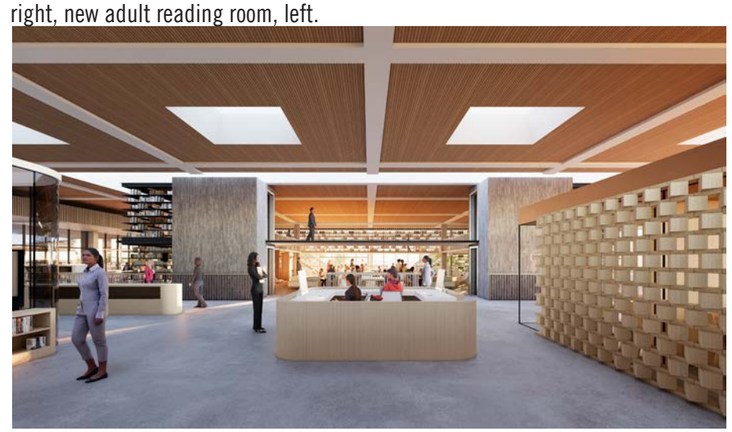
CENTRAL LIBRARY RENOVATION OPTION 1 MAIN LEVEL INTERIOR VISUALIZATIONS

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

- **INTERIOR VIEW 1** The new library entrance.
- **INTERIOR VIEW 2** The new teen and young adult library.
- **INTERIOR VIEW 3** Customer services looking toward the new elevators and new adult reading room.
- **INTERIOR VIEW 4** The new adult reading room.
- **INTERIOR VIEW 5** The new children's play yard viewed from the new children's library.
- **INTERIOR VIEW 6** The new children's library looks out over the park.

INTERIOR VIEW (1) The new library entrance looking north, circulation services right, new adult reading room, left.

INTERIOR VIEW (2) Looking south from new library entrance to new teen and young adult library.

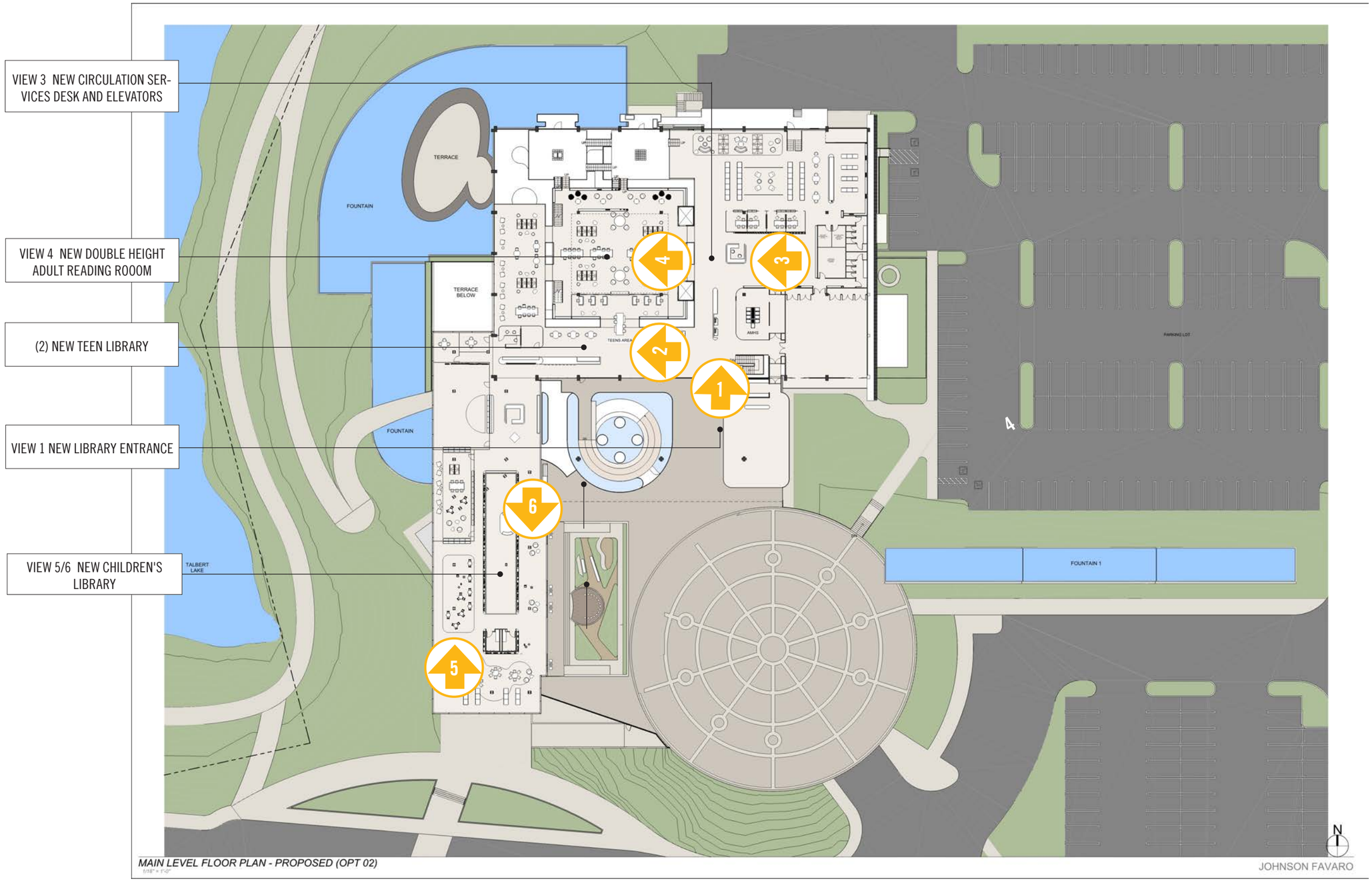


INTERIOR VIEW (3) Looking south toward new elevators, new adult reading room

INTERIOR VIEW (4) New adult reading room.

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

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



MAIN LEVEL AT COMPLETION OF RENOVATION/ ADDITION OPTION 1

CENTRAL LIBRARY RENOVATION OPTION 1 PARK LEVEL INTERIOR VISUALIZATIONS

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

- **INTERIOR VIEW 7** Restored and improved adult reading terraces overlooking the park.
- **INTERIOR VIEW 8** The new makerspace, adult reading terraces beyond.

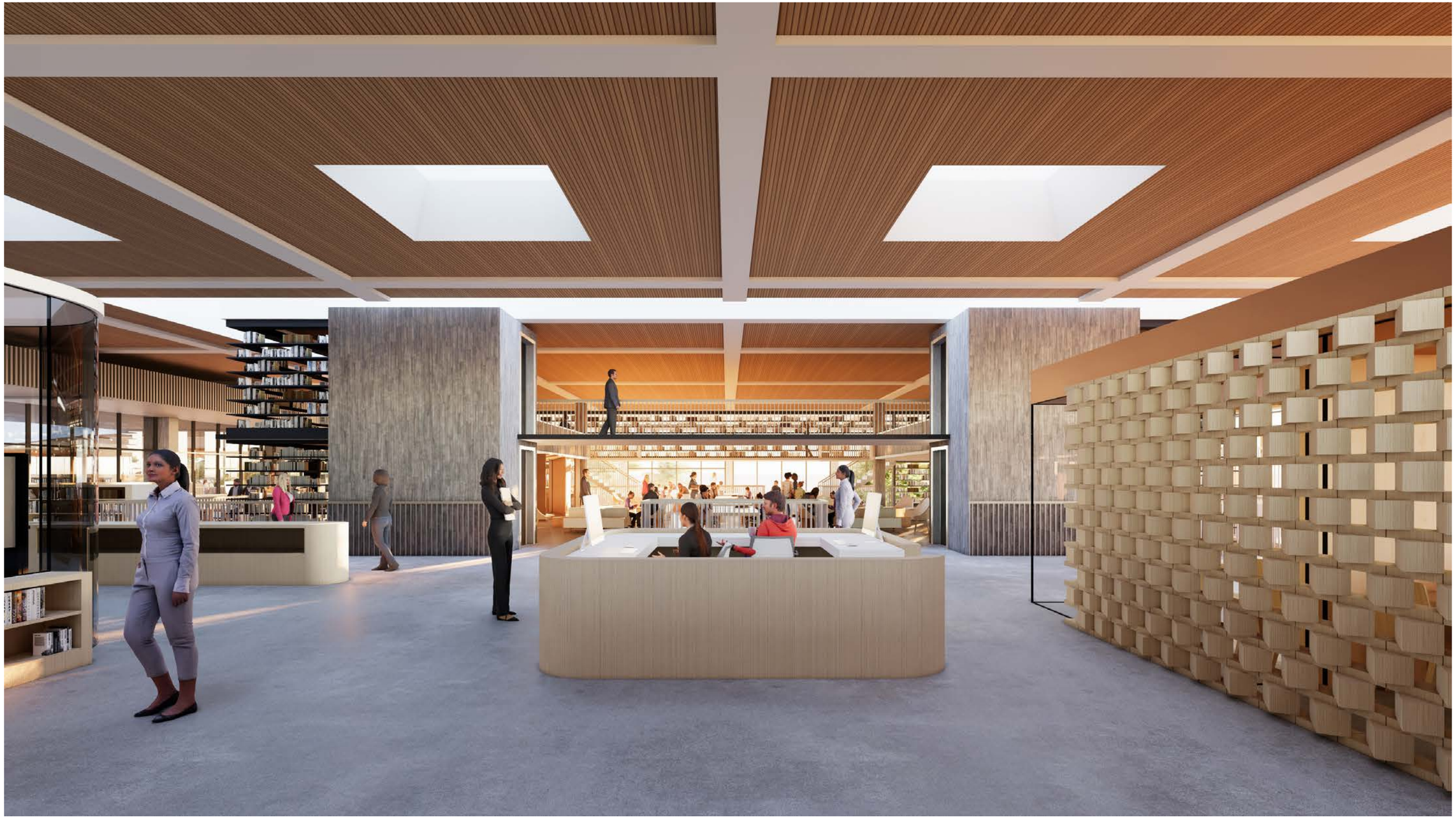
INTERIOR VIEW (7) Restored indoor adult reading terraces.

INTERIOR VIEW (8) New maker space at park level, below new main adult reading room.

PARK LEVEL AT COMPLETION OF RENOVATION AND ADDITION OPTION 1

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

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



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

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

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

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

INTERIOR VIEW (7) The restored adult reading terraces overlooking the park.

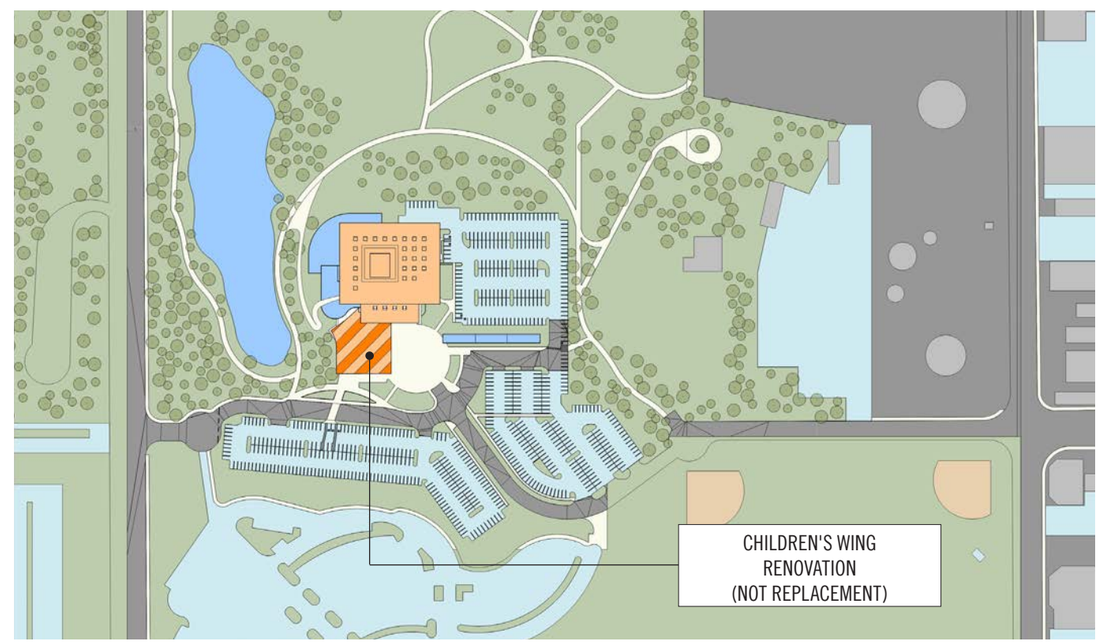
INTERIOR VIEW (8) The new makerspace, adult reading terraces beyond.

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.

OPTION 2 Reconfigure and renovate upper level of 1994 addition.

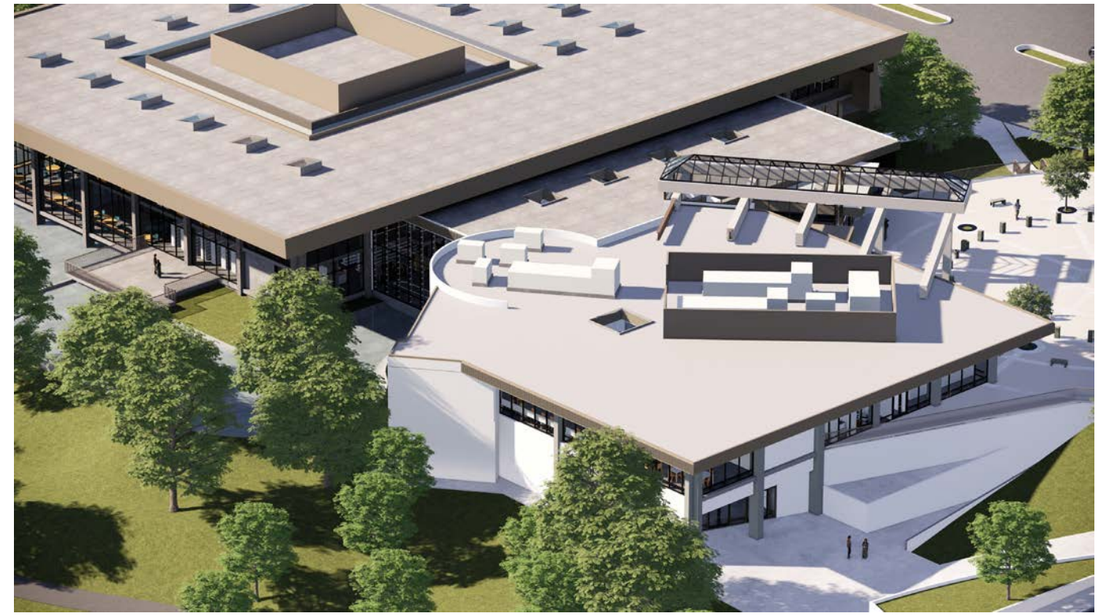


CENTRAL LIBRARY RENOVATION/ ADDITION OPTION 2 The upper level of the 1994 addition is modestly reconfigured in order to restore the original main library entrance and to accommodate an expanded children's library

CENTRAL LIBRARY RENOVATION OPTION 2: CHILDREN'S WING REPLACEMENT

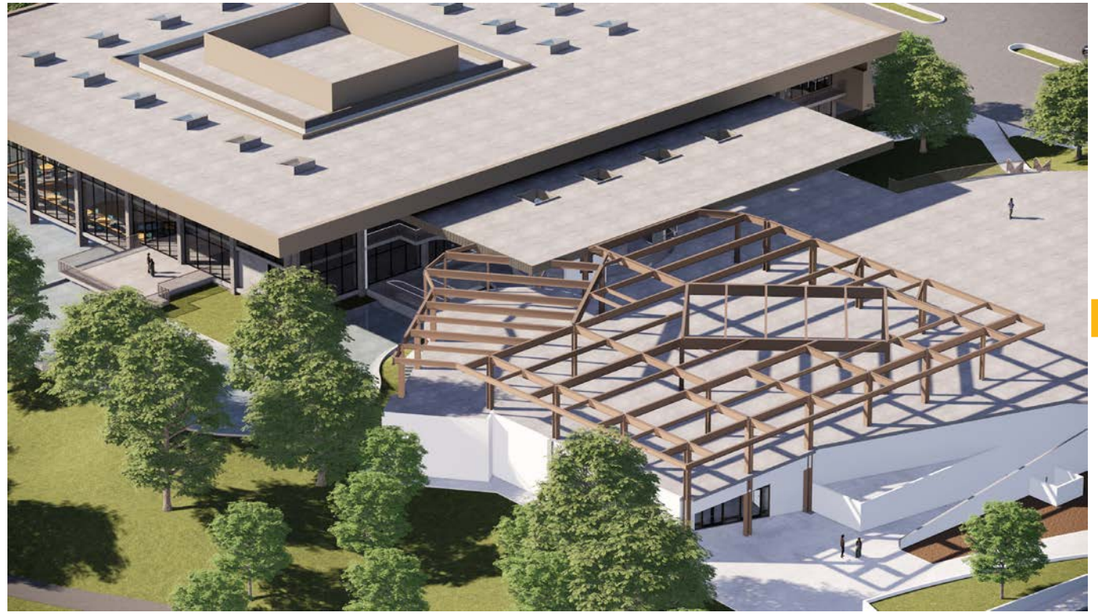
The reconfiguration and renovation of the upper level of the 1994 addition is accomplished without disturbing the lower level.

- 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 to reconnect the wing to the main building
- VIEW 5 The original Neutra building library entrance is restored even as the reconfigured footprint of the children's wing remains mostly in place.

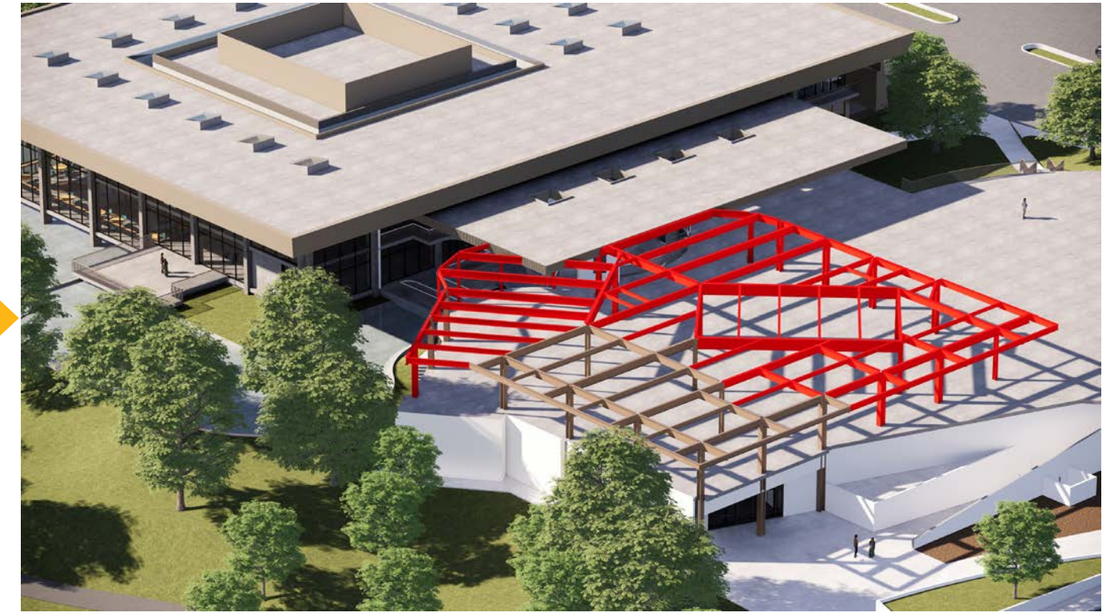


(0) EXISTING 1994 ADDTION LOOKING NORTHWEST

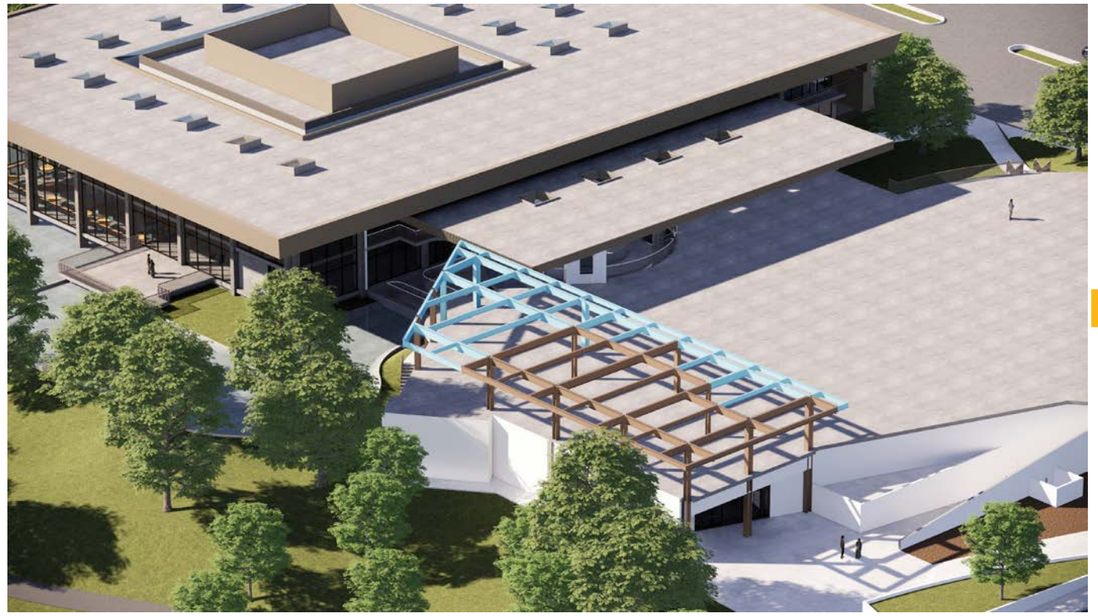
(3) MOST OF THE STEEL STRUCTURE REMAINS IN PLACE



(1) REMOVE ALL EXTERIOR FINISHES AT THE UPPER LEVEL



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



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

(5) THE NEW WING ACCOMMODATES THE CHILDREN'S LIBRARY (WITHOUT ADJACENT OUTDOOR CHILDREN'S PLAY AREA AS IN OPTION 2)

CENTRAL LIBRARY RENOVATION OPTION 2: CHILDREN'S WING REPLACEMENT

Two 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 renovated children's wing, left, is open to and protected from the arrival court. The original Neutra building library entrance sits to the right
- **EXTERIOR VIEW 2** A welcoming low wall and bench protects the renovated children's wing, left, from impacts of the existing arrival court, right, while also opening the children's library to light and view.

EXTERIOR VIEW (1) The original library entrance is restored (right) along with 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.

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

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.

CENTRAL LIBRARY RENOVATION OPTION 2: CHILDREN'S WING RENOVATION

Some of the major features of the renovation include:

- The children's library occupies all of the children's wing replacement.
- The teen library occupies an area immediately adjacent to the library entrance between the children's library and a new adult reading room.
- The existing book stacks are removed to make way for the new 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 remain enclosed and a part of the main level library entrance.

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

INTERIOR VIEW (8) 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.

FRIENDS OF THE LIBRARY BOOKSTORE

NEW GROUP STUDY ROOMS

GENEALOGY COLLECTION & SEATING

NEW DOUBLE HEIGHT ADULT READING ROOM

NEW ADULT READING AREAS

CUSTOMER SERVICES AND LIBRARY STAFF

TEEN LIBRARY

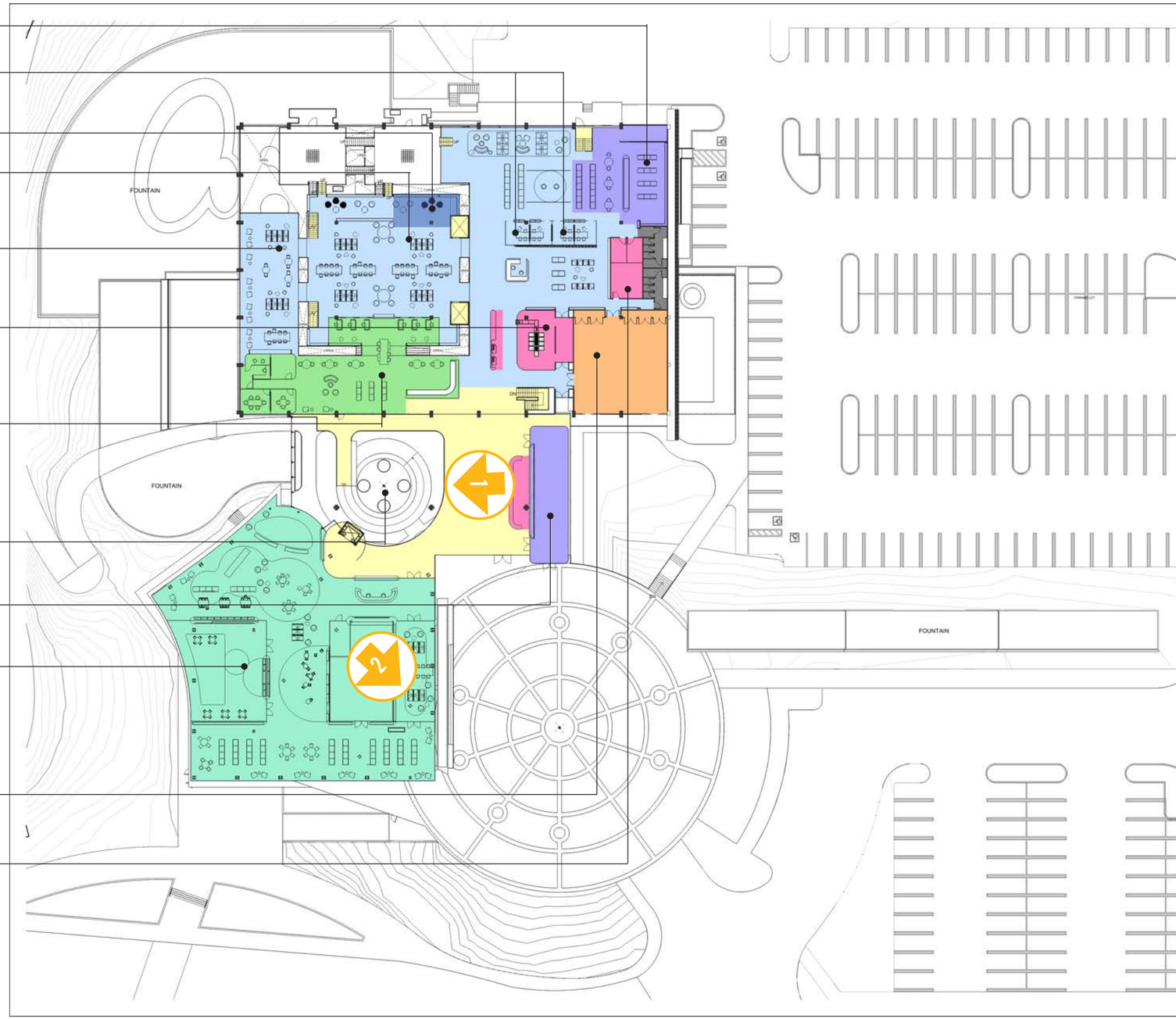
RAMP AND FOUNTAIN REMAIN ENCLOSED

FRIENDS OF THE LIBRARY GIFT SHOP

NEW CHILDREN'S LIBRARY

TALBERT ROOM MEETING ROOM

VETERAN'S RESOURCE CENTER



PROGRAM	SF	% ASF
ENTRANCE / CIRCULATION	XX SF	XX%
PUBLIC MEETING SPACE	XX SF	
ADMINISTRATION	XX SF	
THEATER	XX SF	
CUSTOMER SERVICE	XX SF	
STAFF AREAS	XX SF	
FRIENDS OF THE LIBRARY	XX SF	
GALLERY	XX SF	
MAKER SPACE	XX SF	
CHILDREN'S LIBRARY	XX SF	
TEEN SPACE	XX SF	
ADULT SERVICES	XX SF	
GENEALOGY	XX SF	
TELECOM & IT SUPPORT	XX SF	
BUILDING SERVICES	XX SF	NA
PARK LEVEL ASSIGNABLE SQUARE FEET (ASF)		
PARK LEVEL UNASSIGNABLE SQUARE FEET		
GROUND FLOOR GROSS SQUARE FEET (GSF)		

TOTAL BUILDING ASSIGNABLE SQUARE FEET (ASF)	
TOTAL BUILDING UNASSIGNABLE SQUARE FEET	
TOTAL BUILDING GROSS SQUARE FEET (GSF)	

OPTION 2 MAIN LEVEL

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.

INTERIOR VIEW (8) 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.

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**	**08.06.25**
	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**	**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**
6	**Central**	**Central Library**	**Central Library Community**	**10.30.25**
	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**	**12.09.25**
	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

CITY OF HUNTINGTON BEACH

LIBRARY FACILITIES MASTER PLAN APPENDIX 1: CENTRAL AND BRANCH LIBRARY PROGRAMS AND SERVICES

FINAL REPORT

JOHNSON FAVARO

MARCH 2026

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

RIVERSIDE MAIN LIBRARY

MANHATTAN BEACH LIBRARY

WEST HOLLYWOOD LIBRARY

LIBRARY ENTRANCE

MANHATTAN BEACH LIBRARY

RIVERSIDE MAIN LIBRARY

COSTA MESA LIBRARY

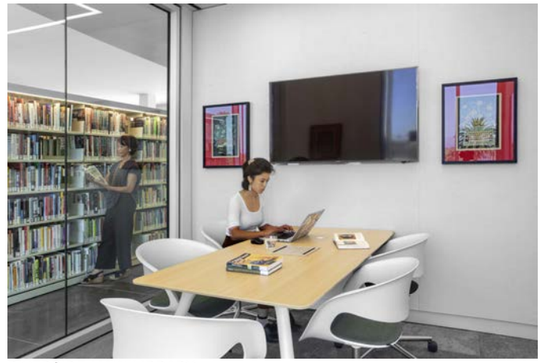
MARKET PLACE, ARRIVALS AND FOTL

RIVERSIDE MAIN LIBRARY

COSTA MESA LIBRARY

MANHATTAN BEACH LIBRARY

COMMUNITY MEETING ROOMS



RIVERSIDE MAIN LIBRARY

RIVERSIDE MAIN LIBRARY

RIVERSIDE MAIN LIBRARY

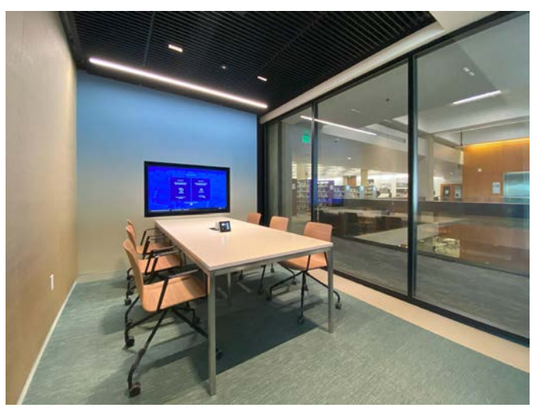
RIVERSIDE MAIN LIBRARY

UCLA HEDRICK LIBRARY

COSTA MESA LIBRARY

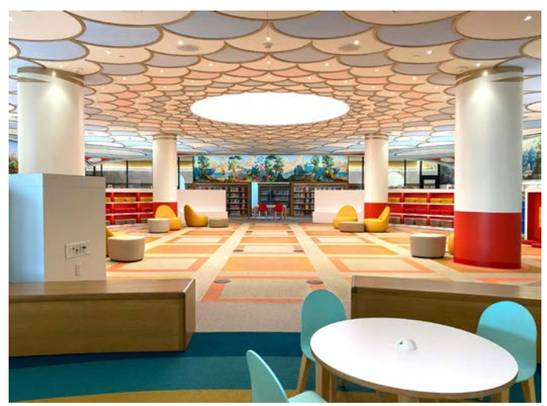
MANHATTAN BEACH LIBRARY

COSTA MESA LIBRARY



GLENDALE CENTRAL LIBRARY

GROUP STUDY ROOMS

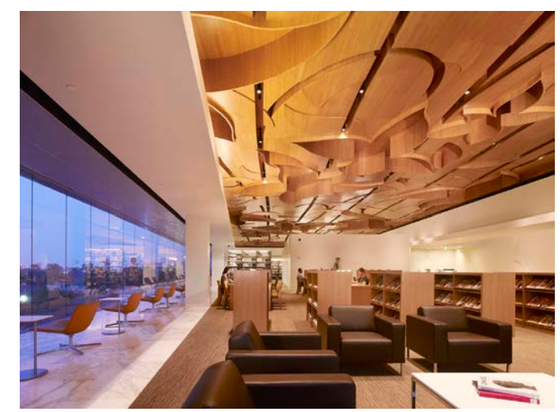


COSTA MESA LIBRARY

CHILDREN

COSTA MESA LIBRARY

TEENS AND YOUNG ADULTS



WEST HOLLYWOOD LIBRARY

ADULTS

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**

HUNTINGTON BEACH LIBRARY - 14K BRANCH

SUMMARY

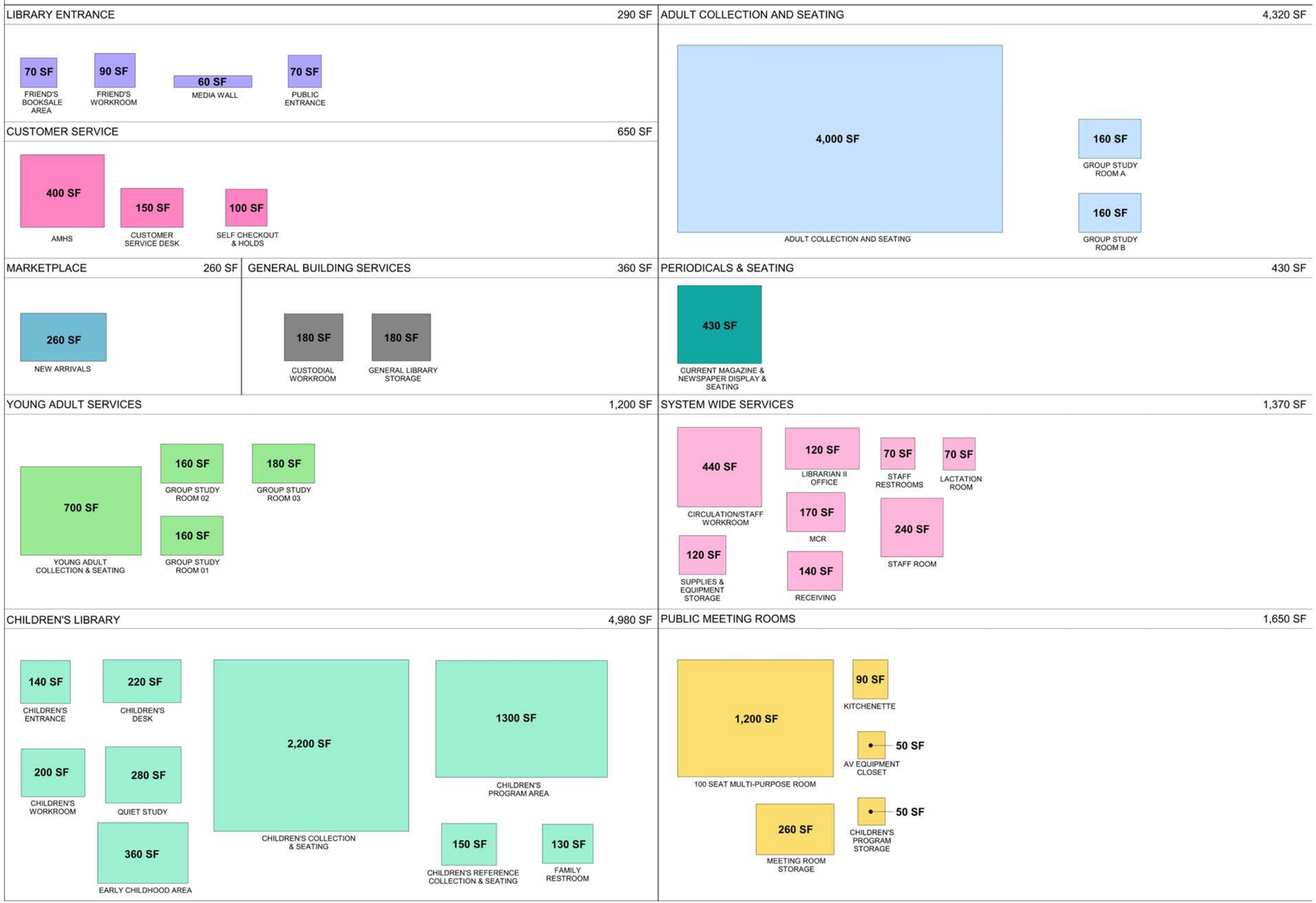
Library Division/Space Name	Proposed
Library Entrance	217
Popular Library	185
Customer Service	294
Children's Library	3,795
Teen Library	552
Adult Collection & Seating	834
Group Study Rooms	348
Magazines	250
Community Room*	1,450
Library Staff	1,920
General Building Services	450
Total Assignable Square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

HUNTINGTON BEACH LIBRARY - 21K BRANCH

LIBRARY DIVISION Space Name	SPACE SQ. FT.	DIVISION SQ. FT.
01 Library Entrance		**288**
Friends' Booksale Area	69	
Friends' Workroom	89	
Media Wall	60	
Public Entrance	70	
02 Customer Services		**650**
Automated Materials Handling System	400	
Customer Service Desk	152	
Self Checkout and Holds	98	
03 Market Place		**262**
New Arrivals	262	
04 Children's Library		**4,991**
Children's Collection & Seating	2,218	
Children's Desk	212	
Children's Entrance (Interior)	135	
Children's Program Area	1,305	
Children's Reference Collection & Seating	150	
Children's Workroom	197	
Early Childhood Area	364	
Family Restroom	130	
Quiet Study	280	
05 Young Adult Services		**1,204**
Group Study Room 01	160	
Group Study Room 02	160	
Group Study Room 03	175	
Young Adult Collection & Seating	709	
06 Adult Collections and Seating		**4,347**
Adult Collection and Seating	4,027	
Group Study Room A	160	
Group Study Room B	160	

LIBRARY DIVISION Space Name	SPACE SQ. FT.	DIVISION SQ. FT.
07 Periodicals and Seating		**425**
Current Magazine & Newspaper Display & Seating	425	
08 Staff Services		**1,342**
Circulation/Staff Workroom	436	
Lactation Room	64	
Librarian II Office	114	
MCR	166	
Receiving	136	
Staff Rest Rooms	65	
Staff Room	241	
Supplies and Equipment Storage	120	
09 Public Meeting Rooms		**1,673**
AV Equipment Closet	48	
Children's Programming Storage	54	
Kitchenette	91	
Meeting Room Storage	260	
Multipurpose Room	1,220	
10 General Building Services		**366**
Custodial Workroom	184	
General Library Storage Room	182	
Mechanical Equipment Room	N/A	
Net Assignable Square Footage:		**15,548**
Non-Assignable Square Footage (@ **25%** of Gross):		5,183
Gross Square Footage:		**20,731**

HUNTINGTON BEACH LIBRARY MASTER PLAN - 21K SF BRANCH LIBRARY



CENTRAL LIBRARY PROGRAMS AND SERVICES

Renovation of this library over time will increase its efficiency, decrease is 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	DIVISION
Space Name	SQ. FT.	SQ. FT.
01 Library Entrance		**5,262**
Friends Booksale Area	1,826	
Friends Gift shop	2,006	
Friends Workroom - (8) WS (Park Level)	350	
Friends Workroom - (2) WS - Pricing and Shipping (Park Level)	136	
Friends Workroom - Processing Area (Park Level)	80	
Friends Worksoom - Bookshelving (12 SF 36"W) (Park Level)	144	
Friends Workroom - Storage (4 large bins) (Park Level)	190	
Media Wall	30	
Public Entrance	500	
02 Customer Service		**1,038**
AMHS & Circulation Workroom	685	
Customer Service Desk	120	
Self Checkout	165	
Holds 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	280	
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	280	
Young Adult Collections & Seating	3,000	
Young Adult Desk	110	

HUNTINGTON BEACH CENTRAL LIBRARY

06 Adult Collctions 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)	10,496	
Adult Collection and Seating (Upper Level)	2,842	
(6) Group Study Rooms (Park Level)	832	
(4) Group Study Rooms (Main Level)	512	
Genealogy Collection and Seating	450	
Veterans Resource Center (Resource Display)	90	
Veterans Resource Center Office	150	
07 Literacy		1,425
Literacy Reception (2 PT Literacy Aids WS - Park Level)	120	
Literacy Work Counter and Literacy Collection (Park Level)	135	
Literacy Classroom (20 seats; divisible -Park Level)	760	
Literacy Tutoring Pods (5 Enclosed 2-seat pods @ 60 SF ea.)	300	
Literacy Storage	110	
08 Periodicals and Seating		594
Current Magazine & Newspaper Display	594	
09 Staff Services		4,229
Tech Services - Senior Librarian Office	125	
Tech Services - Library Specialist Office (Main Level)	125	
Tech Services - Accounting Technicians Office (2 Staff)	150	
Tech Services - Librarian I WS	68	
Tech Services - Librarian I WS	68	
Tech Services - Library Services Assistant WS	68	
Tech Services - Library Services Assistant WS	68	
Tech Services - Library Specialist WS	68	
Tech Services - Departmental Services Aid WS	68	
Public Services - Senior Librarian Office	125	
Public Services - Librarian 1 Office (2 Staff)	150	
Public Services - Library Assistant WS	68	
Public Services - Library Assistant WS	68	
Public Services - PT WS (Hotelling WS)	38	
Public Services - PT WS (Hotelling WS)	38	
Public Services - PT WS (Hotelling WS)	38	
Facilities Coordinator Office (Park Level)	125	
Security Coordinator Office (Main Level)	125	
Meeting Room (8 seat)	320	
MCR - Server Room	250	
Tech Services Storage	200	
Shipping/Receiving	330	
Shipping/Receiving Storage (Caged Storage)	100	
Lactation Room	76	
Staff Rest Rooms	200	
Staff Room	1,000	
Telecom Room (Basement)	170	

10 Public Meeting Rooms and Events		6,560
Talbert 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	
Balboa Room	610	
11 General Building Services		3,523
Custodial Workroom (Basement)	268	
General Library Storage (Basement)	3,255	
12 System-Wide Services		1,040
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	90	
Staff Restroom	80	
13 Café		2,260
Café	1,295	
Kitchen & Servery	965	
14 Maker Space		2,220
Maker Space	2,000	
Maker Space Storage	220	
15 Theatre		5,108
Theatre	4,424	
Ticket	230	
Green Room	332	
Woman's Dressing Room	61	
Men'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

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CITY OF HUNTINGTON BEACH

LIBRARY FACILITIES MASTER PLAN APPENDIX 2: OAK VIEW LIBRARY AND COMMUNITY CENTER PHASE 2

FINAL REPORT

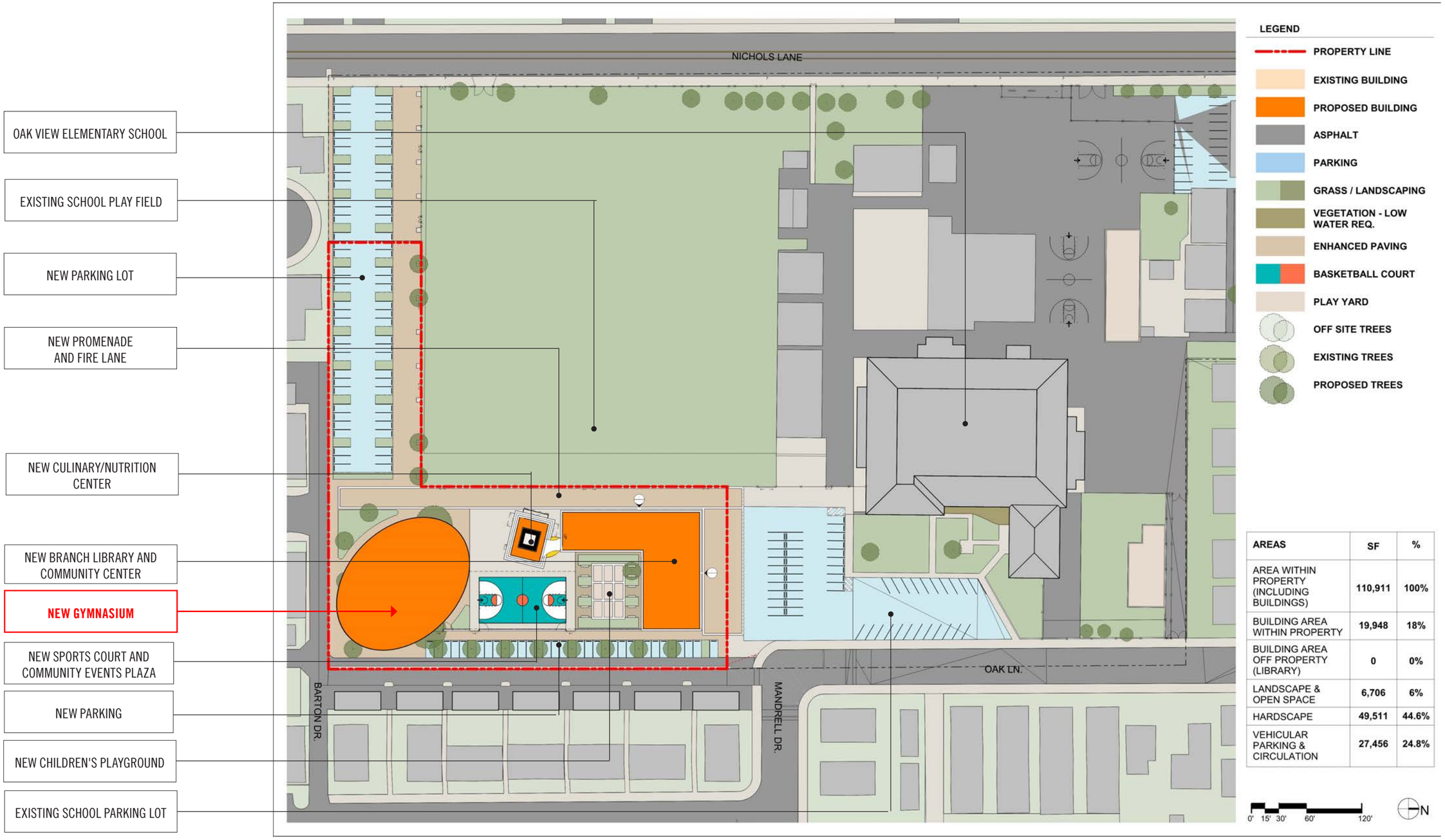
JOHNSON FAVARO

MARCH 2026

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER PHASE 2

A new regulation size gymnasium would replace the under sized and out of date gymnasium within the existing Family Resource Center. This facility would come at the cost of losing the neighborhood pocket park, a loss which could conceivably be offset by the community use of the Oak View Elementary School play fields after hours and on weekends.

OAK VIEW BRANCH LIBRARY AND COMMUNITY CENTER MASTER PLAN CONCEPT PHASE 2



AREAS	SF	%
AREA WITHIN PROPERTY (INCLUDING BUILDINGS)	110,911	100%
BUILDING AREA WITHIN PROPERTY	19,948	18%
BUILDING AREA OFF PROPERTY (LIBRARY)	0	0%
LANDSCAPE & OPEN SPACE	6,706	6%
HARDSCAPE	49,511	44.6%
VEHICULAR PARKING & CIRCULATION	27,456	24.8%

MASTER PLAN PHASE 2 CONCEPT SITE PLAN The gymnasium would take the place of the neighborhood pocket park.

PHASE 2 GYMNASIUM This facility would provide much needed highly flexible indoor recreation programs and services, with adjacent outdoor shaded seating areas overlooking the sports courts and school play fields.