



- MEETING MINUTES -

**Subject: Stakeholder Resources Group Meeting #3
Dixon Public Library Design Concept Phase 1**

Date: September 21, 2010

Place: Gretchen Higgins Elementary School, 1525 Pembroke Way, Dixon

Attendees:

Consultants, Staff, Commissioners, Trustees:

**Wayne Gehrke / Group 4 Architecture
Paul Jamtgaard / Group 4 Architecture
Linda Demmers / Library Consultant
Gladys Cornell / AIM Consulting
Donna Lucchio / AIM Consulting**

**Gregg Atkins / Dixon Public Library
Sandra Myers / Dixon Public Library**

**Herb Cross / Library Trustee
Jim Ernst / Library Trustee
Shane Taber / Library Commissioner
Olivia Stringer / Library Commissioner**

Stakeholder Resources Group:

**Helen Ritchey / 4-H Club
Cookie Powell / Dixon Family Services
Roxie Sanders / Dixon Women's Improvement Club
Nancy Schrott / Dixon Women's Improvement Club
Leslie Earl / Dixon Women's Improvement Club
Adrienne Kaufman / Friends of the Library
Tess Paxton / Girl Scouts
Marda Henry / Historical Society
Patricia Yokom / Soroptimist Int'l. of Dixon
Maggie Kittyle / Soroptimist Int'l. of Dixon
Ethel Calvello / Dixon Community/Senior Center
Robert Emerson / Old Town Neighbors
Martha Pearson / Old Town Neighbors
David Werrin / Dixon Carnegie Library Preservation Society**

MINUTES

The third Stakeholder Resources Group (SRG) meeting for the Dixon Public Library project was held Tuesday, September 21, 2010, from 7:00 p.m. to 9:00 p.m. at the Gretchen Higgins Elementary School, 1525 Pembroke Way, Dixon. The meeting was open to the public, and the stakeholders present for the meeting and the group they represent are listed above, as well as the consultants, staff, and commissioners. The meeting was facilitated by AIM Consulting and recorded as follows.

Welcome and Agenda Review

The meeting was called to order at 7:05 p.m. by Gladys Cornell of AIM Consulting. 35 people were in attendance, including 14 SRG members. Ms. Cornell welcomed all attendees, and asked the consultants to introduce themselves. She reviewed the role of the Stakeholder Resources Group (SRG), and who should be sitting at the SRG table.

Question: What happens when voting occurs and more than one representative from an organization is seated at the SRG table?

Answer: The SRG does not vote or have decision authority. Their role is to provide input and express their opinions, suggestion and critique throughout the conceptual design phase.

Ms. Cornell asked the SRG members seated at the front table to introduce themselves, and provided an overview of the meeting agenda.

The New Dixon Public Library Community Goals

Ms. Cornell presented a summary of the project and efforts of the SRG to date. She expressed that the project has been a community effort utilizing a process that has involved and engaged the community to provide input and suggestions throughout the process.

Project efforts to date have included:

- The new library building program was completed by Linda Demmers, the library consultant.
- A community survey was conducted.
- The new library stakeholder and community outreach process was established and will continue as the project progresses.
- A new community survey was recently completed and report is being prepared.

Why a new library (initial community survey data):

- To meet current earthquake safety and building safety codes.
- To provide teens with a space of their own.
- To expand the children's space.
- To improve access for people with disabilities.
- To improve on-line library resources to be accessible from any computer.

What else? (results of SRG and additional community input). The new facility should enhance the library's ability to:

- Provide more opportunities for connections to the park.
- Serve as Dixon's cultural and historical center.
- Provide life-long educational opportunities for all Dixon citizens.
- Help Dixon businesses and the local economy.

The vision:

- Celebrate Dixon history and prepare for the future.
- Enhance Dixon downtown vitality.
- Serve as a partner to Dixon businesses.
- Be a good neighbor.
- Meet the needs and expectations of the Dixon community.
- Create the next 50-year facility.

How has the SRG and community helped so far?

- Provided feedback and guidance to the project team to ensure that the Phase I conceptual design for the new library is responsive to the Dixon community values and needs, including:
 - Community Values - the foundation for the library's function, site and space.
 - Site Plan/Criteria - enhance relationship between park and library; use the Carnegie library; assure space for all library patrons; enhance relationship between library and its neighbors.

What's next?

- Discuss and provide input on the building concepts and design values.
- Present preliminary building concepts at NLBC meeting on September 30, 2010.
- NLBC meeting scheduled for October 14 may be rescheduled.
- Stay in contact as the project moves forward:
 - Electronic Newsletter - Ms. Cornell asked for a show of hands who received the first electronic newsletter. She also asked anyone that anyone interested in receiving it in the future to provide their e-mail address on the sign-in sheet.
 - Facebook - Dixon Public Library now has a Facebook page.
 - Dixon Public Library Website - will have current information and access to meeting minutes and handouts.

Ms. Cornell read a quote from Carl Sagan regarding libraries, and introduced Wayne Gehrke, Principal Architect for the project.

Selected Site Diagram Review

Mr. Gehrke provided a slide presentation and handout of the site diagram that was preferred by the NLBC, including the incorporation of suggestions given by the NLBC at the July 29 meeting (see attached "DPL SRG Mtg3_Site Plan 091410"). He specifically noted that the approved concept is based upon a smaller library of 25,500 square feet with the existing Carnegie being moved to face N. First Street at the west end of the new library. A small parking area is provided at the eastern side of the site, and two entrances to the new library are proposed at the center of the facility, one at the park side and one at the East B Street side near the parking area.

Building Concepts Presentation

Mr. Gehrke continued with a presentation of the of the proposed floor plan concept (see attached "DPL SRG Mtg3_Plan Diagram 091410") providing a brief overview of key areas (i.e. children's area, adult area, history/archive area, entrances, etc.). He asked for feedback from the SRG and community. A summary of questions and comments are as follows:

Question: Where is the staff room?

Answer: The area where the staff room would be located was pointed out on the slide (red/orange area) with the explanation that the floor plan concept as presented is only a "bubble" diagram depicting primary zones that have not yet been developed in detail.

Question: At the last meeting it was stated that the Carnegie would not be chopped-up. What was meant by that?

Answer: That comment referred to the interior space. The new concept would provide an "open" design, not "chopped-up" interior spaces.

Question: Is there a scale or legend for the images/spaces? It would be very helpful to understand the size and identity of the spaces as presented.

Answer: They are not provided on the plan, and we understand how this could be helpful. We will include a legend in the future.

Question: Is the facility program available?

Answer: Yes, it is available, however, the program document was prepared based upon a larger facility. The proposed floor plan concept (bubble diagram), as presented, has taken this into consideration, and does meet the program requirements for the spaced provided.

Question: Why is the history/archives area placed at one end of the facility? It should be more visible to showcase the history of Dixon.

Answer: This is good feedback, and we will review this area. The initial location was based upon our understanding of how secure this area needed to be.

Comment: A store should be located near the entrance of the facility to sell miscellaneous items related to the history of Dixon.

Comment: The Dixon Downtown Business Association currently has many of these items and could possibly partner with the library.

Question: When was the false ceiling put in the Carnegie?

Answer: It was added as a result of renovations in 1992. This project will include returning the ceiling to more of its original look.

Question: In the new concept, are computers/computer banks located in one location or spread throughout the facility?

Answer: Computers will be located in the computer learning center, reference, teen, and children areas. The facility will also have wireless capabilities and laptops that can be checked-out for use.

Question: Does the proposed concept no longer provide an entrance at the Carnegie building?

Answer: Correct. The location at the far west end does not provide for an entrance. Entrances need to be more centrally located to best serve the facility, and ADA requirements for an entrance at this location are difficult to meet.

Mr. Gehrke presented a slide illustrating how it may look at the new location on N. First Street. He noted that the image was created as a design study to get a feel for how the building would look. Observations included that the Carnegie building would be more visually prominent on a main street, it directly links to the park, and is visible on three sides.

A summary of comments from the SRG and community included:

- It seems phony to have a stair with no entrance. It should just be left where it is.
- An entrance should be provided that is used for special events or meetings.
- It looks nice at this location - it brightens the view along N. First Street.
- I have not seen anything that convinces me that moving it and the proposed changes are respectful of preservation of the Carnegie.
- It has been determined that the basement is falling apart. This should be a done deal.
- Prior reports suggest that excessive cost would be incurred to repair and seismically upgrade the basement, but I question the validity of these costs. I hope that additional structural studies will take place to evaluate the current costs.

Question: Why not leave the Carnegie where it is? The cost and time to move it will take at least a year. How can you move it without destroying it?

Answer: We have met with two moving companies who have confirmed that the structure can be successfully moved without destroying it. Also, leaving it at its current location would require building around the existing facility which would result in significant compromises for the new library.

Comment: More is preserved by moving it - more is visible.

Comment: Moving it does not respect and honor the original location or building. New buildings always change. Not enough has been studied and we are rushing to judgment.

Mr. Gehrke noted that his firm has been in business for 35 years and they have extensive experience with historical architecture. He is confident that their design will not be redundant and will remain relevant over time. He then introduced Paul Jamtgaard.

Design Values Presentation and Discussion

Mr. Jamtgaard presented slides with images depicting design values that may influence the new Dixon Library design. He noted that the images are not conclusive, but just a beginning to get input and feedback from the SRG and community.

The images represented the following:

- **Local Context:** Dixon lives among a landscape of grand and diverse patterns, colors and materials. Architecture can incorporate these characteristics and thereby tie itself to each unique place.
- **Interpreted Vernacular:** The long history of this community has resulted in an eclectic mix of building types, styles, and ages. Continually improving and moving forward, Dixon successfully reveres its past while embracing its future. The new Dixon Library will be a clear expression of this idea.
- **Outdoor Connections:** The Dixon Library can be the edge of the park, embracing it and animating it visually and functionally.
- **Outdoor Opportunities:** Retractable walls make great use of outdoor spaces; Transitions between indoor to outdoors are important spaces; Outdoor spaces can be programmed spaces; Integrate the building's structure and outdoor spaces with the landscape.
- **Children Spaces:** Sunshine and views to the outdoors add life; Imaginative colors and imagery animate spaces; Transparency brings the park into the library.
- **Adult Reading Areas:** Fireplace room creates a comfortable focal point; Community program rooms can be flexible; Warm, inviting, natural materials; Open views inside aid wayfinding and surveillance; Fun spirit, clean lines and bright colors; Use of humor is okay.

- **New and Old:** Monticello Residence Visitors Center - appropriate character without echoing a style; Scale, rhythm, color, and alignment make good new neighbors; Milpitas Library - new design respects historic and serves the new.
- **Civic Presence:** Prominence of scale, bold detail and dynamic form; Symmetry can blend with eccentric; Lighting and gesture combined; Sophisticated and expressive.
- **Sustainability:** Bioswales to filter run-off water; Encourage clean energy transportation; Deep overhangs provide shade to cool both the building and people; Manage sunlight to minimize heat gain and electric lighting; Night sky cooling takes advantage of the region's clear night sky to provide significant energy savings for cooling the building; Green roofs restore habitat, control rainwater run-off and provide effective insulations; Structurally insulated panels, manufactured locally, can provide excellent insulation; Photovoltaic panels generate electricity, insulate and extend roof life; Raised floor conditioning; Solar domestic water; Passive cooling and ventilation.

Paul again noted that these images are ideas only, intended to generate ideas and feedback for further development and integration into the new Dixon Library design. He asked the SRG and community for their feedback and suggestions. Questions and comments are as follows:

Question: Wouldn't historical values be affected if the Carnegie is moved?

Answer: Moving the Carnegie will have significant impacts on its eligibility for the National Historic Register, however it would remain eligible for the State Historic Register.

Question: Can a new building be designed that reflects the Carnegie?

Answer: The new design will incorporate features consistent with the Carnegie but in a building that will take the community 100 years forward.

Comment: The Women's Improvement Club started the library - brought the Carnegie to Dixon. Having it nominated to the National Historic Registry would be an honor. This should be considered, not just swept away by moving the building. It is my opinion that the Women's Improvement Club would not be happy with it put it a corner.

Question: Would leaving the Carnegie in its place and lowering it affect its eligibility for the National Historic Registry?

Answer: Lowering the building will likely have an effect on its eligibility for the National Register.

Comment: A new library cannot be designed without first determining the location of the Carnegie. The architects are not being given a fair shake. If the Carnegie is left where it is, the programmed areas can be located anywhere.

Mr. Gehrke noted that a goal was to create a clear entry location, and that an entrance/exit at one end of a building is difficult to accommodate, and creates additional ADA issues. Central entries are more efficient.

Gregg Atkins further noted that the Carnegie at its current height would require a 60-foot ramp. the lowered alternative requires a 30-foot ramp.

Comment: Not all entries require a ramp.

Question: Why is there not an option showing the Carnegie at its current location?

Answer: At the last SRG and NLBC meetings, four options were presented. The NLBC directed the project team to proceed with the planning process for the option that moved the Carnegie to the N. First Street location. The NLBC will continue giving instructions to the architect, and narrowing the parameters. No vote has taken place to date.

Comment: Today, the normal entry to the library is through the park. This will continue to be the normal path of travel for those who use the facility.

Comment: I moved here from San Mateo where an old high school was deemed seismically unsound. A new high school was built and the facade of the old school was preserved and incorporated into the new design. The project proceeded, but resulted in a lawsuit.

Question: What were the community feelings with the outcome?

Answer: Alumni were not pleased with the result.

Comment: I feel sorry for the architect. Communication is very poor in Dixon. The community should have been involved much earlier in the process.

Comment: Dixon has one old building (public) - San Mateo has many.

Comment: Why do we believe we have only one old building? I appreciate that the Women's Improvement Club had a mission. It is no different than the mission now. We need to repurpose the building and take Dixon into the future.

Comment: I have limited vision, but what I am seeing doesn't look like Dixon to me.

Design Values Group Exercise

At the close of questions and comments, Mr. Jamtgaard asked SRG members and any community members who wished to participate, to place green dots on the images that were shown that demonstrate design values that they like. The slide images were provided on large boards for this exercise.

Next Steps and Adjournment

Ms. Cornell reminded all attendees to complete a Comment Card with additional questions and comments and/or take one with them for future input.

She announced the upcoming NLBC meeting on September 30.

Ms. Cornell closed the meeting and thanked everyone for attending. The meeting was adjourned at 9:00 p.m.

Comment Card Summary

A summary of Comment Card(s) collected include the following:

- Even if the Carnegie is left where it is and we build around it, I suspect that will affect National Historic Register status also, so it probably won't qualify no matter what.
- Outside facade of new library should still have a very traditional appearance even though it is not the same. Could the outside be made to appear as though it is a series of historical type buildings, thus looking like an additional "downtown street" rather than one huge building? The side towards homes could look more like a residential area.
- I like all the big windows opening onto the park with seating areas outside also.
- I like the Carnegie in the new location as it showcases the old building much better than the current location.

Minutes prepared by Donna Lucchio, September 23, 2010.