



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES **DATE: MARCH 27, 2018**
FROM: RIVERSIDE PUBLIC LIBRARY
SUBJECT: SPC. JESUS S. DURAN EASTSIDE LIBRARY SITE SELECTION UPDATE

ISSUE:

Receive a report on efforts for selecting a new site for the proposed SPC. Jesus S. Duran Eastside Library and consider a location in the existing parking lot adjacent to the Chavez Community Center.

RECOMMENDATION:

That the Board of Library Trustees:

1. Consider the existing parking lot adjacent to the Chavez Community Center, 2060 University Avenue, as the new site for the proposed SPC. Jesus S. Duran Eastside Library; and
2. Recommend a project location to the City Council for their review.

BACKGROUND:

On January 23, 2017, the Board of Library Trustees received an update on the SPC. Jesus S. Duran Eastside Library ("Library") lease, which is due to expire on October 1, 2019. This Library, located at 4033 Chicago Avenue, is the only City library operating in a leased facility. SPC. Jesus S. Duran Eastside Library is the third busiest location in the Riverside Public Library system, welcoming over 111,000 visitors annually, and is currently undersized at 10,816 square feet.

The current monthly base lease payment is \$15,515 plus Common Area Maintenance (CAM) costs of \$4,326 per month, for a total cost of \$19,841 per month or \$238,092 annually.

On May 16, 2017, the City Council approved \$100,000 in Measure Z funding to support a community outreach project to identify available sites to accommodate the replacement of the SPC. Jesus S. Duran Library.

On July 24, 2017, the Board of Library Trustees received an update on potential locations and the community outreach process for a new SPC. Jesus S. Duran Library.

On August 11, and September 7, 2017, community meetings were held for receiving input on a preferred location for the new SPC. Jesus S. Duran Eastside Library. The available properties are discussed in the following table.

Address	Parcel Size	Price	Distance From Current Location
Central Avenue and Sycamore Canyon Boulevard (Cross streets: Central Avenue and Sycamore Canyon Boulevard)	9.77 Acres	\$5,500,000	3.3 miles
2040 Mt. Baldy Drive (Cross streets: E. Alessandro Boulevard and Sycamore Canyon Boulevard)	2.25 Acres	\$980,100	6.8 miles
1329 University Avenue (Cask and Cleaver & Tremors site)	2.26 Acres	\$3,000,000	0.6 miles
1910 University Avenue (Corner of University and Ottawa) & 3870 Ottawa Avenue	37,460 Square Feet Total (20,908 Square Feet & 16,552 Square Feet)	≈\$565,000	0.4 miles
2015 - 2039 University Avenue (Cross streets: Kansas Avenue and Douglass Avenue)	29,000 Square Feet	≈\$350,000	0.6 miles
2731 - 2871 University Avenue (Cross streets: University Avenue and Park Avenue)	1.9 Acres	\$1,276,000	1.0 miles

On August 11, 2017, following a staff presentation of the available properties, four community members in attendance provided feedback. Attendees favored sites in the Eastside community along University Avenue.

Approximately 20 community members attended another community meeting on September 7, 2017. Following the staff presentation, attendees received surveys listing the available sites. Attendees favored sites in the Eastside community, along University Avenue, with a preference for locations along 2015-2039 University Avenue.

On September 25, 2017, the Board of Library Trustees received an update on community outreach efforts. The Board of Library Trustees voted unanimously to recommend a project location at 1910 University Avenue and 3870 Ottawa Avenue for City Council consideration.

DISCUSSION:

The original site selected by the Board of Library Trustees located at 1910 University Avenue and 3870 Ottawa Avenue would cost approximately \$565,000. Staff have been unable to identify

funds to purchase this location from the former Redevelopment Agency. As a result, staff has maintained ongoing conversations about locations in the area that would not require land acquisition costs and still be within the area identified by the community as the best location for a new library.

The City of Riverside owns the parking lot facing University Avenue adjacent to the Chavez Community Center located at Bobby Bonds Park, 2060 University Avenue. As this is already a City-owned site, there would be no land acquisition costs. There are no deed restrictions relevant to Bobby Bonds Park that would prohibit the Library from being built at this location. Additionally, pursuant to the Park Preservation Act §5404, a City may, after holding a public hearing, change use of park land if the amount of the property being “acquired” for new use is less than percent of the total park area but not more than an acre. If the property being “acquired” for new use is more than ten percent of the total park area, then substitute park land and facilities must be acquired. The Park Preservation Act does not apply in this case as the new use would be for general library services to the public, which is considered a park purpose under this Act.

General Services department staff have determined that this location is large enough to accommodate a 15,000 square foot one-story public library. The addition of the library will increase visitor traffic at this location and have a potential impact on parking at the property. An option to help mitigate this impact is to expand the existing parking in the two rear lots at the Bobby Bonds Park complex along Kansas Street and Twelfth Street to provide sufficient parking for the property. Depending on building placement and final parking space layouts, the existing lot proposed for the library site will accommodate approximately 40-50 public parking spaces to the public after the library is constructed.

This site is directly across the street from the previously preferred location of 2015-2039 University Avenue identified by the community. The scheduling of a community meeting to update the community on the proposed location is in process.

Placing the Library adjacent to the Chavez Community Center will provide opportunities for the Library and Parks and Recreation staff to collaborate on program opportunities for the community. Some of the programs may include joint summer programs that encourage youth to participate at both facilities and healthy living workshops to encourage better eating and exercise habits.

The Parks, Recreation and Community Services Director and the General Services Director concur with this report.

FISCAL IMPACT:

There is no fiscal impact associated with this update.

Prepared by: Erin Christmas, Acting Library Director
Approved by: Alexander T. Nguyen, Assistant City Manager

Attachment: Presentation