

**Special Meeting of the Board of Library Trustees**  
**Wednesday, September 06, 2006 - Main Library Lecture Room**  
**01:00 PM - 04:25 PM**

Minutes of Actions and Decisions of the Board of Library Trustees of the Bellingham Public Library as Authorized by RCW 27.12.210 and SEC. 7.02 Charter of the City of Bellingham.

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**Board Members Present:** Chairperson: Tim Douglas, Vice-Chairperson: Alan Kemble, Faye Hill, Vicky Marshall, David Edelstein

**Board Members Absent:**

**Library Staff:** Pam Kiesner; Scott Blume; Gladys Fullford; Madeline Sheplor; Fay Fenske

**Others:** Tom Glenn, Friends of BPL, Ken and Phyllis Weber, Friends, Jon Gambrell, Bellingham Herald, Emily Weiner, Cascadia Weekly, Claude Hill, Bill Hinely, Tara Sundin, Becky Pillai, Margaret Ziegler, Elsie and Richard Zarnowitz, Gayle Helgoe, Cliff Baacke, Jeff Kochman, Helen Campbell, George Dyson, Gary Coye, Mary L. Siren, Jack Weiss, and John Watts, City Council Liaison

**Called to Order:** Meeting was called to order by Chairperson, Tim Douglas. Tim explained the purpose of the meeting is to continue a review of potential sites for the relocation or expansion of the Bellingham Central Library. The Board is looking not just at the collection at the central library, which is the core for distribution but also a structural and seismic review of the Fairhaven branch. The Board has also looked at the city's anticipated growth patterns. Services for a library presence in the north and northeastern portions of the city are being considered, but have yet to be defined. The board has evaluated many sites. There has been a structural and seismic study of the current building that shows the limitations of what can be done. The Board has recently focused on publicly owned property. There are pros and cons of all the sites. The Board will make a recommendation to City Council. City Council will make the decision whether to go ahead with a library expansion, where that would be, and to arrange on a bond issue.

**Communications:** Pam Kiesner listed communications to the Board: a letter from Harry Skinner about a plan that he provided for the board a few months ago, communications from City Council members, Barbara Ryan and Gene Knutson, and from a Department Head, Tom Livesay, Museum Director, two letters from Thomas Patterson, one from Bill Hinely and one from Elsie and Richard Zarnowitz. There are copies of the thirteen comments sent to the Bellingham Herald in response to Dean Hahn's column.

**Minutes Approved:** August 29, 2006 minutes approved with the correction that angled parking could be put in place of parallel parking on Commercial Street to recoup some of the lost parking, not in front of courthouse.

**Public Comment:** Becky Pillai thanked the Board for the public meeting and tour. She appreciates how hard and thorough the Board has worked on this project. Becky said it was exciting to think of the Maritime Heritage site because most of the acreage of the current park would remain if the building was built into the bluff. Becky said it was consistent with the idea of place making in the city. It would be inviting and attractive to have a library with the park.

Claude Hill favored Maritime Heritage Park, but is concerned about park space usage. He said the major drawback to that proposal is access. Claude suggests reconsidering Site D: the children's museum, a couple of offices, and the Cascade Laundry. The advantage would be in giving presence and exposure to the downtown core. Using the entrance to Central Avenue gives entrance to parking potential. It still gives opportunity of incorporating into the park presence. Exposure to Prospect Street is important. The Cascade Laundry could potentially be used as a parking garage. Claude encourages the Board to consult with the RUDAT Architect Group before sending their decision on to the City Council.

Richard Zarnowitz asked how much of this site development information is going to City Council. Does the City Council have authority to purchase property or to use City property?

Tim answered that the City Council has the authority to decide on acquisition of property or the use of city-owned property. The Board will take their selection forward to the City Council. The Council has been receiving copies of information, and they are waiting for a specific recommendation to come forward. The Council has full authority, and is not limited to what the Board puts on the table.

George Dyson works and lives near Maritime Heritage Park. He would like to have the library there, but as a citizen he doesn't think it is the right place. Children will love the library wherever it is.

Margaret Ziegler asked about Tom Livesay, Museum Director's letter. Margaret also asked if there had been anything from the Park's Department.

Pam responded that Tom's only comment was to keep the library downtown.

Tim answered there has been discussion with both Parks and Planning Departments.

Fay Fenske asked about geotechnical studies for sites other than the current site, and if the cost of extra pilings has been considered. Faye also asked about the Board's response to the Lettered Streets Neighborhood Association.

Tim answered that the Board may not respond to each correspondence but appreciates hearing from the association. The Board has also heard verbally from the association about their thoughts on several of the sites.

David Edelstein spoke to the fact that Board is looking at four city-owned sites. They have looked at many other privately owned sites. The Board also had a public notice in the newspaper asking for proposals for a site in the central business district or the civic center suitable for a library. There were no responses. The public seems to own the best sites for the library. The Board has not precluded another site if a suitable site was presented.

David commented on the geotechnical aspects. Any building that the City would build in the central business district or civic center would be a multi-story building to make the best use of public property. It would be a masonry building which is concrete and steel. They would require pilings in this general area. Barkley area is putting pilings in their current privately owned multi-story buildings. Pilings even on land fill provide the support to build a library floor or parking level. Whatever the City builds on the Sash & Door site will require pilings.

Jeff Kochman, President of the Barkley Company. They are building a five-story building which does require pilings, and agreed that any multi-story building would require pilings. Jeff said he was interested in the library plans for downtown and would like to eventually see a branch in the Barkley area. He said all four sites were good, but asks the Board to strongly consider the Sash & Door site. It benefits the library, but there is a greater potential outcome for that site. The location is near the creek, park and waterfront. Access is good. The current building does not have redevelopment potential. There would be no disruption factor. It could be a catalyst for redevelopment in the area. Jeff cited examples such as the Market Place building and Depot Market Square resulting from city leadership. Design is an important factor as are safety issues. From a development point of view, if that site is selected, the board should consider making it a mixed use project. There would be more activity, and a public presence would lend character to the site and help with the safety issue.

**Strategic Planning:** Faye asked about the meeting with the Parks Department.

Alan Kemble responded that Pam, Tim and he met with Leslie Bryson of the Parks Department and Tara Sundin of Planning & Economic Development to discuss aspects of the Maritime Heritage site. A map of ownership was provided. There were questions of how to consolidate the parcels. There are deed restrictions. The way the City received land from the State might require the city to buy and dedicate a parcel of land of equal value as a park. Leslie was going to research this further. It consists of clean fill.

Pam mentioned another point discussed was the south side of the park might be more feasible for building. Alan added that it would be the area adjacent to Boss Tweed's parking lot. This would be the area to the left of the amphitheater steps. The area to the right would get into more state dedicated lands.

Tim said it was clear that if the Board selected the Maritime Heritage site, that the Library Board should discuss this with the Parks Advisory Board. The Greenways money was used to purchase the area that is now the Environmental Learning Center. No other Greenways money is involved.

Pam said she has spoken with Parks and Recreation Director, Paul Leuthold. He has been copied on communications regarding the Board's interest. Pam will meet with him to walk through the park. Paul and Leslie would share with the Parks Advisory Board that we are considering this and they have met with us.

**Alan Kemble spoke about his choice of sites:** Alan said we have looked at least 19 sites and advertised for more. The search committee was set up three or four years ago. They developed more than 30 criteria to review each site. Alan's opinion is that we need an adequate building site of size for a major building to house the current collection and future growth. We need space for children's and adults' programming, community meeting rooms, study rooms for students, adequate, comfortable reading spaces, indoor and outdoor activities, and accessibility for trucks and buses as well as library users. City owned sites ease the cost. The problem with some private sites is the need to consolidate multiple land owners. We need space, vertical or horizontal, for future expansion. Parking needs to be available either adjacent or on site. Anything we do should contribute additional green and open space around the building.

Alan's choice is the current Municipal Court block and one of the blocks on either side. Those blocks are currently parking lots. Preferably there would be a vacation of one of the streets, either D or C Street, so it makes a continuous building site. The site is currently owned by the city, so there's no need to purchase land. No property would be taken off the tax rolls. More dollars from a bond issue would go into the building and contents rather than the land. At a minimum the size of the land would be 74,000 square feet. It may be as much as 88,000 square feet, depending on which block would be added. The major criteria have been that the site must be at least 65,000 square feet. It is a level, easy build-able site. The site is adjacent to Whatcom Middle School. The Senior Center is two blocks away. Bellingham High School and Assumption schools are nearby. The Police Station is across the street. The Whatcom Creek trails are a block away.

Children, their parents and seniors form a large base of our customers. There is access from all sides. It will allow pedestrian access via the trails. A criticism has been that it is not in the city center. As the city expands, the perception will be that it is a greater civic center with the Police Station across the street. Alan sees the library structure on Block 194 with the other block scooped to a little below grade level. Just above grade level would be a plaza which would double as a neighborhood park. Underneath would provide parking. There are nice views of downtown and Sehome Hill. In a two-story building there would be good views down the creek to the bay. However, what is in the library is more important than the view. In building for at least a 50 year life, the site is big enough for expansion if needed.

Downsides include the impact on the Lettered Streets neighborhood that abuts this area. This will mostly be during the construction phase. In the longer term a library in place of a courthouse would be seen as a beneficial addition to the neighborhood. We would be displacing and replacing some city offices that are located in the building. The Board would have to work with those departments to work a transition plan.

Maybe we sacrifice some of this building in the interim to move the people out so construction can start. The third downside would be that economic development spin-off would not happen with this site.

David commented that the Board needs a 100 year view with room for expansion.

**Faye Hill spoke about her choice of sites:** Faye said she was surprised that after the tour, not one person said they wanted the library to stay on this property. Faye said the current site is off the board for her consideration. She also does not prefer the Re-Store site because of its location. She is interested in the park site, but there are a lot of unanswered questions. A site review has not been done on the park site because it is new to the Board. The criteria developed for the site reviews are very important. They show the weaknesses and strengths right away. A site review of the park needs to be done before further consideration. Faye agrees with Alan about the Municipal Court site. If she had to choose a site today, that would be her choice. Faye doesn't want to close off the park site until she knows more about it. Faye likes the Municipal Court site for many reasons. She would like to see the opportunity for more economic development for whatever site we choose, but that site does not allow for it. The city would have to face moving the offices that are currently there. There are hurdles with every site. The big thing that is appealing is the easy access.

**Vicky Marshall spoke about her choice of sites:** Vicky agreed with Faye and Alan. If she had to make a decision now, she would also go with the Municipal Court site. Like Faye, she would like to see the pros and cons of the Maritime Heritage site. She would hold off on saying what her strong position is until she can actually see how a library on the Maritime Heritage site would fit into the community. Vicky appreciates the access from the Municipal Court site to the schools and Roeder Administration building. There could be some working together with their technology. The traffic thoroughfare that Tim pointed out provides good access. Generally speaking, we would not be destroying a building that people are connected with.

As Alan pointed out, whatever we create, we will create more green space. That is a piece of what is critical in the decision making. We would be creating green space at the Municipal Court, and not taking away from the Maritime Heritage Park. Vicky would not want to put another building on the library's current green space. Vicky noticed that Maritime Heritage is a cold and windy place. Municipal Court space is warmer and more welcoming.

**David Edelstein spoke about his choice of sites:** David mentioned that the Board not only has to go to City Council with their recommendation, but they will also need to go to the voters. A bond issue would seemingly follow moments after asking voters to approve a \$67 million for the Bellingham School District and \$40 million for Greenways. David said there was no doubt in his mind that the library is of equal importance to either of those issues. The presentation to the voters should be well thought out and compelling, so we would get the necessary plurality of votes the first time out.

The problem with looking at private sites was that most were already developed with buildings and businesses. That would require displacing business people who have valid leases. Condemning is not an option; they would have to be bought out. Then we would have to demolish a commercial building in order to start with vacant property.

The site around the current building could be considered vacant for adding an addition. We would not have to demolish a building or displace someone if we put an addition on this building. The Municipal Court building was not originally built to municipal standards. It is an adapted reuse. David believes that some day the city will demolish that building and replace with another public use building. The Sash & Door site has no buildings of public value. There are no buildings in the Maritime Heritage Park to be demolished. Structural and seismic assessments of the current building stated that the current building will not take another floor for library use. Geotechnical studies showed an addition could be built with pilings. David cannot consider demolishing the current building to replace with another building.

If the building was not here, and this was a vacant site, it would be a wonderful place to build a library. If the library left this building, this building would be a very excellent office building for as long as the community can afford a two story building on this property. This building as a library is nearing the end of its use unless we build an addition. The problem is building something brand new to attach to something that is old. This is not as good as building a new library somewhere else. This building would be renovated and made into either a municipal court site or could be rented to people who need civic center locations. We are not losing anything by moving out of this building.

The Municipal Court site is most excellent. It is true that it will not provide economic stimulus because it is already a beautiful neighborhood. It is a little further from downtown and the civic center. It is easy to imagine building a library on the center block and use the closer block, vacating the street between the blocks. Halleck Street between the new library and the lettered streets could become one-way. The street could become narrower with a buffer for the neighbors. If the Board showed the neighborhood what the board is envisioning, they would find it to be a good use of that property. Angle parking, which provides more spaces, could be put in a circle around that library block.

David would want to charge the architects with the idea that the new library would be able to expand. It would be a far reaching thought that the architect could design a building that could contract so we could go in either direction with a multi story building. David said Jeff Kochman mentioned a multi-use building. David is in agreement, but his idea of a multi-use building is multi-public uses. It would not be easy to mix housing above the library because of having to displace someone in a time of expansion. David suggested a library that has room for a senior center, children's museum, health department, or other public uses that are not dissimilar.

David had heard discussions about considering the Re-Store/Sash & Door site, but was not certain that site would work for a library. If the Re-Store site was good at 1.5 acres, then the Maritime Heritage Park would be an excellent site with 11 acres. Very few people know that site and how large it is. It is not David's intention to say we should build on one side or the other of the amphitheatre. David would consider any place in the park. He is not certain it would be the best site, but it could be the best site. David suggests imagining where the library could be located, how to bring people to the library and park, how to join the library with the grade level above and the museum, how can we park cars, how does it relate to the waterfront and civic center, can there be an elevator to bring people up to the museum, and could there be a parking garage in a spiral from the museum down to the level of the park as part of the library building. David wants to investigate whether that would be the best site. It could be a world class location for a library. The community would not be losing park space, but would be gaining such a wonderful park and library and public use that it would be a show stopper. Part of the design would be a nice gazebo and foot-bridge to tie into whatever is done at Sash & Door. The potential for excellence is terrific on that site.

**Tim Douglas spoke about his choice of sites:** Tim agreed that the public sites identified provide some interesting options, and we could come up with an exceptional library on any of them. There are two challenges. We say we are looking 50 years down the road, but it is hard to objectively do that. Everyone in the community loves where they live, and it is hard to let anything go.

One limitation is that while we have money in the budget for preliminary plans, the combination of not having an absolute location and not putting that money to use, we are not able to put forth a beginning presentation that would cause people to understand. It would be nice to spend some money to present those sites in the way they could be.

The second challenge is to try to anticipate where the growth will be in the community. This is something that will serve the community at large. Transportation information shows that if you could drive the speed limit, almost anywhere in Bellingham is 15 minutes of anywhere else in Bellingham. Tim originally wanted to make the best use of staying where the library is currently, and add on to it to make the building more functional. This would capitalize on the public's investment. It became clear that it would

be extremely difficult to do that. Down the road this may not be the best place for a library against the best place for things that serve the courts and government functions. It would be better for the community to keep this site for use of the courts, and possibly bring in revenue by leasing space near the courts.

There were no responses to the request for proposals. We cannot take any site with an unwilling seller. The bluff area has attractiveness with a dynamic view. Concerns are having a very heavy structure on the bluff edge, access is a little difficult. Tim suggests building down on a flat area without invading too much of the park. The waterfront is a fabulous activity. Tim shares Vicky's observation that it is not always a warm, hospitable place. Design consideration could use courtyards and semi-enclosed spaces to make it viable. Tim is interested in Jeff's comments about public/private cooperation. Tim sees it as more feasible with the Re-Store site or at the southern end by Boss Tweed.

When talking with Park staff about Maritime Heritage Park, the most desirable area from their perspective would be the south end. That presents some uphill opportunity where underground parking might be more feasible. It may involve the need for a willing seller to let go of their property to piece the site together. The reality is that there would have to be some kind of trade of property. That would require that city would want to decide whether they want to do it; identify what the trade would be, and go to the state if they would allow the trade. Tim's understanding is that if the community is supportive, the state would not resist such trades.

Given where the future of the city is likely to go, Tim would like us to try to do something at Maritime Heritage because that is where a lot of the vitality of the community will be. If Tim had to vote for the easiest site, it would be Municipal Court. It has the potential for good access, and is not too far from city center. The views towards Sehome Hill and the bay and the islands are beautiful. The site has a lot of potential, but members of the public might get more excited doing something more towards the waterfront. However if we had to wait four years to go through internal hassles, we would have missed our bet by not going to the Municipal Court site.

David said the Board has looked at quite a few private sites. He asked if anyone was aware of any other site.

Tim said it would be fair to observe that private property has the complication of negotiating about the place. Governmental agencies have been given the right to hold executive sessions, and have not yet had public discussions about such options. The Board has entertained a couple of possibilities and discussed them at executive session.

The Board would consider an alternative that surfaced quickly. Tim said the Board has a need to pare down to a single or couple of recommendations for City Council.

Alan made the motion to eliminate the current block including this building as a site for consideration for a new library. Vicky seconded. The motion carries.

Alan suggested that the Sash & Door site would be his number three choice. David added the site would be a stimulator to that area – social, economic, reading. If we didn't build there, private redevelopment could build a wonderful stimulator. The Board needs to go for an education stimulator, not economic. Tim offered a dissenting opinion that the site is not a part of the park. It has good access to open space and educational opportunities. It does not lend itself to good grassy area because of the spawning channels. It needs a pedestrian bridge across the creek. It is city owned and eligible to be used for a library. Tim cannot say that about anything south of the creek yet. Tim suggests instead of totally discarding the site, the Board says of those sites in the Maritime Heritage area, the Sash & Door site is the least desirable option.

David said nothing is guaranteed. The City Council could say no to any of these sites. Rather than eliminating, if the remaining sites were approved, Sash & Door would be the least preferable. Municipal



Court will probably keep the same neighbor zoning. Maritime Heritage will probably remain a park, but Sash & Door has commercially zoned neighbors. We do not know who they will be. Unless the uses surrounding Sash & Door site would preclude some uses not compatible with being next to a library, David would have reservations. He would like to protect what we build with a view to the future and what the neighbors are going to be.

Alan agreed. The Board has an obligation to give City Council their prime choice, and have a second choice if the Council asks for it. The Board needs to take the lead and do more investigation on these sites quickly. For a ballot measure next year, the process needs to be started with City Council soon. Alan said he still needs convincing on access at the Maritime Heritage site. It would be beneficial to do a site evaluation on Maritime Heritage site quickly. Vicky agreed that she could not honestly assess it until an evaluation is done. Part of the problem is narrowing down the definition of the site.

Faye said if the goal is to make a decision at the September 19th regular meeting, the Board needs to accomplish a site review before then.

Tim said there was a clear indication from the Park's perspective their preference is to look at south end of the hill climb, up against the bluff. The Board also needs to test the waters with private owners.

Pam said the Parks Advisory Board meets on September 13th. When the 65,000 square feet is mentioned for a new library, it includes green space. If we built into the bluff below the museum, we would not need to worry about a green space because it is already there.

David said the Municipal Court site is a safe, great place. There is something about the library that he believes the voters would say a library would enhance and be of benefit to the Maritime Heritage Park. David would like to consider both sides of the park. He would like to come up with designs to see which side makes more sense. Architects could show what could be done. If it is not better than the Municipal Court site, then we know where we are going.

Alan said the Board should start the conversation with the Park Board. Their cooperation is needed.

David said we could show them what is possible.

Tim said some architectural rendering is a possibility.

Pam mentioned that 11.5 acres includes property across the creek where the salmon hatchery is located.

David said the Board should talk to the one or two private property owners that are adjacent to the park and ask if they would be interested in selling or trading. David would like to spend some time to come up with ideas that can be shown to the Parks Board, City Council, and members of the community.

Tim suggested talking to the Parks Board first to let them know the Board is interested in the park and think we can enhance the area. Tim asked if the Board wanted to have someone assist them in doing graphic presentations that would be helpful in considerations of both the Maritime Heritage area and the Municipal Court site. There is money in the budget for preliminary design work.

Pam explained we need to do a resolution to be reimbursed by a future bond. If the Bellingham Planning Group was asked to be commissioned to do the same type of study they did for the Central Library, it took about six weeks to do the Central Library study. They were volumetric studies only, and cost about \$5,000.

Pam said Paul Leuthold will communicate to the Parks Board on September 13th. David said the Parks Board should know that we would not take away any land from the park that was funded by the state without replacing it with other like park land.

Faye moved that we use funds available to have volumetric designs done, hopefully by the same Rudat Group, on both the Maritime Heritage Park and the Municipal Court site. David added that we would do site and volumetric building designs. David said his goal would be to have less design of a specific choice and more options. David seconded the motion. The motion carries.

Pam mentioned that she could invite the Rudat Group to attend the next regular meeting on September 19th if they are available.

Tim asked to have an executive session put on the September 19th agenda in order to have the option of entertaining any discussion that is appropriate on real estate matters.

Vicky asked Pam about staff's opinions. Pam answered that she asked staff at their staff meeting to make a slash mark by one of the four sites they felt should have a library. Of the four sites: Municipal Court was the top, with the park and current site nearly tied for second.

**Public Comments:** Scott Blume said he was delighted the Board was considering something at Maritime Heritage Park. That proposal does need to be flushed out, and may include part of the Boss Tweed property. Scott suggested rather than just talking to that owner about a sale or trade, a cooperative venture be proposed.

Tim mentioned having a conversation with a Trillium staff member quite some time ago. At that time they asked if the library would be interested in a joint venture. At that time the area they owned was so small that we would have had to go multiple stories to squeeze a library of the size we are talking about into what they would be able to do. Tim thinks by pooling that property with property the city owns, there might be more opportunity for a joint venture.

Cliff and Ruth Baacke favor the Municipal Court site. Cliff is very troubled about using any of the Maritime Heritage Park land. Despite talk about trade, it would set a dangerous precedent. He is also concerned about thinking the library should go towards the waterfront. The library could be an anchorage for the rest of Bellingham.

Tim explained the City has already done trades, and the State has a legal procedure in place. Tim said he understands and appreciates what Cliff is saying, but there are legal precedents around the state. We wind up with equal and more park land. We have the most park land than any other city in Washington per capita. The flexibility has given the possibility to work in certain directions to serve the public very well.

Bill Hinely would like to steward the city's money as carefully as possible. He suggests talking to the Park Board to see if they open to the idea of architect renderings in that area. Bill said the money should not be spent before knowing the Park Board's attitude. Bill believes architect rendering is a good device. Bill would like to participate or organize an effort similar to the Bellingham Co-housing and Happy Valley Park projects. The project was much improved from citizen input. Using a sketch of the site with options of space needs, traffic and flow patterns that can be moved around, it becomes apparent whether the space will work or not. It would be similar to a charette with toys. John Watts suggested that architect, David Christensen, is excellent in doing that type of work.

Claude Hill said it is important to bring the Park Board into this process. He is concerned about the esthetics below the museum.

David agrees we should talk to the Parks Board. He would not want to preclude making a decision before investigating the possibilities.

Jack Weiss said the courthouse is a fine location. When talking about the lower park, it is not so much which side of the park, but which side of the creek. Jack feels the owner of property next to Sash & Door



would redevelop his property. If the library was built on the Sash & Door site, with a pedestrian bridge across the creek, then you have the entire park. An elevator could still be installed from the lower lands up to the bluff. Jack agrees it is relatively cool in that area. Courtyards could not be easily built there. Exposure to the prevailing winds would be a design problem. Why not do a library on the Sash & Door site instead of building on another footprint. The Board would not have to deal with the Parks land.

Tim mentioned that a pedestrian bridge as a part of the project is a whole other dimension. We don't know what is involved with cost or Corp of Engineers permission.

Bill Hinely had a concern with the Re-Store site was if there is enough room to have attractive landscaping surrounding the library.

David stated that if a building was built on the Re-Store site, it would be built right out to the property line of Holly Street and "C" Street. The site is long and narrow. It is not an optimum site; it is an urban library site. Municipal Court site would be a library/park or park/library.

Fay Fenske was concerned about asking the architects for drawings before addressing the issues brought up by the Board. The Board should know the "it" of the park. A site evaluation needs to be done to see if it meets the criteria. The Board should speak to the Parks Department people before going to the architects. Fay suggests saving money by defining "it," getting Park's permission, and reviewing criteria before going for drawings.

David agreed that was an excellent thought. The Library Board should tell the Parks Board we are considering a portion of the Maritime Heritage Park, and share with them that we would like to come up with some architectural design and site plan options.

Fay asked if architects would know what is needed for designing a library. Alan answered that a charrette producing the information was done a few years ago. Fay commented that the staff has since visited several libraries and seen what else is possible. Staff would like to improve upon what was previously mentioned. Alan said this is the beginning of the process, not a final building design. Tim said we could be fairly accurate in the footprint space that we would require for volumetric designs.

Faye, Vicky and Alan agree that the Board needs to do a site review first. Alan suggests Faye and Vicky do the review, looking at least two sites: the south side of amphitheatre, and what remains.

Tim said he would not favor a library on Holly Street. He would be comfortable limiting the site to the bluff-scape around to the private property.

Faye said it was necessary to have a more defined site where the building will be. There are 30 criteria to answer for each site.

Alan suggested the review would need to be more of an essay form of how the criteria might be met in one area on another.

Pam said after meeting with the Parks Board there would be a better sense of possible location. Park's staff members have already told us that the south side is preferable.

David questioned why not look at the entire park and ask why this is not preferable if we think it makes sense. Tim said he was trying to respect what he hears from the Parks Board while dealing with the reality that there is really nothing in front of them at all.

Alan mentioned that we need to honor the stream buffers on both sides. A large chunk of the park is absorbed by the stream buffers. There is not very much available on the other side of the park.

Pam said if we are going to ask the Bellingham Planning Group for volumetric studies, we need to provide some information for them. We cannot ask them to design something that is not city owned property. Our design options are limited. We may need to get answers on privately owned property and the Parks input before asking for the volumetric studies.

Tim said a title search is the defining document to find out what is required. The Board could do a title search on Maritime Heritage site. A title search is the final word on ownership and limitations. A title search might not show if state agencies helped the city acquire certain property.

Pam said because this is city parks property, we have already been told by parks and planning staff that there are deed restrictions.

Tim said we should proceed with title searches. David said we could ask the city attorney for copies of title searches, and titles of all the parcels accumulated to make the Maritime Heritage Park.

Pam will talk to the Parks Director about a presentation to the Parks Board. Information will come from a title search or copies from the city attorney. The site review will follow receiving definitive information. The volumetric drawings will follow.

Faye was concerned with not having all the information from the meeting that Tim, Alan, and Pam had with the Parks and Planning Department staff to think about before this meeting. Alan said it was a defining meeting, exploring the issues about toxic problems (methane gas), deed restrictions, economic development aspects, the city owned right of way for extension of Champion Street that might be used for parking, and privately owned property. This is why executive sessions will be necessary.

**Next Regular Library Board Meeting – September 19, 2006** will begin at 1:00 p.m. with an executive session. The regular meeting will begin at 1:30 p.m. in the Library Lecture Room.

**Meeting adjourned** at 4:25 p.m.

Chair, Library Board of Trustees

ATTEST

Secretary, Library Board of Trustees