



Board of Library Trustees

City of Arts & Innovation

TO: BOARD OF LIBRARY TRUSTEES

DATE: AUGUST 24, 2015

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: MAIN LIBRARY PROJECT

ISSUE:

The issue before the Board of Library Trustees is an update on the Main Library project.

RECOMMENDATION:

That the Board of Library Trustees:

1. Select site number 3, 4019 Mission Inn Avenue, as the alternative location for the future Main Library;
2. Begin the land acquisition process for 4019 Mission Inn Avenue;
3. Form an ad hoc committee for preliminary interior design planning and review;
4. Request the City Council direct the City Manager to determine funding options; and
5. Direct the Library Director to proceed with the Main Library project and return in one month with a site massing report and an update on steps to complete the land acquisition process; and in two months with information on the design approach.

BACKGROUND:

Architects of the existing Main Library, opened in 1965, designed a building that was contemporary, flexible and functional. The building and ensuing operations were progressive for their time. Fifty years later, function is impacted by form and technological advancements, changes in the way materials are presented to customers and stored, progressions in building codes and accessibility, enhancements in information delivery, and the collaborative manner in which customers utilize the library. This necessitates a new design that not only lends itself to these factors, but places them at the forefront.

Rehabilitation of the existing building would result in a nice renovation, but would not provide the modern library possible through construction of a new library, unrestricted by the current envelope and adjacent structures.

Building anew will allow for the optimal scenario of function dictating form rather than vice versa. The importance of function dictating form and the need to design from the inside out

cannot be overstated. Flexible, fluid library operations and the delivery of innovative library services now and in the future are dependent on functional, flexible building design that begins with current and future activity on the interior.

On June 23, 2015, the City Council directed the City Manager to move the Main Library project forward, including the study of alternative locations, enter into an agreement between the City and the Successor Agency to appropriate \$25,000 of unallocated former Redevelopment Agency bond proceeds to an account to be assigned by the Finance Department to be utilized for the continued development of Main Library design and location alternatives with a report to the City Council in four months.

Director Kennon worked with city staff to prepare a list of potential alternative locations. Considerations for viability include, but are not limited to, location in the downtown core, lot size, site acquisition costs, visibility, vehicle and pedestrian accessibility, proximity to other cultural venues, loss of existing city revenue, loss of future sale revenue, impact to future redevelopment and impact to surrounding residences and businesses.

DISCUSSION

On August 7, 2015, Director Kennon led Assistant City Manager Nguyen, Library Trustees Evans, Yonezawa and Christmas, and Riverside Public Library Foundation Chair Wahlin on a tour of prospective alternative locations. The group visited the following potential sites:

1. 3870 Main Street (Public Parking Lot No. 46; Culver Center)
This site is suitable to build a multi-story building approximately 12,000 – 15,000 per floor if parking for customers and staff is provided in the Mission Square parking garage and / or Parking Garage No. 6. ADA parking could be situated on Ninth Street across from the site in the current 20/60 minute spaces with path of travel from vehicle to sidewalk and back across the current plaza crossover on Ninth Street. Considerations include Culver Center building structural upgrades, impact to parking structures, an electricity transformer in the East/West walkway alley, and the need to provide a trash enclosure in the North/ South alley. Total site area: 0.41 acres. Approximate lot dimensions: 157' x 118'. Estimated site acquisition costs: \$500,000.
2. 3911 University Avenue (RTA existing site)
This site offers more than sufficient space for building and parking. Considerations include possible demolition and removal of existing site improvements and relocation of RTA. Estimated costs to the Successor Agency to relocate Greyhound: \$605,000. Total site area: 2.7 acres. Approximate lot dimensions: 355' x 327'. Estimated site acquisition and demolition costs: \$600,000.
3. 4019 Mission Inn Avenue (Corner of Mission Inn Avenue and Chestnut)
The site is relatively flat with no visible construction impediments. The site is suitable to build a multi-story building approximately 12,000 – 15,000 per floor. Total site area: 0.64 acres. Approximate lot dimensions: 180' x 160'. Estimated site acquisition costs: \$300,000.
4. No address (Public Parking Lot No. 33; Convention Center)
The site is large with no visible obstructions to build a multi-story building with plenty of on-site parking. Total site area: 4.6 acres. Approximate lot dimensions: 1,384' x 256'.

Estimated acquisition costs: \$0, however loss of potential sale revenue, existing parking, and future redevelopment.

Following the tour, review and discussion of viability considerations commenced.

While Site 1 offers proximity to City Hall and cultural venues, concerns include the lack of street visibility, impacted viewsheds for customers, the potential negative impact on adjacent parking structures, the impact library programming crowds could have on neighboring businesses, and the site dictating form rather than function dictating form.

In addition to its proximity to the new Riverside Community College development, Site 2 offers a sizeable lot for building and parking. Concerns include high acquisition costs, costs for any needed demolition, removal and clean up, poor pedestrian accessibility, visibility impacts from adjacent high-rise buildings, and loss of potential future revenue and development.

Site 4 offers low acquisition costs and a sizeable lot for building and parking. Concerns include potential perceived disconnectedness from other cultural venues, visibility impacts from the Convention Center and future development, and loss of parking, potential future revenue and development.

Concurrence centered on Site 3, 4019 Mission Inn Avenue. Fronting Mission Inn Avenue, this buildable site offers high visibility and the opportunity to better define the gateway into the city traveling southeast on Mission Inn Avenue. Additional positives include vehicular and pedestrian accessibility, proximity to cultural venues and the new Riverside Community College development, unobstructed viewsheds, low acquisition costs, and significantly higher population density within one, three, and five mile radius of Site 3 as opposed to the existing location.

1 mile radius			
4019 Market St		3581 Mission Inn Ave	
2015	2018	2015	2018
16,146	16,966	8,483	8,922
3 mile radius			
2015	2018	2015	2018
115,514	121,264	60,352	63,113
5 mile radius			
2015	2018	2015	2018
245,944	257,570	176,700	184,072

It is therefore recommended that the Board of Library Trustees approve the staff recommendation of 4019 Mission Avenue to optimize this once in a multi-generational opportunity to realize a new Main Library.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by: Tonya Kennon, Library Director

Approved by: Alexander T. Nguyen, Assistant City Manager