
PCLS Lakewood Libraries Feasibility Study

Community Advisory Committee | Meeting #2 | August 12, 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, PCLS Marketing and
Communications Director & Project Manager

Connie Behe, PCLS Customer Experience
Deputy Director

City of Lakewood

Becky Newton, City of Lakewood Economic
Development Manager

Consultant Team

Brian Murphy, Project Manager

Rebecca Fornaby, Engagement Lead

Michelle Ellsworth, Meeting and Engagement
Support

Jason Hennessy, Financial Analyst (not present)

BUILDINGWORK (Architecture Firm)

Matt Aalfs, AIA, Principal

Kate Weiland, AIA, Associate Principal

Agenda

Time	Topic	Lead
2:00	Welcome & Introductions	All; Led by Brian Murphy, BERK
2:10	Meeting Purpose, Agenda, & Updates Downtown Library Update Community Engagement Update Follow-up to Previous Meeting Action Items Summary of Recent Public Input	Brian Mary Getchell, PCLS Rebecca Fornaby, BERK Brian Brian
2:20	Discussion: CAC Charge, Evaluative Framework & Decision-Making Process	Brian/All
2:45	Additional Context Built Environment Public Libraries: 21st Century Design and Access BUILDINGWORK Presentation: Library Spaces	Becky Newton, City of Lakewood Connie Behe, PCLS Kate Weiland, Matt Aalfs, BUILDINGWORK
3:55	Next Steps	Brian
4:00	Adjourn	

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*
- *Cost analysis*



Meeting #4

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



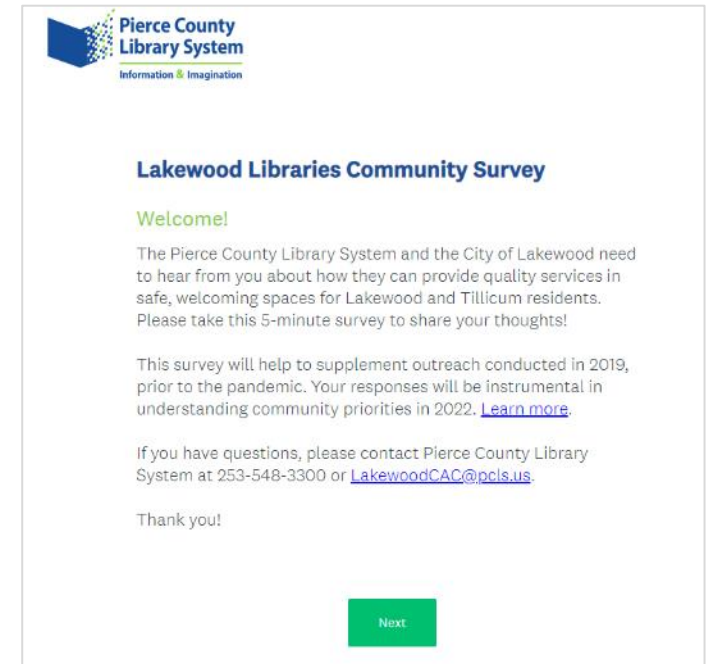
Presentation of Recommendations

Downtown Library Update

- The PCLS Board of Trustees has directed library administrators to negotiate a lease for temporary space.
- Next steps:
 - Library administrators are negotiating the lease.
 - When a lease is agreed upon, administrators will present it to the Board of Trustees.
 - Once a lease is signed, the Library System will share information about the location and plans for the temporary location with the Community Advisory Committee and Lakewood residents.

Engagement Update

- **Online survey open July 22-August 19**
 - (<https://www.surveymonkey.com/r/LakewoodLibraries22>)
- **Survey promotion**
 - News release and news coverage
 - Marketing emails to Lakewood, Tillicum, Steilacoom card holders
 - Posts and boosted posts on PCLS and Lakewood social media
 - Direct mail postcard to Lakewood and Tillicum residents
 - Posted on Library and City's websites
 - Targeted emails to stakeholders who participated in 2019
- **In-person events:** Farmers Markets, SummerFEST
- **Interviews:** One-on-one sessions with stakeholders



CAC Requests from Meeting 1

- Formal process for public record and communication
 - Clarification of the Committee's role
 - Request: Evaluative Framework & Decision Making
 - Request: Zoning and Parking Information
 - Tillicum Library Tour Coordination
- ✓ today: In FAQ; review input received
 - ✓ today: In FAQ; discuss with Eval Framework
 - ✓ today: Discuss
 - ✓ today: Provide under Additional Context
- Who is interested?

Previous Meeting Action Items: CAC and Public Input

■ **How can Community Advisory Committee (CAC) participate?**

- Share comments during scheduled Committee meetings.
- Engage in deliberation and express opinions during the meeting, so members take collective steps to reach a decision during scheduled meetings with other members present.
- Direct questions and comments to the project email: LakewoodCAC@pcls.us

■ **How can the public learn about and comment on the project?**

- Visit the project webpage at LakewoodCAC.pcls.us for all meeting agendas, materials, and summaries.
- Email the Committee at LakewoodCAC@pcls.us. Email input will be summarized and provided verbatim to CAC.
- Listen in on the meetings via Zoom or at the Library's Administrative Center (3005 112th St. E., Tacoma).
- Share input via the online survey: <https://www.surveymonkey.com/r/LakewoodLibraries22>

Summary of Public Input Received Since Last CAC Meeting

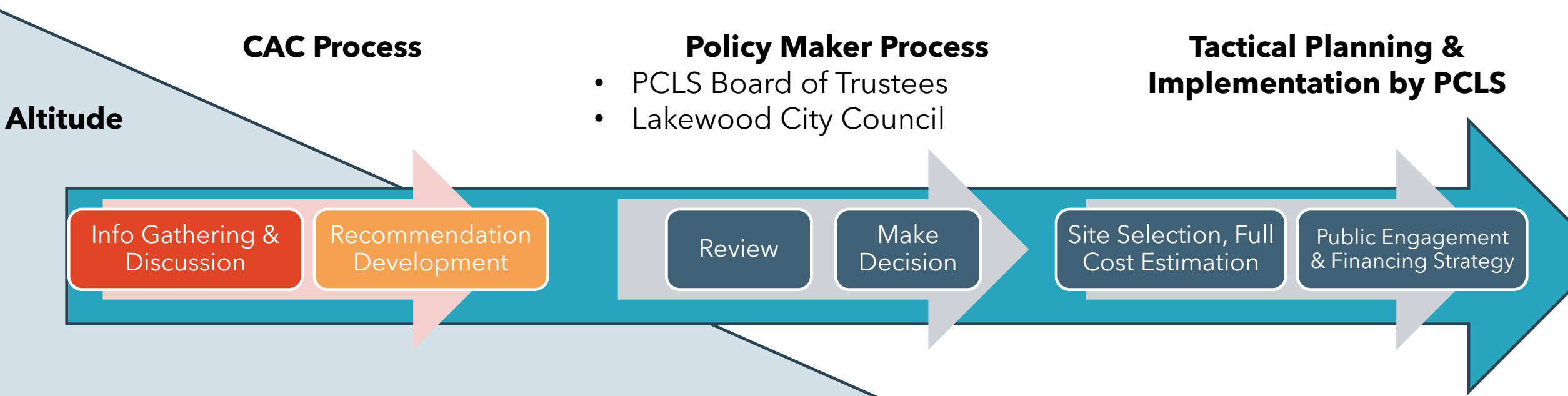
- Questions and comments sent to LakewoodCAC@pcls.us will be shared with the CAC each meeting and included as part of the public record.
- Input received as of August 4
 - 21 community members have asked to receive project updates (as well as 347 survey respondents)
 - A community member is interested in having the meetings recorded going forward and allowing public comment at the meetings.
 - A community member who has been using the Library for almost 20 years hopes that plans are being considered to rebuild the Lakewood Library in the same location.
 - A community member would like longer hours at Tillicum Library and would like to be able to buy books from the Friends again.
- The verbatim comments can be found on the project website at LakewoodCAC.pcls.us

Pause for questions or input

CAC Charge, Evaluative Framework, & Decision-Making Process



Phases of Work



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

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.

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
Should the Downtown Library be... <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?	Should the Tillicum Library be... <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.

Pause for questions or input

Discussion

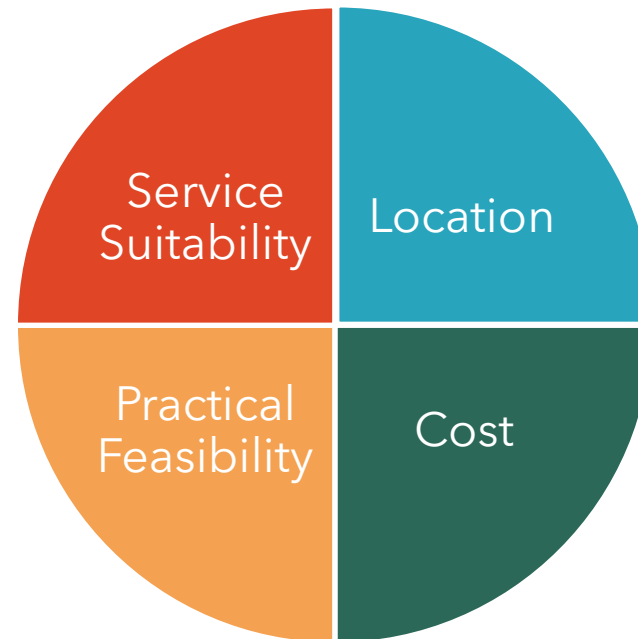
Are we missing any important dimensions?

What specific factors should we consider?



Proposed Evaluative Framework

- **Service Suitability**, considering the service delivery of the library, senior center, and other organizations
- **Location**, including accessibility and neighborhood benefit
- **Practical Feasibility**, including feasibility and time
- **Cost**, considering capital and operating costs



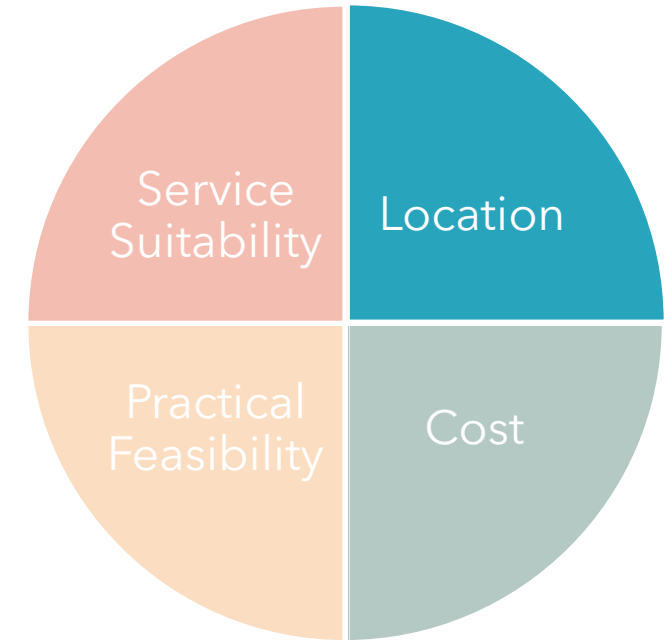
Service Suitability: Library, Senior Center and Other Services

- Questions to answer as we score Service Suitability
 - Does the option meet the desires we have seen in community engagement efforts?
 - Is the space suitable for PCLS service delivery?
 - Is the space suitable for Senior Center service delivery?
 - Will the space allow flexibility and evolution as needs change?
 - Other?
- Inputs to inform assessment
 - Community engagement summary
 - Presentation on contemporary library services
 - Input from PLCS administrators
 - Input from Senior Center leadership and City staff



Location

- Questions to answer as we score Location
 - Is the option close and convenient to current and future populations?
 - Is the option accessible by foot, transit, and by car given current and planned infrastructure?
 - Is the option suitable to equitably serving Lakewood's diverse and changing population?
 - Will the neighborhood benefit be maximized (safety and place making)?
 - Other?
- Inputs to inform assessment
 - Map
 - Input from City staff

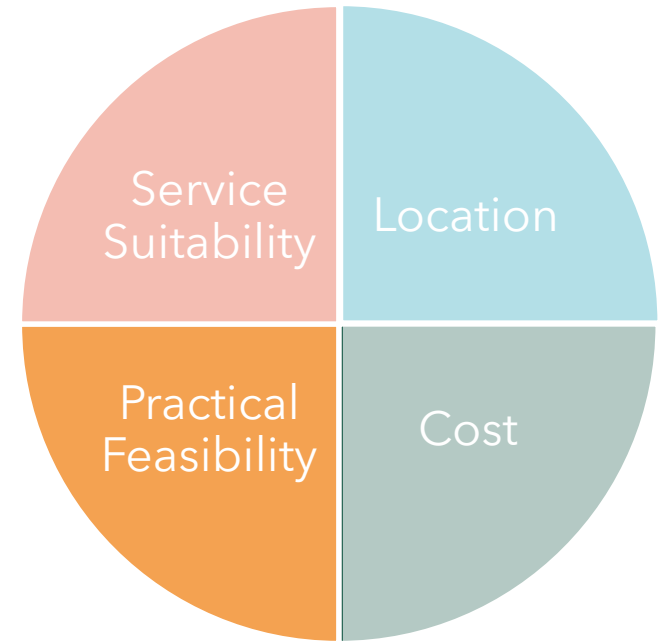


2019 Community Engagement Recap

- **84% of survey respondents favor new libraries** in Lakewood
- Priorities: **Resources, security, longer hours**
- Concerns: **Location and access, cost/taxes, unhoused individuals and loitering**

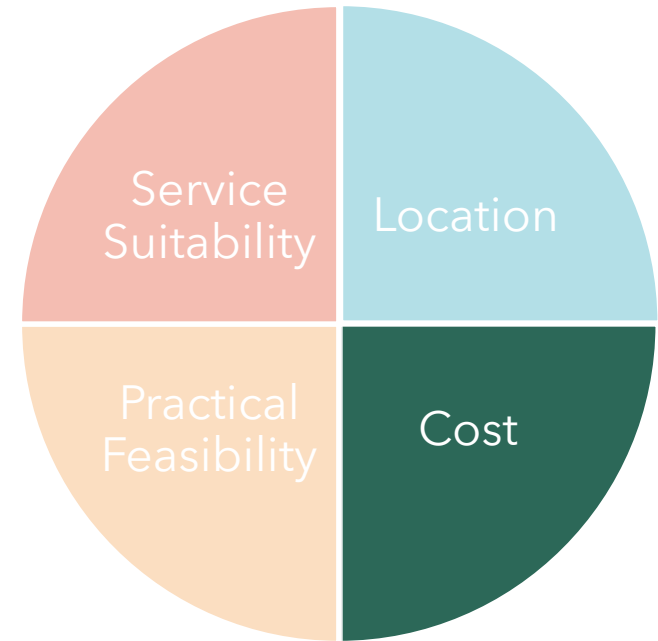
Practical Feasibility

- Questions to score Practical Feasibility
 - Is securing a site feasible? Are there sites available for acquisition and/or redevelopment?
 - Is parking sufficient?
 - How long will it take to open?
 - Other?
- Inputs to inform assessment
 - Input from PCLS administration
 - Input from City staff



Cost

- Factors included in scoring Cost
 - Capital
 - › Parcel acquisition (if applicable)
 - › Construction or renovation
 - Operating
 - › Lease (if applicable)
 - › Staffing
 - › Operations and maintenance
 - Risk and variance in cost estimates
 - Other?



Costs estimates will be in total dollars, without consideration of financing given unknowns (at this point) related to funding strategy, which could blend funding from multiple sources, including a capital campaign, City or partner resources, existing PCLS resources, voted measures, and others.

Mock-up of Proposed Evaluative Framework Matrix

	Service Suitability		Location		Practical Feasibility		Cost		
	Library	Other Services	Accessibility	Neighborhood Benefits	Site Feasibility	Time	Capital Cost	Operating Cost	Risk / Variance
Lakewood Library									
Renovation	○○○○○	○○○○○	○○○○○	○○○○○	N/A		○○○○○	○○○○○	○○○○○
Rebuild in same location	○○○○○	○○○○○	○○○○○	○○○○○	N/A		○○○○○	○○○○○	○○○○○
Rebuild in new location	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○
Relocation	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○
Tillicum Library									
Renovation	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	N/A	○○○○○	○○○○○	○○○○○
Relocation	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○	○○○○○

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

Discussion

Proposed Decision-Making Process

- The goal will be to reach **unanimous consensus** – meaning that all members can support, or live with, the Advisory Committee recommendations.
- If consensus cannot be reached, **a majority vote** will determine the CAC recommendation, **with the full range of opinions described**.

Pause for questions or input



Additional Context

Built Environment: map, zoning, parking requirements
Summary of Contemporary Library Best Practices and Role
BUILDINGWORK Presentation: Contemporary Library Spaces

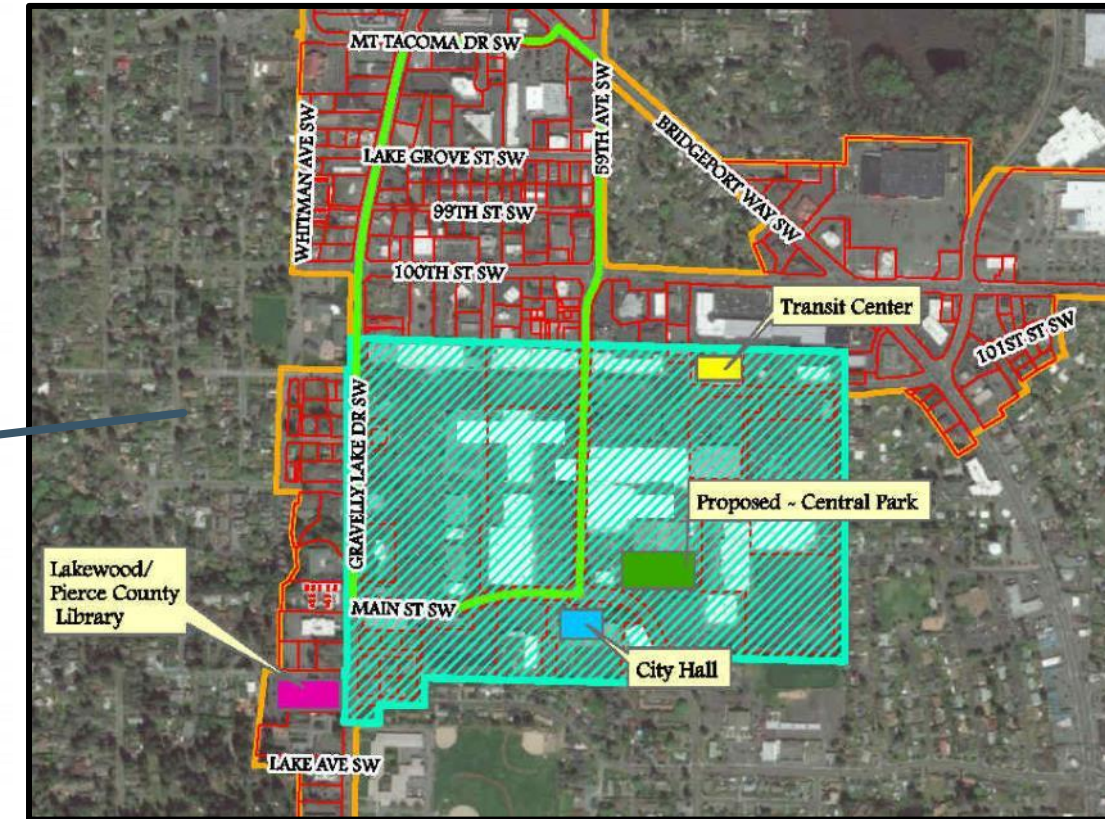
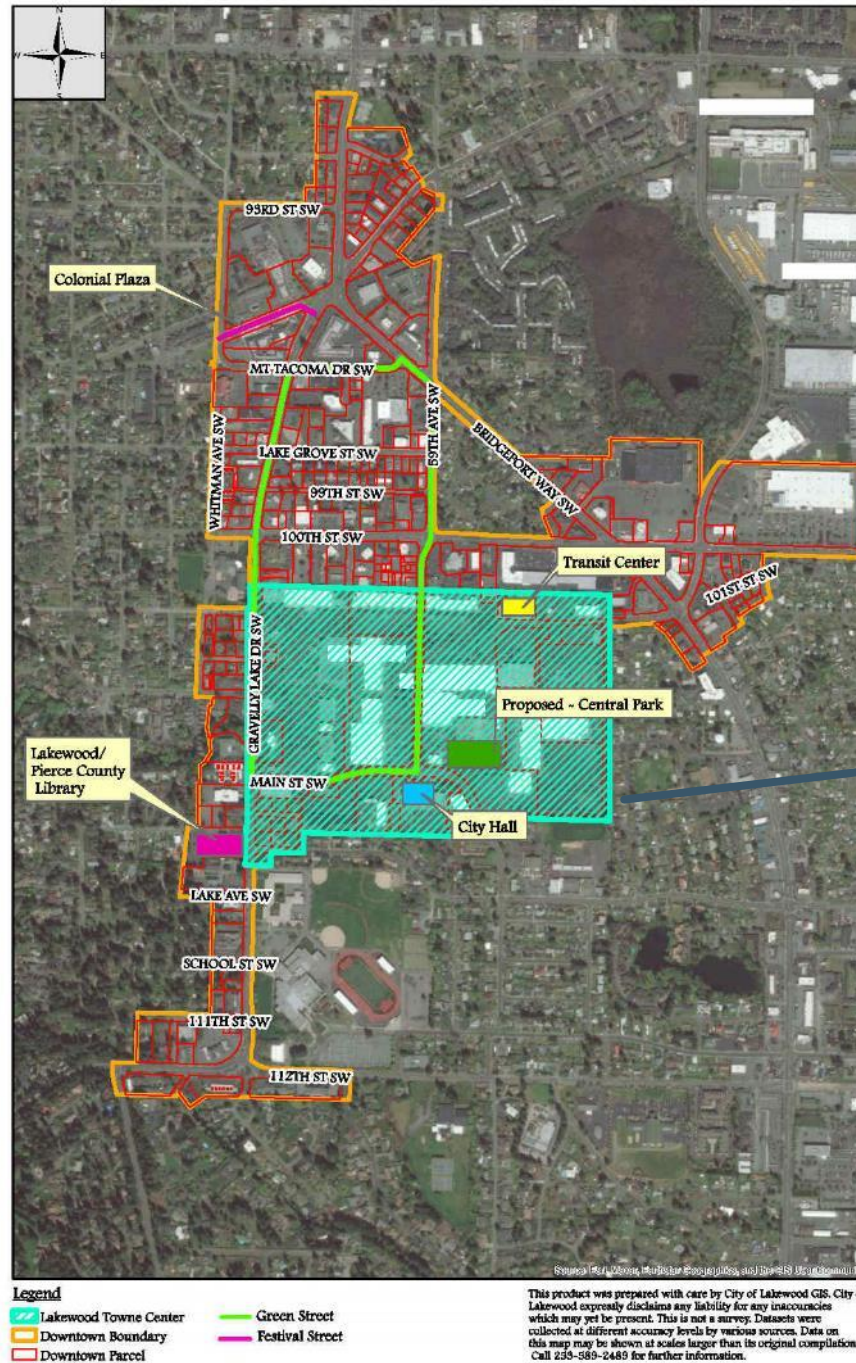
Zoning and Parking Requirements

Use	Unit Measure	Optional Minimum (TDM program only; see 18A.80.060(H))	Max	Required Bicycle Parking Space
Libraries	Per 200 square feet of gross floor area.	0.5	1	1 per 20 auto stalls. Minimum of 2.

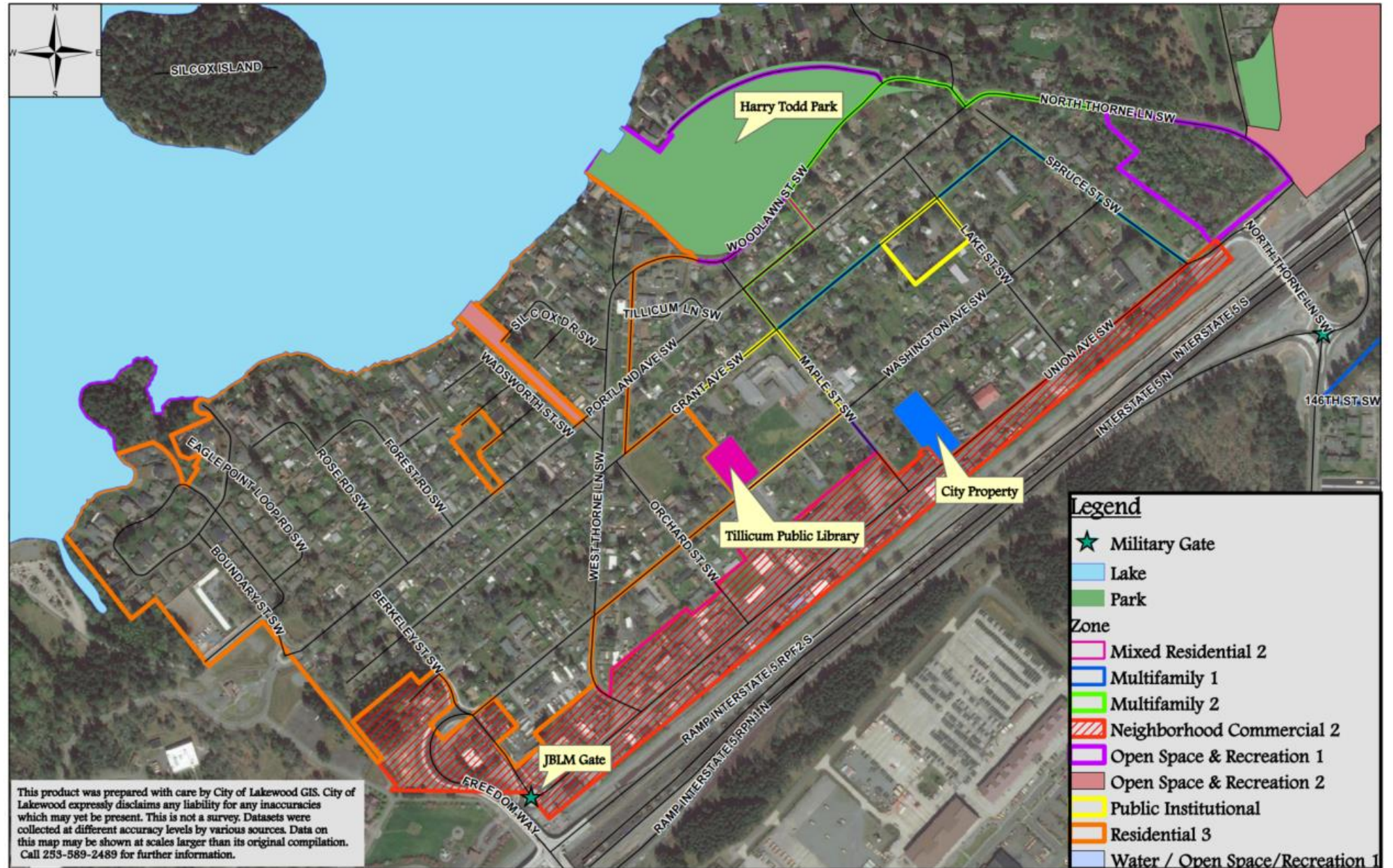
Zoning

- Libraries are allowed as a primarily permitted use in the Neighborhood Commercial 1 (NC1), Neighborhood Commercial 2 (NC2), and Central Business District (CBD) zones. There is a conditional permit required for the Transit Oriented Commercial (TOC), and Commercial 2 (C2) zones.
- Downtown** is all CBD.
- Tillicum** is a mix of zones. The current library is in Public Institution zoning. The City-owned property is located at 14702 Union Avenue SW, which is currently zoned Multifamily 1 (MF1). NC2 zoning is present along Union Avenue, adjacent to the City owned property. The City could extend NC2 zoning to accommodate this use through a zoning change.

Downtown



Tillicum



Public Libraries: 21st Century Design and Access





Public Libraries

Equitable Access to Information

Services

- Spaces
- Materials
- Staff
- Programs
- Technology



Serving Every Body in the Community

- Modern libraries are design around how people use them – human-centered design
- Diversity and inclusion
- ADA compliant
- Accommodate a variety of formats

Designed for Accessibility

Diversity and Inclusion

- Spaces
- Modular
- Mobile

Formats

- Programs
- Technology
- Digital inclusion

ADA

- Parking
- Bathrooms
- Adaptive technology

Click to edit Master text styles



Spaces

- Universal design
- Patron experience
- Modular
- Reasonably safe

Technology

- Flexible
- Content creation
- Infrastructure

Programs

- 21st Century Skills
- Participatory learning
- Connection, Learning, Enjoyment

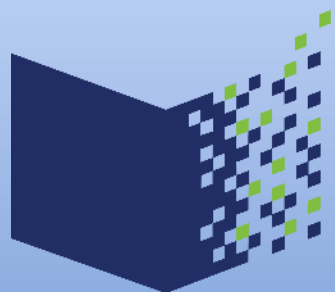
Partnerships

- Meeting rooms
- Support organizations
- Go to where the people are





Thank you



**Pierce County
Library System**

Information & Imagination

piercecountylibrary.org



LEARNING • ENJOYMENT • COMMUNITY

BUILDINGWORK Presentation: Contemporary Library Spaces

Library as Place

Contemporary Trends in Public Library Design

August 12, 2022

Kate Weiland, AIA
Associate Principal
BuildingWork

Matt Aalfs, AIA
Principal/Founder
BuildingWork

Contemporary Library Design is about Equity, Access, and Inspiration

Equity :

- *Library is welcoming and open to everyone*
- *Services tailored to specific needs of the local community*

Access :

- *Books, materials, computers, and a safe place to be*
- *Hours, programs, and physical building are designed for maximum access*
- *Spaces designed to accommodate talking and gathering, quiet reading and study, and play-based learning*

Inspiration :

- *Explore new ideas through browsing and programming*
- *Sharing of ideas and cultures in community-centered space*
- *Create library spaces that are inspiring*

How Equity, Access, and Inspiration are Translated to Building

- **Natural Light and Views** *that are proven to aid well-being*
- **Healthy Buildings** *created from sustainable materials*
- **Accessible Buildings** *welcoming to those of all ages and abilities*
- **Visible Spaces** *a civic presence and good sight lines throughout the library*
- **Flexible Spaces** *that can be open or shut, be small or large, and adapt to many uses*
- **Spaces to Sit** *that cater to all bodies*
- **Spaces to Gather** *that can be used by anyone in the community*
- **Spaces to Learn and Play** *that stimulate through color, pattern, and activity*



Boulevard Park Library
Transforming an Existing Library

















Skyway Library
Creating a New Community Center

















Kenmore Library
Flexibility, Transparency, & Light









Meeting Close



Next Steps

- Tillicum Tour Coordination
- Next CAC meeting
 - Review and finalization of Evaluation Framework
 - Review of community input
 - Review of costs

Monthly Meeting Series

Meeting	Topics
June	<ul style="list-style-type: none">• Introductions, Project Purpose and Committee Charge• Presentation: Project Context, Synopsis of Community Input
August	<ul style="list-style-type: none">• Community Engagement Update• Project Context (part 2) - Summary of contemporary library best practices in service delivery and facilities• Discussion: Develop Evaluative Framework
September	<ul style="list-style-type: none">• Review of Additional Community Input• Consideration of Facility Options
Early October	<ul style="list-style-type: none">• Recommendations development
Late October	<ul style="list-style-type: none">• Recommendations refinement• Review of draft report