

**DATE:** November 14, 2023  
**TO:** City Council  
**FROM:** Joshua McMurray, City Manager  
**SUBJECT:** Work Session - Library and O'Hara Residential Projects Design and Economic Feasibility Analysis Update

Approved and Forwarded to the City Council

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## Background and Analysis

The City has continued the process of exploring the feasibility of a new downtown library. As background, Baker Tilly was hired to help the City prepare an initial feasibility analysis which was presented to the City Council on January 24, 2023. The City Council directed Staff to focus on an option that would place high density, multi-family housing on the City block bound by O'Hara Avenue to the west, Acme Street to the north, 2nd Street to the east and Ruby Street to the south. The purpose of the housing component is to allow the City to utilize a Public Private Partnership (P3) model, which in this case would allow a developer to provide the City a public facility as part of a private development project. The new library would be located on the Civic Center campus, in the location where the current corp yard sits.

This initial analysis was promising, and we hired a consulting team lead by Urban Field Studio with Economic Planning Systems and HKIT Architects to further study how we can best create the most value for the O'Hara parcel and site plan the library on the Civic Center campus. The focus of the secondary analysis was to explore further both the residential component of the project and how much realistic residual value the City could generate to help fund the construction of the new library. The presentation will cover a series of test fits for the O'Hara block and potential revenue. A variety of densities and product types were analyzed, and the presentation will cover them in detail to ensure the City Council has enough information to provide direction on this component of the project.

The analysis also looked at various site plans for the library building on the Civic Center campus. The presentation will cover the progression of that work. There will also be a funding component of the presentation that will look at current City funds along with other funding options that could be considered. The funding options will cover approximate City funds that could be made available to the project. Staff's focus was to present options that were realistic and the approach to "live within or means" was discussed early on and used to narrow down a preferred site plan that will be presented at the City Council meeting. It is important to note the City has many priorities, which can sometimes shift, based on City Council direction.



## Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community and Economic Development Goal. Specifically, under the Strategic and Thoughtful Growth Objective:

*Consider relocating the co-hosted City/ High School Library to a downtown location that can be a unifying location for Seniors, Youth, Veterans, and possible satellite location for County services.*

## Fiscal Impact

This work for this item was authorized by the City Council on July 11, 2023.

## Staff Recommendation

Staff recommends that the City Council receive the presentation by Staff and the consulting team and provide direction related to next steps.

