



PCLS Lakewood Libraries Feasibility Study

Community Advisory Committee | Meeting #4 | October 4, 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
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

- Review Evaluative Criteria and library options
- Discuss initial recommendations
- Identify CAC reps for presentation to Library Board and City Council

Time	Topic	Lead
11:30	Welcome and Agenda Overview	Brian Murphy, BERK
11:40	Process and Feasibility of Historic Designation for Downtown Library	Josh Kubitz, Associate Planner, City of Lakewood
11:50	CAC Discussion: Evaluation Criteria	Brian/CAC
12:00	CAC Discussion: Initial Evaluation of Options Downtown Library Tillicum Library Summary Discussion	Katherine Goetz, Brian/CAC
1:15	Next Steps and Meeting Close Nomination of CAC representatives for presentation	Brian
1:30	Public Comment	Members of the Public
2:00	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

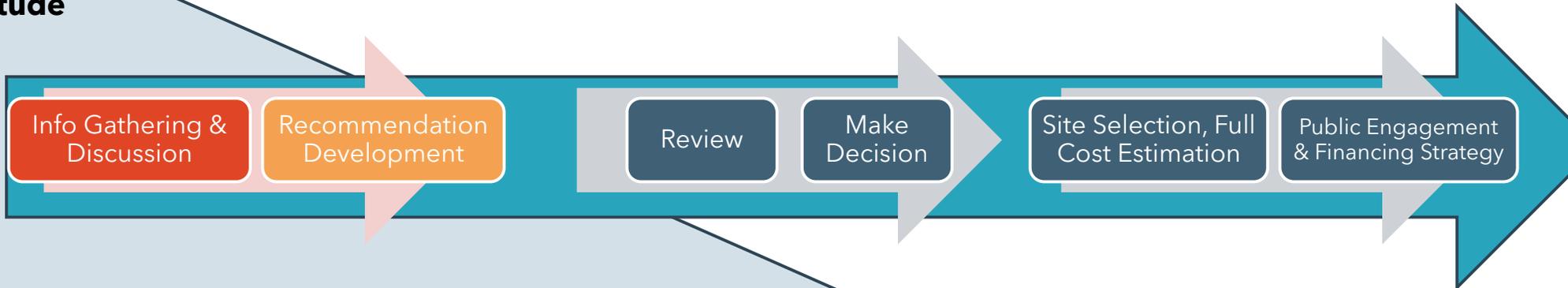
CAC Process

Policy Maker Process

- PCLS Board of Trustees

Tactical Planning & Implementation by PCLS

Altitude



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

2022

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

●
Meeting #5

Evaluation & recommendations development

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

Evaluative Approach

Today

- CAC will discuss Evaluative Criteria
- CAC will review and discuss each option.
- We'll do an around the table to surface where each CAC member is leaning in response to specific options for Downtown and Tillicum.
- **Next Meeting**
- We'll share draft scores for each option and outline potential recommendations based on CAC discussion today.
- The CAC will determine its final recommendations.

Public Comment

- Questions and comments sent to 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
- One email comment was provided between the September 16 CAC meeting and September 29.
 - This comment has 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

- The PCLS Board of Trustees has directed library administrators to sign a lease for interim space.
- Next steps:
 - Once the lease is completed by the parties, the Library System will share information about the location and plans for the interim location with the Community Advisory Committee and Lakewood residents.

Summary of What We've Learned to Date

We won't present to these, but they're here for CAC reference.



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.
 - A pending report will determine if hazardous materials, such as asbestos or lead paint, are present. Asbestos remediation was conducted during the 1992 renovation, but confirmation is needed.

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 Engagement and 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

Downtown Library	Low	Mid	High	Existing Building
Library Space Needs	20,000 sq. ft.	25,000 sq. ft.	30,000 sq. ft.	24,000 sq. ft. (public space)
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.
Total Space Needs	23,000 sq. ft.	30,000 sq. ft.	37,000 sq. ft.	24,000 sq. ft.
Parking spaces	58-115	75-150	93-185	68
Total Site Requirement	1.43-2.10 acres	1.85-2.74 acres	2.30-3.38 acres	2.04 acres

Tillicum Library	Baseline	High	Existing Building
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.
Total Space Needs	2,500 sq. ft.	5,000 sq. ft.	7,350 sq. ft.
Parking spaces	6-13	13-25	38
Total Site Requirement	0.15-0.24 acres	0.32-0.46 acres	0.85 acre

Process and Feasibility of Historic Designation for Downtown Library

Historical Designations

Types of Historical Designation

- National Register of Historic Places
 - Washington State Register of Historic Places
 - City of Lakewood
 - Lakewood Community Landmarks Registrar
 - Lakewood Landmarks Registrar
- } Honorary designations that do not necessarily advance preservation
- } See below

Lakewood Landmarks Registrar

- The only non-honorary designation.
- Receives some regulatory protection through exterior design review, aka certificate of appropriateness.
- Listed properties are eligible for tax incentives.
- While anyone can nominate a property, no nomination shall move forward for consideration without the owner's agreement. (Lakewood Municipal Code 2.48.050)

Lakewood Landmark Registrar Designation Criteria Summary

Designation Criteria is outlined in LMC 2.48.040, and summarized below:

- 1. Criterion A:** The historic resource is more than 50 years old and;
 - a. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history; or
 - b. Is associated with the lives of person significant in national, state, or local history; or
 - c. Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. Has yielded or may be likely to yield information important in prehistory or history; or
 - e. Is an outstanding work of a design or builder who has made a substantial contribution to the area.
- 2. Criterion B:** Deals with the designation of a community landmark
- 3. Criterion C:** Deals with religious properties, structures, moved, birthplaces and graves, cemetery's, reconstructed building, and the following:
 - a. A property commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historical significance; or
 - b. A property achieving significance within the past 40 years if it is of exceptional importance.

Evaluation Criteria



Evaluative Framework Matrix

	Service Suitability			Location		Practical Feasibility		Cost		
	Library	Senior Services*	Future Flexibility	Accessibility	Neighborhood Benefits	Site Feasibility	Time	Capital Cost	Operating Cost & Hours	Maintenance/Sustainability
Downtown Lakewood Library										
Option D1	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○
Option D2	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○
Option D3	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○
Option D4	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○
Tillicum Library										
Option T1	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○
Option T2	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○

Key	○○○○○	●○○○○	●●○○○	●●●○○	●●●●○	●●●●●
	N/A	Fair	Average	Good	Very Good	Excellent



* If the CAC recommends co-location

CAC Discussion: What matters most?

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. Upfront capital cost
2. Operating costs
 - Operating hours
- Maintenance and sustainability

Discussion: Initial Evaluation of Options

Options for Evaluation

Options identified for consideration by the CAC in meeting 3

Lakewood Downtown [consider with and without a co-located Senior Community Center]

Downtown A. Substantially renovate the existing building.

Downtown B. Completely rebuild on the existing site.

Downtown C. Build at another location: Seeley Lake.

Downtown D. Build at another location: Other.

Downtown E. Locate a library in the Towne Center, which may imply leasing.

Tillicum [consider at various sizes, including a larger building to free up space Downtown]

Tillicum A. Renovate the existing building.

Tillicum B. Build on the City-owned parcel.

Tillicum C. Purchase property elsewhere and build a new library.

Approach to Cost Analysis

- Cost ranges are based on a low and high size library:
 - 20,000 and 30,000 sq. ft. for Downtown
 - 2,500 and 5,000 sq. ft. for Tillicum
- The large-size library would be a guide to the estimate for a library plus senior community center.
- We are not looking at specific properties nearby but using an average cost of vacant land and an average lease cost as shown at right.

Cost Assumptions

- Construction costs: \$665/sq. ft.
 - Includes design, permits, furnishings
 - Cost estimates include 10% contingency
- Tenant Improvement costs: \$270/sq. ft.
- Land acquisition costs: \$25/sq. ft. for vacant land
- Lease costs: \$25/sq. ft. per year
- Seeley Lake: environmental mitigation costs
- Appraisal of Downtown property: \$1,530,000

Downtown A. Substantially renovate the existing building.

- **What would this look like?**

- Complete renovation of building and site to include structural and roofing work, major systems replacement, and architectural and general improvements.

- **Service Suitability**

- Renovation could improve suitability to meet current library needs.
- Difficult to include senior community center.

- **Location**

- Accessible via transit and walking, near high school and Towne Center.

- **Practical Feasibility**

- Limited parking; viability of purchasing adjacent church property is unknown.
- Risk of further deterioration or immediate action needed to comply with city code.

- **Cost**

- \$22.05 million, based on third-party professional estimates. Plus \$\$ for environmental impacts (removal of hazardous materials).

Downtown B. Completely rebuild on the existing site.

- **What would this look like?**

- Build a new library between 20,000 and 30,000 sq. ft. on the current site.

- **Service Suitability**

- New building would be built to meet current library needs and designed with community input.
- Limited ability to include Senior Community Center.

- **Location**

- Accessible via transit and walking, near high school and Towne Center.

- **Practical Feasibility**

- Limited parking; viability of purchasing adjacent church property is unknown.
- No need for land acquisition.

- **Cost**

- \$15.2 - \$22.5 million for construction and demolition of existing building.

Downtown C. Build at another location: Seeley Lake.

What would this look like?

- Build a new library between 20,000 and 30,000 sq. ft. on property near Seeley Lake. Ideally, this would be part of a civic complex with other public and possibly non-profit services.
- The existing Downtown library site would be sold.

Service Suitability

- New building would be built to meet current library needs and designed with community input.
- Ability to consider inclusion of senior community center on the complex.

Location

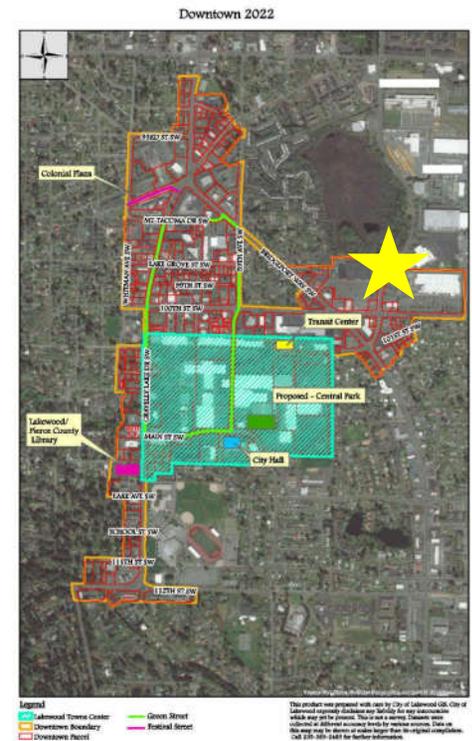
- Outside of Central Business District, near Lakewood Community Center.

Practical Feasibility

- Need to acquire land; need for full understanding of environmental impacts.

Cost

- \$14.8 - \$23 million for construction, land acquisition, including gain from existing property sale. Plus \$\$ for environmental impacts.



Downtown D. Build at another location: Other.

- **What would this look like?**

- Build a new library between 20,000 and 30,000 sq. ft. on property in Lakewood.
- The existing Downtown library site would be sold.

- **Service Suitability**

- New building would be built to meet current library needs and designed with community input.
- Ability to consider inclusion of Senior Community Center.

- **Location**

- Could acquire a site to accommodate an adequately sized library.

- **Practical Feasibility**

- Limited land available in Downtown; land acquisition adds time to the process.

- **Cost**

- \$14.8 - \$23.0 million for construction and land acquisition, including gain from existing property sale.

Downtown E. Locate a library in the Towne Center.

- **What would this look like?**

- Leasing a site in Towne Center and doing tenant improvements to create a 20,000 and 30,000 sq. ft. library.
- The existing Downtown library site would be sold.

- **Service Suitability**

- Tenant improvements could create a space to meet current library needs.

- **Location**

- Accessible via transit and walking, part of Towne Center.

- **Practical Feasibility**

- Few available sites for lease in Towne Center.
- PCLS would not own building.

- **Cost**

- \$4.4 - \$7.4 million for tenant improvements and gain from existing property sale.
- \$500,000 - \$812,500 for annual lease cost.

Tillicum A. Renovate the existing building.

- **What would this look like?**

- Complete renovation of building and site to include structural and roofing work, major systems replacement, and architectural and general improvements.
- Building owner would have to approve ownership exchange and renovation.

- **Service Suitability**

- Renovation could improve suitability to meet current library needs.

- **Location**

- Accessible via transit and walking, near elementary school.

- **Practical Feasibility**

- PCLS does not own current building.
- Other organizations would be impacted.

- **Cost**

- \$2.65 million, based on third-party professional estimates.

Tillicum B. Build on the City-owned parcel.

- **What would this look like?**
 - Build a new library between 2,500 and 5,000 square feet on site owned by the City.
- **Service Suitability**
 - New building would be built to meet current library needs and designed with community input.
- **Location**
 - City-owned parcel is adjacent to the main commercial area in Tillicum, but further from the elementary school.
- **Practical Feasibility**
 - No need for land acquisition.
- **Cost**
 - \$1.8 - \$3.7 million for construction.



Tillicum C. Purchase property elsewhere and build a new library.

- **What would this look like?**
 - Build a new library between 2,500 and 5,000 square feet on property in Tillicum.
- **Service Suitability**
 - New building would be built to meet current library needs and designed with community input
- **Location**
 - Could acquire a site to accommodate a larger library.
 - Could acquire site that is accessible for transit and walking.
- **Practical Feasibility**
 - Need to acquire land; land acquisition adds time to the process.
 - Limited inventory of available parcels.
- **Cost**
 - \$2.0 - \$4.1 million for construction and land acquisition.

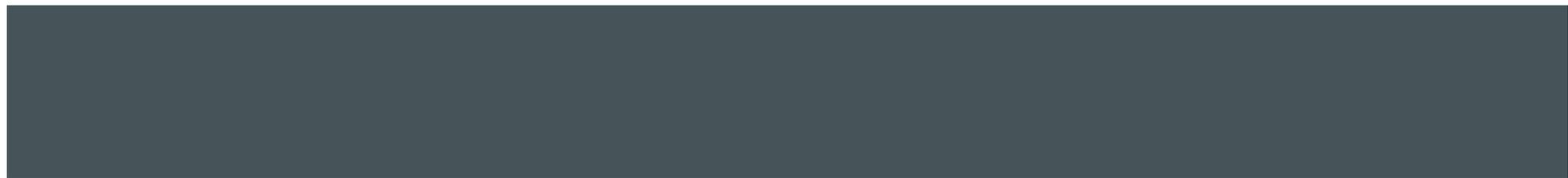
Summary of Capital Cost Estimates

Downtown Library	Square Feet	Cost Estimate
Downtown A. Renovate existing building	24,000	\$22.1 million*
Downtown B. Rebuild on current site	20,000-30,000	\$15.2-\$22.5 million
Downtown C. Build at Seeley Lake	20,000-30,000	\$14.8-\$23.0 million*
Downtown D. Build at other location	20,000-30,000	\$14.8-\$23.0 million
Downtown E. Locate in Towne Center (lease)	20,000-30,000	\$4.4-\$7.4 million

Tillicum Library	Square Feet	Cost Estimate
Tillicum A. Renovate existing	2,100	\$2.7 million
Tillicum B. Build on City-owned parcel	2,500-5,000	\$1.8-\$3.7 million
Tillicum C. Build at other location	2,500-5,000	\$2.0-\$4.1 million

* Plus additional environmental costs unknown at this time

Summary Discussion



Summary Questions for Today: Downtown

- What option do you prefer?
- If a new location is to be found:
 - What would be most important in terms of location?
 - Should the parcel be as big or bigger than the current site?
- Are you comfortable with the size and cost being discussed?
- Should we include space for a Senior Community Center?

Downtown A.

Substantially renovate the existing building.

Downtown B.

Completely rebuild on the existing site.

Downtown C.

Build at another location:
Seeley Lake.

Downtown D.

Build at another location: Other.

Downtown E.

Locate a library in the Towne Center (leased)

Summary Questions for Today: Tillicum

- What option do you prefer?
- If a new location is to be found, what's most important in terms of location?
- Are you comfortable with the size and cost being discussed?
 - Would you favor building a larger library in Tillicum, specifically to reduce size of the Downtown Library?

Tillicum A.

Renovate the existing building.

Tillicum B.

Build on the City-owned parcel.

Tillicum C.

Purchase property elsewhere and build a new library

Meeting Close



Next Steps

- Upcoming CAC meetings
 - Wednesday, October 26, 10:00am-12:30pm
 - › Finalize CAC recommendations
 - › Select 2 CAC representatives to present findings to Library Board and City Council
- Joint Library Board of Trustees and Lakewood City Council Meeting
 - Thursday, November 17, 6:00pm at Lakewood City Hall
 - › 1 hour, supported by slide-based presentation developed by BERK
 - › Introductions, summary of CAC process and Evaluative Framework
 - › Presentation of recommendations
 - Who would be interested in representing the CAC?

Public Comment



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

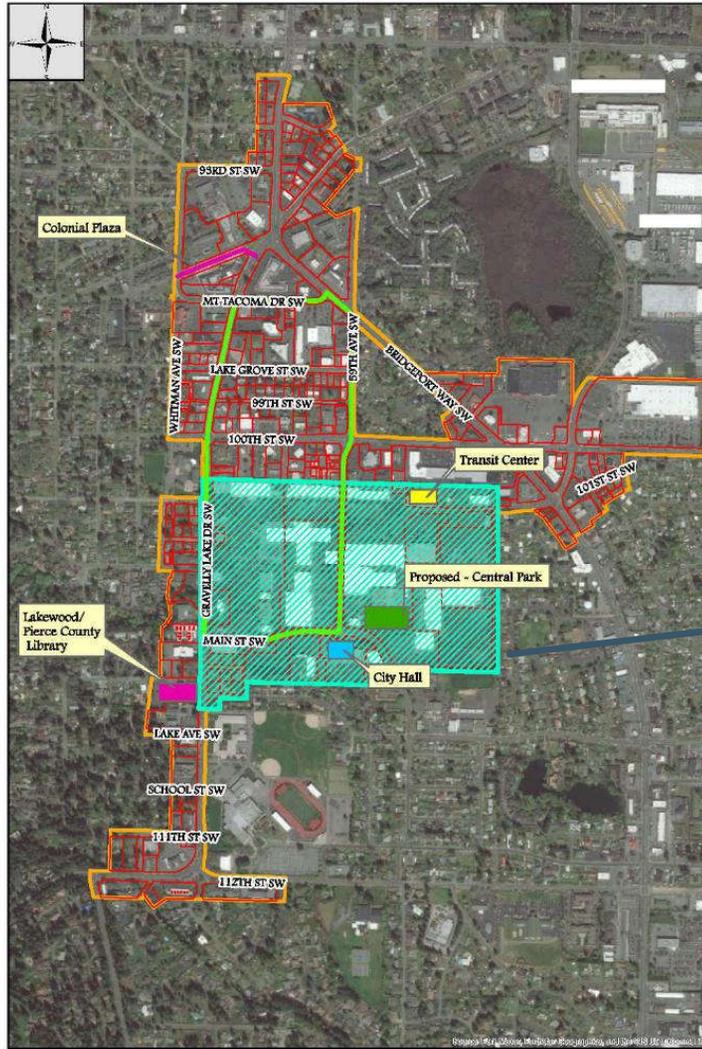
CAC recommendations are expected to address the following key questions at a directional or planning level, not an implementation level:

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

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.

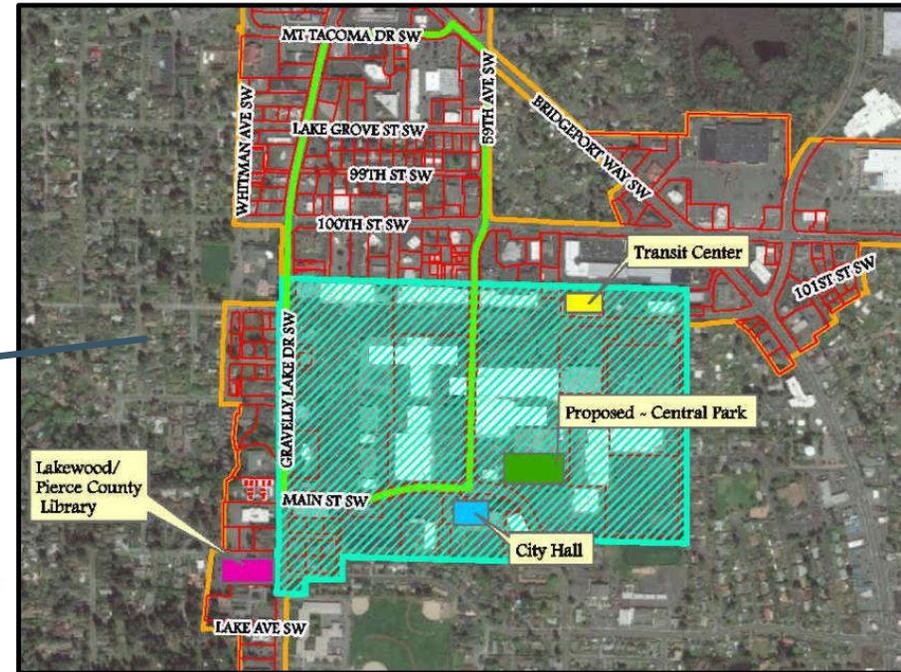
Downtown

Downtown 2022

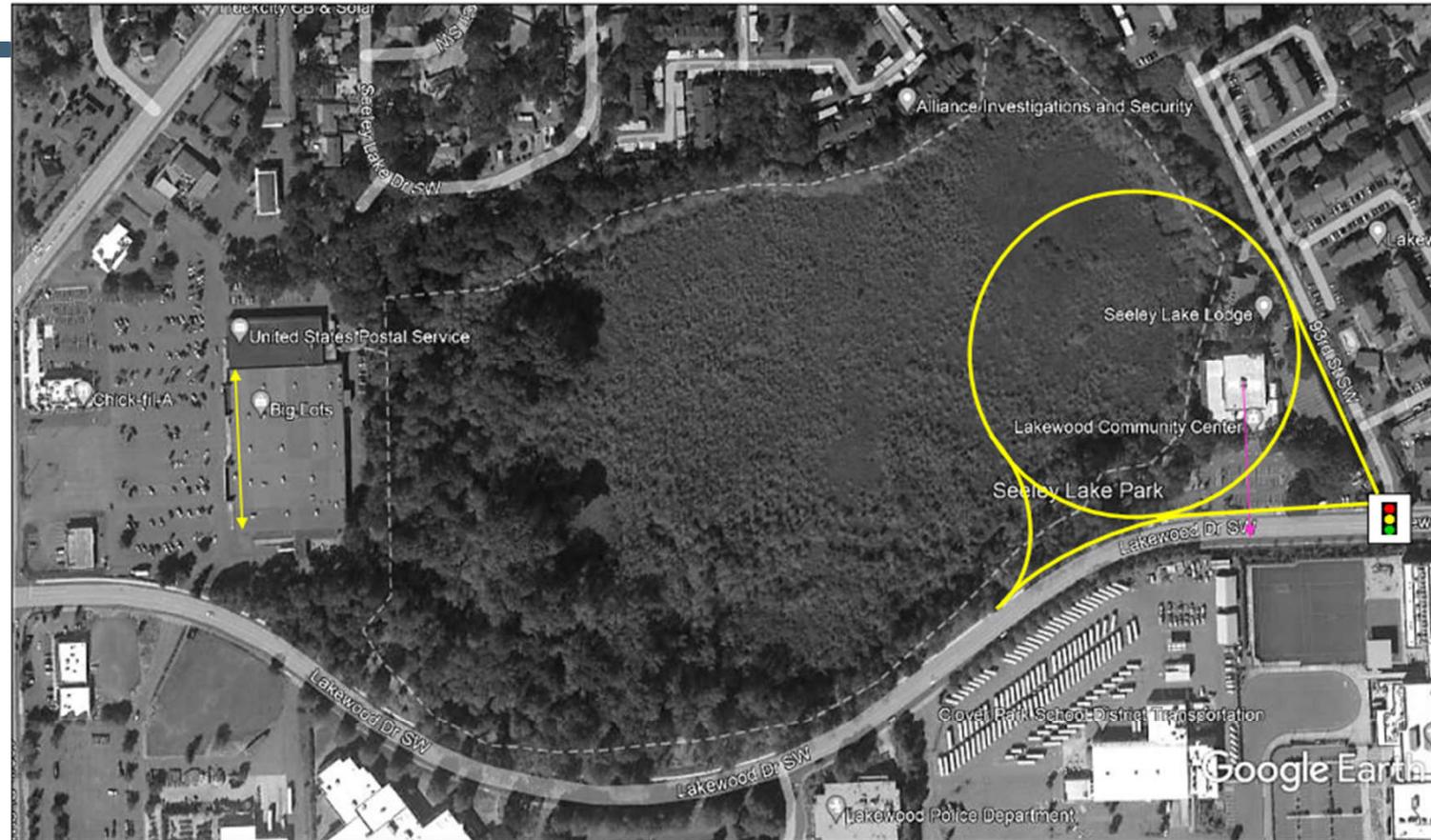


- Legend**
- Lakewood Towne Center
 - Downtown Boundary
 - Downtown Parcel
 - Green Street
 - Festival Street

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Data were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2465 for further information.



- Seely Lake idea shared by Bob Warfield.



**SEELY LAKE
CITY CAMPUS**

Pierce Co Parks, Parcel 0220354084, 38.40 ac and 0219021018, 7.58 ac)	45.98
Plus (private, Parcel 7523000630, .44 ac and 7523000570, 0.26 ac)	.70
	<u>46.68</u>
LAKESWOOD COMMUNITY CENTER Parcel 0220354066, 1.56 ac and 0220354067, 2.15 ac)	3.71
	<u>50.39</u>

NORTH →



Calculator: <https://www.calculatorsoup.com/calculators/geometry-plane/circle.php>

PROPOSALS FOR SITE: Lakewood Library, City Park, community flex meeting/auditorium (600), existing community services, emergency shelter, provisional use, food concession, circular boundary drive, natural alcove retreats, *Pierce Transit*, and parking. Applied surface, structural and storm water innovations.



Tillicum

