



PCLS Lakewood Libraries Feasibility Study

CAC Presentation to PCLS Board of Trustees & Lakewood City Council | November 17, 2022



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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

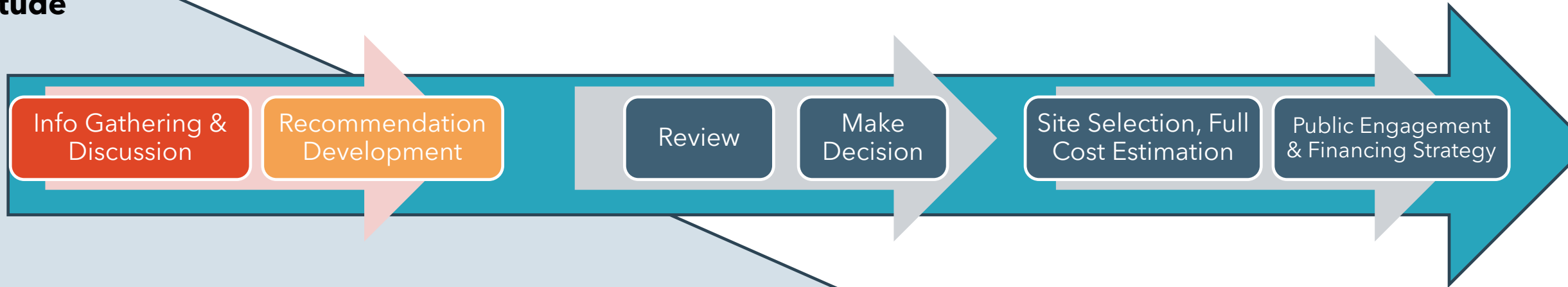
CAC Process

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

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


Summary 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

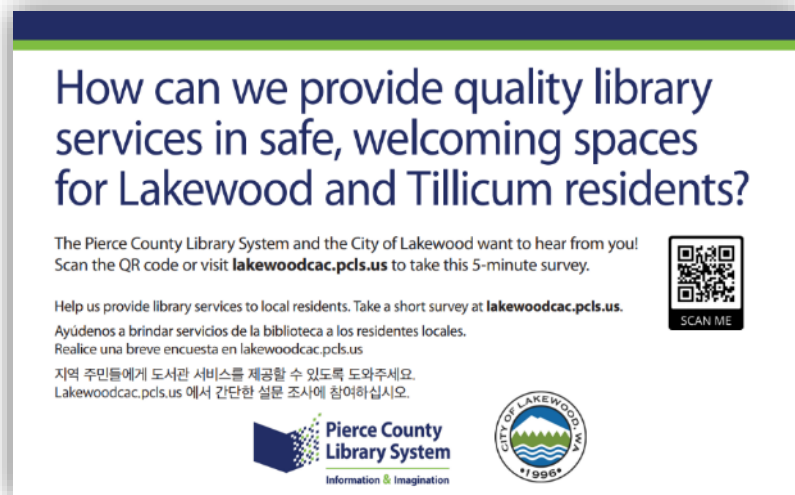
What we heard from the Lakewood community



Engagement Methods

Community Survey

- Received 2,061 responses
- Open July 22 - August 19
- Advertised on social media, a mailer, email marketing, and news media, including:
 - › Patch
 - › The News Tribune
 - › The Senior Scene
 - › The Suburban Times



Interviews with organizations, including:

- Boys & Girls Club
- Emergency Food Network
- Lakewood Community Senior Center
- The Rainbow Center
- Pierce College
- Nourish

Stakeholder input is integrated into the following slides.

Tabling and Presenting at Events

- SummerFEST
- Lakewood Farmers Market
- Clover Park Rotary Club presentation
- Lakewood Rotary Club presentation
- Lakewood Youth Council presentation

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.**"

Desires for Library Services

- **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



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 substantial investment:**
 - The CAC would like to see **fundraising efforts** that would reduce this cost to taxpayers.
 - **A bond between \$17.2 million and \$26.5 million (in 2022 dollars) may be required to support investment in both locations.** This would cost the average Lakewood homeowner between \$6 and \$8 per month or \$72 and \$96 per year*.
- **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 property costs, construction costs, bond rates, etc. at the time of issuance and underwriter verification.

Evaluative Criteria

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 investment in the neighborhood

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

What matters most: community values

Service Suitability

- 1. Service suitability for contemporary library services**
2. Service suitability for senior services
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Practical Feasibility

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

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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.”

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.**"

Recommendations

The CAC's preference is to **keep the library at the same location, building a new library on the current site.**

If this is not possible

The CAC recommends **building a new library in an equally accessible location.**

- New construction is cost-effective compared to renovation.
- A new building best supports contemporary library services and future flexibility.
- The centrality and accessibility of the current site are valued.
- The Library System owns the property.
- Retention of elements of the existing building's character would be desirable.

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 currently 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.**”

Recommendations: Tillicum

If the property where the library is currently located 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 **pursuing a location near the existing library.**

- Seek opportunities to co-locate with other service providers.

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

- Make investments to improve safe access, which is a concern to CAC members.
- Seek opportunities to co-locate with other service providers.

Thank you!