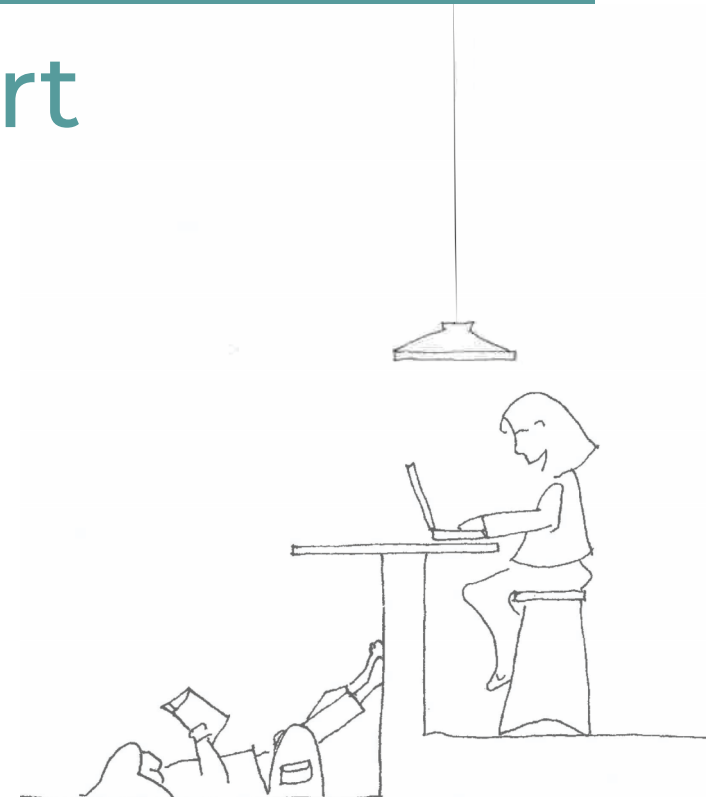




San Juan Island Library Assessment Report

Report prepared by Fivedot Architects for the San Juan Island Library
Spring Street Site.

August 12th, 2025



- People space -needed

Gathering Space
Comfortable Circulation
Collaboration Space
Variety of sitting / reading / work atmospheres

- Building was not built for a library. Trying to conform into a building that was never intended to be a library.
- Building lacks the infrastructure to support latest and future technologies.
- Deep desire to expand your community services to accommodate current and future users.
- Deep desire to replicate the welcoming and cozy atmosphere.
- Take advantage of the unique assets of San Juan Island.

Q: What do the options look like for growth and what lessons can we learn from other similar libraries?

Surrounding Library Information

Library Profile (FN-1)	Name	Mount Vernon (FN-3)	Anacortes	Burlington	Orcas	La Conner
	Total number of staff (FN-2)	15	12	11	8	5
	Annual operational budget (\$)	\$1,650,000.00 (FN-4)	\$1,670,000.00 (FN-5)	\$1,208,000.00 (FN-5)	\$1,466,796.00 (FN-6)	\$430,000.00 (FN-5)
	Source of operational funding	Prop. Tax				Jr. Tax District + Swinomish
	Population in library district	65,000	18,000	10,000	6,000	5,000
Public Users Info (FN-1)	Number of cardholders	15000	11800	5000	2700 (FN-7)	2000
	Number of Annual Visits	78,500	123,200	118,000	95,600	23,750
	Approx. days open per year	312	312	312	355	312
	Typical patron visits/day	252	395	378	269	76
Space usage (sq.ft)	Total footprint	22800 Library, 9400 Commons	28,500	22,000	11,600	5,500
	Collections	80000	unknown	50000	unknown	19000 (including digital)
	Large meeting areas	1	1	1	1	1
	Small/private meeting areas	3	4	3	3	0
	Parking Public	276	87	40	36	10
	Parking staff	unknown	unknown	8	unknown	unknown
	Other	Kitchen / Maker Space			Outdoor seating / gathering	
Library Construction	Year of construction	2024	2002	2007	1992	2022
	New construction or remodel	New	New	New	Addition / remodel in 2017	New
	SqFt of expansion/New/remodel	130,000 (FN-10)	28,500	22,000	6300 Addition	5,500
	Total cost(\$)	\$60,000,000.00		\$6,900,000.00		\$3,230,000.00
	Cost/sqft	\$461.54		\$313.64		\$587.27
Funding source for improvement (\$)	Public Bond	(FN-8)	(FN-9)	(FN-8)	(FN-8)	(FN-8)
	Property taxes					
	Private donations					
	Other					

*Information presented above was obtained from public records, in person interviews, and media sources.

*Libraries have been organized from largest building size to smallest.

Footnotes

- FN-1 All Library Profile and Public Users information taken from 2023 WPLSR. (Washington Public Library Statistics Data) - links below
<https://bellingshampubliclibrary.org/wplsr-merged?> <https://www.sos.wa.gov/library/resources-libraries/library-development/publications#WASstats>
- FN-2 Total number of staff taken from 2023 WPLSR. This data does not differentiate between part time and full time staff.
- FN-3 Mt. Vernon Library Profile & Public Users information is taken from 2023, which is prior to the new library building being operational in 2024.
- FN-4 Mt. Vernon budget was taken from 2023 WPLSR, prior to new library building, which opened in 2024. Operating budget seems low compared to number of staff.
- FN-5 Operating budget taken from 2023 WPLSR.
- FN-6 Orcas operating budget taken from 2024 budget report. Therefore, it is higher than other libraries whos annual budgets are from 2023.
- FN-7 Orcas cardholders dropped from 6,000 to 2,700 over the course of 2 years. It is speculated that this may be due to a "purge" of inactive users.
- FN-8 See Funding Summary, which is a separate document included in this transmittal.
- FN-9 Information on Anacortes funding was not easily available, so it has not been included in this submission.
- FN-10 Square footage includes 3 levels of parking above library (project was completed in collaboration with WSDOT). Actual library square footage = 34,500.

Building Size Graphic Diagrams

12,000 SF



13,000 SF



15,000 SF



18,000 SF



Legend

-  Base Building (See Note 1)
-  Minimum Expansion
Recommendations by Fivedot
-  New program



Note:

Existing base building size does not include unfinished basement area or second floor ad-hoc work space.

Base Building



Minimum Expansion



- Expanded Youth Services
(Early Learning Program, Play Space,
Tween Space)
- Building Circulation (Approx. 10%)
- Expanded Staff Space
- Small Meeting / Study Rooms /
Designated Quiet Areas
- Reading Nooks / Computer Bar
- Collections Expansion (Approx. 10%)
- Storage
- 24-Hour Lobby Access for Holds,
Pickups, and Printing

Base Building



Minimum Expansion



- Expanded Youth Services (Early Learning Program, Play Space, Tween Space)
- Building Circulation (Approx. 10%)
- Expanded Staff Space
- Small Meeting / Study Rooms / Designated Quiet Areas
- Reading Nooks / Computer Bar
- Collections Expansion (Approx. 10%)
- Storage
- 24-Hour Lobby Access for Holds, Pickups, and Printing

New Program



- Designated Learning / Maker Lab

Base Building



Minimum Expansion



- Expanded Youth Services (Early Learning Program, Play Space, Tween Space)
- Building Circulation (Approx. 10%)
- Expanded Staff Space
- Small Meeting / Study Rooms / Designated Quiet Areas
- Reading Nooks / Computer Bar
- Collections Expansion (Approx. 10%)
- Storage
- 24-Hour Lobby Access for Holds, Pickups, and Printing

New Program



- Designated Learning / Maker Lab
- Demo Kitchen / Library Cafe
- All-Ages Recording Space

Base Building



Minimum Expansion



- Expanded Youth Services (Early Learning Program, Play Space, Tween Space)
- Building Circulation (Approx. 10%)
- Expanded Staff Space
- Small Meeting / Study Rooms / Designated Quiet Areas
- Reading Nooks / Computer Bar
- Collections Expansion (Approx. 10%)
- Storage
- 24-Hour Lobby Access for Holds, Pickups, and Printing

New Program



- Designated Learning / Maker Lab
- Demo Kitchen / Library Cafe
- All-Ages Recording Space
- Larger Program / Community Room
- Large Equipment Storage

Base Building SF Breakdowns



950 SF **Entry / Lobby / Display Area**

150 SF **Restrooms**

330 SF **Building Circulation**

1,420 SF **Staff Space**

1,250 SF **Reading & Sitting Spaces**

Stack Spaces:
1,800 SF **Adult Collections**
500 SF **Young Adults Collection**
1,000 SF **Children's Collection**
350 SF **Periodicals Collection**

250 SF **Storage**

*Note that storage only includes storage at the main level of the library. (Upstairs and basement storage not included in calculation.)

12,000 SF - Breakdown of Spaces

Base Building



Minimum Expansion



970 SF	Expanded Youth Services (Early Learning Program, Play Space, Designated Tween Space (970 SF))
820 SF	Building Circulation (Approx. 10%) Wider Aisles Open Building Circulation
700 SF	Expanded Staff Space Staff Office 1 (150 SF) Staff Office 2 (150 SF) Staff Conference Room (400 SF)
460 SF	Meeting Rooms Study Room 1 (60SF) - 2-4 people Group Room 3 (400 SF) - 15-20 people (similar to Orcas Library)
540 SF	Reading Nooks / Computer Bar 12 Computer Stations (540 SF)
370 SF	Collections Expansion (Approx. 10%) Adult Collection: (186 SF) Young Adult / Teens Collection (50 SF) Children's Collection (100 SF) Periodicals Collection (34 SF)
350 SF	Storage

 = New square footage

Note:
Square footages on pages 10-13 are estimates based on
comparable library spaces. Actual space requirements
are likely to change during the design process.

13,000 SF - Breakdown of Spaces

Base Building



Mimimum Expansion



970 SF	Expanded Youth Services (Early Learning Program, Play Space, Designated Tween Space (970 SF))
820 SF	Building Circulation (Approx. 10%) Wider Aisles Open Building Circulation
700 SF	Expanded Staff Space Staff Office 1 (150 SF) Staff Office 2 (150 SF) Staff Conference Room (400 SF)
460 SF	Meeting Rooms Study Room 1 (60SF) - 2-4 people Group Room 3 (400 SF) - 15-20 people (similar to Orcas Library)
540 SF	Reading Nooks / Computer Bar 12 Computer Stations (540 SF)
370 SF	Collections Expansion (Approx. 10%) Adult Collection: (186 SF) Young Adult / Teens Collection (50 SF) Children's Collection (100 SF) Periodicals Collection (34 SF)
540 SF	Storage Additional Storage (190 SF)

New Program



600 SF **Designated Maker Space**

 = New square footage
 = New program

15,000 SF - Breakdown of Spaces

Base Building



Mimimum Expansion



970 SF

Expanded Youth Services
(Early Learning Program, Play Space,
Designated Tween Space (970 SF))

1,020 SF

Building Circulation (Approx. 10%)
Wider Aisles
Open Building Circulation
Additional Circulation (200 SF)

950 SF

Expanded Staff Space
Staff Office 1 (150 SF)
Staff Office 2 (150 SF)
Staff Conference Room (400 SF)
Additional Staff Space (250 SF)

560 SF

Meeting Rooms
Study Room 1 (60SF) - 2-4 people
Study Room 2 (100 SF) - 6 people
Group Room 3 (400 SF) - 15-20
people (similar to Orcas Library)

540 SF

Reading Nooks / Computer Bar
12 Computer Stations (540 SF)

610 SF

Collections Expansion (Approx. 10%)
Adult Collection: (186 SF)
Young Adult / Teens Collection (50 SF)
Children's Collection (100 SF)
Periodicals Collection (34 SF)
Additional Collection Expansion (240 SF)

540 SF

Storage
Additional Storage (190 SF)

New Program



600 SF

Designated Maker Space

800 SF

Demo Kitchen / Library Cafe

410 SF

All Ages Recording Studio

 = New square footage

 = New program

18,000 SF - Breakdown of Spaces

Base Building



Mimimum Expansion



970 SF	Expanded Youth Services (Early Learning Program, Play Space, Designated Tween Space (970 SF))
1,270 SF	Building Circulation (Approx. 10%) Wider Aisles Open Building Circulation Additional Circulation (450 SF)
1,200 SF	Expanded Staff Space Staff Office 1 (150 SF) Staff Office 2 (150 SF) Staff Conference Room (400 SF) Additional Staff Space (500 SF)
620 SF	Meeting Rooms Study Room 1a (60SF) - 2-4 people Study Room 1b(60 SF) - 2-4 people Study Room 2 (100 SF) - 6 people Group Room 3 (400 SF) - 15-20 people (similar to Orcas Library)
810 SF	Reading Nooks / Computer Bar 12 Computer Stations (540 SF) 6 Additional Stations (270 SF)
610 SF	Collections Expansion (Approx. 10%) Adult Collection: (186 SF) Young Adult / Teens Collection (50 SF) Children's Collection (100 SF) Periodicals Collection (34 SF) Additional Collection Expansion (240 SF)
1,000 SF	Storage Additional Storage (460 SF)

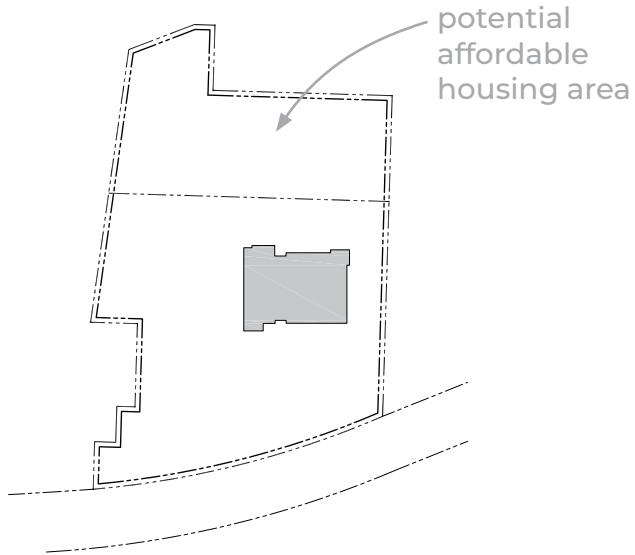
New Program



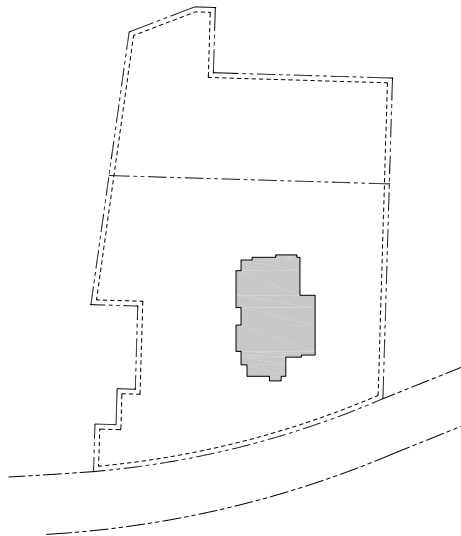
600 SF	Designated Maker Space
800 SF	Demo Kitchen / Library Cafe
410 SF	All Ages Recording Studio
840 SF	Community Room (Similar to Burlington Library)
870 SF	Large Equipment Storage

 = New square footage
 = New program

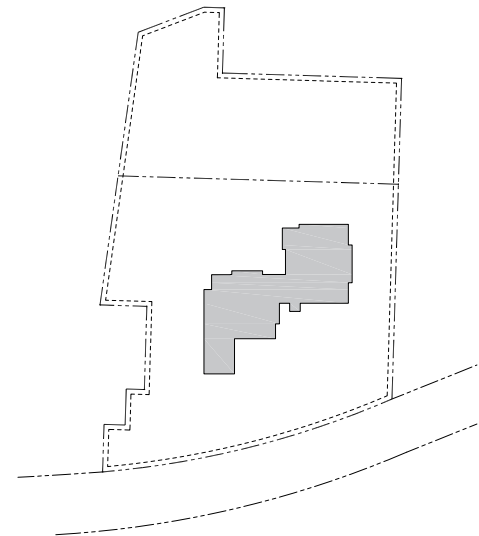
Site Plans



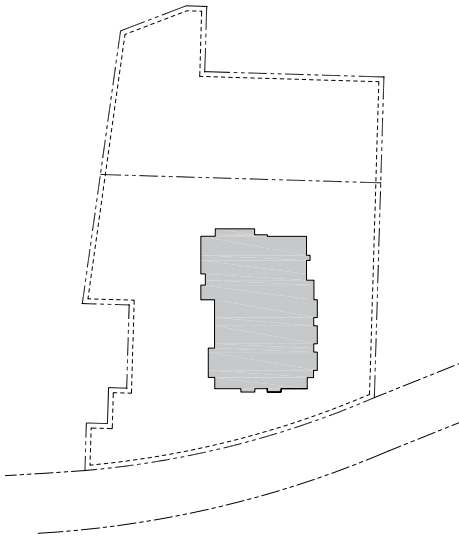
LaConner 7,954 SF



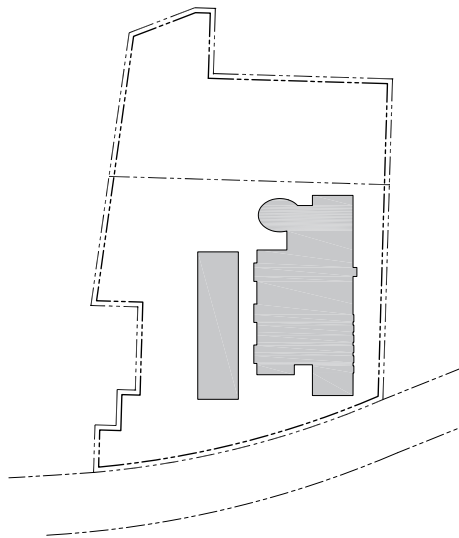
SJIL 8,284 SF



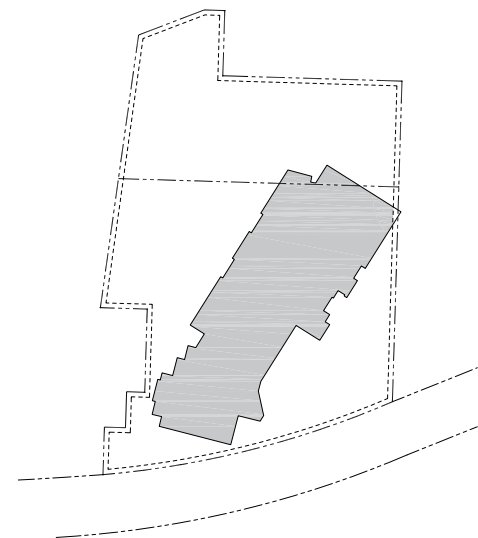
Orcas 11,687 SF



Burlington 16,993 SF

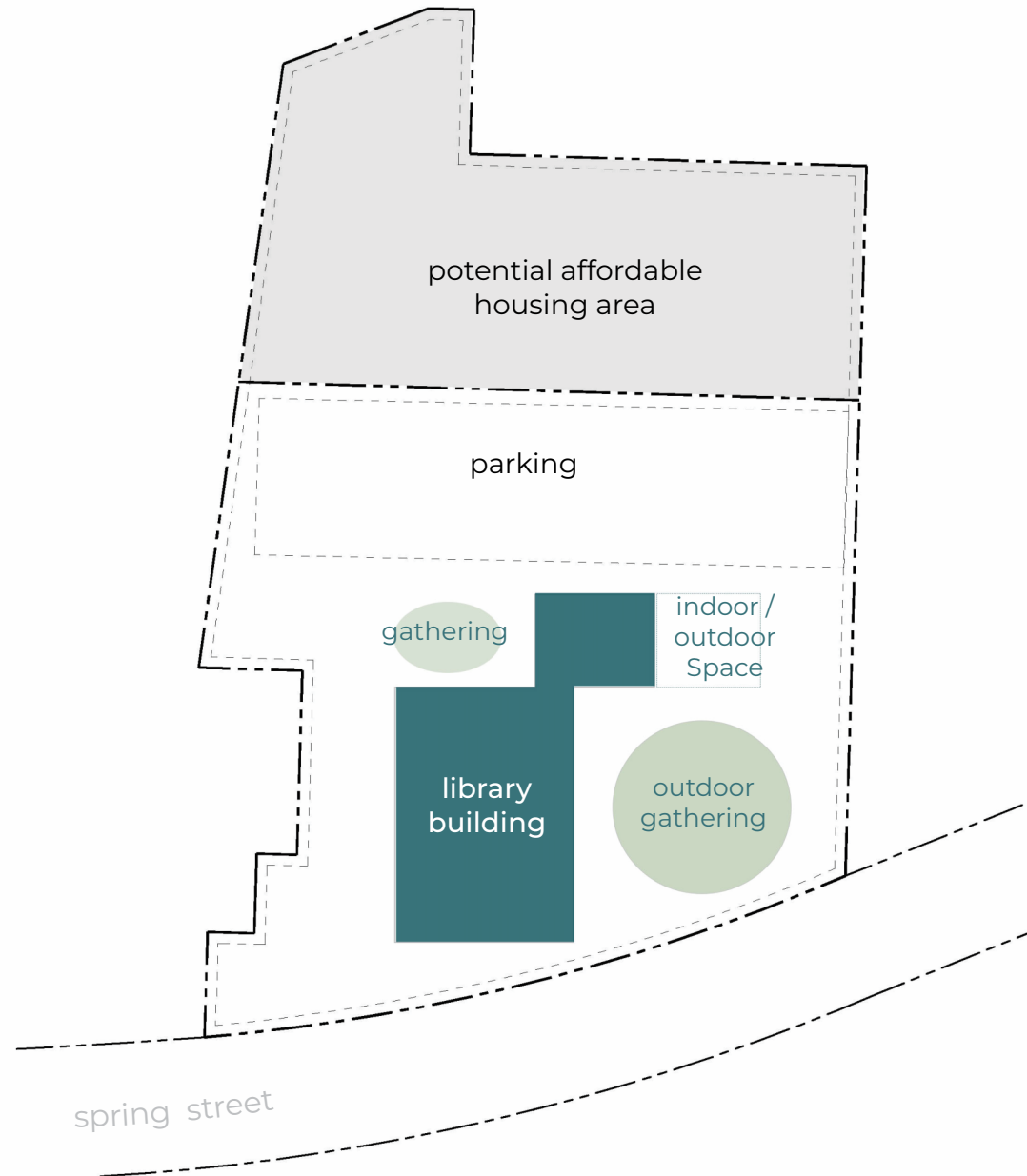


Anacortes 17,763 + level 2 SF

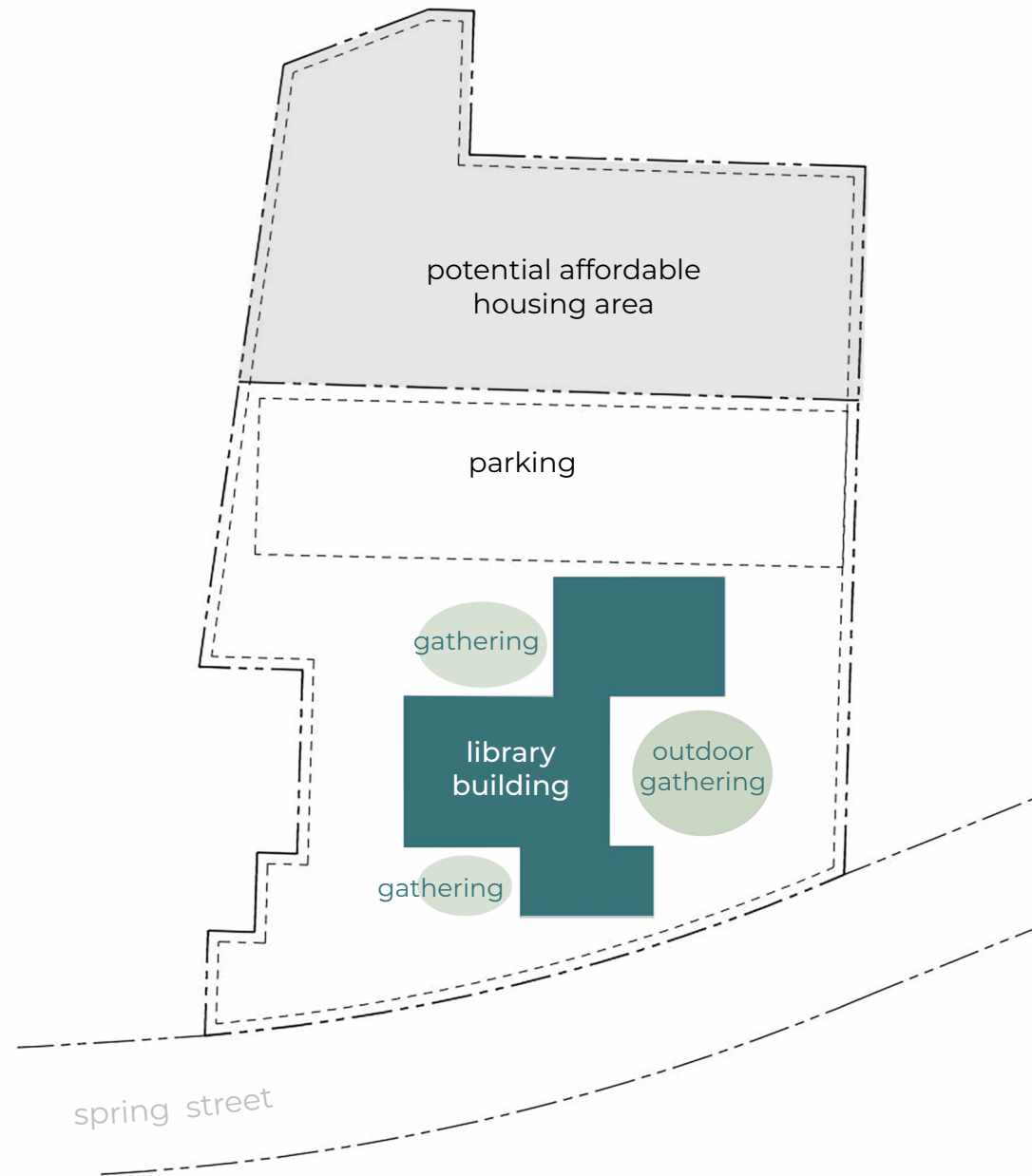


Mount Vernon 30,944 SF

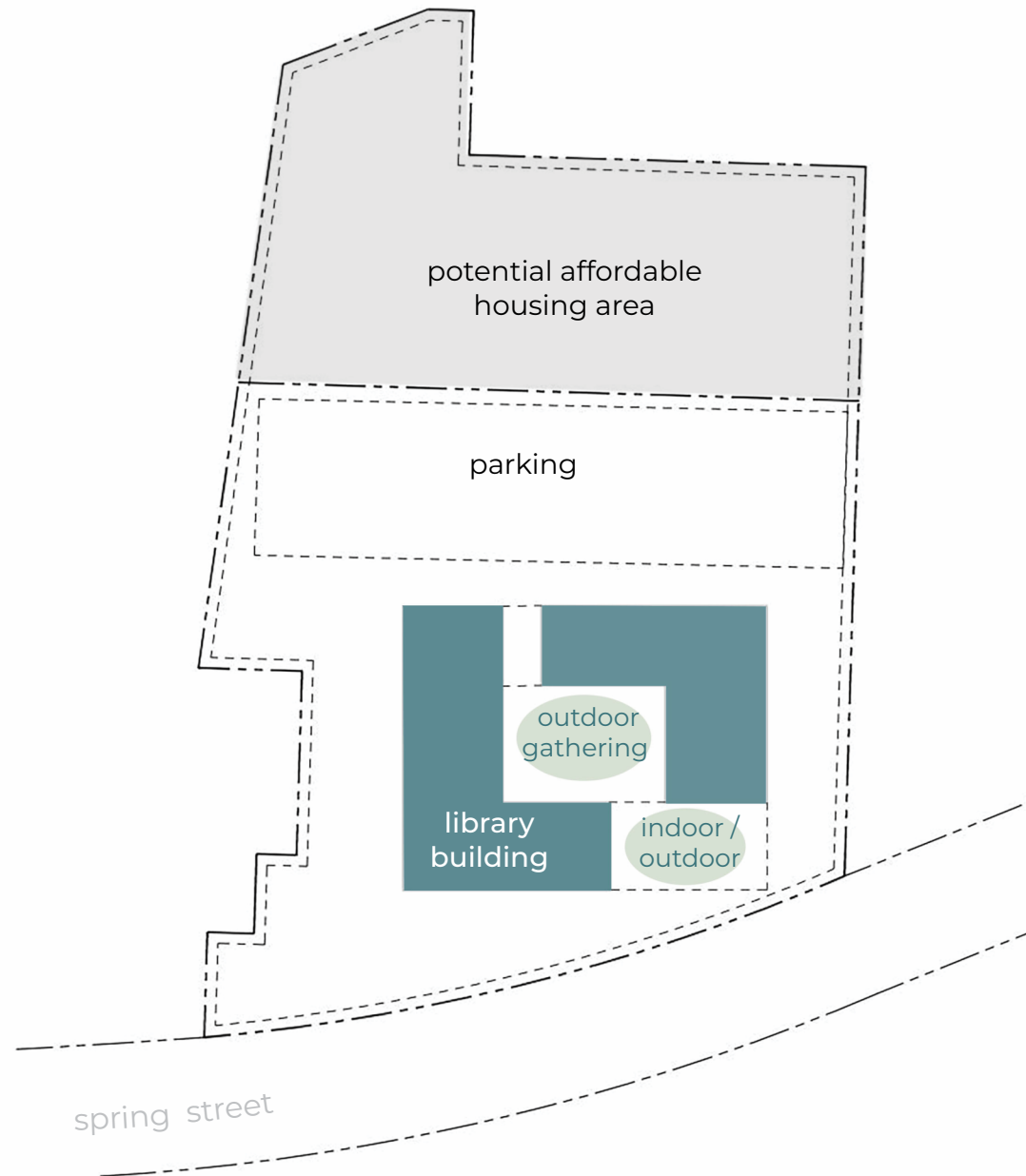
12,000 SF - Site Plan Envisioning



13,000 SF - Site Plan Envisioning



15,000 SF - Site Plan Envisioning



18,000 SF - Site Plan Envisioning



1. The information in this document was acquired over multiple months from a variety of resources. These included the following:

- San Juan Island Library staff and facility engagement on June 25th, 2025\
- Documents provided by San Juan Island Library staff and board
- Previous site and facility studies
- Site visits & observations to surrounding libraries
- Online sources including 2023 Washington Public Library Statistics Data, municipal budget reports, newspaper articles.

2. Square footages provided in this report are estimates based on comparable library spaces. Actual space requirements are likely to change during the design process.