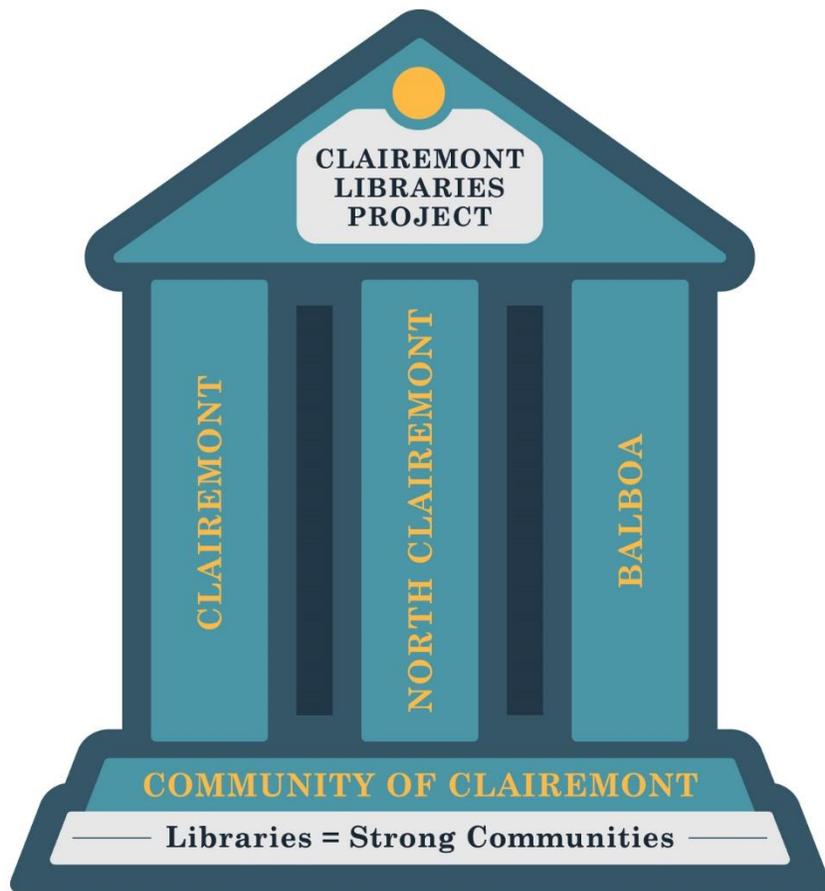


# CLAIREMONT LIBRARIES' ACTION PLAN



February 9, 2021

# SUPPORTERS

Clairemont Town Council



Friends of the Clairemont Library

Friends of the Balboa Library



Friends of the North Clairemont Library

Mesa College



D6 Small Business



Coastal Canyon Fire Safe Council



Clairemont Coalition on Homelessness



Wakeland Housing and Development Corporation



Clairemont Community Planning Group



Clairemont Chamber of Commerce



## **CLAIREMONT LIBRARIES' ACTION PLAN COMMITTEE**

### **Chair**

Eden Yaege, President of Clairemont Town Council

### **Clairemont Friends of the Library**

Cathy Jackson  
Marian Karpisek

### **North Clairemont Friends of the Library**

Bob Chapman  
Mimi Wright

### **Balboa Friends of the Library**

Megan Murphy  
Theresa Ollivierre

### **Research Assistants**

Kemi Kantor  
Erica Vangsness  
Sage Maggi  
Jessica Taylor  
Marni Borgoni  
Matthew McDermot  
Kiana Ajir  
Anayeli Zavala

### **Copy Editor**

Jean Buck

### **Logo**

Hoppy Beer Gear and Designs

# TABLE OF CONTENTS

Clairemont Libraries' Action Plan Committee

Table of Contents

Abstract	1
Introduction	2
Clairemont History	3
Clairemont Libraries	4
Changing Clairemont Demographics	6
Recommendations	8
Option #1 Building a Second Story	9
Option #2 Common Goals for All Libraries	10
Clairemont Library Goals	13
North Clairemont Library Goals	15
Balboa Library Goals	17
Conclusion	19
Appendix A	20
Appendix B	21
Appendix C	22

## **ABSTRACT**

Clairemont's three libraries, built between 1958 and 1971, are among the older and smaller library buildings in San Diego. They have never had major renovations and are in dire need of serious updating.

In the near future, the Clairemont population is expected to grow exponentially as affordable housing is constructed near designated transportation hubs, increasing the demands placed on these libraries.

Built to library specifications of the mid-20<sup>th</sup> century, the physical spaces of the Clairemont libraries were designed to focus on the collection and the circulation of books and do not align with modern library services. Technology applications for the public have been addressed primarily through investments by the *Library Friends* of the three libraries. The computers, furniture, and wiring are not adequate for current needs.

Programs and activities for the public necessitate moving furniture, disrupting and displacing other activities in the library. Requested programs often cannot be accommodated due to lack of space. Although North Clairemont has a small community room, built by the *North Clairemont Friends of the Library*, the maximum capacity is only 36 people.

The *Clairemont Libraries Action Plan* supports enlarging all three libraries, implementing 21<sup>st</sup> Century updates, and ensuring full ADA compliance. Adding a second story, thereby doubling the square footage of each library, is the preferred option. Adding, or enlarging, multi-use Community Rooms and reconfiguring current space is a second option. Environmentally conscious and fiscally responsible, both of these proposals provide a blueprint for bringing the three Clairemont libraries into the 21<sup>st</sup> century.

## **INTRODUCTION**

Clairemont is a community located within the city of San Diego. Developed in the 1950's and 1960's, it was based on the concept of "walkability." Three libraries: Clairemont, North Clairemont and Balboa provide books, online resources, educational programs, technology services, and community events for residents.

The Clairemont libraries are some of the oldest and smallest libraries in the San Diego Public Library system. As recognized in many studies, and in the City's own description of libraries, modern libraries have changed dramatically in the last 50 years. Libraries, traditionally a source for books and research, now encompass a wide array of services and are a critical point of access for education, community interaction, personal growth, employment opportunities, and communication.

Unfortunately, the Clairemont libraries, for the most part, have been neglected during their 49—62 years of existence. Minimal repairs have been made; however public areas, restrooms, and staff rooms need significant repairs and improvements. All three libraries need adequate community rooms, a librarian's office, enhanced electronic access for the public, and better storage.

The challenges facing all three Clairemont libraries are daunting. The libraries were built before the advent of modern communication systems and none are wired for maximum utilization of existing, let alone future, technologies. Information is now available in a multitude of formats and collection enhancement is needed to meet current and anticipated needs. Newly approved high density, low income, and "housing first" developments in Clairemont will increase the demands for service.

Clairemont residents deserve quality libraries. This proposal examines the history of Clairemont and its libraries, the impact of changing demographics on the libraries, the identified needs of each library, and the improvements that will bring our libraries into the forefront of the 21<sup>st</sup> century.

## **CLAIREMONT HISTORY**

The planned community of Clairemont sprang up during the 1950's and 1960's. Prior to this, ranches and farms dotted the area north of downtown San Diego. When the post-World War II home building boom swept the nation, San Diego was cast into the limelight because Clairemont incorporated distinctive features.

Clairemont, defined by its mesas and canyons, is an anomaly to the traditional suburban building pattern of blocks and grids. Following the topography, Clairemont's streets wind and weave, creating unique neighborhoods. Tecolote Canyon bisects the community, in essence creating three separate areas. (*See Appendix A*)

Originally dubbed "The Village Within a City," one of the goals of the developers was to make community resources easily accessible to new homeowners. To do this, two recreation centers, two senior centers, three shopping areas, and three public libraries were incorporated into the original plan. Today, this concept of walkable neighborhoods has regained favor as the San Diego City Council looks for options to increase population density while providing accessibility to needed services.

Covering 13.3 square miles within the city limits of San Diego, Clairemont lies south of state route 52, west of I-805, north of Linda Vista Rd., and east of I-5. Originally named Clairemont Mesa, the area is now known as Clairemont.

## CLAIREMONT LIBRARIES

Clairemont, North Clairemont, and Balboa libraries, some of the older and smaller libraries in the San Diego Public Library system, are invaluable assets for their neighborhoods. All three libraries offer extensive book collections, CDs, DVDs, periodicals, and electronic resources for accessing information, submitting job applications, keeping in touch with others, and pursuing educational opportunities. A wide array of programs and events for patrons of all ages are offered.

Approximately 47 schools in Clairemont are supported by their nearby branch libraries. As most schools in San Diego do not have certificated library teachers, the Youth Services Librarian in each library branch collaborates with teachers to instruct students in using the library's resources and to provide research assistance.

The Clairemont libraries, sited to make walkability viable for a large segment of the community, are in strategic locations. (*See Appendix B*) All three libraries are located near heavily used shopping areas, major bus routes, and freeways.

Aging infrastructure, a growing population, changing demographics, and advancing technology must be addressed in order to continue to meet the library needs of the evolving Clairemont community.

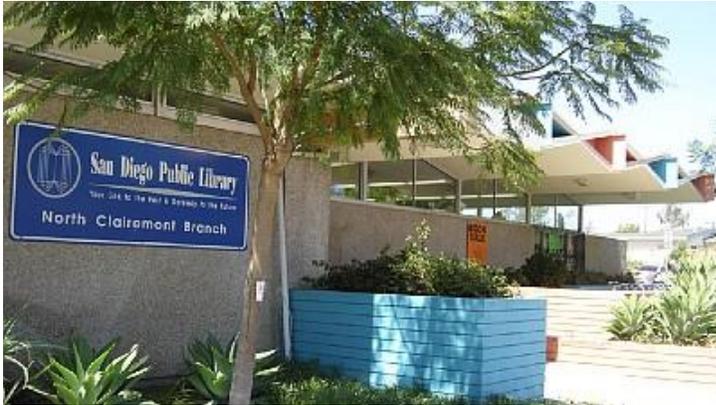


**Clairemont Library**, constructed in 1958, was the first library built in Clairemont and is a fine example of midcentury modern architecture. At 4,437 square feet, this is the smallest library in Clairemont. It is located on Burgener Blvd., across from the *Clairemont Village Shopping Center*.

Air conditioning and automated doors were added to the original plan, but no substantial upgrades have been incorporated in 62 years.

The *Friends of the Clairemont Library* have purchased computers, window shades, furniture, and shelving.

Clairemont Library's most appreciated asset is its technology: 16 public use computers for adults, 2 computers reserved for children, and a 3-D printer for use by patrons. Its primary needs are for a Community Room, storage, expanded and improved Children's area with appropriate shelving, upgraded wiring, and improved restroom facilities.



**North Clairemont Library** was the second library built in Clairemont, opening in 1962. It is located on Clairemont Drive, across from the *Clairemont Town Square* shopping center. Considered to be a landmark of mid-century modern design, it was constructed in the Googie style and influenced by car culture and the Space Age. At 5,136 square feet, it is the largest of the three Clairemont libraries.

In October, 1980, fire gutted the North Clairemont Library and the library commission decided not to rebuild. *The Friends of the North Clairemont Book Brigade*, a forerunner to the *Friends of the North Clairemont Library*, persuaded the City Council to provide matching funds to rebuild. Due to an extensive fund raising and letter writing campaign, the library reopened eleven months after the fire. However, it was another four years before the collection was restored to previous levels. The one benefit from the rebuilding was the addition of a small (560 sq. ft.) Community Room.

North Clairemont's most notable asset is its small (maximum capacity 36) Community Room which is in great demand for programs and events. Its greatest needs are for a larger Community Room, structural repairs and upgrades, and improved technology.



**Balboa Library**, the newest Clairemont library, is a half century old. Built in 1971, it has 5,092 square feet and is located near three major shopping areas.

In 2008 the City of San Diego earmarked the Balboa Library for a new 15,000 square foot facility. Architectural plans were drawn, but before funding could be allocated, the 2009 Pension Crisis surfaced and all non-essential projects were eliminated from the budget.

Balboa Library's unique asset is a multi-purpose outdoor area. With tables and chairs, it serves as a meeting space for adults as well as an area where children's programs can take place without impacting other library users. Balboa's essential needs include an indoor Community Room for use in all kinds of weather, improved technology to narrow the "digital divide", and an enhanced Children's area.

## **CHANGING CLAIREMONT DEMOGRAPHICS**

Clairemont was developed as a middle-class community, based on the lifestyle and housing preferences of the 1950's and 1960's. Most homes in this newly created San Diego suburb were single family homes although there were clusters of attractive duplexes. As the years went by, apartment buildings and two mobile home parks were built, but the community retained its single-family home orientation.

Already the largest community within San Diego, population forecasts from 2012 predicted that Clairemont's population would continue growing at a steady rate. The current population of Clairemont is 81,600 with a prediction for a population of 92,475 by the year 2030.<sup>1</sup> It is expected that diversity will increase as well.

In 2018, Clairemont population was estimated to be 58.2% White, 23.7% Hispanic, 11% Asian, 2.2% Black, 0.5% Pacific Islander, 0.5% Native American, and 0.2% "Other." By 2050, the population is expected to increase in racial diversity, with large growth in the Hispanic population, as well as growth in the Asian and Black populations. Meanwhile, the White population is expected to decrease to 40.2% by 2050.<sup>2</sup>

However, if the *Complete Communities Housing* proposal is adopted by the San Diego City Council, these numbers will be exponentially increased. Whereas single family homes are currently the norm, the new initiative has three goals, two of which focus on building dense housing:

- *Focus housing construction in multi-family and mixed-use commercial areas served by transit in Transit Priority Areas.*
- *Remove regulatory barriers to housing at all income levels, especially low, very low, median, and moderate-income households.*
- *Invest in neighborhood amenities, such as recreational opportunities, linear parks, urban plazas, cultural amenities, and promenades.*<sup>3</sup>

Transportation hubs have been designated throughout Clairemont and it is anticipated that high-rise housing for low and very-low income earners will be built near these hubs. (*See Appendix C*) As specified in the *Complete Communities Housing* proposal, on-site parking is not required to be part of the construction. It is essential that the units are located near resources and services. The three Clairemont libraries will be especially impacted by this population explosion as each library is centrally located near a site earmarked for expansion.

---

<sup>1</sup> Final Series 12 – 2050 Regional Growth Forecast SANDAG; [www.sandag.org](http://www.sandag.org)

<sup>2</sup> [www.https://datasurfer.sandag.org](https://datasurfer.sandag.org)

<sup>3</sup> Complete Communities Housing; [www.sandiego.gov/complete-communities-housing](http://www.sandiego.gov/complete-communities-housing)

Moreover, even if the *Complete Communities Housing* proposal is rejected, the City, through the *Draft Community Plan Update*, is advocating dramatic increases in density in Clairemont. According to this document, the City proposes an increase in density units per acre in the immediate areas surrounding the three libraries.

Clairemont, the smallest Clairemont library, currently serves over 30 multi-family housing complexes with over 2,000 units, including the senior low-income *Sorrento Tower* located one block from the library. Just one mile south of the library, multi-family housing is projected to increase from 48 in 2020 to 342 by 2045.<sup>4</sup> A new trolley station, currently under construction, will be the locus for additional housing units.

The Balboa Library is currently within walking distance of ten multi-family housing complexes with over 1,000 units. The Mt. Etna Project is slated to add more than 400 new low-income apartments less than a half mile from the Balboa Library. In addition, the proposed Ivy Senior Apartments (formerly Mt. Alifan Apartments), will offer 52 affordable housing units to seniors with chronic healthcare needs who have experienced homelessness or are at risk of being homeless. These apartments will also be less than one half mile from the library.<sup>5</sup>

The North Clairemont Library is within walking distance of over 20 multi-family complexes with more than 320 units. More importantly, the neighborhood just north of the North Clairemont Library is expected to quadruple multi-family housing by 2040.<sup>6</sup>

The Clairemont libraries need to be improved and reconfigured to handle current technology and community needs that have changed drastically since the libraries were built. With the projected rise in population, housing density, and diversity, improvements to the libraries are not only desired, but essential.

---

<sup>4</sup> [www.http://datasurfer.sandag.org](http://datasurfer.sandag.org)

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

## RECOMMENDATIONS

The three libraries serving the Clairemont community do not meet the criteria of 21<sup>st</sup> Century libraries. Their configuration is aligned to meet the priorities of the 20<sup>th</sup> Century where print collections and book circulation were dominant. Spaces designed for children, technology, programs, and activities do not exist. Upgrades are essential to meet the needs of the Clairemont community.

- None of the libraries has sufficient useable space on its existing lot for a new 15,000 sq. ft. library.
  - Although the Balboa Library could be expanded at its current site, the Miramar Fuel Pipeline would need to be removed and the area decontaminated.
  - North Clairemont Library could possibly be relocated to the Clairemont Town Square Shopping Center when it is redeveloped. However, there are no concrete plans for this currently. In addition, the Googie design of the library is a landmark in San Diego and recognized city-wide as an iconic treasure.
  - The Clairemont Library could possibly be relocated to the Clairemont Village Square Shopping Center or the former *CITI Bank* building (now housing a dental office), but extensive land negotiations would be required. This library is deemed to be a fine example of midcentury modern architecture.
  
- An environmentally friendly approach makes re-imagining and adding to existing libraries the preferred option for obtaining essential improvements. There would be minimal waste and fewer new resources used.
  
- It is much more cost effective to remodel and repair all three libraries rather than build three new 15,000 sq. ft. buildings. This not only saves construction funding and conserves resources, but also reduces on-going staff costs.
  
- Patrons have a deep connection to their existing libraries.

**Option #1 Add a second story to each library and redesign the current square footage to create spaces needed to meet the demands of 21<sup>st</sup> Century libraries.**

**Option #2 Expand the current library footprints to create spaces for community programs and activities and address other defined needs of each library. Repair and reconfigure existing library spaces, upgrade electrical and electronic infrastructure, and meet ADA requirements in all areas.**

**OPTION #1 SPECIFICS: Create 21<sup>ST</sup> Century Library Spaces for the three Clairemont libraries by building a second story addition and a multi-level parking area for each library.**

***Add a Second Story to Each Existing Library***

**Details:**

- Maintain current library footprints.
- Retain architectural designs and historical authenticity.
- Utilize existing building lots without adding the cost of land purchases.
- Reduce costs by utilizing existing buildings.
- Support environmental goals.
- Double the size of each library.
  - Clairemont Library increases in size from 4,437 sq. ft. to 8,874 sq. ft.
  - Balboa Library increases in size from 5,092 sq. ft. to 10,184 sq. ft.
  - North Clairemont Library increases in size from 5,136 sq. ft. to 10, 272 sq. ft.

**Rationale:**

- Provides balanced spaces for people and collections.
- Provides spaces for children's early literacy and discovery.
- Provides updated technology and spaces for patrons to utilize technology.
- Provides community rooms for programs and activities.
- Provides conference rooms for small groups.
- Provides convenient storage space for chairs, materials, and supplies.
- Provides office space for library managers.
- Meets ADA requirements.

***Add a Multi-level Parking Area to Each Library***

**Details:**

- Expands the number of parking spaces available.

**Rationale:**

- Allows for increased parking created by proposed denser housing.
- Makes the library more accessible to all members of the community.
- Resolves traffic hazards at North Clairemont Library.

**OPTION #2 SPECIFICS: Create 21<sup>st</sup> Century library spaces for the three Clairemont libraries by expanding the current library footprints to create spaces for community programs and activities, addressing other defined needs of each library and repairing and reconfiguring existing library spaces, upgrading electrical and electronic infrastructure and meeting ADA requirements in all areas.**

**Common goals for Clairemont, North Clairemont, and Balboa libraries:**

***Add or Expand Community Rooms***

**Details:** (See individual library requests)

**Rationale:**

- More space for patrons and programs.
- Space for high-interest, high-impact programs.
- Space for flexible, high-capacity programs.

***Update Public and Staff Restrooms to ADA Standards***

**Details:**

- Replace original restroom fixtures with environmentally appropriate fixtures.
- Replace deteriorating tile.
- Replace sex specific restrooms with unisex restrooms that comply with current ADA standards.

**Rationale:**

- Restrooms are difficult to keep clean because of aging materials.
- Deteriorating restrooms do not encourage patrons to use them respectfully.

***Improve Wiring, Wi-fi, and Electrical Outlets***

**Details:**

- Re-wire or expand wiring to adequately meet current and future electrical needs.
- Improve wi-fi connectivity to better meet the needs of patrons and staff.
- Provide additional electrical outlets to improve functionality.

**Rationale:**

- Current electrical boxes are at maximum capacity and increased demand will make them inadequate for anticipated needs.
- Improved wi-fi connectivity is required for expanded usage.
- Additional electrical outlets eliminate the use of extension cords and improve safety.

## ***Redesign and Streamline Circulation Desks***

### **Details:**

- Streamline Circulation Desk area.
- Provide ergonomic workstations with rotating screens.

### **Rationale:**

- Circulation Desks were built to accommodate a card-based system and are not designed for electronic needs.
- Ergonomic workstations improve working conditions for staff.
- Rotating screens permit staff to easily share information with patrons.
- Reducing the size of the Circulation Desk area frees up space for other needs.

## ***Add Solar Electric Panels***

### **Details:**

- Add solar panels to roofs or parking lots.

### **Rationale:**

- Solar panels support San Diego's energy efficiency plans.
- A dependable on-site source of electricity ensures libraries can operate as cooling centers in times of extreme heat, despite blackouts.
- Solar power is a sustainable source of electricity.

## ***Change to LED Lights***

### **Details:**

- Replace current lighting fixtures with LED fixtures.

### **Rationale:**

- LED lighting is eco-friendly.
- LED lighting is a cost-saving measure.
- LED lights are easier on the eyes of patrons and staff.

## ***Install Security Features***

### **Details:**

- Install security cameras inside and outside of buildings.
- Install rotating monitors for Circulation Desks.

### **Rationale:**

- Damage to buildings and assaults on patrons and staff have occurred with no way to identify perpetrators.
- Security cameras can alert staff when problems arise so appropriate preventative action can occur.
- Security cameras are a deterrent for vandalism

### ***Provide Equipment for Community Room***

#### **Details:**

- Purchase video projector.
- Purchase large flat-screen television.
- Purchase microphones.

#### **Rationale:**

- Video projectors, frequently used in presentations and classes, need to be compatible with all laptops and notebooks that may be used.
- Large flat-screen televisions are needed for viewing computer generated presentations and replace the need for separate screens.
- Floor and wireless handheld and lavalier microphones provide for a variety of presentation techniques.

### ***Enhance Libraries Street Signage***

#### **Details:**

- Work with San Diego Central Library to purchase library signs.
- Work with San Diego Department of Streets for installation of signs.

#### **Rationale:**

- Signage on nearby streets will make locating libraries easier.
- Signs will remind patrons that the library is there for them.

## CLAIREMONT LIBRARY GOALS

### ***Build Addition for Community Room and Storage***

#### **Details:**

- Extend south external wall by 12 ft.—15 ft.
- Provide seating space for 60—75 people.
- Provide sliding partitions to divide room into two spaces to accommodate simultaneous small groups.
- Design space to be flexible for a variety of functions, including activities, performances, classes, and media production.
- Provide storage for portable chairs and tables.
- Provide secure and readily available equipment storage.
- Provide appropriate and convenient storage for displays, seasonal materials and supplies.

#### **Rationale:**

- Programs for adults and children are increasingly requested and needed.
- Small groups (6—8) currently meet in Staff Room, preventing staff use.
- Children currently are displaced from Children's Area when programs occur.
- Patrons not participating in programs are subjected to extraneous noise disruptions.
- Flexible space makes full use of the additional space.
- Portable chairs currently are stored in Staff Room.
- Equipment has no designated storage area, so it is housed wherever there is space.
- Displays, seasonal materials, and supplies are stored on bookshelves, on top of cabinets, and wherever space exists.

### ***Reconfigure and Update Children's Area***

#### **Details:**

- Replace existing 7 ft. high bookshelves with 5 ft. high shelving, appropriate for children.
- Increase floor space to accommodate additional shelving and maximize open space for children's activities.
- Clean and update the space motif to appeal to children of the 21<sup>st</sup> century.
- Designate Children's Area with partitions.

#### **Rationale:**

- Shelving was designed for adult patrons; children cannot reach the upper shelves.
- Children's activities require adequate floor space and currently tables and chairs must be moved to create appropriate space.
- The Space Motif was designed for the 1960's emphasis on space, but has become dusty and dated.
- Partitions delineating Children's Area will emphasize the separation from the main library.

### ***Remodel Work Room***

#### **Details:**

- Partition an office for Library Manager.
- Add staff computer stations.
- Streamline shelving to maximize space.
- Replace worn and broken flooring.

#### **Rationale:**

- Library Manager currently has no private space for conducting performance reviews and other business.
- Staff computers currently are situated on 1958-era desks not designed for computer use. These desks not only waste space, but are ergonomically inappropriate.
- Shelving is not appropriately designed for current and future needs.
- Holes and breaks in the linoleum create a hazard for employees and others using the room.

### ***Remodel Staff Room***

#### **Details:**

- Resurface cabinets and countertops.
- Remove stovetop in counter.
- Replace worn linoleum flooring.

#### **Rationale:**

- Cabinets and countertops are 62 years old and worn out.
- Stovetop is a fire hazard.

### ***Update Computer Area***

#### **Details:**

- Update patron computers.
- Purchase computer workstations to replace tables.

#### **Rationale:**

- Current computers were surplus from Central Library and do not have the capacity to rapidly search multiple sources.
- Existing library tables and chairs serve as computer workstations. These tables and chairs are not ergonomically appropriate and waste space.

### ***Repave and Restripe Existing Parking Lot***

#### **Details:**

- Resurface broken and buckled pavement.
- Restripe.

#### **Rationale:**

- Patrons do not feel welcomed by a deteriorating parking lot.
- Parking spaces that are clearly delineated will make parking easier for patrons.
- Legal suits, caused by falls, are a possibility because of the damaged parking surface.

## NORTH CLAIREMONT LIBRARY GOALS

### ***Repair Building***

#### **Details:**

- Repair cracked foundation.
- Fix roof leaks.
- Repair non-working wheelchair access door to regain ADA compliance.
- Replace damaged/ stained ceiling tiles.
- Install new flooring.
- Replace concrete book drop with safer, more easily accessible, book drop.
- Repaint exterior and interior.
- Tent building for ongoing termite infestation.
- Remove all security bars from windows and replace with dual-pane glass.

#### **Rationale:**

- Repairs and upkeep will halt further deterioration of the building.
- Automatic opening door has been broken for almost a year.
- Current book drop is unwieldy.
- Security bars on windows are a safety hazard.

### ***Expand Community Room***

#### **Details:**

- Expand both north and south external walls by five feet to enlarge present Community Room, creating space for a minimum capacity of 60—75 people.
- Provide moveable partitions to create two small study rooms (seating 5-10 people each) and flexible space for activities.

#### **Rationale:**

- Current Community Room (the only library Community Room in Clairemont) holds only a maximum of 36 people.
- Space designed for performances will allow greater flexibility. At present, group performances are limited to 2—3 artists maximum.
- Small group activities can take place without interrupting other users of the library.

### ***Build Friends' Bookstore***

#### **Details:**

- Locate in front (east) patio with separate entrance.
- Provide Work/Storage Area and Sales Room.

#### **Rationale:**

- *Friends'* Bookstore frees up shelving and lessens congestion in the Work Room and Circulation Desk Area.
- Separates *Friends'* donated materials from the library's materials.
- Friends working in the Bookstore will not interfere with Library personnel.

## ***Improve Access to and Egress from Library***

### **Details:**

- Work with Street Department to install higher median barriers.
- Install emergency exit doors from Main Library and Staff/ Work Room.

### **Rationale:**

- Safety will be improved.
  - The only legal turn from the library parking lot to Clairemont Drive is a right turn. Many patrons make illegal left turns or cross both lanes of traffic to enter Clairemont Town Center shopping area. Increasing height of median barrier will prevent this.
  - Patrons parking in Clairemont Town Center cross Clairemont Drive unsafely at mid-block, rather than use crosswalk at the corner.
- The Work Room, Staff Room and Staff Restroom are cul-de-sacs with barred windows. The only exit is located at the back of the Front Desk. Anyone taking shelter in those rooms, for whatever reason, is easily trapped.

## ***Enlarge and Renovate Staff/Work Room***

### **Details:**

- Improve storage.
- Create an office for the Library Manager.
- Remove non-working one-piece sink/stove/refrigerator/oven module.
- Install new sink, microwave, refrigerator, and counter.

### **Rationale:**

- Library Manager currently has no private space for conducting performance reviews, writing evaluations, and other sensitive business.
- Staff needs a functional sink, refrigerator, and microwave.

## ***Expand Parking Lot***

### **Details:**

- Increase parking lot size using under-utilized landscaping space on North side.

### **Rationale:**

- North Clairemont has one of the smallest library parking lots in the city and county of San Diego. When the fifteen-space lot is full, cars entering the lot must back up onto Clairemont Drive as it is not possible to turn around in the parking lot.
- Patrons use Clairemont Town Center for overflow parking contributing to street safety issues.

## **BALBOA LIBRARY GOALS**

### ***Build Extension to Create Community Room, Office for Branch Manager, Storage and Friends' Bookstore***

#### **Details:**

- Provide space for activities, programs, and classes with seating for 60--75.
- Provide office space for branch manager.
- Build permanent storage area with easy accessibility.
- Create space for processing, storing, and selling books donated to the *Balboa Friends of the Library*.
- Include a separate entrance/ exit.

#### **Rationale:**

- Currently there is no indoor space where activities, programs and classes can occur without disrupting library users. The patio space is not usable during inclement weather.
- Library Manager currently has no private space for conducting performance reviews, writing evaluations, and other sensitive business.
- An area specifically designated for the *Friends'* book sales will free up space for library needs.
- A separate entrance will provide an additional exit in case of emergency.

### ***Create a Computer Area for Patron Use***

#### **Details:**

- Wire an area of the library to handle multiple computer users.
- Purchase 15 computers for patron use.
- Purchase 15 computer workstations.

#### **Rationale:**

- Currently the library does not have a designated computer area for patrons.
- There is great demand for computers by patrons.
- A designated area will make support, supervision, and control easier for staff.

### ***Upgrade Patio Area***

#### **Details:**

- Paint murals on patio walls.
- Install a permanent roof cover.
- Purchase two tables, twelve chairs and appropriate coverings for furniture.
- Landscape.

#### **Rational:**

- The patio provides a unique area for small group meetings and children's programs, but is open to the weather and in poor condition.
- A permanent roof cover will provide protection from sun and rain.
- Murals and landscaping will provide color and interest.
- Present furniture is in a state of disrepair.

### ***Upgrade Entryway***

#### **Details:**

- Add attractive display cases.
- Add display shelving.

#### **Rationale:**

- Displaying library materials and information will create interest.
- Free informational materials e.g., *The Reader*, tax forms, and local Clairemont newspapers, will be readily available to patrons.

### ***Enhance Children's Area***

#### **Details:**

- Large story time rug.
- Preloaded Maker Space mobile cart.

#### **Rationale:**

- Story time is an important part of the children's program and a large rug provides a focal point where children can sit and participate.
- Designed for children, 7—10 years of age, a preloaded portable cart has tools, tubes, gears, wood supplies, and other materials to encourage children to invent, innovate, and discover STEM skills.

## **CONCLUSION**

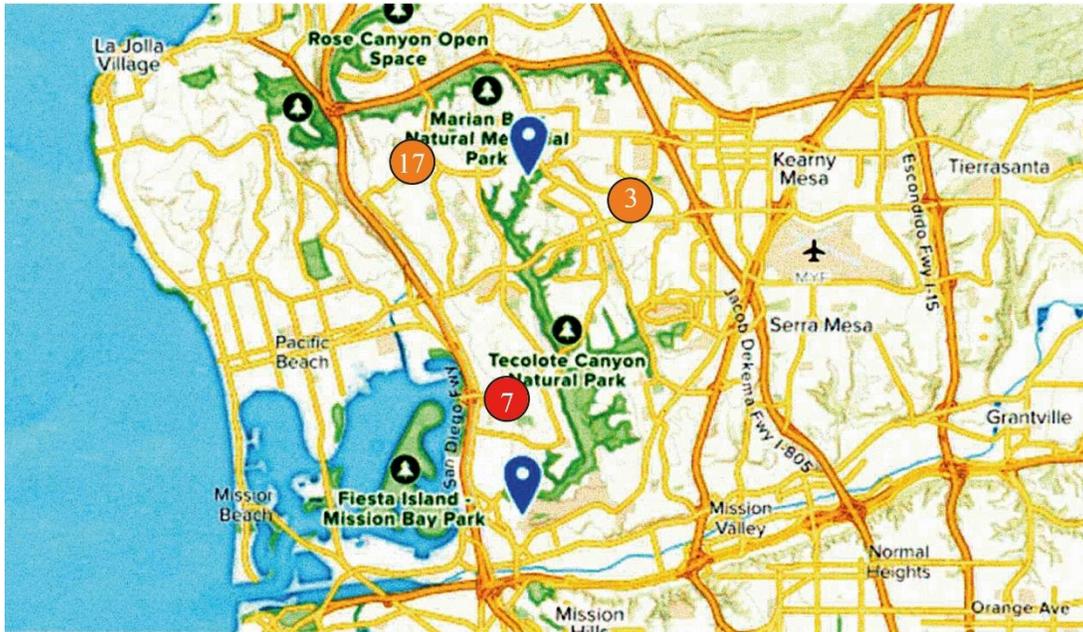
Clairemont developers wisely created three distinct neighborhoods when they designed and built the new community in the mid-20<sup>th</sup> Century. Each neighborhood was anchored by a library and a shopping center to maximize accessibility. Today the three respected and well-used libraries need to be updated and reimagined.

An important factor in redesigning the Clairemont libraries is the expected population growth as, increasingly, more apartment complexes, town homes and towers are built in place of single-family homes. This trend is expected to continue. These denser housing units are projected to be built close to new transportation hubs, all located near the three libraries, and it is anticipated patron use of the libraries will increase substantially.

Built in the pre-electronic age, the libraries were designed as quiet places where patrons could read, research print materials, and browse the stacks for books to borrow. 21<sup>st</sup> Century libraries also provide computers and electronic resources to meet community needs related to jobs, education, and personal growth. In addition, today's libraries provide a myriad of classes, programs, and activities designed to meet the needs of the community.

Clairemont residents love their libraries and the buildings are basically sound. Rather than request new buildings, this proposal supports building a second story or adding/ expanding a community room at each library, bringing the current facilities up to code, including ADA accessibility, and redesigning existing space to maximize utilization. Both approaches are cost effective and eco-friendly.

**APPENDIX A**  
**CLAIREMONT LIBRARIES AND TECOLOTE CANYON**

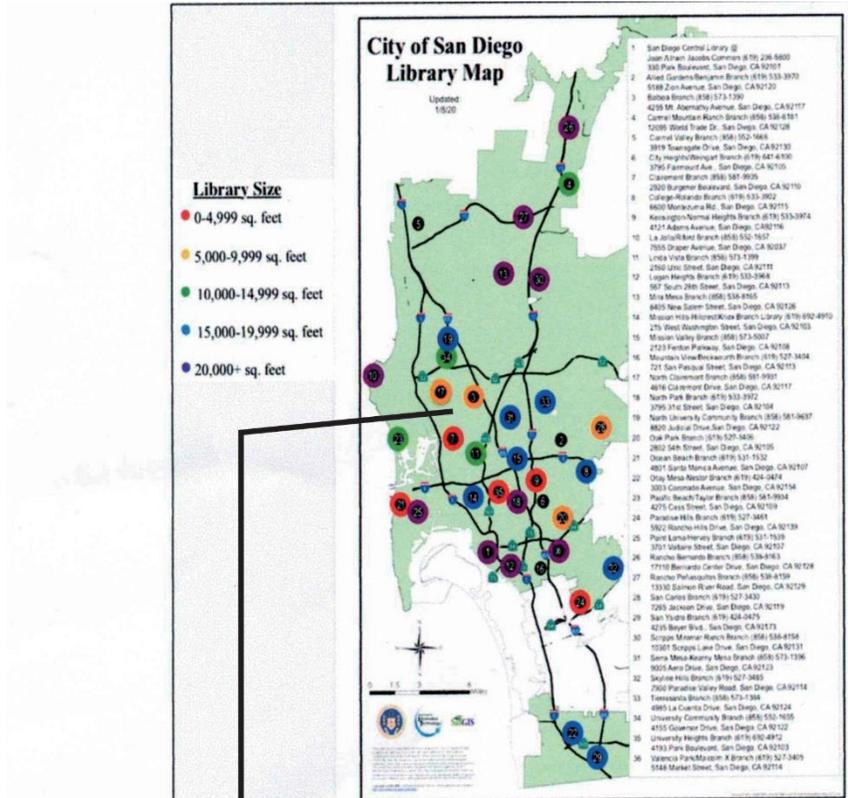


- 3 Balboa
- 7 Clairemont
- 17 North Clairemont

# APPENDIX B

## CITY OF SAN DIEGO LIBRARY MAP

### HIGHLIGHTING CLAIREMONT LIBRARIES



- 3 Balboa
- 7 Clairemont
- 17 North Clairemont

[www.sandiego.gov/sites](http://www.sandiego.gov/sites)

# APPENDIX C

