

Monday,  
September 23, 2019  
5:30 p.m.



**LOCATION:**  
**Welwood Murray Memorial  
Library**  
Cornelia White Room  
100 S. Palm Canyon Dr.  
Palm Springs, CA 92262

**CALL AND NOTICE OF SPECIAL MEETING  
CITY OF PALM SPRINGS  
SPECIAL MEETING AGENDA**

**CITY COUNCIL LIBRARY STANDING SUBCOMMITTEE  
(Councilmember Middleton, Councilmember Holstege Standing Subcommittee Members)**

TO: Councilmember Middleton  
Councilmember Holstege

**NOTICE IS HEREBY GIVEN**, that the City of Palm Springs, City Council Library Standing Subcommittee, will conduct a Special Meeting beginning at 5:30 PM on Monday, September 23, 2019, at Welwood Murray Memorial Library, Cornelia White Room, 100 S. Palm Canyon Dr., Palm Springs. The purpose of the meeting is to discuss the following items:

**A. PUBLIC COMMENT.**

**B. DISCUSSION RELATED TO LIBRARY RENOVATION / SITE SELECTION:**

- a. HISTORY OF OPTION 2 SITE: BLOCK G (APN 513-560-048)
- b. REVIEW CURRENT SITE OPTIONS
- c. REVIEW DOWNTOWN CITY PARK
- d. USE SITE CRITERIA AND SITE CONSIDERATIONS TO DISCUSS BLOCK G SITE
- e. SUMMARY OF FINDINGS

**C. ADJOURNMENT.**

The Welwood Murray Memorial Library Cornelia White Room is handicapped accessible. It is the intention of the City of Palm Springs to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, or in meetings on a regular basis, you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Office of the City Clerk, (760) 323-8204, at least 72 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.

Pursuant to G.C. Section 54957.5(b)(2) the designated office for inspection of records in connection with the meeting is the Office of the City Clerk, City Hall, 3200 E. Tahquitz Canyon Way (760) 323-8204.

**AFFIDAVIT OF POSTING**

I, ANTHONY J. MEJIA, City Clerk of the City of Palm Springs, California, hereby certify this Notice was delivered to each member of the City Council Subcommittee, provided to all parties who have requested such notice and posted at City Hall and on the City website, on or before 5:30 p.m. on September 19, 2019, as required by established policies and procedures.

  
Anthony Mejia, MMC  
City Clerk

## **LOT G SITE ISSUES**

Constructing a building on Lot G will require structural retrofit of the underground garage to support the weight of a building.

Due to the lot size, the library would need to be 2+ stories, which will result in additional operating costs.

Elevators for the public and for shipments to the library will add to construction costs.

Spaces in the adjacent/underground parking garage would need to be designated for library use only and/or an additional level would need to be added to the parking garage.

The location and size of the lot may necessitate shipments entering/exiting the building through the front (i.e. public) entrance.

The location and size of the lot may preclude an efficient way for customers to return materials directly into the building.

The streets adjacent to the site have single lanes in each direction. This may cause traffic issues when the Library has special events/programs.



# Site Options

**Palm Springs Library  
August 26, 2019**

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## Option 2 – Lot G

- ❑ **Bordering streets: Belardo Road, Museum Way, Andreas**
- ❑ **Site dimensions: 102' x 183'  
= 18,666 sf or .45 acres**
- ❑ **No known environmental issues**

## Lot G Expansion

- ❑ Construction over adjacent parking structure (east of Lot G) could extend to 50,100 sf
- ❑ Can investigate adding another level to parking structure
- ❑ Will require structural retrofit of underground garage to support weight of a building

# Lot G Aerial Photo



**Palm Springs Building Committee  
September 9, 2019**

**REVISED – September 10, 2019**

**SITE CONSIDERATIONS**

**General Considerations**

- What does a given site symbolize or communicate about the importance of the Library as a cultural institution in Palm Springs? Does a prominent site (e.g., near the Art Museum) signify that the Library is an important institution? Conversely, does a less prominent site signify that the Library is less important?
- Does where the Library is situated imply a priority for a particular group of users? Positively or negatively?
- Where is there the greatest synergy with surrounding organizations or businesses?
- Where is there potential negative site synergy with the surrounding environment?
- Given that the City stated it cannot provide all the funds needed to construct a new/expanded building (thus requiring private funding), which site presents the most appealing fundraising possibilities?

**Site Specific Considerations – Current Library Site**

- Does the current site offer an “attractive” potential site for the “new” Library?
- Does the current Library building allow for an “exciting/dramatic” renovation or expansion?
- Will preservation concerns modify or challenge options to a site? (For example, what if the most viable option for the current site is to tear the existing building down?) How much should these considerations influence your recommendation?

- Will building on the current site enhance the surrounding park, organizations, businesses?
- How would adding more surface parking impact the park? Is this something for this group to consider?
- Is there a way to solve the issue of shared ballpark parking?
- Will donors be as attracted to a library renovation/expansion as to a new building?

### **Site Specific Considerations – Downtown Lot G**

- Does Lot G offer an “attractive” potential site for a new library building?
- Will bringing a new “significant destination” increase the potential for a downtown “cultural campus”? Should this be a consideration?
- Would having the library located downtown be a deterrent to any particular group of library customers?
- Will Lot G provide enough land to meet the requisite number of square-foot/capita?
- Will there be sufficient parking for public library customers adjacent to the library? Will above/underground parking be an issue?
- Would building a library on Lot G impact surrounding businesses, hotels, museum, etc.? Positively or negatively?
- Will donors be attracted to support a new library on Lot G?

### **Site Specific Considerations – College of the Desert (COD)**

- Does the COD offer an “attractive” potential site for a new library building?
- Would building a library on the COD campus enhance the surrounding environment?
- Will a library located on the COD campus give the impression that the library is not a City building (or a “public” library)? Is this a problem?
- Would having the library located on a college campus be a deterrent to any particular group of library customers?
- Would building a library on the COD enhance the surrounding environment?
- Will there be sufficient parking for public library customers adjacent to the library?
- Will donors be attracted to support a new library on the COD campus?



**PALM SPRINGS LIBRARY SITE EVALUATION**  
**Revised – September 12, 2019**

*Option 1 – Current Library site*  
*Option 2 – Downtown Lot G*  
*Option 3 – College of the Desert*

*Please check if site meets the criteria*

<b>Option 1 (Current Site)</b>	<b>Option 2 (Lot G)</b>	<b>Option 3 (COD)</b>	<b>Criteria</b>
			Site is highly visible from the majority of directions as one approaches the facility
			Site has no extraordinary logistical considerations
			Site is on or immediately adjacent to frequently traveled streets and roads (on the way to and from where people in the service area reside and/or work)
			Easy entry to and exit from the library parking lot to main roads and side streets leading to main roads
			Controlled left turns onto major high traffic streets
			On public transit routes with the library being within safe and easy walking distance of those transit stops
			Safe pedestrian and bicycle access
			Site considered safe for the general public
			Location accessible to all populations served
			Mixed use developments combining retail, residential and office spaces are opportunities for locating libraries.

			Adjacent uses that complement a library in terms of function, peak use times, and so on.
			Lot size large enough to accommodate outdoor library uses (reading garden/porch, program amphitheater, etc.)
			Lot size is large enough for ample parking and drive-up materials returns
			Lot size is large enough for future expansion
			Solar energy potential; i.e. ability of roof to be oriented toward the south
			Potential for partnerships with other cultural and educational organizations
			Co-location with complimentary government entities, e.g. recreation centers, parks, community colleges, fire stations, etc., <i>if all of the preceding site criteria are present</i>
			Joint-use library facilities between public libraries and community college libraries, <i>if all of the preceding site criteria are present</i>
			<b><i>Palm Springs-Specific Criteria</i></b>
			Site is appropriate for central/main library building
			Site allows for building a destination/attraction
			Site is appropriate for a building that preserves PS architectural heritage.
			Site aligns with City's vision for Palm Springs
			Site is enhanced by surrounding environment
			Site aligns with City's projected development
			Site is a priority/accessible for City residents

			Site is appropriate/accessible for part-time City residents
			Site is appropriate/accessible for tourists
			Site is accessible from all areas of the City
			City has control of the property
			Site encourages social interaction (teens, seniors, special populations, etc.)
			Site will accommodate building size of 1 sf/capita (50-60,000 sf)
<b>TOTAL:</b>	<b>TOTAL:</b>	<b>TOTAL:</b>	