



CITY OF ASTORIA
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January 22, 2016

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: HERITAGE SQUARE/LIBRARY LOCATION – NEXT STEPS

BACKGROUND

The City Council adopted a FY 15-16 goal to investigate locating the Astoria Public Library as part of a mixed use project within Heritage Square, an almost 1.5 acre site in downtown Astoria. On August 17, 2015 the Astoria Development Commission authorized a Request for Qualifications (RFQ) to hire a consultant team that will assist the City's efforts in redeveloping the Heritage Square site and potentially the library site. On December 7, 2015 the Astoria Development Commission heard a presentation from City staff and the City's consultant Walker | Macy and Hacker who provided initial architectural design, basic "order of magnitude" cost estimating, and a financing strategy. On January 12, 2016 the City Council held a work session to discuss various options for moving forward. Based on this discussion, staff received direction on two paths: evaluate the current cost estimate for Heritage Square to understand potential cost savings, and develop more information (including architectural concepts and cost estimates) on the options for expansion at the current library location. This would facilitate an "apples to apples" comparison of the universe of options for the future of the library.

At the January 12, 2016 work session, Council stated a desire to issue a new Request for Proposals (RFP) to solicit a new set of architectural professionals. Below is a summary of the options agreed upon by Council on January 12, including the proposed combinations of the existing library site, which they wished to be included in an RFP. A library study will include a comparative analysis of the following:

- Library retained in current location, completely renovated with usable library space in the *basement*.
- Library retained in current location, completely renovated with a new addition on the adjacent *parking lot*.
- Library retained in current location, completely renovated with a new addition on the *Waldorf Hotel* site, which would require *acquisition and demolition*.
- Review of existing cost estimates for the Heritage Square concept

