

**JOINT MEETING OF THE CITY OF FULLERTON  
LIBRARY BOARD OF TRUSTEES, PARKS AND RECREATION COMMISSION  
BOYS AND GIRLS CLUB**

**September 26, 2006**

**6: 30 – 8:30 p.m.**

**City Council Chambers**

**Civic Center Study Conceptual Meeting**

Engineering Director Don Hoppe introduced himself and greeted the members of the audience. He invited everyone to share their concerns with the consultants. He explained that there would be three upcoming community meetings.

Director Hoppe introduced Rick D'Amato and Jim Wirick of LPA who have been hired to assist with the design process. Within six months staff is hoping to have a viable plan to present. Each facility will be reviewed and their needs will be assessed.

Mr. D'Amato gave the background of LPA, and spoke of their experience planning civic centers, libraries and community centers in many cities in Southern California. He gave a powerpoint presentation and reviewed the different uses for each facility in the Civic Center Study. He said that they would be looking at site issues for the overall area. Three different conceptual plans were presented and the pros and cons of each plan were discussed.

He discussed the parking problems, access and egress, structural and mechanical issues, site circulation and traffic, and ADA upgrade requirements.

**Fullerton Public Library**

Mr. D'Amato identified the problems the Library faces:

- lack of program space
- insufficient parking
- lack of visibility from Commonwealth
- access and egress
- need for a teen room

He talked about how the local history room needs to be relocated because of damage from the moisture from the A/C. Another discussion was regarding the technology room which needs to be organized, creating a centrally located computerized learning center. He spoke about the need for additional meeting rooms and group study rooms and potential expansion possibilities. He also spoke about providing more comfortable rooms.

Mr. D'Amato was concerned with safety and security issues in the lower level storage and work space area. He spoke of how additional parking is needed in addition to maintaining the loading and unloading and service area. The area east of the library was considered for expansion into or over the green space, saving the mature trees. They plan to use glass which would bring in more light, creating a brighter environment. He also wanted to focus mainly on better visibility and access from Commonwealth. He suggested a bridge to span across Commonwealth and join the Senior Center to the green space and the Library.

### **Fullerton Senior Multi-Service Center**

Mr. D'Amato listed the various rooms discussed for the Senior Center:

- Wellness rooms
- Aerobic studios
- Exercise rooms
- Gift shop
- Classrooms
- Senior lounge
- Travel office
- Game room
- Pool room
- Different dining services
- Expansion of the kitchen facilities

He would like to see the best potential expansion capability for each facility and have the parking closer to the entry of each facility and have a focused drop-off, creating a welcoming entry.

### **Boys and Girls Club**

Mr. D'Amato identified that the age of the building was a problem. It was determined that the building should be replaced and not renovated because of the seismic safety concerns, and ADA deficiencies. There were concerns with safety and security because of the continual traffic passing by their side entry. The distance from the remote parking was a concern and overall parking was identified as insufficient.

There is a need to have a defined teen facility, gymnasium, interior tennis courts, an enlarged technology space, larger office space, a board room, an area for drama, music and dance facilities. He discussed possibly an enclosed pool for year-round use by all facilities. The building size would be increased by about 30%.

Mr. D'Amato displayed Options A, B and C and explained that the Boys & Girls club would be moved south of the existing site in one of the options presented. The audience commented on what is required for each facility and which option was preferred.

#### A summary of Option A

- Creating a parking structure across from City Hall
- Bridge connector across Commonwealth (sculptural or enclosed glass)
- Vehicular connection aligning with Short Street, located adjacent to the Library
- Well landscaped and well defined "parking court" with a shared parking area with pavers, able to be closed down for festive activities, directly linking with the church property
- Boys & Girls Club to the rear of the parking lot at the terminus of the parking court
- Turnaround brings you into a loop system
- Gateway entry into Amerige park
- Buildings relating to the landscaped public space
- Well defined drop off in front of each building, very welcoming
- Boys & Girls Club will remain operational during construction
- Maximum access and visibility from parking court, drop off for each use
- Creating a "Civic Center" expanding the palms and relating landscape treatment along the street

#### Option B

- Expanding to the east, north and south of the current site
- Parking structure added
- Covered bridge
- Vehicular connection across Commonwealth at Short Street
- Boys & Girls Club joined with Senior Center along Commonwealth on the street front
- Turnaround joining Senior Center with Boys & Girls Club and Amerige Park
- Add amenities for the Park
- Maintaining city grid scenario
- Consolidating parking and drop off
- Shared use of meeting and technology room
- Tightness of the entry is a problem with a long entry drive
- Join entire project together with landscaping, signage and graphics

#### Option C

- Adding a parking structure

- Expanding the facility to the east and the south
- Senior Center expanded only to the west to create a vehicular access point from Short Street
- Consolidated parking area behind buildings
- Moved Boys & Girls Club adjacent to Amerige Park
- Pedestrian element joining Library with the Boys & Girls Club, Senior Center and Amerige Park
- Aligning the east border of the Library with the east border of the Senior Center
- Consolidate parking and drop off space shared with the church
- Better visual access
- Civic space, join buildings with a pedestrian arcade
- Tying buildings together with landscaping and signage
- Bridge structure could tie into the roof structure of the extended buildings, joining the Library with the Senior Center

### Discussion

Mr. D'Amato asked if they met all the program requirements for the different buildings, their needs and their locations, enlargement options, general site planning options, and potential shared use strategies.

He asked the audience to fill out the form with their questions so they could be reviewed.

General comments from the audience members:

How does the ingress/egress tie into the other complexes?

Mr. D'Amato discussed the visibility from Commonwealth, adding reading rooms and expanding into the green space. The bridge will physically connect the buildings. He said that by opening up the wall along Commonwealth it will show people reading and looking for a book, drawing attention to the Library.

Ideas for the Library are fine, but where would the elevators be? He wasn't happy with the continual maintenance problems of the elevators at the Transportation Center.

Mr. D'Amato mentioned that the library already has three floors with existing elevators operating.

There were concerns voiced about being able to find the Boys & Girls Club if the building is moved to the back of the property.

Mr. D'Amato said that the building would be large enough to be seen from Commonwealth. He also said that there would be effective signage and graphics.

Boys & Girls Club staff were excited to see the plans. They felt there would be better shared use between the facilities.

A question was posed about shared meeting rooms.

Mr. D'Amato considered an area that all three facilities could use for meeting rooms, kitchens, or a dance studio. It would accommodate the same amount of people. The meeting space could be shared through an exterior access so that visiting groups wouldn't have to go through the facility.

Father Jim, from St. Mary's church, said that he likes the open, shared parking lot. Currently they have one-way traffic which is restricted and becomes a two-way street. He was concerned about their annual fall festival where they use the field for two weeks.

Mr. D'Amato spoke about creating a space with the use of the parking court. It could be blocked off and used for the festival. He gave examples and displayed photos of other cities that have used the parking court idea effectively.

Father Jim asked how the brick facade would fit into the design. He also asked if future maintenance of landscaping would be the responsibility of the church.

Mr. D'Amato answered that landscaping would be introduced to make the area compatible with the Civic Center.

Is it possible to have technology labs than can service three different groups?  
Mr. D'Amato said that it has been done in the past. He was aware that there are very different needs for each group.

How is wi-fi being considered for each facility? Mr. D'Amato said that they would be creating a timeless, flexible facility and that wi-fi is a key factor.

There was enthusiasm with the proposed bridge, and it should be large enough to provide meeting rooms, a coffee shop, and also a restaurant. They felt it would make an architectural statement and asked if there was a potential for narrowing Commonwealth. They didn't want to see the green space reduced. They asked if the developer would consider an outdoor reading garden. Director Hoppe answered that he didn't think that Commonwealth should be narrowed.

Mr. D'Amato said that the special demands on the library are mostly for meeting rooms. Group study rooms can be placed along Commonwealth. He said that they would minimize the expansion to the grassy area.

Mr. D'Amato asked if there was any flexibility with Amerige Park since the ball field doesn't take up the entire field. Staff told him that it is an historical site and there could be a shared use if it did not disturb the field. Mr. D'Amato said that he wanted to create an architectural statement at the entry to Amerige Park, also better visibility for drop offs to the field.

Engineering Director Hoppe felt that A was the best option compared to B and C and the proximity of parking for the facilities. The parking lot park to the south of the ball field could be extended.

Mr. D'Amato felt that Option A had the most flexibility. He thought the parking court idea could be moved to the southeast.

Members of the audience asked for a clarification of the difference between the terminology used for the "parking court" compared to a "parking lot". Mr. D'Amato said that a parking court creates more flexibility for the space without curbs and painted stalls. There would only be interlocking pavers rather than asphalt. Director Hoppe compared it to the Fullerton Museum plaza.

Mr. Wirick asked for opinions on timing of the various facilities sharing meeting rooms, pool, tennis courts, etc. Staff informed him that there are different hours of operation during the year for the Boys & Girls Club. There was discussion about the advantage of enclosing the pool for year-round use and possibly having the tennis court in the gym for year-round use.

Mr. Wirick asked if seniors would use the gym. Supervisor Eloisa Espinoza responded that they played both basketball and volleyball.

The orientation of the service and employee entrance of the Library was discussed. An audience member suggested that money be spent on reading areas, meeting rooms and computers, not on parking structures.

There was also discussion about an unused roof area at the Library being considered. Mr. D'Amato said that LPA is looking at that.

Staff asked what the Boys & Girls Club policy is with children having access to areas where teenagers and adults are. They responded that meeting areas would be closed off when they are using it. Their staff always escorts children to and from other facilities.

There was discussion that the Boys & Girls Club doesn't have as much need to share a facility as the Library and Senior Center.

The Boys & Girls Club will remain operational while the new facility is being built. The current building will be razed after the new building is opened.

There was concern with losing any green space at Amerige Park. They were favorable to the idea of shared meeting rooms.

Green space would remain in Option A where it is used up in Option B.

Mr. D'Amato said that the pedestrian arcade would take you through the green space into Amerige Park or the Boys & Girls Club. They would be using green space as a connection to the buildings.

Utilize the elevator in the library currently connect the buildings rather than connect the parking lots. Bridge would connect to the 3<sup>rd</sup> floor of the Library. Bypass it go down the stairs into the green space perhaps.

Staff asked about the original Amerige Brothers building near the Senior Center. Mr. D'Amato said that it would be a feature of the site.

Option B was eliminated by consensus. Mr. D'Amato made modifications to Option A.

A parking plan had not been completed yet to see how many parking stalls will fit in each option presented. The rear portion of the lot might need to be reconfigured. He is planning staff parking behind the Boys & Girls Club.

A new Option D hybrid was presented by combining the favorable portions of Options A & C. The Boys & Girls Club building was moved up slightly.

Discussion on the use of the tennis courts determined that it is maintained and operated by the City and used by the seniors Tuesdays and Thursdays.

There was concern voiced about losing the trees. Mr. D'Amato said that they would be integrating trees rather than moving them.

Bridge won't just go directly into the library, after descending the stairs there would be an option to turn to go into library or to the green space.

Mr. D'Amato said that he would take the suggestions from tonight and revise the site plan. He would take into consideration the parking requirements, accommodation of the building sizes, circulation, and the logistics of the bridge. Whether the third level of the Library would be able to meet the height of the bridge and extend across Commonwealth, lift it up a little bit.

If the committee members in attendance would not be able to attend the individual group meetings, Mr. D'Amato suggested that they take the forms home, fill them out and return them to Christine Pilapil, Redevelopment Project Manager. He thanked everyone for attending and for their participation.