



space, meeting space, and activity space. Library Board member Graff asked for a description of the additional 4,000 square feet. Ms. Merkes stated they did not have that detail programmed yet but one option could be two additional program rooms and a fitness space (dance room, etc.). Commissioner Blauvelt asked if the additional 4,000 square feet could be a second story. Ms. Merkes stated the recommendation from LARC is that a second story should be considered if the footprint of the facility exceeds 20,000 square feet. The LARC is concerned about the proportion of open space, park space, buildings, and parking.

Library Board Chair Shumway stated the Library holds events on a monthly basis and the Board wants to make sure they have a committed space that they do not have to negotiate with the Recreation Department. Ms. Merkes stated that was a matter of communication between the two departments and should not be a problem.

Library Boardmember Graff stated there is a possibility that the facility could be built in two phases since the proposed Bond Measure also includes renovations to City Hall and street repairs. Ms. Merkes agreed and stated the options lend themselves to a phased approach. Vice Chair Matteo asked if that would add a lot to the total cost. Ms. Merkes stated “no”. Library Boardmember Graff stated the developer would like the project to move forward as quickly as possible because it would help in selling the residential units.

Library Boardmember Graff stated it was important to remember that the Lark Theater has an auditorium that could accommodate around 250 people for various types of events. This project should not compete or conflict with the success of the theater in any way.

Commissioner Hauser referred to the two options and had questions about the proximity of parking to the facility. Boardmember Graff stated the parking area in relation to the facility has been discussed quite a bit by the LARC. Commissioner Matteo noted the parking area in the ‘north’ option seemed to be about the same size of the building. Ms. Merkes said he was correct. Library Boardmember Graff stated the possibility of underground parking was discussed.

Library Director Gordon asked if there would be a signal at the intersection that is the entrance to Piper Park/Central Marin Police Facility. Ms. Carlberg stated “yes”.

Commissioner Hauser asked if the size of the café had been discussed. Library Boardmember Graff stated many of the new Library/Community Facilities have integrated cafés but have had problems with their economic growth. In addition, there could be some downtown merchants that would be opposed to the idea of a café. Commissioner Friedel noted the LARC had not discussed the size of a “café” and it could even be a kiosk or a cart. Vice Chair Matteo asked if the City

would get involved with running a “café”. Ms. Merkes stated “no” and added there were different ways of doing it including allowing a local merchant to run it.

The Commission and the Library Board thanked Ms. Merkes and Ms. Carlberg for their presentation.

Vice Chair Matteo stated the document was very well written. He referred to the use of the term “should” as opposed to “will” and asked if this would have implications. Ms. Carlberg stated the document was very carefully worded.

The Commission and the Library Board thanked Ms. Merkes and Ms. Carlberg for their presentation.

### APPROVAL OF CONSENT CALENDAR

#### Approval of Minutes of February 21, 2013

M/s Blauvelt/Friedel to approve the minutes of February 21, 2013 as submitted.  
Ayes: All    Absent: Chair McNally    Abstain: Hauser

### OPEN TIME

There were no comments

### BUSINESS ITEMS

1. Polling of Commissioners to show support/lack of support for LARC Committee’s Recommendations to Date

M/s Hauser/Blauvelt to support the LARC Committee’s Draft Master Plan Recommendations.  
Ayes: All    Absent: Chair McNally

The Commission took a 5-minute break at 8:55 p.m. and reconvened at 9:00 p.m.

2. Piper Park: Discussion of DPW/Engineering Trailer location

Recreation Director Whitley presented the staff report.

Commissioner Blauvelt asked about the use of the storage sheds currently located along the path between Softball Field #1 and the Community Garden. Recreation Director Whitley stated the large shed is used by the Public Works Department and the small shed is used by the rugby group. Vice Chair Matteo asked if the storage that would be integrated into the proposed building would be accessible on the weekends. Recreation Director Whitley stated “yes” and added the space would be rented by sports groups.

Commissioner Hauser asked if the proposed building would be larger than the current building. Recreation Director Whitley stated “yes”. Commissioner Hauser asked if this would be a pre-fabricated building. Recreation Director Whitley stated “yes”. Commissioner Hauser asked if the proposed building would be taller than the current building. Recreation Director Whitley stated “no”. Recreation Director Whitley stated staff could look at reducing the height of the building.

Commissioner Friedel stated she liked the idea of removing the existing rest room building near Softball Field #1 and incorporating it into the new building.

Commissioner Hauser asked how this new building would be funded. Recreation Director Whitley stated the City Manager was working on some idea including a contribution from the Marin Community Foundation. The City Manager was also thinking about combining the funding for the replacement of the synthetic turf at the Hall Middle School Field with this project.

Commissioner asked if there was a need for new space for programming. Recreation Director Whitley stated “yes” and added there was a need for teen/tween programs, etc. Commissioner Friedel asked if there were programs that the department was unable to provide due to the lack of space. Recreation Director Whitley stated he had a list three pages long of programs staff would love to do right now.

Vice Chair Matteo asked the Larkspur/Corte Madera School District would capture the existing Recreation Department office building if the City decided to approve the proposal. Recreation Director Whitley stated “no” and that Superintendent Pitts is very supportive of after-school programs for teens/tweens. He added staff would love to program both spaces if possible.

Commissioner Hauser stated the key to the proposal would be the elimination of the restroom building by Softball Field #1 and making some type of improvements to that area.

Recreation Director Whitley stated he was working with a local architect on space issues.

#### RECREATION DIRECTOR’S ORAL REPORT

Recreation Director Whitley reported at their February 6th meeting the City Council upheld Commission’s decision regarding the Pine tree at the end of Larkspur Plaza Drive. Staff was working on the Super Cool Summer School brochure that would also include the department’s summer offerings. He stated he did some research into the naming of Piper Park- it was named for former City Manager Ron Piper.

#### COMMISSIONER REPORTS

There were no reports.

ADJOURNMENT

The meeting was adjourned at 9:40 p.m.  
Respectfully submitted,

Toni DeFrancis  
Recording Secretary