



Eastside Library Project Update

Library Department

Board of Library Trustees
September 25, 2017

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Why build a new library?

- Undersized at 10,816 square feet
- Not designed for delivery of optimal library services; all functions such as quiet reading, youth programming, and computer use, take place in one large room.
- No community room for training, programs, meetings, and events.
- The Jesus S. Duran Eastside Library is the only city library location that is not a city owned property.
- Current lease agreement is due to expire on October 1, 2019.
- Cost to lease the space increases annually.



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Why build a new library?

\$15,515 Current monthly base lease payment

+

\$4,326 Common Area Maintenance (CAM) costs

= **\$19,841** per month (\$238,092 annually)

What is CAM?

- Electricity and Water utilities
- Exterior plumbing
- Fire sprinkler maintenance
- Landscape maintenance
- Parking lot maintenance
- Property Taxes
- Roofing repair
- Security Services
- Etc.



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Why build a new library?



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Why build a new library?



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Why build a larger library?

1. The Jesus S. Duran Eastside Library is Riverside's 3rd busiest location
2. Approximately 111,406 visitors annually
3. Community members borrow over 74,000 items each year
4. Additional space is needed for many reasons. Examples include:
 - Adult literacy tutoring
 - Community Room for library and community use
 - Innovation equipment and use
 - Programs for children and adults
 - Space for quiet reading and study
 - Technology skills training



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Where is the new Duran SPC. Jesus S. Duran Library going to be built?

Central Avenue & Sycamore Canyon Boulevard

- Owner: Lee & Associates
- Purchase Price: \$5,500,000
- Lot Size: 9.77 Acres
- Site Improvements: None
- Cross Street(s): Central Avenue & Sycamore Canyon Boulevard
- Street Frontage: Yes
- Corner: Yes
- Utilities: Unknown



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Where is the new Duran SPC. Jesus S. Duran Library going to be built?

2040 Mt. Baldy Drive

- Owner: Lee & Associates
- Purchase Price: \$980,100
- Lot Size: 2.5 Acres
- Site Improvements: None
- Cross Street(s): E. Alessandro Blvd near Sycamore Canyon Blvd
- Street Frontage: No; Cul-de-sac
- Corner: No
- Utilities: Unknown



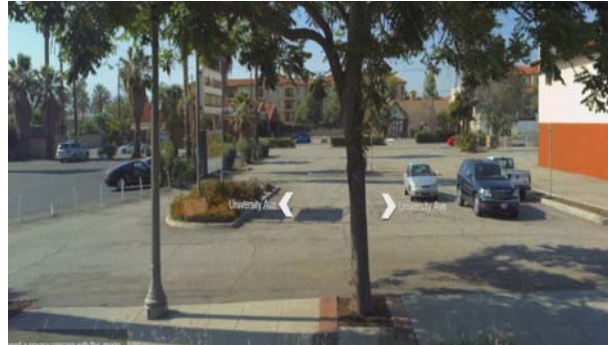
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Where is the new Duran SPC. Jesus S. Duran Library going to be built?

**1329 University Avenue
(Cask and Cleaver & Tremors)**

- Owner: AIP Commercial Brokerage
- Purchase Price: \$3,000,000
- Lot Size: 2.26 Acres
- Site Improvements: None
- Cross Street(s): University Avenue and Iowa Avenue
- Street Frontage: No
- Corner: No
- Utilities: Yes



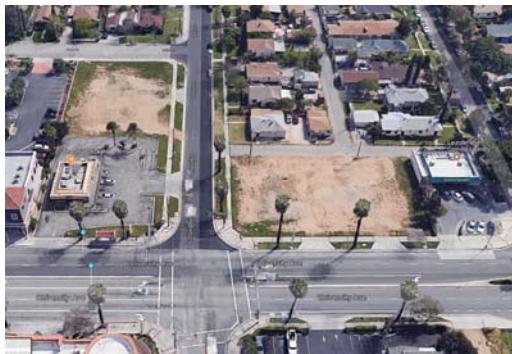
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WHERE IS THE NEW DURAN EASTSIDE LIBRARY GOING TO BE BUILT?

1910 University & 3870 Ottawa Avenue

- Owner: City of Riverside Successor Agency
- Purchase Price: ≈\$565,000
- Lot Size: Approximately 37,460sf total (20,908sf & 16,552sf)
- Site Improvements: None
- Cross Street(s): University Avenue and Ninth Street
- Street Frontage: Yes
- Corner: Yes
- Utilities: Yes



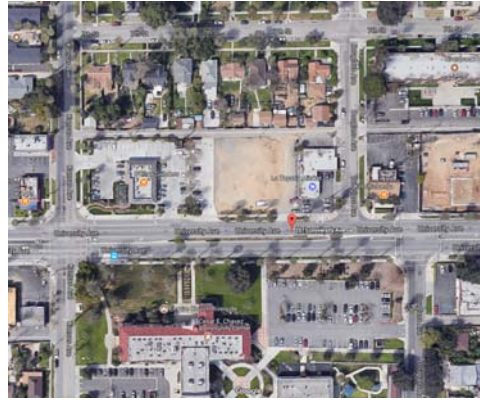
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Where is the new Duran SPC. Jesus S. Duran Library going to be built?

2015 – 2039 University Avenue

- Owner: City of Riverside Successor Agency
- Purchase Price: Subject to fair market value
- Lot Size: Approximately 29,000sf
- Site Improvements: None.
- Cross Street(s): Kansas Avenue & Douglass Avenue
- Street Frontage: Yes
- Corner: No
- Utilities: Yes



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Where is the new Duran SPC. Jesus S. Duran Library going to be built?

2731 – 2871 University Avenue

- Owner: City of Riverside Successor Agency
- Purchase Price: \$1,276,000 (all parcels)
- Lot Size: Approximately 1.9 acres
- Site Improvements: None.
- Cross Street(s): Park Avenue and Comer Avenue
- Street Frontage: Yes
- Corner: Yes
- Utilities: Yes



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COMMUNITY MEETING FEEDBACK



Friday, August 11, 2017

5:30 P.M.

Ameal Moore Nature Center

400 Central Avenue

Riverside, CA 92507

Thursday, September 7, 2017

5:30 P.M.

Cesar Chavez Community Center

2060 University Avenue

Riverside, CA 92507



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DURAN EASTSIDE LIBRARY PROJECT TIMELINE

1. January 23, 2017, the Board of Library Trustees received an update on the Jesus S. Duran Eastside Library Lease.
2. May 16, 2017, the City Council approved \$100,000 in Measure Z funding to support a community outreach project to find a replacement site for the Jesus S. Duran Eastside Library.
3. July 24, 2017, the Board of Library Trustees received an update on potential location and the community outreach process for a new Jesus S. Duran Eastside Library.
4. August 11, 2017 at 5:30 p.m. Community meeting at Ameal Moore Nature Center.
5. September 7, 2017 at 5:30 p.m. Community meeting at Cesar Chavez Center.
6. September 25, 2017, the Board of Library Trustees receives an update to include community feedback and the staff recommendation. The Board of Library Trustees may vote to recommend a project location to the City Council for their consideration.
7. October 2017, tentative date for the City Council to receive an update to include community feedback, the staff recommendation and the Board of Library Trustees recommendation.



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RECOMMENDATIONS

That the Board of Library Trustees:

1. Receive the update of the community outreach feedback; and
2. Recommend a project location to the City Council for their consideration.

