



HOOVER BRANCH LIBRARY FEASIBILITY STUDY - Summary



RESILIENT Neighborhoods start with KNOWLEDGE
BRING BACK OUR LIBRARY!

blink!LAB
architecture
February 2025

Mural Artist: Center for Art Esteem

00

Summary

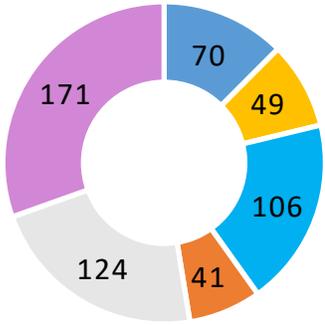
The Feasibility Study aligns the opinions, definitions and economic actions which will support the RE-building of a new branch library.



BRING BACK OUR LIBRARY!

561 Survey Participants

as of August 29, 2023



- McCllymonds ■ Longfellow ■ Hoover
- Clawson ■ Other ■ StreetLABs

Historically, there were several libraries at various locations in the Hoover-Foster neighborhood of West Oakland. Today, no such library exists, and community members have been working diligently to restore a new branch library.

METHODOLOGY

The team led by blinkLAB architecture has been analyzing the need, opportunities, constraints and technical feasibility of such a library for the past two years. The recommendations and conclusions of the Hoover Branch Library Feasibility Study are the result of an extensive Community Engagement process which included:

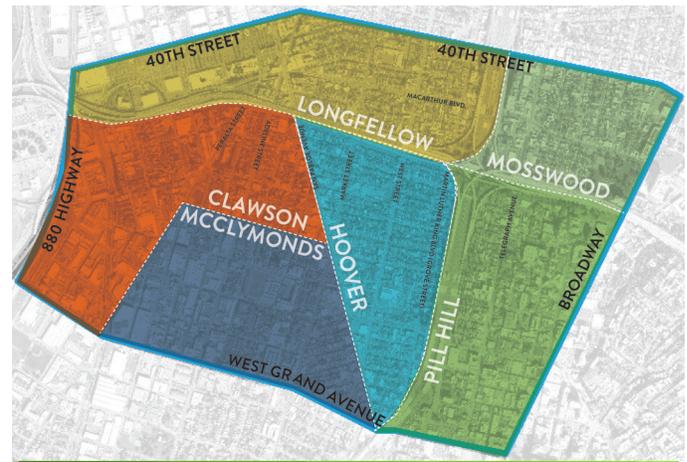
- Surveys - Paper, Online and In-person
- StreetLABs and Community Group Workshops for Adults and Youth
- Video-Interviews
- Review of Government Data Sources
- Review of Social and Environmental Data Sources
- Review of Library Data Sources and
- Global Library and Community space trends.
- Strengths, Weaknesses, Opportunities and Threats (SWOT) Analyses of 3 existing branch library

COST ESTIMATE: \$15M TO \$18M

NEXT STEPS

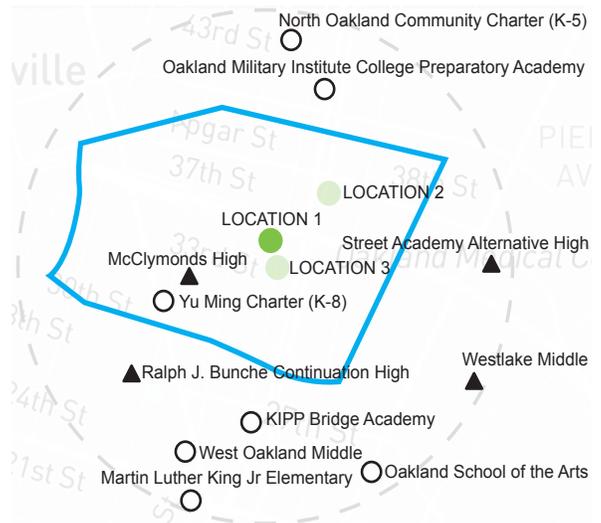
“Measure U funding will enable Oakland to complete design and construction of projects that have only partial funding, such as ... the new Hoover Branch Library.” Therefore, Measure U funds should be a primary source of City funding for construction of this new library. Members of the Hoover Foster community

RESILIENT Neighborhoods start with KNOWLEDGE



01

Adaptive Re-Use



Very Walkable



This location's highest survey score is due to its central location.

DESCRIPTION: This adaptive re-use of an existing structure requires the acquisition and conversion of a vacant structure, on a main thoroughfare, easily accessible from the Hoover Foster neighborhood.

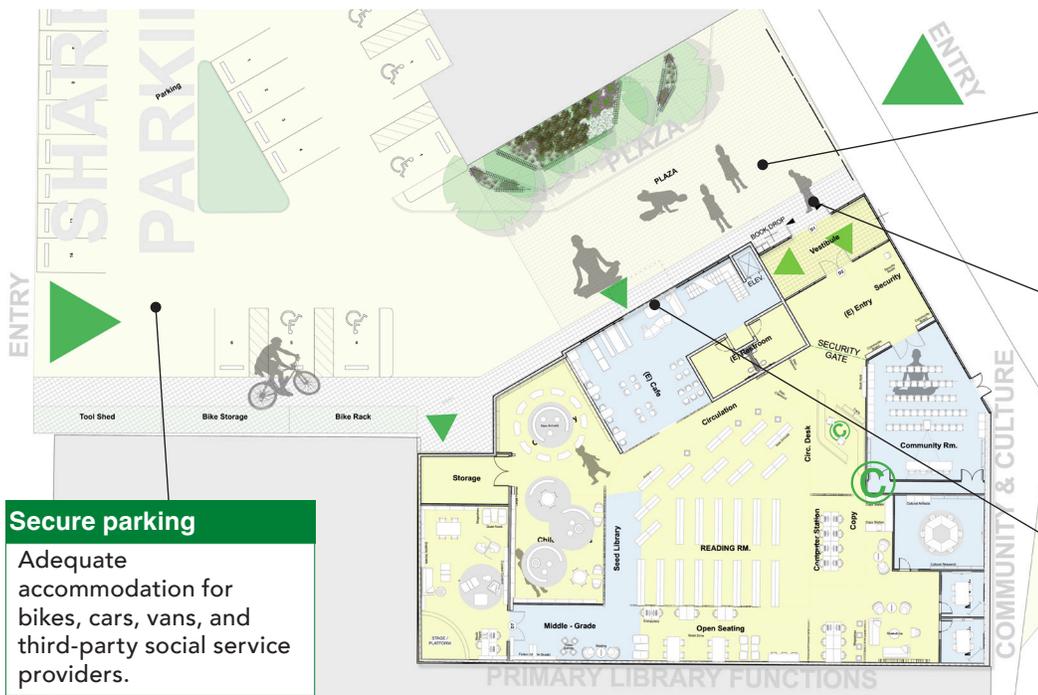
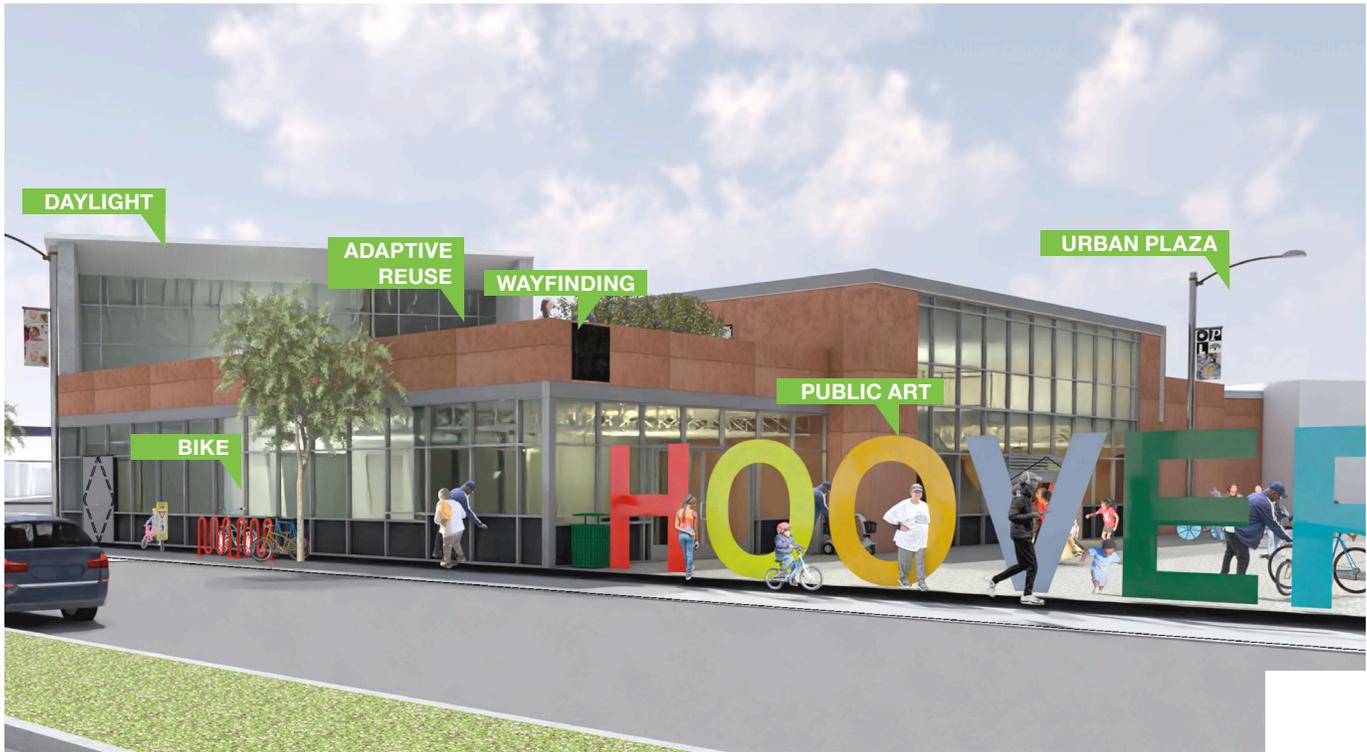
COMMUNITY SCORE: This location's highest survey score is due to its central location to all schools and senior facilities, on-site accessibility, parking and ability to return San Pablo's historic value.

ECONOMICS: Because much of the existing building is in serviceable condition, the estimated acquisition cost is \$4.8 million, bringing the total cost for this option to \$15.5 million. The construction cost of this conversion is estimated at \$10.8 million which is considerably less than the other two options. Parking is on site and would be shared with the church located on a neighboring parcel.



"You can see a wide open space of the library with a bit of greenery."

Planned Library Building Area: 15,379 SF
Total Site Acquisition & Construction Cost: \$15,542,490



Secure parking
 Adequate accommodation for bikes, cars, vans, and third-party social service providers.

A welcoming urban plaza
 Adequate space for social connection is key to creating a sense of welcome.

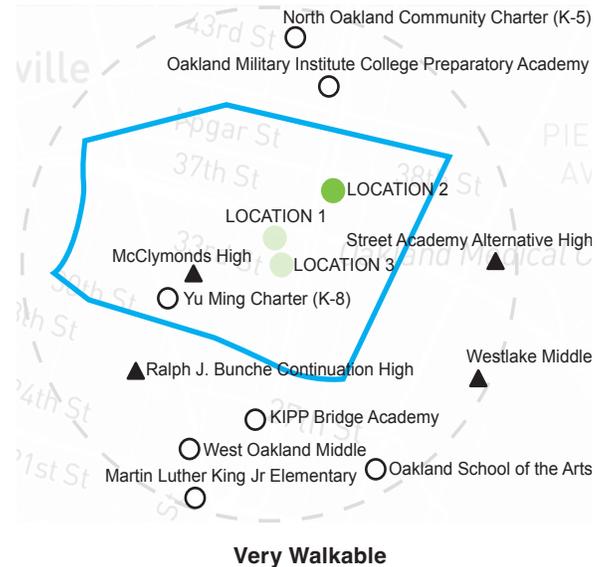
A clearly defined front door
 Anchoring the role of the library by saying your name is to be represented, seen and understood as a place of civic pride.

Views
 A sense of our surroundings from above provides new perspectives and quiet space.



02

Public Land



Of the three, this site received the lowest accessible score due to its distance from the McClymonds and Clawson neighborhoods.

DESCRIPTION: Located on a large, partially developed lot that serves 200-300 students a year and is surrounded by communal amenities.

COMMUNITY SCORE: Of the three sites surveyed, this site received the lowest score due to its separation from the McClymonds and Clawson neighborhoods - McClymonds High School is a great source of pride, and the Clawson neighborhood is the location of the first all African American fire station and was the residence of Oakland's first Black Mayor.

ECONOMICS: The advantage of this option is that the property is owned by a Public Agency and could offer the Oakland Public Library a favorable ground lease. The estimated land value is \$686,000 (\$4,000 per month or \$48,000 per year and an imputed lease payment of 7% of land value). Even with an estimated land value that is approximately half of market value, Option 2 still has the highest cost of the three options at \$18 million.



"I just want the children to have the opportunities. Their minds are ready to grow and learn."

Planned Library Building Area: 11,721 SF
Total Site Acquisition & Construction Cost: \$17,974,714



Secure parking
Adequate accommodation for bikes, cars, vans and third-party social service providers.

Education
Teaching children and adults about nature helps create environmental stewardship.

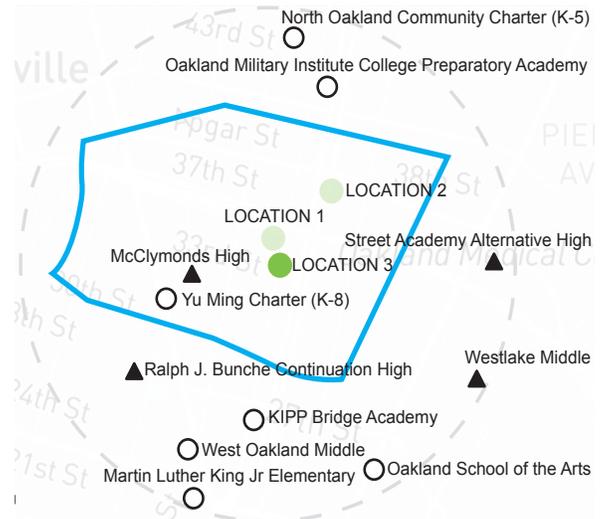
A library is a civic anchor
Claiming the north edge of the unused parcel completes the educational and community campus.

Tall trees are gateways
Mature pine trees as the entry unite flow, nature and knowledge.



03

Private Land



Very Walkable



This corner location was desirable due to excellent visibility and proximity to schools.

DESCRIPTION: This corner lot is located within a ten-minute walk shed with 12,496 residents, 2,915 non-resident workers and 887 children between five and fourteen years of age. The complex six-way interchange presents safety issues for younger library visitors coming from the west.

COMMUNITY SCORE: This corner location received high scores due to excellent visibility, ease of transportation access, and proximity to schools.

ECONOMICS: Location 3 requires the acquisition of privately owned vacant parcels. While the land parcel is the largest of the three options, the proposed library is the smallest because of the need to provide all parking on site in contrast to Locations 1 and 2 which are able to share parking with neighboring uses. With construction cost estimated at \$15.2 million and land acquisition estimated at \$1.3 million, Location 3 has a total cost of \$16.5 million or one million higher than Location 1.



“I went to the library because my friends went to the library and it was a way to connect.”

Planned Library Building Area: 10,010 SF
Total Site Acquisition & Construction Cost: \$16,502,960



Art as Civic Marker
Integrate Art into the building signage sends a clear message of welcome and belonging.

Spend time with trees
Rest and recover by passing a few quiet moments in the garden.

Multi-purpose outdoor space
Immediately available for children programs, teen hang-out or assembling before a group event.

Secure parking
Adequate accommodation for bikes, cars, vans and third-party social service providers.



04

Promote Growth



URBAN PLAZA

We are at a moment in our nation's history where there is an urgent need for literacy expansion - analog and digital.

Libraries lie at that crucial intersection between public access and public knowledge. Given the wide variety of needs, **THE FUTURE HOOVER BRANCH LIBRARY** is comprised of key components which:

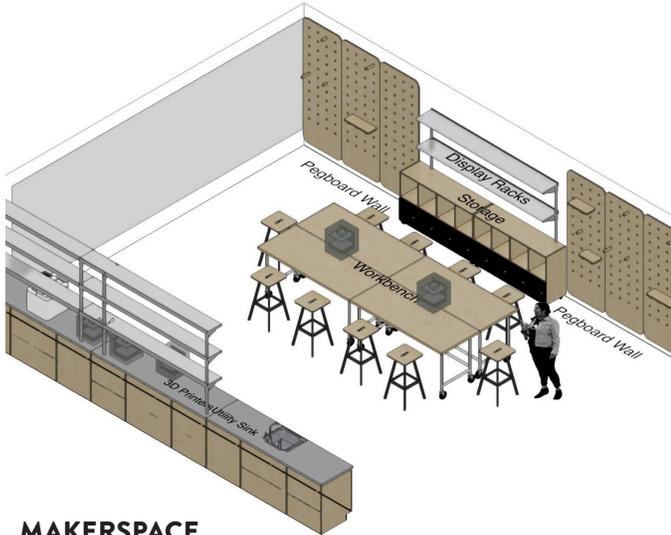
- Provide greatest visibility at locations central to residents' daily lives
- Integrate cultural references as a way of promoting belonging
- Acknowledge that patrons vary and require a variety of learning opportunities through both physical and digital resources
- Provide a variety of space and seating types that encourage interaction, collaboration, and patron-directed activities
- Encourage community use through shared-space programming
- Empower patrons through a welcoming environment
- Integrates environmentally sound and sustainable materials
- Enhances the patron experience by providing both daylight access, spatial accommodation and access to the latest technologies.



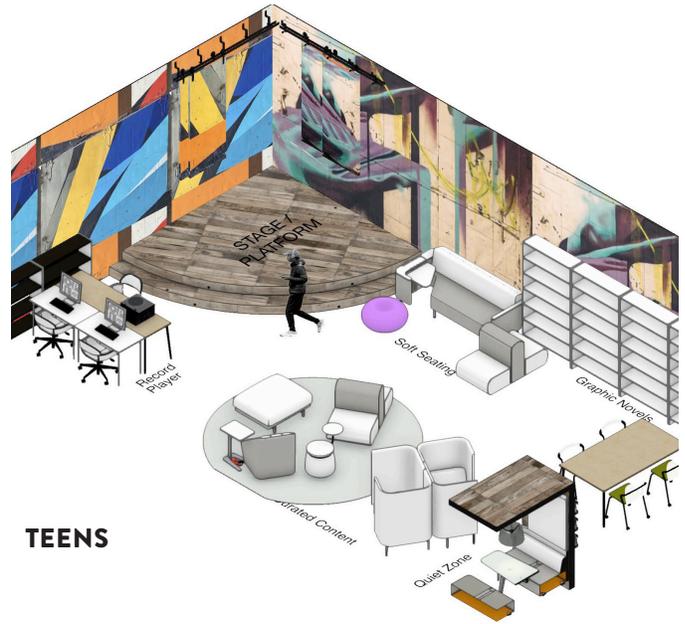
CHILDREN

BRING BACK OUR LIBRARY!

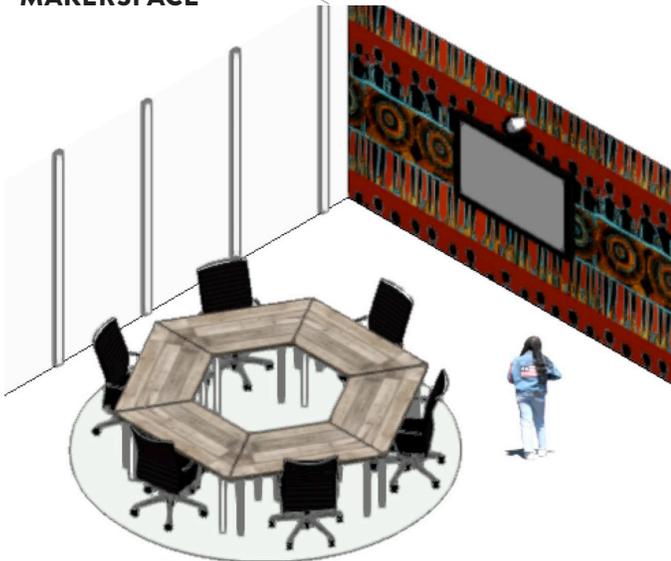
RESILIENT Neighborhoods start with KNOWLEDGE



MAKERSPACE



TEENS



MEETING ROOMS

DIGITAL ACCESS



COMMUNITY ROOM



SEATING OPTIONS

BRING BACK OUR LIBRARY OUR COMMUNITY CENTER



HOOVER BRANCH LIBRARY FEASIBILITY STUDY TEAM

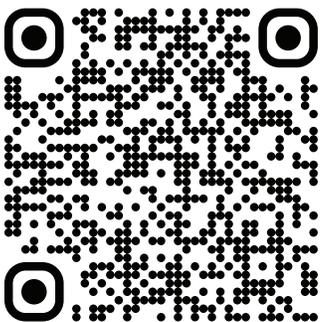
Architect
blinkLAB architecture

Community Engagement
RBA Creative
Jeremiah Tolbert Architects

Storytelling for Urban Planning
SFUFF

Economic and Funding Analysis
Land Econ Group

Cost Estimating
MACK5



With the completion of this feasibility study, the City of Oakland is positioned to advance the project once a site and necessary funding are secured. Future success of this project will greatly benefit from the public's advocacy. If you would like to become a supporter of the Hoover Branch Library, please reach out to Friends of the Hoover Durant Public Library (FoHDPL) at <https://www.fohdpl.org>.