

El Cerrito Library @ El Cerrito Plaza TOD Study Session

El Cerrito City Council
February 21, 2023





IMAGINE







A NEW EL CERRITO LIBRARY

**JOIN US IN EXPLORING THE POSSIBILITY
OF A NEW, LARGER DOWNTOWN LIBRARY**

JOIN US AT OUR VIRTUAL
COMMUNITY WORKSHOP ON
THURSDAY, AUGUST 25TH

<https://us06web.zoom.us/j/83054087537?pwd=T05xYkkyY1g1TTZlRiBKMmVzVUkwQT09>

7:00 - 8:30 PM

TAKING PLACE VIRTUALLY ON ZOOM



The current library, on Stockton Avenue, has outgrown its current location and is in need of being updated. Come learn about the possible opportunity for a vibrant, new library to be built downtown as a part of the El Cerrito Plaza Transit-Oriented Development.

For more information, please visit: <http://www.el-cerrito.org/library>

GROUP 4

Agenda

1. Background on New Library/TOD Project
2. Need for a New Library
 - Library Features
 - Costs
 - Leveraging the TOD Project
3. Funding Options
4. Council Direction and Next Steps

2002 – 2012	City explores potential sites for new library, completes <i>Needs Assessment + Building Program</i> for State Grant, potential project did not move ahead
2013	City Council confirms Library is a priority in their <i>Strategic Plan</i>
2014	Library Needs Assessment and Program <i>Updated</i>
2015 – 2016	Site options and cost models developed for ballot measure; <i>City Council requests BART enter into a MOU to study feasibility of site for TOD and potential Library (Resolution 2016-68)</i>
2016	Ballot measure votes: 63% YES; just short of 66.7% requirement
2018	AB 2923 (BART Transit Oriented Development) requires minimum zoning on BART owned parcels
2019	Library Workshop conducted to discuss proposed sites & partnerships City requests BART include potential library in RFQ (Resolution 2019-66)
2020	BART issues RFQ and requests developers submit two site plans, one including a library; BART Enters into Exclusive Negotiating Agreement with Development Team
2021 – 2023	<u>TOD Pre-Planning</u> Berkeley-El Cerrito Station Access Planning; Public Engagement (surveys, virtual and in-person meetings); Library Workshop; Site planning

Planning for a *New* Library

BART-City Goals & Objectives

Increase BART Ridership

Access

- City to manage area parking
- Increase % of people who walk, bike & take transit
- Minimize need for BART rider parking replacement

Site Design

- Enhance Ohlone Greenway
- Active groundfloor on Fairmount Avenue

Community

- Option for integrating public library

www.el-cerrito.org/tod

www.bart.gov/about/business/tod/el-cerrito-plaza

What's your vision for development at El Cerrito Plaza BART Station?



BART is working with the City of El Cerrito to advance Transit-Oriented Development (TOD) at El Cerrito Plaza Station. Our goal is to partner with a developer in early 2020 and begin the process of community outreach, design, and entitlement with the City.



Credit: Ann Cheng, Transform

BART will host an Open House event at El Cerrito Plaza Station on Wednesday, August 14 from 5-7PM. Please come join BART staff to talk about Goals and Objectives for the new development, and provide your input on Parking and Access considerations.

WHAT: BART Open House about El Cerrito Plaza TOD

WHERE: El Cerrito Plaza BART Station, outside the faregates

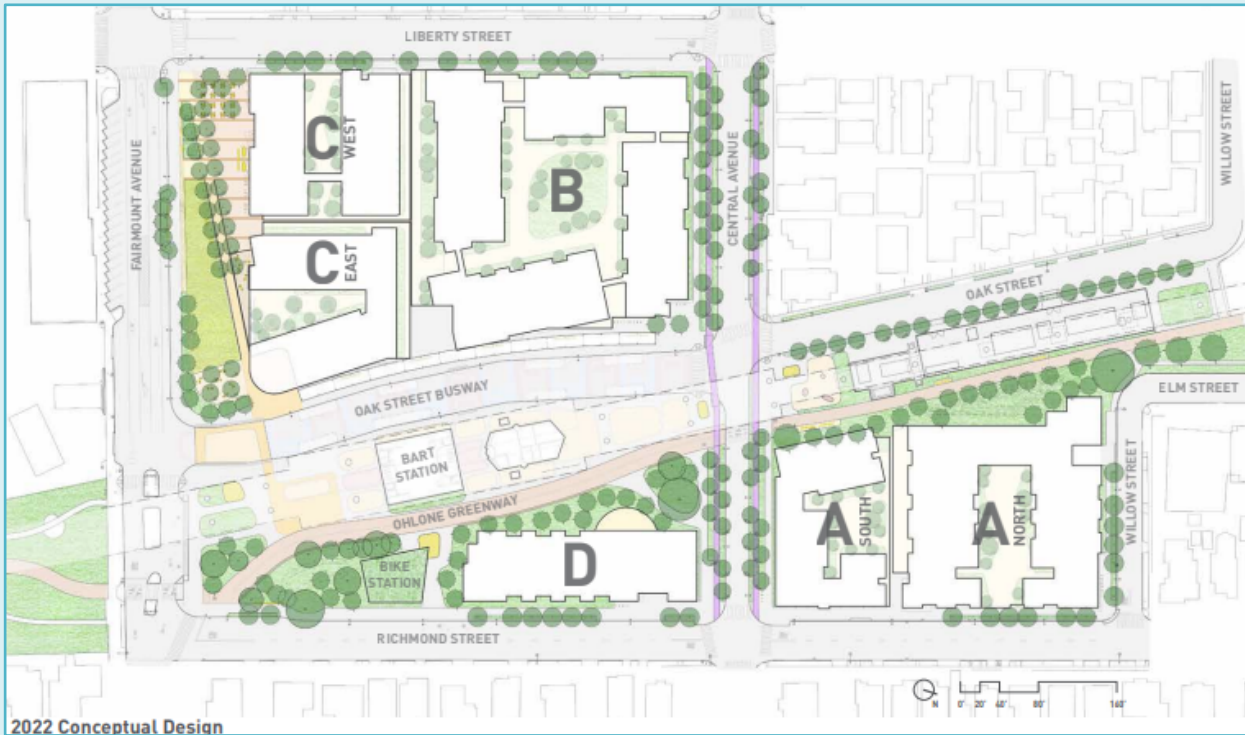
WHEN: August 14th, 5-7PM

WHO: BART Staff will be on hand to answer questions about development, take community input on Goals and Objectives for TOD, and discuss Parking and Access.

Learn more at: <https://www.bart.gov/TODElCerritoPlaza>

If you need language assistance services, please call (510) 464-6752 at least 72 hours prior to the date of the event.
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Nếu quý vị cần dịch vụ trợ giúp về ngôn ngữ, xin vui lòng gọi số (510) 464-6752 ít nhất là 72 tiếng đồng hồ trước ngày của dịp tổ chức.
언어 지원 서비스가 필요하시면, 행사 날짜로부터 늦어도 72시간 전에 (510) 464-6752로 전화해 주십시오.

El Cerrito Plaza BART TOD Concept/Site Plan



What is Transit-Oriented Development (TOD)?

- A walkable, compact, mixed-use, higher intensity development within walking distance of transit facilities

El Cerrito Plaza TOD:

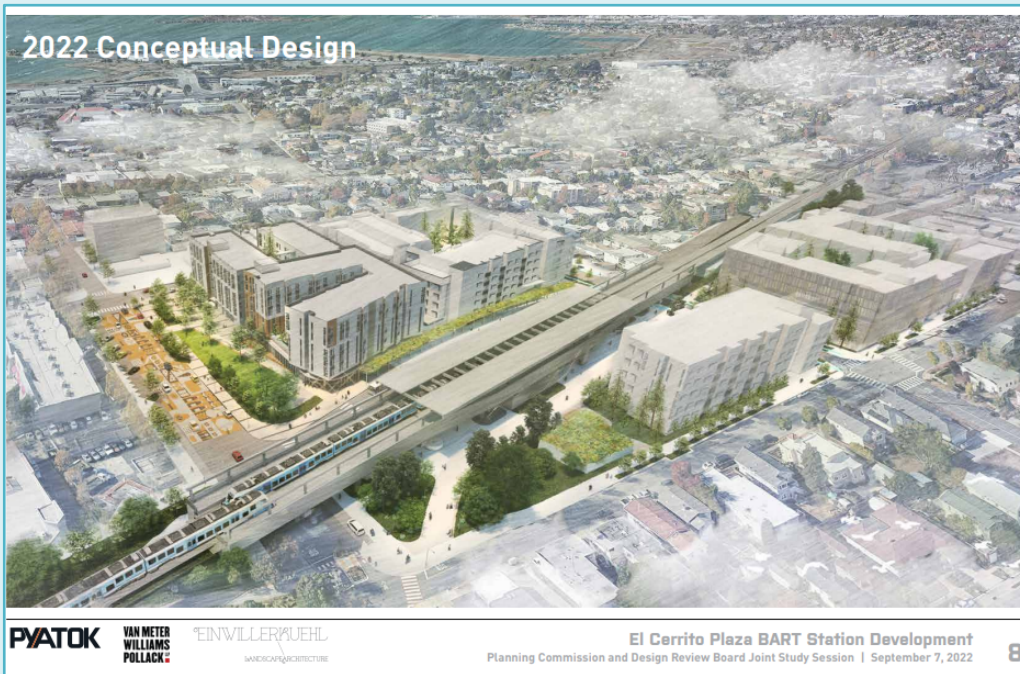
- ~ 8.3 Acres
- 6 Buildings = ~713 Units
- 47% Below Market Rate
- Multiyear Planning & Construction Process

Aligns with City's goals, policies and standards

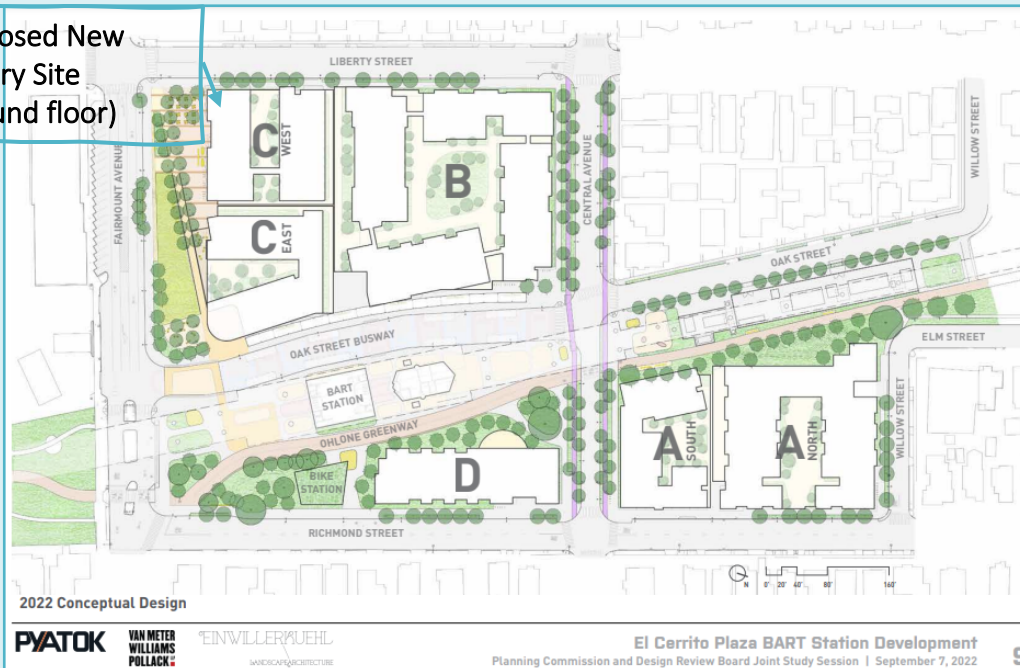
- Encourage Practical and Market Friendly Development
- Create Housing that Supports a Diverse Population
- Reduce Greenhouse Gas Emissions /Vehicle Miles Traveled
- Stimulate Economic Activity
- Urban Greening/Urban Livability
- Create a Downtown and Sense of Place

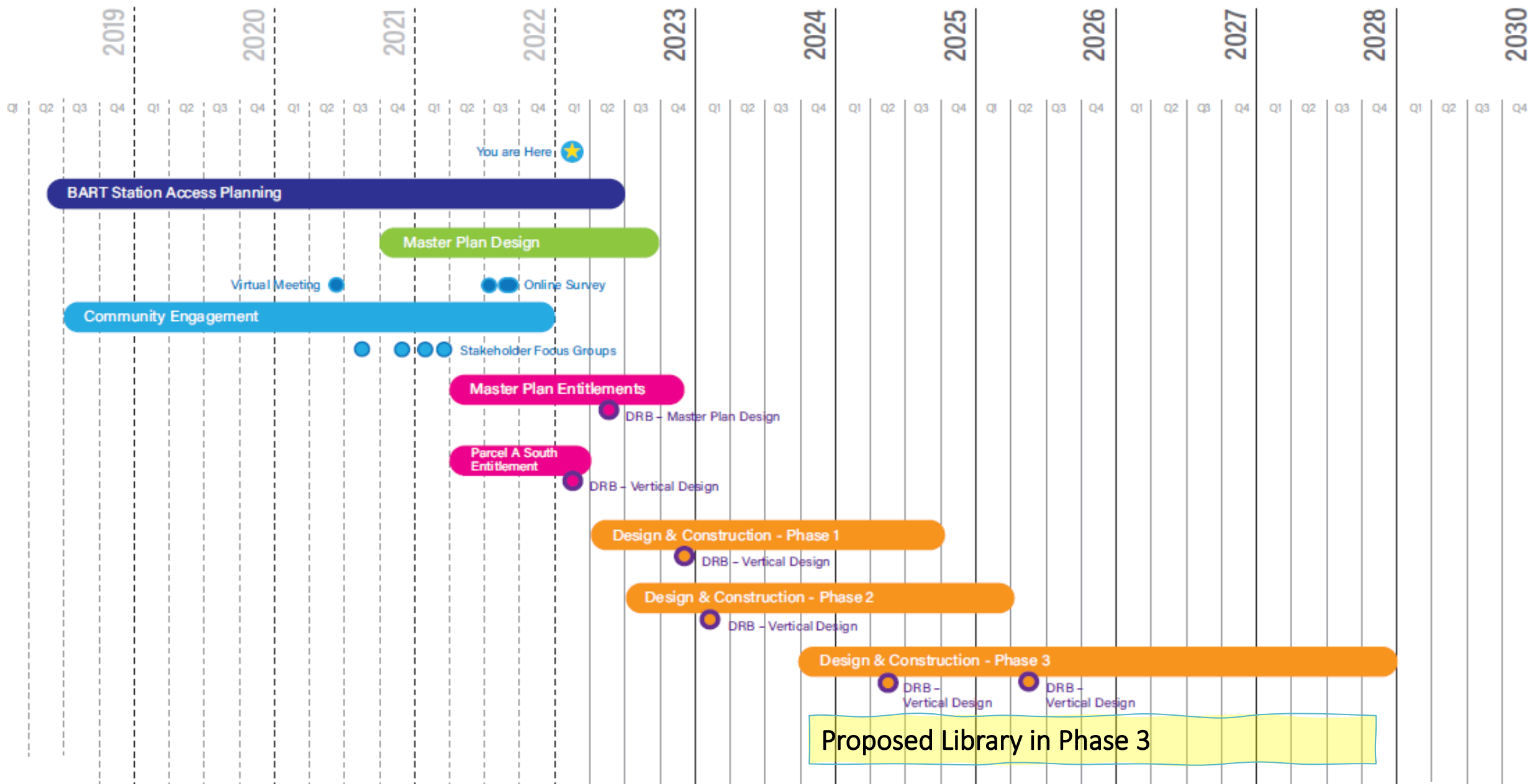
Project Overview

- ☐ Mixed Income Housing
- ☐ Transportation/Transit Hub:
Multimodal Access Improvements
- ☐ Managed Parking
 - ✓ BART patron and resident garage
 - ✓ On-street commercial, visitors, BART patrons and library users
- ☐ Public Open Spaces: “Library Plaza”
- ☐ Public Art
- ☐ Bike Station
- ☐ Small Commercial Space
- ☐ New El Cerrito Library (proposed)



Proposed New Library Site (ground floor)





- Need for a New Library
- Features of a New Library
- Costs
- Leveraging the TOD

Library Needs Assessment

- Current building at 6510 Stockton Avenue was built in 1949 (expanded in 1960)
- Significantly undersized for the community, lacks space to meet the current and future needs of a 21st century library
- Suffers from major structural and building system deficiencies that impact the safety, comfort and functionality of the building
- There are numerous elements of the building and site that are not compliant with current accessibility codes
- Lack of space erodes every aspect of library service
 - Collection, Seating, Technology, Programs



The library is owned and maintained by the City. CCC Library operates the library.

Currently, the County provides 40 base open hours, and the City funds 6 extra hours for a total of 46 open hours each week.



Library Needs Assessment

CITY	FACILITY SIZE	POPULATION (2010 CENSUS)	SF/CAPIT A	2030 POPULATION (PROJECTED)	2040 POPULATION (PROJECTED)	SF/CAPITA	YEAR BUILT
Lafayette	35,000	23,900	1.46	26,290	26,815	1.31	2009
Millbrae	26,200	21,500	1.22	26,745	27,055	0.97	2004
Los Gatos	30,250	29,500	1.03	32,560	33,050	0.92	2012
Hercules	21,500	24,150	0.89	25,885	28,500	0.75	2006
El Cerrito	20,000	23,650	0.85	28,090	29,075	0.69	Proposed
Pleasant Hill	24,000	33,152	0.72	35,065	35,925	0.67	2022
Belmont	20,000	25,900	0.77	27,970	30,085	0.66	2006
San Pablo	22,000	29,100	0.76	32,845	34,090	0.65	2017
El Cerrito	6,500	23,650	0.27	28,090	29,075	0.22	Current

Creating a Modern Library

Including space for:

- Teens
- Children
- Adults
- Group Study
- Incubator Space
- Meeting Rooms
- Technology
- Marketplace
- Friends of the Library
- Maker Space
- After-Hours Community Space
- Staff



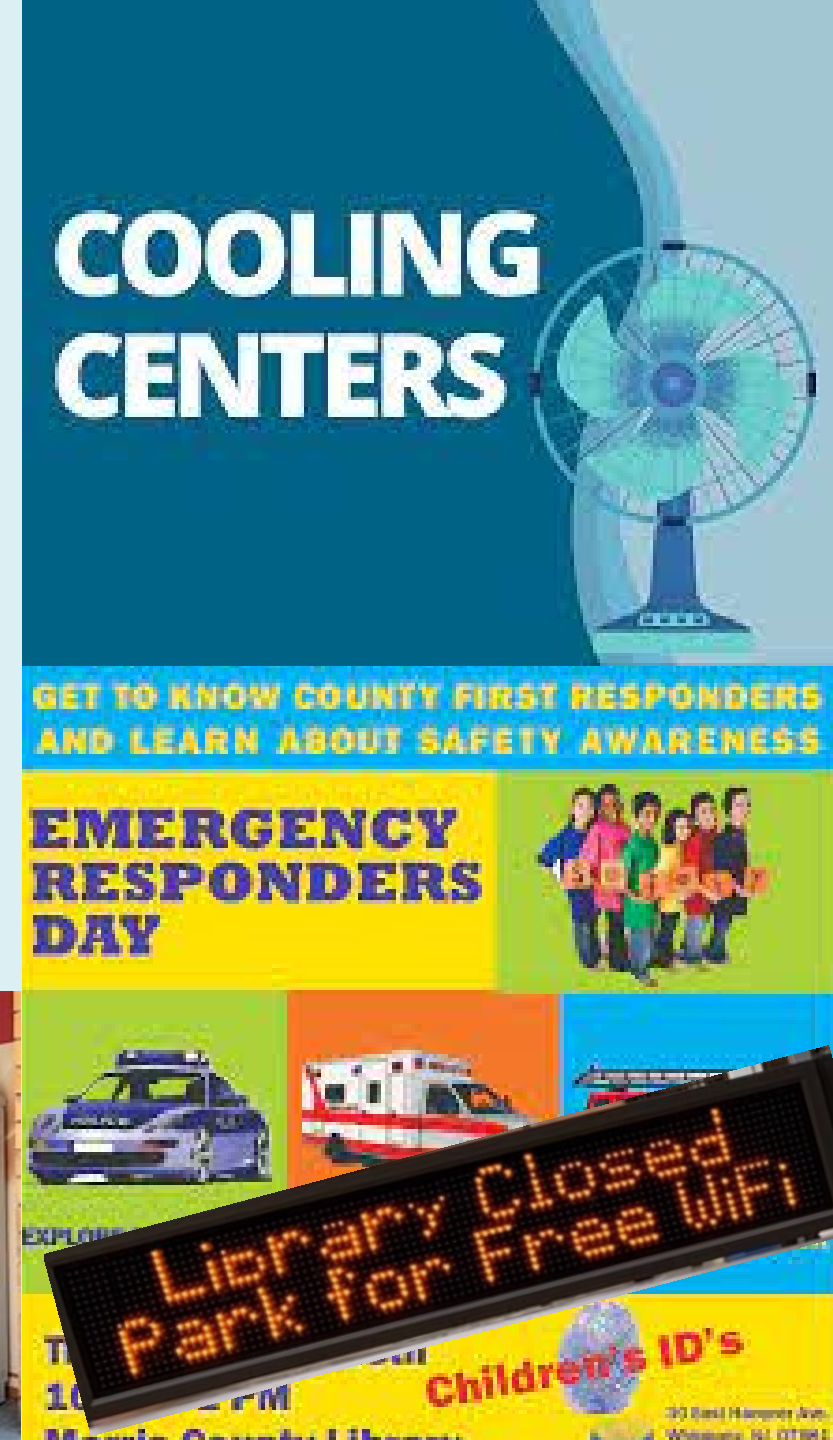
Creating a Modern Library

Library could include:


- Cooling/Warming/Clean Air Center
- Community Response Center
 - Connectivity/Information
- Enhanced Service/Technology

Example technologies

- Battery power back-up
- After-hours public wi-fi



Leveraging the TOD Project to Build a Library

<div><div></div> POOR</div> <div><div></div> FAIR</div> <div><div></div> EXCELLENT</div>				
EVALUATION CRITERIA	OPTION 1	OPTION 2		
	STAND ALONE SITE LIBRARY	EL CERRITO PLAZA LIBRARY + HOUSING + TOD		
VISIBILITY	<div></div>	<div></div>		
ACCESS	<div></div>	<div></div>		
ECONOMIC IMPACT	<div></div>	<div></div>		
PLACEMAKING	<div></div>	<div></div>		
QUALITY OF LIFE	<div></div>	<div></div>		
PROGRAM SYNERGY	<div></div>	<div></div>		
TIMELINE	TBD	2026		
LAND COST	TBD	N/A		
CONSTRUCTION HARD + SOFT COST, FFE, SIGNAGE, TECHNOLOGY	\$35,000,000*	~\$20-\$22,000,000*		

*2025 Dollars

Synergies + Precedents

§ Adjacency to public transit

- Trail/greenway connectivity

§ Downtown location

- Trip chaining



PROJECT BUDGET- CONSTRUCTION

- GC/CM site requirement costs, jobsite management, bonds + insurance, contractor overhead and profit
- Soft costs (design fees, construction management, city fees, permits, testing, etc.)
- Estimating contingency (15%)
- Project contingency (10%)
- Allowances for FF&E, signage, and technology
- Escalation (5% per annum, for 3 years compounded rate to 2023-2025)
- Draft budget includes allowances for power storage (batteries), improved technology, and after-hours access.

Draft Project Budget

EL CERRITO LIBRARY @ EL CERRITO PLAZA			
		G.O. Bondable	GO Nonbondable
Total Hard Cost Budget		\$11,944,000	\$0
Building Shell		\$3,150,000	
Building tenants / improvements		\$5,775,000	
GC/CM Site Requirement Costs	16%	\$1,461,000	
Estimating Contingency	15%	\$1,558,000	
Furniture, Technology and Signage		\$1,420,000	\$800,000
Furniture		\$500,000	\$500,000
Shelving		\$200,000	
Technology		\$200,000	\$100,000
Branded Signage		\$120,000	
Security/AV		\$200,000	
Opening Day Collection		\$200,000	\$200,000
Enhancement Allowance		\$2,000,000	
Project Contingency	10%	\$1,138,000	
Total Soft Cost Budget		\$2,829,000	\$0
Design Fee (Basic services, excluding LEED)	10%	\$1,194,000	
Construction Management	5%	\$755,000	
City Fees/Permits	2%	\$302,000	
Other	2%	\$302,000	
Soft Costs Contingency	10%	\$276,000	
SUBTOTAL PROJECT BUDGET 2023		\$17,331,000	\$800,000
Escalation (2023-2025)	@5%	\$1,883,000	
SUBTOTAL		\$20,414,000*	\$800,000*
TOTAL BUDGET		\$21,214,000*	

Financing

Financing Options

Existing Reserves
and General Fund
Financing

Developer Financing
Parking Benefit
District

Enhanced
Infrastructure
Financing District
(EIFD)

State Library
Infrastructure Grant
Program

**Ballot
Measure**

Enhanced Infrastructure Financing District (EIFD)

- City Council Ad-Hoc Subcommittee formed to consider EIFD, including Mayor Motoyama and Councilmember Fadelli
- Tax Increment Financing Tool (pay-as-you-go or future bond financing)
- Incremental property tax revenues deposited into EIFD Special Fund
 - ✓ Base year tax revenues continue to be deposited to General Fund
 - ✓ EIFD Revenues could be used to fund broad variety of infrastructure needs, including library
 - ✓ Would not generate sufficient revenue source in time to participate in Plaza TOD Library
- Staff Recommendation: Return with EIFD study session to consider establishing EIFD for non-Library infrastructure needs

Building Forward Library Infrastructure Grant

- Letter of Interest submitted (December 2022)
- Call for Full Applications: First Quarter 2023
- Awards Announced: Third Quarter 2023
- Maximum award amount \$10M
 - ✓ *Matching Funds required: 1:1*
- Future Rounds?

Voter-Approved Bond Measures

- General Obligation Bond – Based on taxable assessed value
 - Proceeds must be used for "bricks and mortar" costs
 - Tax rate will decrease as total assessed value base increases over time
- Special Tax/Parcel Tax Bond – Based on fixed formula
 - May be based on parcel/building size
 - May be based on land use type
 - Cannot be based on assessed value
 - Can fund Construction Costs, FF&E and Operations
- Tax-exempt bonds require form of ownership of library improvements

General Obligation Bond Authorization

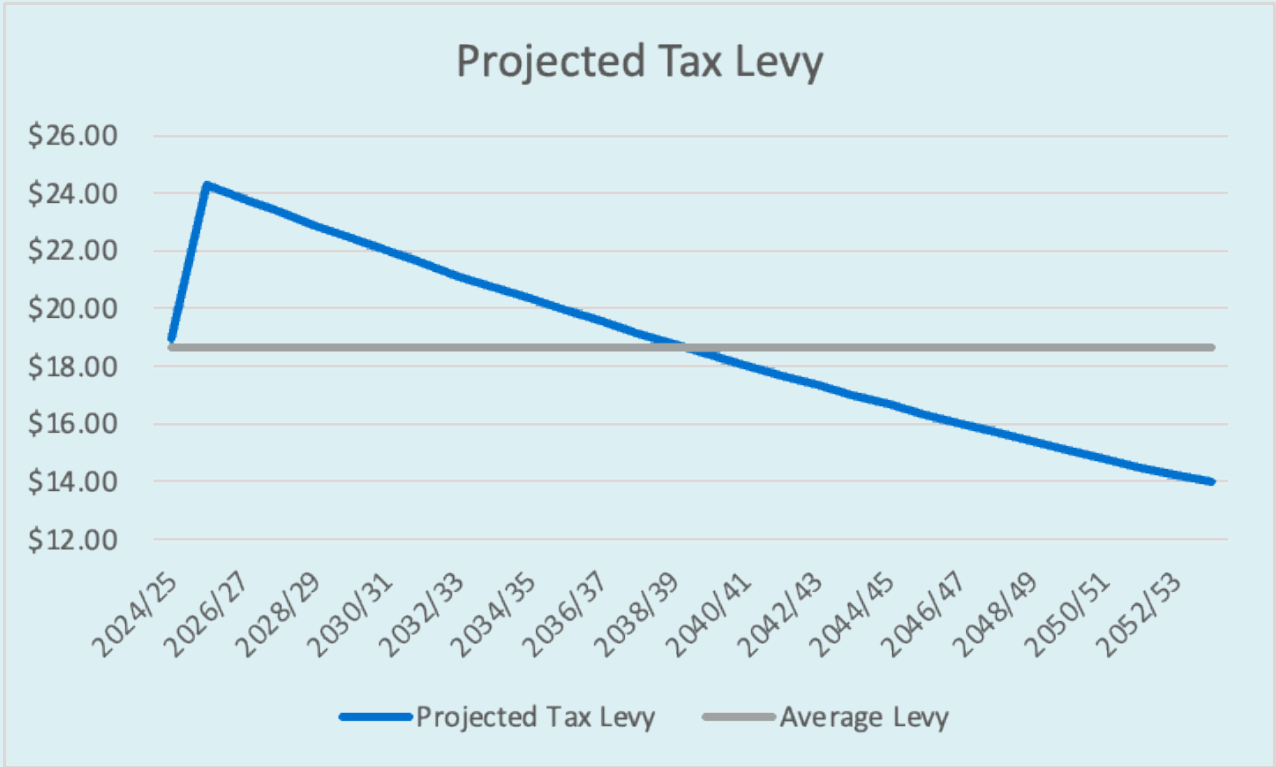
- March/April 2024 Election
- Bond Authorization on \$20,000,000
- 2/3rds Voter Approval Required
- Bond Proceeds available within 4 months of successful election

Note on General Obligation Bond:

- Excludes furniture and related expenses
- Cannot fund operational costs

Note: Projected Tax ranges from \$24 to \$14 (per \$100,000 A.V.) over 30-year tax collection period

	Per \$100,000 Assessed Value	\$577,064 Average Assessed Value
Average Tax	\$18.67	\$107.74
Tax Collection Period	30-Years	30-Years

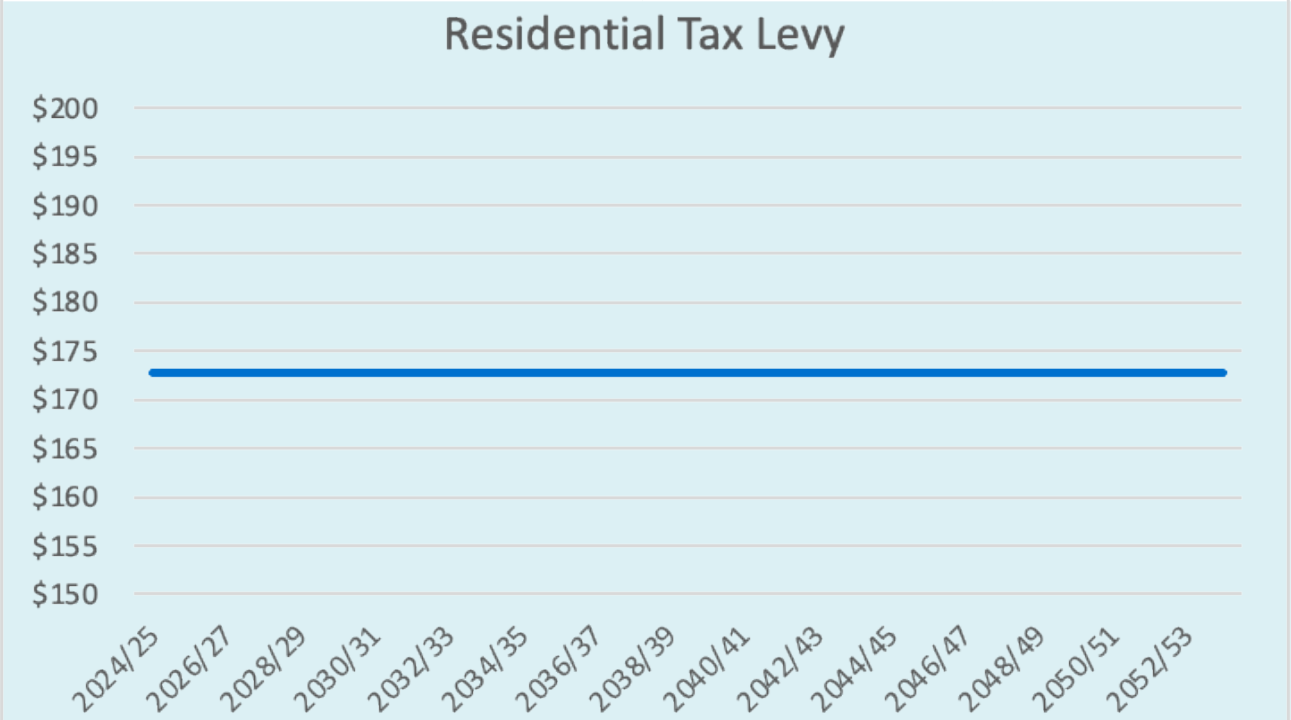


Parcel/Special Tax Authorization

- March/April 2024 Election
- Annual Revenue Requirement
 - Debt Service - \$1,400,000
 - Operational Costs - \$200,000 - \$300,000 (assumes max. hours)
- 2/3rds Voter Approval Required

- Note on Parcel Tax:
- Can fund both bond repayment and operational costs
 - Bond proceeds can be used for FF&E

	Bond Debt Service	\$250,000 Operational Costs
Flat Parcel Tax/Year (All Parcels)	\$175	\$29
Building Sq. Ft. Tax/Year	\$0.10/sq. Ft.	\$0.004/sq. Ft.
Average SF Home (1,716 sq. Ft.)	\$166/year	\$7/year

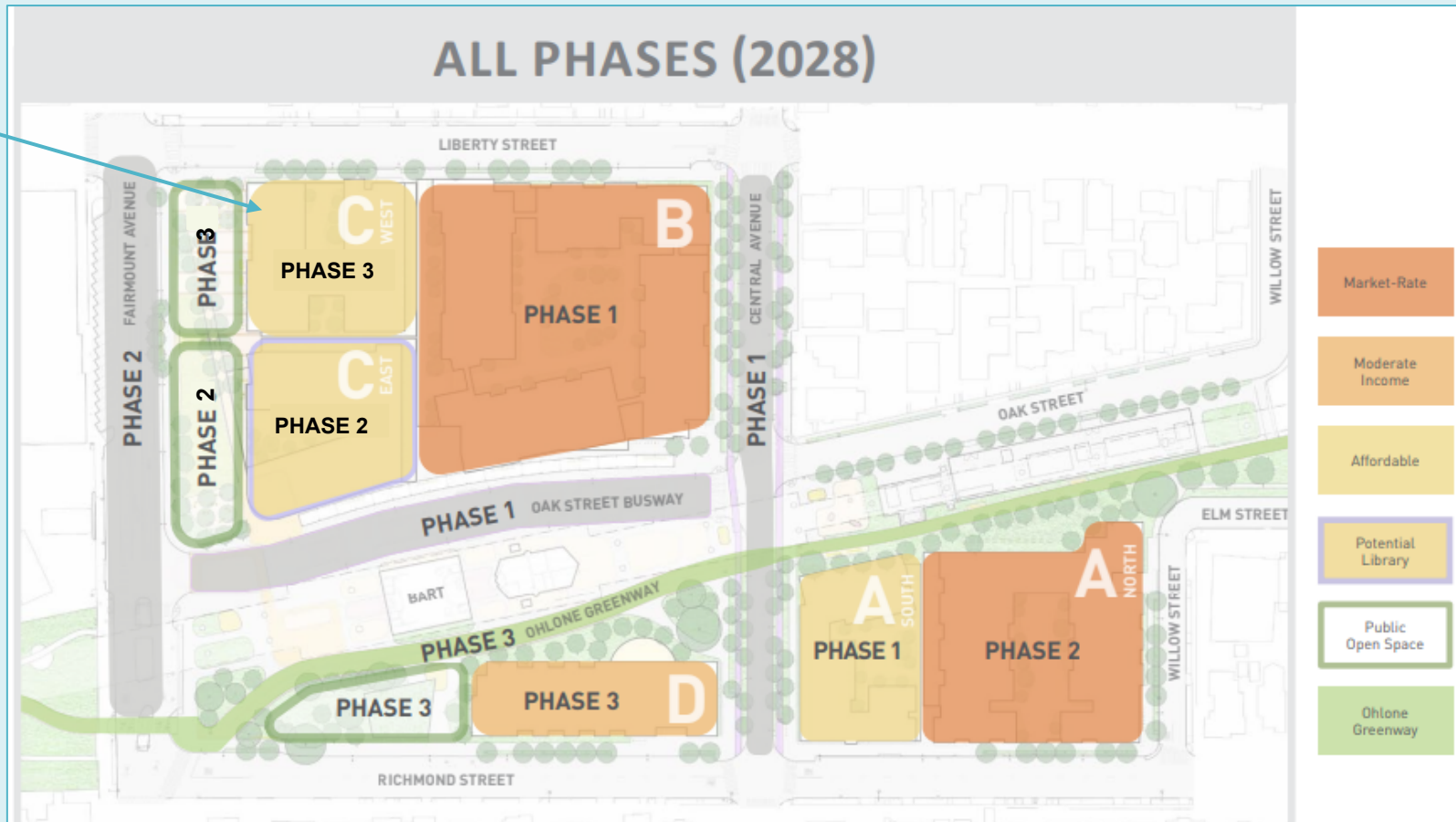


- City Council Direction
- Next Steps

Library Included in Phase 3

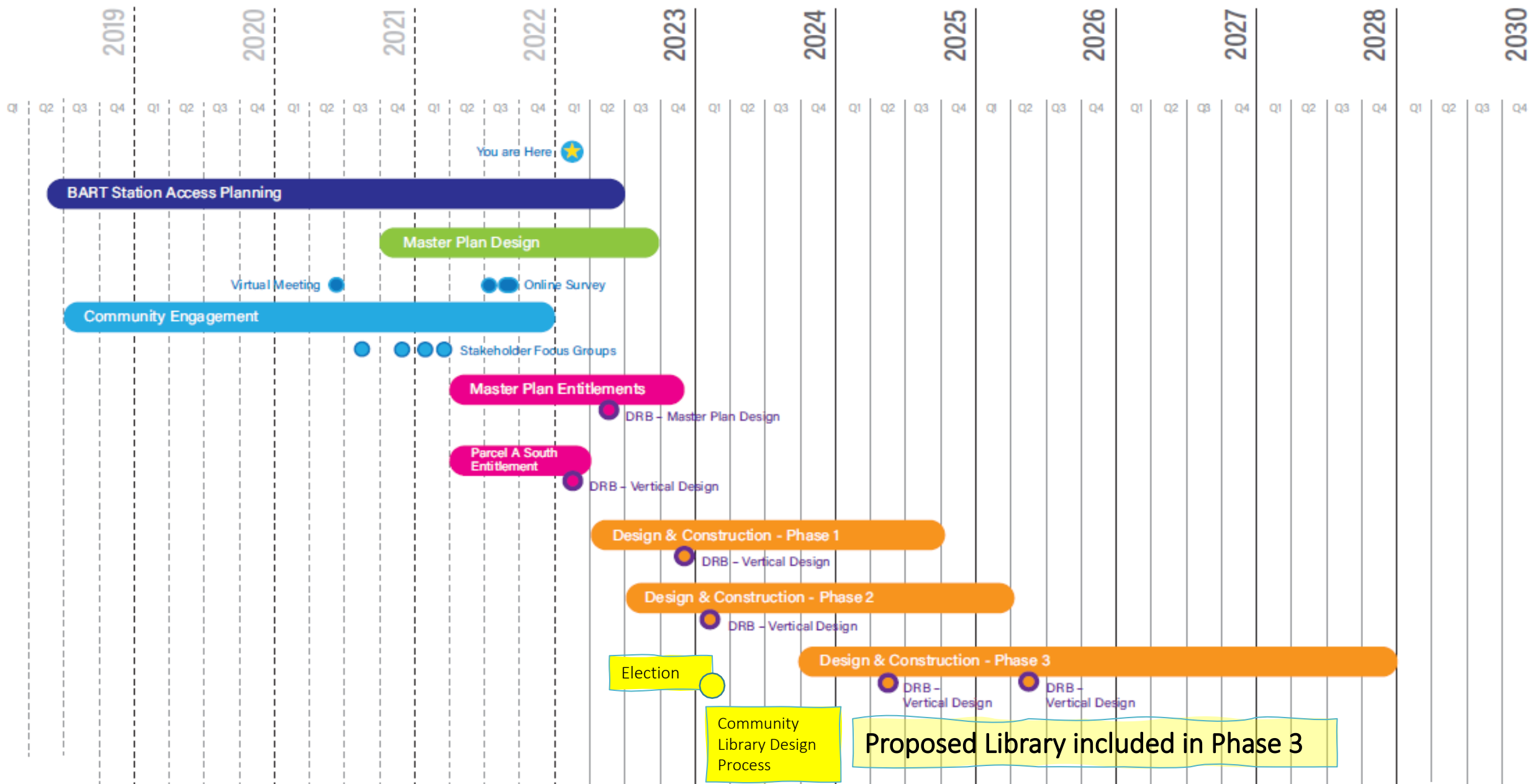
Funding Needed by August 2024

Proposed New
Library Site
(groundfloor)



Ballot Measure Timeline With BART TOD

February 2023	Direction from City Council
March 2023	Mid Year Budget Request: Begin Community Opinion Process Develop Questions/Refine Tax Analysis
Spring/Summer 2023	Conduct Survey and Complete Analysis
November/ Early December 2023	City Council Calls for Election
Spring 2024	Measure on Ballot
By Summer 2024	Funds Available to include Library
Spring - Fall 2024	Initiate Community Design Process for Library with Stakeholders and City Architect
2025 - 2028	Construction on Affordable Building C West and Library



Community Engagement around TOD

2021-2023:

- Berkeley-El Cerrito Station Access Planning
- Design Review Board-Planning Commission Study Session (09/07/22)
- Public Engagement (surveys, focus groups, virtual and in-person meetings)

Upcoming Engagement:

- Parcel A South DRB (February 23)
- Project Master Plan (Joint DRB-PC TBD)
- Each Building Phase (DRB)
- Parking Program (in development)
- Community Design Process for Library


Learn More:

www.el-cerrito.org/TOD

Transit-Oriented Development at El Cerrito Plaza Station






Team Introduction & Community Meeting: Tuesday, May 25th at 6-7:30pm

<https://us02web.zoom.us/j/84342090452>



To keep current with the project, please visit:
<https://www.bart.gov/about/business/tod/el-cerrito-plaza>

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Financial Considerations

Potential General Fund Impacts, Cost Estimates

If the City Council approves Mid-Year FY23 Budget Adjustments and FY24 Budget Requests...

Developing Ballot Measure, Survey and Consultant Support (\$70,000 - \$100,000)



If the City Council calls for an election in FY24...

Election Costs and Public Information (\$100,000 - \$150,000)



If the ballot measure is approved by the voters AND measure is a GO Bond...

Furniture and Related Expenses (~\$800,000)



If the library is constructed (~FY28) AND measure is a GO Bond...

Increased Annual Costs for Extra Hours (~\$250,000 if City pursues max. 16 hours)

Increased Operations and Maintenance Costs (\$25,000 to \$40,000)

Potential Next Steps

- Provide Direction to Start Formally Exploring the Development of a Ballot Measure
 - City to conduct survey and prepare draft ballot language and financial analysis for City Council consideration
- City to Continue Planning for Library
 - Site Planning with Development Team and BART
 - Develop Parking Program with Library in mind
- City to Continue Community Engagement and Begin Developing Public Information
 - www.el-cerrito.org/library



City Council Questions

Public Comments

Discussion

