



AGENDA BILL

Agenda Item No. 8.A.

Date: February 21, 2023
To: El Cerrito City Council
From: Will Provost, Operations and Environmental Services Division Manager, Public Works Department; Melanie Mintz, Community Development Director, Community Development Department; Karen Pinkos, City Manager, City Management
Subject: Library Study Session - El Cerrito Plaza BART TOD Project

ACTION PROPOSED

Conduct a study session to review and discuss plans to include a City-owned Library facility as part of the El Cerrito Plaza BART Transit-Oriented Development project, including the cost to the City and funding options, and provide direction to City staff.

BACKGROUND

The City has been exploring the idea of building a new Library to replace the current facility for more than two decades. The current building, constructed in 1948, has documented structural and building deficiencies and is significantly undersized, limiting the El Cerrito Library's programming and its ability to meet current and future needs of the community. In 2016, the City requested BART enter into a MOU to study the feasibility of a potential Library and Transit-Oriented Development (TOD) project at the El Cerrito Plaza BART Station ([Resolution 2016-68](#)). In 2019, the City Council requested BART include a potential Library facility in its request for qualifications from developers as part of the El Cerrito Plaza BART TOD ([Resolution 2019-66](#)).

Since that time, planning for a new Library as part of the TOD project has continued to advance through the site planning phase. The Developer, BART, and the City have been working closely to develop a Library plan that accommodates a modern public facility integrated within the ground floor of one of the affordable housing buildings (Parcel C West) at the development site.

The attached Presentation provides background information on the Library and broader TOD project, reviews the Library needs assessment, outlines the cost to include the City-owned Library facility as part of the project, reviews funding options the City could pursue, and provides next steps for City Council consideration and possible direction. No formal action is requested as part of this item.

STRATEGIC PLAN CONSIDERATIONS

Building a safe, modern library as part of the El Cerrito Plaza BART TOD project would help fulfill the following City of El Cerrito Strategic Plan Goals:

- Goal B: **Achieve Long-term Financial Sustainability** by pursuing this cross-agency partnership that would result in significant cost savings to the City, as

compared to building a stand-alone library facility.

- Goal C: **Deepen a Sense of Place and Community Identity**, including by identifying, promoting, and developing entertainment, recreational, and leisure activities for people of all ages and demographics.
- Goal D: **Develop and Rehabilitate Public Facilities as Community Focal Points** by prioritizing investment in a key public facility.

ENVIRONMENTAL CONSIDERATIONS

This section is not applicable to this agenda item.

FINANCIAL CONSIDERATIONS

This section is not applicable to this agenda item.

LEGAL CONSIDERATIONS

This section is not applicable to this agenda item.

Reviewed by:

A handwritten signature in blue ink, appearing to read "Karen Pinkos".

Karen Pinkos, City Manager

Attachments:

1. Presentation