



Frequently Asked Questions 1700 and 1750 Oak Park Boulevard Properties (7/25/18)

What is the Memorandum of Understanding (MOU)?

The City of Pleasant Hill (the “City”), the Pleasant Hill Recreation and Park District (the “Park District”), and Contra Costa County (the “County”) have approved a Memorandum of Understanding (MOU) that provides a framework for proposed future development by the City of a new Community Library, by the District of new ballfields, and by a future buyer of the current County library site of single family homes. The City will ultimately review and approve the specific projects that will be developed on the land parcels (see Site Map below).

The MOU provides an outline of how each portion of the program may proceed and covers the following items:

1. Upon completion of the environmental review, the County (in conjunction with the Mt. Diablo Unified School District-the “School District”) anticipates transferring ownership of a 5-acre portion of 1700 Oak Park Blvd. at no cost to the City for the new Community Library. The City would pay for the cost of constructing the Community Library.
2. The Park District anticipates purchasing its 5-acre portion of 1700 Oak Park Blvd. from the County under terms stated in a prior option agreement with the County. The property transfer would include a no-cost transfer of one-acre from the School District.
3. The City would oversee the design and installation of backbone infrastructure—roads, drainage, utilities, and traffic improvements--that will serve each of the three sites. The cost of these improvements would be shared by the three public agencies.

What does this mean for a new Community Library?

The City and the County can now move forward on preparing an agreement for the transfer of approximately five acres at 1700 Oak Park Boulevard for a new City-owned Community Library. The property fronts on Oak Park Boulevard just across Monticello Avenue to the east of the existing library. The location was one of the candidate sites that the Pleasant Hill Library Task Force identified for a new library. The next step is for the City to prepare and circulate appropriate environmental documentation for review and consideration.

What does this mean for new recreational fields?

The Park District anticipates conducting a community outreach program to formalize their

proposed project this fall. The proposed recreation facility will require land use approval from the City. No transfer of the property can occur until the City has prepared and circulated appropriate environmental documentation and the City Council has reviewed and considered this information.

What is currently at the two locations?

1700 Oak Park Boulevard is a vacant parcel at the northeast corner of Oak Park Boulevard and Monticello Avenue. 1750 Oak Park Boulevard is home to the existing Pleasant Hill Library and a vacant administration building.

What are the next steps for the potential recreation and park land, and when will the public have an opportunity to comment?

The Recreation and Park District will begin its public input process for planning potential future recreation and park uses this fall. After the Board of Directors approves a conceptual plan, the District will then submit a use permit application to the City of Pleasant Hill.

The District is anticipated to begin discussing development of the property at its regular meeting on August 9. The Board of Directors meets on the 2nd and 4th Thursdays, 7 pm, at 147 Gregory Lane. Agendas are posted 72 hours in advance. Members of the public are encouraged to check the District's website at www.pleasanthillrec.com for additional information.

What are the next steps for the new library, and when will the public have an opportunity to comment?

The City has selected an architectural firm, Bohlin Cywinski Jackson, to oversee the design of the library. The City and their architect have already held three public input meetings to help inform the design program. The architect will present preliminary schematic design plans for the library to the City Council at its meeting on August 6, 2018. It is anticipated that proposed final design plans will then be presented to the City Council in early fall.

What could the 5-acre site at 1750 Oak Park Blvd. be used for?

The County anticipates submitting a land use application with the City this summer for the development of new single family homes. The City will be reviewing and considering the land use application over the next 9-12 months. Approval by the City could occur once the environmental documentation has been completed, reviewed and approved by the City Council, and public hearings have been held by the City's Architectural Review Commission, the Planning Commission, and the City Council. The County contemplates selling the property to an experienced home builder for construction and sale of the homes.

What other improvements could be made in these locations?

The City, in partnership with the County and Recreation & Park District, is proposing improvements to Monticello Avenue and Oak Park Boulevard in the vicinity of the projects,

including a new traffic signal at Monticello Ave. and Oak Park Blvd. The improvements could also include new bike lanes, sidewalks, and street resurfacing.

How will the City fund the construction of the new library?

The City will use a portion of the new revenue provided by Measure K to fund construction of a library. Measure K, a one-half cent sales tax increase, took effect on April 1, 2017 and is expected to provide more than \$4 million in revenue annually to the City for the next 20 years. Measure K revenue will also be used to fund infrastructure improvements, including streets, storm drains and sidewalks.

Why is the City responsible for building a new library if the current one is owned and operated by the County?

Contra Costa County Library provides library services only. The County has not built any new libraries since the mid-1970's. All new libraries have been funded by the cities in which they are located.

