



LIBRARY COMMISSION AGENDA REPORT SUMMARY

Meeting Date: October 5, 2023
Subject Library Patio Task Force Update
Prepared by: Christine Fawcett, Library Commissioner

Attachment(s):
None

Purpose

Receive update on the Library Patio Task Force and provide direction as needed.

Discussion

A Design Process Kick Off Meeting of the The Main Library Patio Project Advisory Committee took place on September 25, 2023.

Introduction

The landscape architect (Steve) reported that he has received and reviewed the arborist's report and sees opportunities for alignment with the orchard. The surveyor's report was expected later in the week.

Reviewed Design Process & Milestones

The goal is to meet next time with concepts after analyzing the reports, refine the conceptual design with 2 workshops, then present the conceptual design to the Planning Commission for a design review hearing.

Then follows the design development stage, where details, materials, colors etc. are determined. LALE's construction consultant Alex will be brought in for this primarily to advise LALE regarding costs.

Reviewed Calendar & Milestone Dates

The next meeting of the Advisory Committee (which will be virtual) is targeted for late October / early November, when the floor plan concept will be presented with character images.

In late November there will be a Study Session with the Planning Commission and the City Council where a refined, illustrative plan will be presented along with a 3-D model.

In January there will be a formal, Public Hearing of the Planning Commission where the conceptual design will be presented.

It is anticipated that one more round of refinement of the plan will then be required, with the goal to complete the approval process in January. Detailed design development will then begin with the creation of the construction drawings.



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After the construction plans are completed, the construction phase will be handled by the SCCLD using the normal government contracting process. The District will qualify bidders, the project will be put out for bid which usually takes 6-8 weeks. With contracts potentially awarded in May, and a 6-8 months estimated construction timeline, the best estimate for completion is the end of 2024.

Reviewed Potential Project Constraints related to the Historic Orchard.

Jane Packard, representing the Orchard, reported that there will be **no net loss of tree sites** since the 3 sites impacted by the patio project have already been relocated to the opposite end of the row. She did however mention that there are some people who are passionate about restoring the orchard to its historic number of 444 trees, but the new irrigation system will not support this. She stressed therefore the importance of open communication with the orchard people and historic commission to make sure there are no misunderstandings. Jane also told us about the plans to plant wildflowers and natives around the orchard periphery and wild mustard between the tree rows. The point was made that construction staging cannot be in the orchard, so the installation of some of the new irrigation lines and planting of new trees may need to wait until after construction.

Shared Ideas, Design Thoughts, and Library Programming Needs

Entrances: Rose requested an entrance to the patio to allow access from City Hall to the Library. Staff and patrons are being encouraged to park in the City Hall parking lot.

Jane requested an entrance also from the Museum side.

Fencing: Freddie asked that the patio fencing be aesthetically pleasing, transparent and really highlight the view of the orchard from the patio.

Flexible Space: Rose asked for flexible space that can be reconfigured into 1-3 areas keeping in mind that the area will be used by both adults and children. Somebody asked about the possibility of section dividers but these were dismissed as being prohibitively costly.

For flexibility Rose asked for movable tables and chairs but it was pointed out that these are less durable than fixed furniture and will need replacing much more frequently. The District will provide all the furniture and replace it as needed so they will determine if it is 100% movable. There was a suggestion for benches as sitting areas around some of the periphery of the patio interior.

Occupancy: An estimate of occupancy limits was requested but more details of the floorplan are needed first.

Shade: Steve noted that alternatives would be considered: trees; structures; umbrellas. Freddie remarked on the high cost of the only shade covering material allowed by the state of California. The architect proposes planting trees for shade and perhaps using movable umbrellas as a less



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expensive interim solution while the trees grow. The district will be responsible for maintaining the trees. Other shade structures such as those used at the Gilroy library were suggested. These are metal open pergolas.

Storage: Rose has specified that storage needs to be incorporated into the design. The donors' son also asked whether the city might want to consider taking the opportunity to put a basement under the patio for storage, to be used by whichever groups in the city need the space. Though even he acknowledged this would significantly add to the expense and timeline of the project and he doesn't want to see that happen.

Outside Considerations:

The area will need to be safely secured when the library is closed.

Some lighting will be necessary at night for safety. Both Nick and Steve favored downlighting options.

The area should look attractive from the outside.

Can we improve the appearance of the fencing of the mechanical area fencing.

Can we get sound mitigation of the HVAC in the mechanical area?

Anything else?

In particular, the Library Commission has been asked if we have any other high-level items we wish to be considered as part of the conceptual design. If so, it would be good if we could raise them at our October 5 meeting so that they can be presented to the Advisory Board at their next meeting.