



# CITY OF LARKSPUR COMMUNITY FACILITY PROJECT

February 17th, 2015

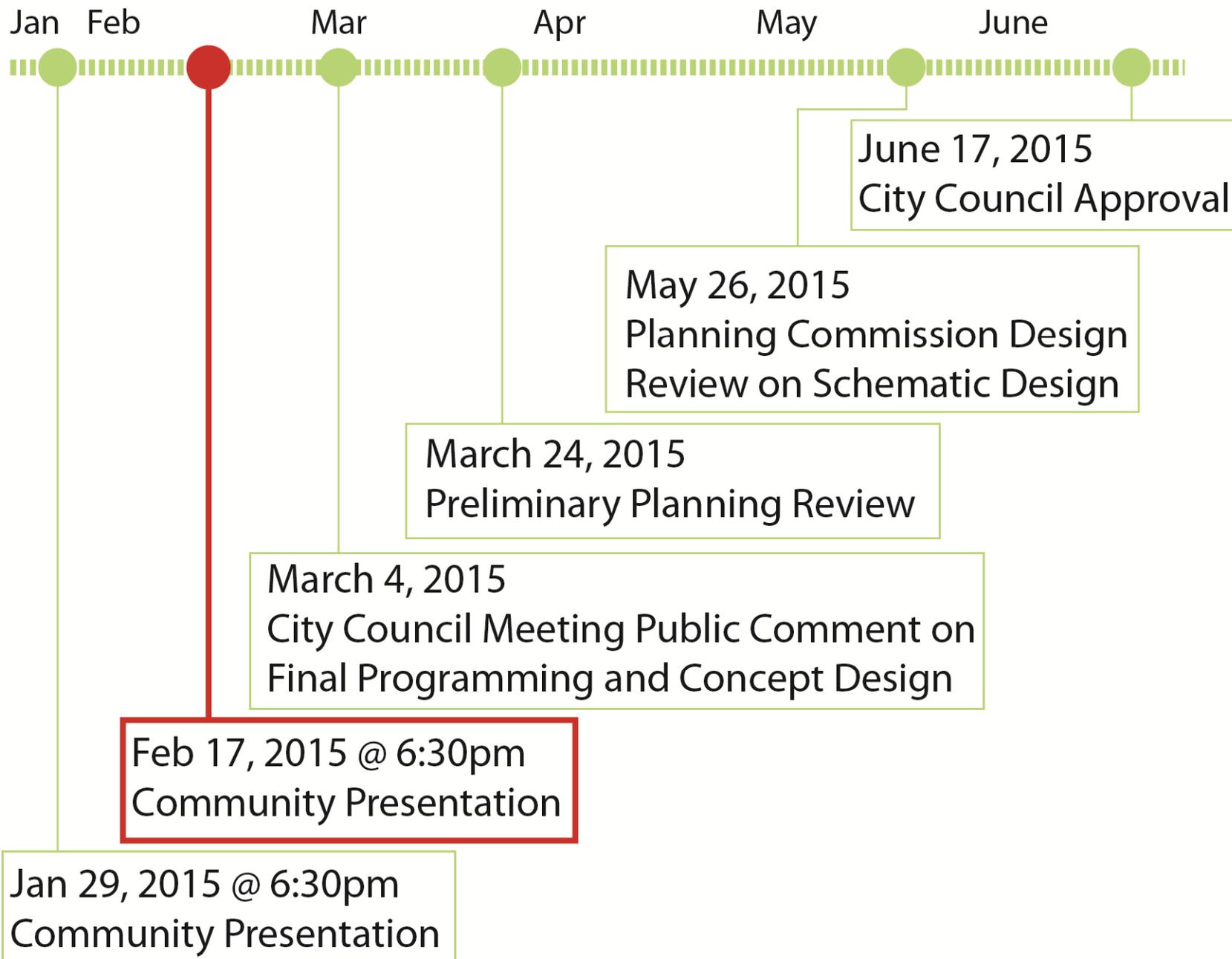
LEDDY MAYTUM STACY ARCHITECTS

**O|CB** OFFICE OF CHERYL BARTON  
LANDSCAPE ARCHITECTURE



## AGENDA

- **SCHEDULE / HOW TO GET INVOLVED (5 min)**
- **WORKSHOP NO. 1/ SURVEY MONKEY SUMMARY (15 min)**
- **BUILDING PROGRAM (10 MIN)**
- **SITE ANALYSIS (10 min)**
- **GROUP DISCUSSION (40 min - 1hour)**
- **QUESTIONS & NEXT STEPS (20 min)**

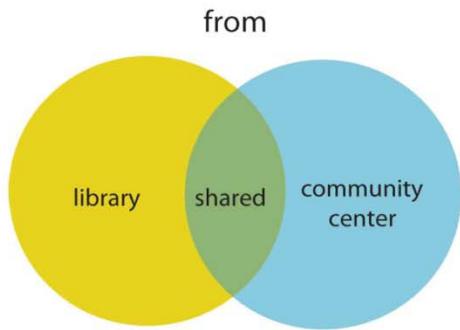


# HOW TO STAY INVOLVED

- **Attend a regularly scheduled Public Meeting**
- **Send us your Input**
  - Request Tracker
- **Visit your webpage**  
[www.cityoflarkspur.org\LarkspurLibrary-CommunityCenter](http://www.cityoflarkspur.org\LarkspurLibrary-CommunityCenter)



# MASTER PLAN RECAP



## DESIGN VALUES

### Site Presence:

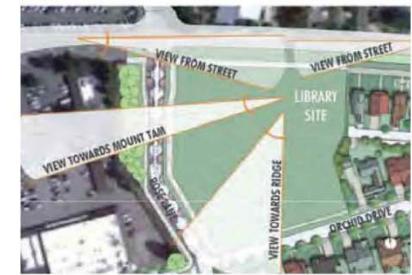
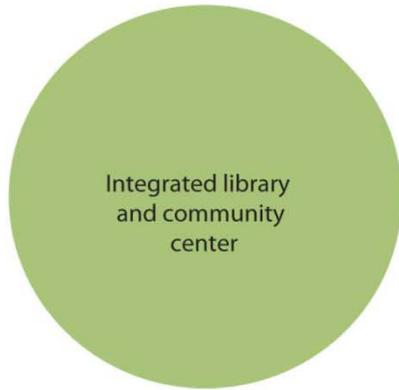
A warm and inviting building designed to human scale that celebrates its strong civic role in the community.

### Site Connectivity:

Strong indoor/outdoor connections for flexibility, and views to Mt. Tamalpais with convenient and safe paths to surrounding community resources.



to



RECAP of Community Facilities Parcel Master Plan - July 2013

# MASTER PLAN RECAP

**Rose Garden Community Facilities Parcel Master Plan**

**EXISTING COMMUNITY FACILITIES**

- College of Marin**
  - Classrooms
  - Gym
  - Performance space
- Kent Middle School**
  - summer camps
- Basich Elementary School**
  - summer camps
- Hall Middle School**
  - Gymnasium
  - After-school classroom space
- Community Room**
  - Multipurpose room
  - Recreation offices
- Police Station**
  - Meeting room
- Redwood High School**
  - Classrooms, group study (after school only)
  - Spaces for larger meetings (after school, weekends only)
- City Hall and Library**
  - Library
  - Council Chambers
  - City departments and offices
- Neil Cummins Elementary School**
  - Gymnasium
  - After-school classroom space
- Corte Madera Library**
  - Multipurpose room
  - Technology lab
  - "Green room" (after-school)

Other locations on map: Larkspur Masonic Lodge, RG-CFP, Lark Theatre, American Legion, St. Patrick's School, Redwoods Presbyterian Church, Cafe Verite, Smart Center.

**COMMUNITY NEEDS**  
Programming/activities access and availability – by space

Program & Activity Needs by Space Type	Hall Middle School Community Room (60 occ.)	Hall Middle School & Gym	City Hall Council Chambers (65 occ.)	Twin Cities Police HQ Meeting Room (60 occ.)	Corte Madera Community Center (200 occ.)	Neil Cummins Elementary School & Gym	Redwood High School	Basich Elementary School	Corte Madera Town Center	Kent Middle School	College of Marin
Small Group (2-6 occ.)	-	-	-	-	-	-	+	-	-	-	?
Conference (6-12 occ.)	-	-	-	-	-	+	+	-	-	-	?
Classroom (hard floor)	+	+	-	-	+	+	-	-	-	-	+
Classroom carpeted	+	+	-	-	-	+	+	-	-	-	+
Community Meeting 50-100	-	+	+	+	+	-	-	-	-	-	+
Community Meeting/Meeting 100-200	-	+	-	-	+	+	-	-	-	-	+
Other											

**COMMUNITY NEEDS**  
Programming/activities access and availability – by age

Age Based Program Needs	Hall Middle School Community Room	Hall Middle School Gym	City Hall Council Chambers	Twin Cities Police HQ Meeting Room	Corte Madera Community Center	Neil Cummins Elementary School	Redwood High School	Basich Elementary School	Corte Madera Town Center	Kent Middle School
Preschool	-	-	+	-	+	-	-	+	-	+
K-4	-	+	-	-	+	+	-	+	-	+
Middle School tweens	+	+	-	+	+	+	-	-	-	-
High School teens	-	-	-	-	+	-	+	-	-	-
Adult	+	+	+	+	+	-	+	-	+	-
Seniors	-	-	+	+	+	-	+	-	-	-

Program & Activity Needs by Space Type	Existing Community Spaces in Larkspur					Proposed Library + Community Center Options				
	Hall Middle School Community Room (60 occ.)	Hall Middle School & Gym	City Hall Council Chambers (65 occ.)	Twin Cities Police HQ Meeting Room (60 occ.)	Redwood High School	City Hall Renovated 1st Floor	Library 12,000sf	16k sf Joint-Use Facility CORE NEEDS	20k sf Joint-Use Facility BALANCED NEEDS	24k sf Joint-Use Facility DIVERSE NEEDS
Small Group (2-6)	-	-	-	-	+	-	+	+	+	+
Conference (6-12)	-	-	-	-	+	+	+	+	+	+
Classroom (hard)	+	-	-	-	+	-	+	+	+	+
Classroom (soft)	+	-	-	+	+	+	+	+	+	+
Community Meeting 50-100	-	+	+	+	+	+	+	+	+	+
Community Meeting 100-200	-	+	-	-	+	+	+	+	+	+
Community Meeting 200-300	-	+	-	-	+	-	-	+	+	+

**Building Character:**

Warm and engaging to draw in community. Built with materials of quality and durability that reflect the character of Larkspur and the timely yet timeless nature of design. Flexible and adaptable for future change.

**Project Goals:**

ENRICH / ENGAGE / ADAPT / SUSTAIN

# PROGRAM REFINEMENT

## **INDOOR ACTIVITY PROGRAMS**

- Library programs
- Community activity programs

## **OUTDOOR ACTIVITY PROGRAMS**



# Larkspur Community Facility

## Collections & Readers

- Book collections
- Reading seats
- Quiet reading area
- Group study rooms

## Community Spaces

- Small, medium, large meeting rooms
- Multipurpose room

## Library Technical Support Spaces

- Materials handling
- Staff workroom

## Support Spaces

## Young Teens (11-14)

- Study lounge
- Group study

## Children's Area

- Collections
- Seating
- Desks
- Early Childhood
- Family restrooms

## Entrance/Lobby

- Reception
- Info center
- Coffee

## Browsing & Customer Service

- Marketplace
- Friends' book sale

## Larkspur Community Facility Outdoor Space

### Parking

- Main parking at parcel A
- Additional parking at parcel B
- Bicycle parking
- Accessible parking

### Passive Gathering Spaces

- Informal spaces
- Meeting spaces
- Game tables
- Water feature
- Performance space

### Plaza

- Individual seating
- Group seating
- Event space
- Grab n go coffee
- Bicycle parking

### Outdoor Rooms

- Adult reading
- Storytelling space
- Teen gathering
- Meeting space
- Private space
- Storage space

### Open Space

- Informal activity lawn
- Event tent space
- Children's play
- Children's reading
- Garden
- Outdoor fitness area

A place to read



A place to learn and study

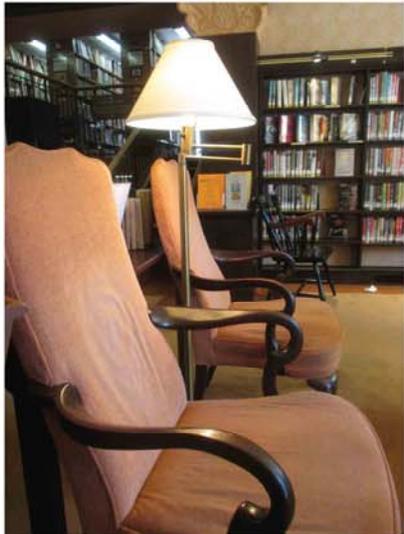


A place to share ideas



Library needs from Master Plan :

- Seating
- Meeting spaces
- Children
- Collection
- Customer service
- Staff operation



A place to read and do your homework



A place for group sessions and discovery



Accessible bookshelves



Library: What will you do?/ What will you need?

## A place to learn, communicate and share ideas with your community

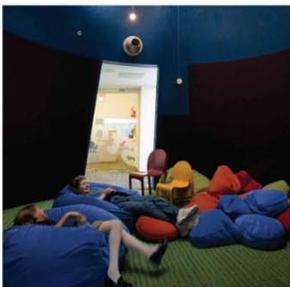


## A place for activities



### Community needs from Master Plan :

- Community room
- Flexible program room
- Group study room
- Access to technology
- Young Teens (11-14) space
- Informal performance space
- Cafe (coffee cart / vending machine)
- Display space



Community Rooms: What will you do?/ What will you need?

A place to explore



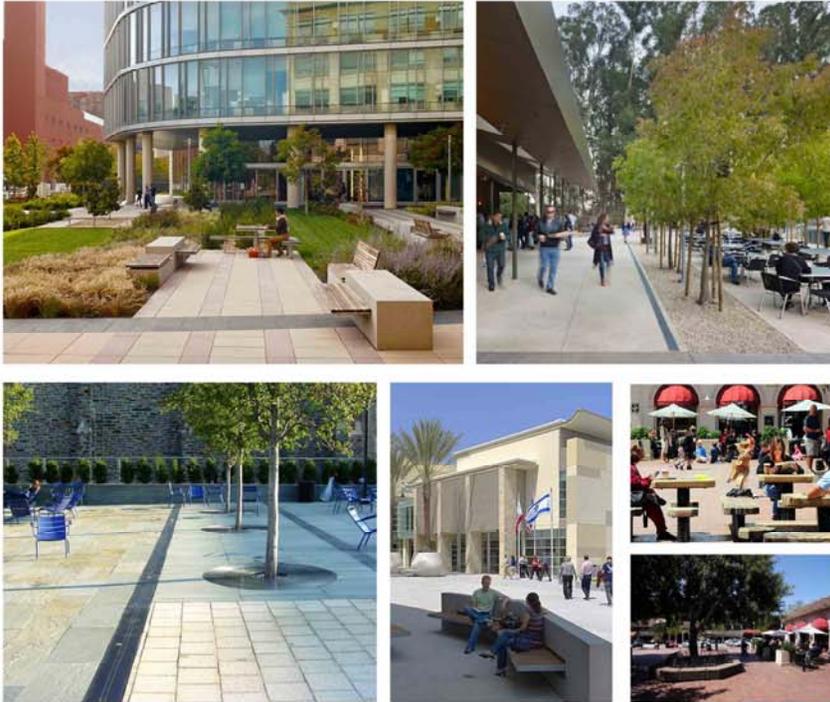
A place to meet, hang out and connect with your friends



Community Rooms: What will you do?/ What will you need?

O|CB LMS<sup>A</sup>

## ENTRY PLAZA



- Grab a coffee or a bite to eat
- Park my bike
- Study or work on my laptop
- Meet my friends
- Read a book

## OUTDOOR ROOMS



- Attend a discussion group or group study
- Meet with my friends
- Attend a children's storytelling event
- Attend a reading, lecture or class
- Bring my child for a craft or interactive learning program

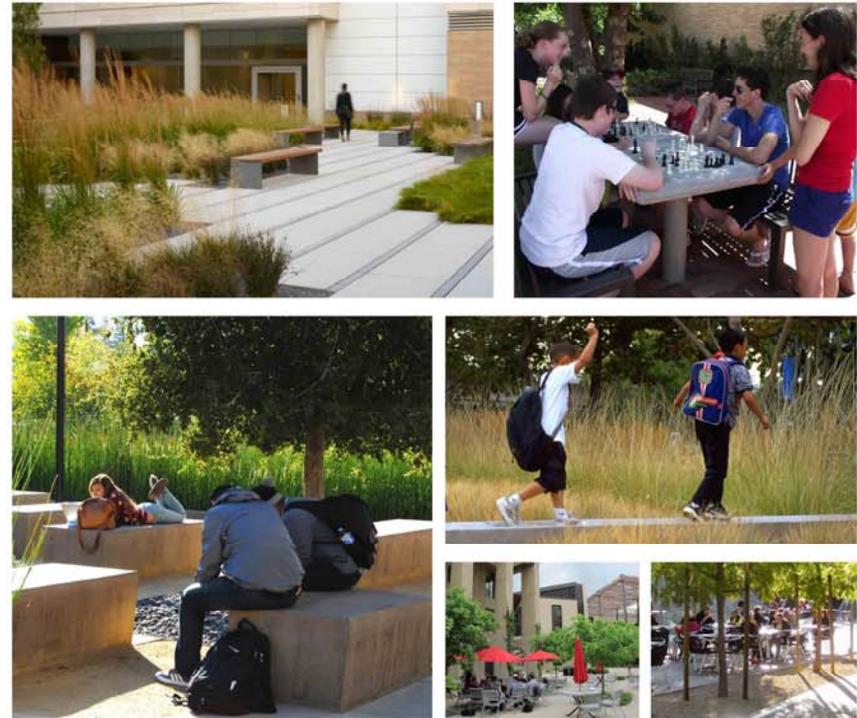
Outdoor Spaces: What will you do?/ What will you need?

## OPEN SPACE



- Use lawn space for informal activities and recreation
- Bring my child for informal play in a natural setting
- Host an outdoor fitness or health class
- Attend a fitness class like aerobics, yoga or tai chi
- Stroll through a native plant garden

## PASSIVE GATHERING



- Grab a cup of coffee or a bite to eat
- Study or work on my laptop
- Read
- Use card or chess tables



#### SEATING

- Study Carrels
- Acoustical separation between kids and adults.
- Retreat
- Space to research: computer, book, writing. Large carrels
- Nooks and Crannies.
- Lots of Nooks and Crannies! Ledges to sit on! Comfortable seating everywhere!
- Exploration within Library: mystery nooks, discover

#### MEETING ROOMS

- Small group project rooms. Middle school and High school.
- Project rooms. S M L
- Small conference room. 15-20
- Huddle Room – close proximity – drop in.
- Have little huddle rooms to go to if your cell phone rings & quick conversation.
- Crafts space for small groups to engage in crafts 8-15 people.
- Library as Incubator. Maker space.
- Henna Program. 20-30 people. Corte Madera.
- Location close to the schools there is a need to have a homework center. Group study. Tutor space.
- Film night, Film Club: Spaces to support fun activities, to support quiet work, or to engage in group conversation.
- Documentaries: Once a week. Film Club
- Bookgroup 20-30
- Conference room so families and groups can engage in hi-tech learning. Use conference calling, smart board, A/V projection. Large table 8-15 people.
- Catering Options for events.
- Book release: presentation.

#### FEATURES

- Quiet Spaces. Fireplace.
- Staff picks
- The heritage board should have a space to display the historical photos and artifacts throughout. (Wall space and display case)
- Local Artist display.
- Featured Items: Display. Point of inspiration.
- Fireplace!
- Quiet Space: place of calm and less distraction.
- Information Center: Assistance to find.
- Phone Booth
- Historical Archival Collection: Integrate.
- After hours security of Library.
- Hours of use: flexibility.

#### OUTDOOR

- The space should consider pets (pet friendly) in outdoor space design.
- Outdoor deck. Terrace connection.
- Connect to nature.
- Pet Friendly. Are for dogs with water. Shade tree.
- Spaces to display art!

#### CHARACTER

- Warm Library: living room, comfortable chairs and lighting.
- Loves the circular flow of the space – with nooks and crannies, ins and outs for kids to explore. People love charm – the feel room is like a living room.
- A space that feels like a retreat – A quiet space!
- Transparency to activities – Adults to children. Quiet important
- Fun Adult Spaces!
- Take advantage of views – for thinking and reflection.
- Integration of Art!
- It would be nice to have a fun, vibrant space like the children's space.
- Integrate Display: not static, chance encounter
- For the Quiet Retreat area of the library, more the actual or similar furnishings from the old library. Make the rest of the library modern and state of the art. Stained glass window.
- Embrace History: Native American and Larkspur History

#### TECHNOLOGY

- Tech. Scanners. Color printers. Recharging plugs. Wi-Fi
- Distribution of Info. Flash drive.
- Wi-Fi everywhere. Printers.
- Printers. Laptop. iPad. Wi-Fi plug ins.
- Tech Assistance – Help
- Video Conferencing/meeting grandparents
- Wi-Fi! Printing! Scanning! Flash drives! Technology that patrons have come to expect!
- Need technically savvy staff to help with trouble-shooting problems. Use high school students.
- High School Students. Mentor tech to non-tech.



#### SCALE

- Speaker series 100-15
- A large empty community for parties of 200 people is not a good idea – especially if empty most of the time – keep smaller conference rooms.
- Lectures: 50-150 people. Book club: 5-12. Musical performance. Teas (fund-raiser?). Tech class.
- Please don't waste space on Big open empty rooms which are used only for events or fundraisers.
- Hang Out space. Before /after organized activity.
- Meeting rooms for: community, clubs, non-profits. Need: tables, chairs.
- Tai chi class: wood floor, wall of mirrors, a storage closet, quiet. 15-20 people.
- Arts and Crafts room.
- History center for display
- Smaller meeting rooms: March-April: AARP tax prep; Music lessons; playrooms – different ages; dance class.
- Community Room: At least 300 capacity with catering kitchen; Weddings and receptions; conferences – maybe with breakout rooms; Class – nature walks in neighborhood; Chess tournament; movie night.
- Workout class (weight training) not just yoga.
- We need a large room (250+ people) where fundraisers can be held. There are very few affordable spaces where alcohol can be served to accommodate the needs of Marin's many fundraisers (and flexible for recreational use).
- Teen gathering; small spaces for intimate communication or engaging, flexible seating for larger groups.
- School auction/ fund raising events.

#### FOOD

- No vending machines!
- Would not use a coffee/ café shop, since shopping center is nearby.
- Need kitchen facility for events.
- If food is offered, be prepared for Redwood off campus diners. They currently migrate to Larkspur Plaza. 45 minutes max.
- Coffee with friends – must have good coffee, some snacks, drinks. 1-4 people. Wi-Fi enabled
- Place for small group of women to hang out, have coffee and catch up.
- Kitchen for caterer and buffet.
- Kitchen used for cooking classes as well as catering.

#### TECHNOLOGY

- Wi-Fi Free zone
- "State of the art" tech for presentations for small and large groups
- Technology: Wi-Fi. Group tables for gaming.

#### FEATURES

- Given possible size rooms- small to large – rooms to flexible with dividers / walls.
- Small meeting walls in library flow to larger, flex community area.
- Flexible walls to change size of rooms + large room like Mill valley, 100-200 person events.
- Flow
- 1 classroom space that includes sinks, storage, & moveable tables for use for gardening clubs, art classes, food prep.
- I would like to use the community centers for periodic chamber music activities. I'm an amateur chamber music player – there are many others in the Larkspur /in area. We meet as a string quartet – people can listen if they like. We also have "play-ins" – write folks who play classical instruments and put them into groups and give them music to play.
- Ping Pong, Foosball, shuffleboard, for intergenerational
- Book club
- Corte Madera community center
- Party/Event Room. Need: kitchen, tables, chairs, screen, audio/visual.
- Teen Active Rooms: Foosball table, ping pong, pool table.
- Larkspur Community Store selling: Historical society Books, T-shirts, sweatshirts, etc.
- Recreation Department class rooms. Use: Senior Activities- Bridge, exercise, language. Toddler: music, gymnastics.
- Bring outside speakers, eg. Auderbon, REI, watershed/ecology, senior movement class, 70's 80's would probably be different. Buck center research updates.
- What is Corte Madera doing?
- Meeting roll up door and moveable walls
- Lots of flow between indoor and outdoor space.
- Presentation space for talk, with carpeting, good acoustical, about 40-60 people.
- At City Hall: one meeting room with old wood work from library and history of Larkspur exhibit like a home library place for lecture or performances.
- Color
- Signage

#### HISTORY

- Historical Room, Heritage Room, club room, Scout Room
- Heritage group – display. 5-25.
- Echo Rose Garden, Greenhouse, Elements in Architecture.
- Display case



#### SEATING

- Senior seating.
- Benches with backs for elderly population.
- Shade trees. Benches. Chess tables.

#### ENVIRONMENTAL CONDITIONS

- Night time security? Lighting? Wind from west.
- Consider wind corridor from west.
- Block wind from west.
- Noise mitigation. Water
- A small scale relief for wind corridor. Example: Topography Bump? Or Performance space.
- Lighting at night is concern (security but no light pollution)

#### PLANTING

- Must have a beautiful example of the kind of landscaping appropriate to this climate.
- Example of drought resistant planting.
- Living succulent wall
- No Big lawn. Low water. Beautiful Garden Please!
- Low-water planting done well. Doesn't have to be succulents.
- No Lawn!
- No Lawn! Lots of private spaces, shade spaces.
- Landscaping to buffer winds from West
- Native/ drought – tolerant plantings with educational component+ integrated with active space (eg. Not "look at the pretty garden")
- Have a roof top garden that connects with the stairs to ground level.
- Relief is good. Lawns are high maintenance.
- Nature 'place space.'
- No more structured sculpture garden.
- Water feature with fountain.

#### SCALE

- Maximize usable space – lots of green & color in landscape.
- Not a playground (use Piper Park).
- Meeting place with face, ice cream parlor like the MV Depot.
- Place for seniors! Accessible quiet
- Meeting place / Zocalo / town square
- Plaza with outdoor café + "play" spaces for children and conversation site for adults.
- I vote for 2 story building with more room for outdoor space.

#### PARKING

- Parking lot at orchid
- Make main traffic end at the end of the Lucky entrance to separate residential as quiet zone.
- Screening for South Residentials at Parking.
- Bus stop
- Cyclers' connection to the site from Magnolia
- Crossing between parking lot and building at North option.

#### ACTIVITY

- Place with children play area integrated with nature.
- Meeting spaces for different age groups.
- Flexible multi-use space – moveable seating on terrace.
- Music performances like Corte Madera Pavilion has in the summer with room for picnicking.
- Outdoor gatherings.
- Outdoor space must be ADA accessible – but not all of it has to be.
- Chess & Checkers @ Mill Valley Plaza
- Free Wi-Fi
- Musical performance – small. Example: Corte Madera @ evening concert weekends! Or do we need to duplicate it?
- Water feature.
- 2 Bocce Courts with picnic tables for Bocce League.
- Game tables like in MV Depot Plaza.
- Small outdoor stage for performances.
- Storage for chair/table. Activity equipment at outdoor space.
- I really don't want to look at or listen to anyone's class especially yoga, etc. Keep indoors!
- Outdoor labyrinth. Accessible with markers.
- Coffee and Snacks please! No Big Restaurant to attract big crowds of teens.
- No staff access to meeting room with security code.
- Safe play area.
- Flow

## LIBRARY

- Quiet places- nooks and crannies.
- A warm, comfortable and inviting place.
- Ample wi-fi (bandwidth and location)
- Small group meeting “huddle areas” for a phone call or chat.
- Fun adult spaces.



## COMMUNITY ROOMS

- Flexible rooms for a collection of different uses.
- Connect to the outdoors
- The right size rooms for small, medium, large and extra large groups.
- Meeting rooms that are not empty.
- Sinks and storage



## SITE

- Flexible, multi-use, passive gathering space is most preferred type of space.
- Microclimatic comfort (shelter from wind and noise, ample shade) is important.
- Meeting and gathering are most desirable activities.
- Drought tolerant, regionally appropriate and ‘natural’ plantings are preferred.
- Multi-generational use should be encouraged with comfortable seating, game tables, etc. for all ages and integrated, informal play spaces (not playground equipment) for children.



# WHAT WE HEARD FROM YOUR WEEK IN THE LIFE

## *I wish this place had:*

- *Quiet spaces separated from noise/ activity*
- *Place for events for 100 people*
- *Books*
- *Orientation toward views & Tam*
- *Well integrated indoor & outdoor spaces*
- *Be light and airy but with small corners with nice seating*

A week in my life at the new Larkspur Community Facility:

*Library, Community Center and Outdoor Space*

My name is Sam My age is 0-9 10-14 15-19 20-24 25-34 35-44 45-54 55-64 **65+**

	MON	TUE	WED	THUR	FRI	SAT	SUN
 morning	<i>computer class</i>		<i>Chess Club</i>		<i>Movie</i>		
 afternoon		<i>French Class</i>		<i>French Class</i>	<i>Taichi</i>	<i>Farmers Market</i>	
 evening	<i>Lecture</i>	<i>Dance Class</i>	<i>Senior Choir</i>	<i>Evening Bookclub</i>			<i>outdoor concert with my grandson</i>

I am... a grandfather with 2 grandchildren.

I wish this place had...

: a meeting room for our bookclub

: a printer and a computer I can use

: an outdoor chess table

: a quiet reading room where I can study

I want to ask about...

How often will a musical event be held?

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# SURVEY MONKEY

**Over 400 responses!**

**Variety of Age Groups:**

- 1/3 = 10 -14 years of age
- 1/3 = 35-55 years of age
- 1/4 = 55 and older

**Almost 25% of the responders do not use the Library- Primary Reasons:**

- Use internet
- Buy books
- Use another library

**Community Programs people would like expanded are:**

- New Books
- Children/Teen Programs
- Informational/ Cultural/ Health-Fitness Programs
- Youth Sports

**Features people would like to see:**

- Comfortable Seating
- Teen Lounge
- Study Areas
- Meeting Areas/ Café
- Children's Library
- Outdoor Study/ Play/ Performance Areas

# BUILDING PROGRAM

## **Evaluate**

- Current Library function
- Current Library usage, circulation and data
- Current parks and recreation programs

## **Research**

- Future Library programming with City Librarian and Staff
- Future programming Parks and Recreation
- Larkspur Census data
- Comparable library programs
- Comparable community facilities
- Through Survey Monkey
- Through Community Workshop

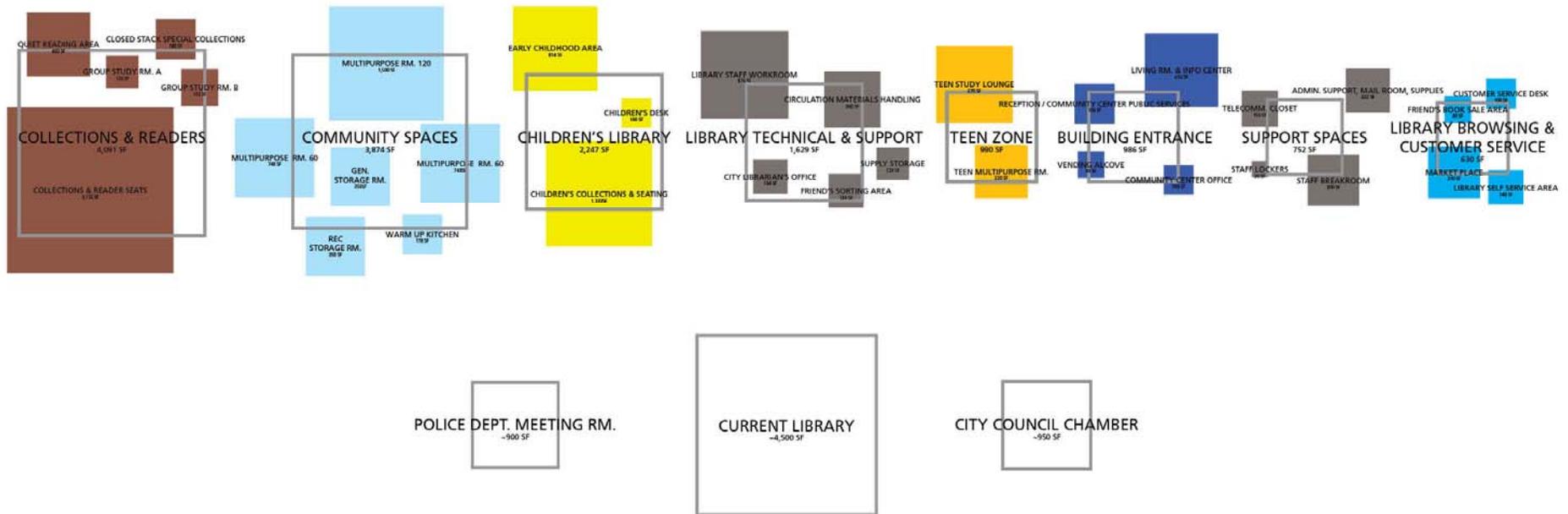
## **Review**

- Program drafts with Technical Committee
- Program drafts with Advisory Committee

# BUILDING PROGRAM

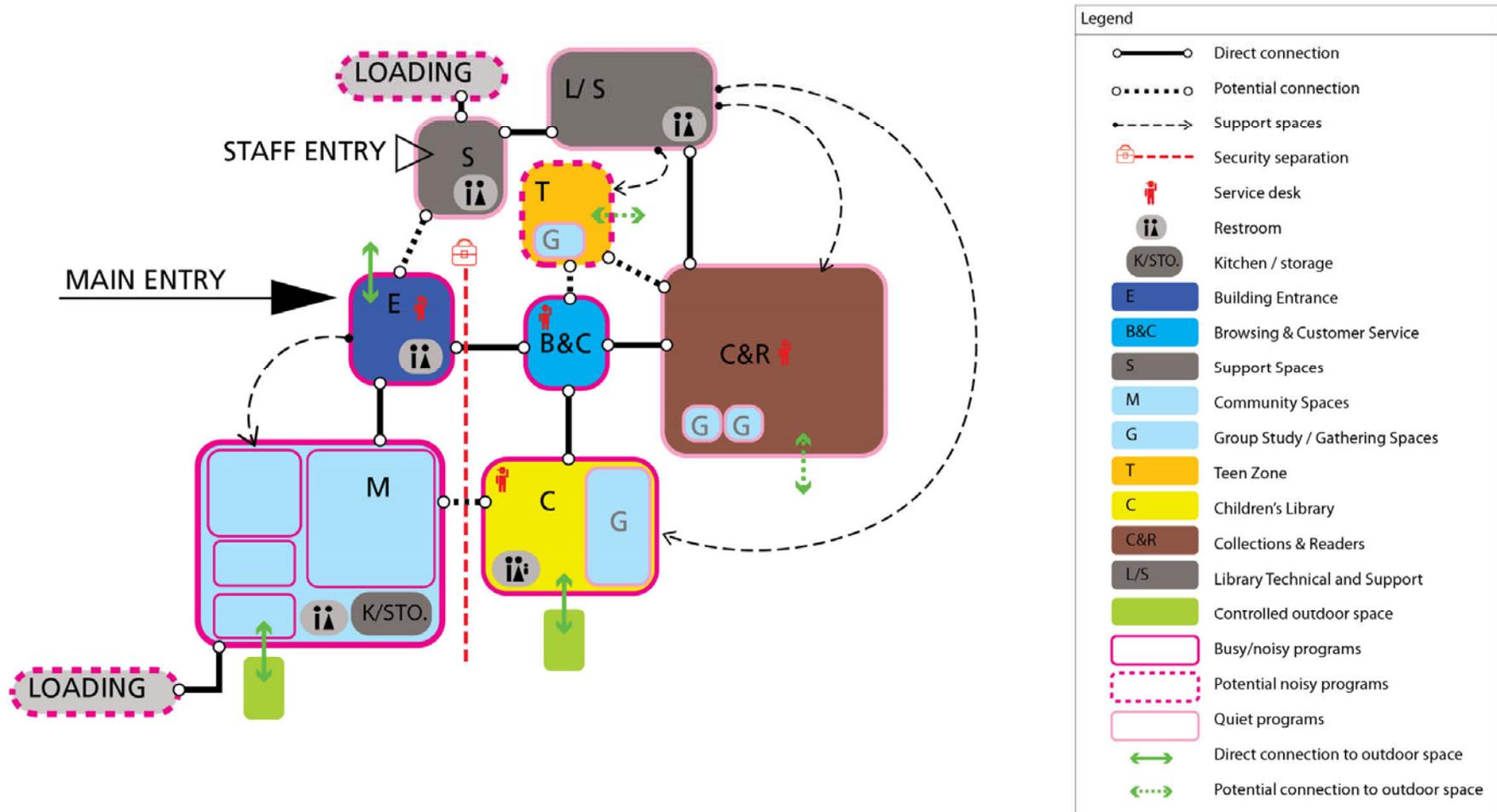
<u>LIBRARY DIVISION</u>	SPACE	DIVISION	<u>LIBRARY DIVISION</u>	SPACE	DIVISION
Space Name	SQ. FT.	SQ. FT.	Space Name	SQ. FT.	SQ. FT.
<b><u>A.1 Building Entrance</u></b>			<b><u>E Children's Library</u></b>		
		<b><u>986</u></b>			<b><u>2,247</u></b>
Community Center Office	100		Children's Collections and Seating	1,333	
Living Room and Information Center	616		Children's Desk	100	
Maintenance & Custodial	N/A		Early Childhood Area	814	
Public Rest Rooms(2)	N/A		Family Rest Room	N/A	
Reception / Community Center Public Services	190				
Vending Alcove	80		<b><u>F Collections &amp; Readers</u></b>		
Vestibule	N/A				<b><u>4,091</u></b>
<b><u>A.2 Library Browsing and Customer Service</u></b>					
		<b><u>630</u></b>	Closed Stack Special Collections	180	
Customer service Desk	100		Collections and Reader Seats	3,176	
Friends' Book Sale Area	80		Group Study Room A	120	
Library Self Service Area	140		Group Study Room B	155	
Market Place	310		Quiet Reading Area	460	
<b><u>B Support Spaces</u></b>			<b><u>G Library Technical and Support</u></b>		
		<b><u>752</u></b>			<b><u>1,629</u></b>
Administrative Support, Mail Room, Supplies	222		Circulation Materials Handling	360	
Staff Breakroom	300		City Librarian's Office	134	
Staff Lockers	30		Friends Sorting Area	139	
Staff Rest Rooms	N/A		Library Staff Rest Room	N/A	
Telecommunications Closet	200		Library Staff Workroom	876	
<b><u>C Community Spaces</u></b>					
		<b><u>3,874</u></b>	Library Supply Storage	120	
AV, Chair & Table Storage Room	350		<b>Net Assignable Square Footage: <u>15,199</u></b>		
Multipurpose Room (60 in stacking chairs )	748		Non-Assignable Square Footage (@ 25% of Gross): 5,066		
Multipurpose Room (60 stacking chairs)	748		<b>Gross Square Footage: <u>20,265</u></b>		
Multipurpose Room (120)	1,500				
Public Rest Rooms	N/A				
Recreation Storage	350				
Warm up Kitchen	178				
<b><u>D Teen Zone</u></b>					
		<b><u>990</u></b>			
Teen Collections and Seating	670				
Teen Multipurpose Room	320				

# BUILDING PROGRAM



# BUILDING PROGRAM

Idealized Bubble Diagram



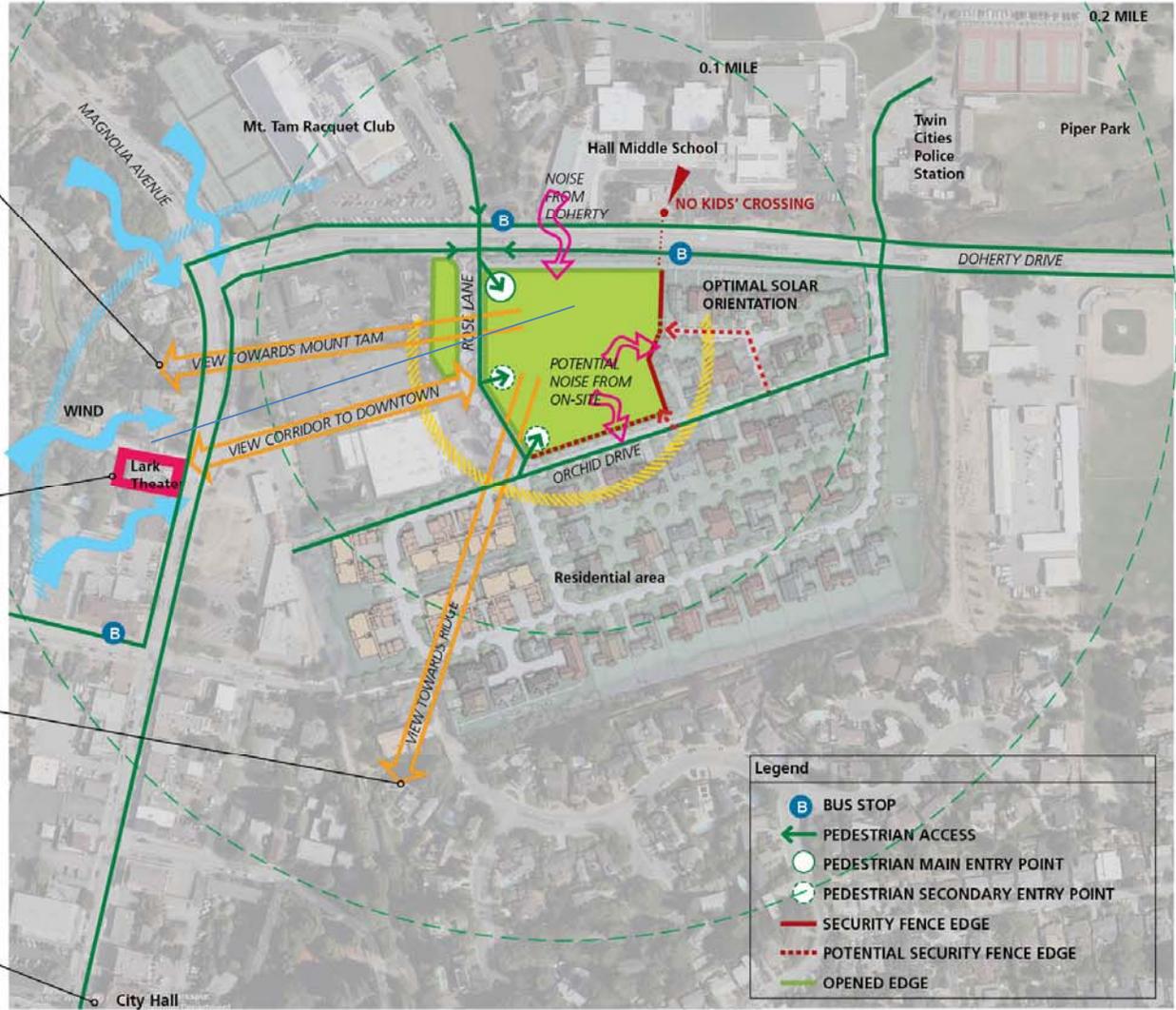
# BUILDING PROGRAM

	Presentation Style Setting	Training Tables	Banquet Style	Open Floor Setting	Open Floor Setting (Active)
<b>Multipurpose Room (1,500 sf)</b> 38'-9" x 38'-9"	<p>Multipurpose Room (1,500 SF) Presentation Style Setting = 120ppl</p>	<p>Multipurpose Room (1,500 SF) Training Tables Setting = 60ppl</p>	<p>Multipurpose Room (1,500 SF) Banquet Style Setting = 64ppl</p>	<p>Multipurpose Room (1,500 SF) Open Floor (Kids) = 110ppl, 8 ASF</p>	<p>Multipurpose Room (1,500 SF) Open Floor (Active) = 20ppl, 40 ASF</p>
<b>Multipurpose Room (750 sf)</b> 26'-10" x 27'-11"	<p>Multipurpose Room (750 SF) PRESENTATION SETTING = 84ppl</p>	<p>Multipurpose Room (750 SF) Training Tables Setting = 24ppl</p>	<p>Multipurpose Room (750 SF) Banquet Style Setting = 32ppl</p>	<p>Multipurpose Room (750 SF) Open Floor (Kids) = 42ppl, 8 ASF</p>	<p>Multipurpose Room (750 SF) Open Floor (Active) = 9ppl, 40 ASF</p>

# SITE ANALYSIS



# SITE ANALYSIS



# SITE ANALYSIS



# Input we need from you...

## Group discussion

### **GROUP 1) DISCUSS SITE OPTIONS (30 min.)**

- **OPTION A) NOOKS & CRANNIES**
- **OPTION B) PORCH & PROMENADE**

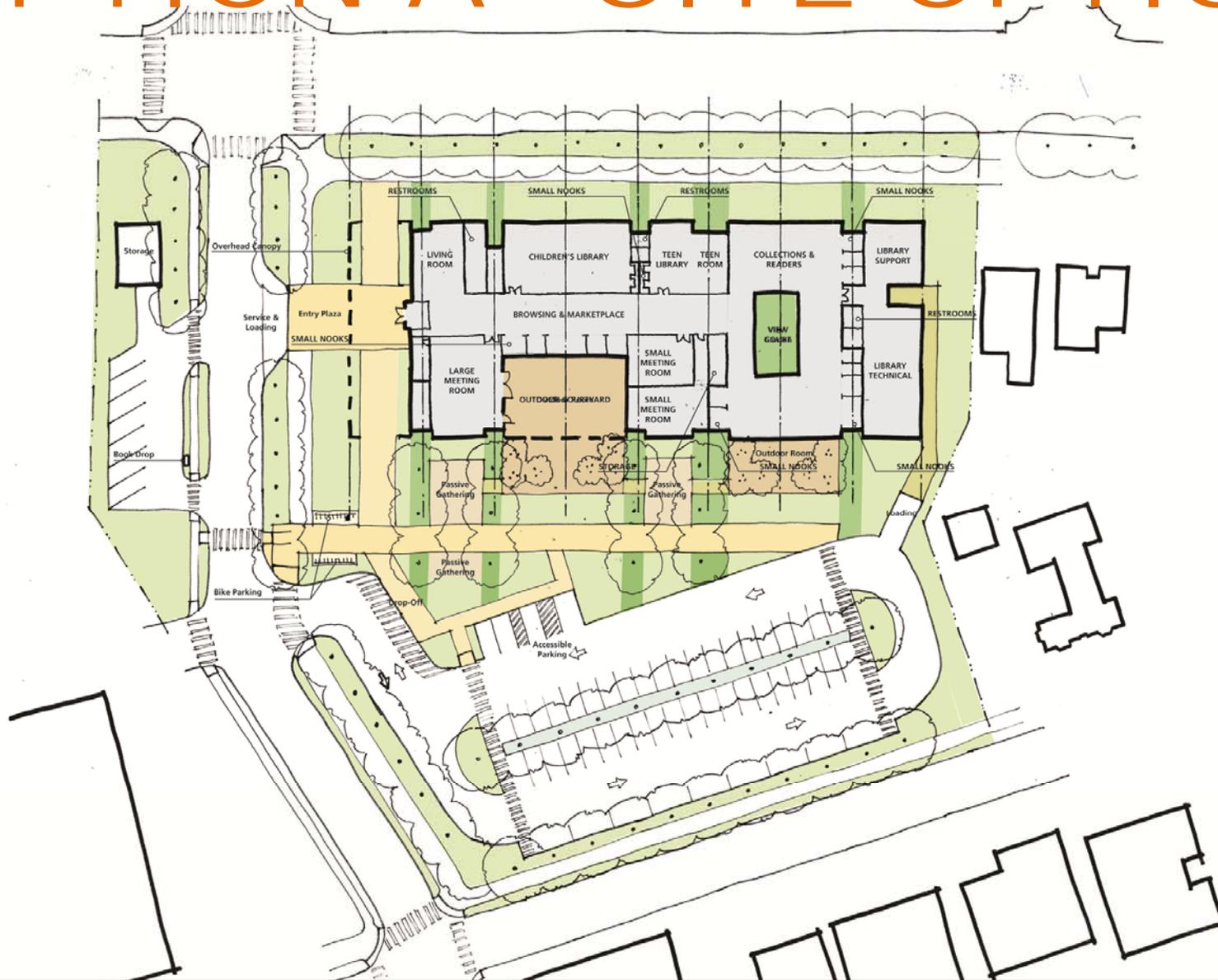
### **GROUP 2) DISCUSS COMMUNITY FACILITY OPTIONS (30 min.)**

- **OPTION A) NOOKS & CRANNIES**
- **OPTION B) PORCH & PROMENADE**

## At each station, we would like to hear from you :

- **How does the site access flow?**
  - Discuss the location of front door, access, flexible use, microclimate & meeting
- **How do the building elements flow?**
  - Discuss the location of elements, flexible use, meeting and quiet spaces

# OPTION A - SITE OPTIONS



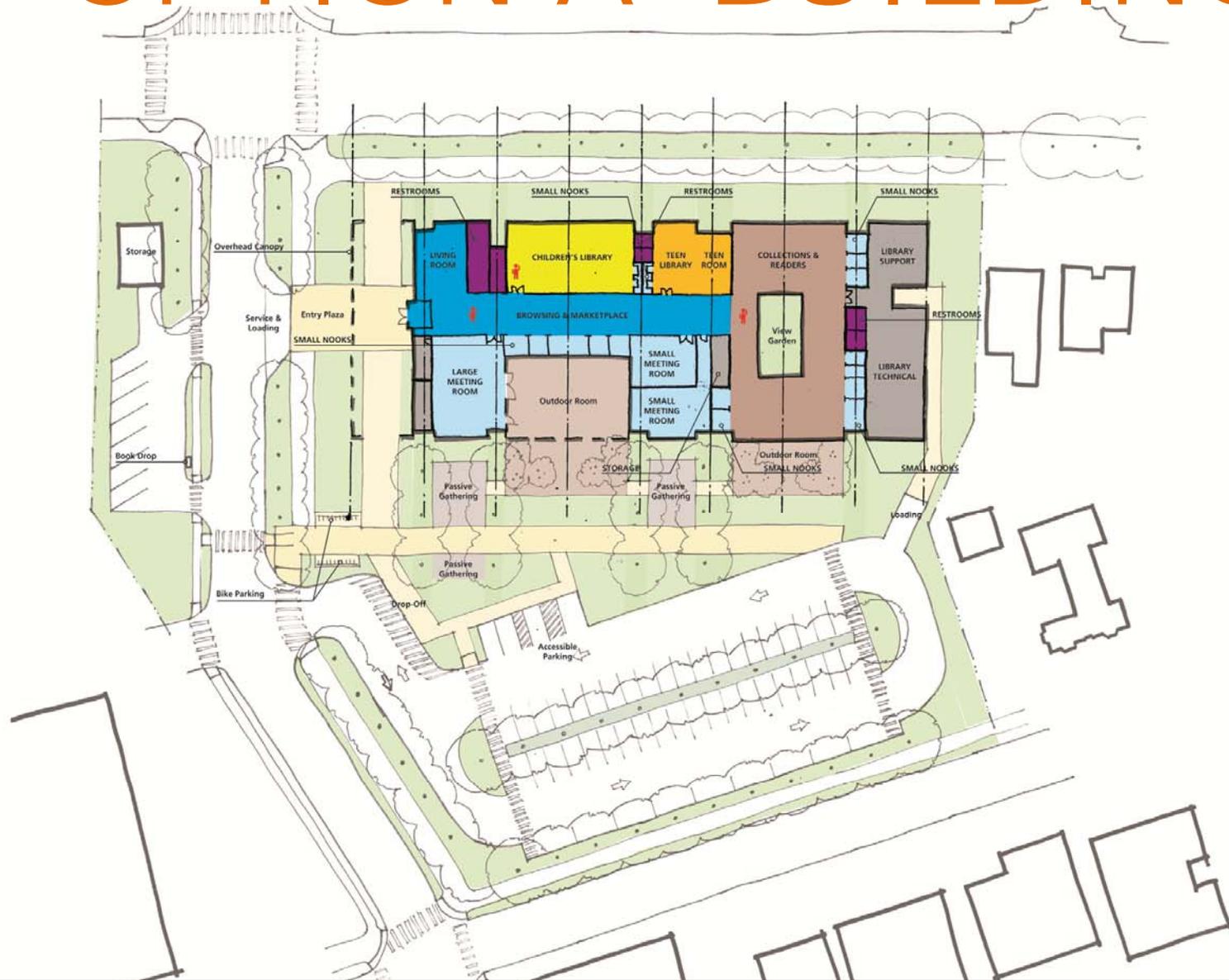
Site Option A

# OPTION B - SITE OPTIONS



Site Option B

# OPTION A- BUILDING



# OPTION B- BUILDING



# SUMMARY OF BREAKOUT SESSION



# QUESTIONS ?



# NEXT STEPS

**Please...**

- **Attend the City Council Review Hearing (March 4th, 6:30pm)**
- **Check out the website**  
[www.cityoflarkspur.org\LarkspurLibrary-CommunityCenter](http://www.cityoflarkspur.org\LarkspurLibrary-CommunityCenter)



# MISSED OUR PRESENTATION?

## Attend an update presentation

- Update presentations will be made at:
  - Larkspur City Council
  - Library Board
  - Parks & Recreation
  - Planning Commission
- Check city website for days & times

