

Attachment 7

Fact Sheet: Proposed New Main Library

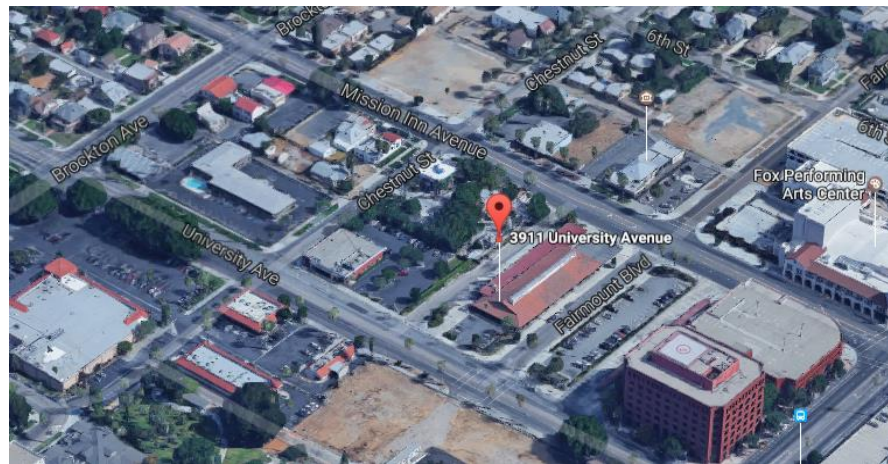
Brief History of Existing Facility

Built in 1965, the Main Library has served the community for more than 50 years. Advancements in library services and technology coupled with the needs of end users and the facility's lack of transparency render it no longer functional for the purpose of operating a modern library or a library of the future. Since October 2006, several proposals on expanding, modernizing or moving the Main Library have been considered. In early 2016, the City Council unanimously approved 3911 University Avenue as the site of a new Main Library. Staff expects to return to City Council in April 2017 with a proposed contract for architectural/development of the new facility.

(Current facility from Mission Inn Ave)



Current facility from Lemon St.)



(City Council approved site)

Attachment 7

Fact Sheet: Proposed New Main Library

Proposed New Facility

Leading library futurists agree the library of the future will be more about services, engaging with the space and the people in it, and less about checking items out and leaving the space to use them. The future library is about creation, innovation, hand-on learning and discovery, collaboration and community gathering. Planning flexible spaces will ensure the community has the library it deserves, a library that can evolve alongside change. The existing facility, while a Riverside cultural resource, requires significant adaptive reuse, and were such an endeavor undertaken, still would not incorporate the attributes of modern libraries. Achieving a state-of-the-art Main Library is more readily accomplished by investing public financial resources in new construction.

Estimated Cost:

\$30 million, including \$2-3 million in architectural/development costs.

Proposed Timeline:

Assuming funding in FY 2018/19, the proposed timeline is:

Design – 12 months

Construction – 18 months

Total – 30 months or 2 ½ years

Ongoing Maintenance:

Standard industry benchmarks for maintenance costs for the proposed new Main Library are approximately \$1.75 to \$2.50 per square foot per year. The annual maintenance cost for the proposed 45,000 square foot Main Library would be approximately \$78,750 to \$112,500.

Bottom Line:

Public discussion on the City's Main Library has been thorough. With City Council direction received in February 2016 and an architectural/development agreement coming to the City Council in April 2017, the source of funding remains the last major piece to move this item forward.

Attachments:

- [Exhibit 1](#): Updated Timeline of City Council and Public Discussion on Main Library
- [Exhibit 2](#): City Council Staff Report and Presentation - February 23, 2016

Exhibit 1

Summary of Main Library Project Timeline

October 2006: City Council includes a Main Library expansion in the Riverside Renaissance Plan.

April 2007: City Council hires Pfeiffer Architects to prepare a 29,000 to 40,000 expansion for the Main Library that includes an exhibit hall.

September 2007: A plan for a joint Main Library/Museum expansion is presented.

January 2008: City Council receives community comment in support of two separate projects for the future needs of the Museum and Main Library.

March 2008: City convenes a Blue Ribbon Task Force to review the issue.

June 2008: Arlington Library Renovation and Expansion (4,000 sq. ft. to 13,000 sq. ft.)

August 2008: City Council accepts Task Force recommendations for a major expansion of the Main Library on the current site based on a size recommended by the Board of Trustees.

October 2008: Orange Terrace Library Opening (13,640 sq. ft.)

March 2009: City Council approves a 100,000 square foot new Main Library as part of a plan for Arts and Culture Facilities Enhancement.

November 2010: Arlanza Library Opening (10,000 sq. ft.)

May 2011: Marcy Library Relocation and Expansion (4,000 sq. ft. to 9,000 sq. ft.)

February 14, 2012: City Council workshop on the Downtown Library to receive EIR update, project cost estimates for a new 100,000 sq. ft. library, a rehabilitated 60,000 sq. ft. library, and related library statistics.

February 28, 2012: City Council cancels Environmental Impact Report receives report on Downtown Library community outreach plan for exterior design development, the creation of a key stakeholders group, the creation of a financing team, and a revised scope of work for Pfeiffer Partners Architects.

March 21, 26, and 29, 2012: Community meetings and community engagement via City website.

March 28, 2012: City Historic Preservation Officer meets with Historic preservation groups.

April 12, 2012: Workshop with Pfeiffer, Trustees, and Stakeholders to review community comment and provide direction to Pfeiffer for design development.

June 14, 18, and 20, 2012: Community meetings and community engagement via City website to receive feedback on four design options. Transcript of comments received provided to Pfeiffer, Trustees and stakeholders for their review and consideration.

June 18, 2012: City Historic Preservation Officer meets with Historic preservation groups to receive feedback on four design options. Transcript of comments received provided to Pfeiffer, Trustees and stakeholders for their review and consideration.

August 13, 2012: Trustees and key stakeholders recommend options 1 and 5, with a preference for option 5, to City Council. The two main areas of consensus were to preserve the exterior to the extent possible while adding natural light and focusing the majority of the funding on the interior.

September 25, 2012: City Council unanimously agrees to proceed with option 5 and directs staff to bring back an alternative to include (a) maintaining current location of elevator and stairway; (b) reducing or eliminating the number of windows; (c) use of skylights; (d) analysis of public use for front of Library; (e) access to roof for public use; and (f) evaluating impact of elevator access on roof line relative to adjacent buildings.

June 11, 2013: City Council receives a workshop on the Main Library and following discussion, 1) received the report on the environmental review, exterior design, cost estimate, and proposed financing options; (2) approved the concept design, a) removing the skylights and roof development, (b) requesting that windows be bid as an optional add- on, (c) including a significant redesign of the front plaza area, (d) reusing existing interior materials to the extent possible, and (e) including up to \$100,000 for exterior elevations and interior design drawings in next year' s budget to include exterior renderings with and without windows.

December 9, 2014: City Council receives an update on the Main Library and following discussion, 1) received the update on the exterior, interior and plaza designs, cost estimate, and proposed financing options for the Main Library Rehabilitation located at 3581 Mission Inn Avenue; (2) approved the Main Library concept designs; and (3) directed the City Manager to include discussion of Library funding during the mid-year budget review and hold a workshop to discuss overall funding at a future meeting.

June 23, 2015: City Council requests additional funding be allocated to the Main Library project in order to continue moving forward the design process, including the study of alternative locations.

September 14 and 21, 2015: Community meetings held to receive feedback on prospective alternative locations.

December 14, 2015: Board of Library Trustees votes unanimously to recommend the current building be committed to a public, cultural reuse, the Main Library be relocated, and staff provide additional information on alternative locations.

January 25, 2016: Board of Library Trustees votes 5 Ayes/3 Noes/1 absent to recommend 3911 University Avenue or a portion as the location for the new Main Library.

February 2016: City Council unanimously selected 3911 University Avenue as the site for the new Main Library.

June 2016: A Request for Qualifications (RFQ) was issued for statements of qualification for the development of the new Main Library. An addendum was subsequently issued with submissions due August 5, 2017. The twenty-one responses were scored by a selection committee composed of staff and community members.

November 2016: A Request for Proposals (RFP) was issued to the top eight firms with submissions due November 28, 2017. The selection committee scored responses and agreed to invite the top four most qualified architectural firms to interviews.

March 2017: The top four architectural firms were interviewed. The top firm was recommended to the City Manager.

April 2017: Staff expects to return to City Council with a proposed contract for architectural/development of the new facility.



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: FEBRUARY 23, 2016**
FROM: RIVERSIDE PUBLIC LIBRARY **WARDS: ALL**
SUBJECT: ITEM 42A - MAIN LIBRARY PROJECT

ISSUE:

The issue for City Council consideration is to receive a report on the Main Library Project which pertains to committing the current library building located at 3581 Mission Inn Avenue to a cultural, public reuse; the selection of 4019 Mission Inn Avenue (at Chestnut Street) as the location for the new Main Library; and directing the City Manager to determine funding options and begin planning the new Main Library.

RECOMMENDATION:

That the City Council receive and provide direction on:

1. Committing the current library building located at 3581 Mission Inn Avenue to a cultural, public reuse;
2. Selection of 4019 Mission Inn Avenue (at Chestnut Street) as the location for the new Main Library; and
3. Directing the City Manager to determine funding options and begin planning the new Main Library.

BACKGROUND:

The Main Library Project has been a topic of community discussion and city planning for more than a decade (Attachment 1). There is broad consensus that the project move forward now. Staff recommends responsible design that focuses on the future of library services. Building anew ensures that Riverside will have a Main Library that accommodates the community of today *and* the community of tomorrow.

On June 23, 2015, the City Council directed the City Manager to move the Main Library project forward, including the study of alternate 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 and return to the City Council with recommendations.

Library staff worked with the Community and Economic Development Department to prepare a list of potential alternate locations. Considerations for viability included, but were not limited to:

1. Impact to future redevelopment

2. Impact to surrounding residences and businesses
3. Location in the downtown core
4. Loss of existing city revenue
5. Loss of future sale revenue
6. Lot size
7. Proximity to other cultural venues
8. Site acquisition costs
9. Vehicle and pedestrian accessibility
10. Visibility

As such, on August 7, 2015, staff, Board of Library Trustees (Board) members Evans, Christmas and Yonezawa and Riverside Public Library Foundation Chair Wahlin toured several prospective alternate locations, with concurrence centering on the Successor Agency-owned property located at 4019 Mission Inn Avenue.

On August 24, 2015, the Board received a presentation from Library staff regarding the proposed acquisition of 4019 Mission Inn Avenue as the new location of the future Main Library. At the meeting staff also indicated to the Board that the Community & Economic Development Department had previously conducted community meetings regarding the community's preferred use of the 4019 Mission Inn Avenue site, which was identified to be housing.

With this in mind, the Board directed staff to work with the Community & Economic Development Department to develop conceptual massing plans for two potential locations: Successor Agency-owned 4019 Mission Inn Avenue and City-owned 3911 University Avenue and to schedule meetings in which the community could provide feedback, and report back to the Board.

Community meetings were held on September 14 and 21, 2015, to receive public comment on the Main Library Project. Some attendees focused on the importance of the future of library services regardless of the location. The majority consensus was against leaving the current building, primarily due to its location and history of being there. However, rehabilitation of the existing building will not provide a modern library as would be possible through construction of a new Main Library, unrestricted by the current building and its requirements. To provide this context visually, special meetings of the Board were held on November 13 and 17, 2015, for tours of the Main Library, to get a first-hand account of the building's deficiencies.

On December 14, 2015, the Board received a presentation from Library staff regarding limitations of the current building, changes in library operations since the building opening in 1964, the future of library services and building needs necessary to accommodate superior service. After discussion, the Board voted on each of the recommendations separately. The recommendations are listed below:

Recommendation No. 1: Approve receipt of the report was unanimous.

Recommendation No. 2: Recommend that the City Council direct the City Manager to move the Main Library and commit the current Main Library location at 3581 Mission Inn Avenue to a cultural, public reuse was unanimous.

Recommendation No. 3: Recommend that the City Council select 4019 Mission Inn Avenue as the alternative location for the future Main Library was amended to include that the City Council direct staff look in more detail at 4019 Mission Inn Avenue, 3911 University Avenue, the Northwest Corner of University and Park Avenues, and other potential alternative sites and return to the Board of Library Trustees was unanimous.

Recommendation No. 4: Recommend that the City Council direct the City Manager to determine funding options and begin planning the future Main Library was unanimous.

On January 25, 2016, the Board received a presentation from Library staff regarding twelve potential alternative locations. Considerations for viability included, but were not limited to, location, program needs, lot size, visibility, proximity to other cultural venues, loss of existing city revenue, loss of future city revenue, impact to neighborhood, vehicle and pedestrian accessibility, site acquisition costs, impact to future redevelopment, impact to existing patrons.

After community comment and discussion, the Board could not reach consensus and voted 5 Ayes, 3 Noes, with 1 absent, to recommend the 3911 University Avenue site, or a portion of the site, as the location for the new Main Library.

DISCUSSION:

The Library Board recommendation that the City Council direct the City Manager to move the Main Library and commit the current Main Library location at 3581 Mission Inn Avenue to a cultural, public reuse was unanimous.

Staff concurs with the unanimous recommendation.

Architects of the existing Main Library, which 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 stored and presented to customers, progressions in building codes and accessibility requirements, enhancements in information delivery, and the collaborative manner in which customers utilize the library beyond checking out print materials. This necessitates a new design that not only lends itself to these factors, but places them at the forefront.

The Board received community comment in support of razing the current building and building a new Main Library at the current location. However, a 2013 report (Attachment 2) completed by historic preservation firm Page & Turnbull which completed review of the rehabilitation project for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation* provided guidance for the treatment of character-defining features and significant spaces that are slated for alteration or removal in the project. The report notes that the building is a historic resource under CEQA. Removal of the building's character defining features does not comply with the Secretary's Standards and was not approved. Thus, demolition of the current building is not the staff recommendation.

Building anew will allow for the optimal scenario of function dictating form. 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.

Over the course of the decade long conversation on the Main Library Project, there have been several designs proposed for the current site – none of them coming to fruition. Meanwhile, discussion continued regarding design particulars, including what the Library should look like, building size, and parking. One decade, two Mayors, four City Managers, five Library Directors, fifteen City Councilmembers, and a host of concerned citizens later, debate continues on these same issues.

Several branch library openings and renovations occurred as the conversation continued. In 2008, Arlington Library was renovated and expanded from 4,000 square feet to 13,000 square feet; Orange Terrace Library opened in 2008 offering 13,640 square feet; Arlanza Library opened in 2010 offering 10,000 square feet; and Marcy Library was relocated and expanded from 4,200 square feet to 9,000 square feet in 2011. This represents a gain of 28,440 square feet across the city.

The staff recommendation for a new Main Library of approximately 40,000 square feet is supported by the increase in square footage gained through the addition and expansion of branch libraries coupled with advances in technology, enhancements in materials shelving solutions and the outdated design of the Main Library. Non-flexible spaces, such as the second floor Auditorium and Computer Lab, are unused and sit empty during non-program periods. Programmed for flexibility, square footage allotted to these spaces could be multi-purpose and serve additional library program needs. Further, square footage allotted to large staff spaces once needed for the hands-on processing of materials is no longer needed – the process has been automated for some time.

Most can agree that rapid shifts in technology have occurred over the past decade and that technology will continue to change, enhance and shape our lifestyles. The same is true regarding the impact technology has on the interior activity of the Library. Technology continues to transform library tools, and subsequently, the manner in which the community uses the library. Where customers once sought private rooms to hold meetings and discussions, the reverse is now the norm; customer discussions, meetings, library programs and other collaborative activities are taking place throughout the library. This transformation happened alongside the evolution of the tools within libraries; moving from quiet tools and services, such as books, microfilm, and magazines, to collaborative and interactive tools and services, such as computers and other tech devices, early learning play and discovery areas, maker and other creative spaces, and participatory programs like open mic, gaming, and career engagement.

Leading library futurists agree the library of the future will be more about services, engaging with the space and the people and tools in it, and less about checking items out and leaving the space to use them. The future library is about creation, innovation, hands-on learning and discovery, collaboration, and community gathering. Most agree that we can continue to count on change being a constant. Accordingly, planning flexible spaces will ensure the community has the library it deserves, a library that can evolve alongside change. Flexible spaces include furniture that can be easily rearranged, low height shelving on casters, and rooms that can be sectioned, shared, and easily repurposed.

The need for an enhanced Main Library is evident. Leading library architects site flexibility, open space, natural light, and views connecting interior and exterior activity among the most significant elements in future design. Staff recommend proceeding with responsible design encompassing these features. This approach gives the community the Main Library it deserves; an inviting, functional space that accommodates future library service needs.

Interior activity is further impacted by natural light and views into and out of the space. Libraries of the future are being placed curbside with large windows that invite the community in and showcase library offerings and activity to passersby. Natural light is an energizer and connector to those using the space and is crucial in providing a welcoming environment in which people want to stay and enjoy.

Following are examples of libraries that have embraced these features in their designs. The recommendation is not to simply replicate one of these libraries in Riverside. The focus is also

not on the size of the libraries. The size speaks to the needs of those respective communities, who, amongst other things, may not match the over 137,900 sq. ft. of library space across 81 sq. miles that Riverside offers in its eight library locations. The focus is on the design features. Good design based on interior function and exterior/interior connectors makes for excellent, functional, long term use.



Walnut Creek Public Library, California



Madison Public Library, Wisconsin



Lawrence Public Library, Kansas



Almere Library, Amsterdam



Gatos Public Library, California

In February 2015, the American Library Association interviewed eight winners of the 2014 International Interior Design Association/American Library Association Interior Design Award, honoring excellence in library interior design, about the future of library design and how their award-winning work reflects the constant state of evolution of libraries.

Interior designer Lenda Sturdivant of Dewberry Architects states, "Libraries of the past were very heavy in shelving and housing of materials, whereas modern libraries have made a drastic shift to being almost collection-free. The thought [behind this is] that open space allows users to access more technology, and books could be retrieved from offsite storage locations. I think libraries of the future see the need for both." Sturdivant designed the Schaumburg (IL) Township Main Library Teen Quad. Sturdivant notes the need to carefully consider the space materials collections occupy, leaving "plenty of open room for tech and social spaces, making libraries a community center for multiple activities."



The program room can be used as a meeting room, computer lab, craft room, or a secondary study area. A folding glass wall makes the space flexible.

Principal architect Lyn Rice of Rice+Lipka Architects notes, “Libraries are becoming more open and light-filled and, in turn, becoming a less formal place for groups to come together and meet.” Rice designed a space for the New York Public Library with an open floor plan and optimal sightlines in which one staff member could oversee the entire area.

Libraries of the future will be designed to allow for greater interaction between staff and customers. Customer service desks will decrease in size, be mobile in design, and be equipped with mobile technology that allows staff to move from behind the service desk and interact with customers wherever the customer is (Attachments 6 and 7).



New York Public Library Hamilton Grange Teen Center



New York Public Library Hamilton Grange Teen Center

Principal architect Joel Sanders of Joel Sanders Architect says, “The transformative impact of digital technologies on 21st-century learning environments is central to my firm’s work. Libraries are no longer single-purpose repositories of books dedicated to quiet study. They have become dynamic community hubs that function now more than ever as IT centers for students, adults, and underserved communities, including seniors and immigrants. Libraries have morphed from formal compartmentalized facilities into casual multipurpose destinations that allow a diverse range of people, alone or in groups, to engage in a variety of media-centric activities, both day and night.”

The design features noted here would be achievable at the current location, but at a premium price that is cost-prohibitive and would include the relocation of the staircase and elevators, which was not approved under the Secretary of the Interior’s Rehabilitation Standards Review.

FEATURE	CURRENT LIBRARY	FUTURE LIBRARY
Function dictating form	No	Yes
Flexible spaces	No	Yes
Flexible furnishings	Partial* (Optimal use would not be achieved without flexible space)	Yes
Curbside/Showcase	No	Yes
Natural Light	Maybe/Partial* (Maybe: Entry and 2nd Floors; No: Basement)	Yes
Optimal Sight Lines	No	Yes

Cost projections to completely rehabilitate the existing 60,000 square foot Main Library are approximately \$22 million. To achieve optimal flexibility for library operations and programming would add approximately \$5 to 10 million. This includes, but is not limited to, seismic upgrades, removal and relocation of the existing elevator shafts and two staircases, protection and repair of the precast dove panels, increased size of existing freight elevator, skylights and roof enhancements.

In summary, the current building design is outdated and allocates space for processes made obsolete by technological advances; rehabilitation of the existing Main Library to accommodate future needs is projected to exceed \$27 million; and the City has gained 28,440 square feet for library services through the addition and expansion of branch libraries since 2008. It is thus the staff recommendation to commit the current library building located at 3581 Mission Inn Avenue to another cultural, public reuse.

Alternate Location

On December 14, 2015, the Board voted unanimously to relocate the Main Library to an alternate location and commit the current Main Library location to a cultural, public reuse. On January 25, 2016, the Board recommendation for the location of the new Main Library at 3911 University Avenue site or a portion of the site was split with 5 in favor, 3 opposed, and 1 absent. Some board members expressed concern and some objected to the location proposed by staff. Board discussion included differing opinions on rehabilitating the current library building; whether the proposed location and size is suitable for the new Main Library; the ability to place adequate parking on the site; the proximity of the proposed building to the neighborhood; potential impact to privacy of neighborhood residents; and existing blight in the area.

Staff respectfully disagrees with the split recommendation.

Staff has reviewed 3911 University Avenue, located west of Market Street and between Mission Inn Avenue and University Avenue, and determined that its highest best use is a private mixed use dense development. The City will be well served with the proceeds of sale in the range of \$2.5 million to \$3.0 million and by the subsequent tax revenue generated by private development that may reach an assessed valuation in excess of \$50 million. The economic impact and job creation of such a development may offer a significant part of the necessary resources for capital improvement needs in the City including a new Main Library. Also, because the site has a Federal Transit use restriction that is not expected to be removed until the end of this year; because it has a building on it that would need to be razed; and because it will be a private development whose schedule will require several years of private party planning before construction begins, we can't start anything there for years to come.



Potential Conceptual Idea



After the initial site review process and the most recent site review directed by the Board of Library Trustees, staff recommend construction at 4019 Mission Inn Avenue. Only 0.3 miles from the current location and 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 transit, vehicle and pedestrian accessibility, proximity to cultural venues and the new Riverside Community College development, unobstructed views, Successor Agency owned with a low acquisition cost estimated to be \$300,000, and a parking count that is comparable to or higher than the current location, depending on design. Also, 4019 Mission Inn Avenue site is City-controlled. It is vacant. It is clean. It is ready to build on. We can get started right away.

Surface parking against the building would yield approximately 38 spaces, a count comparable to the unmetered number of spaces at the current library location. The 0.64 acre site can also accommodate surface parking, with the library occupying higher floors, or upper level parking, with the library occupying lower floors, yielding up to 60 spaces per parking floor.

The Miami Lincoln Parking Structure is an award-winning example of this design concept.



Miami Lincoln Parking Structure in Miami, Florida

Retail and restaurant space is located on the ground floor, fifth floor, and roof. The structure also boasts a rooftop penthouse.



Events held in the parking structure take advantage of sweeping city views and warm year-round weather. Designing with some of these design features could accommodate library customer parking, offer outdoor event space and generate revenue to enhance library programs and services while respecting the privacy of adjacent residences.

The City of Riverside's Library staff brings demonstrated experience in site selection, design, interior programming, and dedication to exemplary service. With over 20 years in professional library service, Library Director Tonya Kennon has overseen many successful library projects. A partial list includes:

1. Highgrove Public Library
2. Idyllwild Public Library
3. Mead Valley Public Library
4. Palm Desert Public Library Renovation

The Board received repeat comments from the community that the new Main Library be modeled after the Robidoux Library in Jurupa Valley. Kennon oversaw operations at the Robidoux Library while serving as Riverside County Librarian. Opened in 2011, the Robidoux Library is 40,000 square feet.

General Services Director Carl Carey brings more than 30 years of construction and leadership experience to the City. Formerly serving as the City's Capital Improvements Manager, Carey oversaw planning and construction management of numerous Renaissance projects, including:

1. State of the art Emergency Operations Center
2. Urban Search and Rescue building
3. Rehabilitation of the historic Arlington Library
4. Arlanza Library
5. Marcy Library
6. Orange Terrace Library
7. Metropolitan Museum
8. Historic Fox Theater

Additionally, Carey lead construction oversight of economic development and public use projects including:

1. Fox Entertainment Plaza
2. Downtown Fire Station
3. Municipal Auditorium rehabilitation
4. Award winning Convention Center expansion and rehabilitation

Deputy Director of Community and Economic Development Emilio Ramirez brings nearly 20 years' experience in redevelopment and property transactions that includes long range property management planning, more than 10,000 units of affordable housing, acquisition and subsequent disposition and development of blighted properties for public improvement projects including medical services campuses, assisted living, homeless shelters, hotel sites, community centers, park and recreation facilities, as well as private economic development opportunities.

Riverside has the once-in-a-lifetime opportunity to realize a new Main Library that will meet future service needs while retaining the current building for a cultural, public reuse that will strengthen the City's position as a regional leader. It is thus the staff recommendation that the project move forward with responsible design and a new Main Library be realized at 4019 Mission Inn Avenue. This approach gives the community the Main Library it deserves; an inviting, functional space that accommodates future library program needs and provides superior customer service to the residents of today and the residents of tomorrow.

The General Services Director and the Community and Economic Development Director concur with this recommendation.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by: Tonya Kennon, Library Director
Certified as to
availability of funds: Brent A. Mason, Finance Director/Treasurer
Approved by: Alexander T. Nguyen, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Summary Project Timeline
2. Secretary of the Interior's Rehabilitation Standards Review
3. Board of Library Trustees Minutes for August 24, 2015
4. Board of Library Trustees Minutes for December 14, 2015
5. Board of Library Trustees Minutes for January 25, 2016
6. New York Public Library Press Release May 7, 2015
7. New York Times May 7, 2015
8. Presentation



MAIN LIBRARY PROJECT

Library Department

City Council
February 23, 2016

RiversideCa.gov

MAIN LIBRARY PROJECT

Project Planning + Discussion =
10+ Years

1. Opened in 1965
2. No longer functional
3. Community meeting consensus to remain at current location
4. Current location will not yield cost effective modern library
5. Broad community consensus to move project forward now



RiversideCa.gov

IMPACT OF TECHNOLOGY



3

RiversideCa.gov

IMPACT OF TECHNOLOGY

Transitions:

1. Electronic information delivery
2. Shift from quiet tools to interactive tools
3. Collaborative activity
4. Change in manner of presenting information to customers
5. Mobile technology



Almere Library, Netherlands

4



RiversideCa.gov

IMPACT OF TECHNOLOGY



Schaumburg, Illinois
Township Main Library



Hamilton, New York,
Public Library
Grange Teen Center



5

RiversideCa.gov

IMPACT OF OUTDATED DESIGN

No Exterior Connectivity

1. Did you know over 230,000 persons visited Main Library last year?
2. Need views connecting exterior and interior
3. Need curbside placement and windows to showcase activity and collections
4. 60,000 square feet not needed to address operational needs



6

RiversideCa.gov

IMPACT OF OUTDATED DESIGN



7

RiversideCa.gov

IMPACT OF OUTDATED DESIGN



8

RiversideCa.gov

IMPACT OF OUTDATED DESIGN



9



RiversideCa.gov

IMPACT OF OUTDATED DESIGN



10



RiversideCa.gov

RESTRICTIONS AT CURRENT SITE

Additional \$5-10 Million for Optimal Design:

1. Seismic upgrades
2. Existing elevators and staircases
3. Existing side entry
4. Protection and repair of doves
5. Skylights and roof enhancements
6. Interior pillars



11



RiversideCa.gov

BUILDING FOR THE FUTURE

Design Goals:

1. Flexible & blended spaces
2. Focus on electronic service delivery
3. Open floor plans for a mix of gathering, collaborative, and contemplative spaces
4. State-of-the-art technologies



Austin, Texas

12



RiversideCa.gov

BUILDING FOR THE FUTURE

Design Goals:

1. Function Dictating Form
2. Exterior/Interior Connector
3. Adequate Parking
4. Natural Light
5. Inviting Spaces
6. Best Value for Cost



Los Gatos, CA 13

RiversideCa.gov



BUILDING FOR THE FUTURE



Denver, CO

14

RiversideCa.gov



BUILDING FOR THE FUTURE



Lawrence, Kansas

15



RiversideCa.gov

MAIN LIBRARY PROJECT

December 14, 2015

Board of Trustees voted unanimously to:

1. Approve receipt of report.
2. Recommend current location be committed to a cultural, public reuse.
3. Amend the recommendation to include that staff provide additional detail on 4019 Mission Inn Ave, 3911 University Ave, NW Corner of Park & University, and other potential alternative locations.
4. Recommend funding options be determined and planning begin.



16



RiversideCa.gov

POTENTIAL ALTERNATIVE LOCATIONS

ADDRESS	PARCEL SIZE	PRICE	DISTANCE FROM CURRENT LOCATION
4785 Chicago Avenue	2.29 AC	\$320,000	2.5 Miles
3210 Main Street	1.47 AC	Not listed	0.5 Miles
2941 Market Street	0.68 AC	\$630,000	0.7 Miles
NWC of Market St. & Northbend (2462-2498 Market St.)	2 AC	\$1,302,444	1 Mile
4019 Mission Avenue	0.60 AC	\$300,000 *	0.4 Miles
2275 Northbend Street	1.42 AC	\$250,000	1.2 Miles
2849 N Orange Street	1.51 AC	\$1,100,000	0.8 Miles
1329 University Avenue	2.26 AC	\$3,000,000	2.26 AC
1550 University Avenue	1.03 AC	\$1,950,000	1.8 Miles
2015, 2025 & 2039 University Avenue	0.68 AC	\$450,000 - \$600,000*	1.3 Miles
2731-2871 University Avenue	1.96 AC	\$1,250,000 - \$1,700,000 *	0.9 Miles
3911 University Avenue	2.5 AC	tbd appraisal	0.3 Miles

* Staff Estimate subject to appraisal 17



RiversideCa.gov

MAIN LIBRARY PROJECT

January 25, 2016:

Board of Trustees voted unanimously to:

1. Approve receipt of report.

Board of Trustees voted 5 Ayes / 3 Noes / 1 Absent to:

2. Recommend a portion of the site at 3911 University Avenue as the location for the New Main Library.



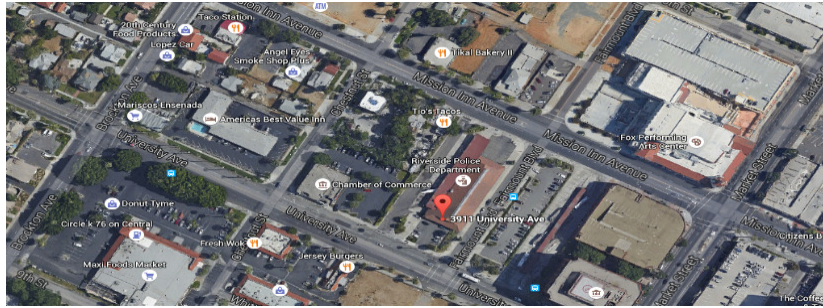
18



RiversideCa.gov

POTENTIAL ALTERNATIVE LOCATIONS

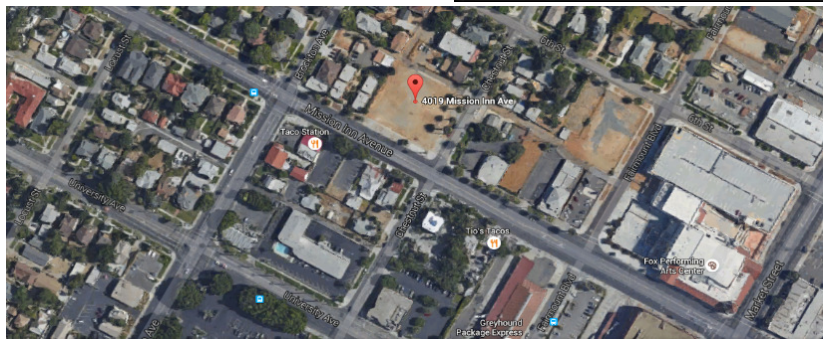
3911 University Avenue



RiversideCa.gov

POTENTIAL ALTERNATIVE LOCATIONS

4019 Mission Inn Avenue



RiversideCa.gov

4019 MISSION INN AVENUE

1. Total site area: 0.64 acres
2. Approximate lot dimensions: 180' x 160'
3. No visible obstructions to build a multi-story library approximately 12,000 – 15,000 per floor
4. Vehicular and pedestrian accessibility
5. Low acquisition costs: \$300,000



21



RiversideCa.gov

4019 MISSION INN AVENUE

1. 0.4 miles from current location
2. High visibility
3. High population density of immediate surrounding area
4. Better define gateway
5. Responsible design

22



RiversideCa.gov

POTENTIAL. CONCEPTUAL. IDEA.



23

RiversideCa.gov

MAIN LIBRARY PROJECT

1. Innovative
2. Parking count comparable or higher than current location
3. Flexible design
4. Multipurpose space
5. Community meetings and events
6. Potential revenue

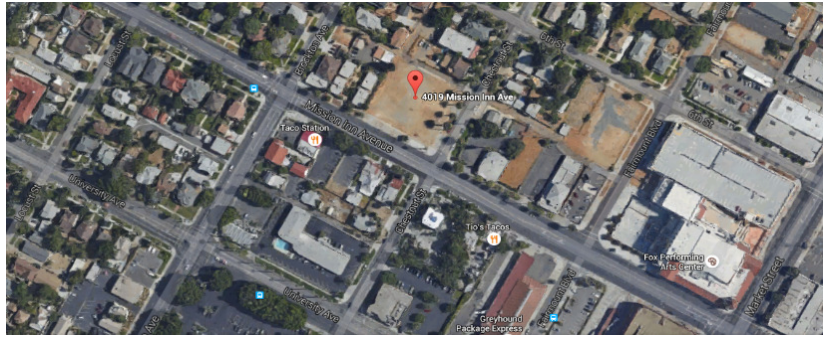


24

RiversideCa.gov

BUILDING FOR THE FUTURE

4019 Mission Inn Avenue



RiversideCa.gov

BUILDING FOR THE FUTURE



Almere Public Library, Netherlands

26



RiversideCa.gov

BUILDING FOR THE FUTURE



Amsterdam Public Library, Netherlands

27



RiversideCa.gov

BUILDING FOR THE FUTURE



New York, NY

28



RiversideCa.gov

BUILDING FOR THE FUTURE



New York, NY



29

RiversideCa.gov

RECOMMENDATION

That the City Council:

1. Receive an update on the Main Library Project;
2. Direct the City Manager to commit the current location at 3581 Mission Inn Avenue to a cultural, public reuse;
3. Select 4019 Mission Inn Avenue as the alternative location for the future Main Library; and
4. Direct the City Manager to determine funding options and begin planning the future Main Library.



30

RiversideCa.gov

RECOMMENDATION



31

RiversideCa.gov

POTENTIAL. CONCEPTUAL. IDEA.



32

RiversideCa.gov