

ITEM NO. 12

**These meeting notes are
being provided for the
possible use by the Ad Hoc
Library Subcommittee to
assist with their report to
Council.**

**MANHATTAN BEACH LIBRARY
COMMUNITY KICK-OFF MEETING**

September 13, 2011

6:30-8:30pm

PD/FD Community Room

SUMMARY OF MEETING

Public Works Director, Jim Arndt, opened the meeting by welcoming everyone to the meeting. He then moved in to a brief introduction of the team that has brought the project to where it is to date and those presenting to the community tonight. They included, Architects, Library Consultant, LA County Library Staff, LA County Public Works Staff, Council Sub-Committee Councilmembers, City Staff, and the City Manager.

Arndt spoke briefly about the role of the City Staff, the current status of the project, and how the project came about. Arndt stated the project was a product of ten years of work leading up to where the project is today.

Arndt recapped decisions City Council made previously regarding the cost effectiveness of removing the existing building completely and constructing a brand new building which would be two stories but no higher than existing City Hall.

Arndt addressed briefly the interim service which would be provided during the construction and stated limited budgetary funds would likely provide for a book exchange and drop-off as well as story time for the children.

Arndt then turned the floor over to LA County Library Director, Margaret Todd.

Margaret Todd stated the project was a partnership based on community feedback. She went on to state the County would not be telling residents how the inside of the library would appear, the color palettes used, or exterior colors. She said the County is involved to dictate safety of the building, and ensure the durability of materials suggested for installation. Todd then turned the presentation over to her associate and Assistant Director, Miguel Acosta.

Miguel Acosta presented an overview of some of the new features the library will have including meeting rooms both inside and outside of the building. Acosta went on to say that the libraries of today are no longer musty, old buildings that simply house books and periodicals. Acosta said there goal is to assist in providing a family placed practice which maximizes space usage while providing children's librarians, computers pre-loaded with software for all age groups, including spaces and equipment sized for various ages of children. Acosta indicated there would be a teen area which provides acoustic separation to minimize noise to the other library users as well as community meeting

rooms and study rooms. Acosta envisions a place where an individual could use a workspace or study room for telecommuting a day for their work. Acosta shared a plan to have a laptop vending kiosk for use while in the library. Visitors could check out a laptop using a credit card or their library card, use a laptop, and then return it once done.

Acosta then introduced Library Consultant, Linda Demmers.

Linda Demmers presented a Power Point slideshow which outlines the “Needs Assessment Programming Trends”. She reviewed a timeline from 1995-2012. The outline included such items as the approximate library usage, city population, previous decisions and meeting outcomes regarding the construction of a new library to name a few.

Demmers then went on to discuss what has changed through the years and the core services needed. Demmers expressed a desire to have the library be a magical space for children, a family destination which encompasses a sustainable facility with sustainable materials used in the construction.

Demmers presented a slide showing a “thumbnail” image comparing various existing items to items the new library would have.

Demmers then invited Architect, Jim Favaro to speak.

Jim Favaro introduced himself and his partner, Steve Johnson. Favaro presented a Power Point slideshow beginning with a brief history of where we are today. Favaro indicated multiple meetings with City Staff, City Council, and the community led up to where the project is to date. Favaro indicated a key component of the library project was the Facilities Strategic Plan (FSP) which can be viewed on the City webpage.

Favaro presented an extensive schematic site plan of the existing Library and Civic Center footprint, including building square footage compared to the proposed new footprint and square footage.

Favaro then went on to discuss and present slides showing architecture of other cities such as Santa Barbara, Pasadena, and Palm Springs. He did this to so the community could actually see how some cities have definite architectural styles. Favaro then showed slides of various homes and businesses in Manhattan Beach, while discussing how the city has a great variety of architectural styles.

Favaro then presented actual schematic design slides showing the various elevation levels of the existing land space or footprint, all from a variety of angles and locations, i.e. Civic Plaza level, Highland Avenue, 15th Street, etc.

Favaro spoke briefly about the design thought process and how the team approached and decided the pre-design. Favaro went on to speak on the firms desire to create a building that is open, light inviting, and part of the community. Favaro showed various slides of

“study models” his staff has constructed. The study models present various options of architectural design. Favaro closed with saying the models were merely options that would enable the creative thinking process to begin.

Jim Arndt then provided a few closing remarks and informed the community it would be open to Q&A.

Vice Chairperson of the Senior Advisory Committee, Dick Zeif

Q: What is the seating capacity of the Public Meeting Room?

A: Approximately 100 people

Q: Is there a prohibition of use of the roof completely?

A: There has been no discussion to date to use the roof space. Neighboring homes along 15th Street have requested their views not be obstructed by equipment or use of the roof space.

Stephanie Chase

Q: Will there be a library entrance on the east side as well?

A: No. The main entrances will be on Highland at the north and south sides. However, the Community Room will have an entrance on the east side.

Madonna Newberg requested the library team includes space not only for caregivers and children but for the adult caregivers as well.

Charles Kohn

Q: Are provisions being made for a temporary library during the two years of construction?

A: Due to budget funds, minimal services at best will be provided; those discussed are a book drop off and pick up location as well as story time. The community will be referred to use neighboring city libraries for that time.

Pete DeMaria

Q: What is the current age of the existing library?

A: It is approximately 45 years old.

Comment: DeMaria believes the building should be iconic. He feels the architects are doing wonderful things. DeMaria suggests letting the library be what it can be and not what a library was in the past. He did express his concerns about the Community Room not being large enough. DeMaria encourages the use of outdoor meeting spaces but he is not in favor of the current Civic Plaza. He said although it is maintained very well and the landscaping is nice, he feels the space is under-utilized. DeMaria urges the team to not construct just a box but to plan for the use of the library 20-30 years from now. His final suggestion was to set the building back 10 feet further than the commercial building to the south.

Jerry O'Connor comment he is thankful for first meeting. He expressed concern over having a two story building. He said the current programs in the City would not warrant the need for that much space. O'Connor felt the walking distance to the library from various parking lots and the need to let light in to the building should not be deciding factors in constructing a two story building. O'Connor went on to say years ago it was determined the citizens were overpaying the County. He said it was the decision of City Council to allow the County to hold on to those funds and use the money for a new library. He urges the City to look at or discussing the need to set aside additional funds for operational costs. O'Connor's final request was to have a discussion at the next Community Meeting about funding, how much there is, where it coming from, etc.

Jim Arndt agreed budget was important information they would share at the next meeting.

George Kauffman commented he loves libraries because they are a place for books. He expressed concern over where the use of physical books would be in the future. Kauffman asked if there was concern on the part of the team about it being able to remain oriented for books.

Margaret Todd responded the library would be a Community Center with books and space to do a variety of things. She went on to say there has been several debates regarding publishing of books, publisher rights, digitizing, etc. Todd said the City should create a place where book lovers can come to talk about books, enjoy books, as well as participate in a wide variety of community events and programs.

Patrick McBride expressed concern over the space being used as a telecommuter's office. He finds this concept worrisome.

Stephanie Chase

Q: How was the design decided?

A: The building footprint was established by LA County Library. The City Council decided the building should be two stories to accommodate the space needed for the various rooms. The City is entering two design phases, the Schematic Design which will conclude in December and the Design Development which will entail a detailed study of the look of the actual building.

Q: Will the new building be sustainable in 40 years?

A: The building will be a LEED Gold building but with the various aspects we are discussing we will likely receive a higher rating.

Gary McAully urges the team and LA County Library to retain the function of preserving rare materials or one of a kind items. McAully requested a room for local history collections or a space to preserve those materials.

Margaret Todd indicated the County does not have staff trained to preserve such materials or a room that is set up to climatically control temperatures to not damage such valuable materials. Todd suggested such materials be sent to a University where they

could be preserved by specially trained individuals in rooms that are environmentally set up to hold this material. Todd said many universities will scan those items to a disk so it can be used by the community it came from. Todd suggested a separate meeting with McAully be arranged to discuss this topic further.

Jack Tarr:

Q: What is the total cost of the project and isn't LEED Gold Certification costly?

A: The project overall cost is \$22 Million. The construction portion is \$12.5 Million. The funds for the Gold Certification have already been built into the budget.

Pete DeMaria

Q: Who determined the entrance placement?

A: The decision was based on recommendation from architects, Johnson Favaro.

Jerry O'Connor requested the presentation material be made available on webpage prior to next Community Meeting so he could study it and better prepare questions and comments.

Jim Arndt noted his request.

Unknown individual commented she would like to see the building pushed back some from Highland Avenue. She is not in favor of buildings that are up next to the sidewalk. She feels this takes away from the look of a building. She is also not in favor of a completely glass building. She would like to see a softer façade.

Councilmember Wayne Powell stated the budget for the library project was discussed during the recent Library Commission meeting. Powell suggested those minutes be posted to the Library Project webpage as well.

Jim Arndt noted his suggestion.

Jim Arndt then closed the meeting and asked the community note the upcoming October 11, 12, and 13 meetings related to the library. He went on to say tonight's slideshow presentation materials by Linda Demmers and Johnson Favaro would be posted to the City Library webpage as well as a summary of the meeting. Arndt indicated the next Community Meeting would likely be held the first week of November and posted to the webpage. Arndt thanked everyone for attending and closed the meeting.

Manhattan Beach

Library Needs Assessment

Programming

Trends

Needs Assessment Timeline

1995	Snyder Langston Library Services Study. 600 surveys. Comparative analysis with Buena Park, Cerritos, El Segundo, Huntington Beach Recommends a 23,000 SF Library
1998	Passage of Mountjoy Legislation. Library commission evaluates library service at its regularly scheduled meetings for 2 years. Recommends larger facility and local control of library services.
2000	<p>Population: 33,852</p> <p>Library Visits : 43,155</p> <p>Library Patrons: 32,358</p>
2000	Library Bond Act 2000 Reading and Literacy passes. Extensive community work including survey, focus groups, Library Commission meetings, Building Program, and construction cost estimate.
	Library Commission recommends a 30,000 square foot library based on needs assessment, benchmark studies, and community input.
2001	City Council votes not to apply for LBA 2000. Center for Community Opinion identifies stronger support/need for Police Fire facilities.
20002	City discusses small two story expansion for children's services

2005	<p>Library Visits: 142,660</p> <p>Library Patrons: 33,112</p>
2000-2008	Average Square Feet per Capita LBA 2000 projects: 1.2 SF / .8 SF per cap
	Facilities Master Plan placeholder 28,000 SF Library for planning purposes .
2007	Joint hearing of Library and Cultural Arts Commission reviews size and program for a new library. Recommends .75 SF per capita. Current ratio is .34 SF per capita. Down from .54 including Manhattan Heights.
2008	Programming study for new library begins.
2010	Comparative study of 17K, 22K, and 28K library prepared for City Council review. 19K meets County Library planning standards adopted in 2005.
2010	<p>Population: 35,135</p> <p>Library Visits: 178,784</p> <p>Library Patrons: 43,241</p>
2010	19K building program reflecting current library service model and trends reviewed as project moves forward.

What's changed in Manhattan Beach

- Use of facility
- Use of Internet
- Increased program attendance
- Slightly older population
- Lower % under the age of 5
- Level of education
- Slow/no population growth

Library Core Services

- Collections
- Expert Assistance
- Programs
- Technology
- Community Centered Service

Magical Spaces for Children



Family Destination



Babies and Toddlers



Family Place Library

- Bright
- Colorful
- Welcoming
- Information Center
- Parent and Caregiver resources

Early Learners

- Story times
- Book clubs
- Small manipulatives
- AWE stations (non-Internet)



Castaic Community Library

School Children



- Study space
- Homework help
- Curriculum support
- Technology
- Meeting space

Teens

- Teen spaces
- Teen blogs
- Teen computers
- Gaming
- Teen art shows
- Movie nights
- Karaoke



Flexible Spaces & Furniture



Multipurpose Meeting Spaces



Presenting programs
Providing meeting space
Hosting book clubs



Public Use Technology



- Forgot your laptop
- Swipe your library card
- Remove laptop
- Connect to free WiFi
- Return laptop
- Battery recharged
- Customer data wiped

Self Service & Materials Handling



Sustainable Facilities

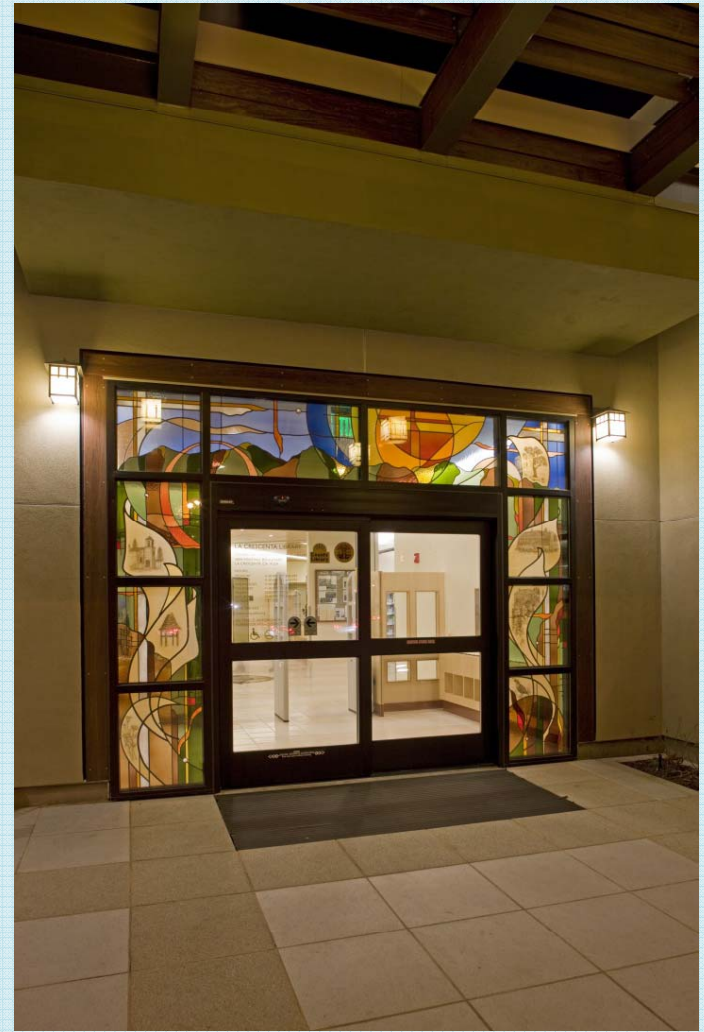


Sorensen Library South Whittier

Comfortable and Quiet Spaces



Signage, Wayfinding, Public Art



What's changed at the library

- Self service
- Automated materials handling
- Materials formats, e-books, downloadable music, DVDs (space requirements)
- Service desks
- Family place
- Teen spaces
- Flexibility



Program Concepts

- Variety of seating
- Increased comfort level
- Zoning for acoustics
- Family destination
- Self-service and increased efficiency
- Facilitate use of personal technology
- Accommodate small and large groups



Special Spaces

- Early Childhood
- Reading Lounge
- Teen Area
- Express check
- Meeting Room, stroller parking, kitchenette
- Friends Sale Area & workroom
- Browsing “marketplace”



	Existing	Program 2010
Print Collections Adult	40,917	49,442
Print Collections Children	30,000	40,500
Print Collections Teen	2,600	4,000
Media Collections	16,000	19,900
Seating	90	178
Self-check Stations	0	5
Technology Stations	15	46
Meeting Room Square Feet	766	1,220
Group Study Seats	2	12
Magazine Subscriptions	114	108



THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

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Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



Facilities Strategic Plan (FSP) 2006-2008

(74) Meetings in (18) Months

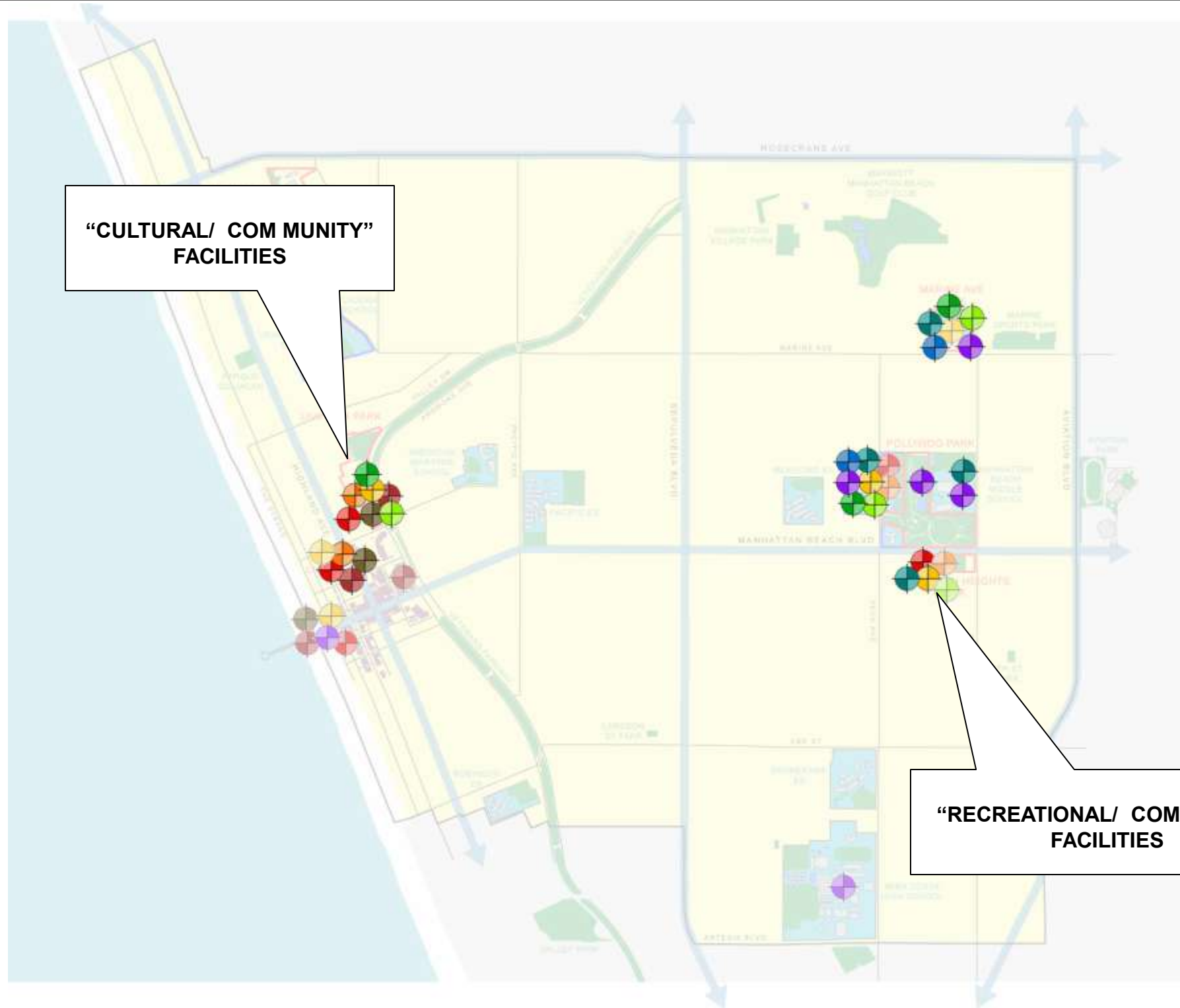
- (4) City council
- (8) City commissions
- (14) Steering committee
- (42) Stakeholder
- (6) Community



Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

-  LIBRARY
-  99-SEAT THEATER
-  VISUAL/PERFORMING ARTS CENTER
-  SENIOR CENTER
-  MULTI-PURPOSE CENTER
-  INDOOR RECREATION CENTER
-  BOYS & GIRLS SCOUTS
-  TEEN CENTER
-  AQUATICS CENTER
-  SKATE PARK



Facilities Strategic Plan (FSP) 2006-2008










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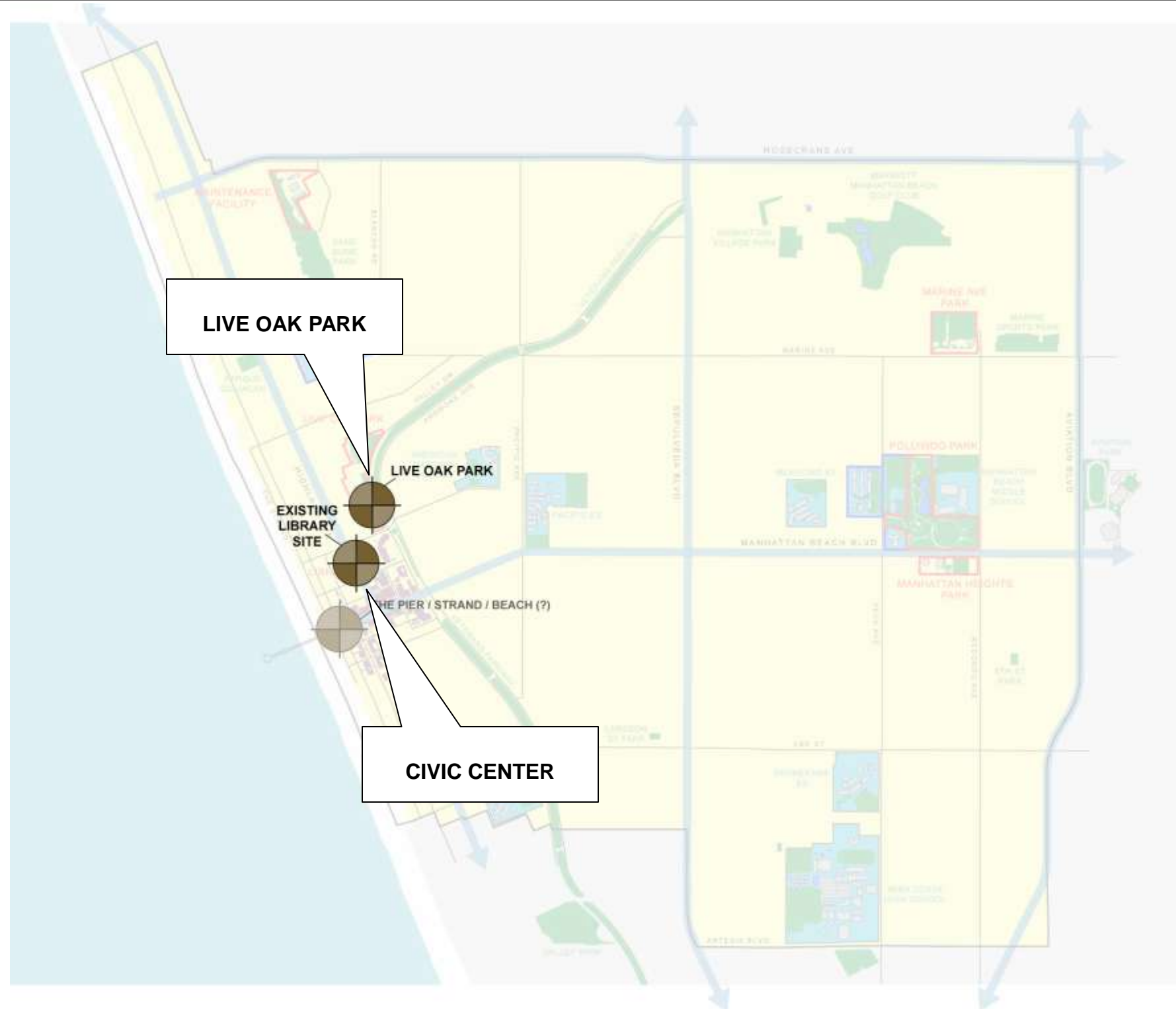
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LIBRARY IN LIVE OAK PARK



LIBRARY IN CIVIC CENTER

Facilities Strategic Plan (FSP) 2006-2008

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LIBRARY IN LIVE OAK PARK



LIBRARY IN CIVIC CENTER

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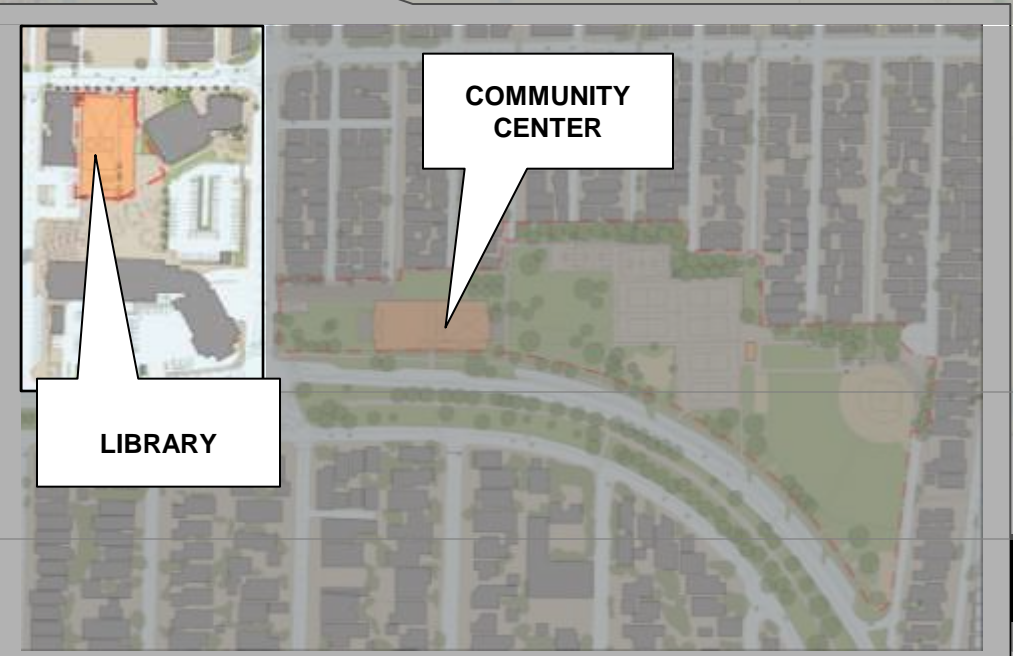
THE MANHATTAN BEACH

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LIBRARY IN LIVE OAK PARK



LIBRARY IN CIVIC CENTER

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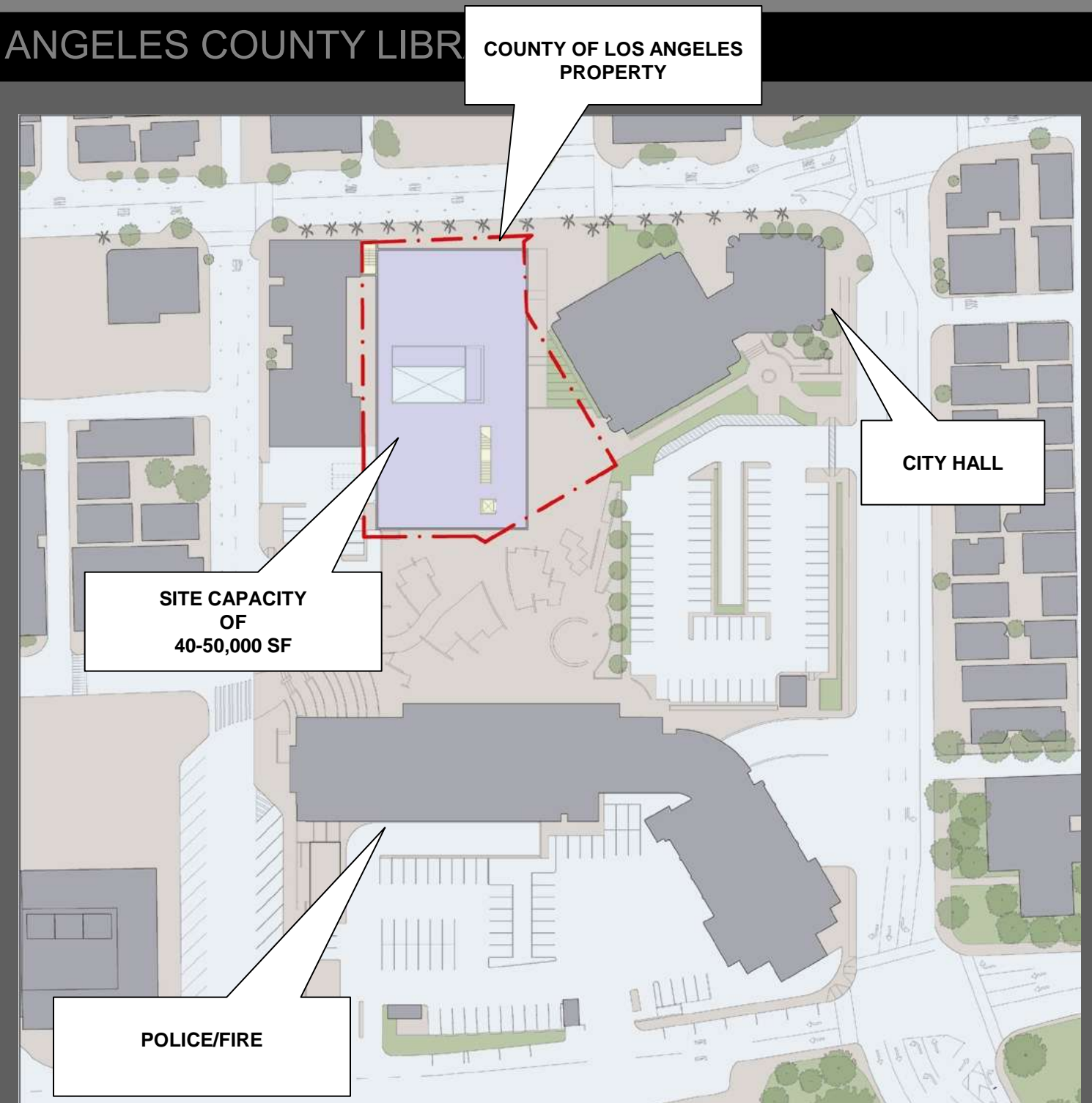


Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

Future use of library site

- Maximize capacity
- Accommodate additional uses
 - Activate the plaza
- Respect height limitations
- Respect neighbors' views



LIBRARY SITE CAPACITY STUDY
(11TH Steering Committee Meeting, July 2007)

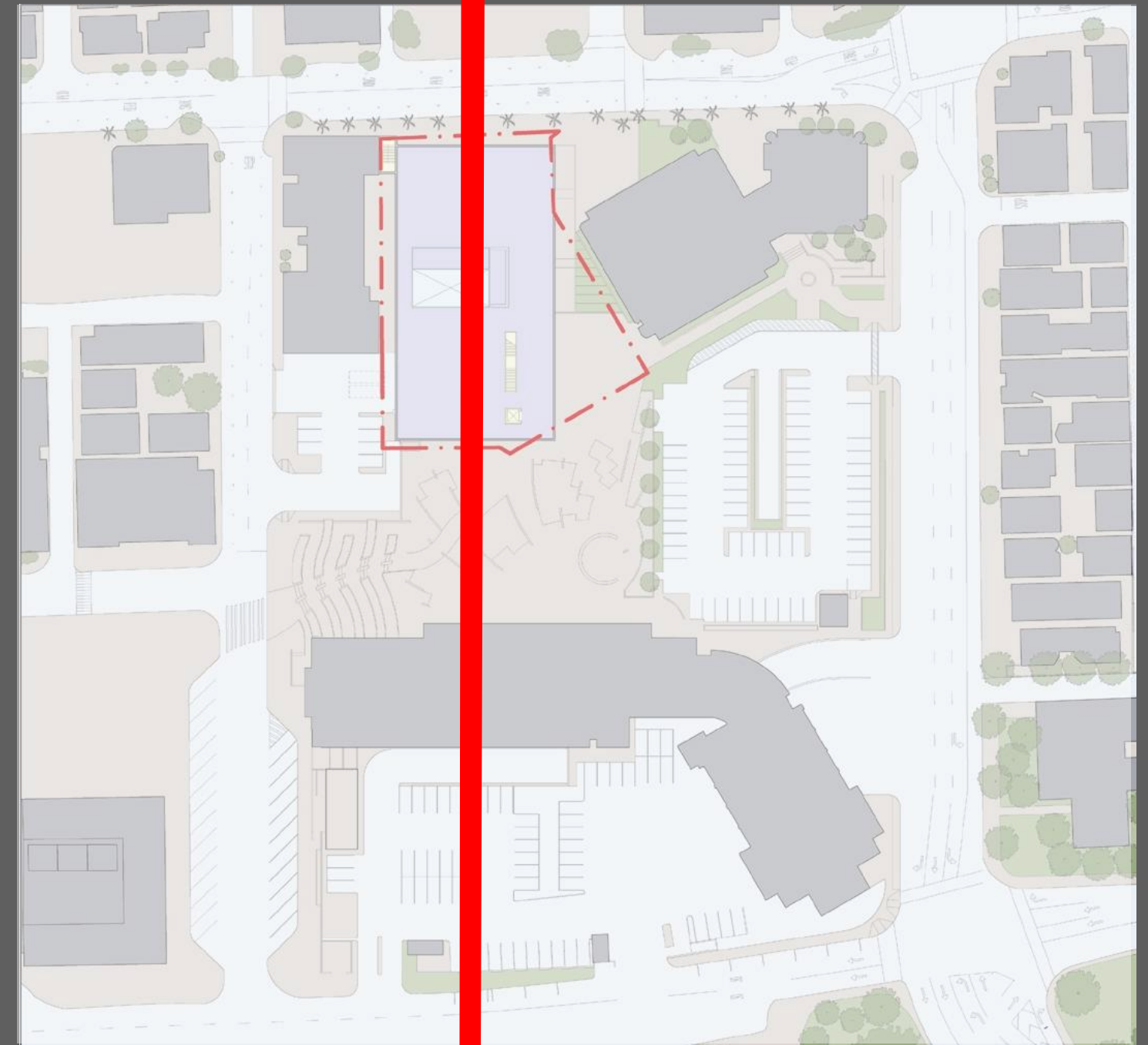


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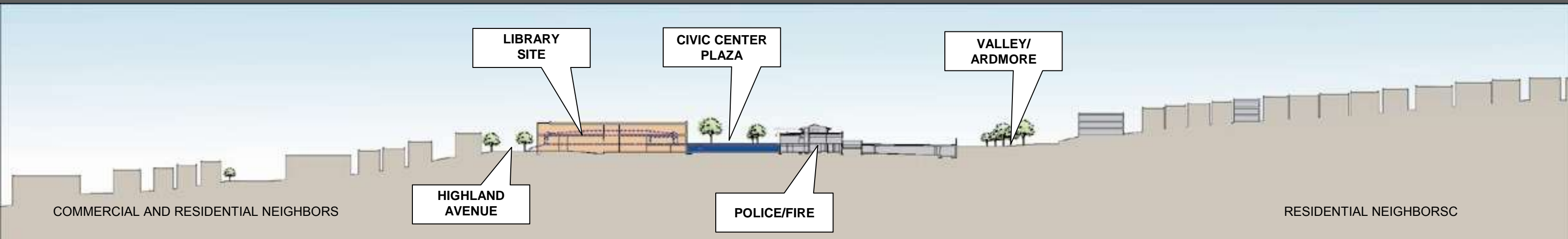


LIBRARY SITE CAPACITY STUDY
(11TH Steering Committee Meeting, July 2007)



Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



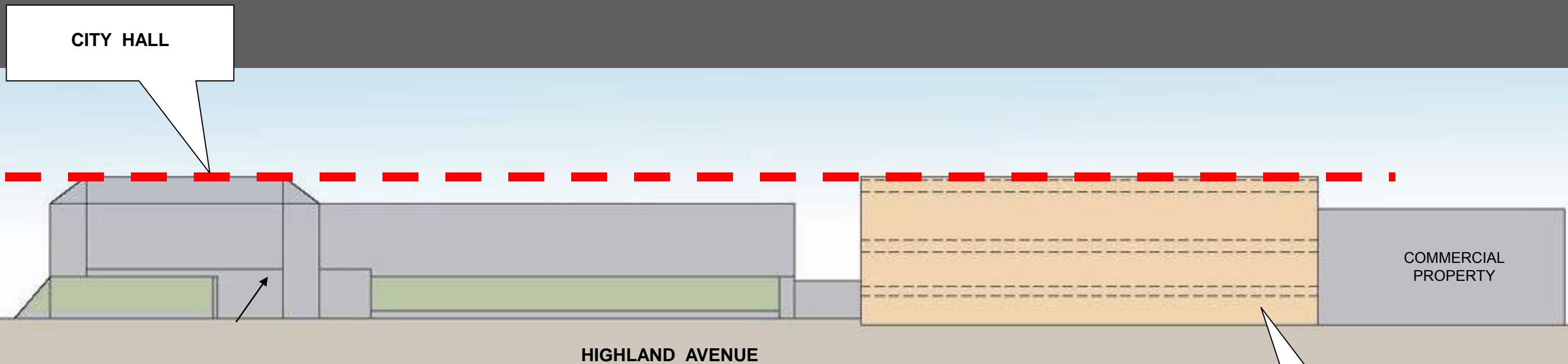
SECTION THROUGH CIVIC CENTER AND LIBRARY SITE LOOKING NORTH

(11TH Steering Committee Meeting, July 2007)



Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



HIGHLAND AVENUE ELEVATION OF CIVIC CENTER LOOKING EAST

(11TH Steering Committee Meeting, July 2007)

NEW BUILDING
ON
LIBRARY SITE



Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

Library Pre-Design

(August 2010 – February 2011)

- Maximize capacity
- Accommodate additional uses
 - Activate the plaza
- Respect height limitations
 - Attend to views



LIBRARY SCOPE AND FEASIBILITY STUDY
(August 2010 - February 2011)



Introduction

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

Library Pre-Design

(August 2010 – February 2011)

- City council
- Library commission
- Cultural arts commission
- Planning commission



LIBRARY SCOPE AND FEASIBILITY STUDY
(August 2010 - February 2011)



Pre-Design

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

Site Plan

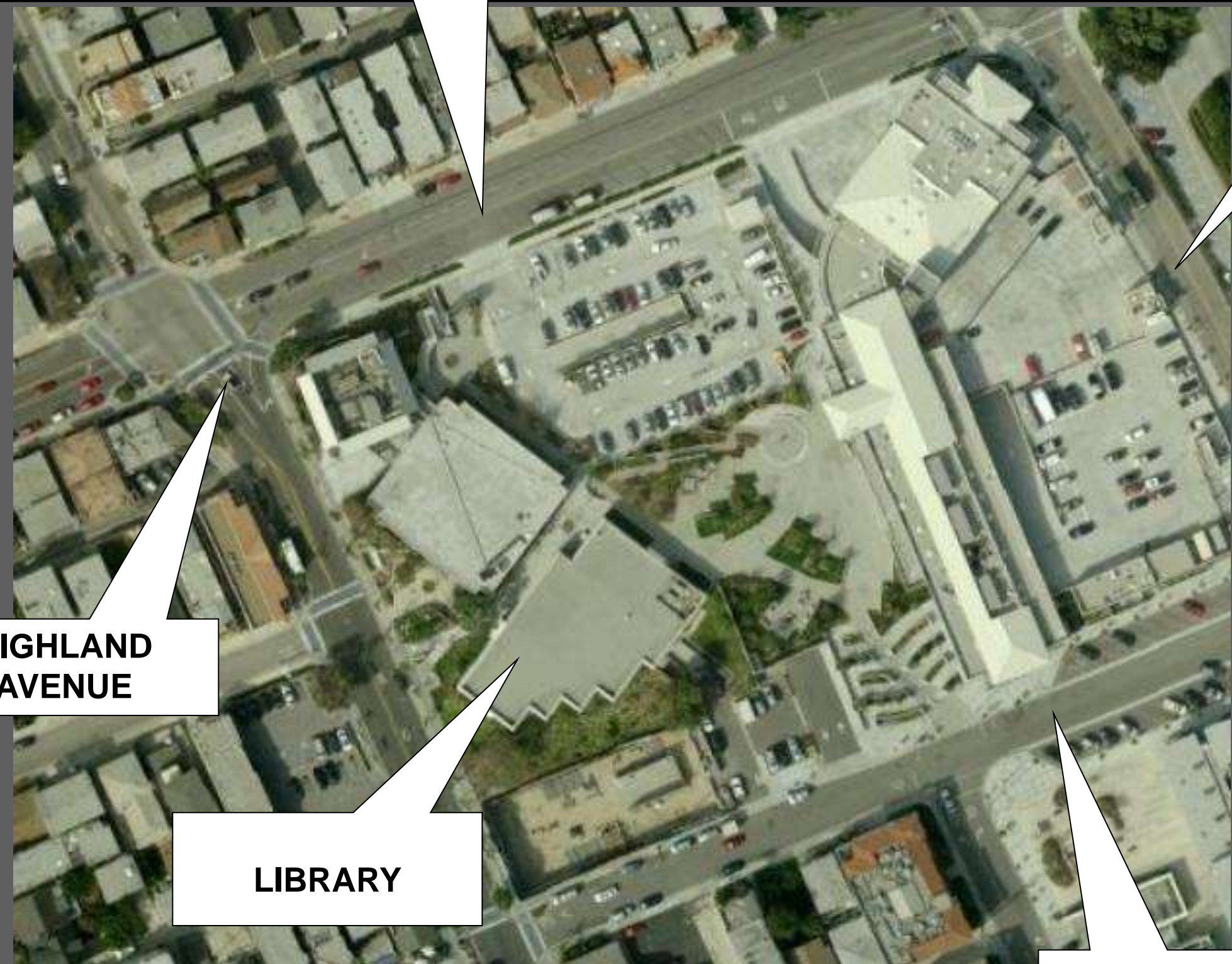


Site Plan

THE MANHATTAN BEACH PUBLIC LIBRARY THE LOS ANGELES COUNTY LIBRARY

15TH STREET

**VALLEY/
ARDMORE**



**HIGHLAND
AVENUE**

LIBRARY

13TH STREET



Site Plan

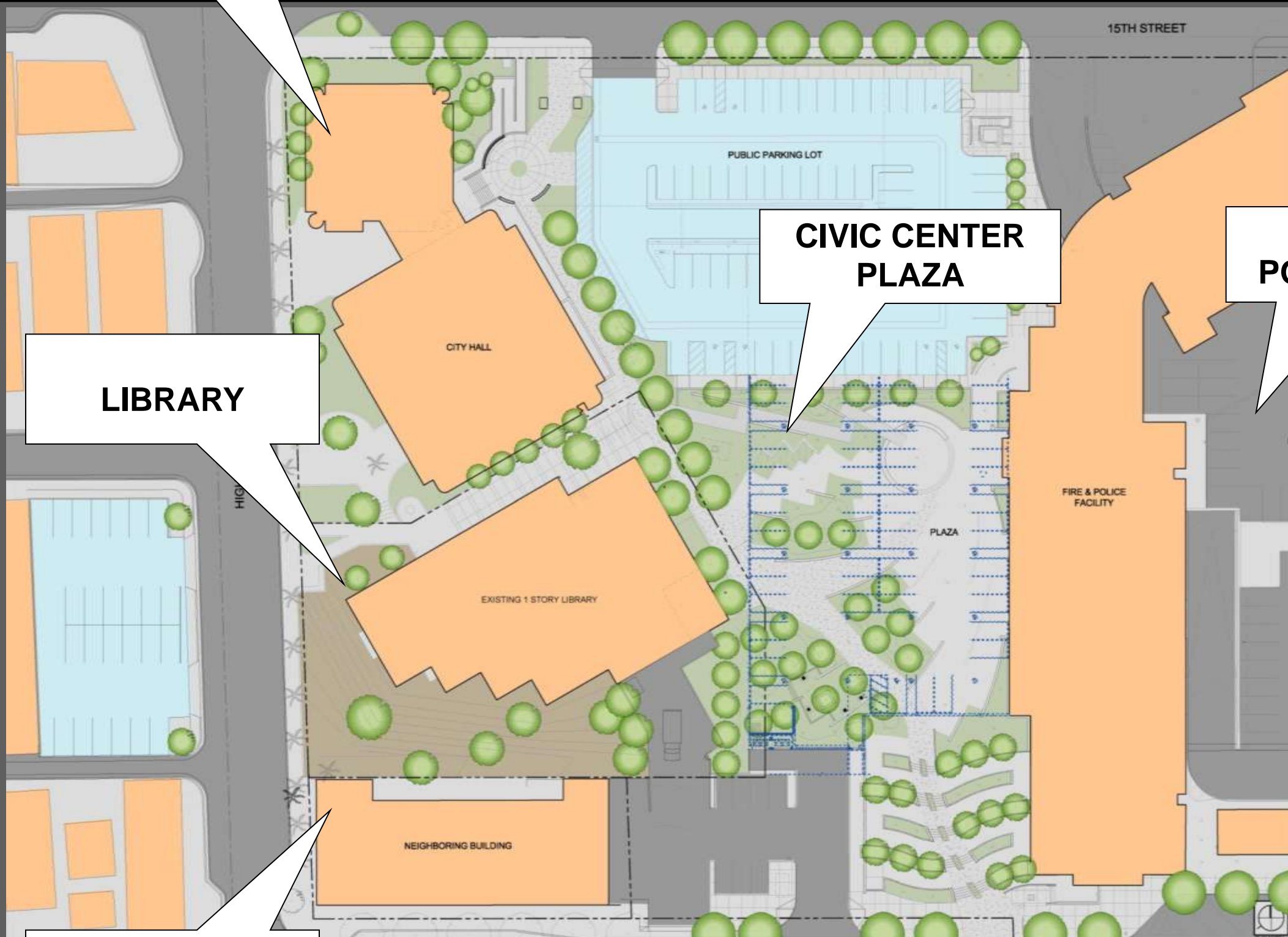
THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



CITY HALL

LIBRARY

COMMERCIAL BUILDING

CIVIC CENTER PLAZA

POLICE & FIRE



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY

15TH STREET LOT

HIGHLAND AVE LOT



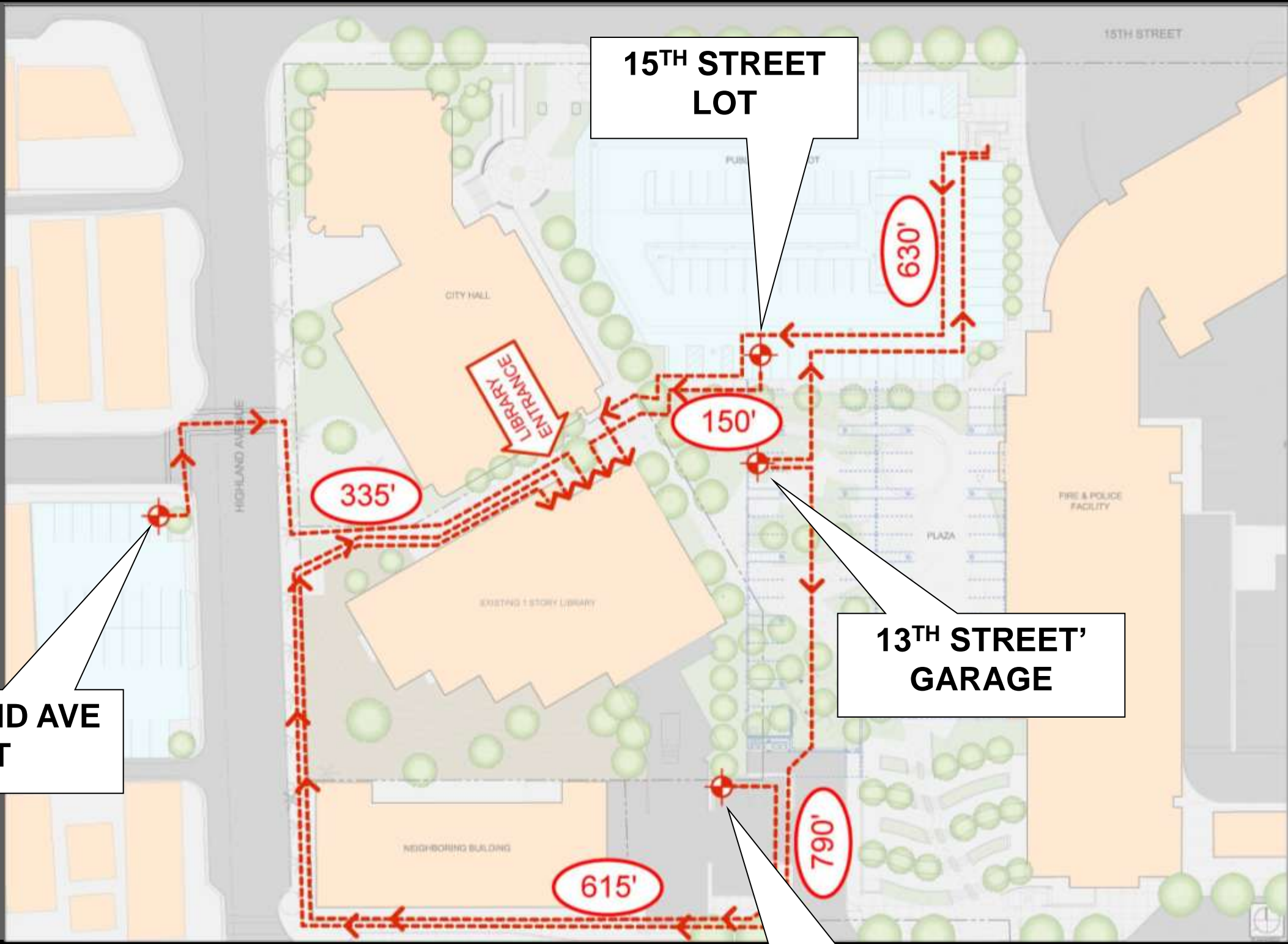
13TH STREET GARAGE

13TH STREET LOT



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



HIGHLAND AVE LOT

15TH STREET LOT

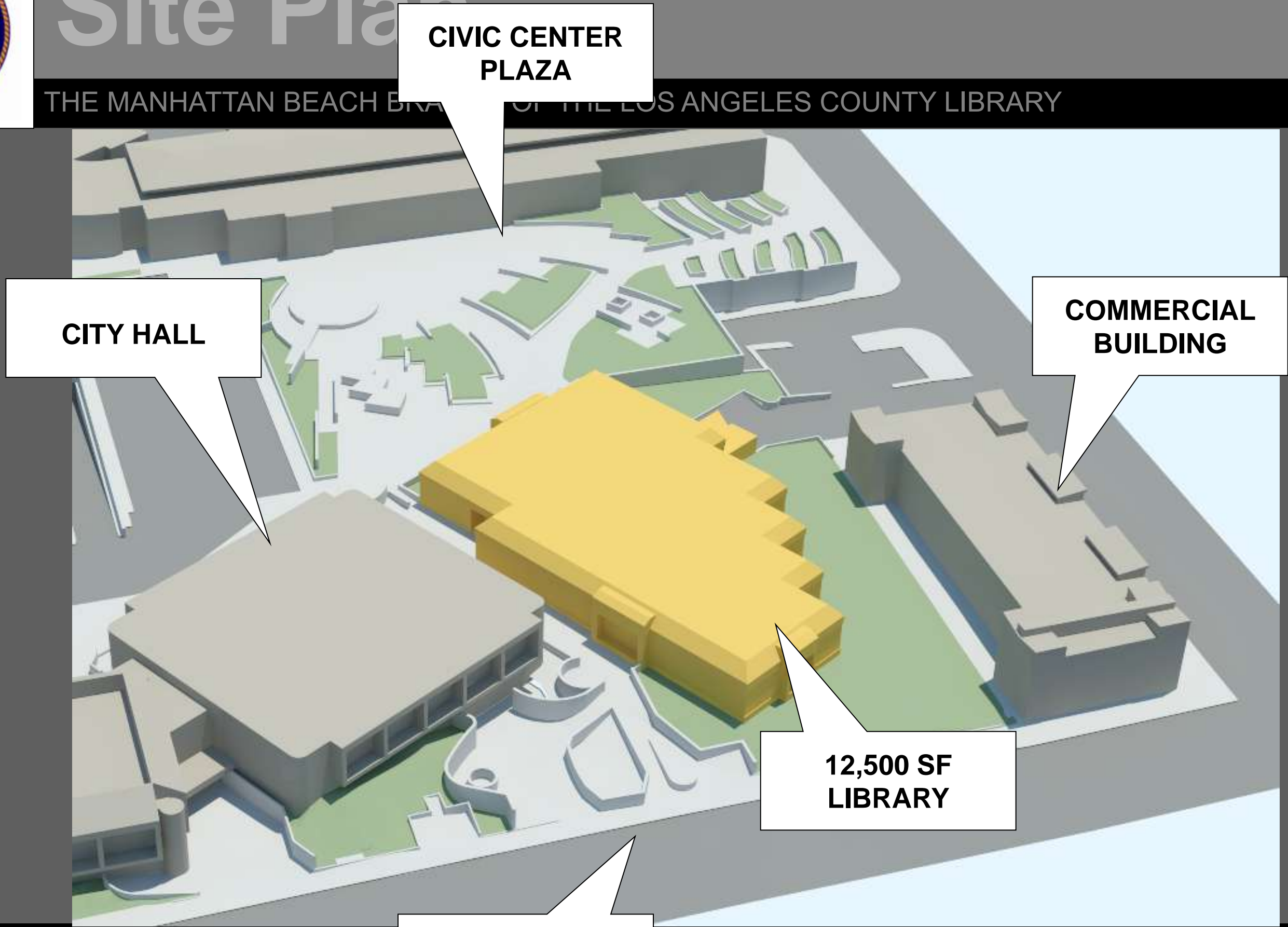
13TH STREET' GARAGE

13TH STREET' PARKING LOT



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



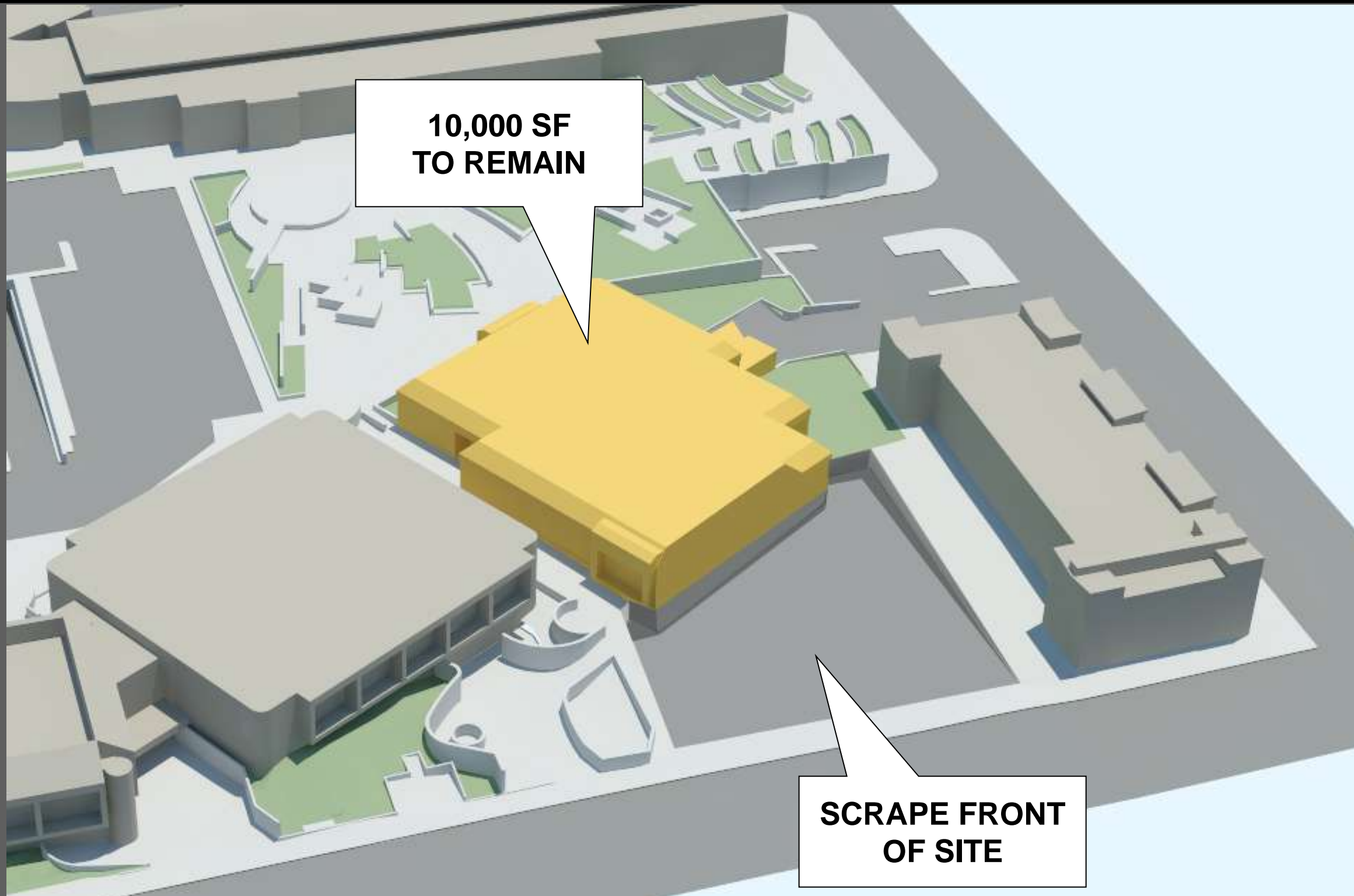
**10,000 SF
TO REMAIN**

**2,500 SF
REMOVED**



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



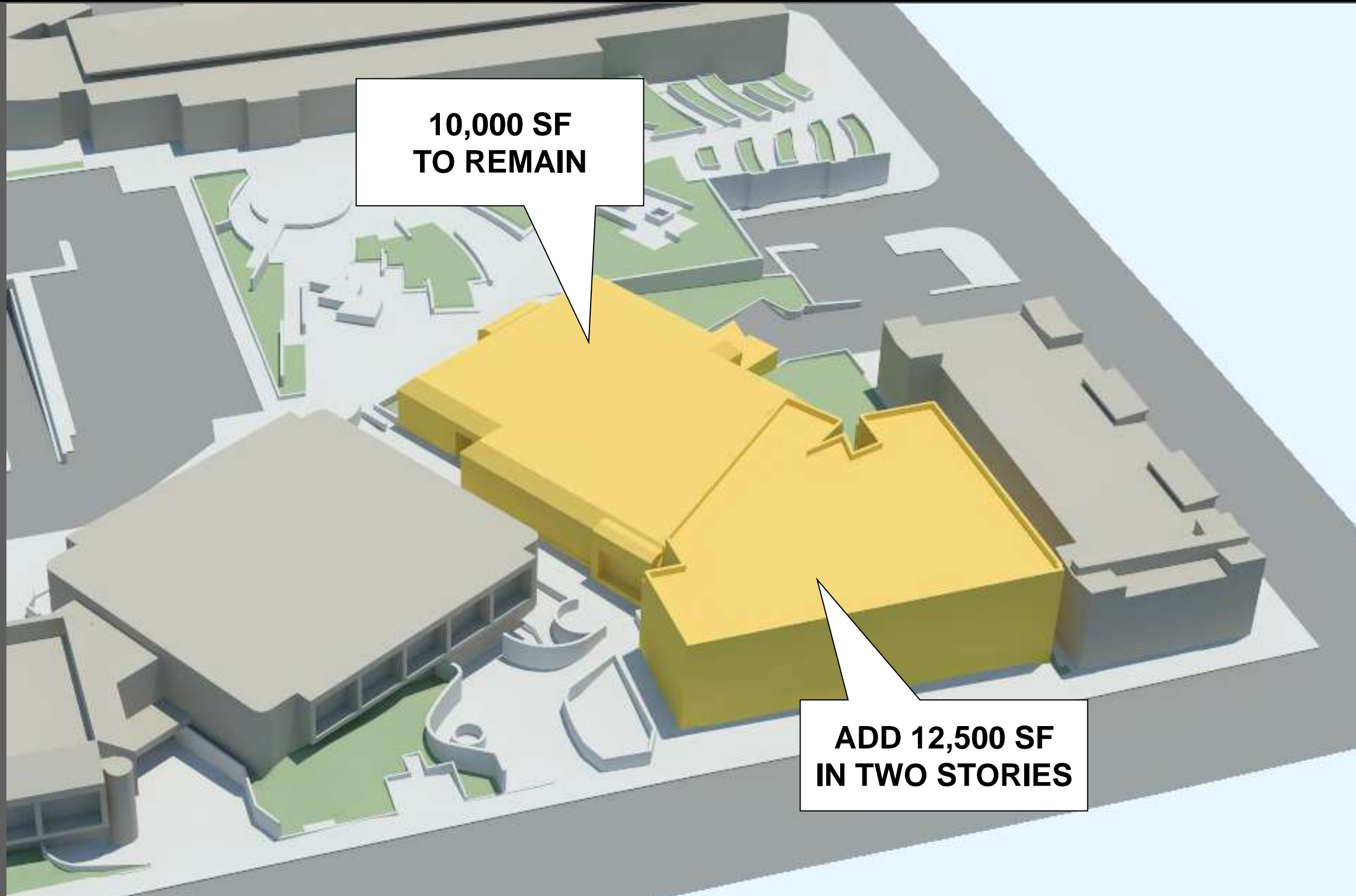
**10,000 SF
TO REMAIN**

**SCRAPE FRONT
OF SITE**



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

**CIVIC CENTER
PLAZA
(EL 122)**

**LIBRARY
GROUND FLOOR
(EL 120-6)**

**HIGHLAND
AVENUE
(EL 112)**





Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

**CIVIC CENTER
PLAZA**

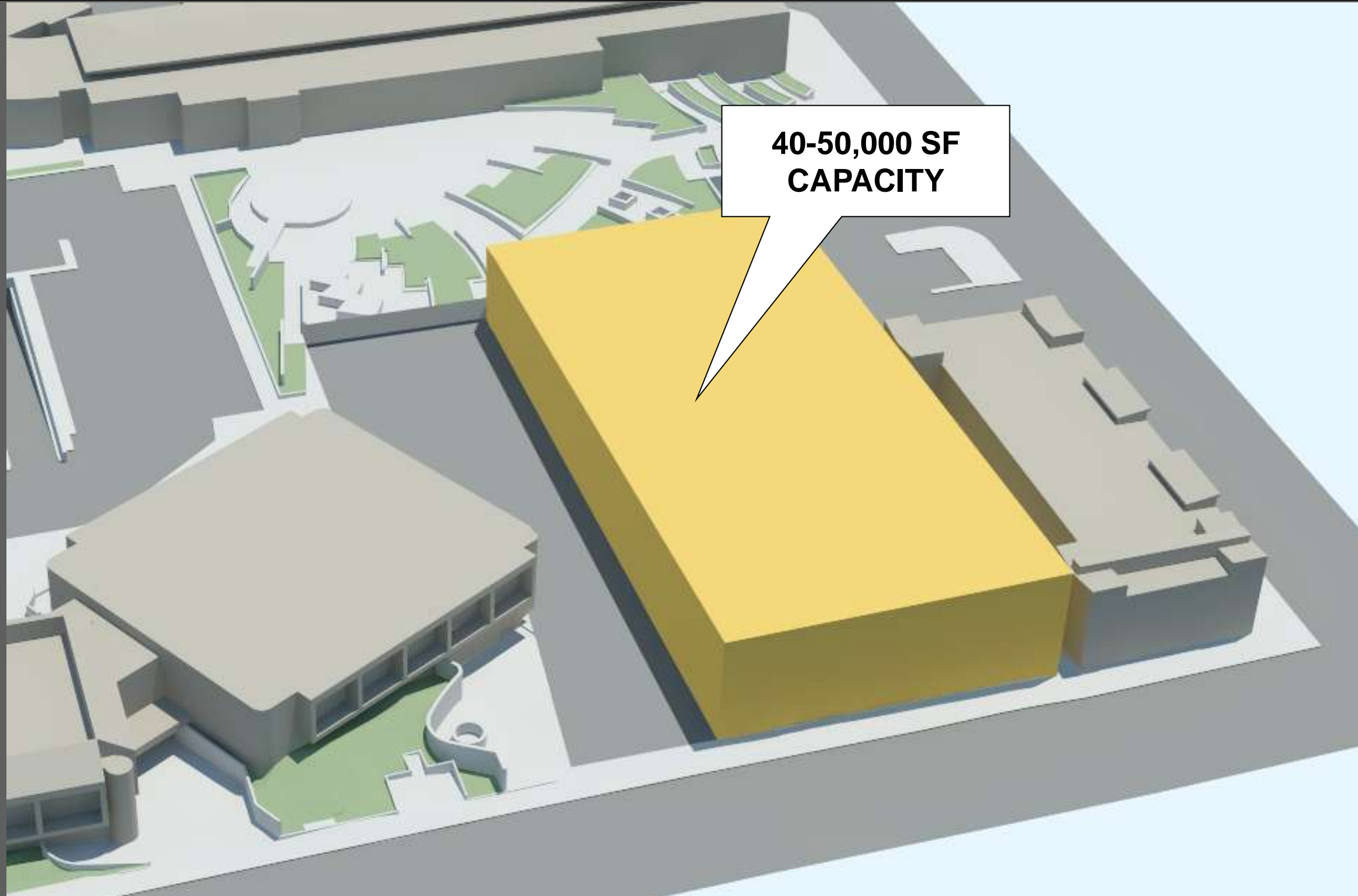
**13TH STREET
GARAGE**





Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



**40-50,000 SF
CAPACITY**



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Site Plan

THE MANHATTAN BEACH

BRANCH OF THE LOS ANGELES COUNTY LIBRARY

CIVIC CENTER PLAZA



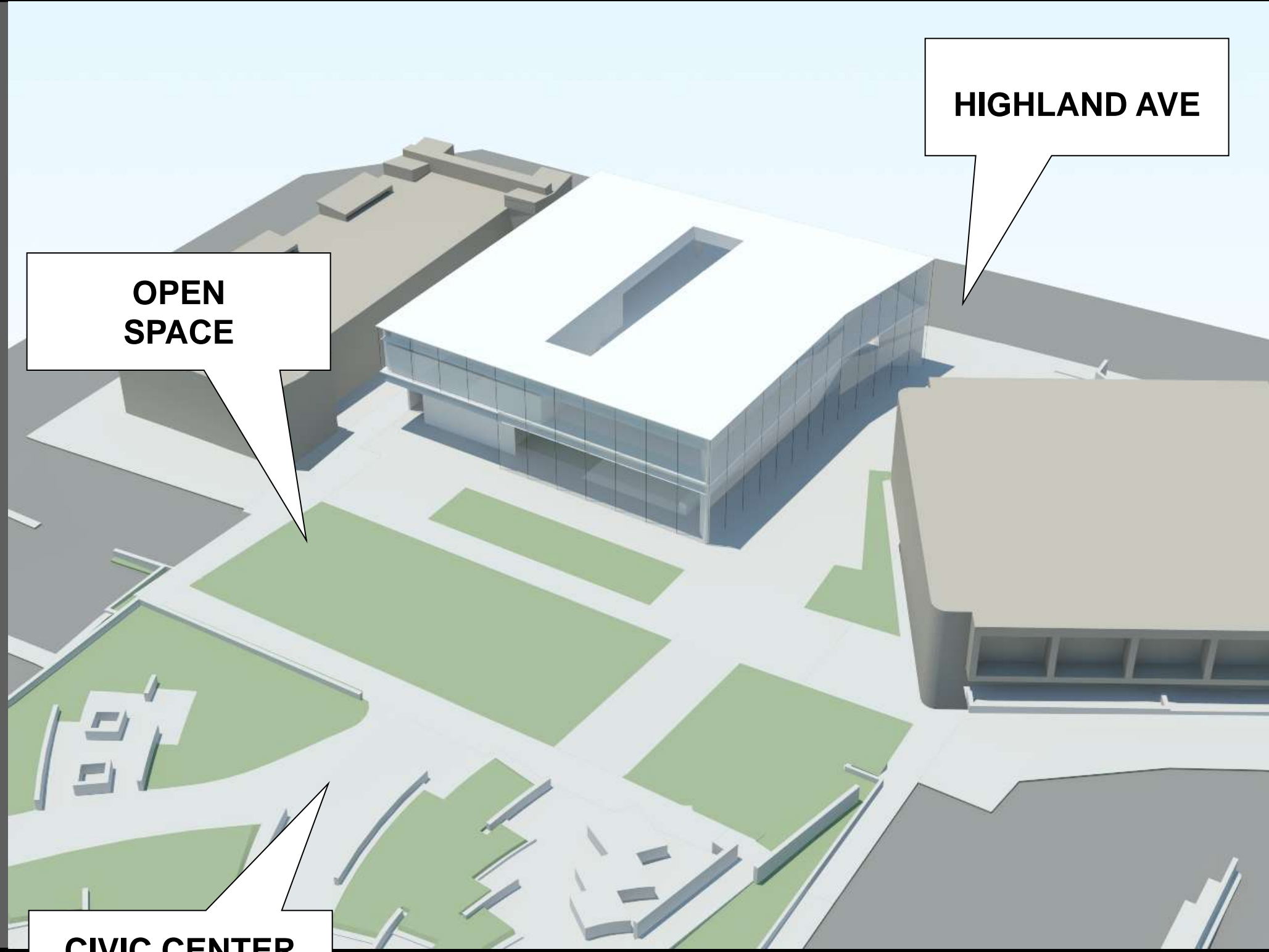
GENEROUS SIDEWALK

HIGHLAND AVE



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



HIGHLAND AVE

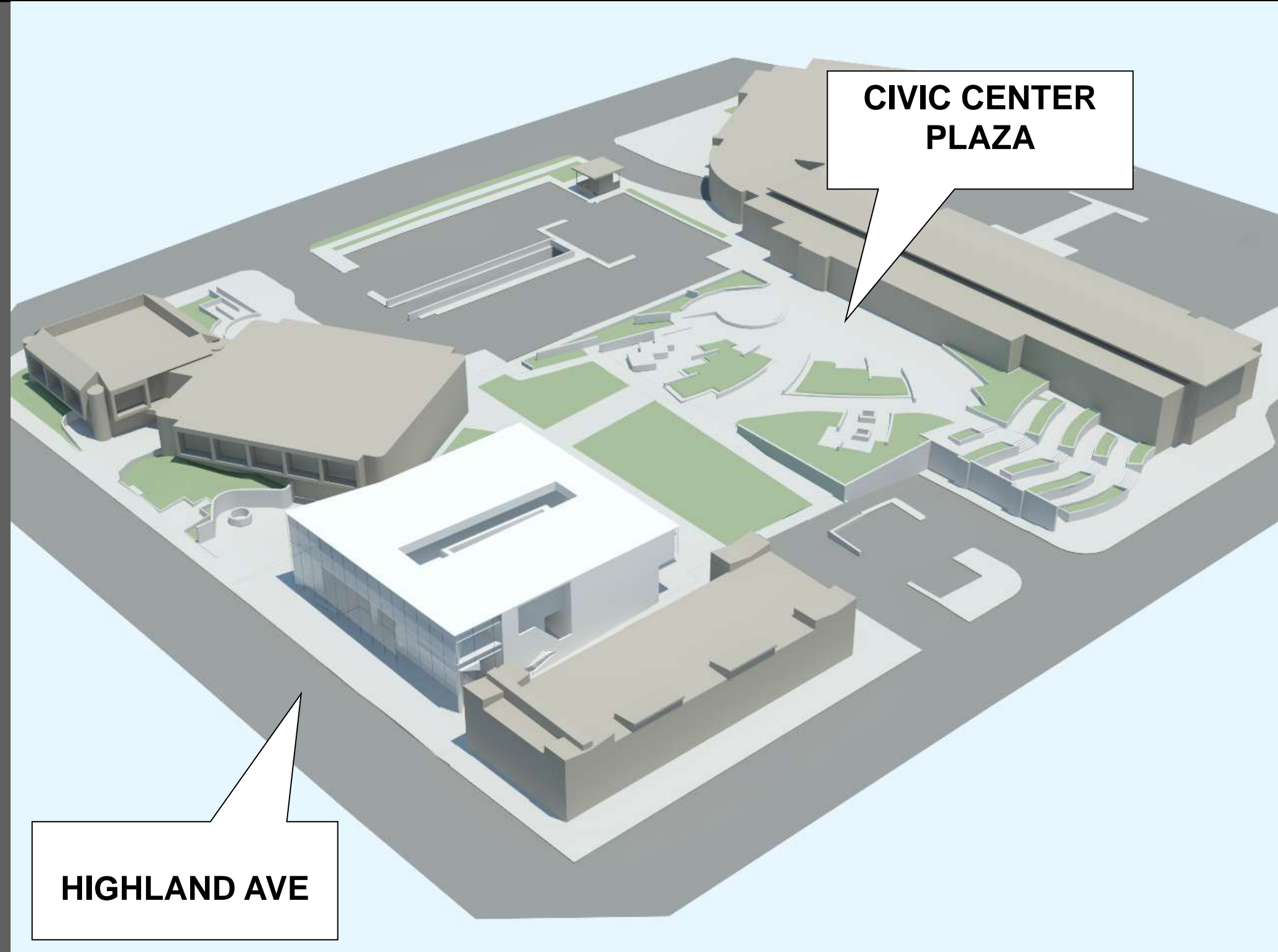
OPEN SPACE

CIVIC CENTER PLAZA



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



CIVIC CENTER PLAZA

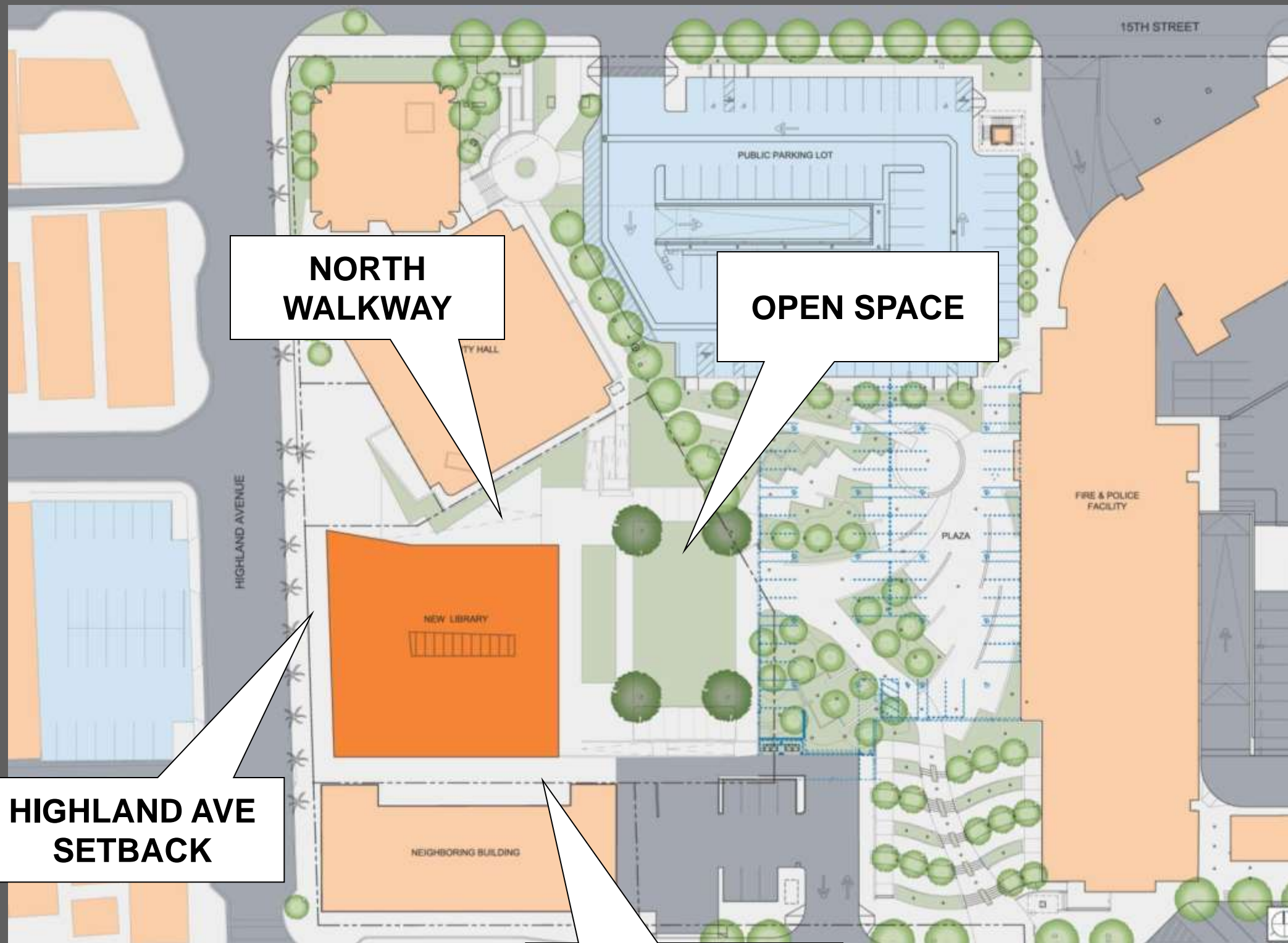
HIGHLAND AVE

Responsible, sensitive land use



Site Plan

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



**NORTH
WALKWAY**

OPEN SPACE

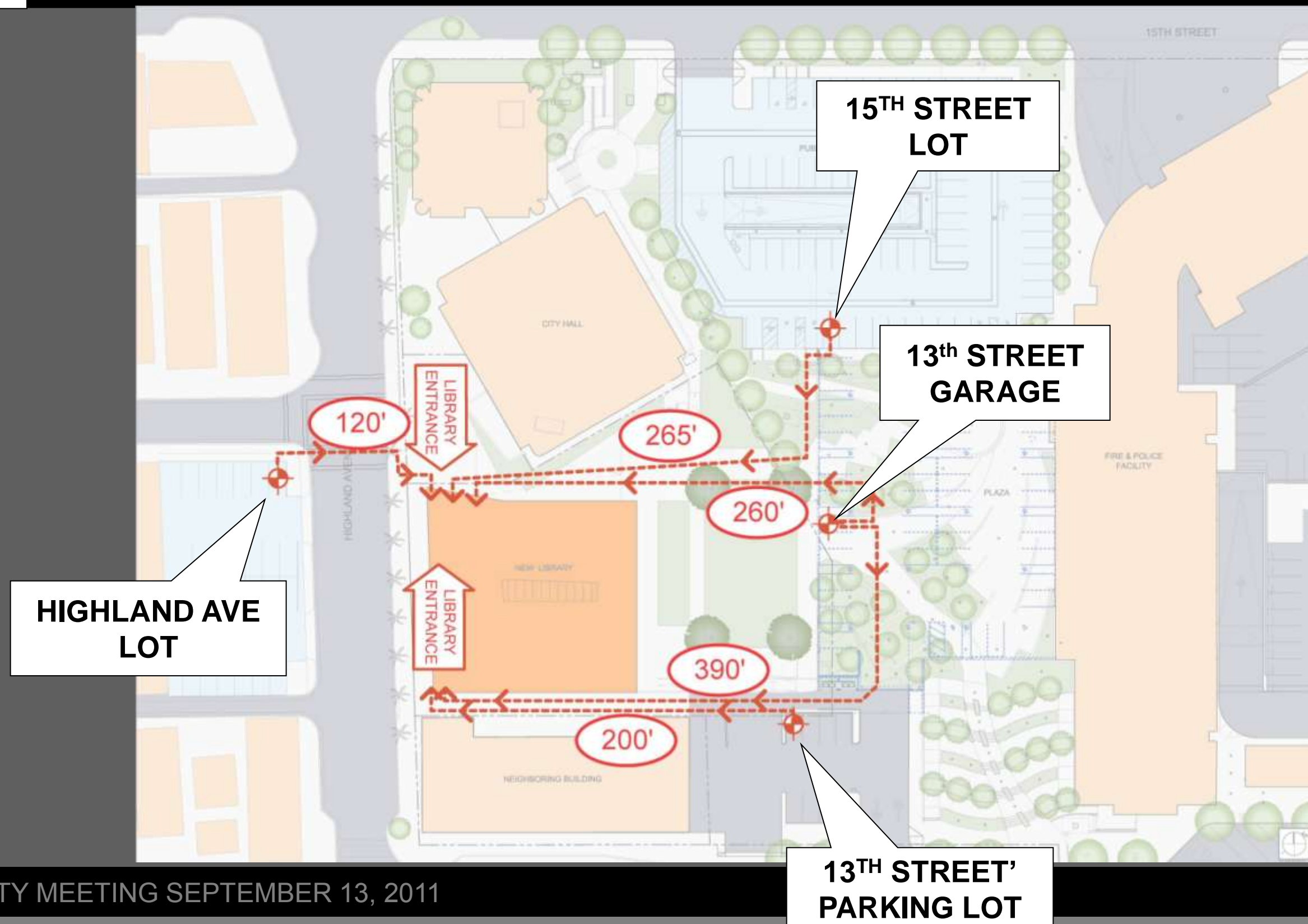
**HIGHLAND AVE
SETBACK**

**SOUTH
WALK STREET**



Site Plan

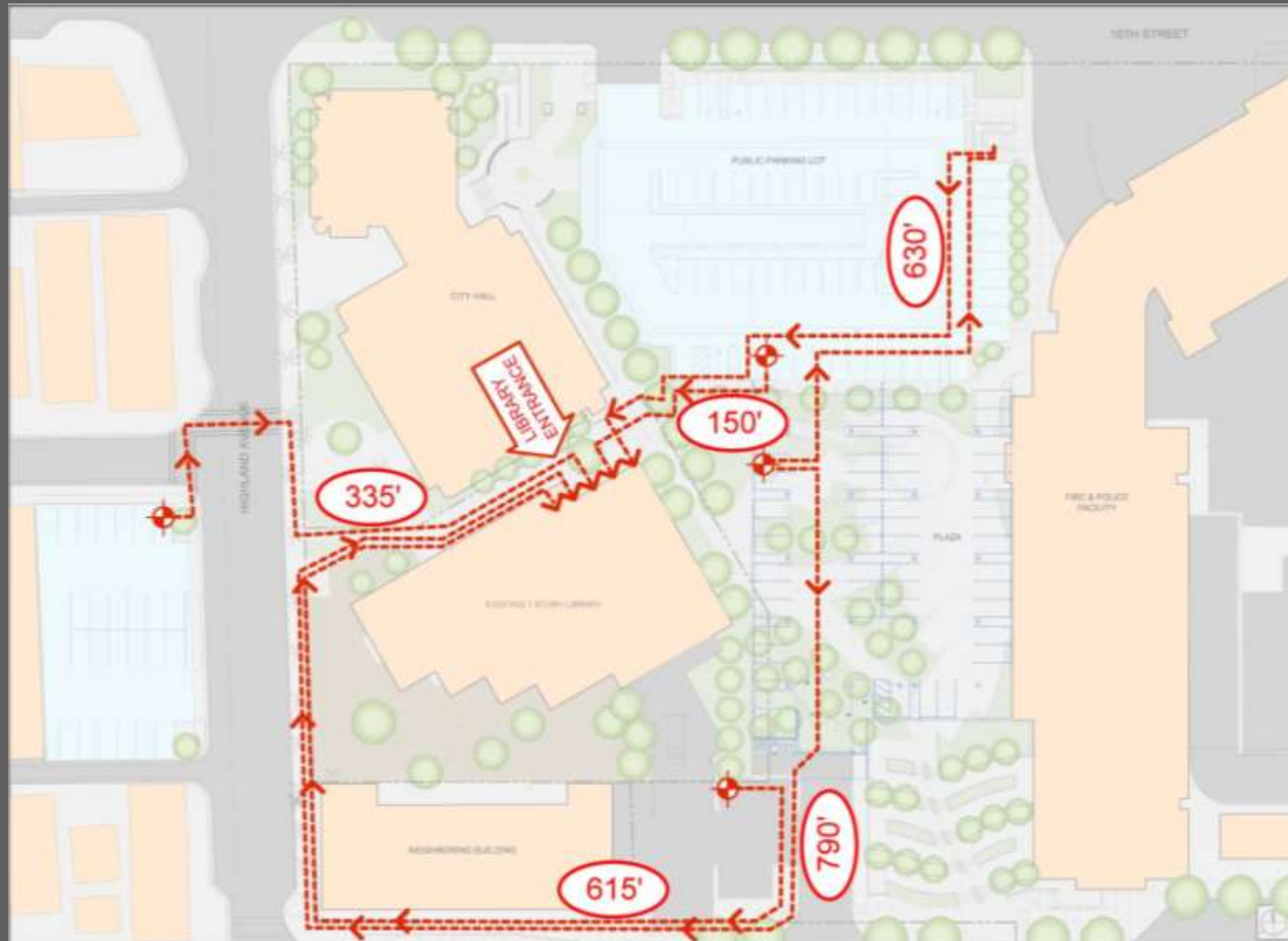
THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Site Plan

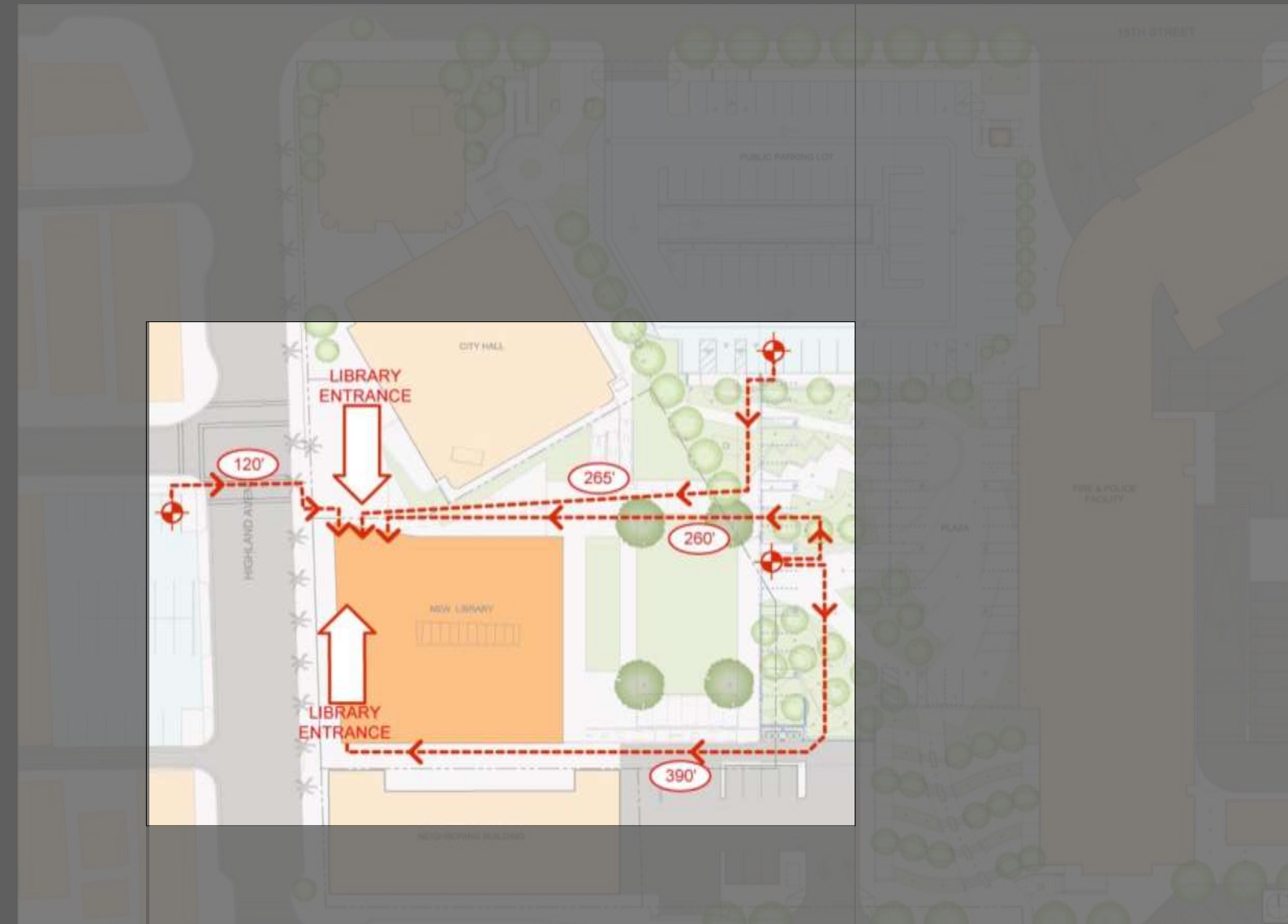
THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





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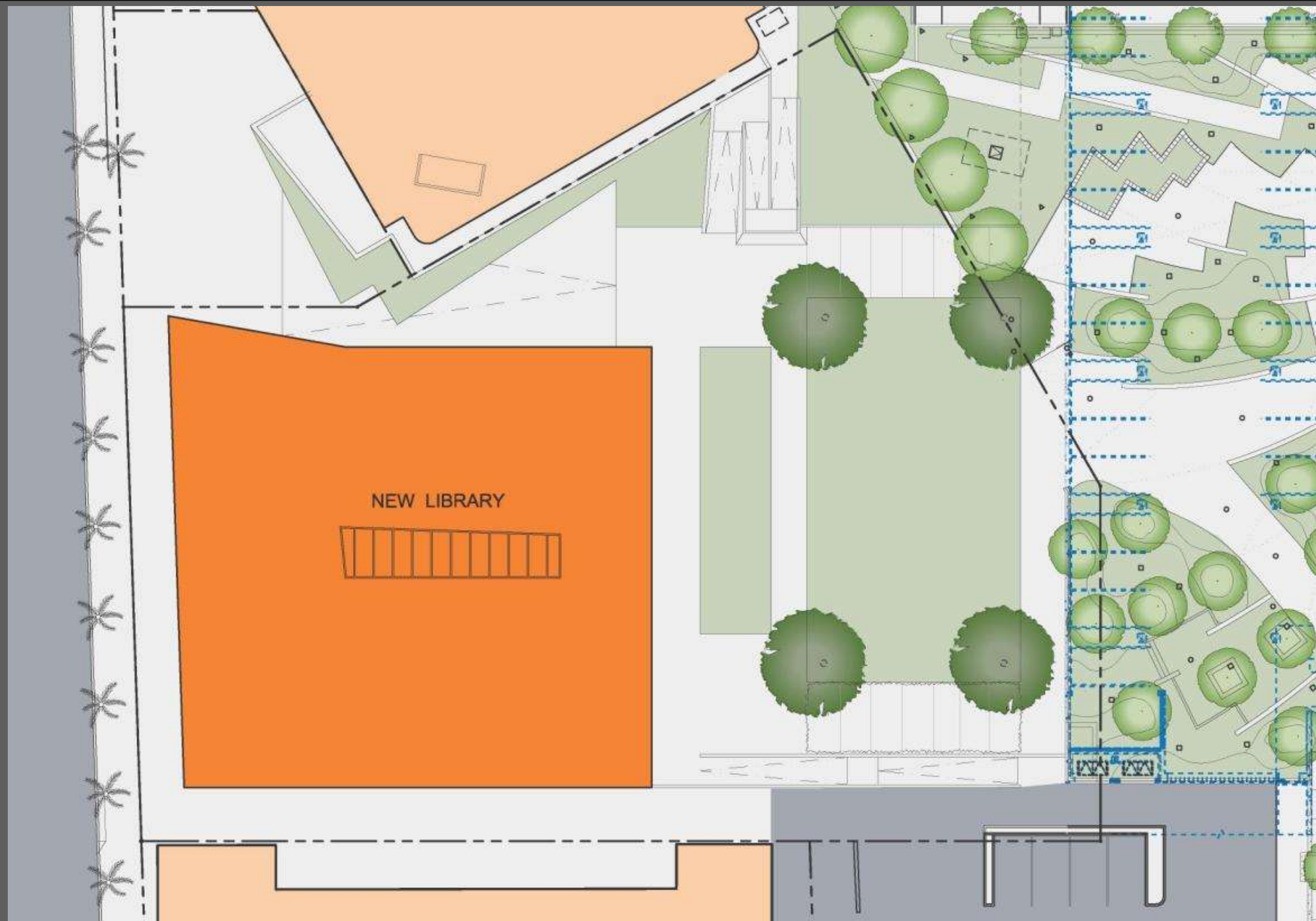
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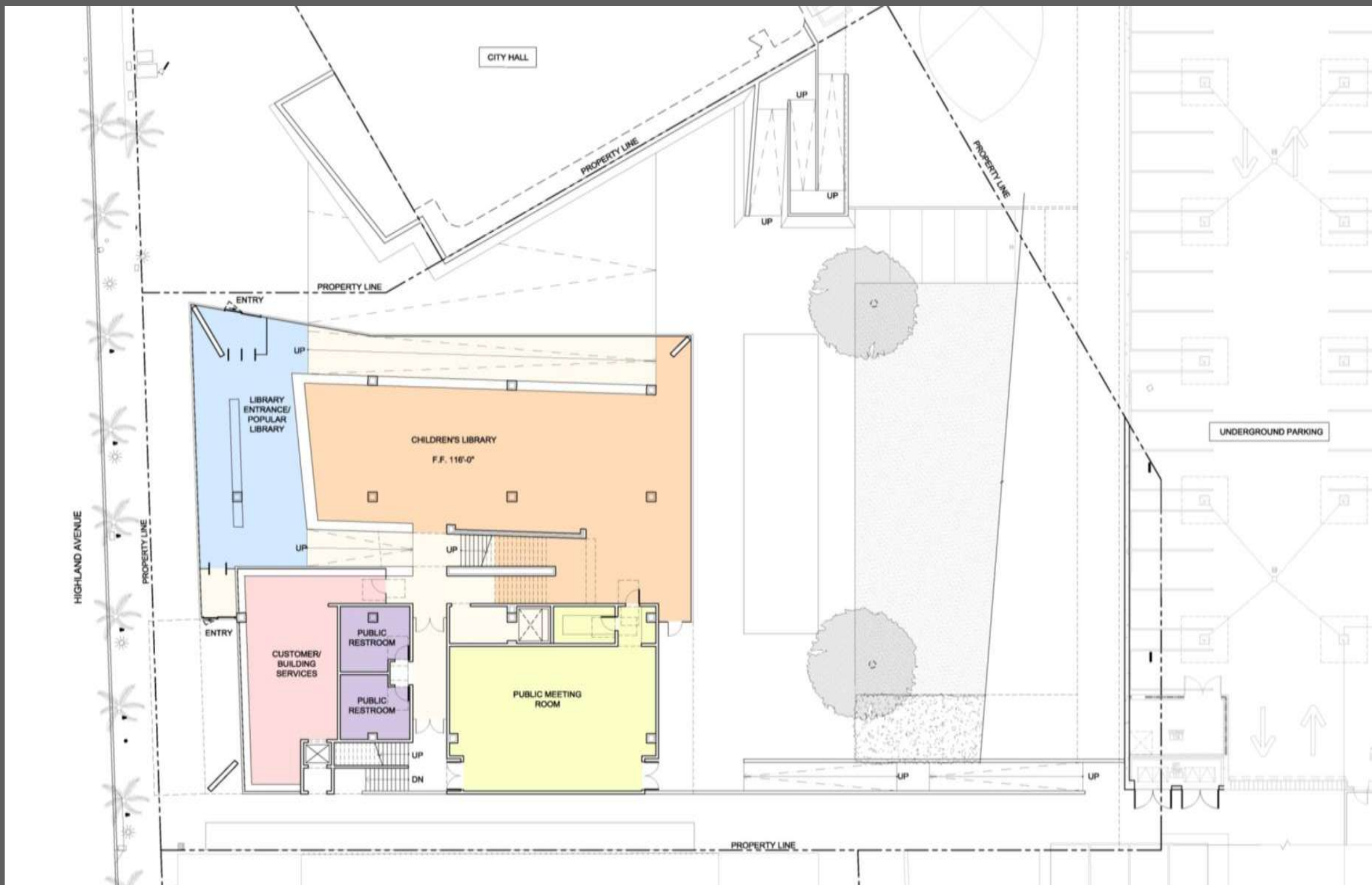
THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Building Program

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Pre-Design

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

Building Program

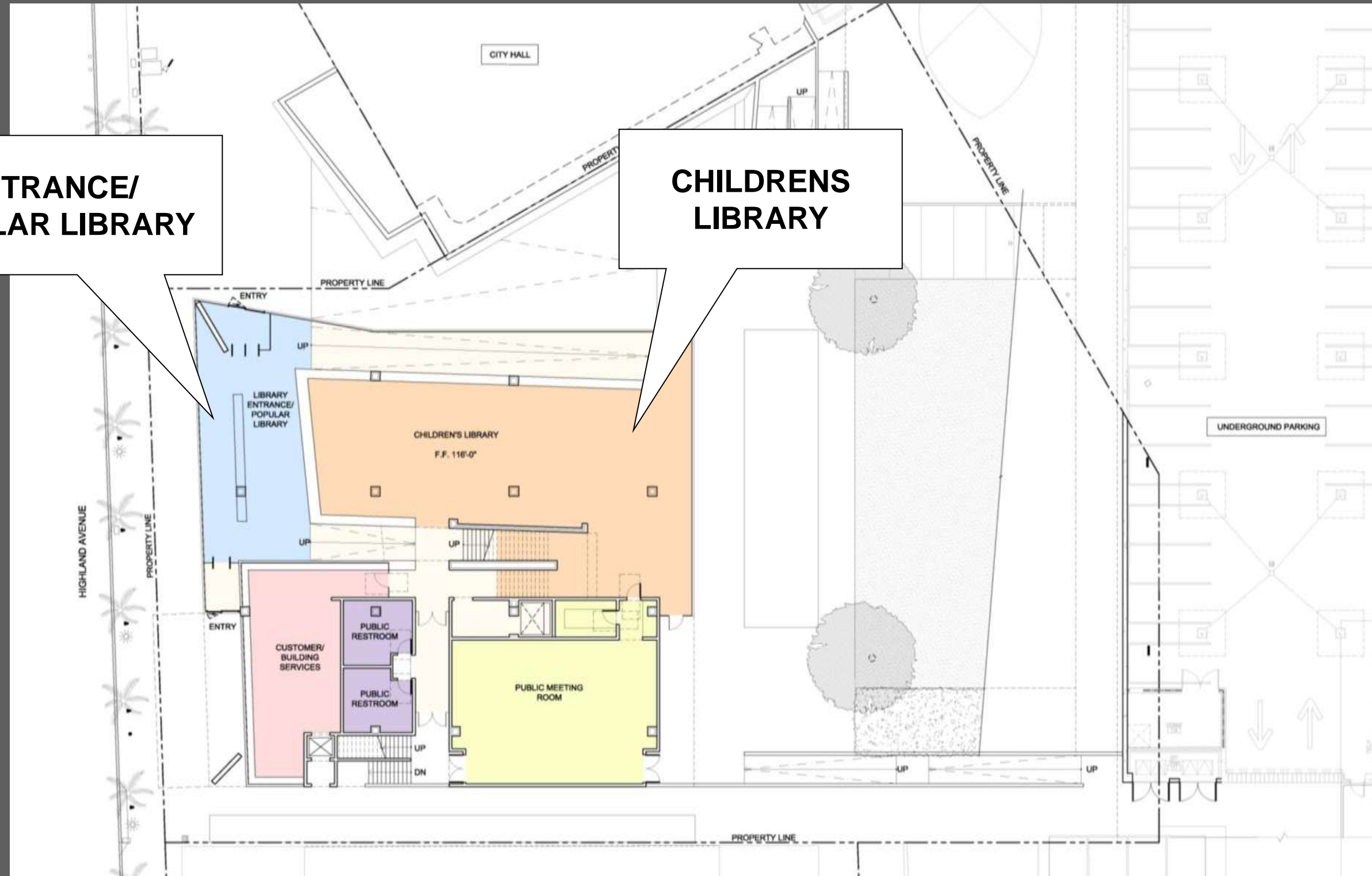


Building Program

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

**ENTRANCE/
POPULAR LIBRARY**

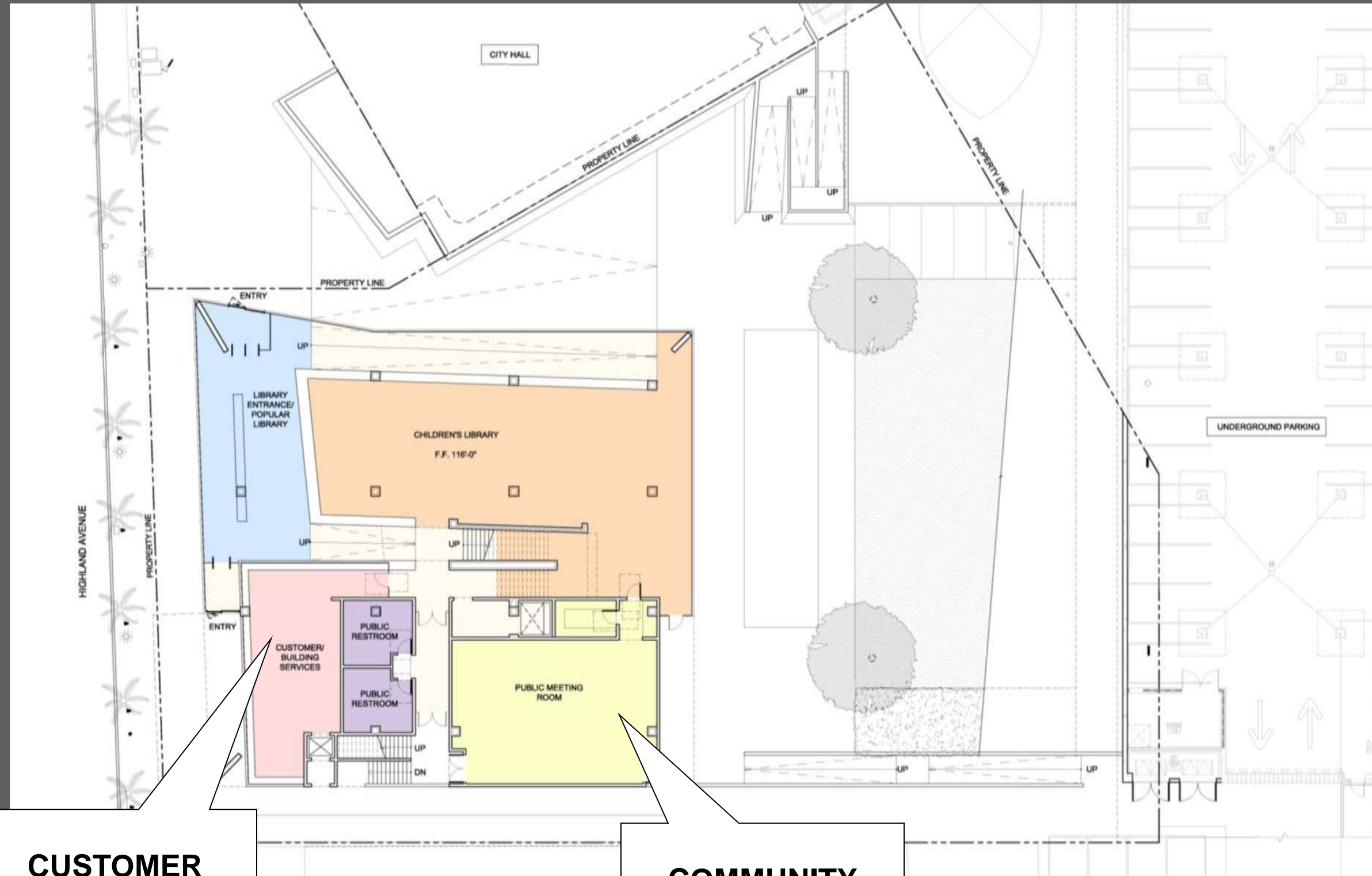
**CHILDRENS
LIBRARY**





Building Program

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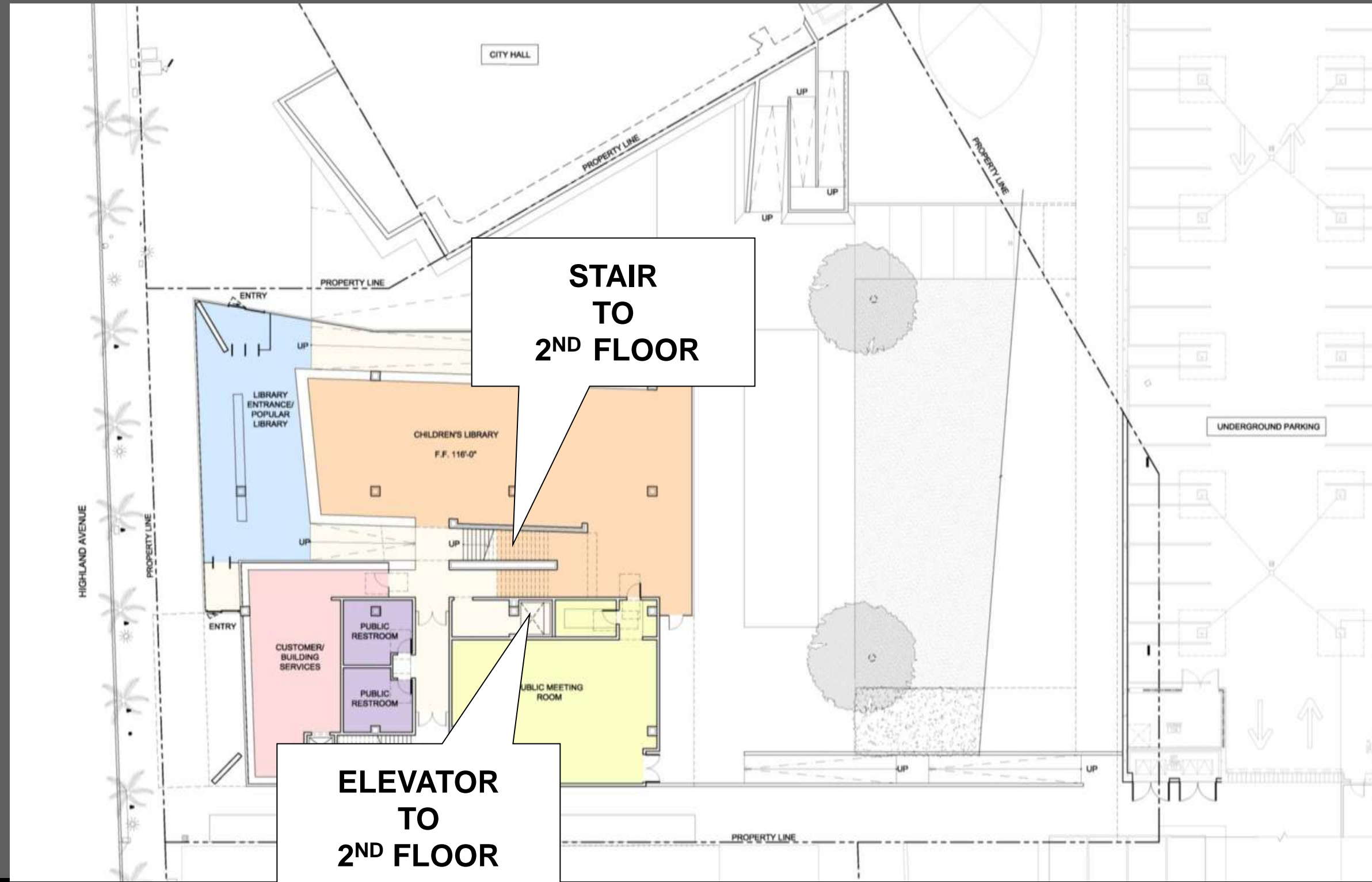
CUSTOMER SERVICE

COMMUNITY ROOM



Building Program

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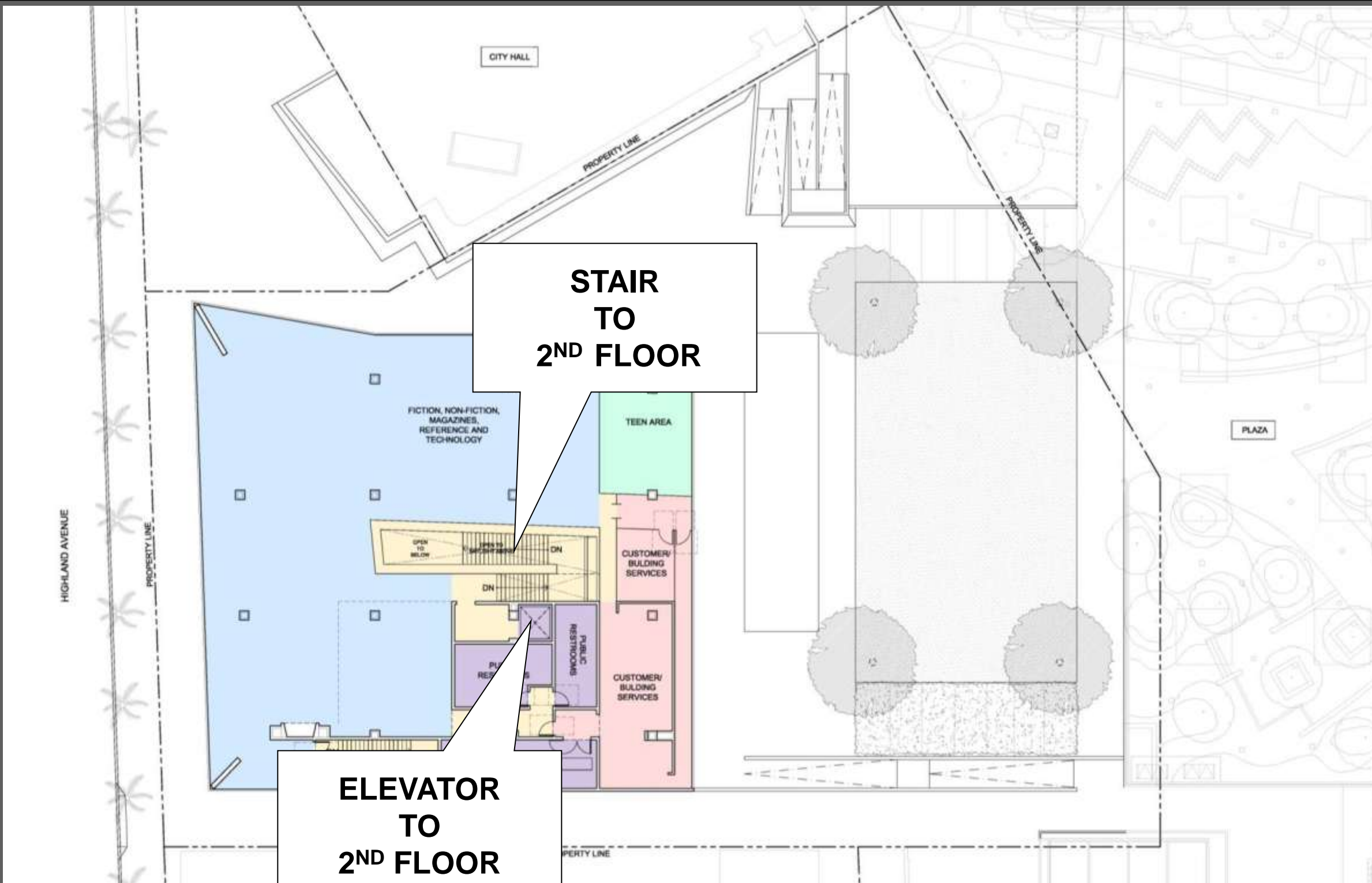
**STAIR
TO
2ND FLOOR**

**ELEVATOR
TO
2ND FLOOR**



Building Program

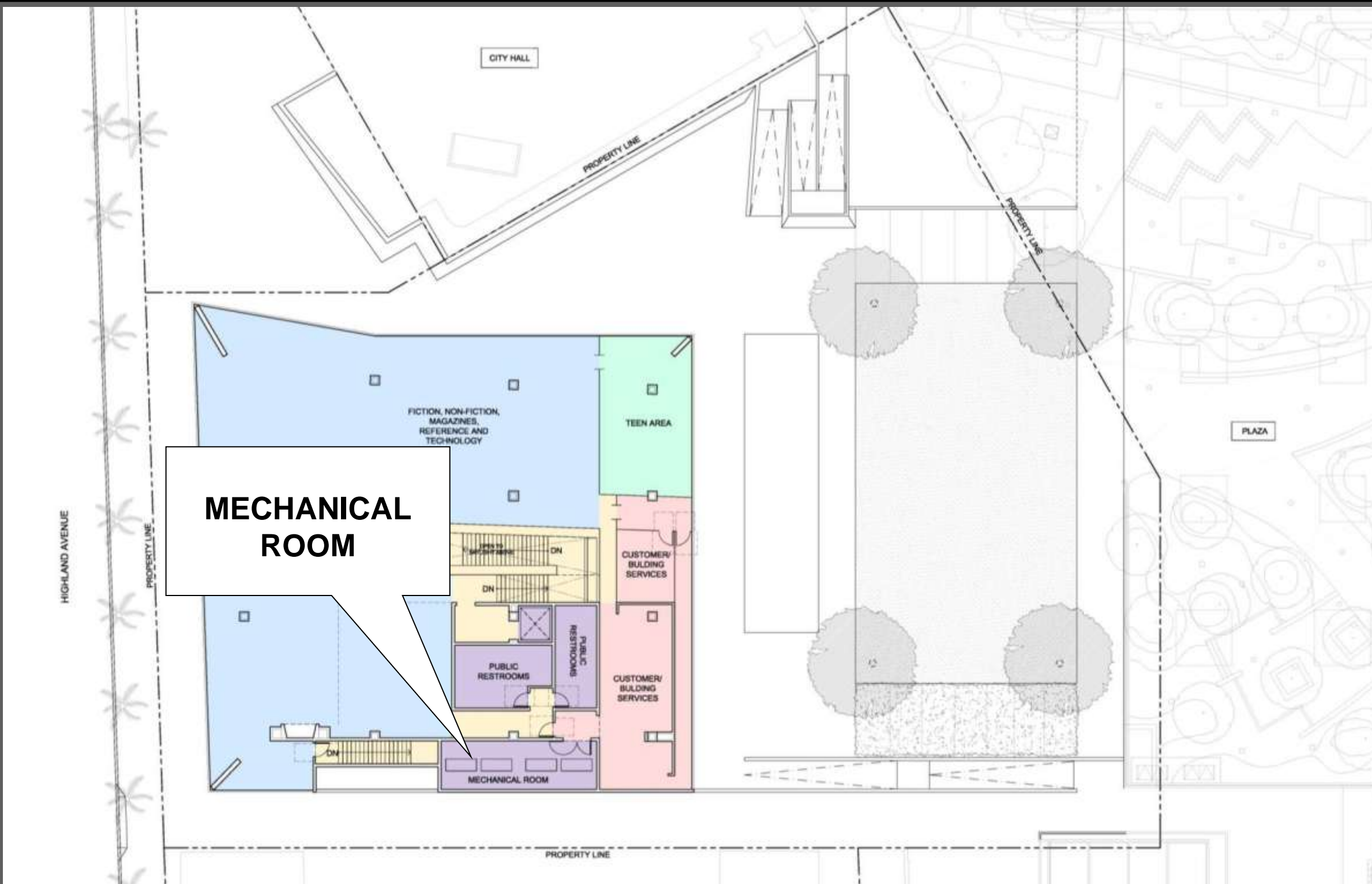
THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Building Program

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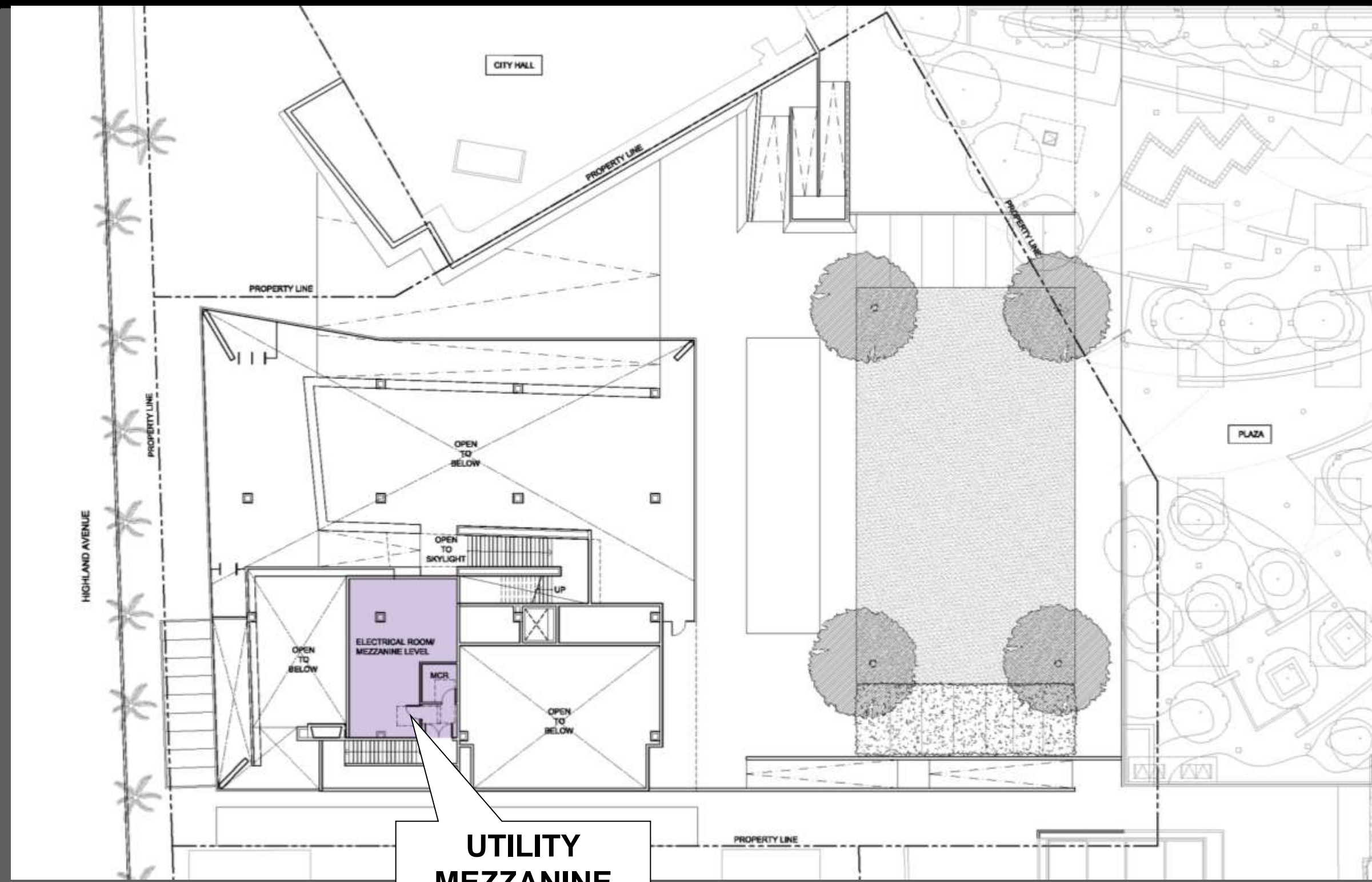


MECHANICAL ROOM



Building Program

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

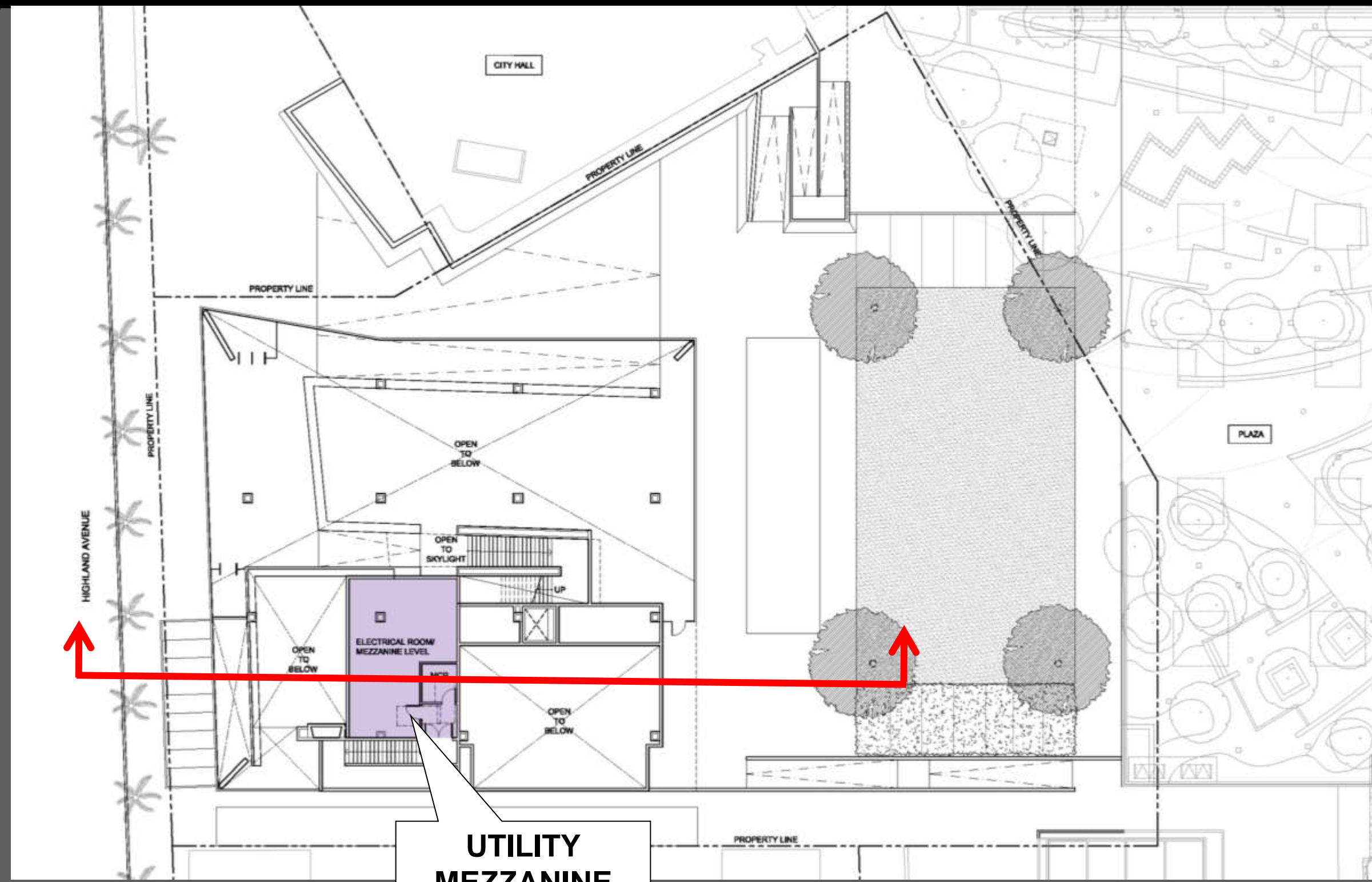


**UTILITY
MEZZANINE**



Building Program

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

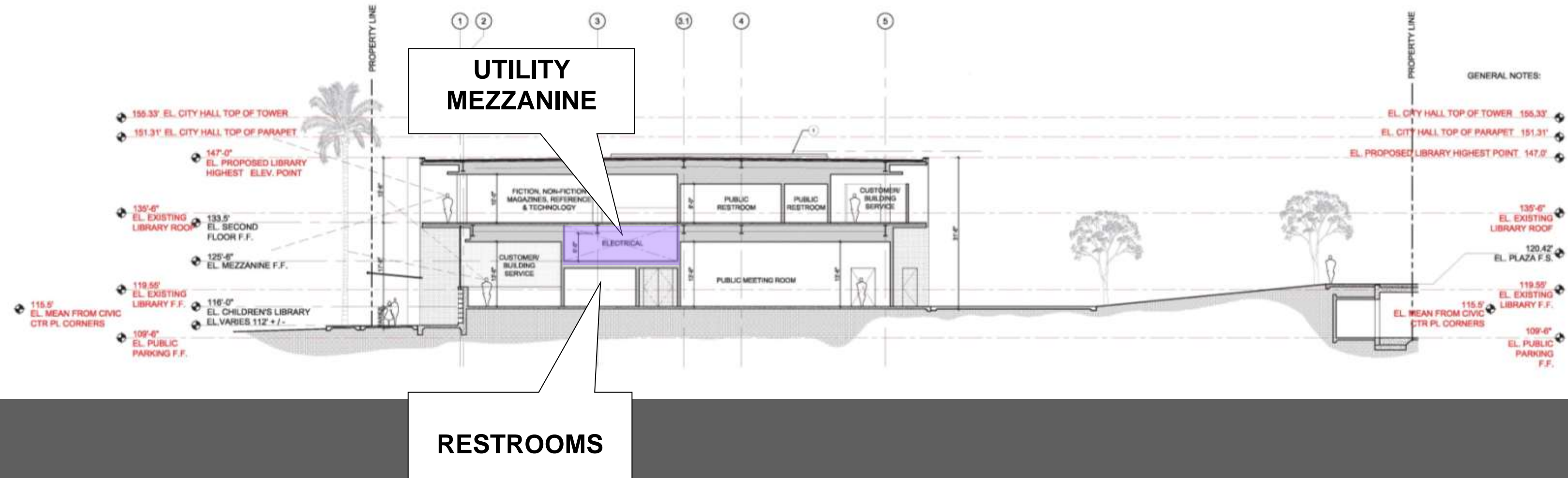


**UTILITY
MEZZANINE**



Building Program

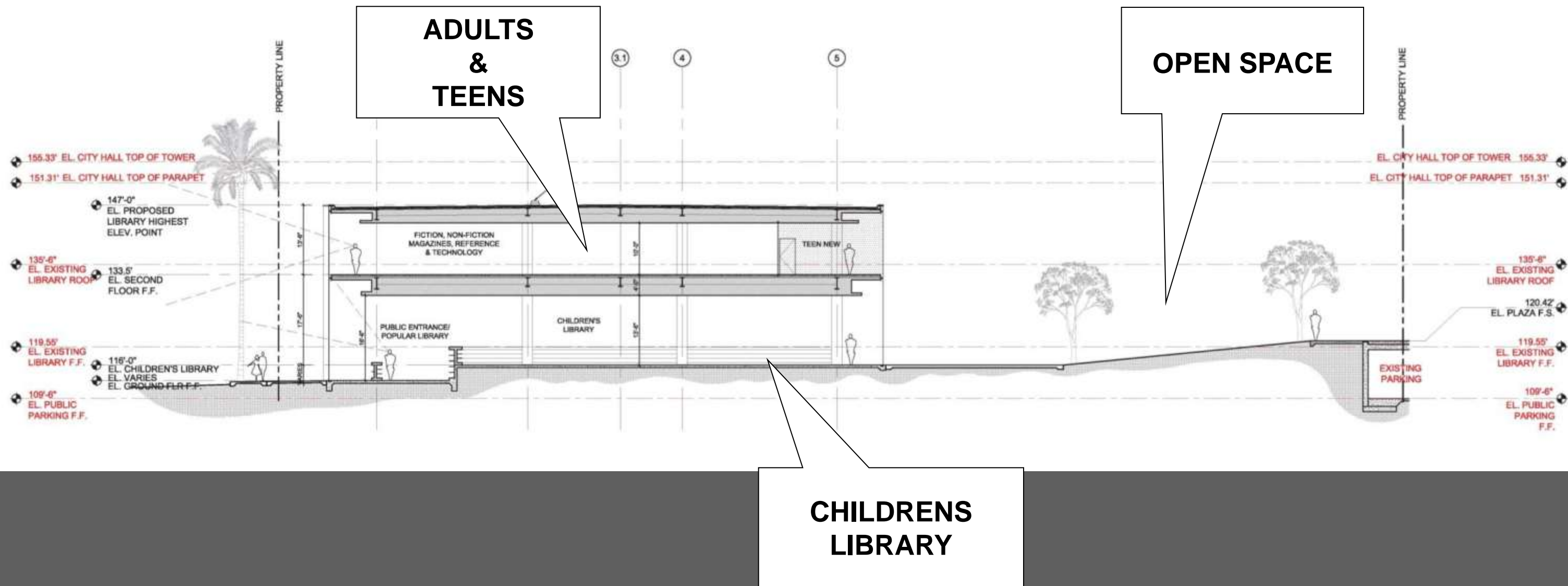
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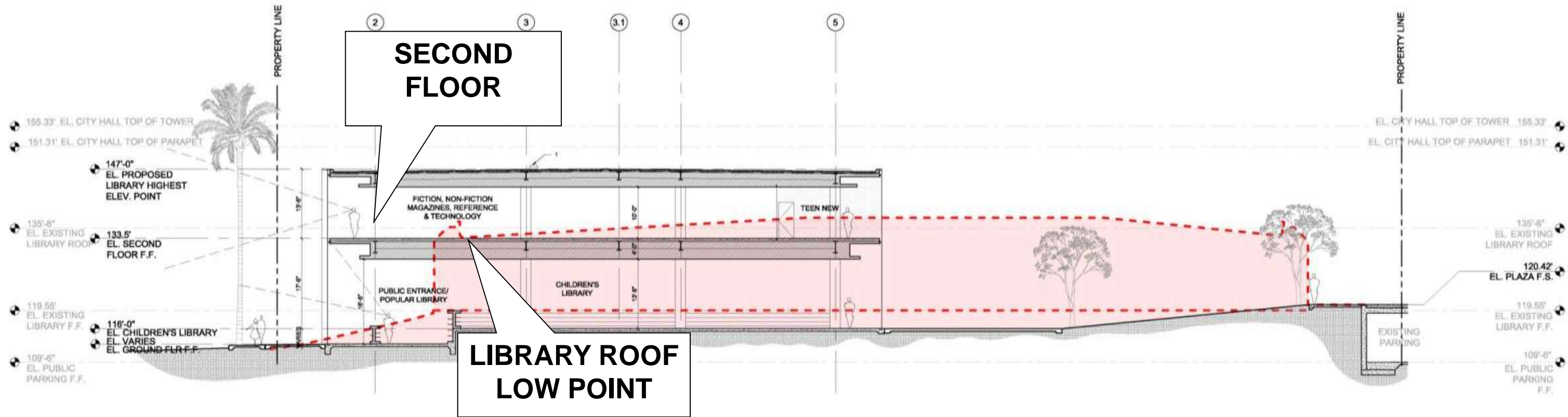
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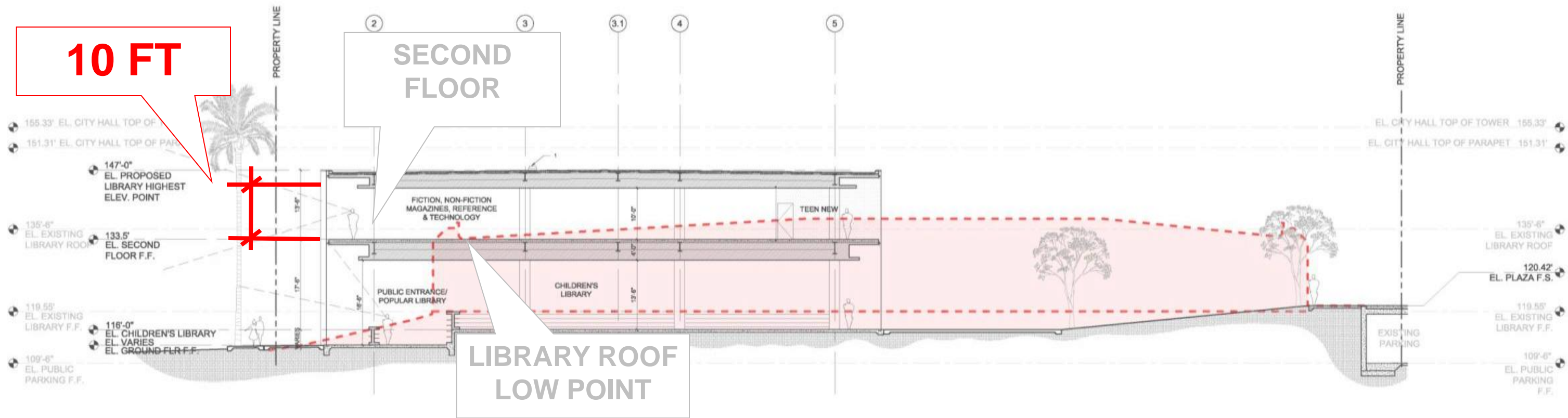
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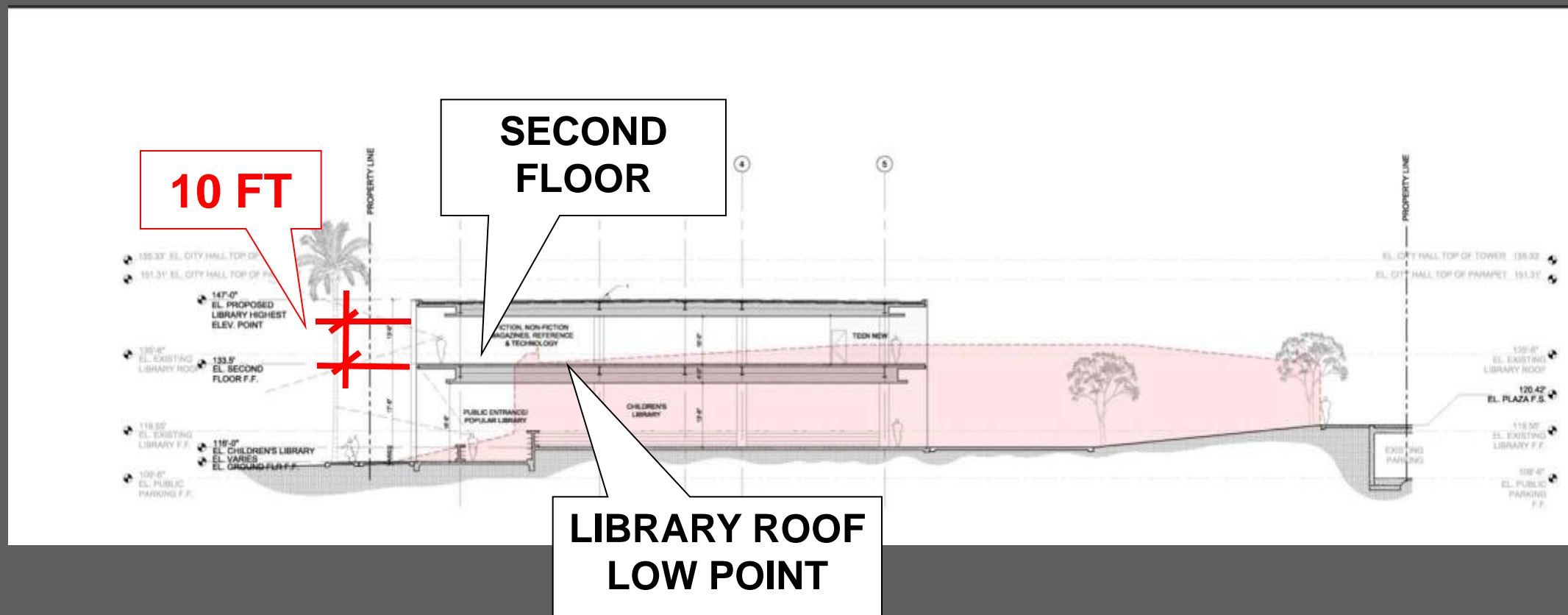
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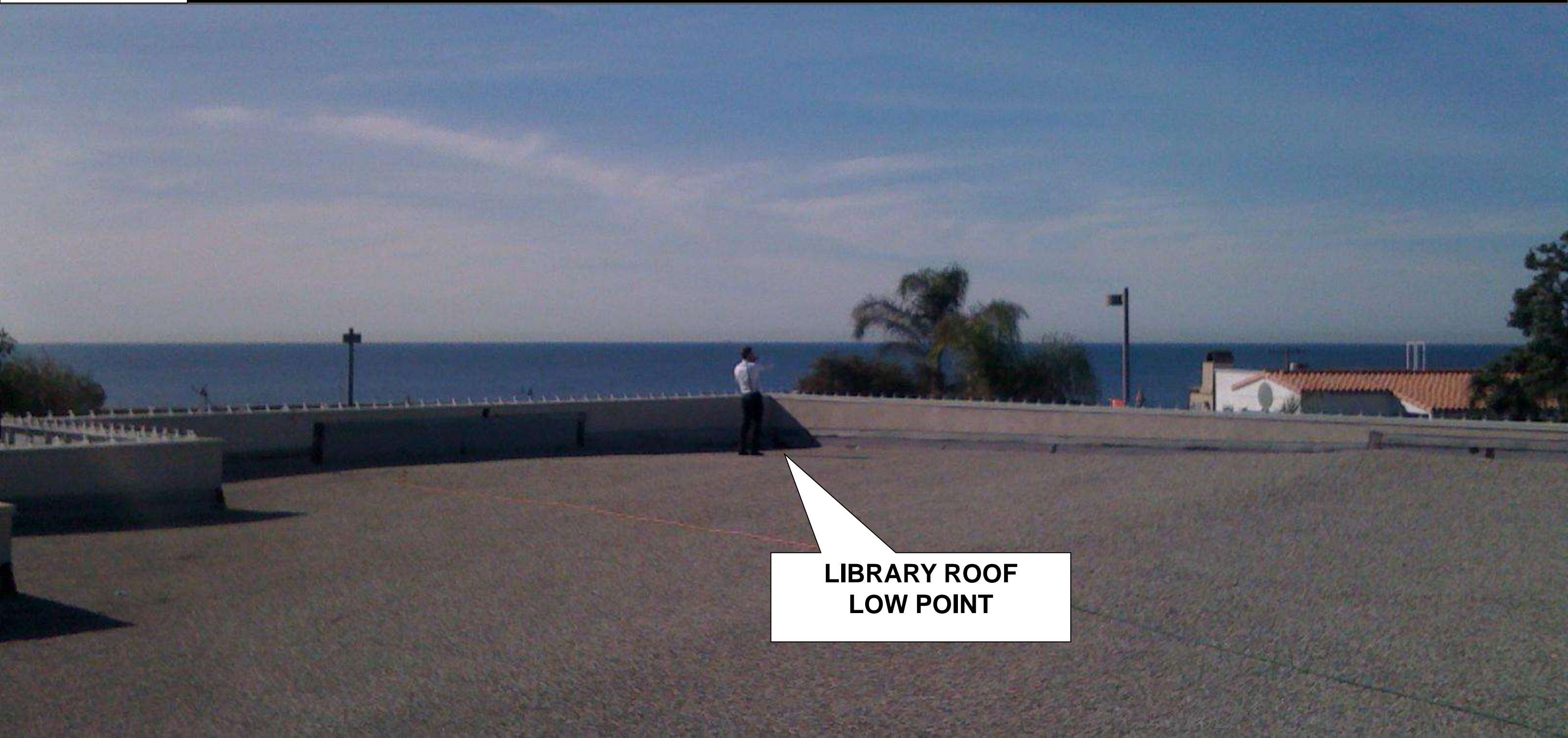
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**LIBRARY ROOF
LOW POINT**



Building Program

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



1st COMMUNITY MEETING SEPTEMBER 13, 2011

MDA JOHNSON FAVARO

Responsible, sensitive land use



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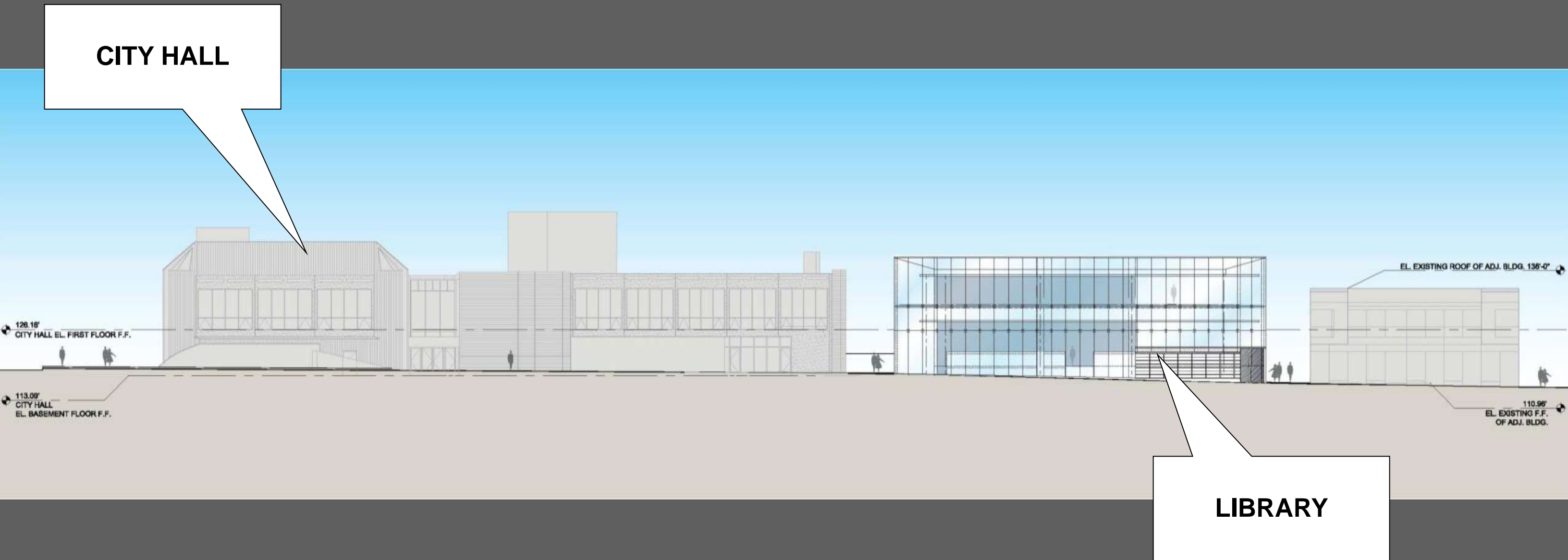
Responsible, sensitive land use



Building Program

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

CITY HALL



LIBRARY

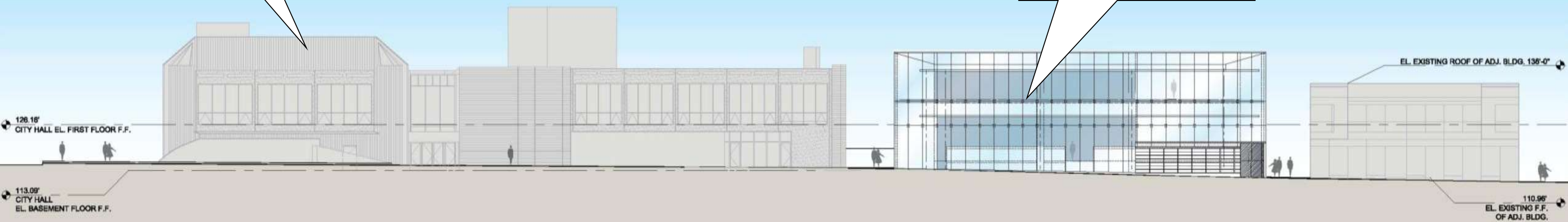


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CITY HALL

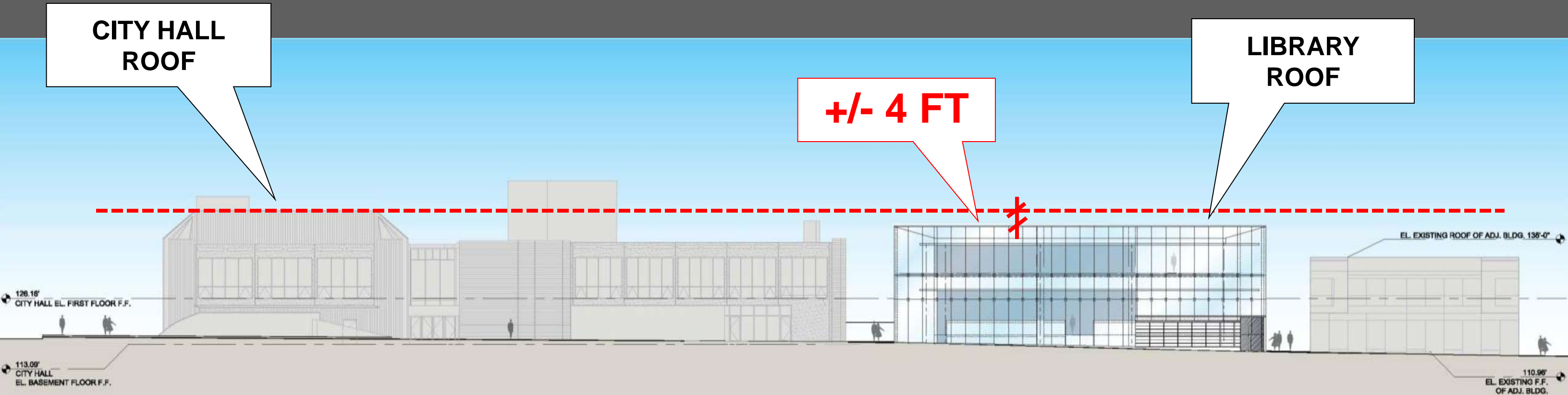
LIBRARY
SECOND FLOOR





Building Program

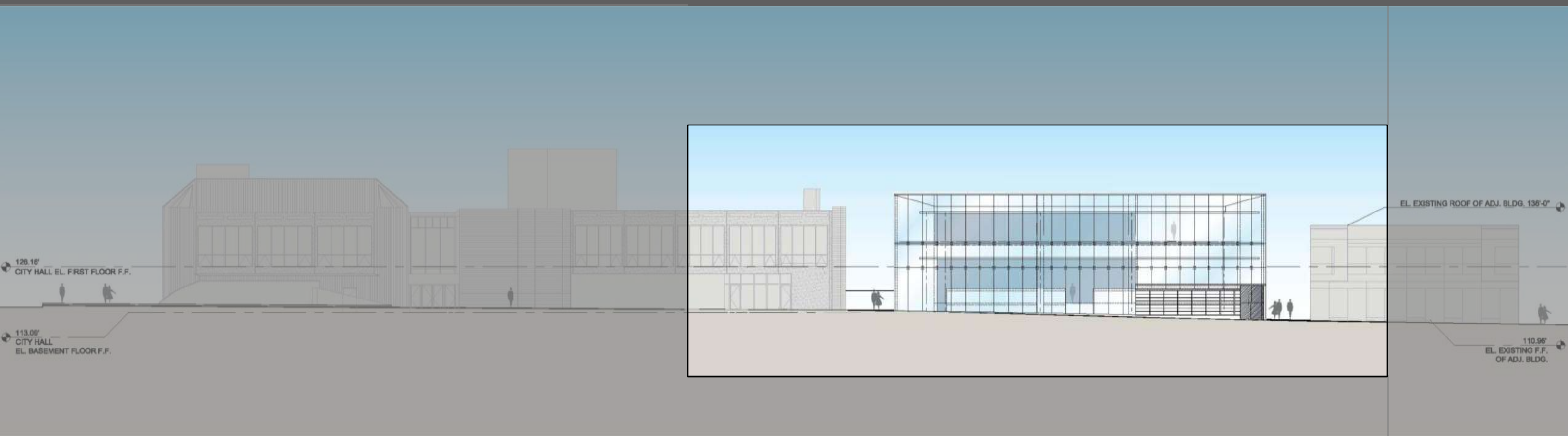
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Building Program

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY





Design Approach

THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY



What will it look like?



Pre-Design

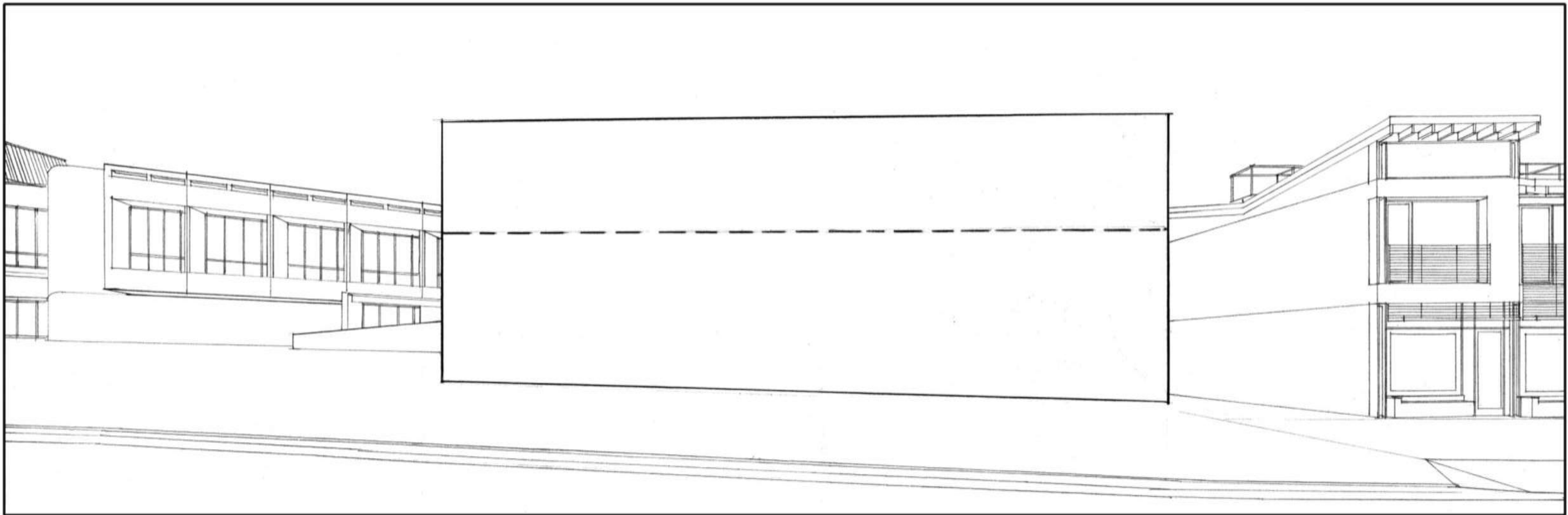
THE MANHATTAN BEACH BRANCH OF THE LOS ANGELES COUNTY LIBRARY

Design Approach



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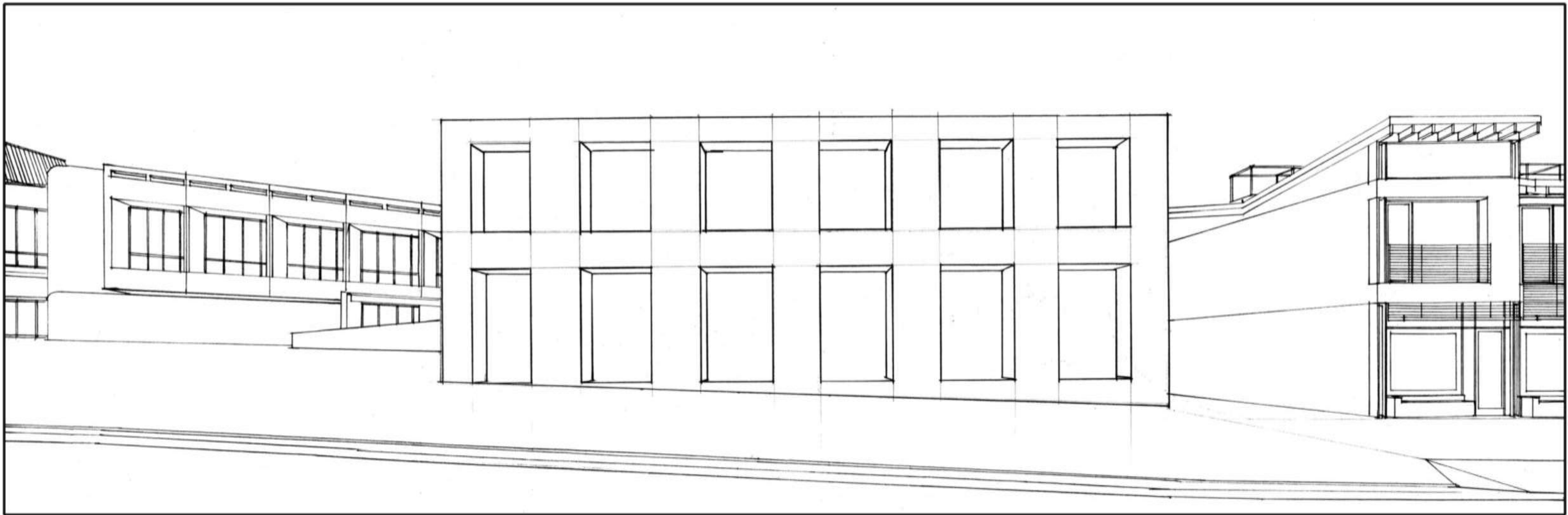
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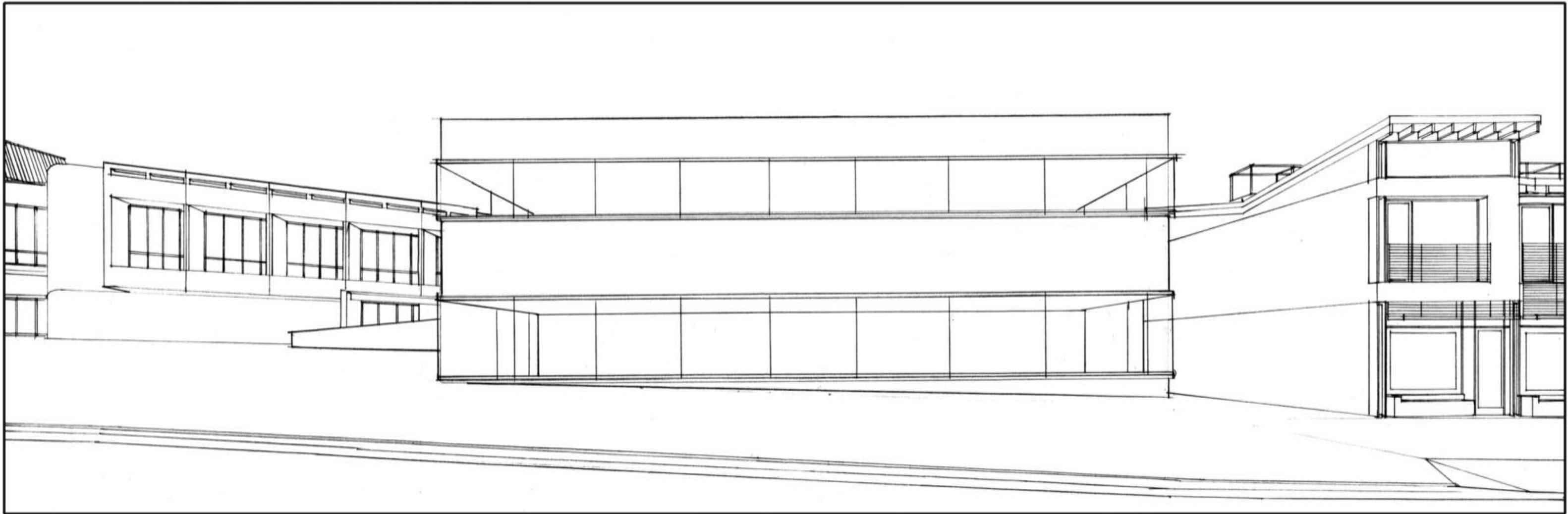
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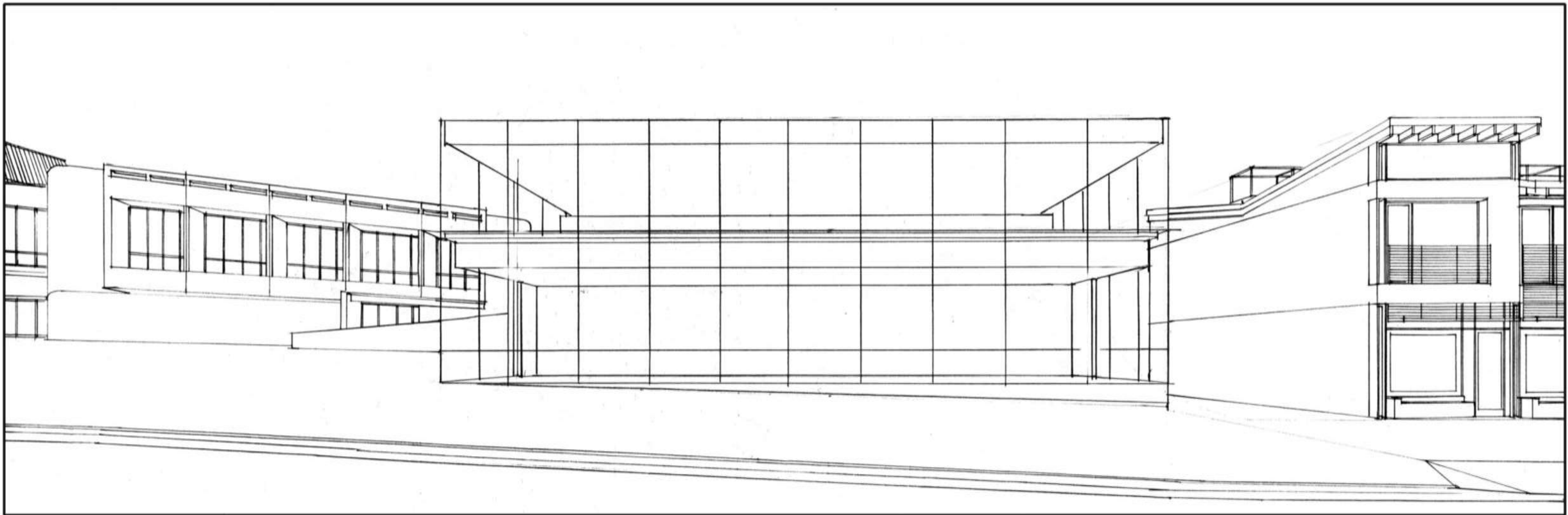
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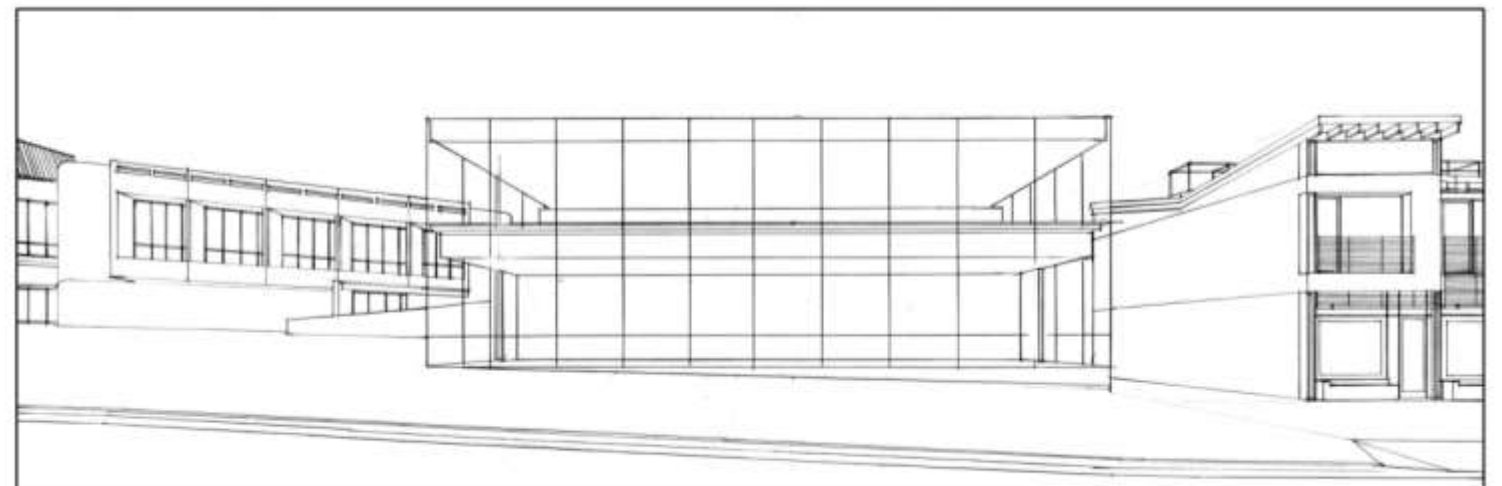
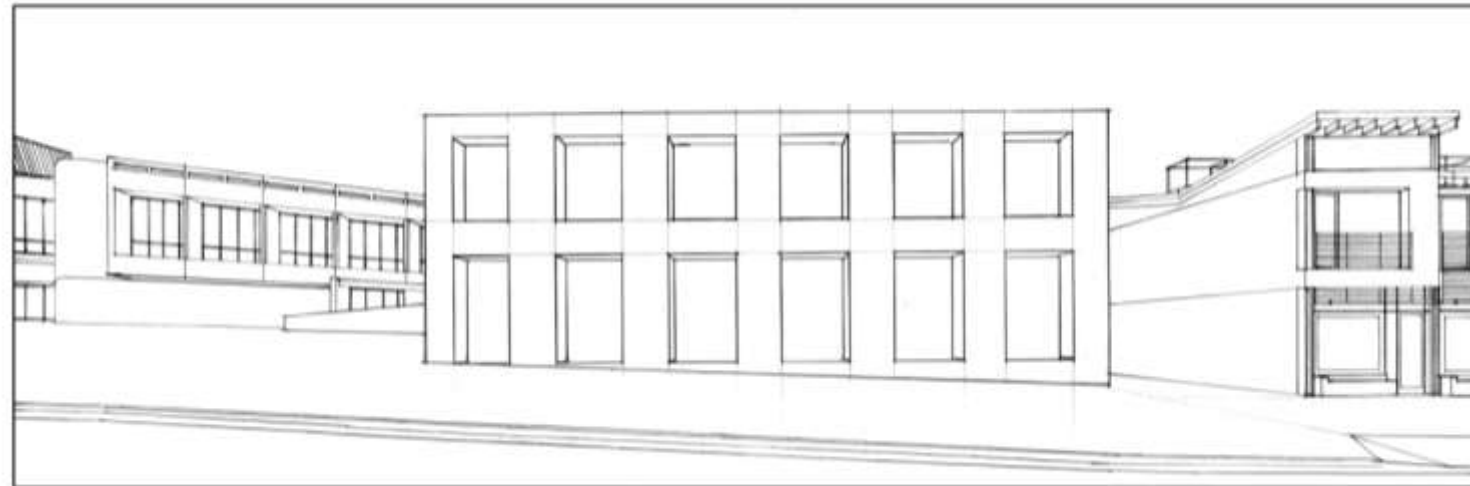
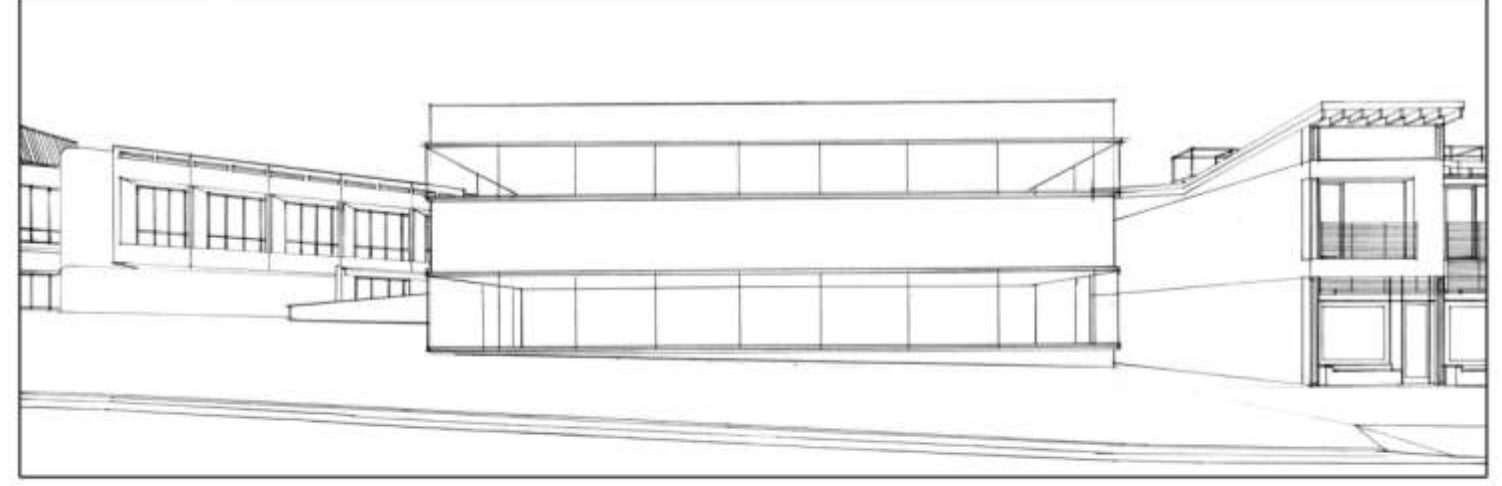
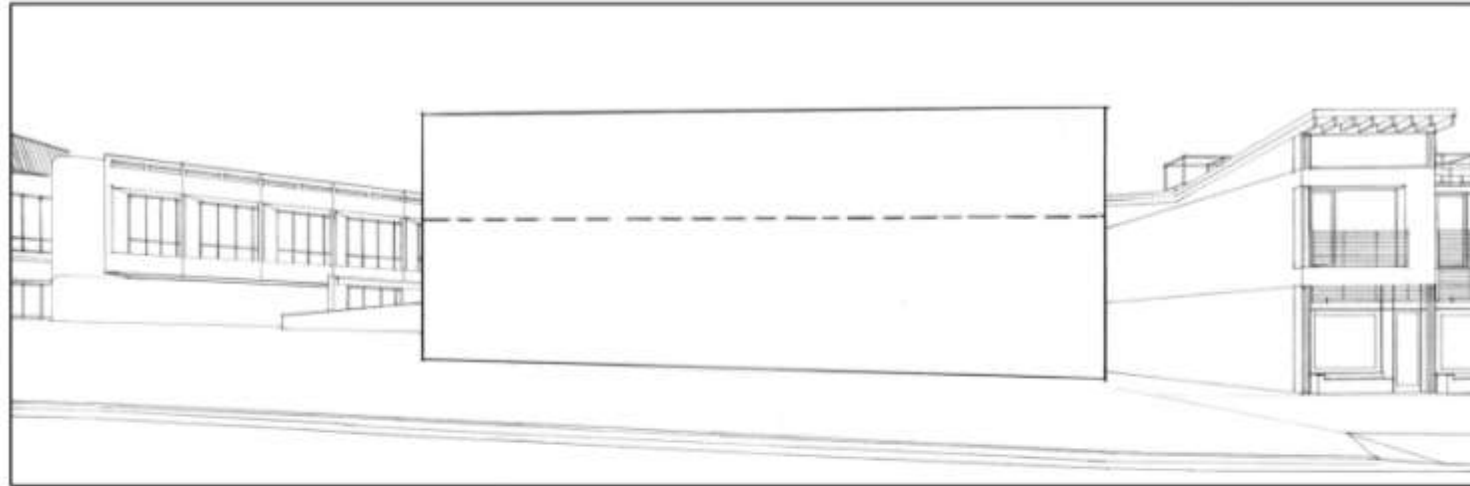
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Design Approach

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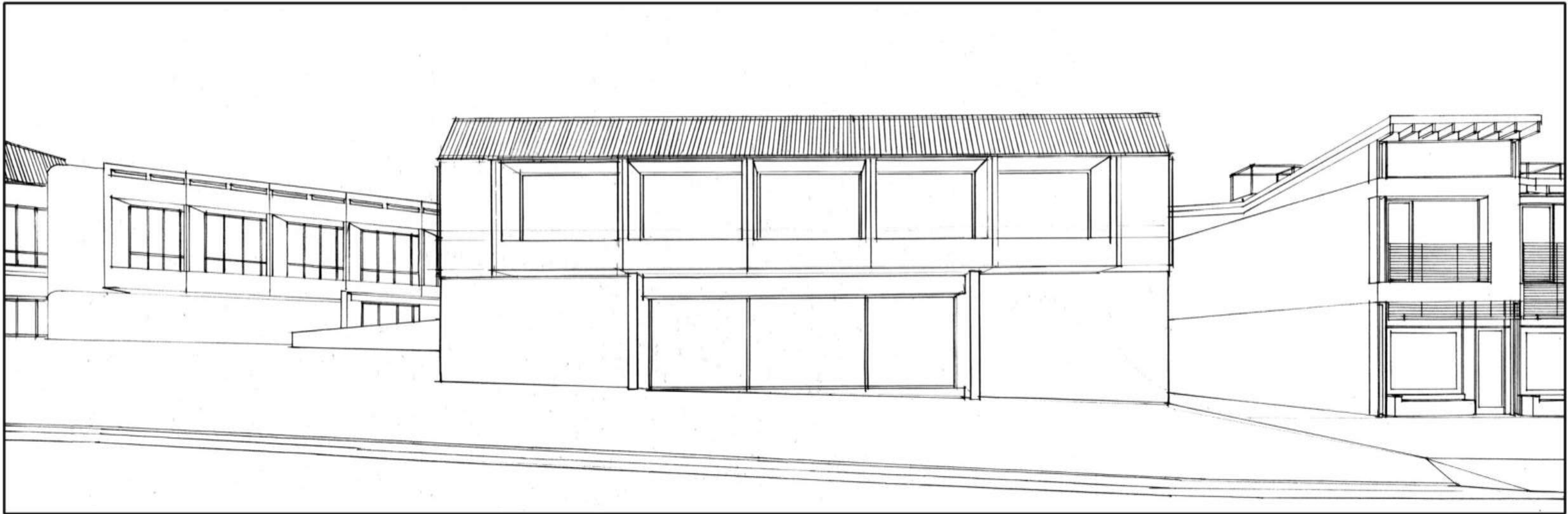


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Design Approach

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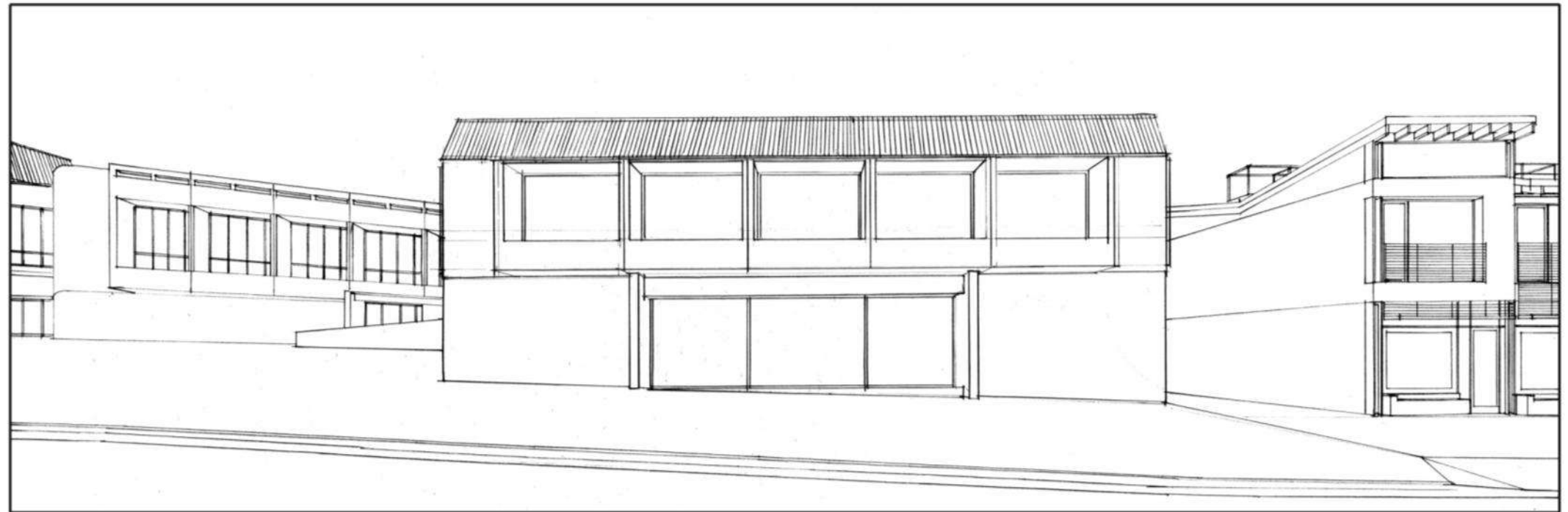


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Design Approach

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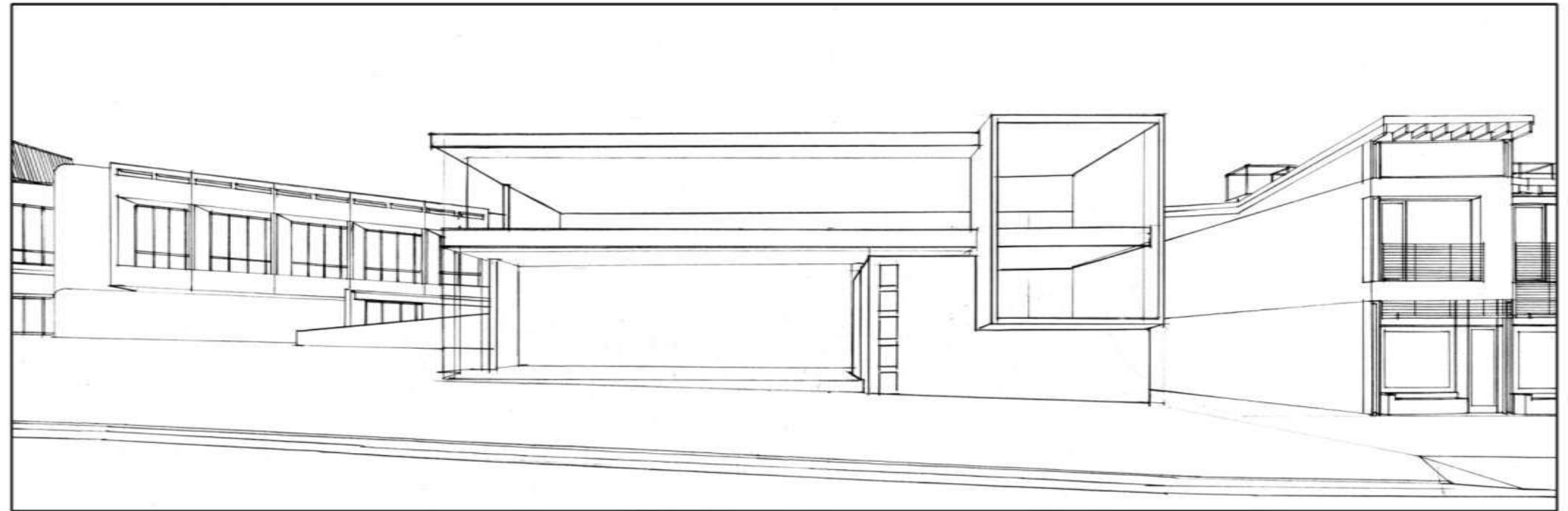


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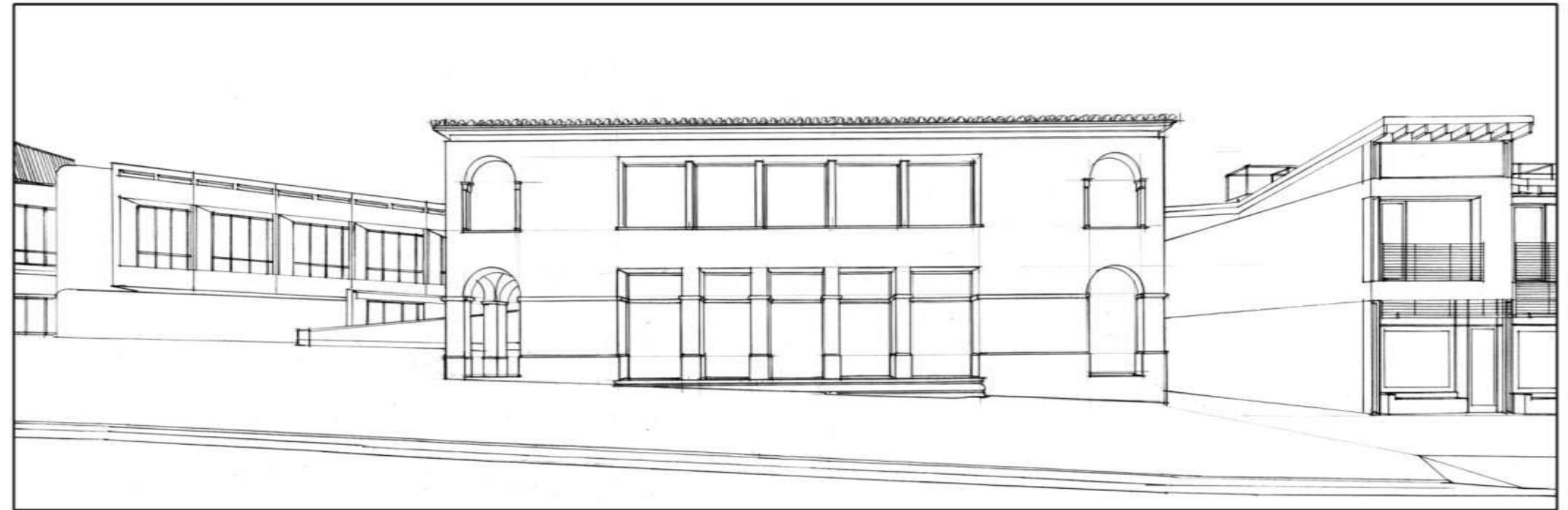


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Design Approach

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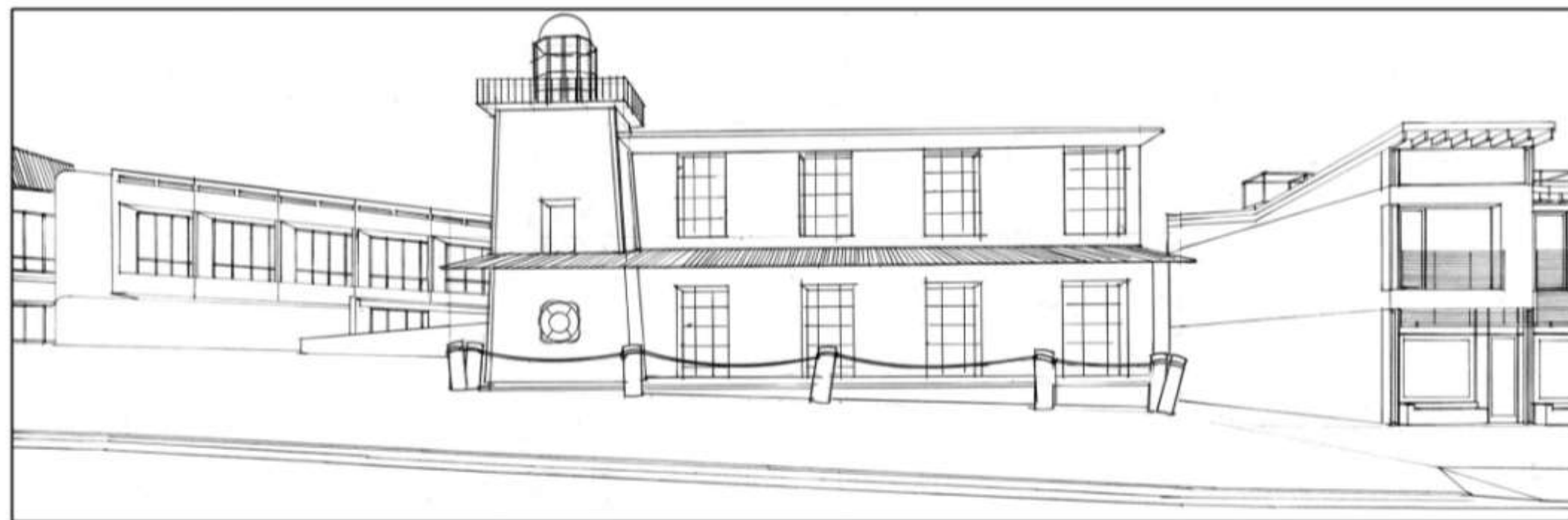


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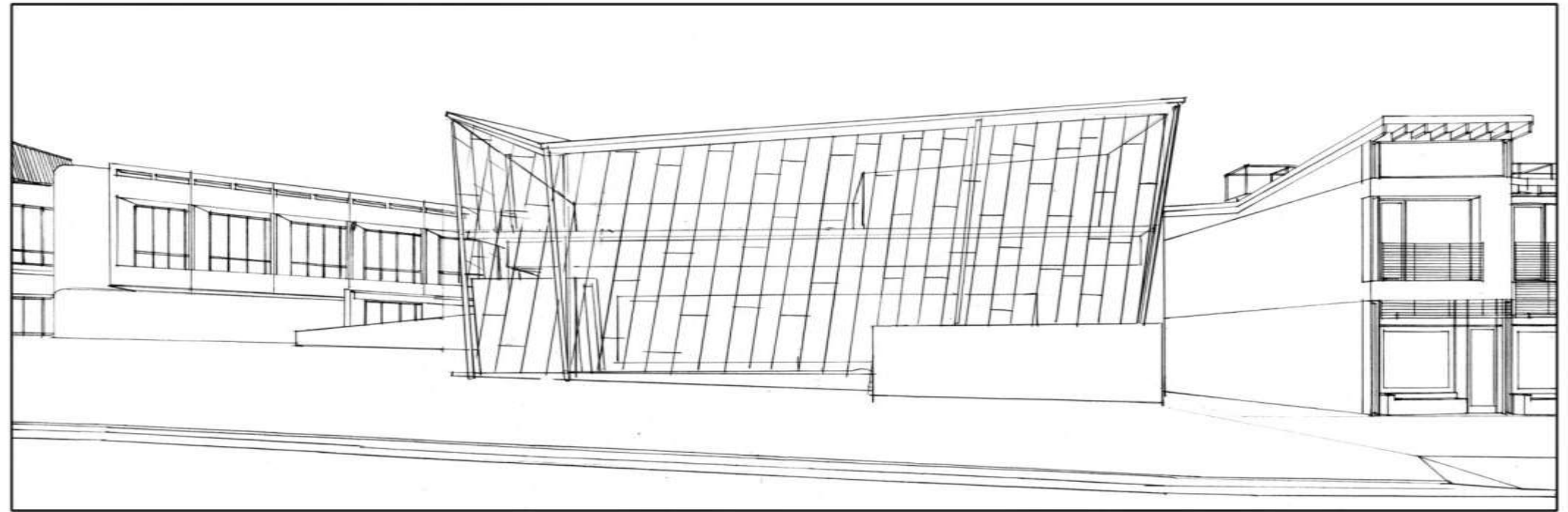


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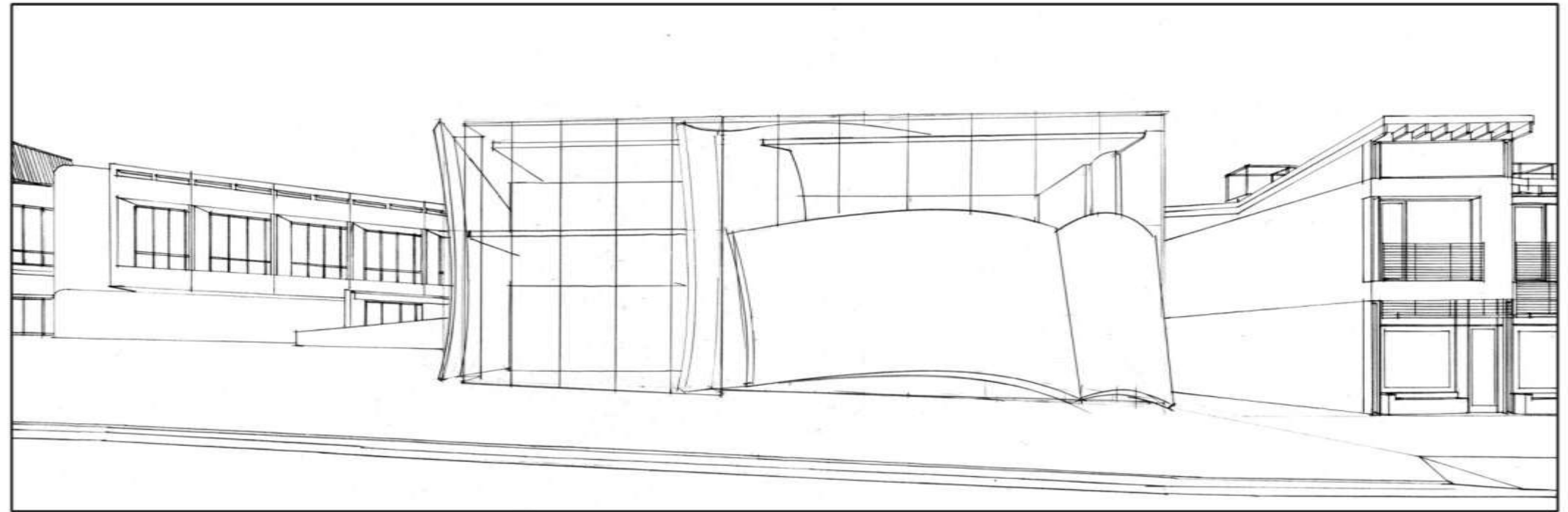


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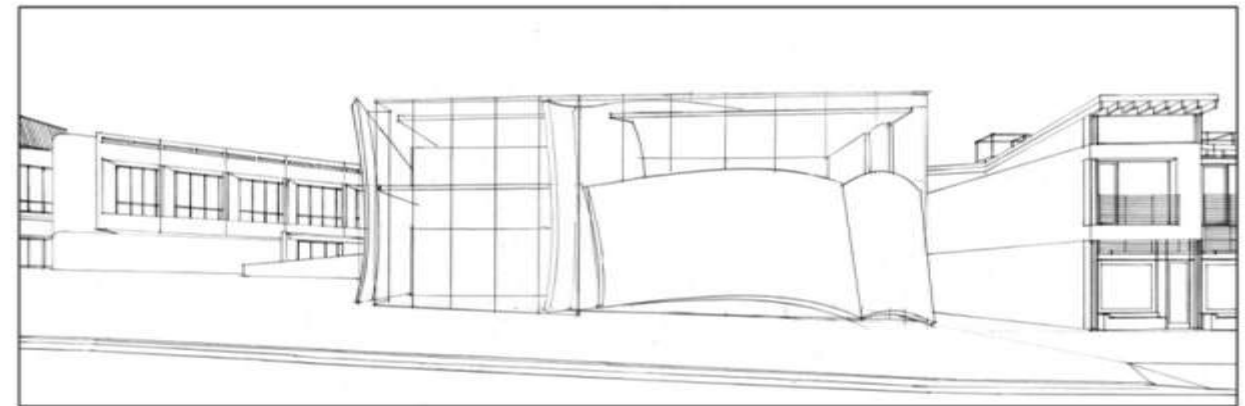
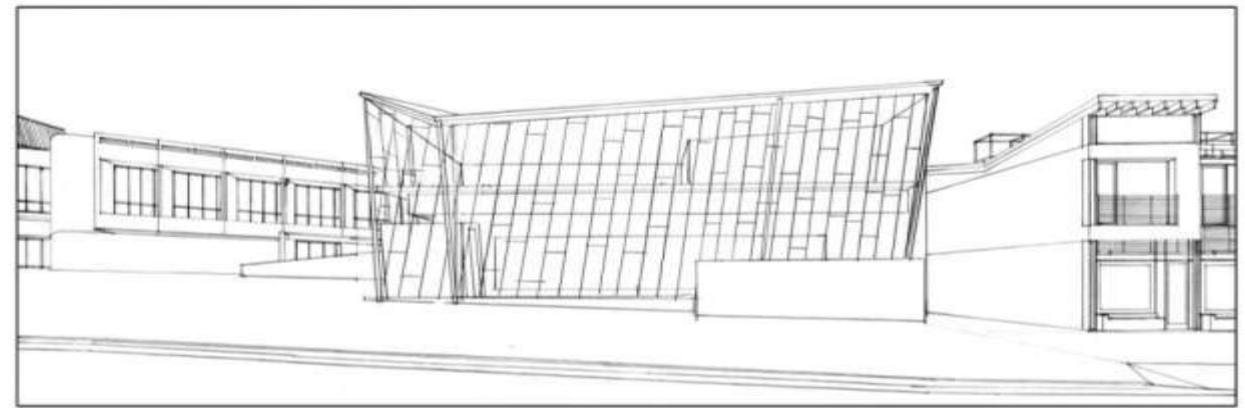
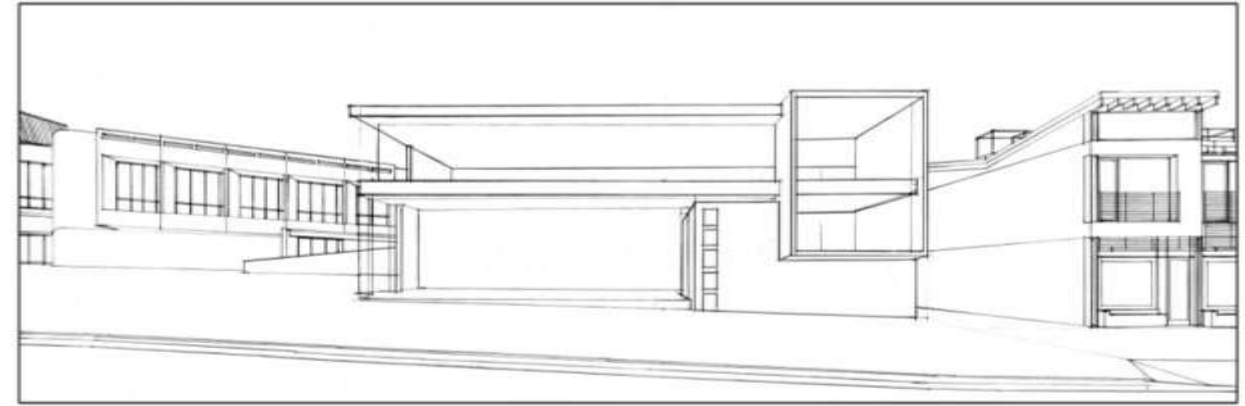
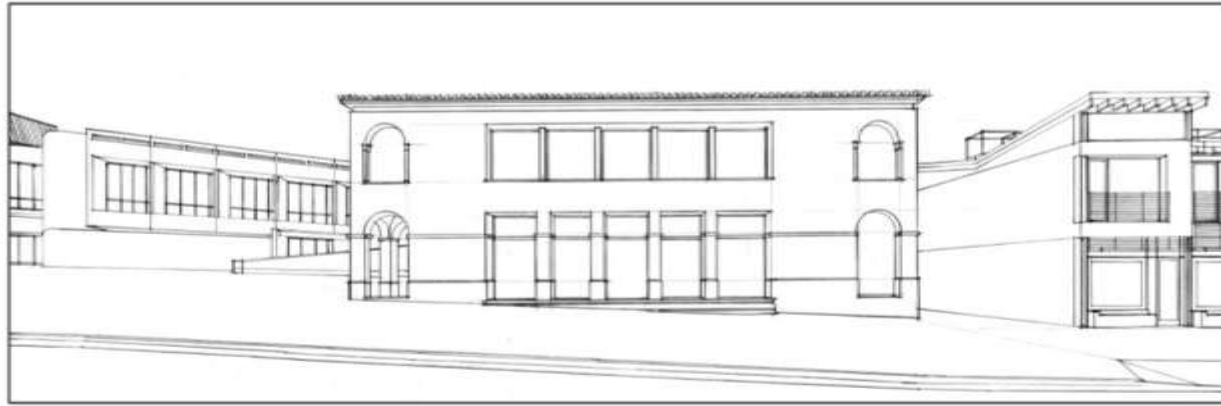


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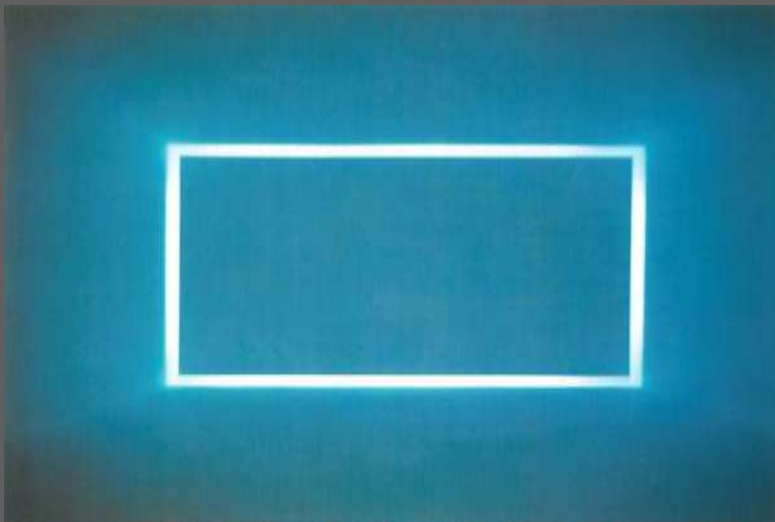
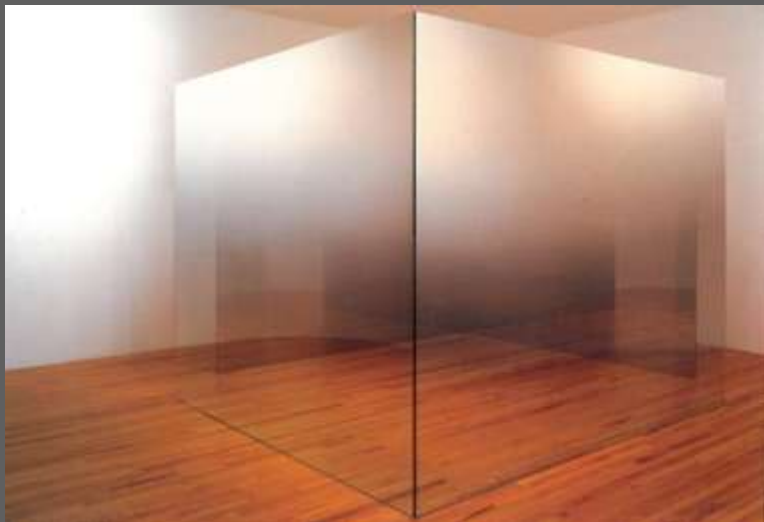
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Design Approach

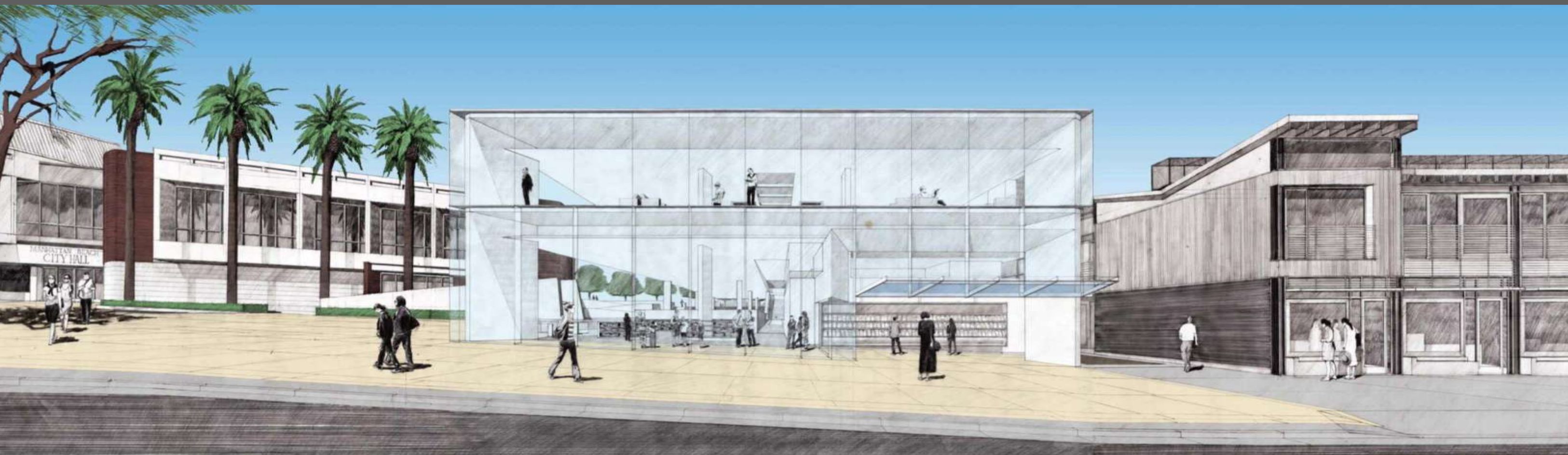
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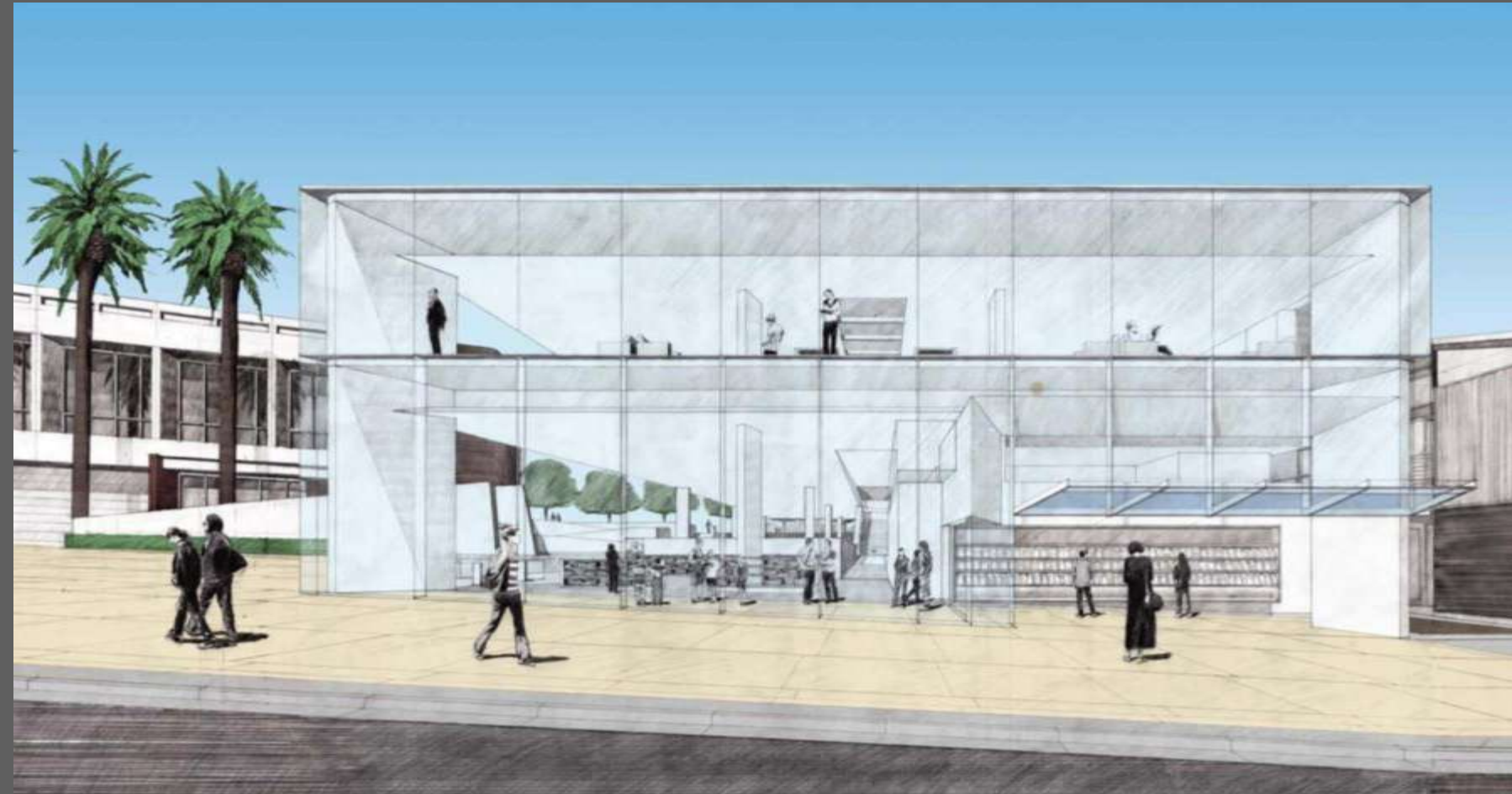
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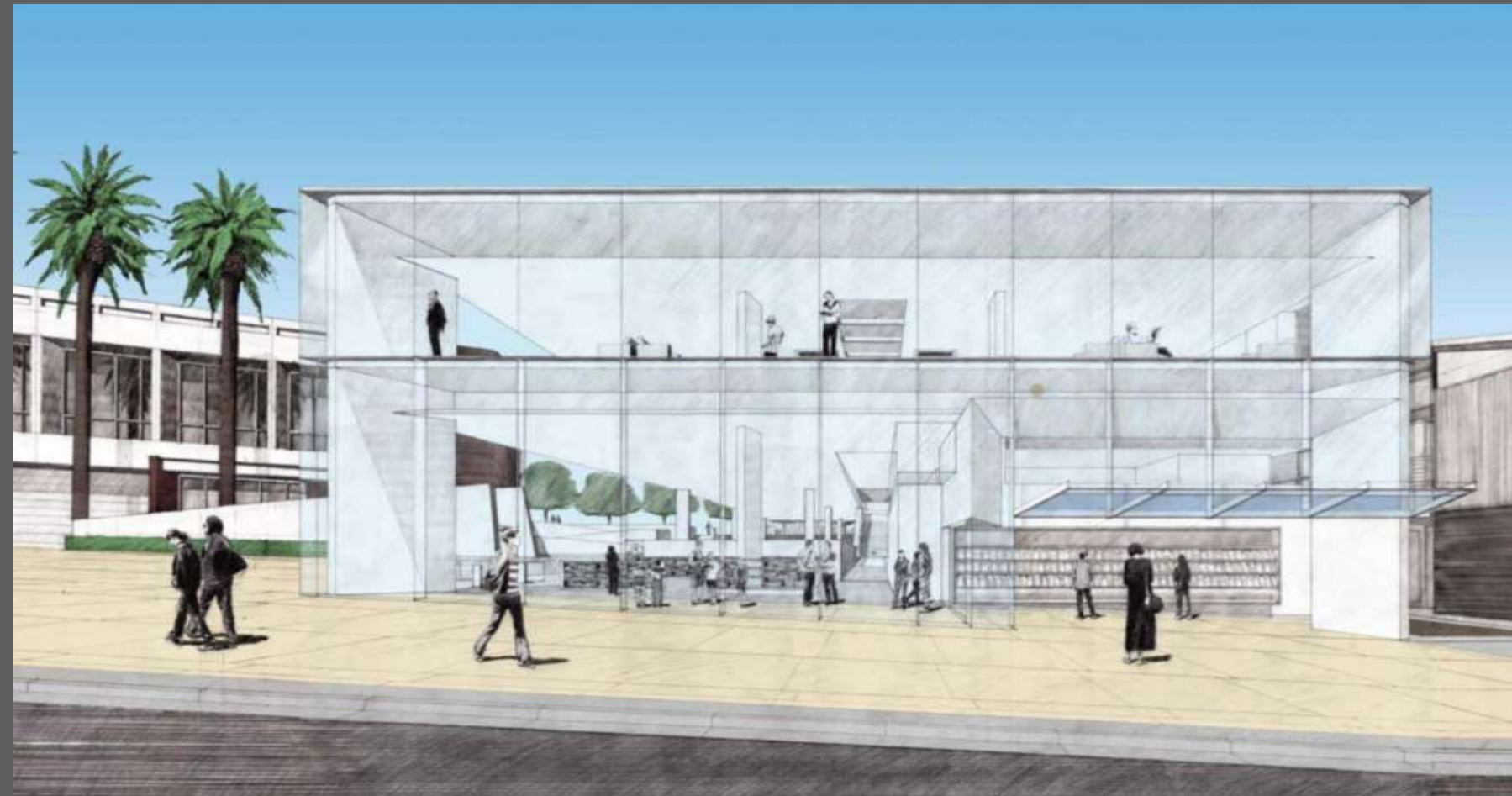
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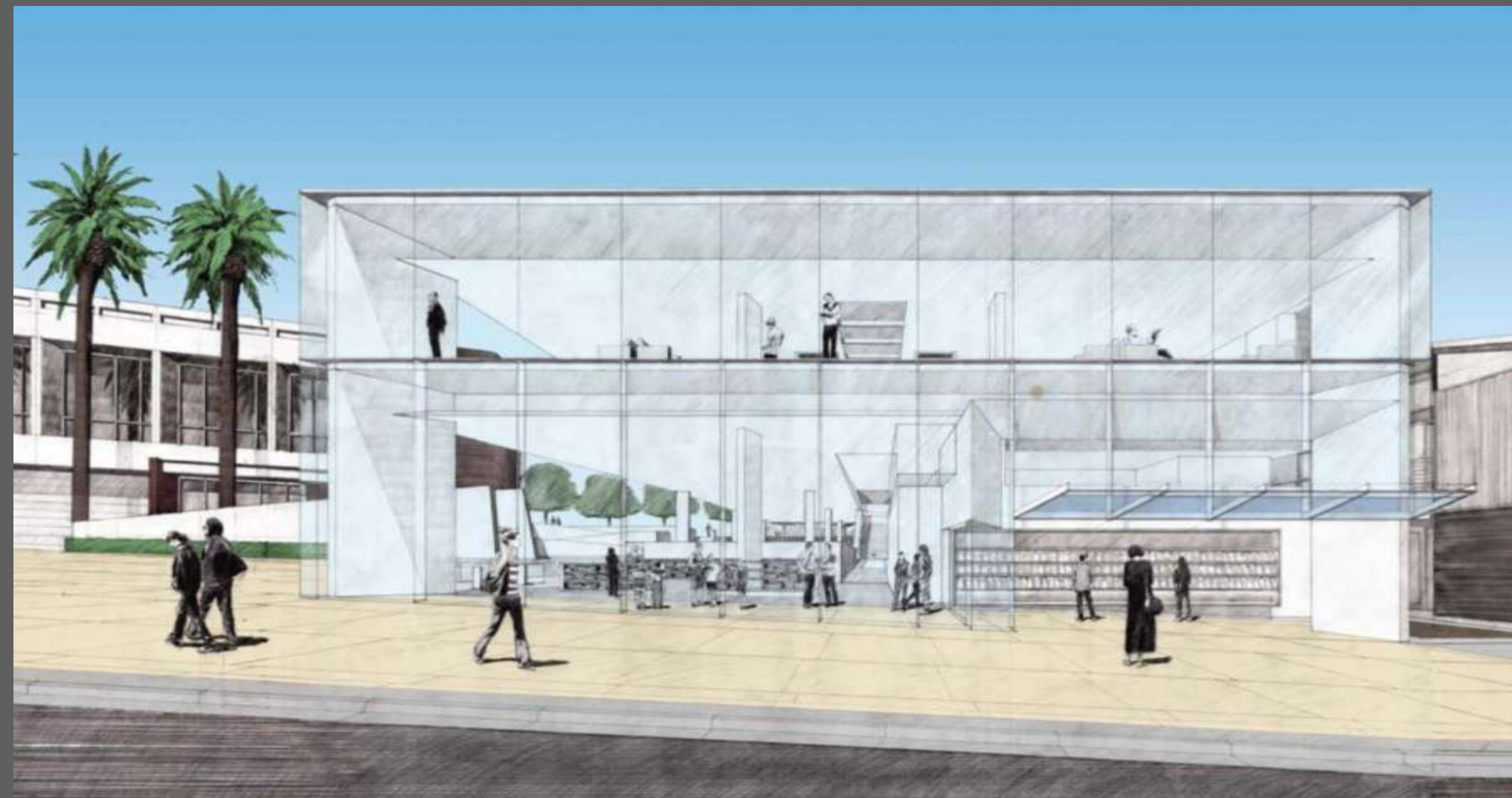
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Design Approach

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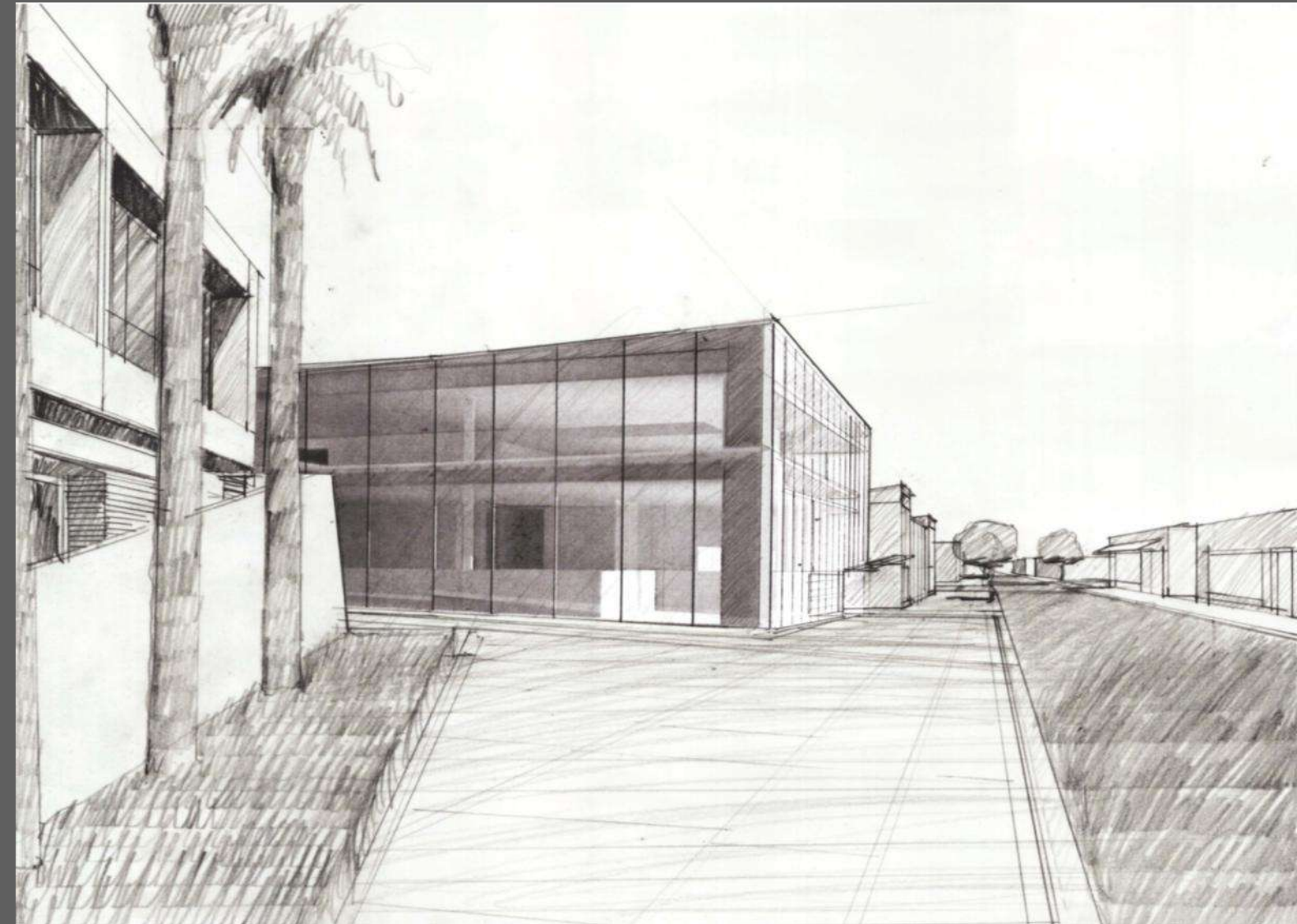
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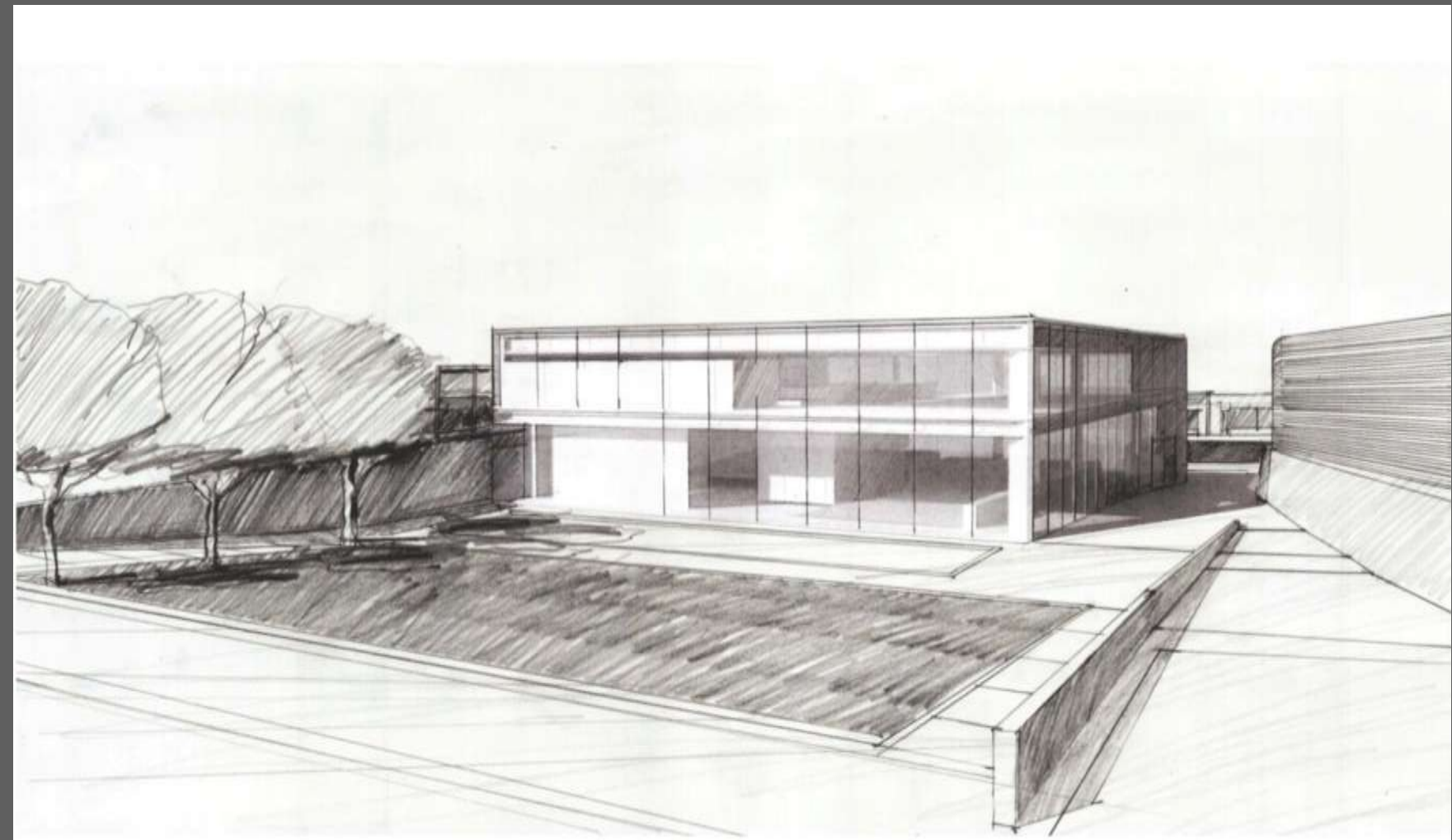
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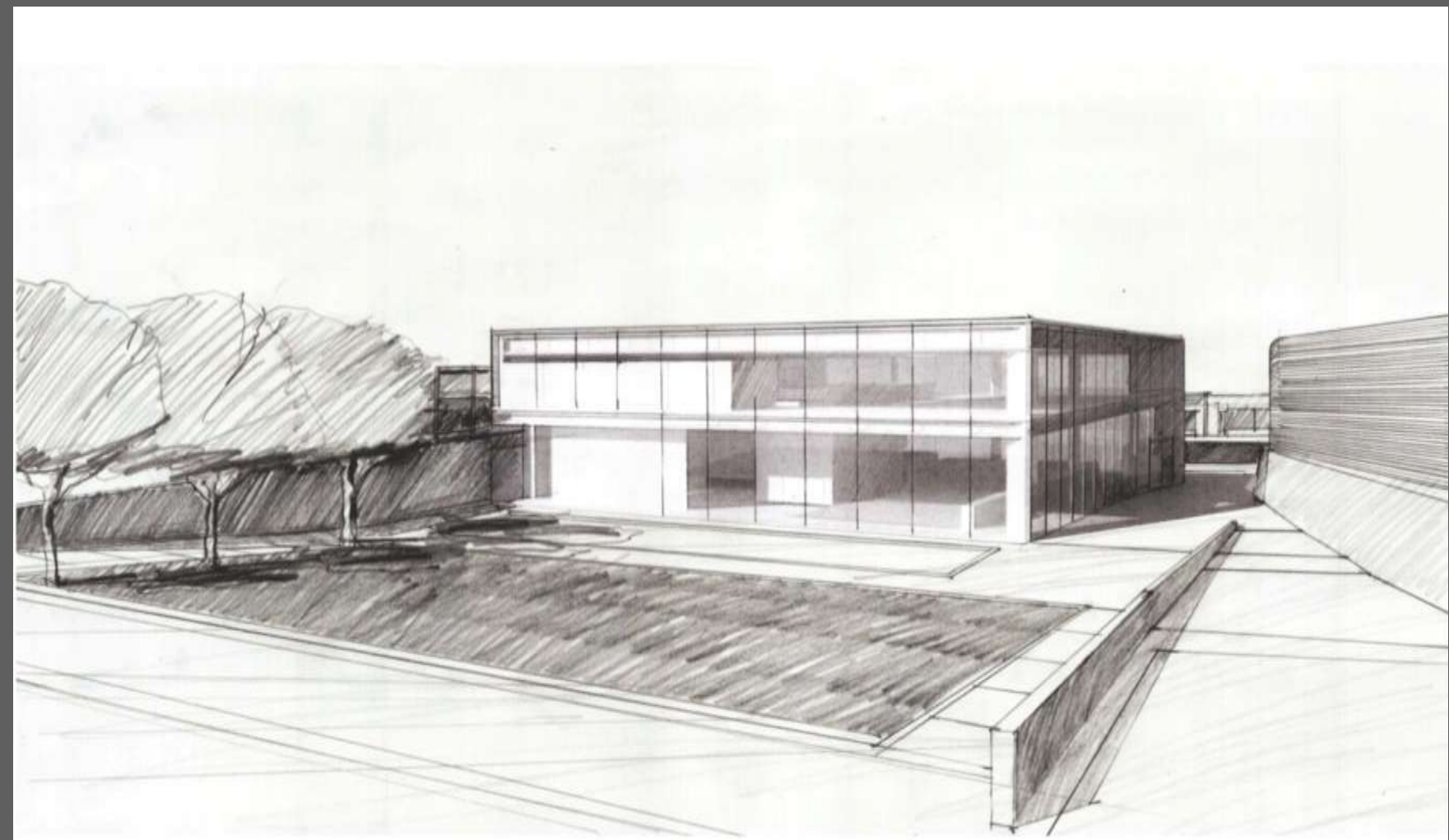
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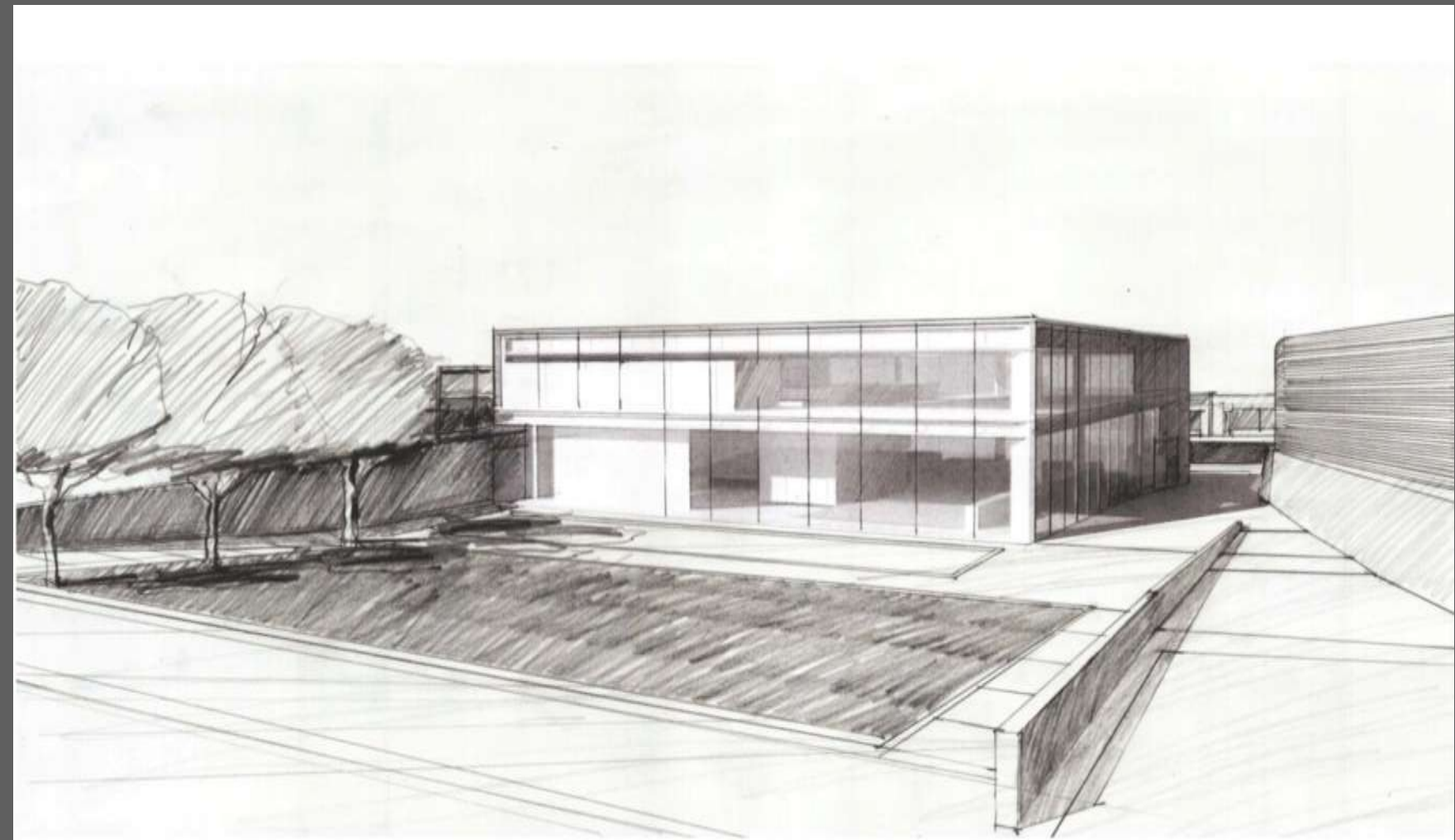
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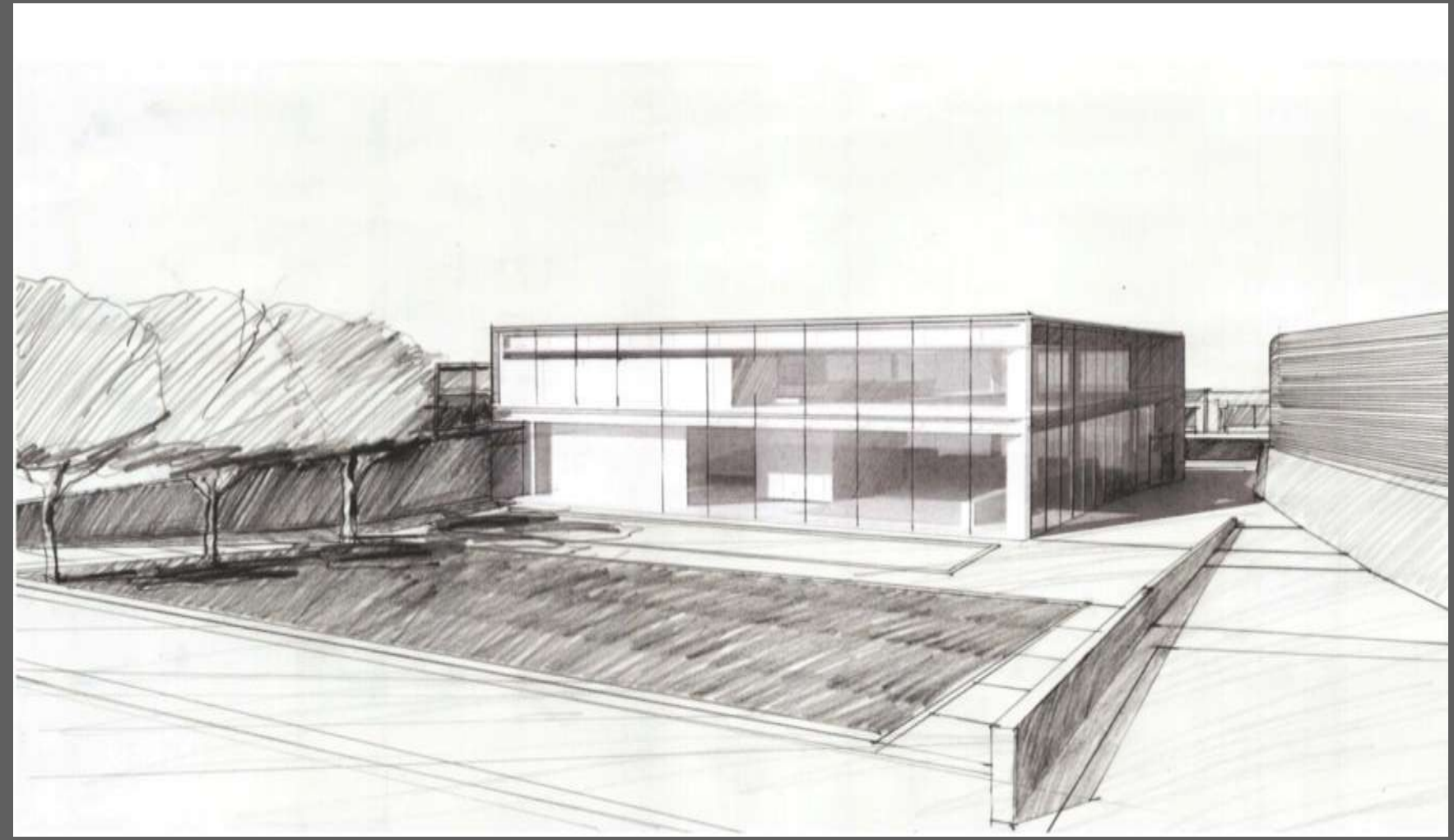
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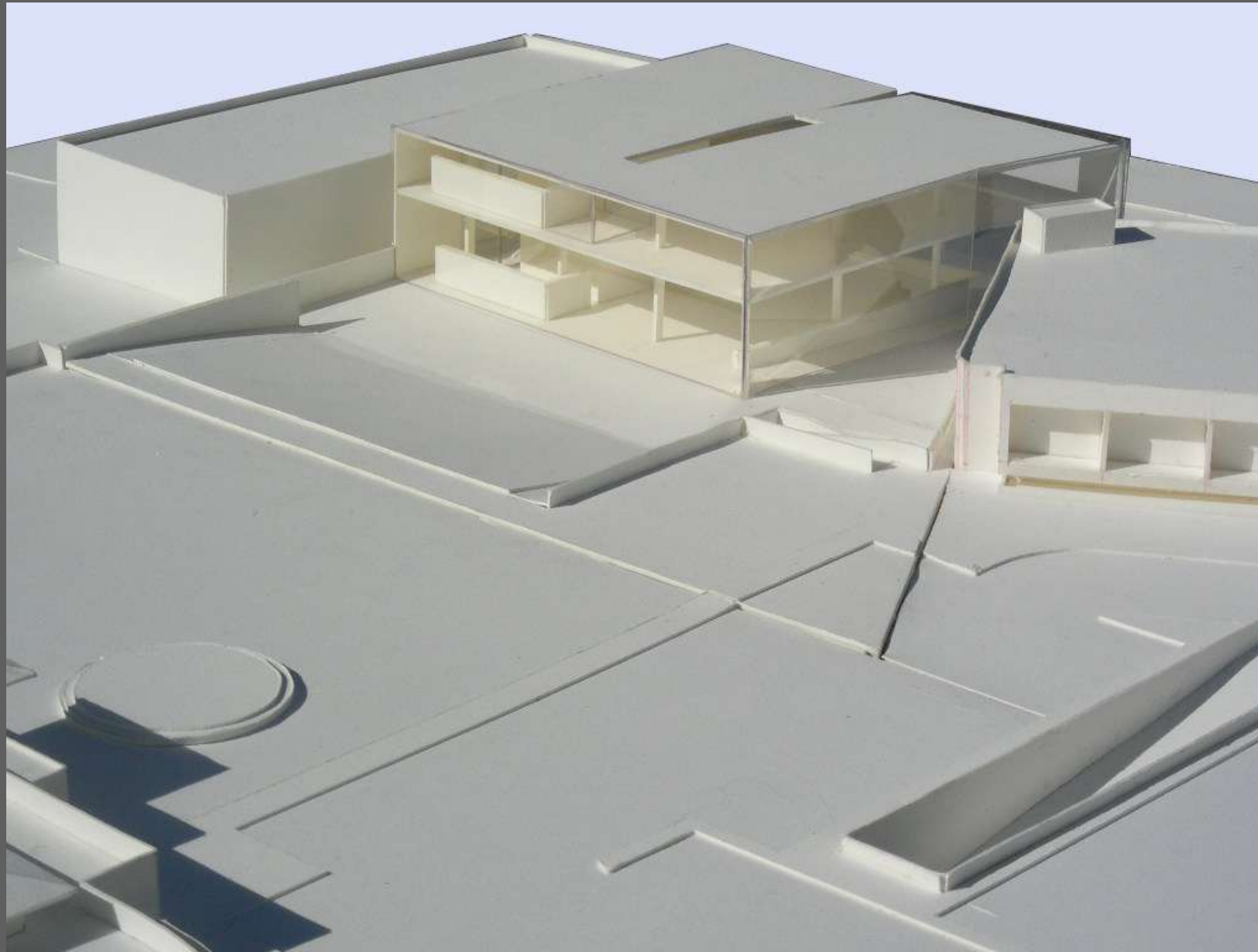
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Design Approach

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1st COMMUNITY MEETING SEPTEMBER 13, 2011

MDA JOHNSON FAVARO

Preliminary thoughts



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Schematic Design

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