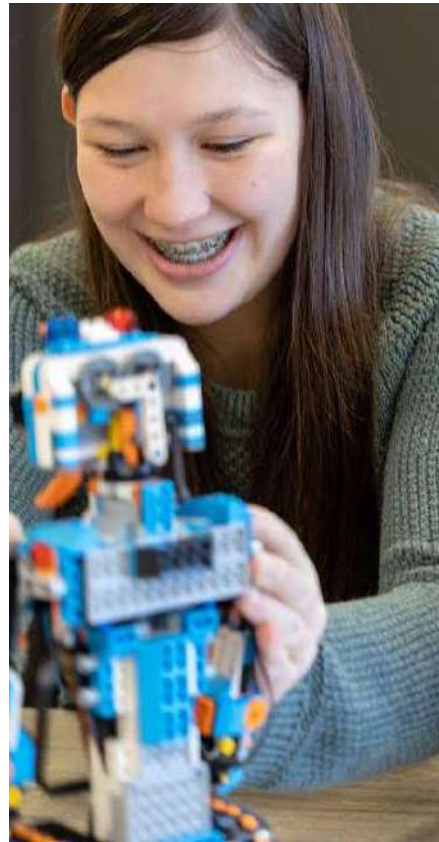




Solano County Library Facilities Master Plan

07 March 2021





G R O U P 4

ARCHITECTURE
RESEARCH +
PLANNING, INC.

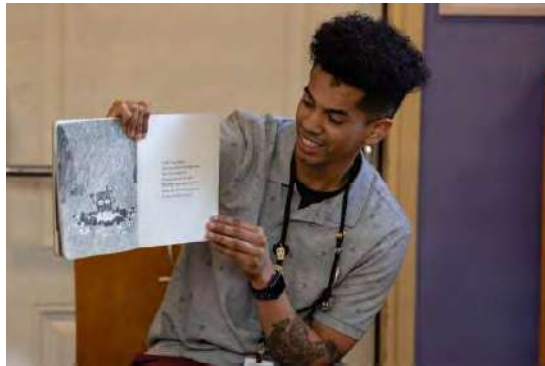
211 LINDEN AVENUE

SO, SAN FRANCISCO

CA 94080 USA

T: 650.871.0709

F: 650.871.7911





CONTENTS

1. EXECUTIVE SUMMARY	1
System + Facility Assessments.....	2
System + Facility Recommendations.....	3
2. INTRODUCTION	5
Project Background	5
Project Objectives + Process.....	6
Project Participation	7
3. LIBRARY SYSTEM ASSESSMENT	10
Vital Community Hubs.....	10
Network Analysis.....	12
Space Needs.....	13
4. LIBRARY VISION	15
Community Priorities	15
Vision for Customer Experience.....	18
5. LIBRARY SYSTEM STRATEGIES	20
Guiding Principles.....	20
Space Planning Targets.....	22
New Site Criteria	25

6. RECOMMENDATIONS	26
Capital Project Recommendations	26
Alternative Service Delivery	27
7. LIBRARY FACILITY ASSESSMENTS + RECOMMENDATIONS.....	28
Fairfield-Suisun Planning Zone	30
Fairfield Civic Center.....	31
Fairfield Cordelia Library	33
Suisun City Library.....	35
Third Fairfield Library.....	37
Vallejo Planning Zone	38
John F. Kennedy Library.....	39
Springstowne Library	42
Third Vallejo Library.....	45
Vacaville Planning Zone	46
Vacaville Town Square Library	47
Vacaville Cultural Center Library.....	49
Dixon Planning Zone.....	52
Dixon Public Library	53
Rio Vista Planning Zone	56
Rio Vista Library.....	57
8. IMPLEMENTATION STRATEGIES.....	59



EXECUTIVE SUMMARY

Solano County Library (SCL) serves six remarkably diverse communities among the scenic rolling hills between San Francisco and Sacramento. Ranging from suburban to increasingly rural towns, these communities all have something in common – they cherish the nine existing library facilities. Since 1914, SCL has provided a growing variety of library services to county residents. As of 2020, SCL serves the entire county of almost 450,000 residents, except for the City of Benicia which has its own library. The county’s population grew 8% over the past decade and is projected to continue to grow at varying paces across its seven constituent towns.

To prepare for population growth and to continue serving current and future community needs, SCL commissioned a 20-year facilities master plan in conjunction with a technology plan and a rebranding plan. All branches that the Library operates are owned and maintained by the County, the cities, or a combination of school and library special districts. Per their operating agreements, SCL provides the services and the cities, special districts or school districts provide the facilities. The facilities master plan assessed the existing system and recommended a set of strategies and capital projects to improve library services based on significant input and direction by SCL, and collaboration and strategic input from the cities they serve.



Solano County Library Library Current System Map

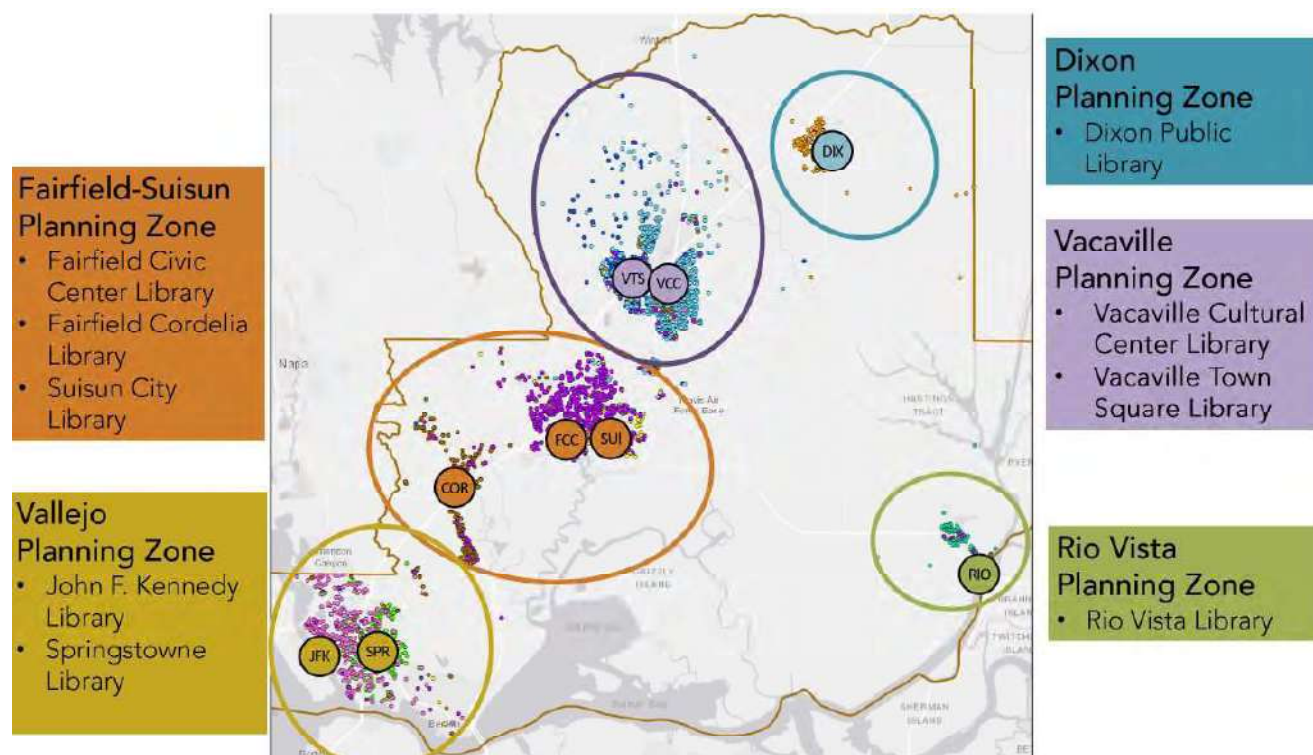
SYSTEM + FACILITY ASSESSMENTS

Solano County Library operates as a decentralized network of libraries serving multiple communities with unique needs. Each library provides a standard set of library spaces and services, and also customizes the branch to delight local customers. However, SCL also functions as a network with overlapping service areas and a shared collection. Based on customer mapping and political jurisdictions, SCL facilities can be grouped into five distinct planning zones, as illustrated on Page 3. Each zone has unique local community needs, population growth rates, and subsequent space needs.

Libraries are well distributed across the zones, providing good library access to most county residents. However, SCL's old library buildings face many maintenance and modernization needs, and the population is outgrowing the system's capacity in certain communities. Customer experience can also be significantly improved to align better with modern library best practices as well as the guiding principles of improving reach, relevance, resilience, and equity.



Planning Zones- Existing Library System



Solano County Library Planning Zones with existing libraries in each zone

SYSTEM + FACILITY RECOMMENDATIONS

Space planning targets guide the specific facility recommendations in this master plan. SCL should aim for 0.4-0.5 square feet (SF) of library space per capita in each planning zone in order to provide adequate space for program rooms, children's and teen areas, study rooms, quiet reading, staff, storage, and physical collections. There exists a countywide deficit in library space, and due to the growing population, the amount of library space needed will also steadily increase.

This higher target will allow SCL to rebalance the footprint of physical collections in branches, in particular in small, overcrowded facilities. Rebalancing and reorganizing SCL branches will improve access to browsing collections while expanding the amount of space dedicated to people and programs, for an improved customer experience.

To rebalance and expand SCL branches, this facilities master plan proposes the following capital projects:

- Maintain and update Fairfield Civic Center Library, Fairfield Cordelia Library;
- Renovate John F Kennedy Library (Vallejo) and Rio Vista Library;
- Refocus Springstowne Library (Vallejo) on high value services for the local neighborhood;
- Renovate and expand Vacaville Town Square Library, Vacaville Cultural Center Library, Suisun City Library, and Dixon Public Library; and
- Build new libraries of at least 15,000-20,000 SF in Vallejo and Fairfield to address future population growth.

Alternative service delivery (ASD) strategies can further improve and extend the Library's reach.

SCL operates but does not own its library facilities. This means that the crucial next step is to continue to communicate and collaborate with the County, the various cities, potential partners, communities, and stakeholders. Together, capital project plans can be refined, prioritized, sequenced, funded, and implemented.

SOLANO COUNTY LIBRARY FACILITY RECOMMENDATIONS BY ZONE

FAIRFIELD-SUISUN ZONE



FAIRFIELD CIVIC CENTER:
MAINTAIN + UPDATE @ 30,000 SF



FAIRFIELD CORDELIA:
MAINTAIN @ 15,600 SF



SUISUN CITY:
EXPAND + RENOVATE @ 15,000 SF

+ THIRD FAIRFIELD LIBRARY @ 20,000 SF

VALLEJO ZONE



JFK:
RENOVATE @ 35,000 SF



SPRINGTOWNE:
RENOVATE + REFOCUS @ 2,700 SF

+ THIRD VALLEJO LIBRARY @ 20,000 SF

VACAVILLE ZONE



VACAVILLE CULTURAL CENTER:
EXPAND + RENOVATE @ 33,500 SF



VACAVILLE TOWN SQUARE:
UPDATE @ 15,000 SF or
EXPAND + RENOVATE @ 25,000 SF

DIXON ZONE



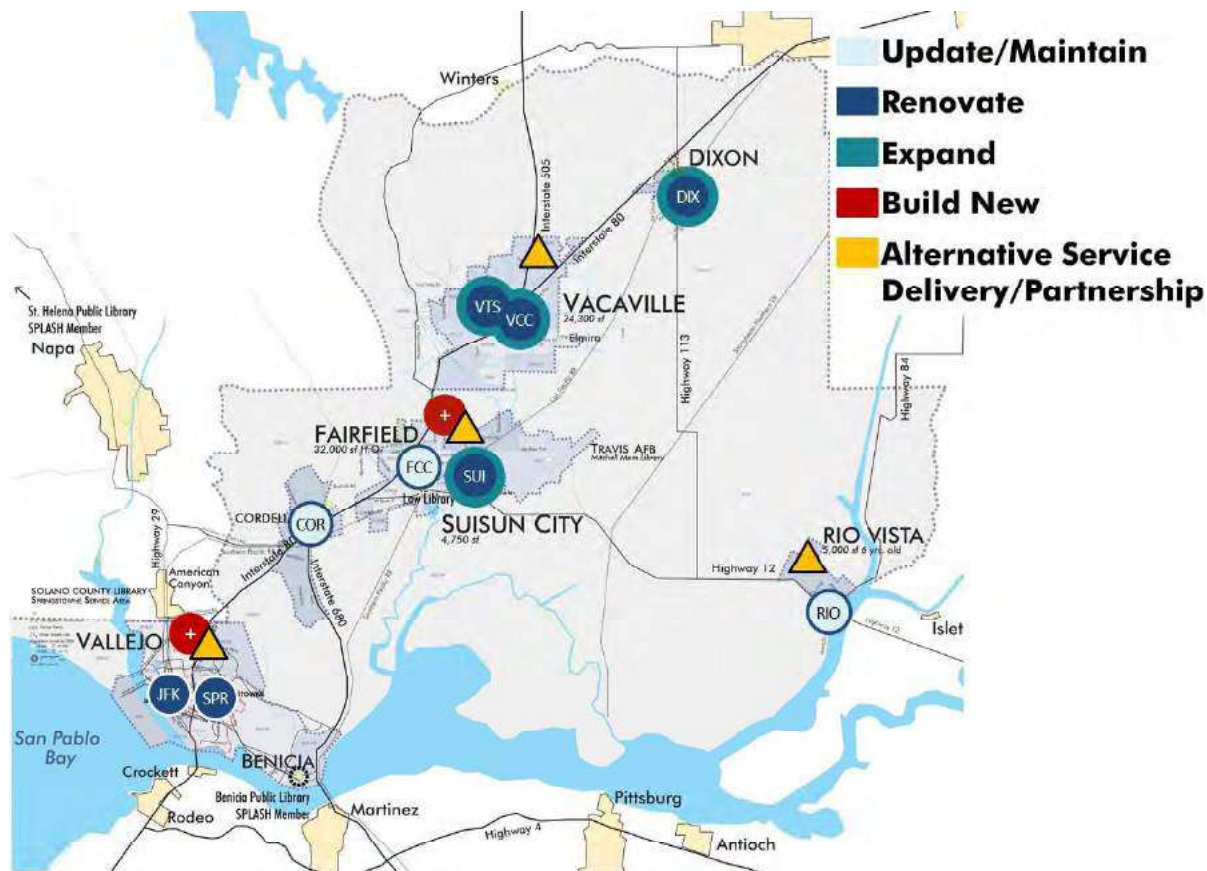
DIXON:
EXPAND + RENOVATE @ 15,000 SF

RIO VISTA ZONE



RIO VISTA:
UPDATE @ 5,300 SF

**+ ALTERNATIVE SERVICE
DELIVERY AND
PARTNERSHIP STRATEGIES
ACROSS THE COUNTY**



INTRODUCTION

PROJECT BACKGROUND

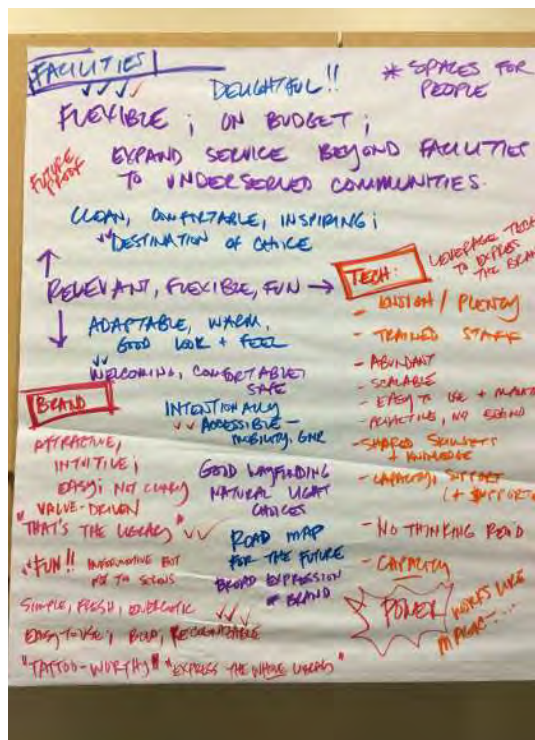
Established in 1914, the Solano County Library is governed by the Board of Supervisors. Over the course of SCL's history, its make-up varied as city libraries joined, left, and partnered with the county system. SCL now provides library services to the entire county, all cities and unincorporated areas. Benicia is the only city which has a separate library that partners with SCL. Dixon Public Library is the most recent addition to the system, joining SCL at the beginning of 2020, although Dixon's library dates back to 1912 (it is one of the few still operational Carnegie libraries in California). All of SCL's library facilities except for Fairfield Civic Center Library, which is owned by the County, are owned and maintained by local jurisdictions – either cities or special districts. The nine existing library facilities scattered across six cities total nearly 150,000 SF of library space and range from 2,700 SF in size to 35,000 SF.

The communities the libraries serve also vary widely, from suburban towns to rural centers. Most of the cities have been growing rapidly, and library needs have also been changing. The county's population of almost 450,000 residents is continuing to grow, although the projections vary based on each community's unique circumstances.

To keep pace with evolving communities and library services, in 2017, SCL launched a strategic planning process. The Solano County Library Strategic Plan outlined primary goals and formulated new vision and mission statements. Based on extensive community outreach results, the Library set out to further increase its reach, relevance, and resilience.

In order to ensure that facilities align with the Library's strategic goals and current and future community needs, in 2019, SCL commissioned Group 4 Architecture, Research + Planning, Inc. to complete a 20-year facilities master plan.

2. INTRODUCTION



Project Management Team Vision and Priorities Discussion

PROJECT OBJECTIVES + PROCESS

The new facilities master plan's main objectives included:

- Assessing current and future community needs and expectations, as well as the layouts, conditions, and operations of the nine existing library facilities;
- Leveraging modern library best practices, population projections, and new technologies to develop a planning framework and space targets;
- Providing recommendations for improvements to existing buildings and proposing new facilities or alternative service delivery strategies for underserved or rapidly growing areas;
- Outlining estimated costs and implementation strategies for the suggested capital improvements.

The Library also operates the Law Library in the Fairfield Hall of Justice and 601 Kentucky Street which houses technical services, but those facilities are not within the scope of this master plan.

During the planning process, library leaders were able to further elaborate on key objectives guiding the plan. SCL branches should be more inviting, inspiring, accessible, and up to date to match community needs, interests, and expectations. Resilience was also discussed throughout the planning process. The COVID-19 pandemic revealed opportunities for the facilities to be more flexible and adaptable, operationally efficient and agile, and environmentally sustainable.

In concert with this facilities master plan, the Library also commissioned technology and rebranding plans. The technology process was led by Carson Block, and J. Stokes and Donnelly Design were in charge of rebranding and website redesign. Elements of the technology recommendations are included in this facilities master plan. The rebranding study is summarized in a separate report.

The year long facilities master planning process involved numerous participants to reflect many different voices across the County's communities. The process included:

- Continual collaboration with a Project Management Team (PMT) composed of library leadership;
- Two all-staff library workshops with dozens of participants;
- Numerous meetings with city, county, and other community stakeholders including representatives of school districts, parks and recreation departments, the community college, the air force base, and more;
- An online community survey;
- Individual meetings with and a final presentation to the Board of Supervisors.



All-Staff Workshop, Feb 2020

PROJECT PARTICIPATION

SOLANO COUNTY LIBRARY

- Bonnie Katz, Director of Library Services*
- Suzanne Olawski, Assistant Director of Library Services*
- Jessica Jupitus, Deputy Director of Public Service*
- Mike Eitner, Deputy Director of Infrastructure*
- Keith Kondo, Information Technician Coordinator*
- Melissa Padaca, Marketing and Community Relations Officer*
- Malissa Knapp, Vacaville Cultural Center Branch Manager*
- Mike Perkins, Suisun City Supervising Librarian*
- Amelia Vander Heide, Former JFK Supervising Librarian*
- Kevin Tolley, Rio Vista Supervising Librarian*
- Nancy Wilson, former Solano County Deputy Director of Infrastructure
- Laurie Hancock, Fairfield Civic Center Library Branch Manager
- Mark Unwin, Solano County Department of Information Technology GIS Analyst
- Jake Armstrong, Solano County Geospatial Knowledge Management GKMS Coordinator

**Project Management Team*



Project Management Team

SOLANO COUNTY BOARD OF SUPERVISORS AND STAFF

- Erin Hannigan, Supervisor District 1
- Monica Brown, Supervisor District 2
- Jim Spering, Supervisor District 3
- John Vasquez, Supervisor District 4
- Skip Thomson, Supervisor District 5
- Deanne M. Barrett, District Representative for Supervisor Jim Spering
- Catherine M. Cook, District Representative for Supervisor Jim Spering
- Josette M. Lacey, District Representative for Supervisor Erin Hannigan
- Michael L. Wilson, District Representative for Supervisor Erin Hannigan
- Alexandra Winston, District Representative for Supervisor Skip Thomson
- Judi S. Booe, District Representative for Supervisor Skip Thomson

STAKEHOLDERS

- Dina Tasini, Dixon Community Development Director
- Scott Greeley, Dixon Associate Planner
- Jenn Roush, Fairfield-Suisun USD Assistant Director of Curriculum and Instruction
- Rachel Dula, Fairfield-Suisun USD Facilities Planner
- Dave Feinstein, Fairfield Community Development Department Interim Director/
Planning Manager
- Amy Kreimeier, Fairfield Community Development Department Associate Planner
- Ann Mottola, Fairfield Parks and Recreation Department Director
- Karen Rees, Fairfield City Clerk
- Robin Borre, Rio Vista Public Works Director
- Greg Malcolm, Rio Vista Public Works Superintendent
- Carla Maguire, Solano Community College LR Tech/Access Services
- Celia Esposito-Noy, Solano Community College Superintendent/President
- Erin Duane, Solano Community College LR10 Instructor Librarian
- Ruth Fuller, Solano Community College LR10 Instructor Librarian
- James Bezek, Solano County General Services Department Assistant Director
- John Kearns, Suisun Development Services Department Senior Planner
- Lanora Cox, Travis AFB Mitchell Memorial Library Supervisory Librarian
- Fred Buder, Vacaville Community Development Director
- Barton Brierley, Former Vacaville Community Development Director
- Phillip McCoy, Greater Vallejo Recreation District Superintendent
- Roland Rojas, Vallejo Assistant Maintenance Superintendent
- Adam Clark, Former Vallejo City USD Superintendent
- Terrance Davis, Vallejo Public Works Director
- Gillian Hayes, Vallejo Planning and Development Services Director
- Afshan Hamid, Vallejo Planning Manager

CONSULTANTS

Group 4 Architecture, Research + Planning, Inc.

211 Linden Avenue, South San Francisco, CA 94080

650.871.0709 / www.g4arch.com

- Dawn Merkes AIA LEED, Principal
- Jill Eyres RA LEED, Senior Associate
- Neha Diggikar AICP-Candidate, CNU-A, Planner
- Anna Hollingsworth
- Jennifer Biteng



Carson Block Consulting

librarylandtech@gmail.com

970.223.4690 / carsonblock.com

- Carson Block, Principal
- Bonnie Nichols, Administrative Assistant



JStokes Agency

1444 North Main Street, Walnut Creek, CA 94596

925.933.1624 / jstokes.com

- Dan Stokes, Executive Vice President
- Derek Wenzell, Account Director



Donnelly Design

111 Sacramento Street, Rio Vista, CA 94571

707.803.1789 / www.donnellydesign.com

- Tom Donnelly, Principal





LIBRARY SYSTEM ASSESSMENT

VITAL COMMUNITY HUBS

Current Solano County Library facilities serve as vital community hubs, successfully sparking curiosity, inspiring creativity, and championing learning through a wide variety of services. In fiscal year 2019, SCL libraries attracted almost 1.5 million visits – close to 4,000 visitors a day on average. Many visitors browse the collections, borrowing nearly 1.5 million items in 2019.

Over the course of the year, the library branches offer around 4,000 programs that bring people together for educational and entertaining activities and events. These programs are very popular, attracting more than 150,000 attendees in 2019. In-branch programs boast an average of almost 40 participants per program. The libraries cater to all ages and interests, with services such as:

- Storytimes and Read to a Dog programs;
- Sewing circles and writer's clubs;
- Craft activities and maker space programs;
- Homework help;
- Dungeons and Dragons for Teens;
- Computer help;
- Free legal advice and financial education workshops;
- Spanish game nights;
- Genealogy workshops;
- Adult literacy classes;
- Veteran services;
- Emergency preparedness;
- Live Well with Your Library health initiatives including free flu shots;
- Cooking workshops;
- Dance and music performances;
- Job search assistance;
- Free ukulele lessons;
- DMV services;
- And much more.



With the onset of COVID-19, the Library introduced numerous new virtual programs such as Facebook live storytimes to supplement existing digital resources. SCL also runs hundreds of outreach programs including school visits, juvenile detention facility programs, tech buddies for seniors, and pop-up libraries at farmers' markets and festivals. The Library's reach is bolstered by fruitful partnerships with schools, community centers, senior centers, CalVet, First 5 Solano, and other organizations committed to serving county residents.

As a result of library staff efforts, Solano County communities love the Library, as evidenced by high satisfaction ratings and service ratings from community surveys. Despite the hurdles created by many aging, out-of-date, or undersized facilities, such as the Springstowne Library in Vallejo, SCL branches successfully foster a greater sense of community while also providing invaluable assistance to individuals.

Library Planning Zones

Vacaville

Planning Zone

- 2020 pop ~104,000
- 2040 ~120,000 (+16%)

Vallejo

Planning Zone

- 2020 pop ~122,000
- 2040 ~143,000 (+17%)



Dixon

Planning Zone

- 2020 pop ~25,000
- 2040 ~29,000 (+17%)

Fairfield-Suisun

Planning Zone

- 2020 pop ~154,000
- 2040 ~168,000 (+10%)

Rio Vista

Planning Zone

- 2020 pop ~14,000
- 2040 ~20,000 (+40%)

All population numbers include unincorporated county areas as well as city populations, as appropriate

NETWORK ANALYSIS

Although SCL branches are spread out across the county, which is more than 800 square miles in size, the branches still function as a network. For instance, materials are shared by libraries throughout the system, enabling customers to check out materials from a rich floating collection. In addition, materials are shared through the Solano Partner Libraries and St Helena (SPLASH) consortium.

Likewise, library customer mapping reveals overlapping service areas. GIS analysts at Solano County's Department of Information Technology mapped SCL customer use patterns based on library item check-outs from an average week in October 2019. Each point on the map corresponds to a customer's home address and is color-coded to the branch where the customer checked out materials. The customer mapping shows that residents of most populated county areas can access at least one branch – and often more. Particularly in higher population areas, there is overlap between customers using different branches. A customer living in Fairfield may easily visit Fairfield Civic Center Library, Suisun City Library, and Fairfield Cordelia Library, and might visit multiple libraries to seek out different programs.

The libraries form a network where neighboring libraries can benefit from synergies, offering complementary services to shared pools of customers. These networks or “zones” that these customer overlaps create are useful for planning purposes. The cities of Fairfield and Suisun, for example, create a single library planning zone due to the extensive customer crossovers. Other cities form their own planning zones because customers don't crossover as frequently. Thus, based on service areas identified through customer mapping, five planning zones emerge which help evaluate local community needs and existing library facilities. Libraries within the same zone can benefit from synergies, offering complementary services to shared pools of customers. The map on the top shows the five planning zones and how most county residents are in close proximity to a library branch.

While it is reassuring that most current county residents have good access to libraries, certain areas with growing populations such as north Vallejo and Fairfield would benefit from additions to the system.

SPACE NEEDS

The growing population across the county forces the Library to seriously consider and address future space needs. In order to accommodate adequate space for collections, programs, and people, some SCL facilities will need to be expanded or new facilities added. The following metrics are useful planning tools to determine how much space is needed to provide library services.

Customer mapping already showed that transit time to libraries is not a barrier for the majority of county residents. In most of Solano's communities, the existing libraries are in central locations, adjacent to other community resources. This means that even as the population fills in and expands along the peripheries, the existing libraries will continue to serve the communities well as long as the facilities are large enough and the new developments are not too far away. For example, there is no need to add a second library in Dixon, since residents can all easily access the downtown library. However, as Dixon continues to grow, there is a question of whether the existing library can provide sufficient space to serve the residents.

A common metric used in identifying library space needs is the amount of square feet per capita. There is no single target ratio that all communities should achieve, but the general principle is logical. As the population grows, the amount of library space needed also grows. In Solano County Library, due to the customer overlaps and synergistic network effects of libraries located within the same zones, it makes sense to examine the square feet of library space per capita by zone, rather than by individual facility.

Each zone includes nearby unincorporated county populations that use the city libraries. The largest zone by population is the Fairfield-Suisun planning zone. The anticipated growth rate is lower than in other zones, but still, almost 15,000 additional residents are expected by 2040. A significant portion of this growth is planned in north Fairfield, far from existing library facilities. Even now, library space is not distributed equally across the zone, with much less library space dedicated to Suisun City residents.

The Vallejo zone's existing library space and projected growth is also not equally distributed. Many new developments are concentrated in the northeast and on Mare Island. Mare Island developments are near the spacious JFK library, but northeast communities are far from both of Vallejo's libraries. Vallejo already has the lowest ratio of library space per person, and the zone is projected to grow by 17% by 2040, adding more than 20,000 new residents. This will further drive down available library space unless additional space is built.

Vacaville and Rio Vista currently have the most library square feet per resident, but even there the amount of library space is very low relative to the population. All of the zones already have less than 0.4 square feet per capita of library space. The strain on existing library capacity will increase as the population grows.

The table on the following page summarizes expected population growth by zone and the resulting amount of library square feet per capita if no additional library space is added.

Solano County Estimated Population and Library Branch Space by Zone in 2040 Without Any Intervention

ZONE	2020 Population	2020 Branch SF/capita	Population Growth 2020-40	2040 Population	2040 Branch SF/capita
Fairfield-Suisun	154,000	0.36 SF/cap	+10%	168,000	0.33 SF/cap
Vallejo	122,000	0.31 SF/cap	+17%	143,000	0.26 SF/cap
Vacaville	104,000	0.39 SF/cap	+16%	120,000	0.34 SF/cap
Dixon	25,000	0.33 SF/cap	+17%	29,000	0.28 SF/cap
Rio Vista	14,000	0.37 SF/cap	+40%	20,000	0.27 SF/cap
Total	418,000	0.35 SF/cap	+15%	480,000	0.31 SF/cap

Unless more space is added, Solano County will see an overall decline in library SF per capita

However, space needs cannot be embodied by a single metric. Library space needs also depend on collection development strategies, for instance. If a library system increases its physical collection or has an unpopular collection that sits dusty on the shelf, more library space is required to accommodate the extra shelving. Conversely, a branch with a smaller, more popular collection will be able to provide more space for customers to gather, read, study, etc. Collection density is measured by estimating the number of physical, on-shelf volumes per square foot of library space. SCL facilities have a range of on-shelf collection densities – from 2.4 volumes per square feet to an astonishing 9.7 volumes per square feet at Springtowne Library. Such overcrowded facilities have little space for the growing population, especially if the physical collection continues to grow.

Over the past year, however, SCL has been strategically weeding low circulating or out of date materials and improving the “health” of the physical collection to make the branches feel less overcrowded with books and to highlight popular materials that people are actually interested in checking out. Staff are aiming to ensure a high-turnover, popular collection. This involves purchasing additional copies of popular items and less focus on trying to have a copy of every possible publication. Interlibrary loans and a growing digital collection make this approach particularly attractive. The benefit of a “healthier” physical collection is that SCL can make better use of the limited space in existing library branches to offer the full range of services that customers want.

Besides improving the condition of the physical collection, there are other ways of ensuring efficient space usage. However, there are limits to what can be done within a constrained space. Small facilities, even with minimal support spaces (restrooms, mechanical closets, staff areas, and such), ultimately have limited capacity for certain types of programs and events and cannot always offer the full range of modern library services wanted by the community. To determine the types of spaces needed within SCL branches, it is essential to understand community priorities and to anticipate library service trends.



LIBRARY VISION

COMMUNITY PRIORITIES

The Library's official vision states:

"We unify the County, providing our unique and diverse communities with quality library resources and services. We inspire all residents to achieve success, live in healthy and vibrant communities, and engage in creative, collaborative, and cultural activities."

Community members agree with this vision, emphasizing the importance of the Library's role in supporting communities and providing opportunities for lifelong learning. SCL facilities need to always align with the vision, matching community needs and priorities as they evolve.

In August 2020, a 17-question survey was distributed to the residents of Solano County, by the Library, in digital format via newsletters, the library website and social media posts. Due to the pandemic and the ensuing crisis that required the Library to close and suspend all services for a time, the survey reached only a limited number of residents and received few responses. This section of the report discusses highlights from the survey responses, along with highlights from the community survey that was circulated earlier in the year for SCL's re-branding effort. SCL and the local jurisdiction partners will have more opportunities to engage the community in the future as they work to implement the master plan-recommended projects.

Community Priorities



Access to Information + Resources



Children's Learning + Discovery



Senior Services



Lifelong Learning

Appreciation for the library services and staff was the predominant theme throughout the survey. Respondents appreciated the staff's attention to customer needs, and SCL's ability to provide services during the pandemic. This was also reflected in a survey conducted earlier in 2020, in an effort to create a new brand for SCL. More than 94% of respondents of the re-branding survey were satisfied or very satisfied with the Library, and gave library services ratings of more than 4.5 out of 5 stars. According to the community survey, friendly staff was also among the most popular reasons respondents visited the branch of their choice.

Respondents identified what they and their community value most. Access to information and resources was the top priority, which corroborated with the rebranding survey results showing that the highest usage of the Library among respondents was for borrowing and downloading books, and digital services. Children's education and discovery, lifelong learning, and senior services were the other top priorities identified in the survey.

Solano County Library has provided innovative programming and offered a variety of items in the library of things based on the community's needs. Seeking to further align library services and collections to changing needs and interests, the survey asked respondents what their interests were beyond reading. Arts and crafts, sewing, knitting, music, movies and gardening were the most commonly mentioned themes. Wi-Fi hotspots, tools, games, and cameras were items that respondents hoped to have available to borrow from the Library. A majority expressed that they would prefer to pick up items they borrowed from a library branch, versus picking up from another community location.

Learning about events and library news was the third most popular service respondents wanted to use on their personal devices, preceded only by searching for and reserving library materials online. This confirms the trend visible in the rebranding survey in which respondents expressed high in the Library's range of services, but generally low awareness of the services available.

When asked what would make the library they visited most often more useful to them on re-opening, respondents expressed the need for longer hours and hoped to be able to visit the library without having to make appointments. Other themes included a high level of interest in diverse programs, activities, classes and events, and the availability of a wider selection of print and digital materials. When it came to space needs, respondents expressed a need for more gathering spaces where they could attend classes and programs, and more updated seating options. Shortage of parking was another concern expressed by the respondents.

"More community space"

-Survey respondent

"More tables and chairs inside, although I know space is limited"

-Survey respondent



Updated seating options



Customer Experience



Gathering Spaces



Flexible Spaces



Collection Navigability

"Wonderful staff - always drop everything and walk you to your area of interest and research any questions you may have. Libraries are a life saver especially during challenging times."

-Survey respondent

VISION FOR CUSTOMER EXPERIENCE

Understanding modern library trends and best practices can help libraries outperform customer expectations and anticipate the evolution of library service models. Modern libraries dedicate more attention and space to customers and prioritizing customer experience: space for storing and sorting physical collections has shrunk. Library staff are expected to spend more time helping customers out on the floor rather than sitting behind large desks. This service model has been gradually adapted, but not all facilities have been updated to reflect the shift.

The same is the case for changing technologies. There is less need nowadays for stationary computers when laptops can be loaned out and used wherever the customer is comfortable. More flexible technology solutions and infrastructure, as well as flexible furniture and shelving, allow library space to be more adaptable – serving different purposes at different times. This can optimize the use of limited space, allowing the same area to be used for studying at one time and for programs at another, for example. Movable partitions can further help with that aim, as long as acoustic solutions are also implemented.

Based on community needs and discussions with library staff, the following industry trends and best practices are particularly relevant for enhancing customer experience at SCL branches:

- Balance of space for people and collections;
- Variety of spaces to read and work including study rooms and quiet reading areas;
- Larger, flexible program spaces for people to gather and for high-interest, high-impact programs;
- Spacious, interactive children's early literacy and discovery spaces;
- Versatile, comfortable, and easily cleanable furniture with power access;
- Even distribution of essential technology infrastructure throughout the system including access to power and wifi coverage.
- Flexible technology such as laptops rather than desktop computers;
- Lots of natural light and outdoor connections where possible;
- Accessible, secure, and clean facilities;
- Easy wayfinding with flexible and clear signage;



Balance of space for people and collections



Interactive children's discovery spaces



Flexible technology solutions



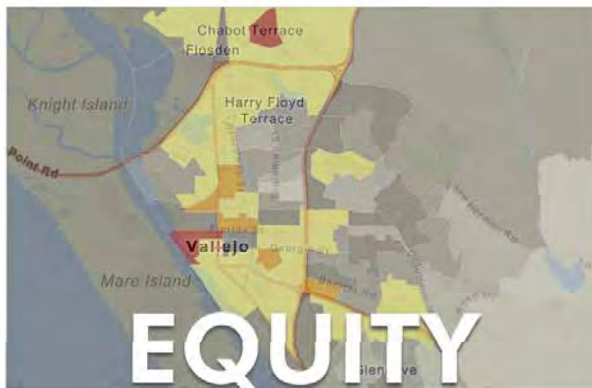
LIBRARY SYSTEM STRATEGIES

GUIDING PRINCIPLES

Based on community priorities and library best practices, the following guiding principles are central to Solano County Library's vision for the future and shape this master plan's recommendations:

- **Grow the Library's Reach:** SCL should constitute a network of well-distributed and accessible branches for current and future populations. The Library's reach can be extended through digital services, outreach, partnerships, and alternative service delivery (ASD) strategies. All county residents should have easy access to high quality library services. Provide future branches in new growth areas in north Fairfield and Vallejo; strategically locate services for high quality and high impact for the benefit of the communities.
- **Grow the Library's Relevance:** SCL should continue to provide traditional library services, as well as evolving next generation library services. In order to simultaneously accommodate relevant services for diverse community members, SCL facilities should have larger program rooms, more space for small group study and collaboration, improved space for children's discovery, strategic acoustic zones for quiet reading and work, and comfortable furniture with ample power access. Spaces and services can be customized to match local community needs and interests.
- **Grow the Library's Resilience:** Facilities can be "future-proofed" if they are equipped to flexibly adapt to crises, changing needs, and new services and technologies. SCL should anticipate community growth and establish resilient, operationally sustainable facilities.

Master plan guiding principles to increase SCL's...



- **Champion Equity:** Solano County is proudly heralded as the second most ethnically and economically diverse county in the country. SCL libraries strive to celebrate and reflect this diversity, and most importantly, seek to provide equitable access for all. In particular, it is crucial to ensure that SCL serves at-risk populations with conveniently located facilities, outreach, ASD, etc. EPA's environmental justice maps help identify areas with larger low income and minority populations, as well as concentrations of adults with less than high school educations, who would benefit most from library services.

The first three guiding principles are based on SCL's strategic plan. The lens of equity is a new addition that ties into all of the other principles. Together, these four guiding principles lay the groundwork for SCL's future improvement.

Estimated Library Space Needs by Zone

<u>ZONE</u>	2020 Library SF	Additional SF needed to be at 0.4-0.5 SF/capita in 2040
Fairfield-Suisun	55,600 SF	+ 12,000-29,000 SF
Vallejo	37,700 SF	+ 19,000-34,000 SF
Vacaville	40,200 SF	+ 8,000-20,000 SF
Dixon	8,000 SF	+ 4,000-7,000 SF
Rio Vista	5,300 SF	+ 3,000-5,000 SF
Total	146,800 SF	+ 46,000-95,000 SF

Library space target range by zone

SPACE PLANNING TARGETS

Space planning targets help define system strategies and identify capital improvement projects that support the guiding principles and library vision.

The minimum recommended size for new full-service branches is 15,000-20,000 SF. Smaller facilities cannot comfortably accommodate a sizeable program room, study rooms, a quiet reading space, a large children's area, a teen area, technology access, adequate staff and storage spaces, and well-displayed collections. Furthermore, small buildings are also less operationally and fiscally efficient.

On a system level, this master plan recommends that SCL aim to provide 0.4 to 0.5 square feet of library space per planning zone resident. That would enable SCL to address the wide variety of needs expressed by community members and for each library to serve as a vibrant community hub. Given current library capacities and projected population growth, this target range will require additional library space to be built, as shown in the graphic to the left.

Every planning zone may not have the opportunity to achieve these targets by 2040. In those cases, outreach, digital resources, and alternative service delivery strategies may supplement services provided at physical facilities. Even if the system significantly expands its capacity, Alternative Service Delivery (ASD) could help bring services to non-users, expanding the Library's reach and serving its mission. More information about ASD can be found on page 32.

Another strategy to maximize the use of limited library space while also improving customer experience is to diminish the footprint of the physical collection. Rebalancing space in existing libraries and working to create higher-turnover collections can free up space for people and programs. While the distribution of the collection should vary based on facility space and community needs, understanding the impact of collection density on space use is key to developing a balanced approach that will provide the greatest benefit per square foot of space to the community.

Balance of Space for People, Programs + Collections



Cordelia Library is a good example of well-balanced space, with clear sight lines, lots of comfortable seating for customers, and space for browsing, reading, studying, attending programs, socializing, playing, etc. The other Fairfield-Suisun zone libraries also have manageable collection densities, although rearranging stacks could help make certain crowded areas feel more welcoming. The same is true at the JFK Library in Vallejo. Although the JFK Library has a low overall collection density, that is due to its subsidiary program rooms, leaving the main public space hedged in with tall overcrowded stacks. Staff have been working hard to create a healthier collection and to incorporate merchandising, and reduce the density of the on shelf collection to allow customers to access the materials both visually and physically.

Currently, Springstowne, Dixon, Rio Vista, and the Vacaville libraries have higher collection densities. Springstowne Library has nearly 10 volumes on the shelf per square foot of library space, creating narrow canyons of books crammed into the small space. To adequately display the existing physical collections, these zones would need to add significant additional space. Another solution is moving or removing some shelving units from overcrowded facilities. The existing Springstowne building is so small that the study is recommending that SCL consider transitioning this facility to a focused service branch that can adequately meet the needs of a special use, such as children's services or technology which would require entirely reconfiguring the space.

Recent weeding efforts improved the overcrowded shelving conditions in some branches. SCL plans to continue weeding to create a high-circulating, popular collection. Based on SCL's current collection development approach, this master plan does not recommend additional space for collections. However, if the physical collection were to grow again, library space needs would increase, and the proposed facility expansions and additions would need to be adjusted accordingly. Although the shift to digital collections is gradually decreasing reliance on physical books, growing libraries of things such as tools, guitars, and cooking equipment may impact SCL's space needs in the future.

The square feet per capita planning target helps define system strategies and identify ranges for capital improvement projects. SCL needs to ensure that there are enough libraries to provide access, that libraries are sized to provide relevant services and efficient operations, and that the branches can actually be built. Then SCL can continue to serve the communities with an effective, sustainable, and implementable network of libraries.

NEW SITE CRITERIA

To satisfy current and future space needs, SCL will need to add some new facilities. Potential sites for new libraries should be carefully evaluated to ensure that they will meet community needs and work well within SCL. The following site criteria have been used in this planning process and should continue to be used by SCL to evaluate sites:

- Adequate site capacity and infrastructure;
- Accessible and central location;
- Alignment with library service goals;
- Reasonable cost and availability;
- Visibility and aesthetic value;
- Partnership opportunities and synergy;
- Positive community perception and interest; and
- Socioeconomic impact.



Charlotte Mecklenburg Library

ImaginOn: The Joe and Joan Martin Center (NC)

Includes library, two theaters, classrooms + parking deck

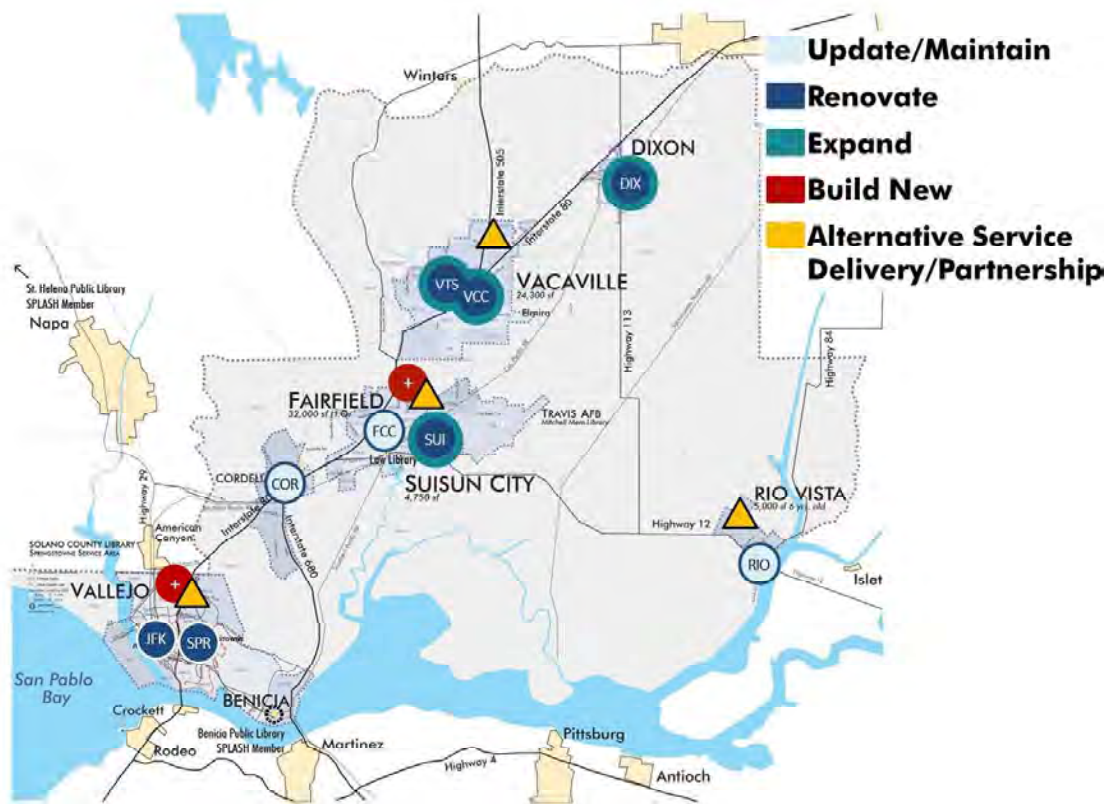


Library + Housing

Multnomah County Library Hollywood Branch (OR)

13,000 SF library + 47 apartments + 815 SF retail

Many libraries have developed mutually-beneficial partnerships for improved facilities- a strategy that SCL should explore as well.



Proposed Library Branch Expansions by Zone

ZONE	2020 Library SF	Proposed Expansions	Proposed 2040 Library SF	2040 System Additions
Fairfield-Suisun	55,600 SF	+25,000 SF	80,600 SF	+Third Fairfield Library@ 20,000 SF, +5,000 SF SUI expansion, Increased ASD
Vallejo	37,700 SF	+ 20,000 SF	57,700 SF	+1 Third Vallejo library @20,000 SF, Increased ASD
Vacaville	40,200 SF	+ 18,300 SF	58,500 SF	Increased ASD
Dixon	8,000 SF	+7,000 SF	15,000 SF	+7000 SF Dixon expansion
Rio Vista	5,300 SF	+ 0 SF	5,300 SF	Increased ASD
Total	146,800 SF	+ 70,300 SF	217,100 SF	

RECOMMENDATIONS

CAPITAL PROJECT RECOMMENDATIONS

To provide the full range of modern library services to the growing Solano County population, this master plan recommends that the Library pursue the capital projects summarized in the map above. SCL should maintain and update the Fairfield and Rio Vista libraries; renovate JFK; refocus Springstowne; expand Vacaville, Suisun, and Dixon branches; and build two new libraries, one in north Vallejo and one in north Fairfield. New facilities should be at least 15,000-20,000 square feet. ASD strategies can supplement programming and access to materials wherever reasonable.

These updates, renovations, expansions, new facilities, and ASD strategies align with SCL’s vision to improve services at existing facilities and expand capacity to reach all current and future residents. Recommendations are firmly based in the system strategies outlined earlier in this master plan. The proposed expansions and additions would help SCL provide the target library space per capita, as outlined in the table above.

Only Rio Vista would not achieve the target range of 0.4-0.5 SF of library space per resident by 2040 if SCL implements this master plan’s recommendations. Although there are no cost-effective opportunities for the Rio Vista Library to expand at present, access to library services can be improved by reducing the physical footprint of the collection and leveraging alternative service delivery strategies. More information about specific zone and facility recommendations can be found in the Library Facility Assessments + Strategies section which begins on page 35.

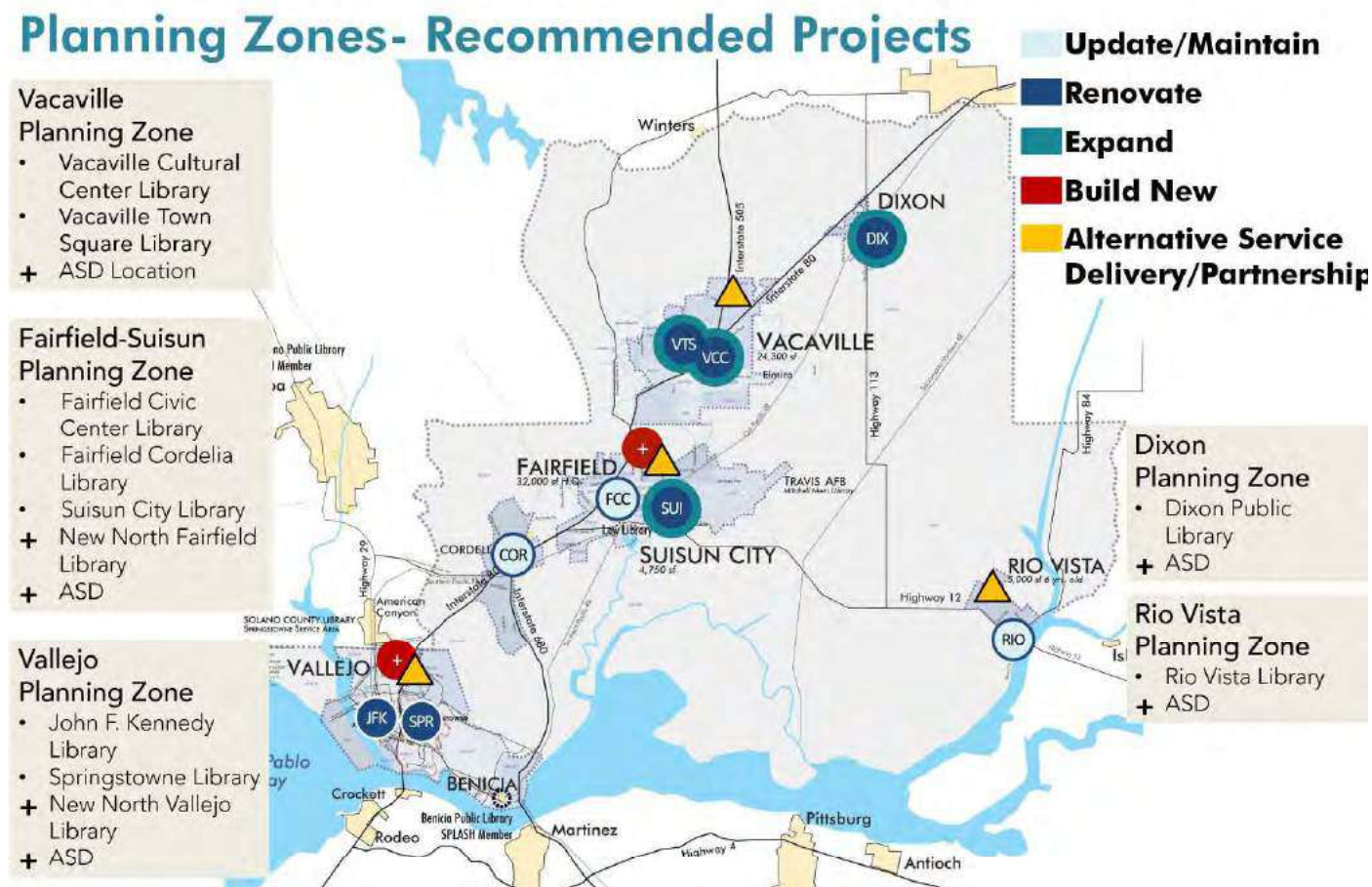
ALTERNATIVE SERVICE DELIVERY

Alternative service delivery strategies come in many forms and can serve different purposes. ASD ideas that gained particular traction among SCL staff include staffless hours in specially designed spaces, book lockers, embedded staff at partner locations, outside programming through pop-up libraries, and mobile services bringing technology, maker activities, or materials. Such strategies can help the system extend hours of operation or expand service areas, bringing services to people wherever they are located.

ASD strategies can temporarily bolster service in an area far from existing libraries while plans for a new facility develop, or they can serve as permanent extensions of library services. It is beyond the scope of this facilities master plan to propose specific ASD recommendations, but the general framework and guiding principles used throughout this plan apply to ASD. When planning for ASD strategies, it is essential to make sure that the strategies are complementary, align with SCL goals, and have a significant impact relative to operation and implementation costs. One specific opportunity recently discussed with SCL is a partnership with the Solano Community College. SCL should be on the lookout for partnership opportunities across the county to benefit from synergies with other community organizations. SCL also recently received a grant for one book locker.

Prioritizing ASD strategies





LIBRARY FACILITY ASSESSMENTS + RECOMMENDATIONS

The following section analyzes the communities in each of Solano County's five planning zones and how SCL's facilities can continue to meet current and future community needs and expectations. The zones are organized by population size, starting with the most populous service areas and concluding with the rural planning zones. Overall, across all the zones, SCL's library facilities are very well-maintained. However, many lack space, and the existing space deficit will increase as populations continue to grow.

Although residents of most populated areas can currently get to at least one SCL branch, existing and emerging gaps in the network were identified where library services need to be supplemented. Rebalancing library space dedicated to collections, seating, and programs could also help most of the libraries serve customers better and more efficiently.

Most of this master plan's proposed improvements relate to adding more people spaces, improving accessibility and security, updating signage and organization, providing flexible and comfortable furniture with power access, replacing stationary desktop computers with more portable technology, and similar customer experience enhancements. The chart above outlines all of the master plan's facility recommendations by planning zone.

SOLANO COUNTY LIBRARY FACILITY RECOMMENDATIONS BY ZONE

FAIRFIELD-SUISUN ZONE



FAIRFIELD CIVIC CENTER:
MAINTAIN + UPDATE @ 30,000 SF



FAIRFIELD CORDELIA:
MAINTAIN @ 15,600 SF



SUISUN CITY:
EXPAND + RENOVATE @ 15,000 SF

+ THIRD FAIRFIELD LIBRARY @ 20,000 SF

VALLEJO ZONE



JFK:
RENOVATE @ 35,000 SF



SPRINGTOWNE:
RENOVATE + REFOCUS @ 2,700 SF

+ THIRD VALLEJO LIBRARY @ 20,000 SF

VACAVILLE ZONE



VACAVILLE CULTURAL CENTER:
EXPAND + RENOVATE @ 33,500 SF



VACAVILLE TOWN SQUARE:
UPDATE @ 15,000 SF or
EXPAND + RENOVATE @ 25,000 SF

DIXON ZONE



DIXON:
EXPAND + RENOVATE @ 15,000 SF

RIO VISTA ZONE



RIO VISTA:
UPDATE @ 5,300 SF

**+ ALTERNATIVE SERVICE
DELIVERY AND
PARTNERSHIP STRATEGIES
ACROSS THE COUNTY**

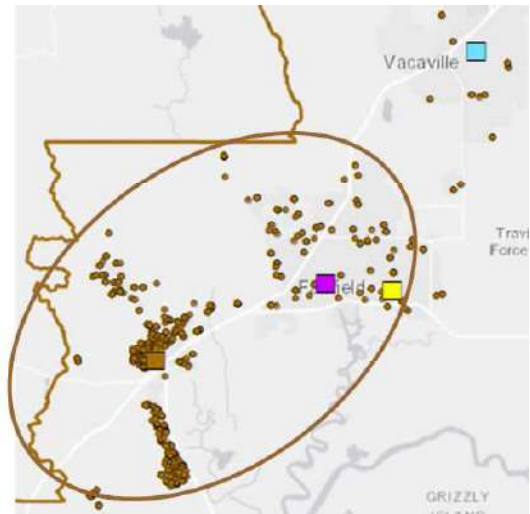
FAIRFIELD-SUISUN PLANNING ZONE

FAIRFIELD-SUISUN PLANNING ZONE

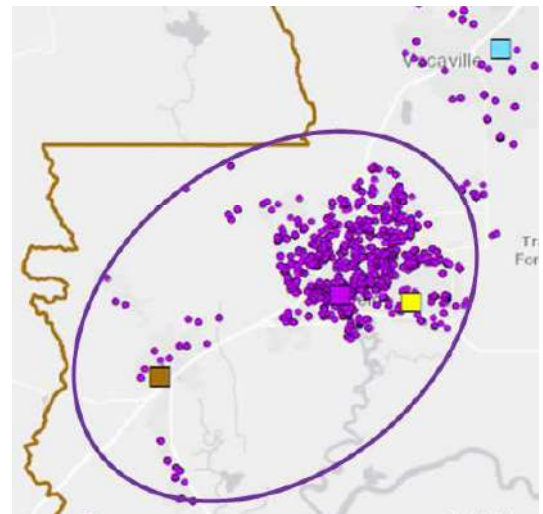
The Fairfield-Suisun planning zone encompasses a geographical area spanning the two eponymous cities and three libraries: Fairfield Civic Center Library, Fairfield Cordelia Library, and Suisun City Library. Due to their geographic proximity, there is a significant overlap between the libraries' service areas, as evidenced by customer mapping.

Together, these libraries serve an area with a population of approximately 154,000 people, who, based on library visit statistics, are avid library users. This population is expected to grow 10% by 2040, totaling 168,000 residents for Fairfield, Suisun, and the surrounding unincorporated areas. North Fairfield is growing particularly rapidly. Unless additional library space is added to the Fairfield-Suisun zone, this growth will drive the amount of space per person down to approximately 0.32 SF per capita.

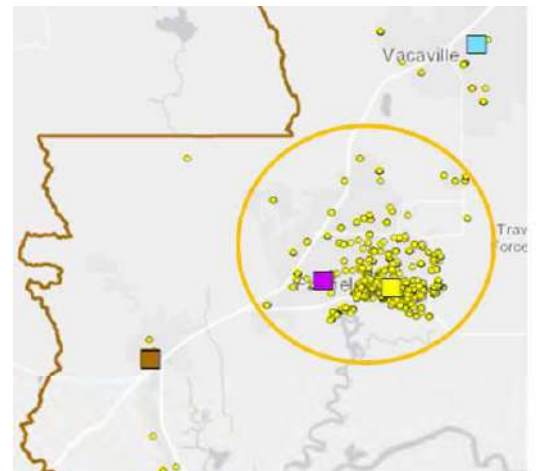
To adequately serve the needs of community members throughout this zone in the coming decades, it is recommended to add 15,000 to 30,000 SF of additional library space to offer 0.4 to 0.5 SF of library space per capita.



Cordelia customers



Fairfield Civic Center customers



Suisun City customers

Fairfield Civic Center

- Update/maintain @ ~30,000 SF

Suisun

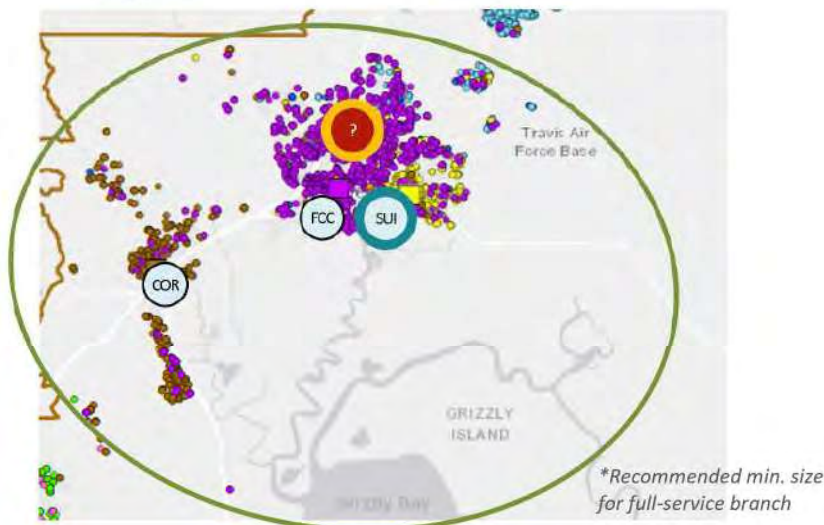
- Renovate + expand to ~15,000 SF*

Cordelia

- Update/maintain @ 15,600 SF

Third Branch

- New ~15,000-20,000 SF* full-service



For more information about mapping, refer to Network Analysis on Page 12.

FAIRFIELD CIVIC CENTER LIBRARY

MAINTAIN + UPDATE



FAIRFIELD CIVIC CENTER LIBRARY

1150 Kentucky St., Fairfield, California

30,000 SF; owned by Solano County

At 30,000 square feet, Fairfield Civic Center Library is the second largest library in the system, attracting customers from across nearly the entire county. Over 117,000 materials were checked out of the library over the course of the fiscal year 2019. It plays an important role in Solano County Library, housing administrative staff while also serving customers far beyond downtown Fairfield where it is located. The Civic Center Library's central location makes it easily accessible to at-risk populations living nearby, supporting the library's commitment to providing equitable opportunities. It also benefits from its adjacency to the community and recreation centers.

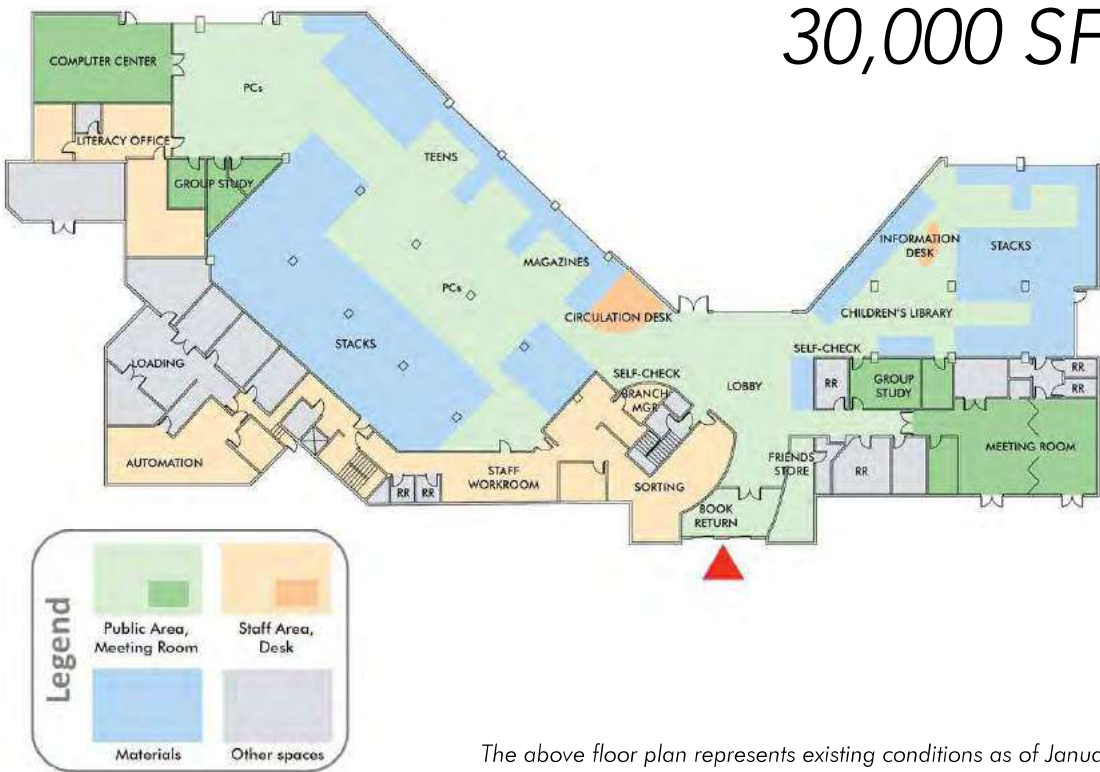
Built in 1976, the building was remodeled back in 2003, but remains in good condition. The Library features dedicated spaces for the Adult Literacy program, citizenship resources, and a wide range of other programs and activities. The Library's Adult Literacy program is a bustling service that harnesses technology in targeted ways to improve the skills of adult learners. A large daylit meeting room and popular study rooms provide visitors with places to gather. Natural light and views to the pond and sensory garden enhance the primary open space.

FAIRFIELD CIVIC CENTER LIBRARY

Updates could further improve visitor experience and operations. The library should continue to evaluate which spaces are most popular and rebalance as needed to provide sufficient seating, group study spaces, and popular browsing collections. During reconfigurations and furniture updates, lines of sight can be improved with lower shelving. As the library conducts routine maintenance, it can also address soundproofing, childproofing, Wi-Fi dead spots, and minor ventilation issues.



Children's area



The above floor plan represents existing conditions as of January 2020.

FAIRFIELD CORDELIA LIBRARY

MAINTAIN



FAIRFIELD CORDELIA LIBRARY

5050 Business Center Dr, Fairfield, CA 94534

Occupies 15,600 SF of a 29,300 SF building;

Built in 2006; owned by City of Fairfield

Located in a rapidly developing area in south Fairfield, Cordelia Library offers visitors an array of bright, attractive spaces against the backdrop of a picturesque pond. The library occupies 15,600 square feet; the second floor is occupied by tenants. The area features few other public amenities, so nearby residents greatly value the library, which is conveniently located next to a school and not far from I-80.

Cordelia was built in 2006 and remains in excellent condition. Expansive windows let in a lot of natural light and allow visitors to enjoy views throughout the library. Raised floors increase opportunities for rearranging technology. Taking advantage of flexible technology and furniture, a former computer room has been successfully repurposed into a popular Stay + Play Center for families. The divisible meeting room, quiet study area, three group study rooms, and other seating areas contribute to a good balance of space for people to gather, read, work, and play alongside space for browsing the collection.

FAIRFIELD CORDELIA LIBRARY

The master plan recommends that the Library continues to maintain Cordelia Library, implementing improvements along the way as needed to meet changing community needs and ne opportunities. Small changes could address the parking, lighting, and signage issues noted by staff members. Some have also complained about the amount of noise in the quiet study area – this might be fixed with the addition of glass doors.

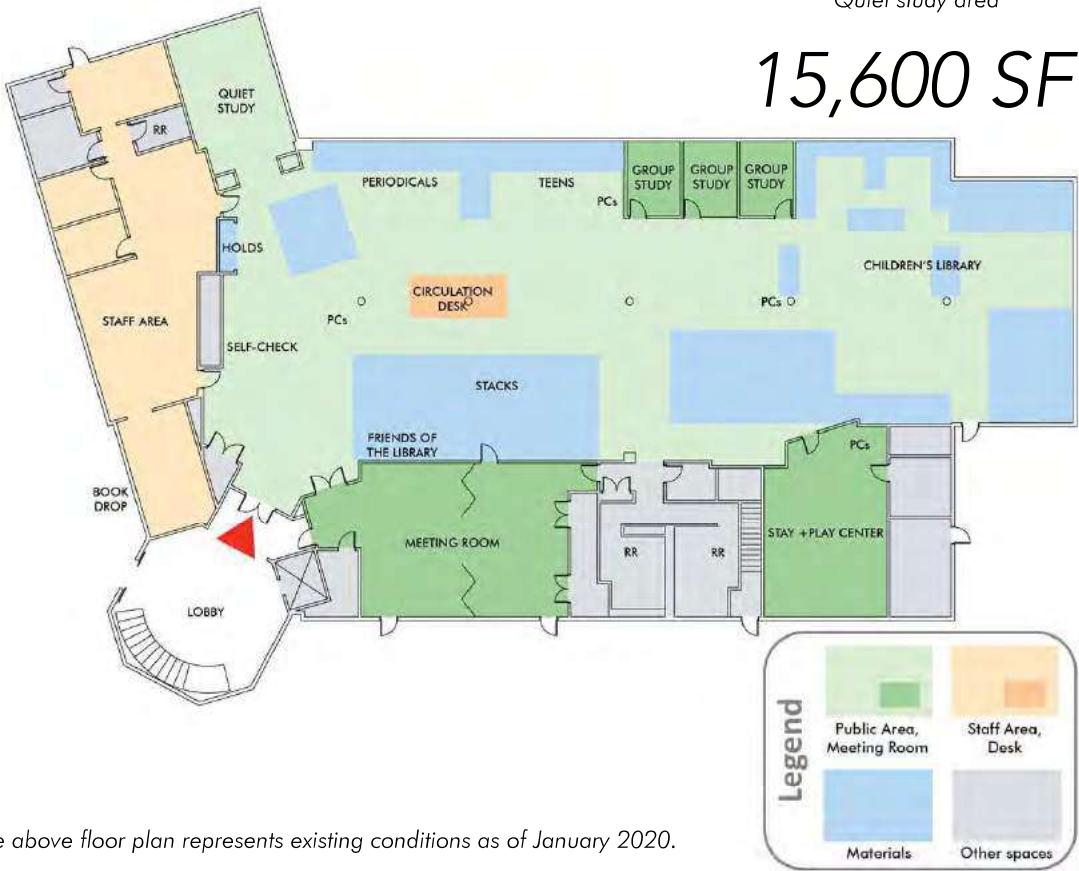


Spacious reading area with a view of the pond



Quiet study area

15,600 SF



The above floor plan represents existing conditions as of January 2020.

SUISUN CITY LIBRARY

EXPAND + RENOVATE



SUISUN CITY LIBRARY

601 Pintail Dr, Suisun City, CA 94585

10,000 SF; owned by Fairfield-Suisun Unified School District

The 10,000-square-foot Suisun City Library simultaneously serves as a public library and an elementary school library. Both public and school entrances welcome visitors into a sunlit and airy open space featuring colorful floating art that draws attention to the building's high rafters and skylights.

Schoolchildren from the adjacent elementary school occupy half of this open space on school days, temporarily dividing the library. Suisun City Library's partnerships with the school and nearby Kroc Community Center are remarkably successful, allowing the library to serve a wide range of visitors at the same time. The annual number of programs offered here is the second highest in the county system.

Built in 2008, Suisun City Library is the newest facility in SCL, and its good condition reflects that fact. The open floor plan is a boon – the library is easy to navigate and rearrange. The furniture is also flexible, which can help the Library adjust the desired balance between the physical collection's footprint and seating. Subsidiary spaces are clustered in the front of the building, on either side of the lobby. The meeting room is dedicated to programs, and the computer center and study rooms are frequently used as quiet spaces.

SUISUN CITY LIBRARY

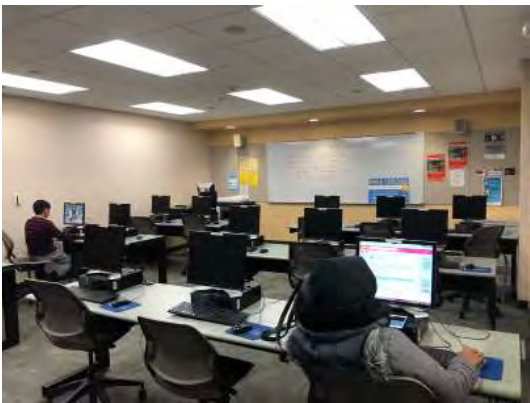
Noise is a particular issue at Suisun City Library due to the shared open space commonly filled with energetic schoolchildren. Unsurprisingly, library staff report that customers want more study rooms for quieter individual or group work. Lack of space is a regular complaint at the library. The schoolchildren also face limitations due to space constraints and the need to separate them from other public customers. The staff areas meanwhile lack space for an automated materials handling system.

Suisun City Library was built to be expanded. It was already undersized relative to Suisun’s population back in 2008, and the city’s population continues to grow. A renovated and expanded 15,000-square-foot library would be better able to meet the community’s needs now and in the future, offering customers a larger program space, more study rooms, and more space to maneuver between visiting classrooms.

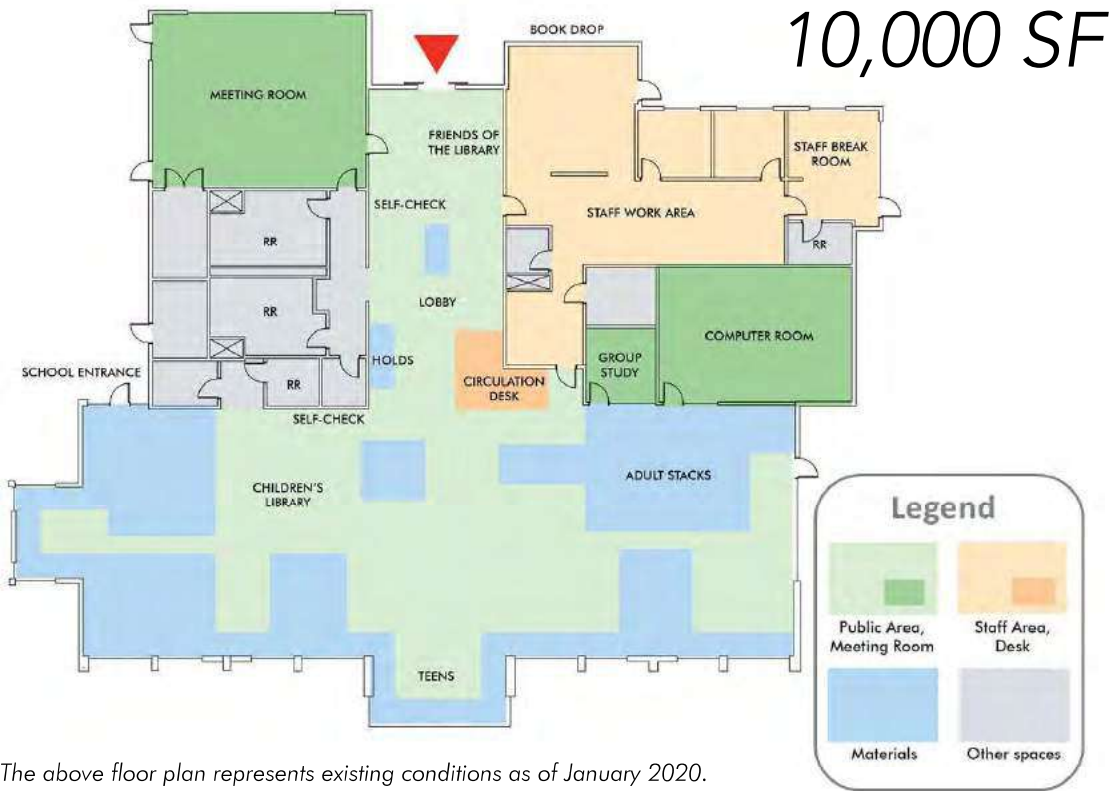
In addition to the expansion, a renovation would also provide an opportunity for the Library to consider developing an interactive outdoor space in the courtyard between the school and the library. Flexible furniture in the library will continue to help maintain a high-circulating popular collection.



Children's area



Computer room



The above floor plan represents existing conditions as of January 2020.

THIRD FAIRFIELD LIBRARY

NEW

Northeast Fairfield Branch

BUILD NEW THIRD BRANCH

- 15,000-20,000 SF branch in Village Square, One Lake development, near Canon Station
- Most growth in this area (+ continued growth near FCC/COR also increases demand)



THIRD FAIRFIELD LIBRARY

North Fairfield is rapidly developing. As the population continues to grow, Solano County Library may want to plan for a third Fairfield library. A library could be built in partnership with housing developers building near Canon Station or at other easily accessible sites if the opportunity arises. For a successful full-service branch, the library will need a 15,000 to 20,000 square foot facility. In the meantime, library services in north Fairfield can be supplemented with alternative service delivery strategies.

VALLEJO PLANNING ZONE



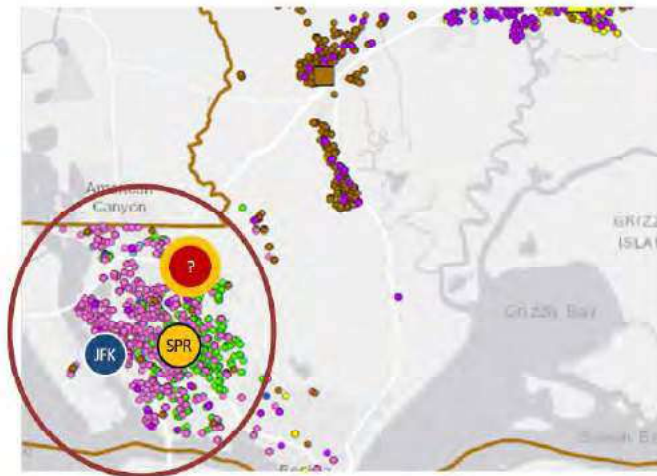
JFK

Renovate @ 35,000 SF

New Branch

New 15,000-20,000 SF* full-service branch

* Recommended min. size for full-service branch



Springstowne

Convert to special focus branch

North ASD Site

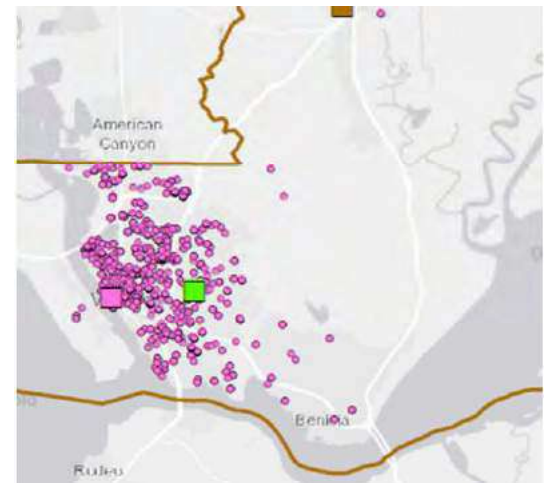
Alternative service delivery/ partnership strategy in the north if new branch is in the southeast

VALLEJO PLANNING ZONE

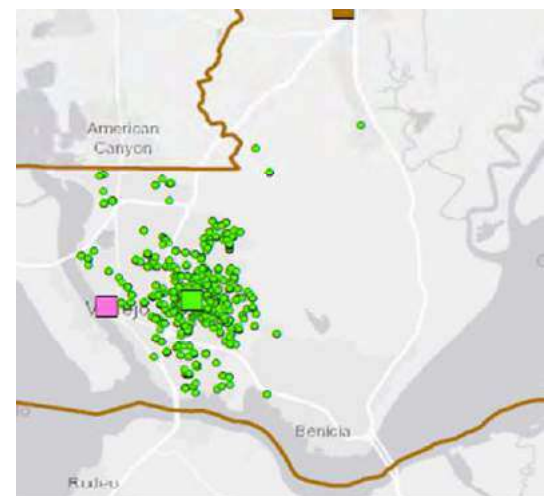
The Vallejo planning zone stretches beyond the legal boundaries of the city of Vallejo and includes neighboring unincorporated county areas. The zone is served by two libraries, which happen to be the largest and smallest facilities in the system – JFK Library and Springstowne Library. In 2020, the zone has a population of approximately 122,000 residents, and this population is projected to grow by 17%, to approximately 143,000 by 2040.

As the population continues to grow, particularly in new neighborhoods on Mare Island and in northern developments, the current library facilities are proving insufficient to meet community needs. The ratio of library space to zone resident is already very low; in fact, the Vallejo planning zone has the lowest amount of square feet of library space per capita out of all of the zones.

Socioeconomic disparities, which are especially stark in Vallejo, threaten to be exacerbated by the lack of a north Vallejo library serving at-risk populations in that area. Both JFK and Springstowne can be significantly improved to provide more usable and welcoming spaces. Vallejo libraries have the potential to serve even more residents and increase their positive impact in the community.



JFK Customers



Springstowne Customers

For more information about mapping, refer to Network Analysis on Page 12.

JOHN F. KENNEDY LIBRARY

RENOVATE



Built: 1970
Remodeled: 2005
Ownership: City

JOHN F. KENNEDY LIBRARY

505 Santa Clara Street, Vallejo, CA 94590

35,000 SF; built in 1970; owned by City of Vallejo

The most popular library in SCL based on the total number of visitors is JFK Library in Vallejo. Pre-pandemic, JFK served an average of more than 6,000 visitors per week. Its large size, central location, and variety of exciting programs attract visitors despite the uninviting character of the building.

JFK is the largest library in the system, occupying 35,000 square feet of a two-story Brutalist building. The entire first floor is dedicated to the library, and the second floor houses a couple library staff spaces and storage spaces in addition to partner agencies. The basement is no longer used by the library; the City uses it for storage.

Located between downtown and the waterfront, JFK Library directly abuts city hall and Marina Vista Memorial Park. JFK is already well positioned to serve large at-risk populations concentrated nearby. As downtown and waterfront revitalization projects continue to evolve and Mare Island continues to develop, this location has become increasingly attractive. The library is perfectly situated to serve not just the growing nearby population, but also residents from across Vallejo who come to enjoy downtown and waterfront amenities. Access to the library is facilitated by ample parking, a bus route, and proximity to the ferry which serves thousands of commuters daily.

JOHN F. KENNEDY LIBRARY

Built in 1970 and remodeled in 2005, JFK Library is a dark, aging building beset with maintenance issues. Nevertheless, library staff manage to provide exemplary services at JFK.

In 2019, staff inaugurated the Makery, a collaborative space to create and explore science, technology, and art. It is an excellent example of a robust and well-designed makerspace, with a focus on serving teens and building skills in media production, music creation, 3D design and 3D printing. The Makery has been an outstanding success.

JFK's large meeting room (shared with the City), children's program room, and three study rooms also offer customers places to gather for programs, community meetings, and small group or individual work. Consequently, JFK is able to host hundreds of programs every year. Staff are able to provide support for these various programs, aided by a generously sized staff workroom.

Facility updates throughout the years have included solar panels and exterior LED lighting, but larger issues have not been addressed yet. Pervasive HVAC issues elicit many complaints from



Children's area

35,000 SF



The above floor plan represents existing conditions as of January 2020.

JOHN F. KENNEDY LIBRARY



The Makery

customers and staff. A broken elevator and non-ADA compliant entrances impede accessibility. The old second elevator also threatens to break down any day. The double height central atrium provides some much-needed natural light but magnifies acoustic issues. Exterior concrete protrusions block light for the majority of the perimeter windows. Poor sightlines throughout the building create security challenges. All of these issues and more can be addressed with a comprehensive renovation.

JFK is overdue for a significant renovation. It has the potential to be transformed into a vibrant destination library with more natural light, a larger interactive children's area, a welcoming teen zone, and updated finishes, interior lighting, and signage. The balance of space should reflect visitor needs. To that end, library staff can continue to manage shelving and ensure visitors have easy access to popular browsing collections. Space can be regularly rebalanced to meet demand, provided that furniture and shelving are flexible.

Beyond renovating library interiors, JFK would also benefit from activating the adjacent plaza and park. This could draw more visitors to the library and provide great opportunities for outdoor programs. A transformed destination library would serve more people and would also help activate both the downtown and waterfront areas.

SPRINGSTOWNE LIBRARY



REFOCUS OR RELOCATE



SPRINGSTOWNE LIBRARY

1003 Oakwood Ave, Vallejo, CA 94591

2,700 SF; owned by City of Vallejo

With 2,700 square feet of floor space, Springstowne is greatly constrained by its size. It is the smallest library in the system and is much smaller than the other library in Vallejo, JFK Library. Nevertheless, it is beloved by customers, and staff make the most of the cramped space, finding creative ways to host a variety of engaging programs. To circumvent space restrictions, the Library organizes hundreds of outreach programs outside of the facility. Inside, each square foot is maximally used. Springstowne has the highest number of visits and items borrowed per square foot of library space – in fiscal year 2019, the branch had more than 33 visits and items borrowed for every square foot of library space.

Its popularity stems at least partially from its convenient location. Embedded in a walkable neighborhood full of schools on the east side of I-80, Springstowne is easily accessible and serves a community that has little access to other amenities and social service providers. There are high concentrations of at-risk populations near Springstowne Library, positioning the library to provide crucial services to disadvantaged individuals. Vehicular access is not ideal due to the lack of dedicated library parking, but parking in the neighborhood is not usually a challenge.



Built: 1956

Remodeled: 1985; 2007

Ownership: City

SPRINGSTOWNE LIBRARY

Built in 1956, Springstowne Library was subsequently remodeled in 1985 and 2007. The interior space is flooded with natural light from skylights and benefits from an open layout. The building has been generally well maintained (for instance, the roof has been recently replaced), but there are some unresolved maintenance issues related to HVAC, the electrical system, and internet connectivity.

Lack of space for full-service library offerings is, however, the primary issue at Springstowne. There is no separate program space, so programs either take over the entire library or else take place in an unmaintained back lot. With no separate study rooms, the small library space is usually loud, especially when kids' programs include ukuleles. With no storage space and a tiny staff area, program materials and furniture are propped against walls in the public space. The branch's overflow of furniture, collection items, and equipment make it challenging to navigate even when there are few customers.

Trying to operate Springstowne as a full-service library branch is a lost cause. Currently, it is very difficult and costly to operate Springstowne, and conflicts between users and their needs arise within such severe spatial constraints. Staff try their best to provide an array of services to many kinds of visitors but are forced to compromise.

Springstowne Library plays a crucial role as a cherished community space, and Solano County Library should strive to continue to provide such a space in east Vallejo. This master plan recommends either refocusing Springstowne Library to provide specialized high-demand services or to move the library to a nearby facility if the opportunity arises.

Refocus: Dedicating most of the library to a single use with some space for library material holds could make Springstowne into a more effective library. A refocused Springstowne could for example concentrate on technology services, children's programming, or maker activities. Neighborhood residents could visit JFK or other libraries in the system for additional services – based on customer mapping, many residents east of I-80 already visit JFK. There is a potential opportunity for Springstowne to expand if the neighboring fire station relocates in the future. The increased space would be incredibly beneficial to the library, but even then, the library would be modestly



Computers at Springstowne are Popular



Children's area



Focus on children



Focus on technology



Focus on programs




Focus on other specialty

SPRINGSTOWNE LIBRARY

sized. It would still be necessary to provide focused services, rather than the full range of traditional library services.

Relocate: The other option is for Springstowne Library to relocate to another larger site in the neighborhood and operate as a full-service library in a 15,000-20,000 square foot building. The local school and recreation districts have suggested a couple of potential sites close to the existing library. Depending on land availability, partnership options, and capital funding, building a new Springstowne Library could be a great way to improve library services in east Vallejo. If the costs are prohibitive, focused services at the existing library, supplemented by alternative service delivery strategies, could also ensure that local communities have access to library services.

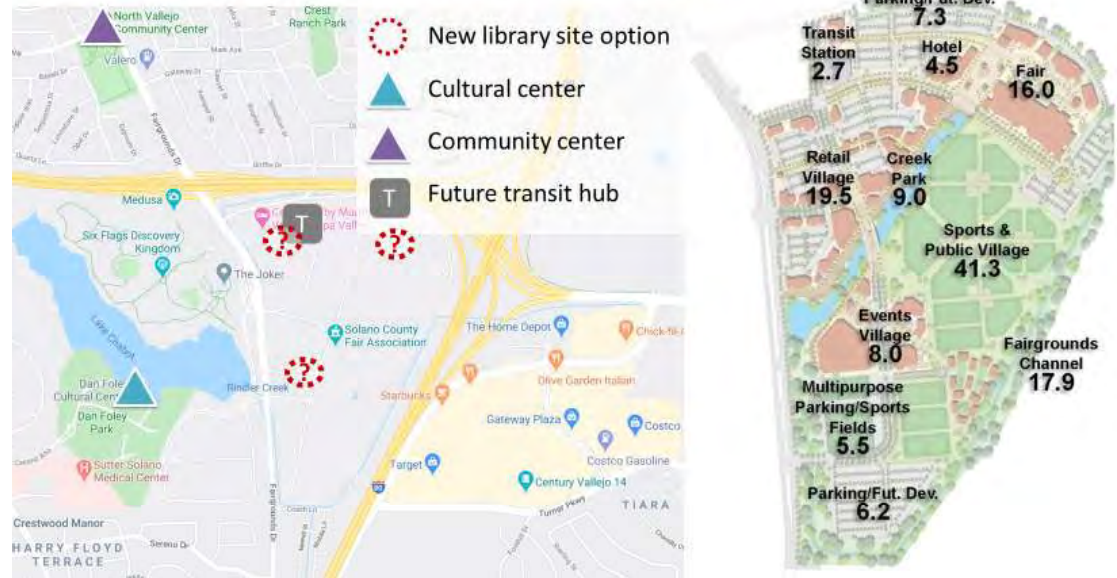


+	-
Lots of light	Too small!
Flexible layout	HVAC issues

THIRD VALLEJO LIBRARY

NEW

New Vallejo branch site: Fairgrounds



THIRD VALLEJO LIBRARY

North Vallejo is continuing to develop and grow, and many new developments are far from existing libraries in Vallejo and American Canyon. This is particularly concerning due to the large at-risk populations that live in north Vallejo and may not have good transportation options to get to libraries that are farther away. To better serve northern communities, a new third Vallejo library could be built or leased.

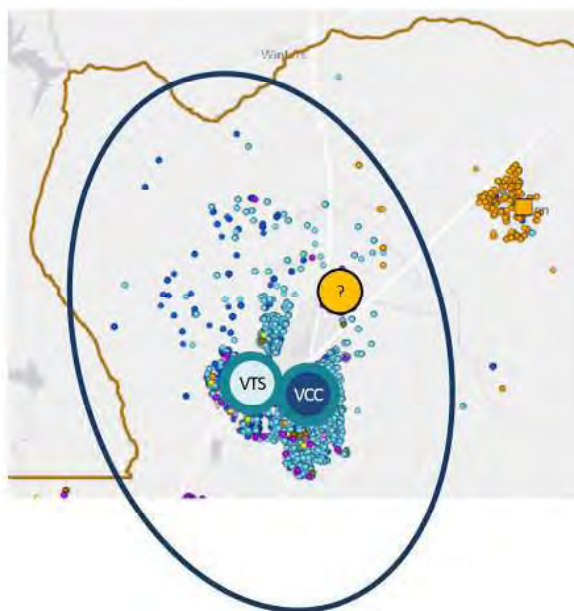
This master plan recommends a 15,000-20,000 square foot full-service library in a high-traffic, easily accessible area. Colocation with other community amenities is a plus. The developments at the reimagined Solano County Fairgrounds may provide an ideal opportunity for a public library near public transit, retail, and mixed-use housing. The Vallejo City Unified School District may also have unused properties which could serve as a new library location. In the interim, Solano County Library may wish to supplement library services in north Vallejo with alternative service delivery strategies.

VACAVILLE PLANNING ZONE

Town Square

- Update/maintain @ ~15,000 SF
- Take over second floor; expand to ~25,000 SF + renovate

**Recommended min. size for full-service branch*



North Vacaville

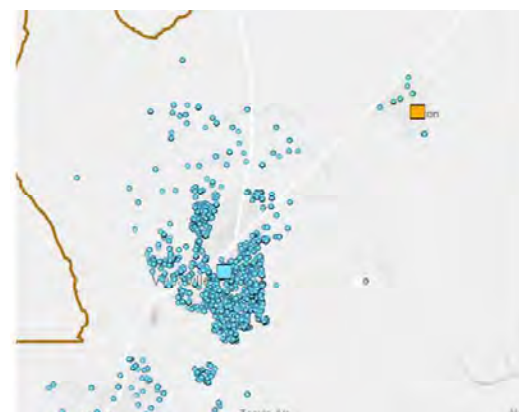
- ASD opportunity with community college literacy + early learning programs

Cultural Center

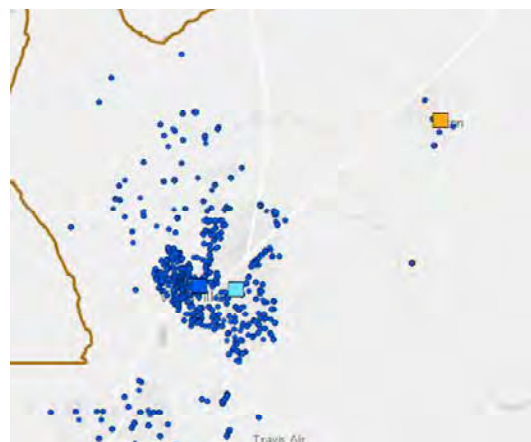
- Renovate @ ~25,000 SF
- Expand to ~35,000-40,000 SF + renovate

VACAVILLE PLANNING ZONE

The Vacaville planning zone includes Vacaville and unincorporated county areas nearby, inhabited by approximately 104,000 residents in total (2020 estimate). By 2040, that population is expected to grow 16%, to approximately 120,000. The zone incorporates two public libraries, both of which could be renovated and potentially expanded to provide sufficient library space for current and future residents. Library use in the zone is particularly high with higher than average check-out rates, program attendance, and library visits relative to the size of the population.



Vacaville Cultural Center Customers

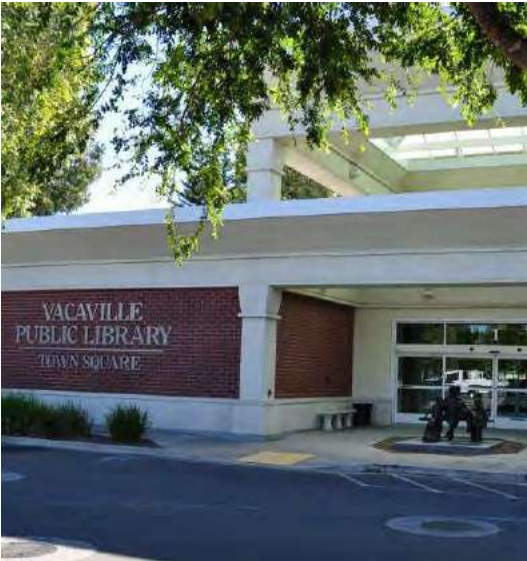


Vacaville Town Square Customers

For more information about mapping, refer to Network Analysis on Page 12.

VACAVILLE TOWN SQUARE LIBRARY

**UPDATE/MAINTAIN
OR EXPAND +
RENOVATE**



VACAVILLE TOWN SQUARE LIBRARY

1 Town Square Pl, Vacaville, CA 95688

15,000 SF; built in 2005; owned by Vacaville Unified School District/ Library Special District

Vacaville Town Square Library occupies 15,000 square feet on the first floor of a two-story building shared with a tenant who occupies the second floor. It is conveniently located in the heart of downtown Vacaville. Immediately adjacent to McBride Senior Center, Ulatis Creek, assorted eateries, and the town square, the library is a focal point of community activity. Its central location and agencies provide excellent partnership and programming opportunities. For example, library programs are sometimes organized out on the plaza to invite passersby to participate.

As a result, Vacaville Town Square Library offers the most programs and has the highest program attendance— a remarkable average of 64 attendees per branch program. For outreach library programs, that average climbs to 155, boosted by the large events made possible by the town square.

Built in 2005, the facility has been well maintained; a new roof was recently installed. Inside the library, walls of windows with verdant views towards the creek draw visitors into the space. The open layout creates a welcoming, easy to navigate space with natural light streaming in through the abundant windows.

VACAVILLE TOWN SQUARE LIBRARY

Visitors praise the study rooms and appreciate the connection to the creek.

Space is at a premium in the library, visitors clamor for more study spaces, and a larger meeting room would better accommodate popular programs. Staff also report that there is insufficient space for desired materials on existing shelves, while still maintaining comfortable seating areas. Other issues at Vacaville Town Square Library include security problems with the dumpsters, parking issues, and acoustic issues in the main library space.

If the second-floor tenant vacates in the future, and the opportunity arises to expand the library to the second floor, the library would benefit from the additional space. In the current situation, this master plan recommends continuing to maintain the building and update it as necessary to reflect evolving community needs and expectations. In the future, the new Downtown Specific Plan’s projects may affect the library; Solano County Library should continue to work with the City to create a vibrant community hub interconnected with other downtown amenities.

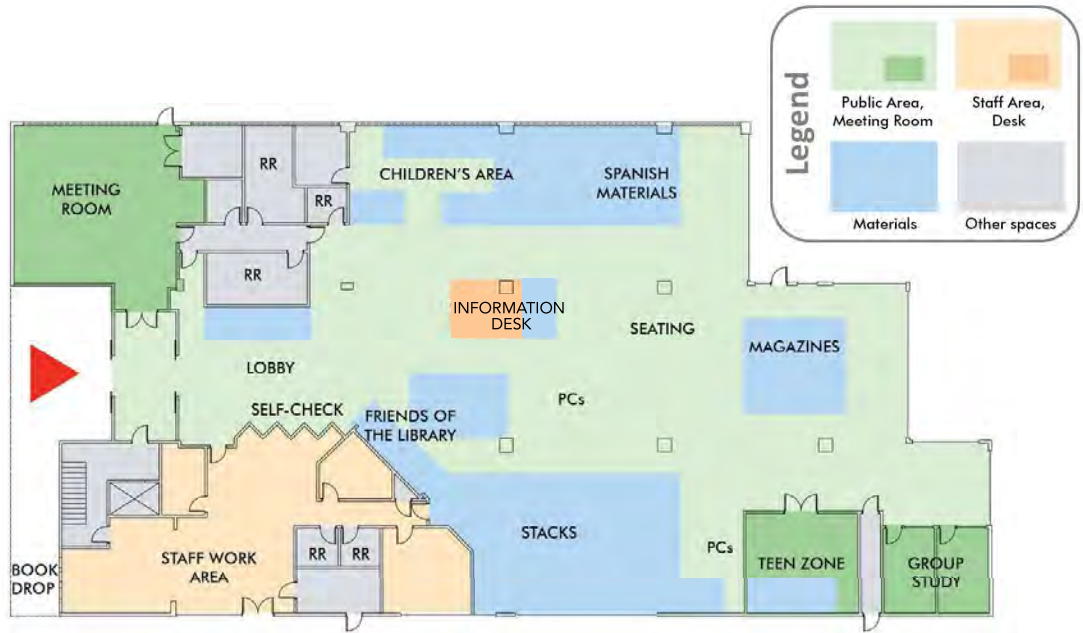


Teen zone



Children's area

15,000 SF



The above floor plan represents existing conditions as of January 2020.

VACAVILLE CULTURAL CENTER LIBRARY

**EXPAND +
RENOVATE**



Built: 1993
Remodeled: 2005
Ownership: Special District

VACAVILLE CULTURAL CENTER LIBRARY

1020 Ulatis Dr, Vacaville, CA 95687

25,200 SF; Owned by Vacaville Unified School District/ Library Special District

Vacaville Cultural Center Library benefits greatly from a synergetic partnership with the adjoining community center and performing arts theater. The third largest library in the system is 25,200 square feet, houses more than 20% of the system's collection, and accounts for the highest number of check-outs (more than 900 check-outs on an average day). Located not far from a bustling retail area and multiple schools, the library is very popular.

Built in 1993, the library was subsequently remodeled in 2005. Skylights running down the center of the building bring in appealing natural light, and study nooks and rooms invite visitors to curl up with a book or collaborate on projects. A generously sized staff area helps staff effectively support programs and other services. The library also hosts the Veterans Connect program that provides resources for a large local community of veterans and their families.

VACAVILLE CULTURAL CENTER LIBRARY

Notwithstanding all these merits, Vacaville Cultural Center Library could be significantly improved to better provide services to its many customers. The building is facing deferred maintenance issues, such as HVAC issues, water intrusion problems, and dated fixtures and furniture.

More importantly, library services are constrained by lack of space in the face of a growing population. Existing program spaces such as the conference room and storytime room are too small for desired library events. Larger events have to happen at the community center and confront scheduling limitations. Current study spaces are very popular, and there is high demand for more of them. Staff also report that additional space for the collection is wanted.

The recommendation for Vacaville Cultural Center Library is an expansion and renovation. An expansion will allow the library to add a large program room and efficiently reconfigure existing spaces desired by the community. A renovation will provide the library the opportunity to address maintenance issues and to refresh dated spaces.

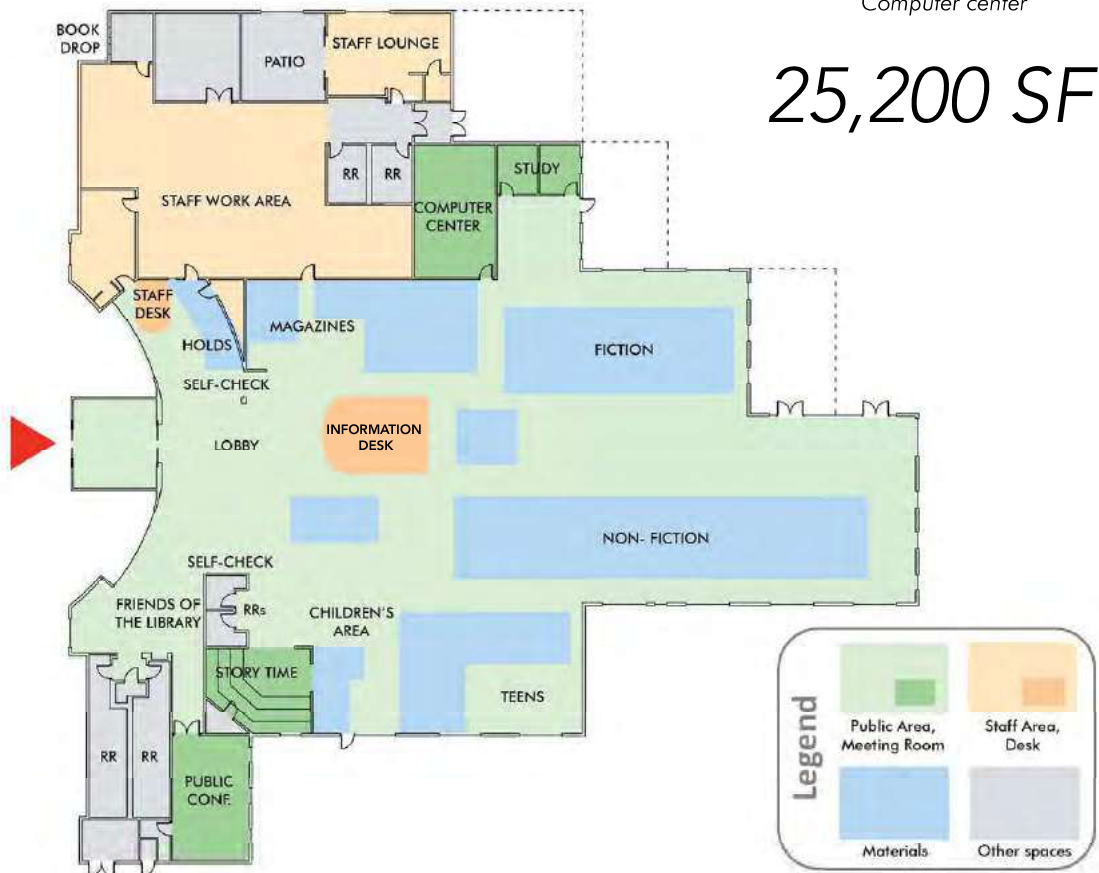


Children's area



Computer center

25,200 SF



The above floor plan represents existing conditions as of January 2020.

PAGE IS INTENTIONALLY BLANK

DIXON PLANNING ZONE

Dixon Public Library

- Renovate/refocus @ ~8,000 SF; supplement with ASD, outreach
- Expand + renovate @ 15,000 SF*

Annex

- Renovate

* Recommended min. size for full-service branch

Rio Vista Customers

For more information about mapping, refer to Network Analysis on Page 12.

DIXON PLANNING ZONE

Dixon is a more rural community in northeast Solano County. This planning zone has a population of approximately 25,000 people including the City of Dixon and neighboring unincorporated county areas are included. The Dixon planning zone is expected to grow by about 17% in the coming 20 years, amounting to 29,000 people. Already, the zone has the second lowest amount of library space per resident, and that will only be magnified/exacerbated by future growth. Expanding the current library would help the Library improve and extend library services for all zone residents.

DIXON PUBLIC LIBRARY

EXPAND + RENOVATE



DIXON PUBLIC LIBRARY

230 N 1st St, Dixon, CA 95620

8,000 SF; owned by Dixon Public Library District

The 8,000 square foot Dixon Public Library constructed with the Solano County Library at the beginning of 2020 to operate the library. Located in downtown Dixon, directly adjacent to the Women's Improvement Club Park, the library is easily accessible to residents throughout the city, even though it does not have a dedicated parking lot. The library is a central community resource that provides multilingual events, an adult literacy program, after-school kids activities, summer lunches, and much more.

Built in 1912, Dixon Public Library is the oldest building in Solano County Library and has successfully served the city for more than a century. The historic Carnegie building was expanded in 1957 and 1990, and also refreshed in 1992. With lots of natural light, historic detailing, and modern amenities such as the popular iPads in the kids' area, the library attracts many visitors. Its central location and park colocation add to its appeal.

However, the aging facility is too small to serve the growing community effectively. There is no program space or study rooms, despite high demand for both. Tables are regularly packed with no room for additional visitors to sit. The children's area, teen area, and staff area are all severely constrained in size.

DIXON PUBLIC LIBRARY

Fortunately, in 2007, the Dixon Public Library District also acquired the neighboring lots on the block. This master plan recommends a renovation of existing space and an expansion for Dixon Public Library to provide adequate and welcoming library spaces to a growing population. The expansion will provide an opportunity to improve the disjointed floor plan, which presents many challenges to staff. Reorganizing partitions and stacks will facilitate wayfinding, improve sight lines, and eliminate underutilized space. And of course, an expansion will provide much-needed programming and other gathering spaces.

In concert with the expansion, the library can also update the non-ADA compliant public restrooms, and maybe even install solar panels and electric vehicle chargers. Beyond the primary library building, the master plan also recommends updating the Annex facility next door. The Annex is facing a host of maintenance issues from water intrusion to HVAC problems. Updating that building will also provide the library with additional space.



Children's area



Historic facade of the Carnegie library

8,000 SF



The above floor plan represents existing conditions observed in January 2020.

PAGE IS INTENTIONALLY BLANK

RIO VISTA PLANNING ZONE

RIO VISTA PLANNING ZONE

The Rio Vista planning zone has the smallest population of all the zones, totaling approximately 14,000 in 2020 (population numbers include surrounding unincorporated county area). This rural town has experienced unprecedented growth due to the construction of large retirement communities. Rapid growth is expected to continue; by 2040, the population is projected to be 20,000 (a 40% increase).

Based on customer mapping, some residents venture out to Fairfield Civic Center Library, but the majority use their local library. The community is far removed from all county libraries, except for the Rio Vista Library, which is in a convenient central location, although not near to new population growth. To provide additional services further north where the population is ballooning, the Library may want to investigate alternative service delivery strategies.



For more information about mapping, refer to Network Analysis on Page 12

RIO VISTA LIBRARY

UPDATE



Built: 1995
Remodeled: 2009
Ownership: City

RIO VISTA LIBRARY

44 S 2nd St, Rio Vista, CA 94571

5,300 SF; built in 1995; owned by City of Rio Vista

Solano County Library's second smallest facility is Rio Vista Library, totaling 5,300 square feet. Although the library is small, it is an important community resources and lends the most materials and offers the most programs relative to population size in the system. Nestled right at the edge of downtown Rio Vista, the library is easily accessible, although it does not have a dedicated parking lot. Community members take a lively interest in the library, volunteering as tutors and helping with minor renovation projects as part of the non-profit RioVision organization.

Built in 1995 and remodeled in 2009, Rio Vista Library has a small but efficient and flexible floor plan. The program room at the back is very popular. The library is well maintained, but suffers from some maintenance issues and space constraints.

Tall stacks create a cramped and uninviting teen area, while also compounding the issue of poor sight lines for staff. Currently, Rio Vista Library has the second highest collection density in the system, but most of the books stay on the shelves and are not checked out, contributing to the crowded feel of the library. Water intrusion and electrical issues need to be addressed. There is no easy solution for some of these issues, like the

RIO VISTA LIBRARY

small staff area and lack of staff restroom and sufficient storage spaces. However, other challenges can be mitigated.

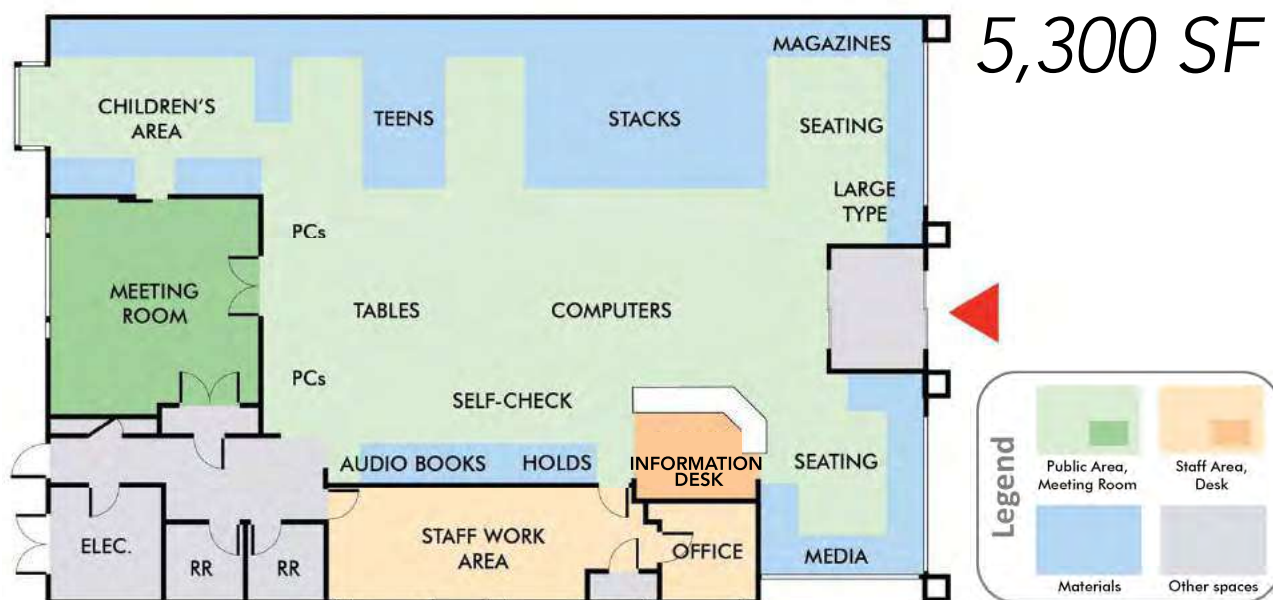
This master plan recommends renovating and rebalancing Rio Vista Library to keep up with maintenance items and to create more space in the children's area, teen area, and study areas. The floating collection and holds system, in addition to a growing digital collection, allow Rio Vista to remove a couple shelves and open up the kids and teen space, while still providing ample materials to customers.



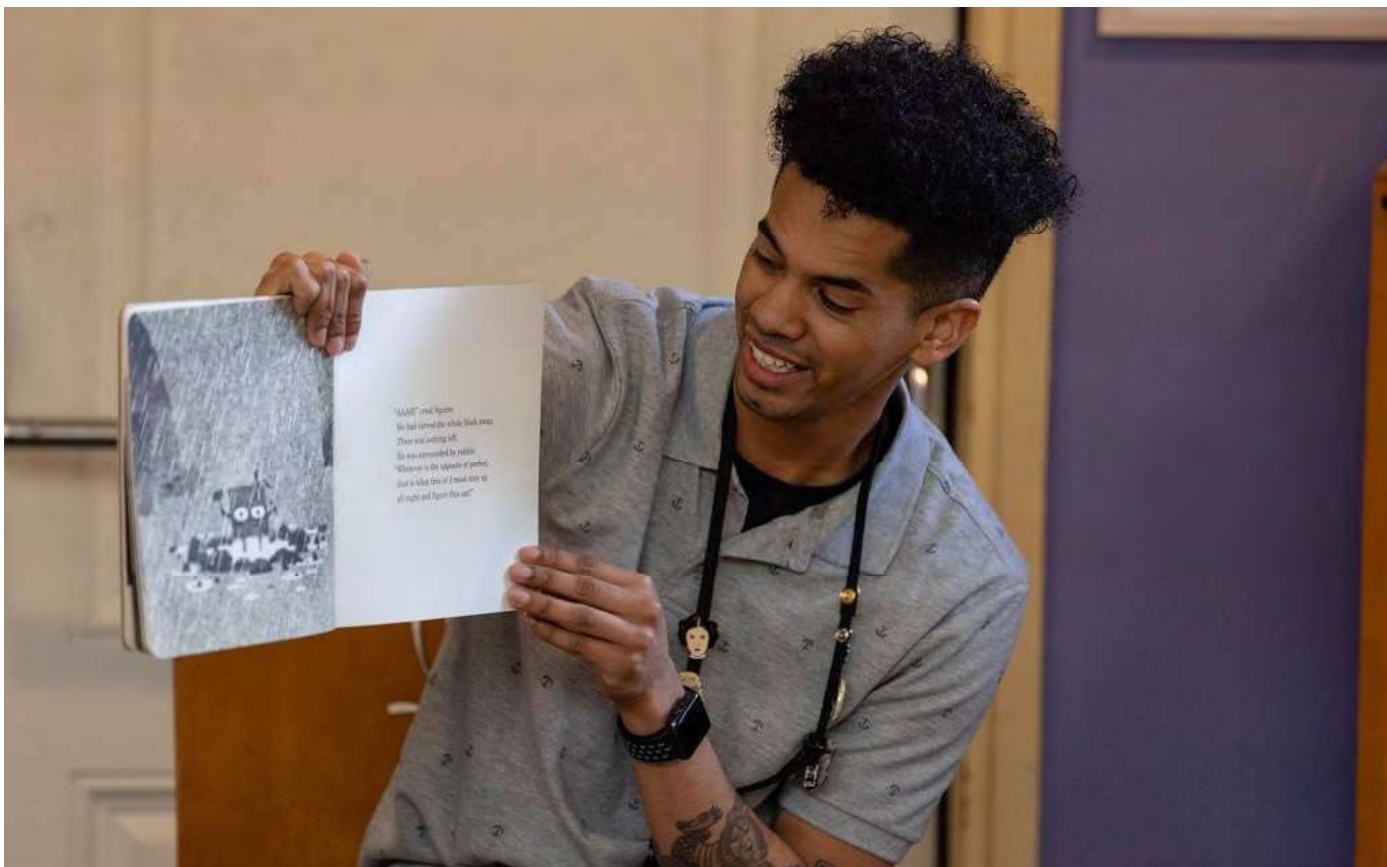
Children's area



Small teen area between stacks



The above floor plan represents existing conditions as of January 2020.



IMPLEMENTATION PLANNING/STRATEGIES

Solano County Library does not own any of its facilities, and does not have primary control over the maintenance, renovations, and new construction of library facilities across the county. However, the Library can assess and anticipate community needs and work proactively with jurisdictions and potential partners to ensure that library facilities can successfully serve all local residents, now and in the future. This master plan outlines necessary capital improvements in order to raise community awareness about library facility needs, facilitate strategic conversations, and provide a framework for the Library to confidently seize opportunities that will best serve Solano communities. It is a long-term plan, so specifics may need to be adjusted as circumstances evolve, but the general framework, strategies, guiding principles, and planning targets, however, will help direct and position SCL's future capital projects.

To implement the proposed projects, it is essential for SCL to continually collaborate and work with local stakeholders and potential partners, staying apprised of other planning processes, new opportunities, and the economic and political climate. This is particularly relevant for identifying sites for new facilities. Finding suitable library sites is a high priority. This master plan identified and evaluated some potential sites, but SCL will need to pursue further conversations to come to agreements or to update the list of sites as new opportunities arise, taking into account the recommended new site criteria outlined in this plan.

The next step would be for SCL to prioritize the capital projects. Project sequencing considerations include:

- Addressing the most urgent community needs and population pressures (for example, north Vallejo has a larger population currently in need of library services than north Fairfield);
- Timing library modernization efforts to align with large maintenance projects to minimize branch closures;
- Phasing projects to balance out expenses, handle the Library's capacity for project management, and avoid closing adjacent branches simultaneously; and
- Calculating construction cost escalation accrued by delaying necessary projects.

A central part of project prioritization is capital project budgeting. Group 4 Architecture provided master plan budgets for the proposed projects to the Library in a separate memorandum. Changing economic conditions and construction cost escalations mean that these budgets will need to be regularly updated. Budgets will also need to be adjusted or refined as opportunities arise and projects are further defined.

Lastly, to ensure success, it will be crucial to decide on funding strategies and build community support. Beyond voter support for relevant funding measures, community leaders understanding of the need for additional branches and ongoing efforts to build community enthusiasm will help SCL realize the full potential of the proposed projects. Continued community engagement will help to clearly define and communicate how SCL facilities can best serve community needs.

PAGE IS INTENTIONALLY BLANK