

# Library/Farmers' Market/ Parking-Garage Concept

September 13, 2017  
DLAC Meeting

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# Introduction

- Convergence of Circumstances and Opportunities that Coincide with Goals:
  - Library Bond Measure
  - Downtown Vision and Goals
  - Farmers' Market and Other Needs (Antique Faire)
- Feasibility Study

# Downtown Vision and Goals

- Mixed Use Development
- Need for Affordable Housing
- Parking Consolidation
  - Anticipate Loss of Parking Lots
  - Goal to Eliminate Surface Lots
  - Higher Land Use
  - Housing Opportunities (Including Mix Use)

# Farmers' Market

- Farmers' Market Long Term Goal to Establish Permanent Location
- Committee Established
- Committee has Identified Permanent Site
- Farmers' Market Concept



PERSPECTIVE LOOKING NORTHWEST FROM CATHCART AND FRONT STREET INTERSECTION - FARMER'S MARKET CONFIGURATION  
\*Artist's visualization for conceptual purposes only



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# Concept

- Mixed Use Project
  - Library Services
  - Housing
  - Office/Commercial
  - Consolidated Parking

# Combined Project Advantages

- The overall project is less expensive than pursuing both projects independently. The Library Bond Measure did not allocate sufficient funding for either a remodeling project or new project, anticipating the need for gap funding. By combining these two projects, the funding gap is significantly reduced.
- There are savings by not needing separate parking for the library. Typically a new construction project of this size would require additional parking in the range of 100 spaces.



# Combined Project Advantages

- The site has ideal dimensions for a very efficient parking garage thus making it more cost effective to construct.
- Given that the City owns these parcels, it makes the project less expensive and much less complicated as there is very little site acquisition. It also makes for a reduced project timeline, thus more efficiently meeting the voter mandate to upgrade library facilities within the allocated bond funds.

# Combined Project Advantages

- The project frees up existing Downtown Library site for other uses.
- It is an ideal location for both library and parking. There are no other parcels in the Downtown that can accomplish this. Having convenient parking will be a benefit to the library and its regional users.

# Combined Project Advantages

- Mixed-use structure makes for a better Downtown: higher and better use of land and meets the City's Smart Growth and Climate Action principles. Surface parking lots are an inefficient use of land.
- Facilitates Housing Development
- A single level library with significant street frontage provides for much improved library operations as well as the opportunity for the library to provide emerging 21<sup>st</sup> century library services.

# Council Action December 2016

City Council direct the City Manager to:

- Work with the Library Director, Library Commission, and Library Board to establish a Downtown Library Advisory Committee to help with the design of a new library.
- Work with the Downtown Farmers' Market to form a Working Group charged with the identifying a new permanent location for the farmers' market. The group would also work with the Antique Faire to accommodate their needs.
- Request that the Downtown Commission establish a Committee that would develop and recommend a supporting parking rate structure.
- Bring back to City Council required actions including a work plan, outreach plan, and funding scenarios to move the project forward.