

EXECUTIVE SUMMARY

The Conceptual Design for the new Half Moon Bay Library was structured around a series of five community meetings designed to engage the community and provide a forum for public feedback. Meetings were held in Montara, Pescadero, and Half Moon Bay. Translators were available for the Spanish speaking community.

Community Meetings 1-4 focused on the program and activities of the new library. Topics discussed included a summary of the process leading up to the commencement of Conceptual Design, an outline of library programs, and a description of the spaces in the library program. Breakout groups utilized graphic depictions of the program to discuss community priorities, current spatial deficiencies, and futures needs.

Community Meeting 5 built on the feedback received from the first four meetings. Topic discussed included regional considerations, site influences, project budget, and building configurations. Breakout groups reviewed three schemes and provided feedback on outdoor space, parking, scale, and relationship to the neighborhood.

Feedback was collected for all five meetings, and although a diversity of input and opinion was represented there were several key themes that arose:

- The current library is inadequate and the community needs a larger facility to meet its needs.
- The size of the building should meet program needs, however the scale and mass should be appropriate for the neighborhood.
- The building should be neither historical or overly trendy in character, rather it should reflect the coastal and agricultural roots of the community, while at the same time be built to serve current and future technology needs.
- Flexible spaces are important.
- Sunny, wind protected outdoor spaces will be well used.
- The building should be durable and built to withstand the coastal environment (wind, fog, salt, etc...)
- Sustainable features should be integrated into the building, particularly those that will reduce future operating costs.

Running concurrently with the community engagement process, logistical and site parameters were explored to provide direction for the Schematic Design:

- Parking requirements were explored, including a shared used agreement with Cunha Intermediate School, and a possible expanded lot on the School property.
- Planning department requirements such as setbacks & height limits were discussed with the City
- A Conceptual Cost Estimate was completed, and integrated into the project Cost Model. As a result, the Project Team has recommended the size of the building be reduced to 22,000 square feet to ensure financial feasibility.
- The program & building square footage were evaluated in detail with the County Library Staff.

At the completion of the Conceptual Design the project is well positioned to proceed into Schematic Design. In addition to further exploration of the topics addressed in Conceptual Design, the Schematic Design phase will focus on development of architectural massing and character, as well as building structure and systems.

The following report contains detailed materials describing the process and findings of the Conceptual Design phase.



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