



City of Arts & Innovation

Park and Recreation Commission

TO: HONORABLE COMMISSIONERS DATE: MAY 21, 2018

FROM: RIVERSIDE PUBLIC LIBRARY DEPARTMENT

SUBJECT: SPC JESUS S. DURAN EASTSIDE LIBRARY SITE SELECTION UPDATE

ISSUE:

Receive a report on community outreach feedback for selecting a new site for the proposed SPC Jesus S. Duran Eastside Library.

RECOMMENDATION:

That the Park and Recreation Commission receive an update on community outreach feedback for selecting a new site for the proposed SPC Jesus S. Duran Eastside Library.

BACKGROUND:

On March 27, 2018, the Board of Library Trustees received an update on the proposed site of 2060 University Avenue for the new SPC Jesus S. Duran Eastside Library (Eastside Library), and voted unanimously to consider this site for the new Eastside Library location. Additionally, Staff were advised to return to the Board with an update on input received at a community outreach meeting scheduled on March 28, 2018 at the Stratton Community Center.

DISCUSSION:

Community Input

On March 28, 2018, a community meeting was held at the Stratton Community Center to receive input on the proposed Eastside Library site at 2060 University Avenue in the parking lot facing University Avenue, adjacent to the Cesar Chavez Community Center located at Bobby Bonds Park. Approximately 20 members of the Eastside Community were present at this meeting. Following a staff presentation of the proposed new site, eight community members in attendance provided feedback. Concerns expressed by some community members include a reduction in parking at the Cesar Chavez Community Center and adding more activities to an already busy location. Other community members in attendance were in favor of the location as they felt many in the community could walk to the Library and Community Center, and thus parking would not be impacted.

General Services Director Carl Carey was available at the meeting to respond to parking concerns. Director Carey explained the methodology of determining the approximate number of parking spaces needed if the new Eastside Library was built at the proposed site.

Parks, Recreation and Community Services Director Adolfo Cruz provided response to address concerns of an active park and community center. Director Cruz informed the community it is a good concept of joint use that would give synergy of services. The project would require more parking, but parking options along Kansas could be created. New lighting, paving and security would be added to ensure a well-lit, safe and walkable campus.

Two other potential sites were also discussed at the community meeting were: 1) 1910 University Avenue and 3870 Ottawa Avenue, and 2) 2015-2039 University Avenue (Attachment 1). Staff identified challenges relative to the 1910 University Avenue and 3870 Ottawa Avenue site are: 1) land acquisition costs of approximately \$565,000, and 2) the maximum size for a library would be 14,350 square feet, which is less than the goal of 15,000 square feet. Some community members expressed concern that having the library and parking lot on separate lots, requiring library customers to cross Ottawa Avenue, could be a significant safety risk. Challenges relative to the 2015-2039 University Avenue site are: 1) a 15,000 square foot single story library would not fit on the site with adequate parking for the community, 2) a two story library is not ideal as it would have higher construction and operational costs, and 3) land acquisition costs would be approximately \$386,000.

The two properties discussed above are owned by the Successor Agency to the City of Riverside Redevelopment Agency. In November 2017, Successor Agency staff issued a Request for Proposals (RFP) for the property located at 2015-2039 University Avenue and received a proposal for development of a restaurant. On April 19, 2018, the Development Committee approved the selection of the California Fortune Land, LLC proposal for development of a restaurant at 2015-2039 University Avenue as proposed. Since there are multiple prospective buyers who are interested in the property located 1910 University Avenue and 3870 Ottawa Avenue, Successor Agency staff is anticipated to reach out to these potential buyers to seek development proposals for the properties sometime in May 2018.

Community members at the meeting expressed interest in continuing the discussion on site locations for the new Eastside Library. Councilmember Melendrez reminded community members in attendance that the City of Riverside has a two year budget that would be approved by City Council in June and that could impact funding opportunities for a Library project.

Parking Survey

Staff conducted polling for one week at the existing Eastside Library site on what method of transportation customers used to arrive at the current location. Customers self-selected what method of transportation they used, whether it was driving, walking, riding the bus or other. Results were the following:

Mode of Transportation	Total	Percentage
Drive	497	71%
Walk	143	20%
Bus	36	5%
Other	25	4%
Total Surveyed	701	

Based on data collected at the existing Eastside Library site, there is an approximate average of 10 cars per hour parked at the current location.

Additional Meetings

A timeline of previous community meetings is included in Attachment 2.

General Services Director Carl Carey, Parks, Recreation and Community Services Director Adolfo Cruz, and Community and Economic Development Director Rafael Guzman concur with the recommendation in this report.

FISCAL IMPACT:

There is no fiscal impact associated with this update.

Prepared by:	Erin Christmas, Acting Library Director
Approved by:	Adolfo Cruz, Parks, Recreation and Community Services Director
Approved by:	Al Zelinka, FAICP, Assistant City Manager

Attachments:

1. Available Properties – Table
2. Timeline
3. Presentation