



# PCLS Lakewood Libraries Feasibility Study

Community Advisory Committee | Meeting #5 | October 26, 2022



# Welcome!

## **Community Advisory Committee Members**

David Anderson

Sherwanda Beck-Atkinson

Amelia Escobedo

Bob Estrada

Ron Irwin

Lianna Olds

Josette Parker

Darwin Peters II

Ginny Rawlings

Tim Rhee

Chelsey Tschosik

Bob Warfield

## **Pierce County Library System**

Mary Getchell, Marketing and Communications  
Director & Project Manager

Connie Behe, PCLS Customer Experience  
Deputy Director

Clifford Jo, Finance and Business Director

## **City of Lakewood**

Becky Newton, Economic Development  
Manager

## **Consultant Team**

Brian Murphy, Project Manager

Michelle Ellsworth, Meeting and Engagement  
Support

Rebecca Fornaby, Engagement Lead

Katherine Goetz, Financial Analyst

# Agenda

## Today's Objectives

- Finalize CAC recommendations
- Confirm selection of CAC members to present recommendations to PCLS Board and Lakewood City Council

Time	Topic	Lead
10:00	Welcome and Agenda Overview	Brian Murphy, BERK
10:15	A Summary of What Matters Most	Brian/All
10:45	Discussion of Recommendations: Tillicum & Downtown	Brian/All
11:45	Meeting Close	Brian
12:00	Public Comment	Members of the Public
12:30	Adjourn	

# Review of CAC Charge



Advise on how the Library System can provide quality services in a safe, welcoming space for Lakewood and Tillicum residents.

- **Review existing community input** and additional public engagement efforts.
- **Review facility history and current conditions** of both the Lakewood Library and the Tillicum Library.
- **Develop an Evaluative Framework and decision-making process** for considering long-term facility options.
- **Make directional recommendations** to the Lakewood City Council and the Pierce County Library System's Board of Trustees in the fall of 2022.

# Phases of Work

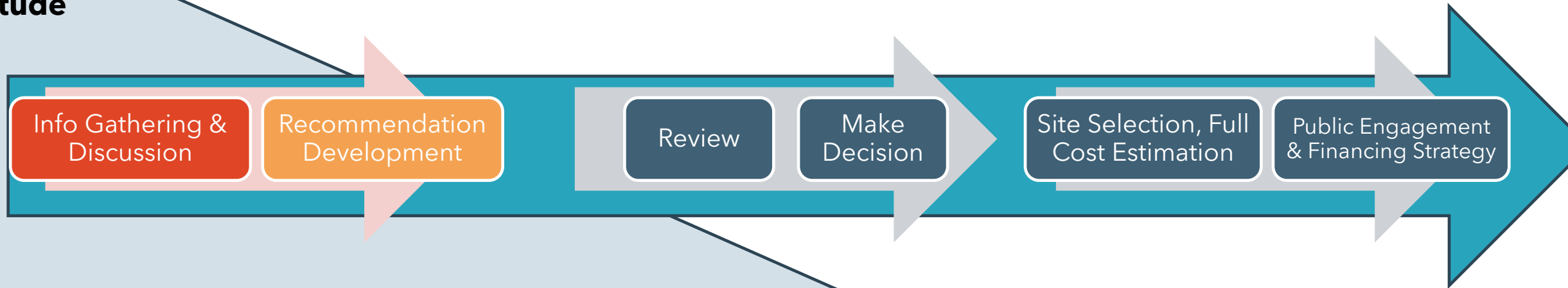
## CAC Process

## Policy Maker Process

- PCLS Board of Trustees

## Tactical Planning & Implementation by PCLS

Altitude



<b>Public</b>	Provide comments and survey input	Provide comments	Provide input
<b>CAC</b>	Review, discuss, recommend	Serve as champions	Serve as champions
<b>Staff</b>	Provide information Engage broader community	Support policy maker decision making	Implement policy maker direction
<b>BERK</b>	Facilitate CAC process Engage broader community	None	None

June

July

August

September


October

**TASK 1**  
Project Management

Ongoing Project Coordination and Communication

**TASK 2**  
Meeting Design and Facilitation


  
Advisory Committee Kickoff

  
Meeting #2  
• Evaluative Framework  
• Contemporary libraries

  
Meeting #3  
• Community Input  
• City considerations  
• Options identification

Tillicum Tour




  
Meeting #4  
• Prioritization of criteria  
• Cost analysis and initial evaluation

Evaluation & recommendations development

  
Meeting #5

**TASK 3**  
Financial Scenarios

Data Gathering and Cost Evaluation

  
Presentation of Findings

**TASK 4**  
Community Engagement and Report Development

Community Outreach & Engagement

  
Review Additional Community Input

Draft and Finalize Recommendations

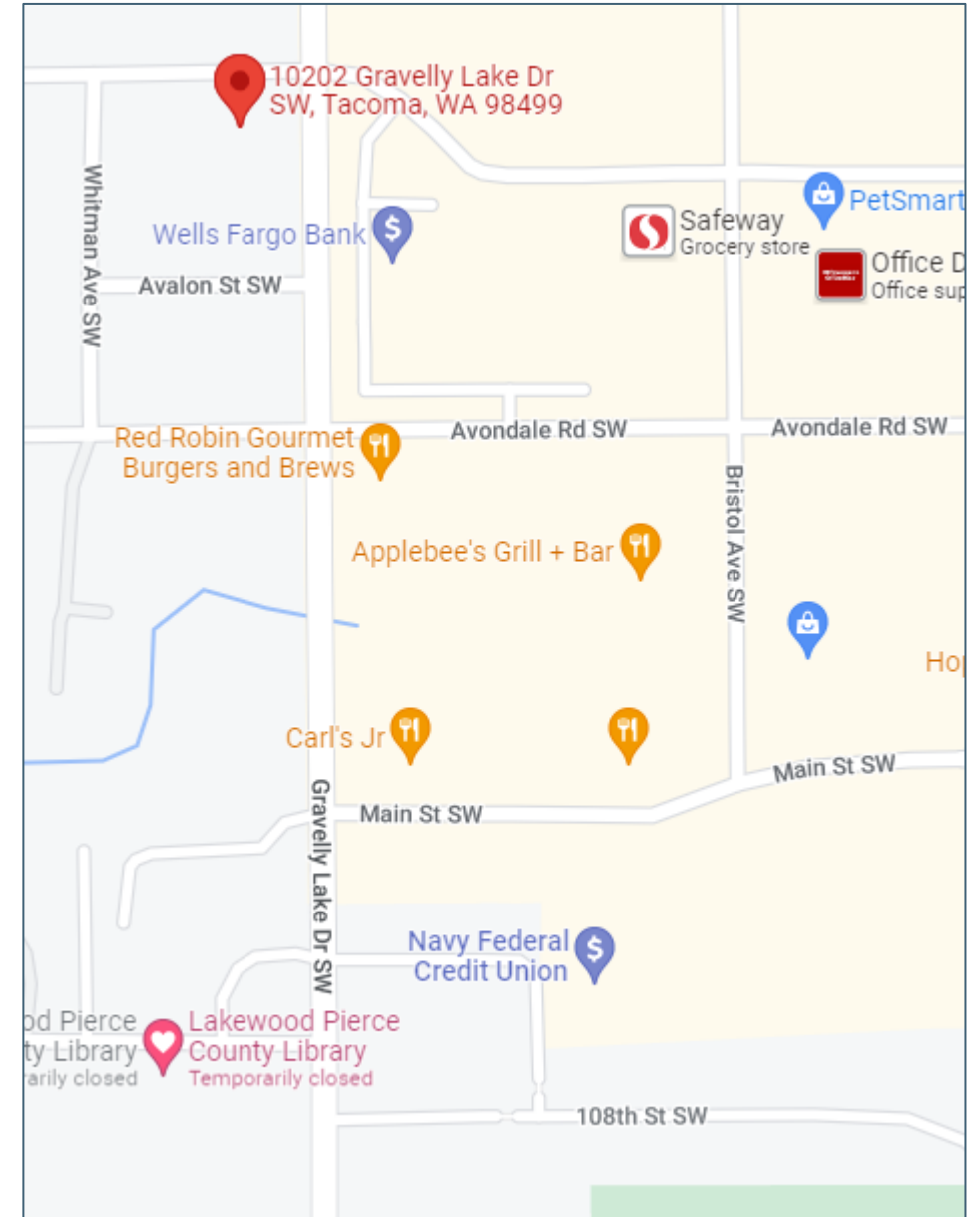
11/17   
Presentation of Recommendations

# Public Comment

- Questions and comments sent to [LakewoodCAC@pcls.us](mailto:LakewoodCAC@pcls.us) will be shared with the CAC each meeting and included as part of the public record. The verbatim comments can be found on the project website at [LakewoodCAC.pcls.us](http://LakewoodCAC.pcls.us)
- Three email comments were provided between the October 4 CAC meeting and October 11.
  - These comments have been posted to the project website.
- Today's meeting has been extended 30 minutes to include public comment.
  - We will provide an opportunity for public comment at the end of today's meeting, limiting time appropriately to make sure everyone has time to speak.
  - This will be an opportunity to listen to, not respond to, individual comments.

# Downtown Library Update

- PCLS has secured a property for an interim library location at **Gravelly Lake Dr. S.W. and Alpharetta St. S.W.**, a few blocks north of the current Lakewood Library.
- After a comprehensive review of available properties and retail spaces available, PCLS selected this location given its **proximity to public transportation, convenient location in the downtown, room for parking**, and ability to **support the nearby elementary school**.
- The Library System intends to install an approximately 7,000-10,000 square-foot library on the property. The interim library will offer **full services** including browsing shelves and checking out books and movies, using computers and Wi-Fi, participating in classes and events for all ages, as well as spaces for reading, studying, and public meetings.





# Today's Discussion

- We'll share a summary of what we've heard from the CAC
  - Overall availability of library services to serve the Lakewood community
  - Evaluative Criteria: what matters most
- For each Tillicum and Downtown
  - What we heard from most CAC members: preferences and values
  - Additional considerations
  - Tiered DRAFT recommendations: the CAC can change any of these as we finalize recommendations



= **draft** slide content for presentation to Library Board and City Council

A summary of what matters most: overall



## What matters most: availability of services to serve the Lakewood community

- Lakewood should continue to be served by a **Downtown Library** and a **Tillicum Library**.
- **To do this, the CAC supports a total capital investment that may be between \$17.2 million and \$26.5 million (in 2022 dollars).** This would cost the average Lakewood homeowner between **\$6 and \$8 per month** or **\$72 and \$96 per year\***. Successful fundraising efforts would reduce this cost to taxpayers.
- **Sustainable maintenance of the building and robust operating hours** are critical to serving the community well.
- **Partnerships with other providers** may offer a cost-effective way to provide additional services for the good of the community.

"Libraries are an incredibly important **community resource**."

"I'd like to see **libraries in both places**; they're invaluable to education and continued self-improvement."

"I would like attention paid to **use of space and sustainability**."

\* Will depend heavily on bond rates at the time of issuance and underwriter verification.



# What matters most: community values

## Service Suitability

- 1. Service suitability for contemporary library services**
2. Service suitability for senior services
- 3. Flexibility to adapt to future service models**

## Location

- 1. Accessibility by foot or transit**
2. Parking capacity
3. Stimulus to economy and place-making

## Practical Feasibility

1. Implementation timeline  
(how quickly it could be done)

- 2. Ownership of the building by the Library System (as opposed to leasing)**

## Cost

- 1. Affordable capital cost**

2. Affordable operating costs

- **Robust operating hours**
- Maintenance and sustainability

**“Service Suitability** is the criteria I value most. The services a library offers are the heart of why people use it.”

# Draft Recommendations: Tillicum





# What matters most: Tillicum

- The **Tillicum library** is valued for:
  - Services provided to an otherwise underserved community
  - The proximity to Tillicum Elementary School and other locations within the Tillicum business district
  - The mix of services provided in one location

“Having a Tillicum library is **essential to an underserved community.**”

“We have a **desperate need** for a new building in Tillicum.” - Nourish

“The location in Tillicum library is **perfect for school kids** to use after school let out for the day. The Tillicum library is inside the community center which is **ideal for senior citizens.** I am a senior citizen I do not have ride the bus to another library.”

“A library in Tillicum . . . gives **access** to the members of that community that may not have a way to reach a library in Lakewood proper. The community is locked by the base and the freeway so **residents without vehicle access are dependent on resources located in their community.**”

# Tillicum

## Summary of October 4 Discussion

- The CAC generally preferred **Option A: renovating the existing building**, which would depend on PCLS being able to purchase the property.
- Some noted accessibility concerns for the parcel currently owned by the City.

## Clarifications

- The building is owned by Tillicum/American Lake Gardens Association, not HUD as previously stated.
- PCLS pays maintenance, utilities, and common area custodial costs for its portion of the Community Center. There are no other fees or costs paid to the Community Center.

# Tillicum

## What we heard

**The Committee would like to renovate the existing building**

**If the building cannot be renovated, a library could be located on another site nearby**

**The CAC has concerns about the location and safe accessibility of the site acquired by the city**



# Tillicum

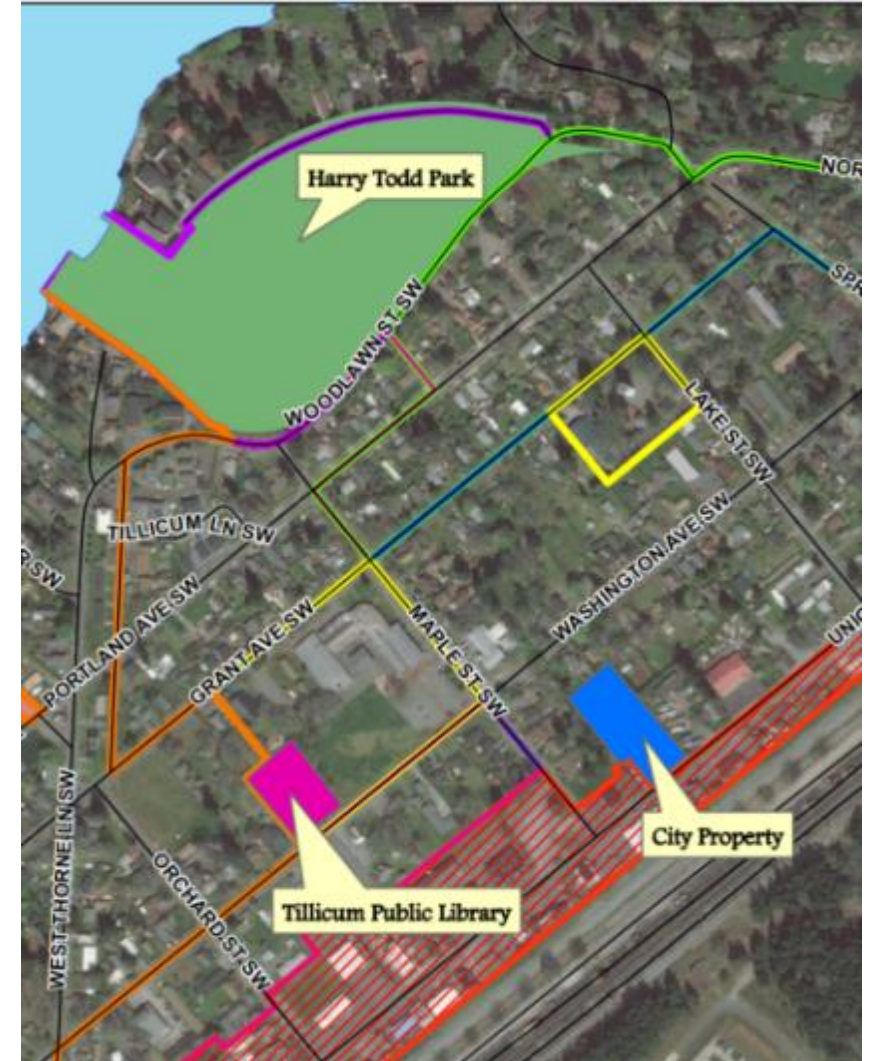
What we heard	Why: Values
The Committee would like to renovate the existing building	<ul style="list-style-type: none"><li>• <b>Good location and accessibility</b></li><li>• Interest in retaining single site with <b>suitability for multiple services</b></li></ul>
If the building cannot be renovated, a library could be located on another site nearby	<ul style="list-style-type: none"><li>• <b>Central location and good accessibility</b></li></ul>
The CAC has concerns about the location and safe accessibility of the site acquired by the city	<ul style="list-style-type: none"><li>• <b>Less accessible</b> by walking and transit</li></ul>

# Tillicum

What we heard	Why: Values	Additional Considerations
<p><b>The Committee would like to renovate the existing building</b></p>	<ul style="list-style-type: none"> <li>• <b>Good location and accessibility</b></li> <li>• Interest in retaining single site with <b>suitability for multiple services</b></li> </ul>	<p><b>Benefits</b></p> <ul style="list-style-type: none"> <li>• Community values the <b>accessibility of the current location</b> and co-location with other services</li> </ul> <p><b>Concerns</b></p> <ul style="list-style-type: none"> <li>• For a substantial renovation, PCLS would have to acquire <b>ownership</b> of the building. We don't know if that's possible.</li> <li>• Renovation of the existing space may not achieve the best space for <b>contemporary library services</b> and <b>future flexibility</b></li> </ul> <p><b>Considerations</b></p> <ul style="list-style-type: none"> <li>• Given its fiduciary responsibility, the Library Board is obligated to determine the best use of funding and may see a new building as a more responsible path</li> <li>• <b>Site accessibility</b> of the City-owned parcel could be improved with investments in sidewalks and lighting – see next slide</li> </ul>
<p><b>If the building cannot be renovated, a library could be located on another site nearby</b></p>	<ul style="list-style-type: none"> <li>• <b>Central location and good accessibility</b></li> </ul>	
<p><b>The CAC has concerns about the location and safe accessibility of the site acquired by the city</b></p>	<ul style="list-style-type: none"> <li>• <b>Less accessible</b> by walking and transit</li> </ul>	

# Tillicum: potential accessibility and site improvements

- Investment in sidewalks, street lighting, crosswalks, and traffic calming.
- Possible purchase of adjacent property for parking or to improve access.
- Careful treatment of trees on the lot, including possible open space or park-like areas for reading and activities.





# Draft Recommendations: Tillicum

***If the property  
can be acquired***

The CAC recommends **renovating the existing building or rebuilding on the existing site**

- Strive to retain space for other service providers.

***If this is not  
financially or  
practically feasible***

The CAC recommends **building on the parcel currently owned by the City**

- Make investments to improve safe access
- Seek opportunities to co-locate with other service providers.

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# Discussion

- What changes would you suggest to the draft presentation of CAC recommendations for Tillicum?
- Do you support this approach?

# Draft Recommendations: Downtown





# What matters most: Downtown

- The **Downtown library** is valued for:
  - Its location: central to the Downtown and accessible by foot or transit
  - Its long tradition of providing library services to the community
  - The character of the building, to which many have an emotional attachment

"I love having a local, **easily accessed** library that is connected to a bigger system."

"Ideally better **integrated** within Lakewood community, **close to City Hall in Town Center.**"

"Better connections to **transit** and **walking access.**"

"The dense, urban nature of the current location provides **more people with access to library resources.**"

"[The Library] is in a great location and **serves the needs of the community.**"

# Downtown

## Summary of October 4 Discussion

- The CAC generally preferred **Options A and B: renovating the existing building or rebuilding on the existing site.**
- Some members noted that if their preferred option is not feasible, they are open to other solutions that meet the Evaluative Criteria/Community Values.

## Clarifications

- Hazardous materials were found in a recent assessment (posted to the CAC website). Mitigation costs are under \$100,000.
- The \$22M renovation cost estimate is enough to bring the building up to code. It would increase if:
  - Structured parking is added.
  - The renovation includes **full modernization** to allow future flexibility, sustainability, and the provision of contemporary library services.



# Downtown

## What we heard

**Most CAC members would like to rebuild on the existing site**

**Some CAC members would like to retain the existing building**

# Downtown

What we heard	Why: Values
<b>Most CAC members would like to rebuild on the existing site</b>	<ul style="list-style-type: none"><li>• There is a concern that other properties that are as <b>central</b> and <b>accessible by foot or transit</b> are not available</li></ul>
<b>Some CAC members would like to retain the existing building</b>	<ul style="list-style-type: none"><li>• There is an interest in preserving existing building as some community members have an emotional connection to it and value it as part of the Lakewood identity</li></ul>

# Downtown

What we heard	Why: Values	Additional Considerations
<p><b>Most CAC members would like to rebuild on the existing site</b></p>	<ul style="list-style-type: none"> <li>There is a concern that other properties that are as <b>central</b> and <b>accessible by foot or transit</b> are not available</li> </ul>	<p><b>Benefits</b></p> <ul style="list-style-type: none"> <li>PCLS owns the site</li> <li>The community values the <b>central location</b> and <b>accessibility</b> of the site</li> </ul> <p><b>Concerns</b></p> <ul style="list-style-type: none"> <li>Risk of further deterioration or immediate action need to comply with City code</li> <li>The cost estimate of \$22M is for a simple renovation and could increase with a full modernization to allow <b>future flexibility, sustainability,</b> and <b>contemporary library services</b></li> <li>Site is small and <b>parking</b> would remain a concern</li> </ul> <p><b>Considerations</b></p> <ul style="list-style-type: none"> <li>Historical designation not currently being pursued and may not be successful</li> <li>Given its fiduciary responsibility, the Library Board is obligated to determine the best use of funding and may see a new building as a more responsible path</li> </ul>
<p><b>Some CAC members would like to retain the existing building</b></p>	<ul style="list-style-type: none"> <li>Interest in preserving existing building as people have an emotional connection to it and see it as part of the Lakewood identity</li> </ul>	



# Draft Recommendations: Downtown

The CAC's preference is to **keep the library at the same location**

- Its location and accessibility are valued
- The Library System owns the site

*If renovating the existing building is not financially or practically feasible*



The CAC recommends **building a new library on the current site**

*If a larger site that is equally central and accessible is found in the Downtown*



The CAC recommends **building a new library there**

**+ In all cases, the CAC prioritizes the delivery of library services.**

*If space allows and the City provides funding and strong partnership*

The CAC supports **co-location with a Senior Community Center**

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# Discussion

- What changes would you suggest to the draft presentation of CAC recommendations for the Downtown?
- Do you support this approach?

Meeting Close



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# Next Steps

- BERK will prepare a presentation deck and brief written summary of the CAC's work.
- Joint Library Board of Trustees and Lakewood City Council Meeting
  - Thursday, November 17, from 6:00-7:00pm at Lakewood City Hall
    - › Introductions
    - › BERK will provide a summary of the CAC process and Evaluative Framework
    - › **Ginny** and **Darwin** have volunteered to present the CAC's recommendations
  - Other CAC members, please come if you can, both to be thanked for your hard work and to lend support to the CAC's recommendations.

# Public Comment





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# Public Comment

- Use the **Hand Raise** function if you would like to comment.
- To make sure we hear from everyone, each commenter will have a predetermined amount of time to speak based on the number of people who raise their hand.

Additional Slides Available for Reference



# Key Questions to Answer

CAC recommendations are expected to address the following key questions at a directional or planning level, not an implementation level:

Lakewood Pierce County Library	Tillicum Pierce County Library
<p><b>Should the Downtown Library be...</b></p> <ul style="list-style-type: none"><li>▪ Substantially renovated in the same location?</li><li>▪ Torn down and rebuilt in the same location?</li><li>▪ Rebuilt in a new location?</li><li>▪ Relocated to a building elsewhere that would be renovated to serve as a library?</li></ul>	<p><b>Should the Tillicum Library be...</b></p> <ul style="list-style-type: none"><li>▪ Renovated in the same location?</li><li>▪ Relocated and rebuilt in a new location?</li></ul>

The Committee may opt to make **conditional recommendations** to reflect tactical details that can't be fully addressed in this phase of work. For example, the Committee could recommend a first choice if conditions can be met, backed up by an alternative if conditions cannot be met.

# Existing Conditions: Downtown Library

- **History:** Beloved building in the community, built in 1963, and gifted to PCLS in 1991. Significant renovations and repairs in 1974-75, 1993-94, 2004, 2006, 2009, 2011-12.
- **Site:** Located within Lakewood Downtown subarea.
- **Building Size:** Total building is 32,592 sq. ft. The library has 22,456 sq. ft for public space. It has 68 parking spaces.



	Lakewood Downtown	City of Lakewood	Pierce County
2022 Population	833	64,514	944,204
Average Family Size	3.08	3.13	3.18
Diversity Index	76.2	79.4	64.8
Median Household Income	\$65,358	\$62,135	\$87,533

# Existing Conditions: Downtown Library

- **Building Conditions:** Found to be in “critical condition.”
  - Renovation would require replacing the roof; improving structural safety related to seismic engineering, fire safety, hazardous materials, and ADA access; and upgrading mechanical, elevator, electrical, and plumbing systems to bring the building up to code.
  - New engineering reports in August/September 2022 determined requirements to bring the building to code with mechanical, electrical and plumbing systems, and fire panel and seismic upgrades, bringing estimated costs to repair systems and make replacements roughly **\$22 million.**
  - Hazardous materials were found in a recent assessment (posted to the CAC website). Mitigation costs are under \$100,000.

**The cost estimate of \$22M brings the building up to code** and would increase:

- If structured parking is added.
- If the renovation includes full modernization to allow future flexibility, sustainability, and the provision of modern library services.

# Existing Conditions: Tillicum Library

- **History:** Established in 1985, with a renovation in 2004.
- **Neighborhood Demographics:** Serves an area where household incomes are among the lowest in Pierce County.
- **Building and Site Ownership:** In leased space, co-located with a community center, a food bank, and a medical clinic.
- **Building Size:** Total building is 7,350 sq. ft. The library is 2,100 sq. ft, with 1,600 sq. ft. dedicated to public area. It has 38 shared parking spaces.
- **Building Conditions:** Found to be in “poor condition.” Engineers recommend a new library instead of a renovation.
- **City-Purchased Site:** In April 2019, City acquired a 1.25-acre site, located at 14702 Union Avenue SW.



	Tillicum	City of Lakewood	Pierce County
2022 Population	2,186	64,514	944,204
Average Family Size	3.27	3.13	3.18
Diversity Index	77.8	79.4	64.8
Median Household Income	\$52,147	\$62,135	\$87,533

# Community Priorities

More than 2,000 survey responses, tabling at local events, and interviews with multiple organizations.

## Community Priorities

- Desire for **spaces with updated technology** and **additional programming** for all ages.
- A convenient location **accessible via Pierce County Transit** and **with adequate parking**, integrated in the community and near underserved and lower-income neighborhoods.
- A **well-maintained, safe, clean library** with **adequate lighting**.
- Some interest in the **preservation of the existing Downtown Library** and the **"big log."**

"I love having a local, **easily accessed** library that is connected to a bigger system."

"Ideally better **integrated** within Lakewood community, **close to City Hall in Town Center.**"

"Better connections to **transit** and **walking access.**"

"The dense, urban nature of the current location provides **more people with access to library resources.**"

# Library and (Potentially) Senior Services

## Desired Library Services Needs

- **Contemporary library design** focused on equity, access, and inspiration
- **Flexibility of spaces** for all ages and abilities, adapting to many uses
- **Changing library space requirements**, due to the shift in mobile computing and eBooks

## Senior Community Center

- **Community Vision:** Equitable and community driven services that are accessible for all.
- **Facility Needs:** 5,000 - 10,000 sq. ft. of shared space
- **Co-location Benefits:** Cost-effective, facility efficiency, collaborative programming and partnerships.



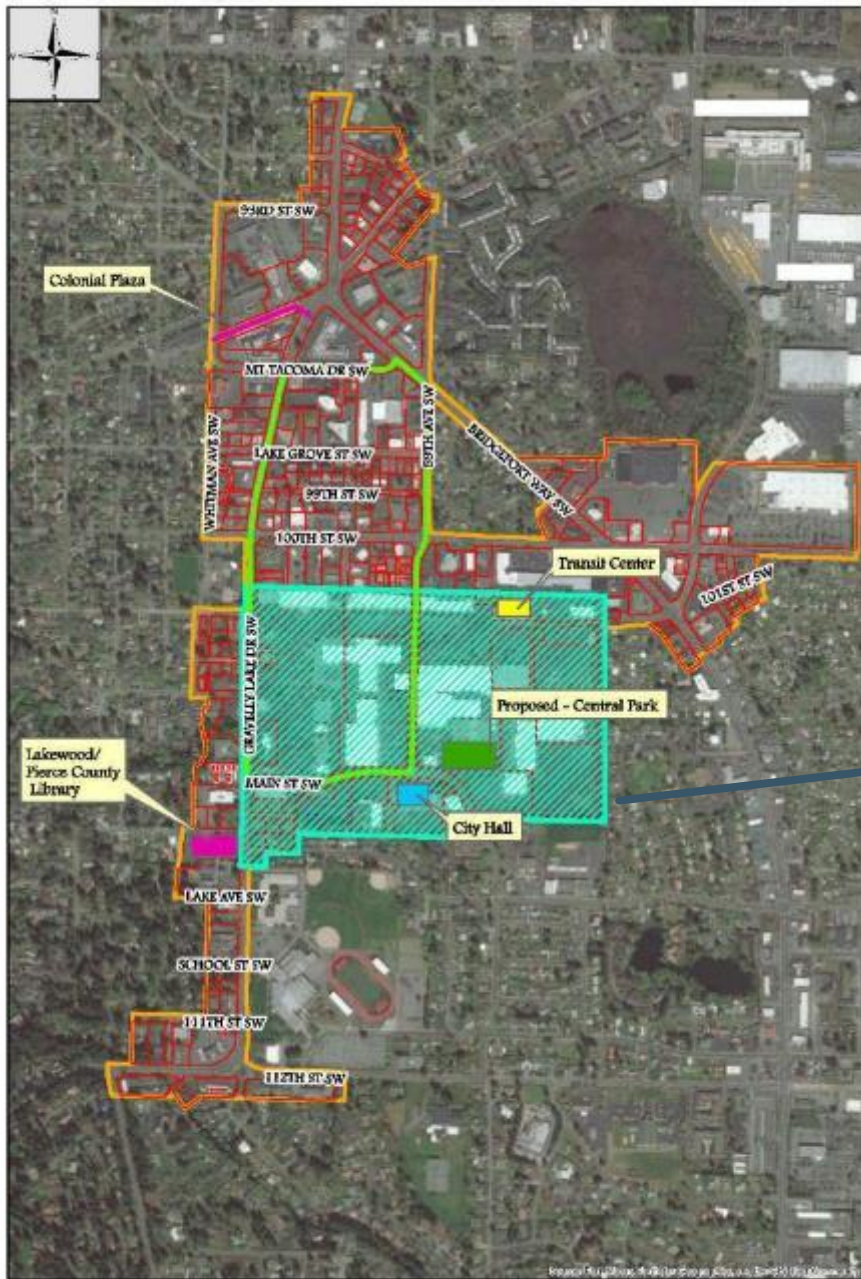


# Summary of Potential Library Space Needs

<b>Downtown Library</b>	<b>Low</b>	<b>Mid</b>	<b>High</b>	<b>Existing Building</b>
Library Space Needs	20,000 sq. ft.	25,000 sq. ft.	30,000 sq. ft.	24,000 sq. ft. <i>(public space)</i>
Space for Senior Community Center* <i>*if recommended</i>	Up to 3,000 sq. ft.	Up to 5,000 sq. ft.	Up to 7,000 sq. ft.	0 sq. ft.
<b>Total Space Needs</b>	<b>23,000 sq. ft.</b>	<b>30,000 sq. ft.</b>	<b>37,000 sq. ft.</b>	24,000 sq. ft.
Parking spaces	58-115	75-150	93-185	68
<b>Total Site Requirement</b>	<b>1.43-2.10 acres</b>	<b>1.85-2.74 acres</b>	<b>2.30-3.38 acres</b>	2.04 acres

<b>Tillicum Library</b>	<b>Baseline</b>	<b>High</b>	<b>Existing Building</b>
Library Space Needs	2,500 sq. ft.	5,000 sq. ft.	2,100 sq. ft.
Other Organizations	0 sq. ft.	0 sq. ft.	5,250 sq. ft.
<b>Total Space Needs</b>	<b>2,500 sq. ft.</b>	<b>5,000 sq. ft.</b>	7,350 sq. ft.
Parking spaces	6-13	13-25	38
<b>Total Site Requirement</b>	<b>0.15-0.24 acres</b>	<b>0.32-0.46 acres</b>	0.85 acre

# Downtown



- Legend**
- Lakewood Tower Center
  - Downtown Boundary
  - Downtown Parcel
  - Green Street
  - Festival Street

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# Tillicum

